



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • MAY 11, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

Mayor
Bob Bruggeman

Ward 1
Jean H. Matlock

Ward 2
Mary Hart

Ward 3
Steve Thompson

Ward 4
Christie Page

Ward 5
Cole Meador

Ward 6
Jay Davis



Vision

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

Mission

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

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

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

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER STEVE THOMPSON

III. MENTAL HEALTH AWARENESS PROCLAMATION

Mental Health Awareness Month - May 2026

IV. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings

Monday, June 8, 2026, at 6:00 p.m.

Monday, July 13, 2026, at 6:00 p.m.

Parks and Recreation Activities

May 15th – 17th	Texarkana Pickleball Club Summer Tournament	Southwest Center
May 16th - 17th	BATT – Wilson Sports Tournament	Swanger Complex at Spring Lake Park
May 23rd – 24th	USSSA – Big League Chew NIT	Swanger Complex at Spring Lake Park
May 30th - 31st	BATT – Pre All-Stars Tournament	Swanger Complex at Spring Lake Park
June 6th – 7th	NCS #BeLikeCJ 2026 Tournament	Swanger Complex at Spring Lake Park

Summer Highlights

Texarkana Farmers Market - Every Saturday beginning May through August 1st from 8:00 a.m. to 12:00 p.m. at 500 N. State Line Avenue, Texarkana, Texas.

Movies in the Park at Spring Lake Park to be held on May 25th, June 4th, and June 11th.

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

Perot Theatre Upcoming Shows

Judith McCarthy School of Dance will present its "**81st Revue**" on May 16th at 11:00 a.m., 3:00 p.m., and 7:00 p.m.

All Stars Dance Center will present "**Iconic**" on May 30th at 7:00 p.m.

All Rhythm Dance Alley will present "**A Taste of Dance**" on June 5th at 5:00 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 April 13, 2026.
2. Ordinance No. 2026-049 repealing Ordinance No. 097-2012 that established the EPA Brownfields Revolving Loan Committee (replaced and expanded with the Loan Committee created by Resolution No. 2026-042).
3. Resolution No. 2026-063 approving the Texarkana Regional Airport Interim Director to execute an agreement with the Federal Aviation Administration to relocate federally-owned Navigational Aids in an amount not to exceed \$895,754.13 utilizing specified appropriations, grants, and cities' budgeted matching funds.
4. Resolution No. 2026-077 approving the submission of the 2026 Homeland Security Grant Application to the Ark-Tex Council of Governments to purchase six (6) mobile radios for an amount not to exceed \$52,552.88 that will be funded 100% by the grant.
5. Resolution No. 2026-078 authorizing the City Manager to execute a contract with Holistic Utility Solutions to provide HVAC upgrades at the Southwest Center using an energy conversation office grant in an amount not to exceed \$250,000.
6. Resolution No. 2026-079 approving the proposed locations for Texas Historical Commission markers honoring Morris Sheppard, William Wright Patman, Corinne Griffith, Dorothea Church, as well as the relocation of the Scott Joplin marker, in order to support historically significant people, places, and resources.
7. Resolution No. 2026-080 authorizing the submission of a HOME application to the

Texas Department of Housing and Community Affairs and authorizing the City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's participation in the HOME Program utilizing awarded grant funds.

8. Resolution No. 2026-081 approving a revision to the City's Employee Policy Manual to address compensation for exempt public safety personnel who are deployed in support of declared emergency operations.
9. Resolution No. 2026-082 approving the Texarkana Regional Airport Interim Director to execute an agreement with McClelland Engineering to administer the construction of Runway 4-22 extension in an amount not to \$709,743.52 to be paid from a grant from the Federal Aviation Administration.
10. Resolution No. 2026-083 approving the Texarkana Regional Airport Interim Executive Director to execute a contract with Tatum Excavating Company, of Texarkana, Texas, as low bidder on the Runway 4-22 extension, overlay & taxiway delta extension construction project in an amount not to exceed \$15,786,713.00 utilizing specified appropriations, grants, and budgeted matching funds.
11. Resolution No. 2026-084 approving the Texarkana Regional Airport Interim Director to execute an agreement with McClelland Engineering to administer the construction of Runway 4-22 overlay and taxiway extension in an amount not to exceed \$625,000 to be paid from a grant from the State of Arkansas.
12. Resolution No. 2026-090 approving the Texarkana Regional Airport Interim Executive Director securing from the federal government for the runway 4-22 extension, overlay, and taxiway delta extension construction project all remaining federal funding not to exceed the total federal participation of \$20.8 million allocated to the project.

VIII. CLOSED SESSION

The City Council will convene into closed session pursuant to Texas Government Code Section 551.074 (Personnel Matters) to discuss or deliberate the reappointment of Sherry L. Jackson, J.D., as City Judge of the City's Municipal Court of Record.

IX. RECONVENE INTO OPEN SESSION

Action Items

1. Ordinance No. 2026-089 reappointing Sherry Jackson Hawkins, J.D., as Municipal Judge of the Municipal Court of Record in the City of Texarkana, Texas, for a two-year term.

X. FIRST BRIEFINGS

1. Ordinance No. 2026-045 amending Sections 18-4 and 18-5 of the Code of Ordinances with the adoption of the International Fire Code, 2024 Edition, with certain amendments, modifications, deletions, and appendices.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

2. Ordinance No. 2026-058 rezoning on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street (Ward 1) from Single Family-2 to Single Family-3. Inez Dixon, owner, and Samuel Augustus, agent.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

3. Ordinance No. 2026-059 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street (Ward 1). Inez Dixon, owner, and Samuel Augustus, agent.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

4. Ordinance No. 2026-064 granting a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land (being Tract 19-19A) MEP&P RWY HRS, A-434, located at 1106 Hatton Street (Ward 2). QuanTerica Moss, owner.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

5. Ordinance No. 2026-066 rezoning on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street (Ward 2) from Planned Development-Agriculture to Planned Development-Commercial. Inez Dixon, owner and Joe Thomas, agent.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

6. Ordinance No. 2026-067 granting a Specific Use Permit to allow the one additional use of an outdoor off-premises advertising sign/billboard on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street (Ward 2). Inez Dixon, owner, and Joe Thomas, agent.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

7. Ordinance No. 2026-068 amending PD-23-3 for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street (Ward 2). Inez Dixon, owner, and Joe Thomas, agent.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

8. Ordinance No. 2026-069 rezoning on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street (Ward 2) from Single Family-2 to

Single Family-3. Randy Pitts, owner.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

9. Ordinance No. 2026-070 granting a Specific Use Permit to allow the location of a HUD code manufactured home on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street (Ward 2). Randy Pitts, owner.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

10. Ordinance No. 2026-071 rezoning on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street (Ward 1) from Single Family-2 to Single Family-3. Jorge Laguna, owner.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

11. Ordinance No. 2026-072 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street (Ward 1). Jorge Laguna, owner.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

12. Resolution No. 2026-075 supporting the nomination and designation of eligible census tracts within the City of Texarkana, Texas, as Opportunity Zones to encourage private investment, economic development, job creation, and community revitalization.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

13. Resolution No. 2026-076 supporting the redevelopment of Sunset Apartments and providing a Resolution of No Objection for LIH Texarkana Preservation, L.P.'s application to TDHCA for 4% Low Income Housing Tax Credits.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

14. Resolution No. 2026-085 establishing Chapter 312 Tax Abatement guidelines and criteria.

Public Hearing: 6/8/2026

Council Vote: 6/8/2026

15. Ordinance No. 2026-086 adopting Chapter 312 Reinvestment Zone No. 1 Project Prime Corner.

Public Hearing: 6/8/2026
Council Vote: 6/8/2026

16. Resolution No. 2026-087 authorizing the City Manager to execute a Chapter 312 Tax Abatement Agreement with LENDEM Solutions, LLC for a commercial development project located at Summerhill Road and Moores Lane, with incentives in an amount not to exceed \$360,960.

Public Hearing: 6/8/2026
Council Vote: 6/8/2026

17. Resolution No. 2026-088 approving and adopting the Parks and Trails Master Plan prepared by city staff and consultants from Norris Design.

Public Hearing: 6/8/2026
Council Vote: 6/8/2026

XI. PUBLIC HEARINGS

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

XII. CITY MANAGER'S REPORT

XIII. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

XIV. 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.

PROCLAMATION

WHEREAS, mental health is essential to everyone’s overall health and well-being; and

WHEREAS, all Americans experience times of difficulty and stress in their lives; and

WHEREAS, mental health conditions are real and prevalent in our nation; and

WHEREAS, prevention is an effective way to reduce the burden of mental health conditions; and

WHEREAS, with early and effective treatment, those individuals with mental health conditions can recover and lead full, productive lives; and

WHEREAS, Community Healthcore is the local mental health authority assisting residents in nine East Texas counties, including Bowie County; and

WHEREAS, Community Healthcore provides 24 hours/7 days a week crisis hotline, mental health outpatient and inpatient services, skills training, and support services for children and adults; and

WHEREAS, Community Healthcore served 1,997 Texarkana, Texas, residents in fiscal year 2025.

NOW, THEREFORE, I, Bob Bruggeman, Mayor of the City of Texarkana, Texas, do hereby proclaim May 2026 as

“MENTAL HEALTH AWARENESS MONTH”

in Texarkana. I also call upon the citizens, government agencies, public and private institutions, businesses, and schools in Texarkana, Texas, to recommit our community to increasing awareness and understanding of mental health, the steps our citizens can take to protect their mental health, and the need for appropriate and accessible services for all people with mental illnesses.

Signed this 11th day of May, 2026.

Bob Bruggeman, Mayor

Jennifer Evans, TRMC, City Secretary



CITY OF TEXARKANA

CITY COUNCIL

MINUTES APRIL 13, 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 Peebles, Keith Beason, J.W. Bramlett, Ryan Galvan, Shawn Maxey, Aaron Wafford, Dusty Henslee, Jessica Plant, Brandon Uselton, Daphnea Ryan, La Vera Webster, Chiquita Burks, Brooke Stone, Garrett Baker, and Mashell Daniel.

Municipal Court: Judge Sherry Jackson Hawkins.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY MAYOR BOB BRUGGEMAN

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

Mr. Coleman provided an ACFR overview, financial highlights related to the city's General Fund and Texarkana Water Utilities, audit scope and results, and future pronouncements.

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

Apr 17th - 25th

National Professional
Fishing League Tournament

Lake Millwood (Ashdown, AR)
weigh-ins @ Spring Lake Park

Apr 18 th - 19 th	BATT Rob Buck Memorial Wood Bat Tournament	SLP Swanger Complex
Apr 25 th – 26 th	2D Texarkana Turf Battle Baseball Tournament	SLP Swanger Complex
May 2 nd	Alzheimer Alliance – 11 th Annual Twice as Nice Wine Festival	SLP Swanger Complex
May 2 nd	Farmer Market Opens	500 N. State Line Ave
May 9 th - 10 th	NCS Mother’s Day Showdown on I-30	SLP Swanger Complex

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

Perot Theatre Upcoming Shows

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

The Texarkana Symphony Orchestra will present **Springing Forward** on April 25th at 7:00 p.m.

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

Mayor Bruggeman and Texarkana Arkansas Mayor Brown are engaged in a friendly competition for the **Pork on a Fork** fundraiser, supported by the Texarkana Resources for the Disabled and Runnin’ WJ Ranch. The event begins at 5:00 p.m. on Saturday, April 18th at Ramage Farms, outside of Hooks, Texas.

The Mayor who loses will have to “kiss a pig” and Mayor Bruggeman said he doesn’t want to do that!

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 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.

Kerry Williams expressed concern for the homeless population and the need for better resources to assist them.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Council Member Davis recommended the reappointment of Colton Langford to the Building & Standards Commission.

Council Member Page recommended the reappointment of Carolyn Moore to the Building & Standards Commission.

Council Member Meador recommended the reappointments of Matthew Hackworth and Zachary Pianalto to the Building & Standards Commission.

Mayor Bruggeman reappointed the following commission members to the Village Communities of Texarkana, Texas (formerly known as the Housing Authority): Melva Flowers, Louie George, Craig Manning, and resident commissioner, Jonathan Paxton. He also made a new appointment, Robert Davis, to fill the vacancy created by the resignation of Jo Ann Rice.

The Mayor reappointed Kevin Avery to the TexAmericas Center Board.

A motion was made to accept recommendations to the Building & Standards Commission and to confirm a mayoral new appointment and several reappointments.

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Steve Thompson, Ward 3

SECONDER: Christie Page, Ward 4

AYES: Matlock, Hart, Thompson, Page, Meador, Davis

(6:29 p.m.)

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).

RESULT: ADOPTED [UNANIMOUS]

MOVER: Jean Matlock, Ward 1

SECONDER: Mary Hart, Ward 2

AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(6:33 p.m.)

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.

Daphnea Ryan shared comments about this agenda item.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Mary Hart, Ward 2

SECONDER: Steve Thompson, Ward 3

AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(6:36 p.m.)

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.

Brandon Uselton shared comments about this agenda item.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Jay Davis, Ward 6

SECONDER: Christie, Ward 4

AYES: Matlock, Hart, Thompson, Page, Meador, Davis

(6:38 p.m.)

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.

City Manager Orr shared comments about this agenda item.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Davis, Ward 6
SECONDER: Cole Meador, Ward 5
AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(6:40 p.m.)

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.

Jeff Lewis shared comments about this agenda item.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Steve Thompson, Ward 3
SECONDER: Mary Hart, Ward 2
AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(6:43 p.m.)

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.

Jeff Lewis briefed this agenda item.

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.

Mashell Daniel briefed this agenda item.

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.**]

Mashell Daniel briefed this agenda item.

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.

Mashell Daniel briefed this agenda item.

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.

Mashell Daniel briefed this agenda item.

Public Hearing: 5/11/2026

Council Vote: 5/11/2026

6. Ordinance No. 2026-062 amending 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.

Mashell Daniel briefed this agenda item.

Public Hearing: 5/11/2026

Council Vote: 5/11/2026

RESULT: ALL ITEMS MOVED FORWARD**Next: 5/11/2026 6:00 p.m.****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

There were no public comments made at this hearing.

RESULT: ADOPTED [UNANIMOUS]**MOVER:** Jay Davis, Ward 6**SECONDER:** Cole Meador, Ward 5**AYES:** Matlock, Hart, Thompson, Page, Meador, Davis
(6:54 p.m.)

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

There were no public comments made at this hearing.

RESULT: ADOPTED [UNANIMOUS]**MOVER:** Jay Davis, Ward 6**SECONDER:** Steve Thompson, Ward 3**AYES:** Matlock, Hart, Thompson, Page, Meador, Davis
(6:56 p.m.)

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

There were no public comments made at this hearing.

RESULT: ADOPTED [UNANIMOUS]**MOVER:** Jean Matlock, Ward 1**SECONDER:** Mary Hart, Ward 2**AYES:** Matlock, Hart, Thompson, Page, Meador, Davis
(6:57 p.m.)

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

There were no public comments made at this hearing.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Jean Matlock, Ward 1

SECONDER: Mary Hart, Ward 2

AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(6:58 p.m.)

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

There were no public comments made at this hearing.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Jay Davis, Ward 6

SECONDER: Steve Thompson, Ward 3

AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(7:00 p.m.)

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

There were no public comments made at this hearing.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Mary Hart, Ward 2

SECONDER: Jay Davis, Ward 6

AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(7:02 p.m.)

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 said after the first briefing of this agenda item on March 9th, staff received additional comments from two utility providers. This agenda packet contains a summary of the updated proposed ordinance.

There were no public comments made at this hearing.

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Cole Meador, Ward 5

SECONDER: Jay Davis, Ward 6

AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(7:04 p.m.)

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

Kayla Gails spoke in favor of this proposed ordinance.

Amy Baker spoke in opposition to this proposed ordinance.

Barabra McCarthy said she's been a resident on Sunset Road for 59 years and she doesn't want to see anything going down.

Council Member Davis recommended amending the proposed ordinance to limit the maximum number of children at the daycare to eight (8).

RESULT: **ADOPTED AS AMENDED [UNANIMOUS]**

MOVER: Jean Matlock, Ward 1

SECONDER: Mary Hart, Ward 2

AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(7:15 p.m.)

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

There were no public comments made at this hearing.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Christie Page, Ward 4
SECONDER: Jean Matlock, Ward 1
AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(7:17 p.m.)

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

There were no public comments made at this hearing.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jean Matlock, Ward 1
SECONDER: Cole Meador, Ward 5
AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(7:19 p.m.)

X. CITY MANAGER'S REPORT

2026 Economic Development Update – 1st Quarter

The City's latest Economic Development Report is now available. This quarterly update highlights recent economic activity, including new businesses announced or opened, commercial and residential construction activity, and ongoing economic development initiatives.

A key highlight this quarter is the continued progress of The Assembly Line, a membership-based incubator and accelerator currently under construction and scheduled to open in late 2026.

Copies of the report can be found online at texarkanatexas.gov/economicdevelopment.

New Director of Community Development and Health

Daphnea Ryan has been appointed as the City's Community Development and Health Director. Ms. Ryan brings nearly two decades of city experience to the position, having served in roles including Environmental Services Manager, City Planner, and most recently, Grants Administrator. Congratulations to Daphnea in her new role!

Keep Texarkana Beautiful Annual Spring Clean-Up Recap

The City thanks all its residents and volunteers that came out to the Keep Texarkana Beautiful Annual Spring Clean-Up this past Saturday. Project sites included the Beverly Community Garden, Rosehill Community Garden, Liberty-Eylau - Grady T. Wallace Park, Highland Park & New Town Neighborhoods.

SAVE THE DATE: Robby Robertson's Retirement Reception on Tuesday, April 21st from 4:00 p.m. – 6:00 p.m. in the Council Chambers at City Hall.

XI ADMINISTRATIVE COMMENTS

1. City Council

Mayor Bruggeman polled the council for a meeting date and time to schedule a Waste Management workshop. It was decided the workshop would be held on May 4th at 12:00 p.m.

2. City Staff

Staff had no administrative comments for council.

XII. ADJOURNMENT

A motion was made to adjourn the meeting.

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Jean Matlock, Ward 1

SECONDER: Mary Hart, Ward 2

AYES: Matlock, Hart, Thompson, Page, Meador, Davis

(7:25 p.m.)

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Briefing Sheet

Department: Planning, Community Dev. & Health **Action Officer:** Daphnea Ryan, Grants Manager

Subject: Ordinance No. 2026-049 repealing Ordinance No. 097-2012 that established the EPA Brownfields Revolving Loan Committee (replaced and expanded with the Loan Committee created by Resolution No. 2026-042).

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

Item Schedule:

One Meeting Consent Agenda

Updates/History of Briefing:

Executive Summary and Background Information:

In 2012, the City established a Revolving Loan Fund (RLF) Loan Committee through Ordinance 097-2012 as part of its EPA Brownfields Revolving Loan Fund Grant award. Since then, the City has expanded its lending initiatives, creating a need for a broader oversight structure encompassing all loan programs, including the EPA Brownfields RLF. To address this, the City Council approved the formation of a City Loan Committee at its April 13, 2026 meeting by passing Ordinance 2026-042. In light of this new, comprehensive committee, maintaining Ordinance 097-2012 is no longer necessary.

Staff recommends approval.

Potential Options:

Approve
Deny

Fiscal Implications:

There are no fiscal implications

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

ORDINANCE NO. 2026-049

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, REPEALING ORDINANCE NO. 097-2012 THAT ESTABLISHED THE EPA BROWNFIELDS REVOLVING LOAN COMMITTEE (REPLACED AND EXPANDED WITH THE LOAN COMMITTEE CREATED BY RESOLUTION NO. 2026-042); CONTAINING A SAVINGS CLAUSE AND LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted Ordinance No. 097-2012 to establish an EPA Brownfields Revolving Loan Committee in connection with the EPA Brownfields Revolving Loan Fund program; and

WHEREAS, the City's loan programs have expanded beyond the scope of the 2012 ordinance, prompting the City Council, by Resolution No. 2026-042 [April 13, 2026], to establish a "Loan Committee" with a more comprehensive structure to administer all City loan programs; and

WHEREAS, the City Council finds and determines that Ordinance No. 097-2012 has served its purpose, is no longer needed, and should be repealed.

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

SECTION 1: Ordinance No. 097-2012, which established the EPA Brownfields Revolving Loan Committee, is hereby repealed in its entirety.

SECTION 2: The repeal of Ordinance No. 097-2012 shall not affect any rights, privileges, obligations, or actions (hereinafter, "actions") that were accrued, incurred, extended, or otherwise taken under the authority of that ordinance prior to its repeal; and all such actions are preserved and shall remain in full force and effect as if this repeal had not occurred. If any duties, functions, or ongoing responsibilities of the loan committee created by Ordinance No. 097-2012 remain necessary following the repeal of said ordinance, such duties, functions, and responsibilities shall be assumed, as needed, by the Loan Committee established under Resolution No. 2026-042.

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

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

PASSED AND APPROVED in Regular Council Session on this the **11th day of May, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

ORDINANCE NO. 097-2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, CREATING AN EPA BROWNFIELDS
REVOLVING LOAN COMMITTEE; AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, the City has received an EPA Brownfields Revolving Loan Fund (RLF) Grant that requires the City to establish a Loan Review Committee; and

WHEREAS, the City Council desires to create an EPA Brownfields Revolving Loan Committee which would be responsible for reviewing all RLF loan applications in accordance with responsible and prudent loan guidelines established by the City Finance and Legal Departments; and

WHEREAS, it is recommended that the RLF Loan Committee be appointed by the Mayor with confirmation by the City Council; and

WHEREAS, the Chief Financial Officer shall serve on the committee as representative for the City; and

WHEREAS, each Texarkana, Texas resident who is appointed as a member shall serve a three (3) year term and members are eligible for re-appointment to unlimited three (3) year terms; and

WHEREAS, one member of the committee shall be elected from the membership to serve as Chairman, one other member elected to serve as Vice Chairman, to act in the absence of the Chairman, and a third member elected to act as Secretary, who shall keep minutes of its proceedings, showing the vote of each member upon each question, or indicating absentee or failure to vote, and filing the records of the proceedings in the City Finance Department;

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

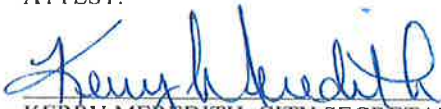
SECTION 1: That an EPA Brownfields Revolving Loan Committee be and is hereby created according to the above-described criteria.

SECTION 2: 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 23rd day of July, 2012.


BOB BRUGGEMAN, MAYOR

ATTEST:


KERRY MEREDITH, CITY SECRETARY

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:

Briefing Sheet

Department: Texarkana Regional Airport **Action Officer:**
Subject: Resolution No. 2026-063 approving the Texarkana Regional Airport Interim Director to execute an agreement with the Federal Aviation Administration to relocate federally-owned Navigational Aids in an amount not to exceed \$895,754.13 utilizing specified appropriations, grants, and cities' budgeted matching funds.

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

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The Texarkana Regional Airport is seeking an amended agreement with the Federal Aviation Administration to relocate the federally-owned Navigational Aids. These costs will be paid from a grant obtained from the Federal Aviation Administration with matching funds from the Arkansas Division of Aeronautics and previously-approved local matches in the FY25 Capital Budget.

Potential Options:

- APPROVE
- DENY

Fiscal Implications:

\$1,795,907 (previously approved in FY25 Capital Budget)

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. 2026-063

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE TEXARKANA REGIONAL AIRPORT INTERIM EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION TO RELOCATE FEDERALLY OWNED NAVIGATIONAL AIDS IN AN AMOUNT NOT TO EXCEED EIGHT HUNDRED NINETY-FIVE THOUSAND SEVEN HUNDRED FIFTY-FOUR DOLLARS AND THIRTEEN CENTS (\$895,754.13); 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 AR and Texarkana TX; 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 move Federally owned navigational aids upon lengthening Runway 4-22 in order to support wide body aircraft; and

WHEREAS, Congressman Westerman provided the airport with funds for a grant through the Federal Aviation Administration; and

WHEREAS, FAA Grant application 3-05-0062-067-2026 has been submitted for the Texarkana Regional Airport runway 4-22 extension construction in the amount of \$7,913,022 with the Federal government paying \$7,517,371 and a match of \$395,651; and

WHEREAS, the Arkansas Division of Aeronautics will match the grant in the amount of \$250,000; and

WHEREAS, the City of Texarkana, Arkansas, approved the Runway Extension, Overlay and Taxiway extension projects, in the FY26 Capital Budget, with matching funds in the amount of \$1,458,137; and

WHEREAS, the City of Texarkana, Texas, approved the Runway Extension, Overlay and Taxiway extension projects, in the FY25 Capital Budget, with matching funds in the amount of \$1,795,907; and

WHEREAS, the Federal Aviation Administration has provided a reimbursable agreement for the relocation of navigational aids in the amount of \$895,754.13.

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

SECTION 1. The City Council approves the Texarkana Regional Airport Interim Director to execute an agreement with the Federal Aviation Administration to relocate federally owned navigational aids in an amount not to exceed Eight Hundred Ninety-five Thousand Seven Hundred Fifty-four Dollars and Thirteen Cents (\$895,754.13).

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

**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326D
A RESOLUTION APPROVING THE INTERIM EXECUTIVE DIRECTOR TO
ENTER INTO AN AGREEMENT WITH THE FEDERAL AVIATION
ADMINISTRATION TO RELOCATE FEDERALLY OWNED NAVIGATIONAL
AIDS IN AN AMOUNT NOT TO EXCEED EIGHT HUNDRED NINETY-FIVE
THOUSAND SEVEN HUNDRED FIFTY-FOUR DOLLARS AND THIRTEEN
CENTS (\$895,754.13).**

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 move Federally owned navigational aids upon lengthening Runway 4-22 in order to support wide body aircraft; and,

WHEREAS, Congressman Westerman provided the airport with funds for a grant through the Federal Aviation Administration; and,

WHEREAS, FAA Grant application 3-05-0062-067-2026 Texarkana Regional Airport runway 4-22 extension construction in the amount of \$7,913,022.00 with the Federal government paying \$7,517,371.00 and a match of \$395,651.00 has been submitted; and,

WHEREAS, the Arkansas Division of Aeronautics will match the grant in the amount of \$250,000; and,

WHEREAS, the City of Texarkana AR approved the Runway Extension, Overlay and Taxiway extension projects, in the FY26 Capital Budget, with matching funds in the amount of \$1,458,137; and,

WHEREAS, the City of Texarkana TX approved the Runway Extension, Overlay and Taxiway extension projects, in the FY25 Capital Budget, with matching funds in the amount of \$1,795,907; and,

WHEREAS, the Federal Aviation Administration has provided a reimbursable agreement for the relocation of navigational aids in an amount of \$895,754.13;

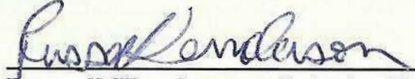
**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326D
A RESOLUTION APPROVING THE INTERIM EXECUTIVE DIRECTOR TO
ENTER INTO AN AGREEMENT WITH THE FEDERAL AVIATION
ADMINISTRATION TO RELOCATE FEDERALLY OWNED NAVIGATIONAL
AIDS IN AN AMOUNT NOT TO EXCEED EIGHT HUNDRED NINETY-FIVE
THOUSAND SEVEN HUNDRED FIFTY-FOUR DOLLARS AND THIRTEEN
CENTS (\$895,754.13).**

**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 the federal aviation administration to relocate
federally owned navigational aids in an amount not to exceed eight hundred ninety-five
thousand seven hundred fifty-four dollars and thirteen cents (\$895,754.13).**

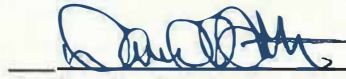
Adopted this 23rd day of April 2026.

ATTEST



Russell Henderson, Interim Director

SIGNED



Authority Chair



NON-FEDERAL REIMBURSABLE AGREEMENT

BETWEEN

**DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION**

AND

**TEXARKANA AIRPORT AUTHORITY
TEXARKANA REGIONAL AIRPORT-WEBB FIELD
TEXARKANA, ARKANSAS**

AMENDMENT

WHEREAS, ARTICLE 10. Changes and Amendments

Modification (Amendment) of Reimbursable Agreement Number AJW-FN-CSA-23-SW-006021 (the Agreement) requires that changes to the Agreement shall be made by an appropriate written modification and that any modification to the Agreement shall be executed in writing and signed by the authorized representative of each party.

The Federal Aviation Administration (FAA) Air Traffic Organization, Central Service Area, and the Texarkana Airport Authority (Sponsor) mutually concur that the original Agreement should be amended by revising Article 3, 7, 8 and 21 of the Agreement, specifically as set forth below. Other than the modifications to the Agreement more specifically set forth below, it is the intent of the parties that the language in the original Agreement remains unchanged.

This modification is to include additional scope of work with additional funds for this scope change. Therefore, the FAA and the Sponsor mutually concur that the cost estimate for Agreement AJW-FN-CSA-23-SW-006021 shall be amended as AJW-FN-CSA-23-SW-006021-A1 with the following amended Articles:

ARTICLE 3. Scope

B. The FAA will perform the following activities:

[In the original Reimbursable Agreement, Article 3. B. paragraph numbering inadvertently skipped from paragraph 11 to paragraph 14. Only the paragraph numbering in the following Paragraphs 12-14 are being corrected.]

12. Provide access to impacted FAA facilities.

13. The FAA will provide the following NAVAIDS equipment in support of the project:

- a. Localizer for Runway 22, including antenna array and associated electronic equipment
 - b. Glideslope for Runway 22, including tower, antenna and associated electronic equipment
 - c. Precision Approach Path Indicator (PAPI) to replace Runway 4 VASI
14. With funds provided by the Sponsor in an amendment to this agreement or a subsequent reimbursable agreement, the FAA will obtain a shelter for the Runway 22 Glideslope with associated electronics equipment installed.

This Amendment adds the following paragraphs to the Reimbursable Agreement:

15. Provide technical assistance to the Sponsor to enable the Sponsor to meet applicable FAA rules, regulations, orders, requirements, standards, and specifications during the construction phases of the project.
16. Locate and physically mark all FAA power and control cables in the area affected by the Sponsor's construction. Any excavation required for cable location confirmation will be executed by the Sponsor with FAA oversight.
17. Provide Resident Engineer (RE) oversight for the Sponsor's project impacting FAA facilities and buried cables, advise Sponsor regarding FAA requirements, and inspect infrastructure being accepted by the FAA. No work will be accepted unless performed under the oversight of the FAA RE. It is the RE's responsibility to protect the FAA's interests during the construction phases of the project which impact the FAA facilities, systems, equipment, and their infrastructure. In furtherance of his/her responsibilities, the FAA RE will:
- a. Be the FAA's primary point of contact for the Sponsor during the project to ensure that all necessary information is coordinated with the appropriate FAA parties.
 - b. Ensure all reasonable efforts are made to minimize the impact to the FAA operations and existing facilities.
 - c. Notify the Sponsor and FAA personnel about any observed discrepancy and document significant discrepancies between the approved design plans and specifications and the actual work performed.
 - d. Notify the Sponsor of any failure of the work or materials to conform to the contract, the design plans and specifications, drawings, and any delays in the schedule.
 - e. Keep a construction diary and weekly status reports on the FAA facilities, systems, and equipment affected by the project.
 - f. Assist the Sponsor in ensuring compliance with all the FAA rules, regulations, orders, standards, requirements, and agreements.

- g. Witness key events in the project such as, but not limited to, the placement of rebar and pouring of concrete, the splicing, connecting, and testing of all the FAA field cables, and the exothermic welding of grounding, bonding, and lightning protection connections.
- h. The presence of the FAA RE does not relieve the Sponsor from complying with the agreed to design, including compliance with all applicable FAA rules, regulations, orders, standards, requirements, and agreements.

The RE does NOT have authority to:

- a. Revoke, alter, or waive any requirement of the design plans and specifications, drawings, or the construction contract let by the Sponsor.
 - b. Act as the contractor's foreman or perform any other duties for the contractor.
 - c. Enter into or take part in any labor dispute between the Sponsor and its construction contractor.
 - d. Participate in, settle, or otherwise decide contractual matters in dispute between the Sponsor and its construction contractor.
 - e. Respond to technical questions or any work-related change orders directly to the contractor. Questions must be routed through Sponsor's consultant for review by approved FAA project engineer as an RFI.
18. A Technical Onsite Representative (TOR) will be available as necessary and available per Agency guidelines during installation, tune up, checkout, optimizing, and flight inspection activities of the project to inspect the installation and observe the establishment of FAA facilities per FAA Orders and specifications.
19. Provide access to impacted FAA facilities.
20. Execute the following activities for the listed FAA facilities and geographic areas:
21. Perform the following activities on the following impacted FAA Facilities:
- a. **TXK LOC**
 - 1) FAA shall:
 - Provide ILS 420 Localizer equipment as a Target of Opportunity (T.O.O.).
 - Install ILS 420 equipment and cables inside the shelter.
 - Install equipment and cables at the Localizer (LOC) array.
 - Terminate all RF and control cables.
 - Perform flight inspection.

b. TXK DME

- 1) FAA Installation shall:
 - Install RF cables inside the shelter.
 - Interconnect DME with new LOC.
 - Terminate all RF cables.
 - Tune equipment/verify equipment references.
 - Perform flight inspection.

c. TXK VASI

- 1) FAA to provide new LED PAPI equipment as a T.O.O. to replace the VASI.
- 2) Perform Flight Inspection

d. TXK GS

- 1) FAA shall:
 - Provide ILS 420 Glide Slope equipment as T.O.O.
 - Install and terminate all RF cables.
 - Tune equipment.
 - Install flight check antenna.
 - Perform flight check inspection.

22. Perform disposition of removed equipment and capitalization of new assets.

C. The Sponsor will perform the following activities:

[In the original Reimbursable Agreement, Article 3. C. paragraph numbering inadvertently misnumbered paragraphs 13 and following. Only the paragraph numbering in the following Paragraphs 13-25 are being corrected.]

13. Provide the FAA copies of the proposed grading plan showing the contours and site- grading profile information and all critical areas for navigation, surveillance and weather systems, such as ILS signal-forming areas, for use during facility siting evaluation. Once facilities have been sighted in accordance with FAA siting criteria, specifications, the sponsor will provide finished grading plans (including the latitude/longitude coordinates of centerline points and elevations to within 3 inches of final grade) 18 months prior to the expected return to service of final locations.
14. Provide FAA an initial engineering package (50% or greater) no later than 180 days prior to construction. Provide an intermediate engineering package (90% or greater) no later than 150 days prior to construction that has resolved all of the comments and issues identified in the 50% review. Provide a final engineering package (100%) no later than 90 days prior to construction that has resolved all of the comments and issues identified in the 90% review. The

- Sponsor's design plans and specifications are not final until the FAA has notified the Sponsor that all of the FAA's comments, suggestions, and/or requirements have been incorporated into the design plans and specifications. No work may begin that affects FAA facilities until the design plans and specifications have received final approval from the FAA.
15. Coordinate the Sponsor's schedule and construction sequencing plan with the FAA NAVAIDS Engineering Center before finalizing the plan to ensure that the Sponsor and FAA are in agreement on the critical path, schedule, and milestones. This should be done during the project design phase, before construction contract award. In addition, provide a copy of the Sponsor's schedule within 30 calendar days of the effective date of this Agreement, and updated monthly (or as soon as changes occur), including the following tasks:
 - a. Construction bid
 - b. Construction award
 - c. Construction start
 - d. Construction complete
 - e. Overall construction schedule, to include FAA facilities
 16. Provide to the FAA in hard-copy format four (4) sets of 11" x 17", (1/2 size), and four (4) full American National Standards Institute (ANSI) size "D" and one (1) electronic copy using AutoCAD of the complete and finalized Plans and Specifications for the FAA's coordination and review at the agreed-upon design phases. Within 21 calendar days of receipt of the FAA's comments, or within such other period as the parties may agree, the Sponsor will provide to the FAA below Engineering Center(s), a written response to each of the FAA's comments, suggestions, and requirements. The 100% Plans and Specifications are not final until the Article 4. Technical Engineering Center POC(s) has notified the Sponsor that all of the FAA's comments, suggestions, and requirements have been incorporated into the Plans and Specifications.
 17. Provide to the FAA final project plans and specifications that incorporates the FAA's comments from the 100% engineering review no later than 21 calendar days after FAA approval of the 100% drawings. The complete/finalized project drawings and plans and specifications shall be sent to the Engineering Services address listed in this section.
 18. Complete the contract, construction bid, and award process for the construction phase of the project using approved FAA plans and specifications for FAA impacted facilities. The project's scope of work will include but not be limited to all plot site preparation work (e.g., trenching, grading, filling, foundations, demolition) and the installation of all necessary equipment and associated infrastructure. Sponsor will not bid the portion of work that includes the FAA equipment and cabling until the FAA has agreed that all of the drawings and specifications are final.

19. No construction associated with this project that affect FAA facilities or equipment may begin prior to receipt of the foregoing FAA design approval. Furthermore, the Sponsor shall advise the FAA immediately of any proposed changes to the “approved” design plans and specifications before and during the projects construction. Before starting any construction, provide four (4) full size sets of the construction package to FAA Engineering Services:
- FAA NAVAIDS Engineering Center, AJW-2C14C
ATTN: Richard Bellows, Center Manager
10101 Hillwood Parkway, Fort Worth, TX 76177
Phone: (817) 222-4085
Email: richard.bellows@faa.gov
20. Provide any information on hazardous materials or other environmental conditions that may impact the FAA relocated facilities. This information includes, but is not limited to, previous and current studies/reports conducted on known or suspected areas of environmental contamination located on or adjacent to airport property. The Sponsor agrees to remediate, at its sole cost, all hazardous substance contamination found to impact the proposed FAA facility sites prior to construction and modification to the land rights MOA. In the event that contaminants are discovered on future FAA equipment areas during the course of the FAA's environmental due diligence documentation process, the FAA will require that those areas be remediated. Should this occur, the FAA would coordinate further details with the Sponsor.
21. Complete the NEPA documentation, according to FAA Order 1050.1(series) and coordinate with the FAA for comments/guidance to ensure FAA facilities are included.
22. Submit FAA Form 6000-26 Airport Sponsor Strategic Event Submission Form (Outage Request Form) no-less-than 45 calendar days prior to the start of construction that will impact NAS facilities, result in a full or partial runway closure, or result in a significant taxiway closure. This form is available at <https://oeaaa.faa.gov> under the Forms section on the left pane. This form may also be used to notify the FAA of any changes to the project schedule.
23. Provide a copy of the submitted FAA Form 6000-26 to the Article 4. Technical POC(s).
24. Sponsor shall work with the FAA Airports Region/District Office and submit non-rulemaking airport (NRA) or non-rulemaking (NR) airspace cases for temporary and permanent locations of all buildings and equipment to be placed on the airfield as well as required Airspace cases showing information regarding construction vehicles and equipment during each phase of the project to include all trenching operation locations, truck routes, contractor staging areas, cranes, etc. Sponsor shall respond to all NR/NRA case reviewer questions and comply with all reviewer comments. A “determination letter” must be received and reviewed by the FAA ADO before any construction can begin. Airspace cases can be submitted online via <https://oeaaa.faa.gov>.

25. The Sponsor will be responsible for design and construction of required infrastructure in support of the NAVAIDS provided by the FAA (paragraphs B. 15 and 16 above).

This Amendment adds the following paragraphs to the Reimbursable Agreement:

26. Perform the following activities on the following impacted FAA Facilities:

a. TXK LOC

- 1) Sponsor shall provide and install all material required to relocate the existing Localizer shelter and install new antenna array, including but not limited to:
 - Shelter and array foundations.
 - Installation of LOC antenna array.
 - Removal of existing LOC equipment from shelter and storage in an approved location.
 - Relocation of existing shelter onto new foundation.
 - Installation of all cables from shelter to array (RF and communication cables to be terminated by FAA)
 - Installation of loop cable into new shelter.
 - Purchase and installation of TWO LED OB LIGHTS, DIALITE P/N 860-1R01-002 (120V).
 - Provide all grounding/lightning protection at the array and shelter.
 - Installation of power equipment and termination of power cables at the shelter and array.

b. TXK DME

- 1) Sponsor shall provide and install all materials required to relocate existing DME antenna at new Localizer location including but not limited to:
 - Installation of power cables and conduits from shelter to DME antenna
 - Installation of new DME Antenna foundation

c. TXK VASI

- 1) Sponsor shall demolish existing VASI equipment and foundations depositing material and equipment as required.
- 2) Sponsor shall provide and install all material required for installation of new LED PAPI including but not limited to:
 - New foundations for PAPI LHAs and PCA rack
 - Maintenance pad around LHAs
 - LHA supports, conduits, power and control cables
 - Supports and Hardware for PCA rack & associated equipment

d. TXK GS

- 1) Sponsor shall provide funding for a new fully outfitted equipment shelter and all material required to install shelter and antennas including but not limited to:
 - Removal of existing GS equipment from shelter and storage in an approved location
 - Removal and disposal of existing shelter
 - Construction of new Glide Slope tower and shelter foundations
 - Installation of Glide Slope tower sections, including conduit, lightning protection, etc., and Glide Slope antennas
 - Installation of loop cable into shelter
 - Purchase and installation of all grounding/lightning protection at the array and shelter
 - Installation of power equipment and termination of power cables at the shelter and array
 - Installation of any power connections for other facilities feeding off the Glide Slope (e.g. RVR, SWS) if necessary
 - Purchase and installation of LED OB LIGHTS, DIALITE P/N 860-1R01-002 (120V)

27. Provide the following detailed schedules:

- a. Construction – The sponsor will provide a detailed schedule of all construction activities involving FAA impacts no later than 60 calendar days prior to commencing construction. The activities will be delineated by location and phases of construction. Construction requiring FAA oversight shall be phased in such a manner that there are no gaps, which would require multiple return trips. If such gaps are necessary, the FAA reserves the right to renegotiate the agreement.
- b. Work Schedule – The sponsor will provide a detailed schedule that includes the number of crews, their location and the number of shifts that will be utilized no later than 60 calendar days prior to construction. Update schedule bi-weekly or as soon as changes occur.

30. Facilitate, document, and mitigate issues identified by the FAA in a timely manner to align with scheduling of FAA or its contracted onsite presence.
31. Verify marked FAA power and control cables by hand digging, or hydro excavation, at multiple locations in the construction zone to establish the depth and routing of FAA cables. Replace FAA power and control cables for FAA facilities, systems, and equipment impacted by the project activities in accordance with applicable FAA rules, regulations, orders, requirements, and standards.
32. In the case of a cable cut, the sponsor will replace the damaged cable section between existing termination points. The FAA will participate in a joint inspection of the repaired cable in each hand-hole/manhole for proper racking

and tags, as well as grounding and terminations. No splicing of cables is allowed except at existing splice locations.

33. Ensure a splice kit is onsite while working around FAA cabling as outlined in FAA-C-1391 (series).
34. Provide copies of all critical shop drawings, as required.
35. Provide all appropriate documentation on make/models numbers and manuals on all systems installed as required.
36. Notify and coordinate with the FAA all requests to shut down any FAA navigation facilities, systems, or equipment no-less-than 45 calendar days prior (preferably 60 days) to the start of construction. A construction schedule must accompany any request for the shutdown of any FAA navigation facility, system, or equipment. There may be times when a request for shutdown of a facility will not be granted due to air traffic operations. A request to shut down a specific FAA navigation facility, system, or equipment is not automatically associated with the shutdown of any other runway, threshold displacement, or pavement or grading work.

Note: No construction work shall be performed during FAA maintenance moratorium periods, which will be provided by FAA.

37. Notify Article 4. Technical POC(s) at least 60 calendar days in advance of when FAA construction oversight services are required. An RE will be required when any construction associated with or on FAA facilities, systems, or equipment or the infrastructure associated with the foregoing takes place. The presence or absence of an FAA RE does not relieve the Sponsor or its contractor from any requirement contained in this Agreement, nor is the RE authorized to change any term or condition of the Agreement without the FAA Contracting Officer's written authorization. **No work will be accepted unless performed under the oversight of the FAA RE.**
38. For any items corrected by the Sponsor's contractor, the Sponsor will be responsible for payment to the contractor.
39. For any items completed by the FAA, the Sponsor will pay the FAA in advance.
40. Provide the FAA unencumbered access to all site areas impacting FAA facilities.
41. Per FAA Advisory Circular 150/5370-12B, the Sponsor must provide and maintain competent technical supervision at the construction site throughout the project to ensure the work conforms to the plans, specifications, and schedules approved by the FAA for the project. Refer to AIP grant Assurance No. 17, *Construction Inspection and Approval*. The sponsor must provide adequate construction quality assurance inspection for all stages of work. This includes adequate documentation of the quality assurance results and reporting on the contractor's progress. All work is subject to FAA inspection at all places and at all reasonable times before acceptance.

42. Ensure that no other activities or projects at the Airport, scheduled or otherwise, interfere with the FAA's acceptance testing or other scheduled activities.
43. Participate in all Contractor Acceptance Inspection(s) (CAI) and Joint Acceptance Inspections (JAI) of all FAA impacted facilities at the end of construction for the purpose of identifying any deficiencies or corrections required, otherwise noted as exceptions. The FAA will conduct a JAI prior to the commissioning and return-to-service of any FAA system. Exceptions noted will be remedied by the sponsor no later than 60 calendar days after the CAI/JAI. If exceptions are not corrected within 60 calendar days of the CAI/JAI, the FAA will clear the remaining exceptions and charge the cost to the sponsor through the reimbursable agreement. All exceptions must be cleared or otherwise resolved before the agreement can be closed out.
44. Provide to the FAA at the time of the CAI, all warranty information and documentation for all FAA facilities, systems, and infrastructure on work done by the Sponsor's contractor, including material and equipment provided, and cable and grounding/ lightning protection system testing.
45. Establish or modify electrical service for any FAA facilities, equipment and systems incorporated in this project and pay for any one-time costs incurred. Also, the Sponsor shall pay any recurring utility charges until the project is completed and accepted by the FAA. The Sponsor must notify the FAA at the end of the project and provide the following essential information, so that FAA can initiate the transfer of the electrical service account:
 - a. Name, address, and phone number of local electrical service supplier.
 - b. Service address, meter number, and account number; and
 - c. Any related information such as service type, estimated energy consumption, and copies of monthly billing charges.
46. Provide the FAA three (3) sets of ANSI size "D" of "As-Built" drawings of the construction phase in hard copy format and one set in electronic file, using AutoCAD format. The electronic file shall include all the accompanying library files needed to generate a complete set of drawings. If the Sponsor does not provide the "As-Built" drawings within 60 calendar days of completion of the project, as required by this Agreement, the FAA will complete the "As-Built" drawings and bill the Sponsor. The As-Built drawings must show what was actually built, not just the proposed construction.

ARTICLE 7. Estimated Costs

The following Estimated Costs are added to the Cost Estimate in the original agreement as follows:

DESCRIPTION OF REIMBURSABLE ITEM	ESTIMATED COST
Labor	
Engineering Support	232,704.00
Installation	238,208.00
Labor Subtotal	470,912.00
Labor Overhead	93,617.31
Total Labor	564,529.31
Non-Labor	
Travel	69,279.00
Glideslope Equipment Shelter	160,000.00
Flight Inspection	75,000.00
Supplies and Miscellaneous	2,410.65
Non-Labor Subtotal	306,689.65
Non-Labor Overhead	24,535.17
Total Non-Labor	331,224.82
TOTAL ESTIMATED COST	\$895,754.13

AGREEMENT COST BREAKDOWN	ESTIMATED COST
Total received from the project Sponsor for the original Agreement	\$84,445.11
Estimated total cost for the original Agreement and Amendment	\$980,199.24
Amount due from the Sponsor	\$895,754.13

ARTICLE 8. Period of Agreement and Effective Date is amended to include:

The effective date of this Amendment is the date of the last signature. This Amendment is considered complete when the final invoice is provided to the Sponsor and a refund is sent or payment is received as provided for in Article 9 of the original Agreement. This Agreement and any additional amendments will not extend more than five years beyond the original AJW-FN-CSA-23-SW-006021 effective date of 04/22/2025.

ARTICLE 21. Entire Agreement

This document is an Amendment to the Agreement of the parties, who accept the terms of the original Agreement and this Amendment as shown by their signatures below. In the event the parties duly execute any additional amendment to the original Agreement and this Amendment, the terms of such amendment will supersede the terms of the original Agreement and this Amendment to the extent of any inconsistency. Each party acknowledges participation in the negotiations and drafting of this Amendment and any amendments thereto, and, accordingly that this Amendment will not be construed more stringently against one party than against the other. If this Agreement is not executed by the Sponsor within 120 calendar days after the FAA transmits it to the Sponsor, the terms contained and set forth in this Amendment shall be null and void. Additionally, the FAA expects this agreement to be funded within 120 days of execution; if funding is not received by that date; the FAA may exercise the right to renegotiate estimated costs.

AGREED:**FEDERAL AVIATION
ADMINISTRATION****TEXARKANA AIRPORT
AUTHORITY**

SIGNATURE	_____	SIGNATURE	_____ Do
NAME	Bradley K. Logan	NAME	Not
TITLE	Contracting Officer	TITLE	Sign
DATE	_____	DATE	Yet

NON-FEDERAL REIMBURSABLE AGREEMENT

BETWEEN

**DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION**

AND

**TEXARKANA AIRPORT AUTHORITY
TEXARKANA REGIONAL AIRPORT-WEBB FIELD
TEXARKANA, ARKANSAS**

WHEREAS, the Federal Aviation Administration (FAA) can furnish directly or by contract, material, supplies, equipment, and services which the Texarkana Airport Authority (Sponsor) requires, has funds available for, and has determined should be obtained from the FAA;

WHEREAS, it has been determined that competition with the private sector for provision of such material, supplies, equipment, and services is minimal; the proposed activity will advance the FAA's mission; and the FAA has a unique capability that will be of benefit to the Sponsor while helping to advance the FAA's mission;

NOW THEREFORE, the FAA and the Sponsor mutually agree as follows:

ARTICLE 1. Parties

The Parties to this Agreement are the FAA and the Texarkana Airport Authority.

ARTICLE 2. Type of Agreement

This Agreement is an "other transaction" authorized under 49 U.S.C. § 106(l)(6). It is not intended to be, nor will it be construed as, a partnership, corporation, joint venture or other business organization.

ARTICLE 3. Scope

- A. The purpose of this Agreement between the FAA and the Sponsor is to identify the scope of effort the Parties mutually agree will be required for FAA support of the Sponsor's project to extend Runway 4-22 at Texarkana Regional Airport (TXK). The extension of Runway 4-22 will require the relocation of components of FAA Navigational Aids (NAVAIDs) and cables and infrastructure supporting those systems.

This Agreement provides funding for the FAA to perform site visits, design and engineering reviews impacting FAA NAVAIDs including, but not limited to the Runway 22 Localizer, Runway 22 Glideslope, Runway 4 Visual Approach Slope Indicators (VASI) and the Runway 22 Distance Measuring Equipment (DME). The

FAA and the Sponsor will enter into either an amendment of this agreement or a new agreement to cover the implementation of the project plans developed under this agreement.

FAA Engineering Services involvement in this project is to support the Sponsor's initiative. However, FAA Engineering Services' primary purpose is to protect and ensure continuity of operations of the National Airspace System (NAS). This effort may be affected by government shutdowns, pandemics, natural disasters or other items outside of FAA control.

FAA engineer and technician onsite support will be coordinated in advance and scheduled in accordance with FAA travel restrictions. No construction work shall be performed involving FAA facilities, systems, and equipment during FAA maintenance moratorium periods, which will be provided by FAA. Waivers will not be approved during a FAA moratorium.

The amounts necessary for the FAA to support this project are set forth in Article 7, Estimated Cost. Therefore, this Agreement is titled:

Relocation of FAA NAVAIDS Facilities, Equipment and Cables in Support of the Extension of Runway 4-22 at Texarkana Regional Airport, Texarkana, Arkansas

B. The FAA will perform the following activities:

1. The FAA will perform Preliminary Design planning activities. This includes technical consultation, site visits, feasibility assessments, Spectrum analysis, project planning, scope definition, development of cost estimate(s), and travel in support of the reimbursable agreement program management.
2. Provide to the Sponsor any requirements and/or recommendations related to FAA facilities impacted by the Sponsor's project.
3. Provide all technical assistance necessary to ensure that the Sponsor's project meets FAA rules, regulations, orders, requirements, and standards.
4. Provide the design layout for new facilities to include footprint for relocated or new equipment, grounding plates, cable trays, lighting fixtures, and power raceways.
5. Provide all FAA standard drawings, specifications, and directives for use by the Sponsor in execution of the project.
6. Meet with the Sponsor as required to coordinate and discuss project planning and engineering.
7. Coordinate with the Sponsor in order to ensure that National Environmental Policy Act (NEPA) documentation for the project incorporates associated FAA actions. Also ensure NEPA documentation meets FAA requirements and approvals.
8. Complete HazMat surveys for all applicable FAA facilities on the Airport and provide information to the Airport Sponsor for use in preparing plans for

- removal of the FAA facilities and reuse of the airport property. This work will be conducted prior to demolition of the applicable FAA facilities.
9. Complete environmental due diligence documentation for FAA F&E facilities associated with this project.
 10. Perform engineering design reviews of the Sponsor's plans and specifications in support of the Sponsor's construction project that affects FAA systems or equipment.
 11. The FAA will provide comments to the 50%, 90% and 100% design plans and specifications packages. The Sponsor's design plans and specifications are not final until the FAA has notified the Sponsor that all the FAA's comments, suggestions, and/or requirements have been incorporated into the design plans and specifications.
 - a. 50% and 100% design review comments will be provided within 21 calendar days of receipt of design plans and specifications package.
 - b. 90% design plans and specifications comments will be provided within 60 calendar days of receipt of design plans and specifications package.
 14. Provide access to impacted FAA facilities.
 15. The FAA will provide the following NAVAIDS equipment in support of the project:
 - a. Localizer for Runway 22, including antenna array and associated electronic equipment
 - b. Glideslope for Runway 22, including tower, antenna and associated electronic equipment
 - c. Precision Approach Path Indicator (PAPI) to replace Runway 4 VASI
 16. With funds provided by the Sponsor in an amendment to this agreement or a subsequent reimbursable agreement, the FAA will obtain a shelter for the Runway 22 Glideslope with associated electronics equipment installed.
- C. The Sponsor will perform the following activities:
1. Provide funding sufficient to cover costs associated with the applicable phase of this agreement no later than 30 calendar days prior to commencement or sufficient lead time to support contracting activities, whichever is greater.
 2. Provide a full set of plans, including scaled electronic drawings, showing the proposed work.
 3. Provide a full schedule for the work to be accomplished, including construction activities related to FAA facilities and equipment.
 4. Incorporate requirements and recommendations made by the FAA into the Plans and Specifications impacting FAA-owned systems.
 5. Provide survey information and/or documentation to verify the clearance of critical areas and obstruction surfaces relating to FAA facilities. Airspace cases

can be submitted online via <https://oeaaa.faa.gov>.

6. The Sponsor is responsible to provide funding for a fully outfitted shelter for the Runway 22 Glideslope.
7. The Sponsor is responsible for design, engineering and construction of the affected NAVAIDS facilities and infrastructure.
8. The Sponsor is responsible for relocating the existing RWY 22 Localizer shelter and the DME located within
9. Provide the FAA with access to the project site, including any airport-specific security briefs or driving requirements, for the purposes of site surveys, construction inspection, and other activities.
10. Support Engineering Services availability by not seeking engineering design review support before this Agreement is funded. Should the Sponsor decide to accelerate the schedule ahead of agreed upon dates, Technical Operations technicians and engineers may not be available to support. Thus, this Agreement would have to be canceled or amended if Tech Ops staff is available to support an accelerated timeline.
11. Perform all appropriate surveys and engineering design for the Sponsor's project impacting FAA facilities, equipment, and infrastructure.
12. Develop the design plans and specifications for the construction of the Sponsor's project and required space for FAA equipment, with FAA's participation and approval. The Sponsor shall coordinate any interruptions or changes that may have an impact to FAA facilities, systems, and equipment necessitated by the Sponsor's project. Scope of work includes but is not limited to: siting of the facilities; all plot site preparation work (e.g., siting, trenching, grading, filing, foundations, power) in establishing new facilities, shelters and supporting infrastructure.
10. Provide the FAA copies of the proposed grading plan showing the contours and site- grading profile information and all critical areas for navigation, surveillance and weather systems, such as ILS signal-forming areas, for use during facility siting evaluation. Once facilities have been sighted in accordance FAA siting criteria, specifications, the sponsor will provide finished grading plans (including the latitude/longitude coordinates of centerline points and elevations to within 3 inches of final grade) 18 months prior to the expected return to service of final locations.
11. Provide FAA an initial engineering package (50% or greater) no later than 180 days prior to construction. Provide an intermediate engineering package (90% or greater) no later than 150 days prior to construction that has resolved all of the comments and issues identified in the 50% review. Provide a final engineering package (100%) no later than 90 days prior to construction that has resolved all of the comments and issues identified in the 90% review. The Sponsor's design plans and specifications are not final until the FAA has notified the Sponsor that all of the FAA's comments, suggestions, and/or requirements have been incorporated into the design plans and specifications.

No work may begin that affects FAA facilities until the design plans and specifications have received final approval from the FAA.

12. Coordinate the Sponsor's schedule and construction sequencing plan with the FAA NAVAIDS Engineering Center before finalizing the plan to ensure that the Sponsor and FAA are in agreement on the critical path, schedule, and milestones. This should be done during the project design phase, before construction contract award. In addition, provide a copy of the Sponsor's schedule within 30 calendar days of the effective date of this Agreement, and updated monthly (or as soon as changes occur), including the following tasks:
 - a. Construction bid
 - b. Construction award
 - c. Construction start
 - d. Construction complete
 - e. Overall construction sequencing schedule, to include FAA facilities
13. Provide to the FAA in hard-copy format four (4) sets of 11" x 17", (½ size), and four (4) full American National Standards Institute (ANSI) size "D" and one (1) electronic copy using AutoCAD of the complete and finalized Plans and Specifications for the FAA's coordination and review at the agreed-upon design phases. Within 21 calendar days of receipt of the FAA's comments, or within such other period as the parties may agree, the Sponsor will provide to the FAA below Engineering Center(s), a written response to each of the FAA's comments, suggestions, and requirements. The 100% Plans and Specifications are not final until the Article 4. Technical Engineering Center POC(s) has notified the Sponsor that all of the FAA's comments, suggestions, and requirements have been incorporated into the Plans and Specifications.
14. Provide to the FAA final project plans and specifications that incorporates the FAA's comments from the 100% engineering review no later than 21 calendar days after FAA approval of the 100% drawings. The complete/finalized project drawings and plans and specifications shall be sent to the Engineering Services address listed in this section.
15. Complete the contract, construction bid, and award process for the construction phase of the project using approved FAA plans and specifications for FAA impacted facilities. The project's scope of work will include but not be limited to all plot site preparation work (e.g., trenching, grading, filling, foundations, demolition) and the installation of all necessary equipment and associated infrastructure. Sponsor will not bid the portion of work that includes the FAA equipment and cabling until the FAA has agreed that all of the drawings and specifications are final.

16. No construction associated with this project that affect FAA facilities or equipment may begin prior to receipt of the foregoing FAA design approval. Furthermore, the Sponsor shall advise the FAA immediately of any proposed changes to the “approved” design plans and specifications before and during the projects construction. Before starting any construction, provide four (4) full size sets of the construction package to FAA Engineering Services:
- FAA NAVAIDS Engineering Center, AJW-2C14C
ATTN: Richard Bellows, Center Manager
10101 Hillwood Parkway, Fort Worth, TX 76177
Phone: (817) 222-4085
Email: richard.bellows@faa.gov
17. Provide any information on hazardous materials or other environmental conditions that may impact the FAA relocated facilities. This information includes, but is not limited to, previous and current studies/reports conducted on known or suspected areas of environmental contamination located on or adjacent to airport property. The Sponsor agrees to remediate, at its sole cost, all hazardous substance contamination found to impact the proposed FAA facility sites prior to construction and modification to the land rights MOA. In the event that contaminants are discovered on future FAA equipment areas during the course of the FAA's environmental due diligence documentation process, the FAA will require that those areas be remediated. Should this occur, the FAA would coordinate further details with the Sponsor.
19. Complete the NEPA documentation, according to FAA Order 1050.1(series) and coordinate with the FAA for comments/guidance to ensure FAA facilities are included.
20. Submit FAA Form 6000-26 Airport Sponsor Strategic Event Submission Form (Outage Request Form) no-less-than 45 calendar days prior to the start of construction that will impact NAS facilities, result in a full or partial runway closure, or result in a significant taxiway closure. This form is available at <https://oeaaa.faa.gov> under the Forms section on the left pane. This form may also be used to notify the FAA of any changes to the project schedule.
21. Provide a copy of the submitted FAA Form 6000-26 to the Article 4. Technical POC(s).
22. Sponsor shall work with the FAA Airports Region/District Office and submit non-rulemaking airport (NRA) or non-rulemaking (NR) airspace cases for temporary and permanent locations of all buildings and equipment to be placed on the airfield as well as required Airspace cases showing information regarding construction vehicles and equipment during each phase of the project to include all trenching operation locations, truck routes, contractor staging areas, cranes, etc. Sponsor shall respond to all NR/NRA case reviewer questions and comply with all reviewer comments. A “determination letter” must be received and reviewed by the FAA ADO before any construction can begin. Airspace cases can be submitted online via <https://oeaaa.faa.gov>.

23. The Sponsor will be responsible for design and construction of required infrastructure in support of the NAVAIDS provided by the FAA (paragraphs B. 15 and 16 above).
- D. This agreement is in whole or in part funded with funding from an AIP grant [X] Yes [] No. If Yes, the grant date is: TBD and the grant number is: TBD. If the grant information is not available at the time of agreement execution, the Sponsor will provide the grant information to the FAA when it becomes available.

ARTICLE 4. Points of Contact

A. FAA:

1. The FAA, Air Traffic Organization, Central Service Area, Planning and Requirements Group, NAS Planning Team, will provide administrative oversight of this Agreement. David Hafer is the Lead Planner and liaison with the Sponsor and can be reached at (817) 222-4875 or via email at david.w.hafer@faa.gov. This liaison is not authorized to make any commitment, otherwise obligate the FAA, or authorize any changes that affect the estimated cost, period of performance, or other terms and conditions of this Agreement.
2. The FAA NAVAIDS Engineering Center, Fort Worth, Texas, will perform the scope of work included in this Agreement. Richard Bellows is the NAVAIDS Engineering Manager and liaison with the Sponsor and can be reached at (817) 222-4085 or via email at richard.bellows@faa.gov. This liaison is not authorized to make any commitment, or otherwise obligate the FAA, or authorize any changes which affect the estimated cost, period of performance, or other terms and conditions of this Agreement.
3. The execution, amendment, and administration of this Agreement must be authorized and accomplished by the FAA's Contracting Officer, Bradley K. Logan who can be reached at (817) 222-4395 or via email at Brad.Logan@faa.gov.

B. Sponsor:

Texarkana Regional Airport
Attn: Ferdinand Paul Mehrlich III
Executive Director of Aviation
2600 TXK Blvd.
Texarkana, Arkansas 71854
Telephone: (870) 774-2171
Email: Director@TXKAirport.com

ARTICLE 5. Non-Interference with Operations

The Sponsor understands and hereby agrees that any relocation, replacement, or modification of any existing or future FAA facility, system, and/or equipment covered by this Agreement during its term or any renewal thereof made necessary by Sponsor improvements, changes, or other actions which in the FAA's opinion interfere with the technical and/or operations characteristics of an FAA facility, system, and/or piece of equipment will be at the expense of the Sponsor, except when such improvements or changes are made at the written request of the FAA. In the event such relocations, replacements, or modifications are necessitated due to causes not attributable to either the Sponsor or the FAA, the parties will determine funding responsibility.

ARTICLE 6. Property Transfer

- A. To the extent that the Sponsor provides any material associated with the Project, and to the extent that performance of the requirements of this Project results in the creation of assets constructed, emplaced, or installed by the Sponsor, all such material (buildings, equipment, systems, components, cable enclosures, etc.) and assets will be transferred to and become the property of the FAA upon project completion. For purposes of this Article 6, "project completion" means that FAA has inspected the specific equipment or construction and has accepted it as substantially complete and ready for use. The creation of an additional agreement will not be required unless such other agreement is required by the laws of the state in which the subject property is located. The Sponsor and FAA acknowledge by execution of this agreement the FAA will accept the fundamental responsibilities of ownership by assuming all operations and maintenance requirements for all property transferred to the FAA. The transfer of asset(s) will occur on the date the asset(s) is placed in service. It has been determined the subject transfer(s) to FAA is in the best interest of both the Sponsor and FAA.
- B. In order to ensure that the assets and materials subject to this Article remain fully accounted-for and operational, the Sponsor will provide the FAA any additional documents and publications that will enhance the FAA's ability to manage, maintain and track the assets being transferred. Examples may include, but are not limited to, operator manuals, maintenance publications, warranties, inspection reports, etc. These documents will be considered required hand-off items upon Project completion.

ARTICLE 7. Estimated Costs

The estimated FAA costs associated with this Agreement are as follows:

DESCRIPTION OF REIMBURSABLE ITEM	ESTIMATED COST
Labor	
Engineering Support	\$33,442.40
Environmental Support	\$13,346.00
Labor Subtotal	\$46,788.40
Labor Overhead	\$9,301.53
Total Labor	\$56,089.93
Non-Labor	
Engineering Travel	\$5,000.00
Environmental Travel	\$1,254.80
Environmental HAZMAT Surveys and Testing	\$20,000.00
Non-Labor Subtotal	\$26,254.80
Non-Labor Overhead	\$2,100.38
Total Non-Labor	\$28,355.18
TOTAL ESTIMATED COST	\$84,445.11

ARTICLE 8. Period of Agreement and Effective Date

The effective date of this Agreement is the date of the last signature. This Agreement is considered complete when the final invoice is provided to the Sponsor and a refund is sent or payment is received as provided for in Article 9 of this Agreement. This Agreement will not extend more than five years beyond its effective date.

ARTICLE 9. Reimbursement and Accounting Arrangements

- A. The Sponsor agrees to prepay the entire estimated cost of the Agreement. The Sponsor will send a copy of the executed Agreement and submit full advance payment in the amount stated in Article 7 to the Reimbursable Receipts Team listed in Section C of this Article. The advance payment will be held as a non-interest bearing deposit. Such advance payment by the Sponsor must be received before the FAA incurs any obligation to implement this Agreement. Upon completion of this Agreement, the final costs will be netted against the advance payment and, as appropriate, a refund or final bill will be sent to the sponsor, except as described in section D of this Article. Per U.S. Treasury guidelines, refunds under \$1.00 will not be processed. Additionally, FAA will not bill the sponsor for amounts less than \$1.00.
- B. The Sponsor certifies that arrangements for sufficient funding have been made to cover the estimated costs of the Agreement.

- C. The Reimbursable Receipts team is identified by the FAA as the billing office for this Agreement. The preferred method of payment for this agreement is via Pay.Gov. The sponsor can use a check or credit card to provide funding in this manner and receipt-processing time is typically within 3 working days. Alternatively, the sponsor can mail the payment to the address shown below. When submitting funding by mail, the Sponsor must include a copy of the executed Agreement and the full advance payment. All payments mailed to the FAA must include the Agreement number, Agreement name, Sponsor name, and project location. Payments submitted by mail are subject to receipt-processing delay of up to 10 working days.

FAA payment remittance address using USPS is:

DOT/FAA/ESC
P.O. Box 25770
AMK-322 – MPB 328
Oklahoma City, OK 73125

FAA payment remittance address using Fed Ex (overnight) is:

DOT/FAA/ESC
AMK-322 – MPB328
6500 S. MacArthur Blvd.
Oklahoma City, OK 73125

The Sponsor hereby identifies the office to which the FAA will render bills for the project costs incurred as:

Texarkana Regional Airport
Attn: Ferdinand Paul Mehrlich III
Executive Director of Aviation
2600 TXK Blvd.
Texarkana, Arkansas 71854
Telephone: (870) 774-2171
Email: Director@TXKAirport.com

- D. The FAA will accept payments under this Article from only one of two sources: either (1) the Sponsor or (2) a Third Party on behalf of the Sponsor, and the same source must make all required payments. If a Third Party makes the payments, then any refund due from FAA upon completion of the Agreement will be returned to that Third Party.
- E. The FAA will provide the Sponsor a quarterly Statement of Account of costs incurred against the advance payment.
- F. The cost estimates contained in Article 7 are expected to be the maximum costs associated with this Agreement, but may be amended to recover the FAA's actual costs. If during the course of this Agreement actual costs are expected to exceed the

estimated costs, the FAA will notify the Sponsor immediately. The FAA will also provide the Sponsor an amendment to the Agreement which includes the FAA's additional costs. The Sponsor agrees to prepay the entire estimated cost of the amendment. The Sponsor will send a copy of the executed amendment to the Agreement to the Reimbursable Receipts Team with the additional advance payment. Work identified in the amendment cannot start until receipt of the additional advance payment. In addition, in the event that a contractor performing work pursuant to the scope of this Agreement brings a claim against the FAA and the FAA incurs additional costs as a result of the claim, the Sponsor agrees to reimburse the FAA for the additional costs incurred whether or not a final bill or a refund has been sent.

ARTICLE 10. Changes and Amendments

Changes and/or amendments to this Agreement will be formalized by a written amendment that will outline in detail the exact nature of the change. Any amendment to this Agreement will be executed in writing and signed by the authorized representative of each party. The parties signing this Agreement and any subsequent amendment(s) represent that each has the authority to execute the same on behalf of their respective organizations. No oral statement by any person will be interpreted as amending or otherwise affecting the terms of the Agreement. Any party to this Agreement may request that it be amended, whereupon the parties will consult to consider such amendments.

ARTICLE 11. Termination

In addition to any other termination rights provided by this Agreement, either party may terminate this Agreement at any time prior to its expiration date, with or without cause, and without incurring any liability or obligation to the terminated party other than payment of amounts due and owing and performance of obligations accrued, in each case on or prior to the termination date, by giving the other party at least thirty (30) days prior written notice of termination. Payment of amounts due and owing may include all costs reimbursable under this Agreement, not previously paid, for the performance of this Agreement before the effective date of the termination; the total cost of terminating and settling contracts entered into by the FAA for the purpose of this Agreement; and any other costs necessary to terminate this Agreement. Upon receipt of a notice of termination, the receiving party will take immediate steps to stop the accrual of any additional obligations which might require payment. All funds due after termination will be netted against the advance payment and, as appropriate, a refund or bill will be issued.

ARTICLE 12. Order of Precedence

If attachments are included in this Agreement and in the event of any inconsistency between the attachments and the terms of this Agreement, the inconsistency will be resolved by giving preference in the following order:

- A. This Agreement
- B. The attachments

ARTICLE 13. Legal Authority

This Agreement is entered into under one or more of the following authorities: 49 U.S.C. § 106(l), 31 U.S. Code 6505 Intergovernmental Cooperation Act. Nothing in this Agreement will be construed as incorporating by reference or implication any provision of Federal acquisition law or regulation.

ARTICLE 14. Disputes

Where possible, disputes will be resolved by informal discussion between the parties. In the event the parties are unable to resolve any dispute through good faith negotiations, the dispute will be resolved by alternative dispute resolution using a method to be agreed upon by the parties. The outcome of the alternative dispute resolution will be final unless it is timely appealed to the Administrator, whose decision is not subject to further administrative review and, to the extent permitted by law, is final and binding (see 49 U.S.C. § 46110).

ARTICLE 15. Warranties

The FAA makes no express or implied warranties as to any matter arising under this Agreement, or as to the ownership, merchantability, or fitness for a particular purpose of any property, including any equipment, device, or software that may be provided under this Agreement.

ARTICLE 16. Insurance

The Sponsor will arrange by insurance or otherwise for the full protection of itself from and against all liability to third parties arising out of, or related to, its performance of this Agreement. The FAA assumes no liability under this Agreement for any losses arising out of any action or inaction by the Sponsor, its employees, or contractors, or any third party acting on its behalf.

ARTICLE 17. Limitation of Liability

To the extent permitted by law, the Sponsor agrees to indemnify and hold harmless the FAA, its officers, agents and employees from all causes of action, suits or claims arising out of the work performed under this Agreement. However, to the extent that such claim

is determined to have arisen from the act or omission by an officer, agent, or employee of the FAA acting within the scope of his or her employment, this hold harmless obligation will not apply and the provisions of the Federal Tort Claims Act, 28 U.S.C. § 2671, et seq., will control. The FAA assumes no liability for any losses arising out of any action or inaction by the Sponsor, its employees, or contractors, or any third party acting on its behalf. In no event will the FAA be liable for claims for consequential, punitive, special and incidental damages, claims for lost profits, or other indirect damages.

ARTICLE 18. Civil Rights Act

The Sponsor will comply with Title VI of the Civil Rights Act of 1964 relating to nondiscrimination in federally assisted programs.

ARTICLE 19. Protection of Information

The parties agree that they will take appropriate measures to identify and protect proprietary, privileged, or otherwise confidential information that may come into their possession as a result of this Agreement.

ARTICLE 20. Security

In the event that the security office determines that the security requirements under FAA Order 1600.1F applies to work under this Agreement, the FAA is responsible for ensuring that security requirements, including compliance with AMS clause 3.14.2, Contractor Personnel Suitability Requirements are met.

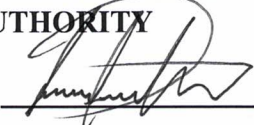
ARTICLE 21. Entire Agreement

This document is the entire Agreement of the parties, who accept the terms of this Agreement as shown by their signatures below. In the event the parties duly execute any amendment to this Agreement, the terms of such amendment will supersede the terms of this Agreement to the extent of any inconsistency. Each party acknowledges participation in the negotiations and drafting of this Agreement and any amendments thereto, and, accordingly that this Agreement will not be construed more stringently against one party than against the other. If this Agreement is not executed by the Sponsor within 120 calendar days after the FAA transmits it to the Sponsor, the terms contained and set forth in this Agreement shall be null and void. Additionally, the FAA expects this agreement to be funded within 120 days of execution, if funding is not received by that date; the FAA may exercise the right to renegotiate estimated costs.

AGREED:**FEDERAL AVIATION
ADMINISTRATION**

SIGNATURE Bradley K. Logan
NAME Bradley K. Logan
TITLE Contracting Officer
DATE 4/22/2025

**TEXARKANA AIRPORT
AUTHORITY**

SIGNATURE 
NAME Ferdinand Mehlisch
TITLE Executive Director
DATE 4/22/25

WORK ORDER NO. 9

ENGINEERING & CONSTRUCTION RELATED SERVICES

FOR

RUNWAY 4 500' EXTENSION - CONSTRUCTION

TEXARKANA REGIONAL AIRPORT (TXK)

TEXARKANA, ARKANSAS

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

ARTICLE 1

The AUTHORITY intends to construct a 500-foot extension of Runway 4 at the Texarkana Regional Airport. McClelland Consulting Engineers, Inc. is pleased to provide this proposal for services during construction associated with the Runway 4 Extension project and associated NAVAID and electrical design.

The ENGINEER will complete the following summary of services under Work Order No. 9. Subsequent Work Orders will be developed as other needs arise. The engineering design services for Runway 4-22 Extension & Strengthening were provided under separate work orders. The services during construction for Runway 4-22 Strengthening will be provided under a separate work order. The engineering design services and services during construction for Taxiway Delta Extension are included in a separate work order.

SECTION 1 – SCOPE OF SERVICES

Task No. 1 - FAA NAVAID Design

- The ENGINEER shall attend a kickoff meeting with airport sponsor, FAA Airports District Office (ADO), and FAA Tech Ops.
- The ENGINEER shall confirm project objectives, runway end, approach type, and phasing.
- The ENGINEER shall review applicable FAA Orders, siting criteria, and design standards.
- The ENGINEER shall verify runway geometry and thresholds.
- The ENGINEER shall analyze grading tolerances and terrain sensitivity.
- The ENGINEER shall confirm line-of-sight and signal critical areas.
- The ENGINEER shall identify impacts to Runway Safety Area (RSA) and Object Free Area (OFA).
- NAVAIDs to be included in design are the Runway 4 ILS and DME antenna relocation, Runway 4 PAPI, and Runway 22 Glideslope antenna and new shelter. The NAVAID Design drawings shall include, but is not limited to:
 - Duct bank and conduit routing
 - Power service coordination (utility and airfield electrical vault)
 - Grounding and lightning protection systems

- Equipment shelters (FAA-provided or site-adapted)
- Interface with existing airfield lighting systems (for PAPI)
- Fiber/communication connections if required
- Coordinate with FAA for equipment specifications and requirements
- Ensure site design accommodates FAA-furnished equipment
- Confirm mounting, clearances, and environmental requirements
- Incorporate FAA standard details and drawings
- The ENGINEER will develop a schedule of milestone activities for this project. Along with these milestones, the ENGINEER will develop goals and team member assignments. At a minimum, weekly design team meetings will be held and minutes kept throughout the design of the project. Completed tasks will be reviewed and new task assigned. A complete QC review of the plans will be conducted at 3 intervals during the design period.
- The ENGINEER shall prepare and submit the Design Engineer's Report, design drawings, and technical specifications to the FAA and the Airport for review and comment at the 60 percent, 90 percent, and final (100 percent) design submittal stages.
- The ENGINEER shall address any review comments from the FAA or Owner.
- The ENGINEER shall prepare technical specifications in accordance with the current FAA AC 150/5370-10 and FAA standards.
- The ENGINEER will prepare a list of construction work items and their associated quantities. Using these items, a detailed estimate of costs will be developed.

Task No. 2 - Grant Preparation & Administration

- The Engineer will assist the Owner in preparing for submission to the FAA the necessary grant application for funding of this project. The Engineer will also assist the Owner with the administration of the grant (i.e. monthly progress updates, Grant close-out, grant certifications and etc.). Once this project is closed out by the FAA, the Engineer will assist the Owner in preparing a grant application to ADA. The Engineer will attend the ADA meeting when this application is to be reviewed for approval.
- Prepare and submit grant application (SF-424 and FAA form 5100-100 Part II, Sections A, B, & C, Part III, Sections A, B, C, D, E, & Part IV narrative) - AIP sponsor certifications.
- The ENGINEER will prepare monthly Request for Reimbursements (RFRs) for the Owner to submit to the DELPHI website.
- Update Exhibit "A" – Airport Property Map as required for the FAA grant application.
- Prepare FAA final Closeout Documentation report, including AIP Distribution of Funds Spreadsheet, FAA Form 271, and FAA Form 425 for the Owner to submit to FAA.

Task No. 3 - Construction Contract Administration

- The ENGINEER will attend on-site construction milestone and phasing meetings, and represent the OWNER, as needed, at any other meetings pertaining to the project.

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

Task No. 4 - Materials Testing Services

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

Task No. 5 - Construction Support Services

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

- The ENGINEER will provide Construction Support Services for a construction period of 10 months. Any services during construction required after a construction period of 10 months will be billed at an hourly rate plus expenses, see attached current hourly rate schedule.
- The ENGINEER will prepare paperwork to pause contract times between phases as necessary for parking lot closure plans.

Not Included are:

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

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

See Appendix "B" for Project Sketch.

ARTICLE 2

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

SECTION 2 - PAYMENT

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

Task No. 1 FAA NAVAID Design.....	\$160,485.00
Task No. 2 Grant Preparation & Administration	\$20,269.58
Task No. 3 Construction Contract Administration	\$107,643.31
Task No. 4 Materials Testing Services	\$117,625.16
Task No. 5 Construction Support Services	\$303,720.47
TOTAL FEE	\$709,743.52

Reimbursable Costs

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

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

ARTICLE 5

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

FOR TEXARKANA REGIONAL AIRPORT AUTHORITY

By: _____
Russell Henderson
Interim Executive Director of Aviation

Dated the ____ day of _____, 2026

Attest: _____

FOR McCLELLAND CONSULTING ENGINEERS, INC.

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

Dated the ____ day of _____, 2026

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

Appendix A

Texarkana Regional Airport
Runway 4 500' Extension - Construction
April, 2026



FAA NAVAID Design	\$160,485.00
Grant Preparation & Administration	\$20,269.58
Construction Contract Administration	\$107,643.31
Materials Testing Services	\$117,625.16
Construction Support Services	\$303,720.47
Total Professional Fees	\$709,743.52

TEXARKANA REGIONAL AIRPORT Runway 4 Taxiway Extension and NAVAID Improvements - Design Proposal Aviation Alliance, Inc. Manhour Detail And Fee Summary (08/05/2024)						
		Project Manager	Senior Engineer	Designer	Senior Support Staff	TOTALS
DESIGN PHASE						
1	Project Administration	8			2	10
2	Load and configure horizontal geometry (AutoCAD)			2		2
3	Prepare for and participate in design meetings via telecon		12			12
4	Coordinate design issues with Prime consultant		12			12
5	Review and configure survey base files			6		6
6	Develop 60% lighting, signage, and NAVAIDS Demolition Plans		4	8		12
7	Develop 60% edge lighting and signage layout		4	8		12
8	Develop 60% NAVAIDS (LOC, DME, PAPI, GS) Layout		24	48		72
9	Develop 60% list of technical specification		1		1	2
10	Develop 60% design narrative		2			2
11	Quality assurance review	8			8	16
12	Develop 60% quantities/cost projection		2	4		6
13	Prepare 60% submittal plans, cost projection, and technical specification outline		1	4	1	6
14	Prepare for and attend 60% review meeting (Telecon)		1			1
15	Respond to 60% review comments	1	4			5
16	Develop 90% demolition Plans		2	4		6
17	Develop 90% lighting and signage details					0
18	Develop 90% lighting and signage circuitry		2	4		6
19	Develop 90% NAVAID details		64	120		184
20	Develop 90% technical specifications		4		1	5
21	Develop 90% design narrative		2		1	3
22	Quality assurance review	8			8	16
23	Develop 90% quantities/cost projection		2	4		6
24	Prepare 90% submittal plans, cost projection, and technical specifications		1	4	1	6
25	Prepare for and attend 90% review meeting (Telecon)		1			1
26	Respond to 90% review comments	1	8	4	1	14
27	Finalize lighting, signage, and NAVAID plans		18	28		46
28	Finalize technical specifications		2		1	3
29	Finalize design narrative		1		1	2
30	Quality assurance review	8			8	16
31	Finalize quantities/cost projection		3	6		9

TEXARKANA REGIONAL AIRPORT						
Runway 4 Taxiway Extension and NAVAID Improvements - Design Proposal						
Aviation Alliance, Inc. Manhour Detail And Fee Summary (08/05/2024)						
		Project Manager	Senior Engineer	Designer	Senior Support Staff	TOTALS
32	Prepare 100% submittal		1	4	1	6
33	Address 100% review comments	1	2	8	1	12
34	Quality assurance review	4			4	8
35	Submit IFB documents		1	4	1	6
TOTAL HOURS		39	181	270	41	531
TOTAL LABOR		\$ 18,848	\$ 79,459	\$ 53,357	\$ 7,321	\$ 158,985
DIRECT EXPENSES (Travel, Deliveries, Etc.)						\$ 1,500
TOTAL DESIGN FEE						\$ 160,485
Billing Rates (2025)		\$ 483.28	\$ 439.00	\$ 197.62	\$ 178.55	

31 No. of Drawings Anticipated

- 1 Airfield Demo
- 1 Airfield Layout
- 1 Signage Installation Detail
- 1 Signage Schedule
- 1 Trench And Junction Structure Details
- 8 LOC/DME Details
- 10 GS Details
- 7 PAPI Details
- 1 Overall NAVAIDS

Assumptions:

1. Centerline lighting is not included

2. Runway 22 Glide slope location is not moving
(new shelter and foundation, new antenna tower)

3. ASOS is not changing (protect in place)

Texarkana Regional Airport
Runway 4 500' Extension - Construction
Grant Preparation & Administration



Tasks	Principal - III	Project Manager - VI	Project Manager - III	Project Designer - VI	Project Designer - III	Project Accountant - II
	\$75.08	\$65.38	\$52.93	\$46.39	\$35.78	\$25.88
	hr	hr	hr	hr	hr	hr
Complete FAA Grant Application		5			7	
Review Grant Application w/ Owner	1	2				
Grant Submittal to FAA		1	1			
Prepare Monthly Invoices (10)		5	10			18
Monthly Drawdowns (RFR) (10)		5	10		10	
Monthly progress updates to FAA (10)		5	10		10	
Grant close-out Report	1	2	2		10	
Prepare Final Financial Documents - SF 271, SF 425 & Distribution of Funds Spreadsheet		2	2		5	
Prepare ADA grant Application		2	2		2	
Attend ADA Meeting for Grant Application Review	1	2				

Hour Subtotal 3 31 37 0 44 18

Salary Costs \$225.24 \$2,026.78 \$1,958.41 \$0.00 \$1,574.32 \$465.84

SUBTOTAL SALARIES \$6,250.59

Labor and General Administrative Overhead \$11,227.31

Direct Non-Labor Expenses

Document Printing, Reproductions \$110.00
Supplies \$35.00
Postage, Freight \$25.00

SUBTOTAL - Direct Non-Labor Expenses \$170.00 \$170.00

Subtotal \$17,647.90

Profit (15%) \$2,621.68

TOTAL FEE \$20,269.58

Texarkana Regional Airport
Runway 4 500' Extension - Construction
Construction Contract Administration



Tasks	Principal - III	Project Manager - VI	Project Manager - III	Project Designer - VI	Project Designer - III	Draftsman - III	Spec Writer - II	Project Accountant - IV	Project Accountant - II
	\$75.08 hr	\$65.38 hr	\$52.93 hr	\$46.39 hr	\$35.78 hr	\$28.37 hr	\$29.00 hr	\$41.40 hr	\$25.88 hr
Coordination w/Owner	4	8	12						
Attend Board Meeting (10)	20	20							
Shop drawing & submittal review		4	12	20	20				
Prepare QA/QC Manual		1	2		4				
Review/Approve Contractors QC Manual	1	1			2				
QA/QC compliance review	1	1	2	2					
Periodic pay estimates (10)		1	4	6	12				
Prepare Change orders		2	4	4	4				
Preparation/distribution of meeting minutes			10						
Prepare As-built drawings		1		4		5			
Summary of Material Testing Report to FAA		1		10					
Prepare punch-list		2			2				
Attend Final Inspection	9	9							
Reconciliation C. O.		1	1	1	1				
Close-out and coordination meetings	2	2	2						
Hour Subtotal	37	54	49	47	45	5	0	0	0

Salary Costs	\$2,777.96	\$3,530.52	\$2,593.57	\$2,180.33	\$1,610.10	\$141.85	\$0.00	\$0.00	\$0.00
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SUBTOTAL SALARIES \$12,834.33

Labor and General Administrative Overhead \$23,871.85

Direct Non-Labor Expenses

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

Subconsultants

Aviation Allaince	\$64,839.00
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SUBTOTAL - Direct Non-Labor Expenses \$65,431.20

Subtotal \$102,137.38

Profit (15%) \$5,505.93

TOTAL FEE \$107,643.31

Texarkana Regional Airport
Runway 4 500' Extension - Construction
Materials Testing Services



Tasks	Principal - III	Project Manager - VI	Project Manager - III	Project Designer - VI	Soils Lab Tech IV	Soils Lab Tech II	Geotech Clerical IV	Geotech Engr I	CMT Supervisor/ Const. Obs
	\$75.08	\$65.38	\$52.93	\$46.39	\$25.00	\$20.50	\$25.00	\$64.36	\$33.60
	hr	hr	hr	hr	hr	hr	hr	hr	hr
Perform materials testing/Coordinate with Contractor					100	50			100
Materials Testing Results/Reports					75	25	100	40	80
Verify compliance with FAA specifications		20							80
Review test results and notify contractor of deficiencies	1	5					5	5	20
Maintain QA/QC documentation for FAA compliance									
Hour Subtotal	1	25	0	0	175	75	105	45	280

Salary Costs	\$75.08	\$1,634.50	\$0.00	\$0.00	\$4,375.00	\$1,537.50	\$2,625.00	\$2,896.20	\$9,408.00
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SUBTOTAL SALARIES \$22,551.28

Labor and General Administrative Overhead \$41,945.38

Direct Non-Labor Expenses

Document Printing, Reproductions	\$0.00
Supplies	\$0.00
Mileage (\$0.705/Mi for 10 trips, 280 mi/trip)	\$1,974.00
Postage, Freight	\$0.00

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

Subtotal \$66,470.66

Profit (15%) \$9,674.50

TOTAL HOURLY FEE \$76,145.16

Testing	Quantity of Tests	Cost Per Test	Testing Costs
P-152 Excavation, Subgrade, and Embankment Densities	20	\$50.00	\$1,000.00
P-152 Laboratory Proctors	4	\$220.00	\$880.00
P-209 Crushed Agg. Base Courses Densities	20	\$50.00	\$1,000.00
P-209 Crushed Agg. Base Course Gradation	6	\$200.00	\$1,200.00
P-156 Cement-Treated Agg. Base Courses Densities	20	\$50.00	\$1,000.00
P-610 Concrete Cylinders	52	\$50.00	\$2,600.00
ARDOT-303 Class 7 Base Course	3	\$50.00	\$150.00
ARDOT-407 Asphalt Bulk Sample	3	\$750.00	\$2,250.00
ARDOT-407 Asphalt Core	4	\$100.00	\$400.00
P-401 Asphalt Paving Bulk Samples	8	\$1,150.00	\$9,200.00
P-401 Asphalt Paving Cores	32	\$100.00	\$3,200.00
P-403 Asphalt Paving Bulk Samples	12	\$1,150.00	\$13,800.00
P-403 Asphalt Paving Cores	48	\$100.00	\$4,800.00

TOTAL TESTING FEE \$41,480.00

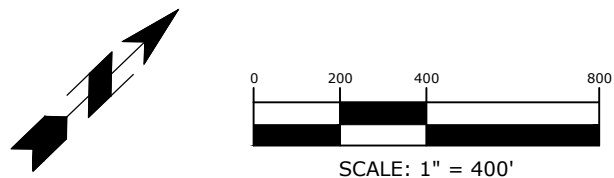
TOTAL FEE \$117,625.16

Texarkana Regional Airport
Runway 4 500' Extension - Construction
Construction Support Services



Tasks	Principal - III	Project Manager -VI	Project Manager - III	Project Designer - VI	Project Designer - III	Draftsman - III	Spec Writer - II	Const. Obs. - IV
	\$75.08	\$65.38	\$52.93	\$46.39	\$35.78	\$28.37	\$29.00	\$33.60
	hr	hr	hr	hr	hr	hr	hr	hr
Construction Observation								1500
Coordination with FAA	5	20	20	10				
Coordination with Owner	5	35	35	20	10	5		
Respond to Field Questions	50	120	120	60	30	30		100
Site Visits (By Engr. Staff)	27	36	9	9				
Review of Contractors Marked up As-Built Drawings	4	4	4	4		4		
Hour Subtotal	91	215	188	103	40	39	0	1600
Salary Costs	\$6,832.28	\$14,056.70	\$9,950.84	\$4,778.17	\$1,431.20	\$1,106.43	\$0.00	\$53,760.00
SUBTOTAL SALARIES						\$91,915.62		
Labor and General Administrative Overhead						\$170,963.05		
Direct Non-Labor Expenses								
Document Printing, Reproductions						\$0		
Postage, Freight						\$0		
Mileage (\$0.705/Miles for 2000 miles)						\$1,410		
SUBTOTAL - Direct Non-Labor Expenses						\$1,410		
Subtotal						\$264,288.67		
Profit (15%)						\$39,431.80		
TOTAL FEE						\$303,720.47		

Appendix B



PROJECT KEY

- TAXIWAY DELTA CONSTRUCTION (COMPLETE, NOT SHOWN IN AERIAL)
- RUNWAY 4-22 500' EXTENSION
- TAXIWAY DELTA EXTENSION (NOT PART OF THIS CONTRACT)

EXISTING RUNWAY 4-22 LENGTH = 6,602' | PROPOSED RUNWAY 4-22 LENGTH = 7,102'



2026-063 ATTH 04

TEXARKANA REGIONAL AIRPORT

TEXARKANA, AR | RUNWAY 4-22 500-FOOT EXTENSION SKETCH 04.14.2026

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:

2026-063

Briefing Sheet

Department:	Admin	Action Officer:	Jennifer Evans, City Secretary
Subject:	Resolution No. 2026-077 approving the submission of the 2026 Homeland Security Grant Application to the Ark-Tex Council of Governments to purchase six (6) mobile radios for an amount not to exceed \$52,552.88 that will be funded 100% by the grant.		
Briefing:	Public Hearing:	Council Vote:	

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

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

The Homeland Security Grant is a perennial grant that is 100% funded and, therefore, is no cost to the city.

Potential Options:

Approve or Deny

Fiscal Implications:

Grant is funded 100%

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. 2026-077

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

SECTION 3: The city designates the Chief Financial Officer as the financial officer for the grant.

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 **11th day of May, 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:

Briefing Sheet

Department:	Planning, Community Dev. & Health	Action Officer:	John Solomon, Planning Coordinator
Subject:	Resolution No. 2026-078 authorizing the City Manager to execute a contract with Holistic Utility Solutions to provide HVAC upgrades at the Southwest Center using an energy conversation office grant in an amount not to exceed \$250,000.		
Briefing:	5/11/2026	Public Hearing:	5/11/2026
		Council Vote:	5/11/2026

Item Schedule:

One Meeting Consent Agenda

Updates/History of Briefing:

The Southwest Center controls upgrade project began with the City's effort to obtain SECO grant funding to improve the facility's HVAC control system. Resolution No. 2025-102 authorized submission of the grant application for that work. Resolution No. 2026-078, now before Council, would authorize the City Manager to enter into a contract with Holistic Utility Solutions, using the awarded grant funds, to complete the HVAC control upgrades at the Southwest Center in an amount not to exceed \$250,000. If approved, this action would advance the project from funding approval to implementation.

Executive Summary and Background Information:

The Southwest Center controls upgrade project began with the City's effort to obtain SECO grant funding to improve the facility's HVAC control system. Resolution No. 2025-102 authorized submission of the grant application for that work. Resolution No. 2026-078, now before Council, would authorize the City Manager to enter into a contract with Holistic Utility Solutions, using the awarded grant funds, to complete the HVAC control upgrades at the Southwest Center in an amount not to exceed \$250,000. If approved, this action would advance the project from funding approval to implementation.

Potential Options:

Approve / Deny

Fiscal Implications:

Grant award, no impact to city budget, project must be complete by 31AUG26.

Staff Recommendation:

Recommend Approval.

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-078

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH HOLISTIC UTILITY SOLUTIONS USING FUNDS AWARDED UNDER THE STATE ENERGY CONSERVATION OFFICE (SECO) ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) MUNICIPALLY OWNED BUILDING ENERGY EFFICIENCY RETROFITS GRANT FOR HVAC CONTROL UPGRADES AT THE SOUTHWEST CENTER IN AN AMOUNT NOT TO EXCEED \$250,000; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, has been awarded grant funds in the amount of \$250,000 through the State Energy Conservation Office (SECO) Energy Efficiency and Conservation Block Grant (EECBG) Municipally Owned Building Energy Efficiency Retrofits Grant (the “Grant”); and

WHEREAS, the City desires to utilize these Grant funds to implement eligible energy efficiency retrofit improvements to the Southwest Center in accordance with the Grant requirements; and

WHEREAS, the City Council finds it is in the best interest of the City to authorize the City Manager to execute a contract with Holistic Utility Solutions to provide the services and/or improvements funded by the Grant, in an amount not to exceed \$250,000, subject to compliance with all applicable Grant conditions and City procurement requirements.

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

SECTION 1. The City Council hereby approves and authorizes the City Manager to execute a contract with Holistic Utility Solutions for services and/or improvements associated with the SECO EECBG Municipally Owned Building Energy Efficiency Retrofits Grant, using Grant funds, in an amount not to exceed \$250,000.

SECTION 2. The City Manager is further authorized to execute any and all related documents, certifications, and other instruments necessary to carry out the intent of this Resolution, consistent with Grant requirements and City policy.

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

PASSED AND APPROVED in Regular Council Session on this the **11th day of May, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



Proposal #02192026-01

Southwest Center HVAC Controls

TIPS Contract # 23010402 - Trades, Labor, and Materials (JOC)

From: Holistic Utility Solutions

129 S. Main St. Suite 260
Grapevine, TX 76051

Contact:

Ira Nicodemus

Phone/Email:

214-384-3819/ ira@HolisticUS.com

To: Keith Beason

City of Texarkana, TX
4303 N Park Rd
Texarkana, TX 75503

Date:

February 19, 2026

Project:

Southwest Center HVAC Controls

Cost of Services.....\$250,000 + bonding

Scope of Services

This proposal is for turnkey installation of HVAC control systems improvement at the Southwest Center. Details of scope below.

A. Electrical

1. Provide and install conduit and wiring for AHU-1 and AHU-2 fans, actuators, and sensors.
2. Add VFDs to AHU-1 and AHU-2 **fan motors** (includes VFDs, VFD enclosures, and enclosure cooling fans).
3. Provide and replace one **7.5 HP motor** on AHU-1 (10 HP motor on AHU-2 serving Gym is newer and will remain)
4. Provide and install **two (2) transformers** (110V→24V): one in the JACE panel enclosure and one in the CUP enclosure.
5. Provide and install new **2-conductor wiring** from centralized transformers to **fifteen (15) zone damper actuators**.
6. Provide and install new **2-conductor control wiring** daisy-chained between zone thermostats
7. Provide and install **fifteen (15)** thermostats
8. Provide and install **CUP controller enclosure** in the boiler room.
9. Provide and install conduit in the boiler room from the CUP enclosure to associated equipment.
10. Provide and install conduit and **8-conductor wiring** from the chiller to the CUP enclosure.
11. Provide and install **four (4) relays** for gym exhaust fan control (within existing gym switch panel enclosure).
12. Provide and install **four (4) current transducers (CTs)** to monitor gym exhaust fans (within existing gym switch panel enclosure).
13. Provide and install **two (2) relays and CTs** for bathroom exhaust fan control and monitoring
14. Provide and install **two (2) relays, and CTs** for the heating water (HW) and chilled water (CHW) pumps (in a new enclosure located under the existing gutter).
15. Provide and install **one (1) CT** in the existing gutter box for boiler monitoring.

**B. Controls / BMS**

1. **New Tridium-based BMS** for the building.
 - Furnish and install **one (1) JACE-9000** (control panel located in the AHU mechanical room).
 - Pre-program the JACE, AHU and CUP controllers, and I/O modules.
 - Pre-configure BACnet thermostats for zone controls.
 - Provide pre-construction submittals for review.
2. **AHU-1 and AHU-2**
 - Furnish and install a **BACnet field controller and I/O module** for each AHU.
 - **Provide** the following sensors/devices:
 - Cold-deck, hot-deck, and main discharge air temperature sensors for each AHU.
 - Return-air temperature and RH sensors for each AHU.
 - Duct static pressure sensor for **AHU-2**.
 - Install controllers and the JACE unit in the control panel.
 - **Terminate** all control points on the controllers
3. **CUP (Cooling/Heating Plant)**
 - Furnish and install **one (1) BACnet field controller and I/O module**.
 - **Provide** the following sensors/devices:
 - CHW supply and return temperature sensors.
 - HW supply and return temperature sensors.
 - One (1) outdoor air temperature/relative humidity (OAT/RH) sensor (mounting location to be determined by client).
 - **Terminate** all CUP control points; chiller/boiler terminations
4. **Commissioning, Graphics, Training, Closeout**
 - Commission the new system to verify all controllers, sensors, and devices/equipment furnished herein are functional.
 - Develop graphical interface for the BMS.
 - Provide owner training.
 - Provide BMS as-builts and submittals.
 - **Warranties (pass-through):** all hardware warranties per manufacturer

C. Mechanical

1. **Replace actuators:** Remove **fifteen (15)** existing 24V Carrier actuators and install **fifteen (15) Belimo 24V, spring-return, 0–10 VDC actuators**.
2. **Gym – hot-deck:** Replace existing 24V open/close actuator with a **Forta globe-valve actuator**, 24V power, 0–10 VDC control.
3. **Gym – cooling deck:** Install a **new 2-way, 3-inch water valve assembly** with 24V power and 0–10 VDC control; add a **new mixing air damper** on the AHU.
4. **Offices unit:** Install a **new 3-way, 3-inch mixing water valve** on the cold-deck circuit (24V power, 0–10 VDC control) and a **new mixing damper** on the AHU.
5. **Outside air:** Remove existing **30"×60"** manual outdoor-air damper and install a **new 30"×60" control damper** with a 24V, 0–10 VDC actuator.
6. Scope includes labor and miscellaneous materials necessary to complete the items listed above.



Clarifications & Exclusions

- Work is limited to items expressly listed above. Any additional devices, equipment replacements, ductwork, piping modifications beyond the specified valve/damper assemblies, structural modifications, cutting/patching/painting, insulation, firestopping, coring, roofing, and sealants are **excluded** unless noted.
- No test-and-balance (TAB), air or water balancing, or commissioning beyond the BMS functional checks
- Network infrastructure outside the BMS control network (IT switches, servers, licenses, domain/user administration, internet connectivity, etc.) is **by Owner**. The BMS will be accessible per the controls subcontractor's standard configuration.
- Power outages, lock-outs/tag-outs, after-hours work, premium time, and temporary cooling/heating are excluded unless specifically added via change order.
- Hazardous materials (e.g., asbestos, lead), concealed conditions, code upgrades triggered by existing deficiencies, and permit/inspection fees are excluded unless specifically included elsewhere by change order.
- Submittals/as-builts are included **only** for the BMS scope. No additional O&M manuals or record documents are included unless provided within the subcontractors' standard closeout for their furnished items.
- Warranties are pass-through only as provided by the respective manufacturers/subcontractors.

Change Management

Any scope not listed above—or scope changes arising from site conditions—will be documented and priced via written change order prior to proceeding.

Client Responsibility & Deliverables

City of Texarkana ("Customer") is responsible for understanding the proposed entire agreement including all incorporated and referenced documents as well as the applicable industry standards to which the work is performed. Customer also agrees to provide necessary data and site access as requested within a reasonable amount of time. By signing this agreement, the Customer confirms that they have read and accepted the Terms and Conditions.

Timeline

Customer will allow 120-days following contract execution for Holistic to complete the scope of services. If Customer delays provision of access or required data, the performance window shall be extended accordingly.

Payment Terms

Invoices are due within 30 days of receipt and subject to a 1.5% monthly interest for late payments.

*****SIGNATURE ON FOLLOWING PAGE*****

Proposal Acceptance

Signature

Date

Printed Name

Title



Terms & Conditions

A. **ENTIRE AGREEMENT.** These Terms and Conditions, in combination with those documents incorporating them by reference, constitute the entire agreement (the "Agreement") between Holisus, LLC, d.b.a. "Holistic Utility Solutions" ("Consultant") and City of Texarkana ("Client") to perform the described services (the "Services"), and all subsequent, mutually agreed change orders. This Agreement supersedes all prior proposals or negotiations between the parties with respect to the subject Services. These terms and conditions will also apply to any contract or purchase order document issued by the Client for future services, whether or not it is expressly incorporated. In the event of any conflict between these terms and conditions and the provisions of any purchase order or other document, these terms and conditions shall control unless the conflicting document expressly supersedes specific provisions hereof. This Agreement may not be modified except in a writing executed by both parties.

B. **SERVICES.** The Services will be performed in material compliance with the provisions of the Agreement. Client has reviewed the Agreement in detail and agrees that the Services are appropriate to meet Client's needs and requirements. Unless specified elsewhere in the Agreement, Consultant shall furnish all technical and professional services, including labor, material, supplies, equipment, transportation, accommodation, subsistence and supervision of Consultant personnel, to perform the Services. Client acknowledges that Consultant may utilize third-party service providers in the performance of its obligations hereunder. Consultant shall at all times be an independent contractor and no persons involved in connection herewith shall be considered employees of the Client for any purpose.

C. **FEES, INVOICING AND PAYMENT.** Charges for all services shall be invoiced and paid in accordance with the Schedule of Values to be provided within 30 days of contract execution. Payment is due upon receipt of the invoice and Client agrees that payments shall be made within thirty (30) days of presentation of the invoice. Amounts not paid within thirty (30) days shall be subject to a late payment charge equal to the lesser of one and one-half percent (1 1/2%) per month or the maximum amount allowed by applicable law. Should any invoice be in dispute, only that portion of the invoice in dispute may be held in abeyance until the dispute is resolved. Consultant may suspend or terminate further performance under this or other agreements with Client upon reasonable notice for the non-payment of invoices. Consultant shall have no responsibility or liability in connection with the Services, and Client shall have no right to rely on any report or other materials delivered, until all invoices have been paid in full. Consultant shall be entitled to all legal fees, including but not limited to attorney's fees associated with any attempt to collect on unpaid invoices associated with the Services.

D. **CONFIDENTIALITY.** Information which the Client identifies as confidential upon provision to Consultant and which is not publicly available will be treated as confidential in accordance with industry customs or standards. However, Consultant shall have no liability to Client or any third party for disclosure of confidential information in notifications or reports which reveal potential issues related to the health, safety or welfare of the general public; subject to court order or other mandate; and/or further subject to public policy considerations. Consultant shall have no liability to Client or any third party for notifications or reports made in accordance with such laws or orders and Client shall defend, indemnify and hold harmless Consultant from and against any and all claims, demands, liabilities, costs and expenses, including reasonable attorney's fees, incurred by Consultant in connection with such notifications or reports.

E. **LIMITATION OF LIABILITY.** NEITHER PARTY WILL BE LIABLE UNDER THIS AGREEMENT FOR ANY INDIRECT, INCIDENTAL, EXEMPLARY, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES INCLUDING, WITHOUT LIMITATION, ANY LOSS OF INCOME, PROFITS OR DATA OR DIMINUTION OF VALUE, EVEN IF THE OTHER PARTY HAS BEEN ADVISED OF, OR HAD REASON TO KNOW OF, THE POSSIBILITY OF SUCH DAMAGES. CLIENT AND CONSULTANT AGREE THAT CONSULTANT'S AGGREGATE LIABILITY TO THE CLIENT AND ALL THIRD PARTIES IN CONNECTION WITH THE SERVICES SHALL BE LIMITED TO GENERAL MONEY DAMAGES NOT TO EXCEED TWENTY FIVE THOUSAND DOLLARS (\$25,000.00). THIS LIMITATION SHALL APPLY REGARDLESS OF THE CAUSE OF ACTION OR LEGAL THEORY PLED OR ASSERTED. THE PARTIES ACKNOWLEDGE THAT THEY HAVE CONSIDERED THE ALLOCATION OF RISK PRESENTED BY THE PROVISIONS OF THIS PARAGRAPH AND THAT THE ALLOCATION IS REASONABLE UNDER ALL FACTS AND CIRCUMSTANCES SURROUNDING THE AGREEMENT.

F. **WARRANTY.** Consultant warrants that the Services will be performed in a good and workmanlike manner in accordance with prevailing standards and practices applicable to the Services. CONSULTANT EXPRESSLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

G. **TESTING.** Client recognizes and agrees that Consultant is acting as a bailee and at no time assumes title to samples collected in completion of the work and acknowledges that the act of testing may affect, alter or damage the property, terrain, vegetation, and/or building, structures and improvements at, in or upon the site. Client accepts such risk. Consultant will exercise reasonable efforts to limit such alteration or damage. Unless otherwise specifically agreed, Consultant will not be responsible for the cost of any required repair or restoration. Consultant may discard any and all samples immediately following analysis. Client may request, in writing, that any such samples be retained beyond such date, and in such case, Consultant will ship such samples to the location designated by Client, at Client's expense. Consultant may, upon written request, arrange for storage of samples at mutually agreed storage charges. This is the only notice of intention to discard samples that will be given.

H. **RELiance.** No party shall be allowed to use or rely on any report(s) or information generated in the completion of this project until payment in full is made to Consultant for any outstanding invoices related to the Services rendered. Client understands that Services governed by this Agreement are strictly for their sole use and benefit. The parties expressly agree that no third party, including, but not limited to, any heirs, devisees, representatives, successors, assigns, affiliates, and subsidiaries of the parties or any partnership, corporation or other entity controlled by the parties or which control the parties, may rely on or raise any claim relating to the Services or this Agreement.

I. **INDEMNIFICATION.** In the event that Client permits a third-party to rely upon this Agreement, the Services, and/or reports provided by Consultant in breach of Paragraph H of this Agreement and said third-party files a claim or lawsuit against Consultant relating to this Agreement, the Services, and/or reports provided by Consultant, Client agrees to indemnify and hold Consultant harmless from any damages, losses, liabilities, and costs, including, but not limited to, reasonable attorney fees, costs, and expert witness fees, arising from any such third-party claim or lawsuit.

J. **NON-SOLICITATION.** Client shall not hire nor solicit for employment any of Consultant's employees for a period of one (1) year subsequent to any services rendered by Consultant for Client. In the event of Client's breach of this covenant, Consultant may seek any and all remedies including but not limited to an injunction; attorney fees and costs to enforce this provision; and monetary damages based upon the employee's previous annual salary and all costs related to training.

K. **TERMINATION.** This Agreement may only be terminated prior to substantial completion of the services by Consultant, by mutual consent, or by notice by either party in writing. In the event of termination prior to completion of the Services (i) by Client for any reason, or (ii) by Consultant due to the breach of this Agreement by Client, Consultant reserves the right to complete such analyses and records as are necessary to place its files in order and, where considered by Consultant as necessary to protect its professional reputation, to complete a report on Services performed to date. Consultant shall have the right to receive a reasonable termination charge to cover such costs and to be compensated for all Services performed prior to and in connection with such termination. In the event of termination, client shall have no rights of use or reliance upon the work. Paragraphs A, C, D, E, F, I, J, K, L, M, N, O, P, Q and R shall survive termination.

L. **RESOLUTION OF DISPUTES.** This Agreement shall be governed by, subject to, and construed in accordance with the laws of the state of Texas, without regard to its conflict of law provisions or the conflict of law provisions of any other jurisdiction. With the exception of disputes arising from failure to pay any invoices or fees for services rendered, any claim, controversy, or action arising out of, or related to, this Agreement or the alleged breach thereof, shall be submitted to mandatory non-binding mediation through a third-party mediator to be agreed upon by the Consultant and the moving party. A "Notice of Mediation" shall be served by any party to commence the mediation process. The service of the Notice of Mediation shall stay the running of the limitations period set forth in Paragraph M herein for a period of 60 days unless a longer or shorter period of time is agreed to by the parties. In the event that the parties cannot reach a resolution through mediation, the parties may proceed to litigate their claims in Court. Any litigation so instituted shall be filed and litigated in the State Court of Texas, Tarrant County in accordance with the laws of the State of Texas, and subject to Paragraph L herein. With the exception of disputes arising from failure to pay invoices or fees for services rendered, each party shall pay the fees of its own attorneys, and the expenses of its witnesses and all other expenses connected with the presentation of its case.

M. **LIMITATIONS PERIOD.** Neither party shall initiate any claim or action against the other more than eighteen (18) months after the date from which all final reports for services performed by Consultant are submitted by Consultant to Client. The parties further expressly agree that this Limitations Period is reasonable, unambiguous and shall not be subject to modification or the delayed discovery rule unless expressly agreed to by the parties in writing.

N. **CORPORATE PROTECTION.** It is intended by the parties to this Agreement that Consultant's services in connection with the project shall not subject Consultant's employees, officers, or directors to any personal legal exposure for risks associated with this project. Therefore, the Client agrees that as Client's sole and exclusive remedy, any claim, demand or action shall be directed and/or asserted only against Consultant, a Texas corporation, and not against any of Consultant's employees, officers, or directors.



O. NO WAIVER. The failure of either party to exercise any right or remedy hereunder or to take any action permitted on a breach by the other party shall not be deemed a waiver of such right or remedy or of any other rights or subsequent breach of a like or different nature.

P. SEVERABILITY. The provisions of this Agreement are severable. The invalidity of any part of this Agreement shall not invalidate the remainder of the Agreement or the remainder of any portion hereof.

Q. RETENTION OF CONSULTANT'S DOCUMENTS. With the exception of Consultant submittals to Client, all documents, including, without limitation, historical research, field data, field notes, laboratory test data, calculations and analyses prepared as instruments of service shall remain the property of Consultant. Consultant will retain all pertinent records relating to the services performed for a period of eighteen months following the completion of Consultant's services. After this period, they may be discarded.

R. NO ASSIGNMENT. Neither party shall assign their rights under this Agreement to any third party, including, but not limited to, any heirs, devisees, representatives, successors, assigns, affiliates, and subsidiaries of the parties or any partnership, corporation or other entity controlled by the parties or which control the parties without the prior written consent of the other, which consent shall not be unreasonably withheld or delayed. Each party, and the person executing on behalf of such party, represent and warrant that such person has the full power and authority to bind the party represented.

S. SUBCONTRACTORS. Consultant may subcontract performance of any portion of the Services under this Agreement, provided that Consultant remains fully responsible for the supervision and performance of all subcontractors. Consultant shall be solely liable for any acts or omissions of its subcontractors in connection with the Services. Nothing in this Agreement shall create any contractual relationship between Client and any subcontractor.

T. FORCE MAJEURE. Neither party shall be liable for any delay or failure in performance under this Agreement resulting from acts of God, war, terrorism, labor disputes, civil disturbances, governmental actions, pandemics, material shortages, or other causes beyond its reasonable control. The party experiencing such an event shall notify the other party in writing within ten (10) business days of the occurrence. Performance times shall be extended for a period equal to the duration of the delay caused by such events.

U. DATA OWNERSHIP AND USAGE. All data, reports, and documents created or obtained by Consultant in the course of performing the Services, including but not limited to meter testing results, survey data, GIS files, and consumption analyses, shall remain the property of Consultant unless otherwise agreed in writing. Consultant grants Client a non-exclusive, royalty-free license to use such data for internal use related to the project. Consultant reserves the right to use de-identified data and findings for benchmarking, analytics, and future studies.

V. INSURANCE REQUIREMENTS. Each party shall maintain, at its own expense, insurance coverage customary for its operations and the services to be performed under this Agreement, including commercial general liability and, in the case of Consultant, professional liability/errors and omissions insurance with minimum limits of \$1,000,000 per claim and \$2,000,000 in the aggregate. Upon request, Consultant shall provide Client with certificates of insurance evidencing such coverage. The Client acknowledges that Consultant may rely on third-party subcontractors to carry additional coverage as applicable to their scope of work.

RESOLUTION NO. 2025-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE THE PURCHASE AND INSTALLATION OF HVAC CONTROLS AT THE SOUTHWEST CENTER IN AN AMOUNT NOT TO EXCEED TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000) TO BE FUNDED BY THE STATE ENERGY CONSERVATION OFFICE (SECO); AND TO APPROVE THE HVAC SYSTEMS AND CENTRAL CONTROLS IMPROVEMENTS AT CITY HALL IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FOURTEEN THOUSAND DOLLARS (\$114,000), TO BE FUNDED THROUGH THE ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) PROGRAM; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, has identified the need for HVAC and energy control system improvements at both the Southwest Center and City Hall facilities; and

WHEREAS, the HVAC controls at the Southwest Center are eligible for and will be funded through a State Energy Conservation Office (SECO) grant in the amount of two hundred fifty thousand dollars (\$250,000); and

WHEREAS, the HVAC systems and central controls at City Hall will be funded through an Energy Efficiency and Conservation Block Grant (EECBG) in the amount of one hundred fourteen thousand dollars (\$114,000), including seventy-six thousand four hundred forty dollars (\$76,440) in federal funds and thirty-eight thousand one hundred forty-five dollars and forty-four cents (\$38,145.44) in non-federal funds derived from program income from a prior EECBG Revolving Loan Fund grant; and

WHEREAS, these upgrades will improve building performance, energy efficiency, and occupant comfort, and will be executed in accordance with procurement policies and applicable grant requirements.

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

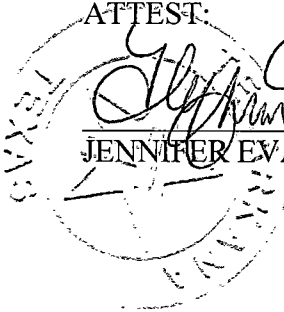
SECTION 1: The City Manager be and is hereby authorized to approve the purchase and installation of HVAC controls at the Southwest Center in an amount not to exceed two hundred fifty thousand dollars (\$250,000), to be funded through the State Energy Conservation Office.

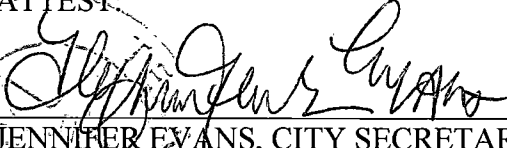
SECTION 2: The City Manager be and is hereby authorized to approve HVAC systems and central controls upgrades at City Hall in an amount not to exceed one hundred fourteen thousand dollars (\$114,000), to be funded through the Energy Efficiency and Conservation Block Grant program, consisting of seventy-six thousand four hundred forty dollars (\$76,440) in federal funds and thirty-eight thousand one hundred forty-five dollars and forty-four cents (\$38,145.44) in program income.

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

PASSED AND APPROVED in Regular Council Session on this the 14th day of July, 2025.

ATTEST:




JENNIFER EVANS, CITY SECRETARY


BOB BRUGGEMAN, MAYOR

6:20 p.m.

City of Texarkana, Texas

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

Mission & Vision		Values
Be a Thriving Regional Center for Education, Business and Culture.	☒ 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:

Briefing Sheet

Department:	Planning, Community Dev. & Health	Action Officer:	John Solomon, Planning Coordinator
Subject:	Resolution No. 2026-079 approving the proposed locations for Texas Historical Commission markers honoring Morris Sheppard, William Wright Patman, Corinne Griffith, Dorothea Church, as well as the relocation of the Scott Joplin marker, in order to support historically significant people, places, and resources.		
Briefing:	5/11/2026	Public Hearing:	5/11/2026
		Council Vote:	5/11/2026

Item Schedule:

Brief and vote on same day

Updates/History of Briefing:

N/A

Executive Summary and Background Information:

Executive Summary

The attached resolution requests City Council approval of proposed locations for several Texas Historical Commission markers and the relocation of the existing Scott Joplin marker within Texarkana, Texas. The markers would recognize Morris Sheppard, William Wright Patman, Corinne Griffith, Dorothea Church, while the Scott Joplin marker would be moved to a more visible interpretive location. Approval will support ongoing and future marker applications, installations, and relocations and advance the City's historic preservation and heritage tourism efforts.

Background Information

The Texas Historical Commission marker program helps communities recognize and share important local history. The proposed locations include Sheppard Park (Morris Sheppard and William Wright Patman), the Perot Theatre (Corinne Griffith and Dorothea Church), and the corner of 3rd and Main Streets for the relocated Scott Joplin marker. These proposed sites are on City-owned property. Council approval will support the City's continued efforts to preserve and interpret Texarkana's history.

Potential Options:

Approve / Deny

Fiscal Implications:

There will be no cost to the City for Corinne Griffith and Dorothea Church, as they are funded through the State. Markers ordered through the standard application process require a \$100 application fee for each submission. If approved, small markers cost \$1,500 and large markers cost \$2,500. The HLPC anticipates submitting applications for Morris Sheppard and John William Wright Patman during this spring cycle and, if approved, using funds from the HLPC budget to cover the \$5,000 cost of the two large markers. There is also no cost associated with relocating an existing marker.

Staff Recommendation:

Recommend Approval

Advisory Board/Committee Review:

Historic Landmark Preservation Commission Approved marker applications and locations on 24MAR26.

Board/Committee Recommendation:

Historic Landmark Preservation Commission recommends approval.

Advisory Board/Committee Meeting Date and Minutes:

Historic Landmark Preservation Commission 24MAR26.

RESOLUTION NO. 2026-079

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, APPROVING THE PROPOSED LOCATIONS OF
CERTAIN TEXAS HISTORICAL COMMISSION MARKERS AND THE
RELOCATION OF THE SCOTT JOPLIN MARKER WITHIN THE CITY
OF TEXARKANA, TEXAS; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City of Texarkana, Texas values the preservation, recognition, and promotion of the people, places, and events that have shaped the history and heritage of the community; and

WHEREAS, the Texas Historical Commission marker program provides an important opportunity to commemorate historically significant individuals, locations, and resources through the placement of official state historical markers; and

WHEREAS, the City Council finds it to be in the public interest to approve the proposed locations for certain Texas Historical Commission markers and the relocation of the Scott Joplin marker within the city; and

WHEREAS, the proposed marker locations and summaries are as follows:

1. Morris Sheppard
Proposed Location: Intersection of 5th and Olive Streets in Sheppard Park
Summary: Morris Sheppard was a prominent Texarkana native who served Texas in the United States Senate. Although he is buried at Hillcrest Cemetery in Texarkana, Sheppard Park is an appropriate location for the marker because it bears his name and provides a visible public setting to honor his legacy.
2. William Wright Patman
Proposed Location: Intersection of 5th and Olive Streets in Sheppard Park
Summary: William Wright Patman was a longtime United States Representative from Texarkana who played a major role in national and regional public policy. Although he is buried at Hillcrest Cemetery in Texarkana, Sheppard Park provides a fitting and accessible public location to recognize his life and service.
3. Corinne Griffith
Proposed Location: 221 Main Street / The Perot Theatre
Summary: Corinne Griffith was an American film actress, producer, author, and businesswoman of the silent film era who was widely known as “The Orchid Lady of the Screen.” The granddaughter of Texarkana’s sixth mayor, Anthony Ghio, lived near 221 Main Street during her childhood. Later, she rose to national prominence, earning an Academy Award nomination for Best Actress for her performance in *The Divine Lady* (1929).

4. Dorothea Church

Proposed Location: 221 Main Street / The Perot Theatre

Summary: Dorothea Church was born in Texarkana and graduated from Dunbar High School. She went on to become the first successful Black model in Paris, and her marker would honor both her local roots and international significance.

5. Scott Joplin

Proposed Relocation: Corner of 3rd and Main Streets, in front of the mural on Main Street

Summary: Scott Joplin, the “King of Ragtime,” is closely associated with Texarkana and remains one of the city’s most celebrated cultural figures. Relocating the marker in front of the mural, on the corner of 3rd and Main Streets, would improve its visibility and strengthen its connection to the public’s interpretation of his legacy; and

WHEREAS, the City of Texarkana, Texas is the property owner for the proposed locations of the Morris Sheppard, William Wright Patman, Corinne Griffith, Dorothea Church, and Scott Joplin markers; and

WHEREAS, the City Council desires to formally approve these locations in support of current and future Texas Historical Commission marker applications, installations, and relocations.

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

SECTION 1. The City Council hereby approves the proposed locations for the above-referenced Texas Historical Commission markers and the relocation of the Scott Joplin marker as set forth in this Resolution.

SECTION 2. The City Council acknowledges that the City is the property owner for all approved marker locations identified herein.

SECTION 3. This approval is intended to support the submission, processing, installation, and relocation of these markers, as applicable, and is subject to any final approval or requirements of the Texas Historical Commission.

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

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



Minutes
Historic Landmark Preservation Commission Meeting
Tuesday March 24, 2026
Texarkana Texas City Hall, 2nd Floor Conference Room
220 Texas Blvd., Texarkana, Texas 75501
12:00 P.M.

Members Present

Alice Coleman
Dawn Martin
Lauren Callaway
Judith White
Sierra Green (A)

City of Texarkana, Texas

Matt Solomon

Texarkana Museum System

Ana Willis

Main Street Texarkana

Members Absent

Dr. Robert Michael Guillory
Dr. Craig Nakashian
Jan Goodson (A)

Other Attendees

Jared McNutt
Barney Self
Kenneth Payne
Velvet Cool

1. Call to Order

The meeting was called to order at 12:01 PM.

2. Establishment of Quorum

A quorum was established with 4 members present.

3. Approval of Previous Minutes

The Committee reviewed and approved the February 24, 2026, minutes.

Result: Approved [Unanimous]

Mover: Judith White

Second: Dawn Martin

Ayes: Alice Coleman, Dawn Martin, Lauren Callaway, Judith White

Absent: Dr. Robert Michael Guillory, Dr. Craig Nakashian

4. Staff Updates

Matt Solomon provided the staff support update to the Commission, including planning for the Freeman-Custis Expedition marker dedication scheduled for 10:00 a.m. on May 15 and the 2026 Historic Preservation Awards, which will be held on May 27 at the Arkansas Municipal Auditorium. Lastly, Lauren Callaway presented the Eddie Mathews marker donation check from Texarkana Naturals 12U 2026. See slides for additional details.

5. 15-Year Historic Tax Incentive Option Approval

Item withdrawn from the agenda.

6. Corrine Griffiths Marker Presentation

Jared McNutt provided a presentation on his research into Corinne Griffith. This work was completed through his degree program at Texas A&M University–Texarkana while serving as an intern with the City. See attached research paper and presentation slides. (See Slides)

7. 2026 Marker Plan Approval

The Commission reviewed the proposed locations for Texas Historical Commission markers honoring Morris Sheppard and William Wright Patman at the intersection of 5th and Olive Streets in Sheppard Park; Corinne Griffith and Dorothea Church at 221 Main Street, the Perot Theatre; and The Grim Hotel at 301 N. State Line Avenue. The Commission also reviewed the proposed relocation of the Scott Joplin marker to the corner of 3rd and Main Streets, in front of the mural on Main Street. Following discussion, the Commission voted to approve the proposed marker locations and the relocation as presented, with the understanding that the Grim Hotel marker remains subject to property owner approval. (See Slides)

Result: Approved [Unanimous]

Mover: Dawn Martin

Second: Judith White

Ayes: Alice Coleman, Dawn Martin, Lauren Callaway, Judith White

Absent: Dr. Robert Michael Guillory, Dr. Craig Nakashian

8. Plan Goals and Objectives for 2026

As the Corinne Griffith presentation and discussion of the proposed marker locations took up most of the meeting time, the President directed that this item be postponed until the April meeting and asked Matt Solomon to provide draft plans, goals, and objectives by email for the Commission's review following the meeting.

9. Main Street Updates

No briefer present, Matt Solomon provided an update based on the Mainstreet website.
(See Slides)

10. Museum System Update

Ana Willis provided a brief update on museum activities including Spring Tours at the Ace and Eggs at the Ace. (see slides for details)

11. Adjournment

The meeting was adjourned at 1:05 PM.

Result: Approved [Unanimous]

Mover: Dawn Martin

Second: Alice Coleman

Ayes: Alice Coleman, Dawn Martin, Lauren Callaway, Judith White

Absent: Dr. Robert Michael Guillory, Dr. Craig Nakashian

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:

Briefing Sheet

Department:	Planning, Community Dev. & Health	Action Officer:	John Solomon, Planning Coordinator
Subject:	Resolution No. 2026-080 authorizing the submission of a HOME application to the Texas Department of Housing and Community Affairs and authorizing the City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's participation in the HOME Program utilizing awarded grant funds.		
Briefing:	5/11/2026	Public Hearing:	5/11/2026
		Council Vote:	5/11/2026

Item Schedule:

Brief and vote on 11MAY26

Updates/History of Briefing:

The City of Texarkana, Texas has participated in the HOME Program as part of its ongoing effort to expand safe, decent, and affordable housing opportunities for low- to moderate-income residents. Through the program, the City has worked with the Texas Department of Housing and Community Affairs to provide housing assistance that supports reconstruction for eligible households. In recent years, the HOME Program has become an important part of the City's broader community development efforts, helping address housing conditions that affect neighborhood stability, public health, and quality of life. To date, the City has built nine homes through the program, representing approximately \$1.3 million invested in local housing. The City's current HOME contract is set to expire in September 2026, making continued participation important to maintaining this housing resource and supporting future eligible projects.

Executive Summary and Background Information:

The attached resolution authorizes the City of Texarkana, Texas to submit a 2026 HOME Program application to the Texas Department of Housing and Community Affairs under the Homeowner Reconstruction Assistance Program Reservation System and authorizes the City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's participation in the HOME Program. The HOME Program supports the City's efforts to provide safe, decent, and affordable housing for low- to moderate-income residents while addressing conditions that threaten public health and safety. The resolution also affirms the City's commitment of \$75,000 in cash reserves to cover draw requests prior to state reimbursement and the required 15 percent match through in-kind contributions, waived permit and tap fees, and cash match. Approval will allow staff to move forward with the application and position the City to compete for 2026 HOME funding.

Potential Options:

Approve

Deny

Fiscal Implications:

The City has up to a 15% Match requirement that will not exceed \$75,000 that will be budgeted in FY27.

Staff Recommendation:

Recommend Approval

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE SUBMISSION OF A HOME APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE HOME PROGRAM; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to develop a viable urban community, ~~to include~~ing decent housing, ~~and~~ a suitable living environment, ~~and expansion~~ion ~~fording~~ economic opportunities, principally for persons of low/moderate income; and

WHEREAS, certain conditions exist which represent a risk to the public's health and safety; and

WHEREAS, it is necessary and in the best interests of the City of Texarkana, Texas to apply for funding under the HOME Program;

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

SECTION 1: —That a HOME Program application is hereby authorized to be filed on behalf of the City with the Texas Department of Housing and Community Affairs.

SECTION 2: —That the City's application be placed in competition for funding under the Homeowner Reconstruction Assistance Program Reservation System.

SECTION 3: —That the City Council directs and designates the City Manager as the City's Chief Executive Officer and Authorized Representative to act in all matters in connection with this application and the City's participation in the HOME Program.

SECTION 4: —That it further be stated that the City ~~of Texarkana, Texas~~ is providing up to \$80,000 in cash reserves to allow the payment of draw requests before being reimbursed by the state.

SECTION 5: —That the City ~~of Texarkana, Texas~~ is committing 15% of direct project costs in matching funds consisting of in-kind contributions, waived permit and tap fees, and cash match.

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

PASSED AND APPROVED in Regular Council Session on this the 11th ~~th~~ day of May, 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:

Briefing Sheet

Department:	Human Resources	Action Officer:	J.W. Bramlett, HR Director
Subject:	Resolution No. 2026-081 approving a revision to the City's Employee Policy Manual to address compensation for exempt public safety personnel who are deployed in support of declared emergency operations.		
Briefing:	Public Hearing:	Council Vote: 5/11/2026	

Item Schedule:

Vote once, consent agenda

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The Fire Chief has requested the addition of an "Emergency Deployment Pay" provision to the City's personnel policies to address compensation for exempt public safety personnel who are deployed in support of declared emergency operations through the agencies identified within this summary. This policy would apply to not just the Fire Chief, but any exempt public safety personnel deployed. Under current policy, exempt employees are not eligible for overtime compensation due to their classification under the Fair Labor Standards Act (FLSA). However, during large-scale emergency events such as natural disasters or state-deployed response efforts through the identified agencies, exempt public safety personnel are often required to work extended hours well beyond their normal schedules in support of critical operations.

These deployments occur through coordinated mutual aid and state response systems, including the Texas Intrastate Fire Mutual Aid System (TIFMAS), Texas Emergency Management Assistance Teams (TEMAT), the Texas Division of Emergency Management (TDEM), All-Hazard Incident Management Teams (AHIMT), and the Texas Emergency Medical Task Force (TX EMTF). The proposed policy establishes a structured and consistent approach to compensating exempt public safety personnel for these extraordinary assignments. Specifically, it provides that eligible employees will receive compensation at one and one-half times their regular hourly rate for hours worked in excess of 40 in a workweek while deployed in direct support of qualifying emergency operations. This approach aligns with common practices among municipalities to recognize the significant time demands, personal sacrifice, and operational intensity associated with emergency deployments. Additionally, all of the deployments with the identified entities are eligible for reimbursement through the state or intergovernmental programs, which offsets the financial impact to the City. Approval of this item will formalize a compensation mechanism that supports employee engagement and promotes participation in regional and statewide emergency response efforts.

Potential Options:

Approve or Deny

Fiscal Implications:

Any compensation received as a result of this policy is fully reimbursable through the agencies identified within the policy resulting in no negative financial impact to the City.

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. 2026-081

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING A REVISION TO THE EMPLOYEE POLICY MANUAL TO ADD AN EMERGENCY DEPLOYMENT PAY PROVISION; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, maintains an Employee Policy Manual to provide guidance on compensation, benefits, and workplace practices for City employees; and

WHEREAS, exempt public safety personnel are not eligible for overtime compensation under the Fair Labor Standards Act (FLSA), but may be required to work extended hours during declared emergency operations; and

WHEREAS, exempt public safety personnel may be deployed to support regional or statewide emergency response efforts through coordinated systems with the Texas Intrastate Fire Mutual Aid System (TIFMAS), Texas Emergency Management Assistance Teams (TEMAT), the Texas Division of Emergency Management (TDEM), All-Hazard Incident Management Teams (AHIMT), and the Texas Emergency Medical Task Force (TX EMTF); and

WHEREAS, the Fire Chief has recommended the addition of an “Emergency Deployment Pay” provision to provide a structured and consistent method of compensating exempt public safety personnel for hours worked in excess of forty (40) in a workweek while supporting qualifying emergency operations; and

WHEREAS, the proposed policy includes appropriate administrative controls, including documentation requirements and clear eligibility parameters, and allows for reimbursement of eligible expenses through the applicable intergovernmental programs; and

WHEREAS, the City Council finds that adoption of this policy promotes employee engagement, supports participation in emergency response efforts, and aligns with best practices for public safety operations.

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

SECTION 1: The City Council hereby approves the revision to the Employee Policy Manual to add the Emergency Deployment Pay provision, as set forth in **Exhibit “A”**.

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

SECTION 3: If any provision of this Resolution is held to be invalid or unenforceable, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

SECTION 4: This Resolution shall be in full force and effect from and after its passage and approval⁶³.

PASSED AND APPROVED in Regular Council Session on this the **11th day of May, 2026**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Flex-time Work Schedule: In situations where overtime payment is not feasible due to budgetary constraints, the Department Director or supervisor must consider flexing the employee's work schedule to minimize the need for overtime compensation. Flexing must be completed within the same workweek (or work cycle if under the 207(k) exemption of FLSA) that the overtime was worked and must be accurately reflected on the affected employee's time record.

Exempt Employees:

Exempt employees are those who are not covered by the overtime requirements of the FLSA. Accordingly, exempt employees are not entitled to overtime compensation for work performed beyond 40 hours in a workweek (*Please see below regarding exempt public safety personnel*). Exempt employees are expected to put in the hours necessary to complete their assignments with an acceptable level of quality in a timely manner.

"Docking" an exempt employee's pay for a partial day's absence will be permitted only as authorized by law and approved by the Administrative Services Director. It is the policy of the City not to make improper deductions from an exempt employee's pay. Any exempt employee who believes an improper pay deduction has been made, must immediately notify the Administrative Services Director. The City will promptly reimburse an exempt employee for any improper deduction(s) and will make a good faith commitment to comply in the future.

Absent accrued paid leave time, an exempt employee need not be paid for any workweek in which no work was performed.

Emergency Deployment Pay:

Exempt public safety personnel are eligible to receive "*Emergency Deployment Pay*" that will be calculated at 1 ½ times the regular hourly rate of pay for hours worked in excess of 40 in the City's workweek when an exempt public safety employee supports declared emergency operations in one of the following ways.

- a) The public safety employee is deployed in direct support of an emergency event that requires assistance from the following agencies: Texas Intrastate Fire Mutual Aid System (TIFMAS), Texas Emergency Management Assistance Teams (TEMAT), Texas Division of Emergency Management (TDEM), All-Hazard Incident Management Team (AHIMT), and Texas Emergency Medical Task Force (TX EMTF).
- b) All hours worked by exempt public safety employees in support of a declared emergency event must be accurately documented using City-approved timekeeping procedures to ensure complete and accurate reporting and reimbursement of salary expenses.
- c) Eligibility for "*Emergency Deployment Pay*" shall cease upon demobilization from the emergency assignment or return to normal duties, as determined by the City Manager or designee.

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:

Briefing Sheet

Department: Texarkana Regional Airport **Action Officer:**
Subject: Resolution No. 2026-082 approving the Texarkana Regional Airport Interim Director to execute an agreement with McClelland Engineering to administer the construction of Runway 4-22 extension in an amount not to \$709,743.52 to be paid from a grant from the Federal Aviation Administration.

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

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The Texarkana Regional Airport is seeking to enter into an agreement with McClelland Engineering to administer the construction of Runway 4-22 Extension. The costs will be paid from a grant obtained from the Federal Aviation Administration.

Potential Options:

- APPROVE
- DENY

Fiscal Implications:

\$1,795,907 (previously approved in FY25 Capital Budget)

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. 2026-082

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE TEXARKANA REGIONAL AIRPORT INTERIM EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH MCCLELLAND ENGINEERING TO ADMINISTER THE CONSTRUCTION OF RUNWAY 4-22 EXTENSION IN AN AMOUNT NOT TO EXCEED SEVEN HUNDRED NINE THOUSAND SEVEN HUNDRED FORTY-THREE DOLLARS AND FIFTY-TWO CENTS (\$709,743.52) TO BE PAID FROM A GRANT FROM THE FEDERAL AVIATION ADMINISTRATION; AND ESTABLISHING AN EFFECT DATE.

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, Congressman Westerman provided the airport with funds for a grant through the Federal Aviation Administration; and

WHEREAS, FAA Grant application 3-05-0062-067-2026 Texarkana Regional Airport runway 4-22 extension construction has been submitted in the amount of \$7,913,022 with the Federal government paying \$7,517,371 and a match of \$395,651; 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 State of Arkansas is providing \$16,797,215 for runway 4-22 overlay and taxiway extension; and

WHEREAS, the Arkansas Division of Aeronautics will provide \$250,000 in a matching grant; and

WHEREAS, the City of Texarkana, Arkansas, approved the Runway Extension, Overlay and Taxiway extension projects, in the FY26 Capital Budget, with matching funds in the amount of \$1,458,137; and

WHEREAS, the City of Texarkana, Texas, approved the Runway Extension, Overlay and Taxiway extension projects, in the FY25 Capital Budget, with matching funds in the amount of \$1,795,907; and

WHEREAS, McClelland Engineering has provided a work order to administer the construction of this project in an amount of \$709,743.52.

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

SECTION 1. The City Council approves the Texarkana Regional Airport Interim Executive Director to execute an agreement with McClelland Engineering to administer the construction of the runway 4-22 extension project in an amount not to exceed Seven Hundred Nine Thousand Seven Hundred Forty-three Dollars and Fifty-two Cents (\$709,743.52) 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 **11th day of May, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326B
A RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO
AN AGREEMENT WITH MCCLELLAND ENGINEERING TO ADMINISTER
THE CONSTRUCTION OF RUNWAY 4-22 EXTENSION IN AN AMOUNT NOT
TO EXCEED SEVEN HUNDRED AND NINE THOUSAND SEVEN HUNDRED
FORTY-THREE DOLLARS AND FIFTY-TWO CENTS (\$709,743.52) TO BE PAID
FROM A GRANT FROM THE FEDERAL AVIATION ADMINISTRATION.**

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, Congressman Westerman provided the airport with funds for a grant through the Federal Aviation Administration; and,

WHEREAS, FAA Grant application 3-05-0062-067-2026 Texarkana Regional Airport runway 4-22 extension construction in the amount of \$7,913,022.00 with the Federal government paying \$7,517,371.00 and a match of \$395,651.00 has been submitted; 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 State of Arkansas is providing \$16,797,215 for runway 4-22 Overlay, and Taxiway extension; and,

WHEREAS, the Arkansas Division of Aeronautics will provide \$250,000 in a matching grant,

WHEREAS, the City of Texarkana AR approved the Runway Extension, Overlay and Taxiway extension projects, in the FY26 Capital Budget, with matching funds in the amount of \$1,458,137; and,

WHEREAS, the City of Texarkana TX approved the Runway Extension, Overlay and Taxiway extension projects, in the FY25 Capital Budget, with matching funds in the amount of \$1,795,907; and,

WHEREAS, McClelland Engineering has provided a work order to administer the construction of this project in an amount of \$709,743.52;

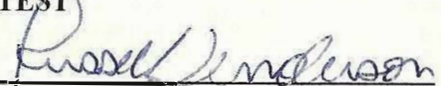
**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326B
A RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO
AN AGREEMENT WITH MCCLELLAND ENGINEERING TO ADMINISTER
THE CONSTRUCTION OF RUNWAY 4-22 EXTENSION IN AN AMOUNT NOT
TO EXCEED SEVEN HUNDRED AND NINE THOUSAND SEVEN HUNDRED
FORTY-THREE DOLLARS AND FIFTY-TWO CENTS (\$709,743.52) TO BE PAID
FROM A GRANT FROM THE FEDERAL AVIATION ADMINISTRATION.**

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

**SECTION 1. The Texarkana Regional Airport Authority Approves the Interim
Executive Director to enter into an agreement with McClelland Engineering to
administer the construction of the runway 4-22 extension project in an amount not to
exceed seven hundred and nine thousand seven hundred forty-three dollars and fifty-
two cents (\$709,743.52) to be paid from a grant from the federal aviation
administration.**

Adopted this 23rd day of April 2026.

ATTEST



Russell Henderson, Interim Director

SIGNED



Authority Chair



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:

2026-082

Briefing Sheet

Department: Texarkana Regional Airport **Action Officer:**
Subject: Resolution No. 2026-083 approving the Texarkana Regional Airport Interim Executive Director to execute a contract with Tatum Excavating Company, of Texarkana, Texas, as low bidder on the Runway 4-22 extension, overlay & taxiway delta extension construction project in an amount not to exceed \$15,786,713.00 utilizing specified appropriations, grants, and budgeted matching funds.

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

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The Texarkana Regional Airport Authority seeks approval from both Cities authorizing the Texarkana Regional Airport Interim Executive Director to enter into a contract with Tatum Excavating Company as low bidder in the amount of \$15,786,713.00 for the runway 4-22 extension, overlay, and taxiway delta extension construction project in an amount not to exceed \$15,786,713.00. These costs will be paid from a grant obtained from the Federal Aviation Administration with matching funds from the State of Arkansas, the Arkansas Division of Aeronautics and previously-approved local matches.

Potential Options:

- APPROVE
- DENY

Fiscal Implications:

\$1,795,907 (previously approved in FY25 Capital Budget)

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. 2026-083

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE TEXARKANA REGIONAL AIRPORT INTERIM EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH TATUM EXCAVATING COMPANY, OF TEXARKANA, TEXAS, AS LOW BIDDER IN AN AMOUNT NOT TO EXCEED \$15,786,713.00 FOR THE RUNWAY 4-22 EXTENSION, OVERLAY, AND TAXIWAY DELTA EXTENSION CONSTRUCTION PROJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texarkana Regional Airport Authority, formed under Arkansas Code § 14-361-101 to be jointly owned by the Cities of Texarkana, Arkansas, and Texarkana, Texas, is entrusted with the power to operate and regulate the airport; and Section 6-31 of the Texarkana, Arkansas, City Code and Section 4-25 of the Texarkana, Texas, City Code allow the authority to plan, develop, construct, enlarge, improve, maintain, equip, operate, regulate, protect, and police the airport; and

WHEREAS, the runway 4-22 extension, overlay, and taxiway delta extension construction project is necessary to bring in wide-body jets to support economic development at the Texarkana Regional Airport, with funding for this phase of the project secured through a variety of grants, appropriations, and cities' budgeted matching funds, as detailed in the Authority's Resolution No. 42326A [ATTH 01, adopted April 23, 2026]; and

WHEREAS, Tatum Excavating Company, Inc., submitted the low bid on the project in the amount of \$15,786,713.00 [ATTH 02 – certified bid tabulation]; and

WHEREAS, the Authority seeks approval from both the Cities authorizing the Texarkana Regional Airport Interim Executive Director to execute a contract with Tatum Excavating Company as low bidder in the amount of \$15,786,713.00 for the runway 4-22 extension, overlay, and taxiway delta extension construction project.

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

SECTION 1. The City Council approves the Texarkana Regional Airport Interim Executive Director executing a contract with Tatum Excavating Company, Inc., as low bidder, in an amount not to exceed \$15,786,713.00, for the runway 4-22 extension, overlay, and taxiway delta extension construction project. The Texarkana Regional Airport Interim Executive Director is further authorized to execute contract documents with Tatum Excavating Company, Inc., and necessary notice to proceed documents for the project.

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

**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326A
A RESOLUTION APPROVING THE RUNWAY 4-22 EXTENSION, OVERLAY
AND TAXIWAY DELTA EXTENSION CONSTRUCTION PROJECT IN AN
AMOUNT NOT TO EXCEED \$20,800,000.**

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, 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, Tatum Excavating Company, Inc. provided the lowest bid of \$15,786,713.00; and,

WHEREAS, Congressman Westerman provided the airport with funds for a grant through the Federal Aviation Administration; and,

WHEREAS, FAA Grant application 3-05-0062-067-2026 Texarkana Regional Airport runway 4-22 extension construction in the amount of \$7,913,022.00 with the Federal government paying \$7,517,371.00 and a match of \$395,651.00 has been submitted; and,

WHEREAS, The State of Arkansas is providing \$16,797,215 for runway 4-22 Overlay, and Taxiway extension; and,

WHEREAS, the Arkansas Division of Aeronautics will provide \$250,000 in a matching grant,

WHEREAS, the City of Texarkana AR approved the Runway Extension, Overlay and Taxiway extension projects, in the FY26 Capital Budget, with matching funds in the amount of \$1,458,137; and,

WHEREAS, the City of Texarkana TX approved the Runway Extension, Overlay and Taxiway extension projects, in the FY25 Capital Budget, with matching funds in the amount of \$1,795,907; and,

**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326A
A RESOLUTION APPROVING THE RUNWAY 4-22 EXTENSION, OVERLAY
AND TAXIWAY DELTA EXTENSION CONSTRUCTION PROJECT IN AN
AMOUNT NOT TO EXCEED \$20,800,000.**

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

SECTION 1. The Texarkana Regional Airport Authority Approves the Interim Executive Director to execute necessary notice to proceed documents with the low bidder for the Runway extension, overlay and taxiway extension construction in an amount not to exceed twenty million eight hundred thousand dollars (\$20,800,000.00).

Adopted this 23rd day of April 2026.

ATTEST



Russell Henderson, Interim Director

SIGNED



Authority Chair





Certified Bid Tabulation

Certified by: Jarrett Elliott
Jarrett Elliott, P.E., No. #23088

Texarkana Regional Airport Authority
Runway 4-22 Extension and Strengthening and Taxiway Delta Extension
Texarkana, AR
MCE Project # 23-5799
Bid Opening Date/Time: 11:00 A.M., April 21, 2026
AIP NO.: 3-50-062-0067-2026

CONTRACTORS NAME Tatum Excavating Company, Inc. Redstone Construction Group, Inc.
CONTRACTORS LICENSE NO. 0034960562 0007700227

BID SCHEDULE "A"
RUNWAY 4-22 EXTENSION
AIP ELIGIBLE

Item No.	Item Description	Units	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost
C-100-14.1a	Contractor Quality Control Program (Runway Extension)	LS	1	\$56,595.00	\$56,595.00	\$276,000.00	\$276,000.00
C-102-5.1	Installation and Removal of Silt Fence	LF	1,780	\$5.00	\$8,900.00	\$5.50 *	\$9,790.00
C-102-5.2	Temporary Sand Bag Ditch Check	EA	2	\$500.00	\$1,000.00	\$375.00	\$750.00
C-102-5.3	Temporary Inlet Protection	EA	5	\$550.00	\$2,750.00	\$563.00	\$2,815.00
C-105-5.1a	Mobilization (Maximum 10% of Schedule A)	LS	1	\$590,000.00	\$590,000.00	\$367,000.00	\$367,000.00
P-101-5.1a	Paint and Rubber Removal (Temporary Threshold Relocation)	SF	52,400	\$0.60	\$31,440.00	\$1.06	\$55,544.00
P-101-5.4	Full-Depth Asphalt Pavement Removal and Disposal	SY	516	\$14.00	\$7,224.00	\$11.80	\$6,088.80
P-101-5.5	Full-Depth Concrete Pavement Removal and Disposal	SY	79	\$28.00	\$2,212.00	\$17.70	\$1,398.30
P-101-5.6	Gravel Removal and Disposal (Access Road)	SY	2,900	\$1.00	\$2,900.00	\$4.72	\$13,688.00
P-151-4.1	Tree Clearing and Grubbing	ACRE	0.3	\$30,000.00	\$9,000.00	\$17,700.00	\$5,310.00
P-152-4.1	Unclassified Excavation	CY	116,000	\$12.00	\$1,392,000.00	\$9.50	\$1,102,000.00
P-152-4.2	Embankment in Place	CY	6,000	\$20.00	\$120,000.00	\$19.00	\$114,000.00
P-152-4.3	Undercut Allowance	CY	5,000	\$20.00	\$100,000.00	\$40.00	\$200,000.00
ARDOT-303-5.1	Class 7 Crushed Aggregate Base Course (8" Depth)	SY	1,670	\$25.00	\$41,750.00	\$33.50	\$55,945.00
ARDOT-407-8.1	3" Asphalt Surface Course (1/2" Mix)	TON	\$250.00	\$162.00	\$40,500.00	\$260.00	\$65,000.00
P-209-5.1	Crushed Aggregate Base Course (12" Depth)	SY	\$8,590.00	\$36.00	\$309,240.00	\$32.50	\$279,175.00
P-156-8.1	Cement Treated Subgrade (12" Depth)	SY	\$8,720.00	\$6.50	\$56,680.00	\$6.15	\$53,628.00
P-156-8.2	Cement	TON	\$236.00	\$290.00	\$68,440.00	\$268.50	\$63,366.00
P-401-8.1	Asphalt Surface Course (5" Depth)	TON	\$2,300.00	\$141.00	\$324,300.00	\$197.00	\$453,100.00
P-403-8.1	Asphalt Base Course (9" Depth)	TON	4,160	\$142.00	\$590,720.00	\$184.50	\$767,520.00
P-620-5.1	Pavement Markings	SF	32,100	\$1.20	\$38,520.00	\$1.30	\$41,730.00
P-621-5.1	Pavement Grooving	SY	7,230	\$2.40	\$17,352.00	\$2.33	\$16,845.90
D-701-5.1a	24" RCP (Class III)	LF	80	\$285.00	\$22,800.00	\$210.00	\$16,800.00
D-751-5.1	Standard Duty Grate Inlet	EA	1	\$20,000.00	\$20,000.00	\$21,200.00	\$21,200.00
T-901-5.1	Seeding and Mulching	ACRE	39	\$2,300.00	\$89,700.00	\$7,920.00	\$308,880.00
L-108-5.1	No. 8 L-824C 5kV Cable Inst. In Duct or Conduit	LF	26,500	\$3.80	\$100,700.00	\$2.53	\$67,045.00
L-108-5.2	No. 6 Solid CU Counterpoise Inst. w/Ground Rods and Connectors	LF	17,600	\$3.80	\$66,880.00	\$2.53	\$44,528.00
L-108-5.3	No. 1/0 CU Counterpoise Inst. w/Ground Rods and Connectors	LF	2,500	\$7.00	\$17,500.00	\$8.80	\$22,000.00
L-108-5.4	No. 4/0 CU Counterpoise Inst. w/Ground Rods and Connectors	LF	300	\$15.00	\$4,500.00	\$12.10	\$3,630.00
L-108-5.5	No 8 L-824C 5kV Temp Jumper Cable, Incl. Counterpoise w/Ground Rods and Connectors, Trench and Backfill, Conduit, Sawkerfs, or Other Protection, Installed and Removed	LF	5,000	\$2.00	\$10,000.00	\$13.20	\$66,000.00
L-108-5.6	No. 10 USE 600V Inst. In Duct or Conduit	LF	6,800	\$1.30	\$8,840.00	\$1.98	\$13,464.00
L-108-5.7	No. 1/0 USE 600V Inst. In Duct or Conduit	LF	7,100	\$5.80	\$41,180.00	\$10.45	\$74,195.00
L-108-5.8	No. 2 USE 600V Inst. In Duct or Conduit	LF	260	\$8.30	\$2,158.00	\$8.36	\$2,173.60
L-108-5.9	No. 8 USE 600V Inst. In Duct or Conduit	LF	85	\$11.00	\$935.00	\$2.75	\$233.75
L-108-5.10	No. 6 Green Ground 600V Inst. In Duct or Conduit	LF	1,700	\$3.30	\$5,610.00	\$2.75	\$4,675.00
L-108-5.11	1/2" Helix Coax Cable, Inst. In Duct or Conduit	LF	1,760	\$6.00	\$10,560.00	\$8.80	\$15,488.00
L-108-5.12	1/4" Helix Coax Cable, Inst. In Duct or Conduit	LF	1,760	\$4.30	\$7,568.00	\$6.60	\$11,616.00
L-108-5.13	3/C No. 10 UF 600V, Inst. In Duct or Conduit	LF	650	\$5.00	\$3,250.00	\$4.18	\$2,717.00
L-108-5.14	6 Pair #19 SH Control Cable Inst. In Duct or Conduit	LF	1,700	\$4.00	\$6,800.00	\$4.40	\$7,480.00
L-108-5.15	12 Pair #19 SH Control Cable Inst. In Duct or Conduit	LF	360	\$8.00	\$2,880.00	\$6.82 *	\$2,455.20
L-109-7.1	L-829 10kW CCR	EA	1	\$22,000.00	\$22,000.00	\$26,796.00	\$26,796.00
L-109-7.2	Airfield Lighting Vault Modifications, Complete	LS	1	\$1,000.00	\$1,000.00	\$4,730.00	\$4,730.00
L-109-7.3	ALCMS Modifications	AL	1	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
L-110-5.1	1W-2" Sch. 40 PVC Conduit, DEB, Incl. Trench and Backfill	LF	16,334	\$8.50	\$138,839.00	\$5.72	\$93,430.48
L-110-5.2	1W-2" Sch. 40 PVC Conduit, Under Pavement, Incl. Trench and Backfill	LF	235	\$30.00	\$7,050.00	\$22.55	\$5,299.25
L-110-5.3	1W-2" Sch. 40 PVC Drain Conduit, Incl. Trench and Backfill	LF	550	\$13.00	\$7,150.00	\$5.72	\$3,146.00
L-110-5.4	1.25" PVC Coated GRSC, DEB, Incl. Trench and Backfill	LF	66	\$85.00	\$5,610.00	\$39.60	\$2,613.60
L-110-5.5	1W-2" Sch. 80 PVC Conduit, DEB, Incl. Trench and Backfill	LF	1,645	\$25.00	\$41,125.00	\$6.82	\$11,218.90
L-110-5.6	1W-3" Sch 40 PVC Concrete Encased (Utility) Incl. Trench and Backfill	LF	335	\$43.00	\$14,405.00	\$27.50	\$9,212.50
L-110-5.7	8W-2" Sch 80 PVC (DEB) Incl. Trench and Backfill	LF	65	\$150.00	\$9,750.00	\$55.00	\$3,575.00
L-110-5.8	8W-2" HDPE Directional Bore with Casing	LF	225	\$800.00	\$180,000.00	\$952.60	\$214,335.00
L-110-5.9	2W-3" & 1W-2" Sch 80 PVC (DEB) Incl. Trench and Backfill	EA	238	\$50.00	\$11,900.00	\$28.05	\$6,675.90
L-110-5.10	2W-3" & 1W-2" Sch 40 PVC, Concrete Encased Incl. Trench and Backfill	EA	45	\$180.00	\$8,100.00	\$40.70	\$1,831.50
L-115-5.1	H-20 Rated 3'x3'x3' Pullbox	EA	9	\$9,000.00	\$81,000.00	\$14,403.40	\$129,630.60
L-125-5.1	Remove Fixture and Transformer, Return to Owner	EA	88	\$50.00	\$4,400.00	\$66.00	\$5,808.00
L-125-5.2	Demo Edge Light Base	EA	88	\$300.00	\$26,400.00	\$528.00	\$46,464.00
L-125-5.3	Demo Lighted Sign Incl. Foundation, Complete	EA	9	\$900.00	\$8,100.00	\$1,100.00	\$9,900.00
L-125-5.4	Furnish L-861(T) Taxiway Edge Fixture and Transformer	EA	42	\$450.00	\$18,900.00	\$508.20	\$21,344.40
L-125-5.5	Furnish L-862(L) Runway Edge Fixture and Transformer	EA	72	\$800.00	\$57,600.00	\$1,155.00	\$83,160.00
L-125-5.6	Furnish L-862E(L) Runway threshold/End Fixture and Transformer	EA	18	\$800.00	\$14,400.00	\$1,061.50	\$19,107.00
L-125-5.7	Install Fixture with Transformer	EA	119	\$100.00	\$11,900.00	\$132.00	\$15,708.00
L-125-5.8	Adjust Existing Taxiway Edge Light Base to Finish Grade, Complete	EA	56	\$500.00	\$28,000.00	\$825.00	\$46,200.00
L-125-5.9	Adjust Existing MALSR Threshold Light Base to Finish Grade, Complete	EA	18	\$1,000.00	\$18,000.00	\$1,100.00	\$19,800.00
L-125-5.10	L-867 Light Base in Earth	EA	119	\$1,100.00	\$130,900.00	\$1,412.40	\$168,075.60
L-125-5.11	Furnish and Install L-858(L) Distance Remaining Sign, Incl. Foundation	EA	5	\$5,700.00	\$28,500.00	\$9,487.50	\$47,437.50
L-125-5.12	Furnish and Install L-858(L) 3-Mod, Double Face Sign, Incl. Foundation 2-Mod, Single Face Sign, Incl. Foundation	EA	6	\$6,300.00	\$37,800.00	\$9,835.10	\$59,010.60
L-125-5.13	Furnish and Install L-858(L) 3-Mod, Single Face Sign, Incl. Foundation	EA	5	\$7,200.00	\$36,000.00	\$10,560.00	\$52,800.00
L-125-5.14	Furnish and Install L-858(L) 3-Mod, Single Face Sign, Incl. Foundation	EA	1	\$8,500.00	\$8,500.00	\$10,560.00	\$10,560.00
L-125-5.15	Replace Entire Sign Panel Array (Owner Furnished)	EA	20	\$250.00	\$5,000.00	\$231.00	\$4,620.00
L-125-5.16	Furnish Sign Panel Arrays	AL	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
L-1005-5.1	Aggregate Cover for FAA Facilities	SY	1,265	\$30.00	\$37,950.00	\$33.60	\$42,504.00
L-1007-5.1	Relocation Of Runway 22 Localizer/DME Shelter, DME Antenna, Manhole, and Equipment Incl. Demolition of Foundations and Site Restoration, Complete	LS	1	\$36,000.00	\$36,000.00	\$10,791.00	\$10,791.00
L-1007-5.2	Runway 22 Localizer/DME Shelter Site Incl. Power Pedestal, Foundations, and GFM Electronics, Complete	LS	1	\$93,000.00	\$93,000.00	\$148,602.38	\$148,602.38
L-1007-5.3	Demo Runway 22 Localizer Antenna Array with Selective Salvage to FAA Incl. Demolition of Foundations and Relocation of Manhole, Complete	LS	1	\$5,000.00	\$5,000.00	\$7,524.00	\$7,524.00
L-1007-5.4	Install Runway 22 GFM Localizer Antenna Array on New Foundation, Complete	LS	1	\$88,000.00	\$88,000.00	\$120,087.00	\$120,087.00
L-1007-5.5	Demo Runway 4 VASI Incl Foundations and Site Restoration, Complete	LS	1	\$6,000.00	\$6,000.00	\$6,600.00	\$6,600.00
L-1007-5.6	Install Runway 4 GFM PAPI and PCA Rack on New Foundations, Complete	LS	1	\$170,000.00	\$170,000.00	\$87,947.20	\$87,947.20
L-1007-5.7	Demo Runway 22 Glide Slope Shelter and Antenna Tower with Selective Salvage to FAA Incl. Demolition of Foundations and Site Restoration, Complete	LS	1	\$10,000.00	\$10,000.00	\$13,042.78	\$13,042.78
L-1007-5.8	Runway 22 Glide Slope Site, Incl. Power Pedestal, Transformer, and Installation of GFM Shelter, Antenna Tower, Antenna Elements, and Electronics on New Foundations, Complete	LS	1	\$200,000.00	\$200,000.00	\$224,529.10	\$224,529.10
L-1007-5.9	Runway 22 Localizer/DME Utility Power, Meter, and Relocation of Pad Mounted Transformer, Complete	AL	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
L-1007-5.10	Runway 4 PAPI Utility Power Service Pole W/Meter, Disconnects, And TVSS, Complete	LS	1	\$36,000.00	\$36,000.00	\$20,145.22	\$20,145.22
L-1007-5.11	Localizer Ground Check Marker (on Pavement)	EA	7	\$350.00	\$2,450.00	\$495.00	\$3,465.00
L-1007-5.12	Localizer Ground Check Marker (off Pavement)	EA	7	\$1,800.00	\$12,600.00	\$1,100.00	\$7,700.00
Total Amount Bid Schedule "A"					\$5,947,713.00	*	\$6,505,702.06

BID SCHEDULE "B"
RUNWAY 4-22 STRENGTHENING
AIP ELIGIBLE

Item No.	Item Description	Units	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost
C-100-14.1b	Contractor Quality Control Program (Runway Strengthening)	LS	1	\$95,000.00	\$95,000.00	\$475,000.00	\$475,000.00
C-102-5.1	Installation and Removal of Silt Fence	LF	13,317	\$5.00	\$66,585.00	\$4.50	\$59,926.50
C-102-5.2	Temporary Sand Bag Ditch Check	EA	5	\$500.00	\$2,500.00	\$386.00	\$1,930.00
C-102-5.3	Temporary Inlet Protection	EA	10	\$550.00	\$5,500.00	\$580.00	\$5,800.00
C-105-5.1b	Mobilization (Maximum 10% of Schedule B)	LS	1	\$700,000.00	\$700,000.00	\$210,000.00	\$210,000.00
P-101-5.1b	Paint and Rubber Removal	SF	110,000	\$0.60	\$66,000.00	\$0.90	\$99,000.00
P-101-5.2	Crack Repair (Non-Shrink Grout)	LF	20,000	\$4.00	\$80,000.00	\$4.95	\$99,000.00
P-101-5.3	Cold Milling at Tie-ins	SY	3,700	\$5.00	\$18,500.00	\$21.00	\$77,700.00
P-101-5.7a	Removal and Disposal of 30" RCP	LS	1	\$3,600.00	\$3,600.00	\$1,180.00	\$1,180.00
P-101-5.8a	Removal and Disposal of Concrete Headwall and Wingwall	EA	1	\$1,200.00	\$1,200.00	\$2,360.00	\$2,360.00
P-101-5.9	Removal and Disposal of Junction Box	EA	1	\$1,900.00	\$1,900.00	\$1,500.00	\$1,500.00
P-152-4.1	Unclassified Excavation	CY	5,800	\$12.00	\$69,600.00	\$27.00	\$156,600.00
P-152-4.2	Embankment in Place	CY	36,500	\$25.00	\$912,500.00	\$15.25	\$556,625.00
P-401-8.1	Asphalt Surface Course (5" Depth)	TON	32,800	\$141.00	\$4,624,800.00	\$189.89	\$6,228,392.00
P-610-6.1	Concrete Ditch Paving	SY	329	\$110.00	\$36,190.00	\$158.00	\$51,982.00
P-620-5.1	Pavement Markings	SF	97,500	\$1.20	\$117,000.00	\$1.16	\$113,100.00
P-621-5.1	Pavement Grooving	SY	95,400	\$2.40	\$228,960.00	\$3.03	\$289,062.00
D-701-5.1b	42" RCP (Class III)	LF	15	\$330.00	\$4,950.00	\$260.00	\$3,900.00
D-701-5.2	42" Reinforced Concrete Flared End Section (Class III)	EA	1	\$7,300.00	\$7,300.00	\$6,530.00	\$6,530.00
D-751-5.1	Standard Duty Grate Inlet	EA	1	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
T-901-5.1	Seeding and Mulching	ACRE	64	\$2,300.00	\$147,200.00	\$8,250.00	\$528,000.00
Total Amount Bid Schedule "B"					\$7,214,285.00		\$8,992,587.50

BID SCHEDULE "C"
TAXIWAY DELTA EXTENSION
AIP ELIGIBLE

Item No.	Item Description	Units	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost
C-100-14.1c	Contractor Quality Control Program (Taxiway Extension)	LS	1	\$50,000.00	\$50,000.00	\$254,000.00	\$254,000.00
C-102-5.1	Installation and Removal of Silt Fence	LF	307	\$5.00	\$1,535.00	\$7.00	\$2,149.00
C-102-5.2	Temporary Sand Bag Ditch Check	EA	2	\$500.00	\$1,000.00	\$395.00	\$790.00
C-105-5.1c	Mobilization (Maximum 10% of Schedule C)	LS	1	\$250,000.00	\$250,000.00	\$72,500.00	\$72,500.00
P-101-5.4	Full-Depth Asphalt Pavement Removal and Disposal	SY	1,085	\$14.00	\$15,190.00	\$11.80	\$12,803.00
P-101-5.6	Gravel Removal and Disposal (Access Road)	SY	365	\$3.00	\$1,095.00	\$4.75	\$1,733.75
P-101-5.7b	Removal and Disposal of 18" x 29" Reinforced Concrete Elliptical Pipe	LS	1	\$4,200.00	\$4,200.00	\$1,416.00	\$1,416.00
P-101-5.8b	Removal and Disposal of 18" x 29" Reinforced Concrete Elliptical Flared End Section	EA	2	\$600.00	\$1,200.00	\$1,416.00	\$2,832.00
P-101-5.8c	Removal and Disposal of Concrete Headwall and Wingwall	EA	1	\$8,500.00	\$8,500.00	\$2,950.00	\$2,950.00
P-101-5.10	Vehicle Service Road Guidance Sign Removal and Stockpile	EA	1	\$250.00	\$250.00	\$426.50	\$426.50
P-152-4.1	Unclassified Excavation	CY	39,000	\$12.00	\$468,000.00	\$10.00	\$390,000.00
P-152-4.2	Embankment in Place	CY	1,600	\$20.00	\$32,000.00	\$14.40	\$23,040.00
P-209-5.1	Crushed Aggregate Base Course (12" Depth)	SY	8,390	\$36.00	\$302,040.00	\$33.00	\$276,870.00
P-156-8.1	Cement Treated Subgrade (12" Depth)	SY	8,560	\$6.50	\$55,640.00	\$6.15	\$52,644.00
P-156-8.2	Cement	TON	232	\$290.00	\$67,280.00	\$266.00	\$61,712.00
P-401-8.1	Asphalt Surface Course (5" Depth)	TON	2,215	\$141.00	\$312,315.00	\$197.00	\$436,355.00
P-403-8.1	Asphalt Base Course (9" Depth)	TON	4,025	\$142.00	\$571,550.00	\$195.00	\$784,875.00
P-610-6.1	Concrete Ditch Paving	SY	622	\$110.00	\$68,420.00	\$154.00	\$95,788.00
P-620-5.1	Pavement Markings	SF	1,550	\$4.00	\$6,200.00	\$6.33	\$9,811.50
D-701-5.3	5' x 3' Reinforced Pre-Cast Concrete Box Culvert	LF	524	\$625.00	\$327,500.00	\$988.76	\$518,110.24
D-751-5.1	Standard Duty Grate Inlet	EA	2	\$20,000.00	\$40,000.00	\$24,500.00	\$49,000.00
D-752-5.1	Reinforced Concrete Headwall	EA	1	\$20,000.00	\$20,000.00	\$22,750.00	\$22,750.00
T-901-5.1	Seeding and Mulching	ACRE	9	\$2,300.00	\$20,700.00	\$8,457.87	\$76,120.83
Total Amount Bid Schedule "C"					\$2,624,615.00		\$3,148,676.82

DEDUCTIVE ALTERNATE NO. 1
RUNWAY 13-31 PAVEMENT REMOVAL
AIP ELIGIBLE

Item No.	Item Description	Units	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost
P-101-5.1	Paint and Rubber Removal	SF	-4,900	\$0.60	\$2,940.00	\$0.45	\$2,205.00
P-101-5.2	Crack Repair (Non-Shrink Grout)	LF	-1,000	\$4.00	\$4,000.00	\$3.00	\$3,000.00
P-101-5.3	Cold Milling at Tie-ins	SY	-1,370	\$5.00	\$6,850.00	\$8.18 *	\$11,206.60
P-101-5.4	Full-Depth Asphalt Pavement Removal and Disposal	SY	5,180	\$10.00	\$51,800.00	\$12.95	\$67,081.00
P-152-4.1	Unclassified Excavation	CY	800	\$20.00	\$16,000.00	\$9.57	\$7,656.00
P-152-4.2	Embankment in Place	CY	800	\$25.00	\$20,000.00	\$16.17	\$12,936.00
P-401-8.1	Asphalt Surface Course (5" Depth)	TON	-874	\$100.00	\$87,400.00	\$141.39	\$123,574.86
T-901-5.1	Seeding and Mulching	ACRE	1	\$2,300.00	\$2,300.00	\$7,300.00	\$7,300.00
Total Amount Deductive Alternate No. 1					\$11,090.00	*	\$45,013.46

BID SCHEDULE "E"
THIRD PARTY OCP INSURANCE
NON-AIP ELIGIBLE

Item No.	Item Description	Units	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost
	Third Party OCP Insurance	LS	1	100.00	\$100.00	\$1.00	\$1.00
Total Amount Bid Schedule "E"					\$100.00		\$1.00

Total Amount Bid (Schedule "A", "B", "C" and "E") \$15,786,713.00 * \$18,646,967.38
Total Amount Bid (Schedule "A", "B", "C", "E" and Alternate No. 1) \$15,775,623.00 * \$18,601,953.92

*Correction Due to Math Error

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:

Briefing Sheet

Department: Texarkana Regional Airport **Action Officer:**
Subject: Resolution No. 2026-084 approving the Texarkana Regional Airport Interim Director to execute an agreement with McClelland Engineering to administer the construction of Runway 4-22 overlay and taxiway extension in an amount not to exceed \$625,000 to be paid from a grant from the State of Arkansas.

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

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The Texarkana Regional Airport is seeking approval to enter into an agreement with McClelland Engineering to administer the construction of Runway 4-22 overlay and Taxiway extension in an amount not to exceed \$625,000.00. These costs will be paid by the State of Arkansas and previously-approved local matches.

Potential Options:

- APPROVE
- DENY

Fiscal Implications:

\$1,795,907 (previously approved in FY25 Capital Budget)

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. 2026-084

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS APPROVING THE TEXARKANA REGIONAL AIRPORT INTERIM EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH MCCLELLAND ENGINEERING TO ADMINISTER THE CONSTRUCTION OF RUNWAY 4-22 OVERLAY AND TAXIWAY EXTENSION IN AN AMOUNT NOT TO EXCEED SIX HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$625,000) TO BE PAID FROM A GRANT FROM THE STATE OF ARKANSAS; 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 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 State of Arkansas provided the airport with funds in the amount of \$16,797,215 for Runway overlay and Taxiway Extension; and

WHEREAS, extending Taxiway D and overlaying 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 City of Texarkana, Arkansas, approved the Airport constructing the Runway 4-22 overlay and Taxiway D extension, in the FY26 Capital Budget, with matching funds in the amount of \$1,458,137; and

WHEREAS, the City of Texarkana, Texas, approved the Airport constructing the Runway 4-22 overlay and Taxiway D extension, in the FY25 Capital Budget, with matching funds in the amount of \$1,795,907; and

WHEREAS, McClelland Engineering has provided a work order to administer the construction of this project in an amount not to exceed \$625,000.

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

SECTION 1. The City Council approves the Texarkana Regional Airport Interim Executive Director to execute an agreement with McClelland Engineering to administer the construction of the runway 4-22 extension project in an amount not to exceed Six Hundred Twenty-five Thousand Dollars (\$625,000) to be paid from a grant from the State of Arkansas.

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

**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326C
A RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO
AN AGREEMENT WITH MCCLELLAND ENGINEERING TO ADMINISTER
THE CONSTRUCTION OF RUNWAY 4-22 OVERLAY AND TAXIWAY
EXTENSION IN AN AMOUNT NOT TO EXCEED SIX HUNDRED AND
TWENTY-FIVE THOUSAND DOLLARS (\$625,000.00) TO BE PAID FROM A
GRANT FROM THE STATE OF ARKANSAS.**

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 State of Arkansas provided the airport with funds in the amount of \$16,797,215 for Runway overlay and Taxiway Extension; and,

WHEREAS, extending Taxiway D and overlaying 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 City of Texarkana AR approved the Airport constructing the Runway 4-22 overlay and Taxiway D extension, in the FY26 Capital Budget, with matching funds in the amount of \$1,458,137; and,

WHEREAS, the City of Texarkana TX approved the Airport constructing the Runway 4-22 overlay and Taxiway D extension, in the FY25 Capital Budget, with matching funds in the amount of \$1,795,907; and,

WHEREAS, McClelland Engineering has provided a work order to administer the construction of this project in an amount not to exceed \$625,000.00;

**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326C
A RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO
AN AGREEMENT WITH MCCLELLAND ENGINEERING TO ADMINISTER
THE CONSTRUCTION OF RUNWAY 4-22 OVERLAY AND TAXIWAY
EXTENSION IN AN AMOUNT NOT TO EXCEED SIX HUNDRED AND
TWENTY-FIVE THOUSAND DOLLARS (\$625,000.00) TO BE PAID FROM A
GRANT FROM THE STATE OF ARKANSAS.**

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

SECTION 1. The Texarkana Regional Airport Authority Approves the Interim Executive Director to enter into an agreement with McClelland Engineering to administer the construction of the runway 4-22 extension project in an amount not to exceed six hundred and twenty-five thousand dollars (\$625,000.00) to be paid from a grant from the State of Arkansas.

Adopted this 23rd day of April 2026.

ATTEST



Russell Henderson, Interim Director

SIGNED



Authority Chair



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:

2026-084

Briefing Sheet

Department: Texarkana Regional Airport **Action Officer:**
Subject: Resolution No. 2026-090 approving the Texarkana Regional Airport Interim Executive Director securing from the federal government for the runway 4-22 extension, overlay, and taxiway delta extension construction project all remaining federal funding not to exceed the total federal participation of \$20.8 million allocated to the project.

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

Item Schedule:

Consent

Updates/History of Briefing:

N/A

Executive Summary and Background Information:

The runway 4-22 extension, overlay, and taxiway delta extension construction project is necessary to bring in wide-body jets to support economic development at the Texarkana Regional Airport, with total federal funding for this project not to exceed \$20.8 million. The City Council has approved many expenditures for the runway 4-22 project in an aggregate amount less than the \$20.8 million total [see Res. No. 2026-063--\$895,754.13; Res. No. 2026-082--\$709,743.52; Res. No. 2026-083--\$15,786,713; Res. No. 2026-084--\$625,000]. For the remaining unencumbered funds allocated to the project, the Authority seeks approval to secure such remaining funding, in coordination with the FAA, reasoning that while the project remains within the overall budget, several outstanding items exist that could impact final scope and costs, and securing the remaining amount of funding ensures that the Authority can address potential cost changes and evolving project requirements as final design decisions are made.

Approval of the Authority's request would be subject to federal law, FAA regulations, and the respective Airport Authority ordinances --- Chapter 6 of the Texarkana, Arkansas, City Code and Chapter 4 of the Texarkana, Texas, City Code.

Potential Options:

Approve or decline to approve resolution.

Fiscal Implications:

Budgeted staff time.

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. 2026-090

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE TEXARKANA REGIONAL AIRPORT INTERIM EXECUTIVE DIRECTOR SECURING FROM THE FEDERAL GOVERNMENT FOR THE RUNWAY 4-22 EXTENSION, OVERLAY, AND TAXIWAY DELTA EXTENSION CONSTRUCTION PROJECT ALL REMAINING FEDERAL FUNDING NOT TO EXCEED THE TOTAL FEDERAL PARTICIPATION OF \$20.8 MILLION ALLOCATED TO THE PROJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texarkana Regional Airport Authority, formed under Arkansas Code § 14-361-101 to be jointly owned by the Cities of Texarkana, Arkansas, and Texarkana, Texas, is entrusted with the power to operate and regulate the airport; and Section 6-31 of the Texarkana, Arkansas, City Code and Section 4-25 of the Texarkana, Texas, City Code allow the authority to plan, develop, construct, enlarge, improve, maintain, equip, operate, regulate, protect, and police the airport; and

WHEREAS, the runway 4-22 extension, overlay, and taxiway delta extension construction project is necessary to bring in wide-body jets to support economic development at the Texarkana Regional Airport, with total federal funding for this project not to exceed \$20.8 million, as detailed in the Authority's Resolution No. 42326A [ATTH 01, adopted April 23, 2026]; and

WHEREAS, the City Council has approved many expenditures for the runway 4-22 project in an aggregate amount less than the \$20.8 million total [see Res. No. 2026-063–\$895,754.13; Res. No. 2026-082–\$709,743.52; Res. No. 2026-083–\$15,786,713; Res. No. 2026-084–\$625,000]; and for the remaining unencumbered funds allocated to the project, the Authority seeks approval from both the Cities to secure such remaining funding, in coordination with the FAA, reasoning that while the project remains within the overall budget, several outstanding items exist that could impact final scope and costs, and securing the remaining amount of funding ensures that the Authority can address potential cost changes and evolving project requirements as final design decisions are made.

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

SECTION 1. The City Council approves the Texarkana Regional Airport Interim Executive Director securing from the federal government through the course of implementation of the runway 4-22 extension, overlay, and taxiway delta extension construction project the remainder of the total \$20.8 million federal funding allocated for the project. Subject to federal law, FAA regulations, and the respective Airport Authority ordinances of the Cities (i.e., Chapter 6 of the Texarkana, Arkansas, City Code and Chapter 4 of the Texarkana, Texas, City Code), the Texarkana Regional Airport Interim Director is further authorized to execute documentation as may be required by law or FAA regulations to effectuate the intent 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 11th day of May 2026.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326A
A RESOLUTION APPROVING THE RUNWAY 4-22 EXTENSION, OVERLAY
AND TAXIWAY DELTA EXTENSION CONSTRUCTION PROJECT IN AN
AMOUNT NOT TO EXCEED \$20,800,000.**

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, 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, Tatum Excavating Company, Inc. provided the lowest bid of \$15,786,713.00; and,

WHEREAS, Congressman Westerman provided the airport with funds for a grant through the Federal Aviation Administration; and,

WHEREAS, FAA Grant application 3-05-0062-067-2026 Texarkana Regional Airport runway 4-22 extension construction in the amount of \$7,913,022.00 with the Federal government paying \$7,517,371.00 and a match of \$395,651.00 has been submitted; and,

WHEREAS, The State of Arkansas is providing \$16,797,215 for runway 4-22 Overlay, and Taxiway extension; and,

WHEREAS, the Arkansas Division of Aeronautics will provide \$250,000 in a matching grant,

WHEREAS, the City of Texarkana AR approved the Runway Extension, Overlay and Taxiway extension projects, in the FY26 Capital Budget, with matching funds in the amount of \$1,458,137; and,

WHEREAS, the City of Texarkana TX approved the Runway Extension, Overlay and Taxiway extension projects, in the FY25 Capital Budget, with matching funds in the amount of \$1,795,907; and,

**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326A
A RESOLUTION APPROVING THE RUNWAY 4-22 EXTENSION, OVERLAY
AND TAXIWAY DELTA EXTENSION CONSTRUCTION PROJECT IN AN
AMOUNT NOT TO EXCEED \$20,800,000.**

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

SECTION 1. The Texarkana Regional Airport Authority Approves the Interim Executive Director to execute necessary notice to proceed documents with the low bidder for the Runway extension, overlay and taxiway extension construction in an amount not to exceed twenty million eight hundred thousand dollars (\$20,800,000.00).

Adopted this 23rd day of April 2026.

ATTEST



Russell Henderson, Interim Director

SIGNED



Authority Chair



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:

Briefing Sheet

Department: City Attorney
Subject: Ordinance No. 2026-089 reappointing Sherry Jackson Hawkins, J.D., as Municipal Judge of the Municipal Court of Record in the City of Texarkana, Texas, for a two-year term.
Council Vote: 5/11/2026

Item Schedule:

One Meeting/Action Item

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

The Honorable Sherry Jackson Hawkins, J.D., Municipal Judge of the Municipal Court of Record in the City of Texarkana, Texas, reappointed by the City Council as municipal judge and currently serving a two-year term which expires the last day of May, 2026 [Ord. No. 2024-050, eff. 5-13-2024], desires to be reappointed to another two-year term effective June 1, 2026.

The City Council established the City's municipal court as a "municipal court of record" pursuant to Chapter 30 of the Texas Government Code [Ord. No. 145-09, eff. 10-26-2009]. Sec. 30.00006 of the Texas Government Code, applicable to judges of municipal courts of record, provides in pertinent part:

- The governing body shall by ordinance appoint its municipal judges.
- A municipal judge must be a resident of this state; be a citizen of the United States; be a licensed attorney in good standing; and have two or more years of experience in the practice of law in this state.
- The governing body shall provide by ordinance for the term of office of its municipal judges. The term must be for a definite term of two or four years.
- The governing body shall determine the salary of a municipal judge. The amount of a judge's salary may not be diminished during the judge's term of office. The salary may not be based directly or indirectly on fines, fees, or costs collected by the court.

Potential Options:

Approve or decline to approve reappointment

Fiscal Implications:

A reappointment with salary set at current levels is currently budgeted.

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

ORDINANCE NO. 2026 – 089

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, REAPPOINTING SHERRY JACKSON HAWKINS, J.D., AS MUNICIPAL JUDGE OF THE MUNICIPAL COURT OF RECORD IN THE CITY OF TEXARKANA, TEXAS, FOR A TWO-YEAR TERM; APPROVING A COMPENSATION AGREEMENT AND DETERMINING THE SALARY FOR THE OFFICE OF MUNICIPAL JUDGE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Section 30.00006 of the Texas Government Code, applicable to municipal courts of record, provides that the governing body of the municipality shall provide by ordinance for the term of office of its municipal judges and shall determine the salary of a municipal judge; and

WHEREAS, the City Charter of the City of Texarkana, Texas, requires that the Council elect a municipal judge each even year by a majority vote for a two-year term; and

WHEREAS, Section 30.00006(c) of the Texas Government Code provides that a municipal judge must be a resident of this state, be a citizen of the United States, be a licensed attorney in good standing, and have two or more years of experience in the practice of law in this state; and

WHEREAS, the City Charter requires that a municipal judge shall have been a resident of the City of Texarkana, Texas, for at least one year preceding the appointment.

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

SECTION 1: Sherry Jackson Hawkins, J.D., is deemed qualified under the Texas Government Code and the City Charter to serve as Municipal Judge of the Municipal Court of Record in the City of Texarkana, Texas, and is hereby reappointed to that office for a term of two years commencing on June 1, 2026.

SECTION 2: The salary for the Municipal Judge and other expense reimbursements, training requirements, and performance reporting shall be determined by the City Council as set forth in the Compensation Agreement as set out in **Exhibit “A”** to this Ordinance, incorporated herein by reference for all purposes, and such agreement is hereby approved.

SECTION 3: The City Manager, on behalf of the City Council, is authorized and directed to execute the approved Compensation Agreement.

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

COMPENSATION AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of Texarkana, Texas, a municipal corporation (“CITY”) and Sherry Jackson Hawkins, J.D. (“MUNICIPAL JUDGE”).

WITNESSETH:

WHEREAS, CITY desires to employ the services of Sherry Jackson Hawkins, J.D. as the MUNICIPAL JUDGE of the City of Texarkana, Texas; and

WHEREAS, it is the desire of the City Council of the City of Texarkana, Texas, to provide certain compensation benefits, establish certain conditions of employment and to set working conditions of said MUNICIPAL JUDGE; and

WHEREAS, Sherry Jackson Hawkins, J.D., desires to accept employment as the MUNICIPAL JUDGE of the City of Texarkana, Texas;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the parties agree as follows:

Section 1. Duties.

CITY hereby agrees to employ Sherry Jackson Hawkins, J.D., as the MUNICIPAL JUDGE of CITY to perform the functions and duties authorized under State law, the City Charter and City Ordinances, and to perform other legally permissible and proper duties and functions as the Council or City Manager shall from time-to-time assign.

Section 2. Term.

- A. Sherry Jackson Hawkins, J.D., shall commence serving as the MUNICIPAL JUDGE on the first day of June, 2026, and continue serving under the terms of this contract through the last day of May, 2028. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of the MUNICIPAL JUDGE at any time, with or without cause. Sufficiency of cause shall be solely within the discretion of CITY. Nothing contained within this Agreement shall be construed to confer an expectation of continued employment or a property interest therein.
- B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the MUNICIPAL JUDGE to resign at any time from her position with the CITY.
- C. MUNICIPAL JUDGE agrees to remain in the exclusive employment of CITY and to accept no other employment by another employer during the term of this Agreement.

The term “employment” shall not be construed to include occasional teaching, writing, consulting, serving as legal counsel for issues unrelated to CITY business, or mediation performed on the MUNICIPAL JUDGE’S time off or compensatory time off.

Section 3. Compensation and Benefits.

- A. CITY agrees to pay the MUNICIPAL JUDGE for her services rendered pursuant hereto an annual base salary of \$93,662.40 payable in accordance with the same schedule that other employees of the CITY are paid and subject to the same applicable deductions for taxes, social security, benefit plans and other wage withholdings.
- B. CITY agrees to provide the MUNICIPAL JUDGE with compensation benefits as follows:
 - (1) CITY to pay Health Insurance benefits for employee only;
 - (2) Texas Municipal Retirement System: employee contribution equal 7% Matching Ratio 2:1;
 - (3) Longevity pay in accordance with CITY practices as it relates to other CITY employees;
 - (4) Professional and Association dues to appropriate memberships in State organizations and other related training as approved in consultation with the City Manager. Approved training and travel will be reimbursed at normal and customary CITY rates.
 - (5) The salary amounts in Section 3A shall be increased in the event the City Council budgets and appropriates a percentage increase of salaries for director-level City employees, and shall not be reduced unless the City Council and MUNICIPAL JUDGE mutually agree in writing to such reduction, or unless a “Force Majeure” event requires such a reduction for all CITY payroll.

Section 4. Performance Evaluation.

The MUNICIPAL JUDGE, at least once annually, shall provide the City Council with a written report of her continuing education activities and any specific areas of interest related to her abilities to perform the full range of her court duties.

Section 5. Hours of Work.

The position of MUNICIPAL JUDGE is a professional position, and MUNICIPAL JUDGE agrees that during regular business hours she will generally be involved in the pursuit of CITY business. CITY recognizes that on occasion the MUNICIPAL JUDGE must devote time outside regular business hours of municipal office in performing her powers and duties (i.e. night court, etc.), and CITY agrees that the MUNICIPAL JUDGE may attend to personal matters during regular business hours when such use is reasonable and does not interfere with her duties or is compelled by unusual circumstances.

Section 6. Expenses.

The MUNICIPAL JUDGE shall be reimbursed for job-related expenses incurred in the conduct of CITY business, in the same manner and for the same purposes as other CITY employees.

Section 7. Severance.

If, and only if, terminated other than “for cause” by the City Council as defined hereinbelow, the MUNICIPAL JUDGE shall upon termination receive one lump sum payment of severance pay not to exceed the equivalent of two (2) months standard salary plus accumulated vacation time as provided in CITY’s Personnel Handbook. If the MUNICIPAL JUDGE resigns of her own initiative, leaves for other employment, retires, or is terminated “for cause” this section does not apply. The term “for cause,” as used in this section, shall mean a conviction for a misdemeanor involving moral turpitude or personal gain or for any felony or a pattern of insubordination which stems from a persistent failure to comply with a legally authorized written directive from the City Manager or City Council and which continues after a reasonable opportunity to remediate such failure to comply.

Section 8. Vacation, Sick Leave, Retirement, and other Benefits.

In addition to the benefits provided in this Agreement, all provisions of CITY’s Code of Ordinances and Employee Personnel Handbook relating to health care, vacation, sick leave, retirement system contributions, holidays and other fringe benefits and working conditions as they now exist or may be amended, shall also apply to the MUNICIPAL JUDGE as they would to other employees of the CITY, insofar as those provisions, rules and regulations are not inconsistent with this Agreement.

Section 9. Notices.

Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to CITY or MUNICIPAL JUDGE as the case may be at the address set forth opposite the signature of the party.

Section 10. Entire Agreement.

This Agreement constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting this subject matter.

Section 11. Successor and Assigns.

This Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

Section 12. Governing Law.

This Agreement is governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be Bowie County, Texas.

Section 13. Amendment.

This Agreement may be amended by the mutual written agreement of the parties.

Section 14. Legal Construction.

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 15. No Waiver.

The failure to enforce or insist on performance of any term or provision of this Agreement by CITY shall not be construed as a waiver of such provision.

Section 16. Force Majeure.

Notwithstanding any other provision of this Agreement, CITY shall not be liable for its non-performance or delayed performance of any duty or obligation owed to MUNICIPAL JUDGE, by this Agreement or otherwise, because of a "Force Majeure" (defined as an event, circumstance, or act that is beyond the CITY's reasonable control, such as an act of God, an act of the public enemy, strikes, other labor disturbances, natural or government-declared disasters, hurricanes, earthquakes, fires, floods, epidemics, pandemics, embargoes, war, riots, ransomware or cyber events, or any other similar cause).

EXECUTED this _____ day of May, 2026.

MUNICIPAL JUDGE

CITY OF TEXARKANA, TEXAS

By: _____
 Sherry Jackson Hawkins, J.D.
 Texas Municipal Court
 100 N. Stateline, Box 1
 Texarkana, Texas 75501

By: _____
 David W. Orr, Ph.D.
 City Manager
 220 Texas Blvd.
 Texarkana, Texas 75501

ATTEST:

By: _____
 Jennifer Evans, City Secretary

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:

Briefing Sheet

Department:	Fire Department	Action Officer:	Mashell Daniel, Director of Development Services
Subject:	Ordinance No. 2026-045 amending Sections 18-4 and 18-5 of the Code of Ordinances with the adoption of the International Fire Code, 2024 Edition, with certain amendments, modifications, deletions, and appendices.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026 Council Vote: 6/8/2026

Item Schedule:

Brief Once. Public Hearing & Vote.

Updates/History of Briefing:

Executive Summary and Background Information:

City staff recommends adoption of the **2024 International Fire Code (IFC)** as published by the International Code Council. The City currently enforces the **2018 International Fire Code**, and updating to the 2024 edition will align the City's regulations with current nationally recognized fire safety standards.

The 2024 IFC includes updated provisions addressing emerging fire hazards such as lithium-ion battery storage, energy storage systems, additive manufacturing processes, and modern refrigerants. The updated code also enhances fire detection requirements, improves life-safety and egress provisions, and updates fire protection system standards.

Adoption of the 2024 IFC will improve public safety, provide clearer regulations for property owners and developers, and ensure the City continues to enforce modern fire prevention standards.

Potential Options:

Approve changes.
Not approve changes.

Fiscal Implications:

None.

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

ORDINANCE NO. 2026-045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, CHAPTER 18 – FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES, BY AMENDING SECTIONS 18-4 AND 18-5 OF THE CODE OF ORDINANCES WITH THE ADOPTION OF THE INTERNATIONAL FIRE CODE, 2024 EDITION, WITH CERTAIN AMENDMENTS, MODIFICATIONS, DELETIONS, AND APPENDICES; CONTAINING REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the International Fire Code, developed by the International Code Council to protect life, health, and safety, is updated periodically to integrate new building designs, construction methods and technological advancements; and the latest edition of the model code, the 2024 edition, sets minimum safety standards for fire prevention and life safety in buildings, facilities, and processes, covering topics like emergency planning, sprinkler systems, hazardous materials, and fire department access; and

WHEREAS, the Insurance Services Office (ISO), under its Fire Suppression Rating Schedule, gives significant credit to cities, when being evaluated for an ISO Public Protection Classification rating (Class 1 being the highest rating on a scale of 1 - 10), with the cities' adoption and enforcement of modern, recognized fire prevention codes and standards; and

WHEREAS, the Texarkana, Texas, Fire Department has, for years, maintained the best ISO rating of Class 1 — a rating that represents superior fire protection, which typically leads to lower property-insurance premiums for both commercial and residential property, reduced fire losses, and greater community safety; and

WHEREAS, the City Council finds and determines that the adoption of the current IFC fire 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: Section 18-4 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 18-4. – International Fire Code, 2024 edition adopted.

There is hereby adopted by the city for the purpose of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and using of hazardous substances, materials and devices; and from conditions hazardous to life and property in the occupancy of building and premises, that certain fire code known as the

International Fire Code, 2024 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 safeguarding of life and property from fire and related hazards for all property contained within the corporate limits of the city.

SECTION 2: Section 18-5, *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 18-5. – Amendments, modification, and deletions to the International Fire Code.

The following amendments, modifications and deletions to and from the International Fire Code adopted by [section 18-4](#), 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 Fire Code:

Section 101.1 Title of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended by inserting "City of Texarkana, Texas" where the name of jurisdiction is indicated to be inserted.

Section 102.7 Referenced codes and standards of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended to add the following sentence: "All references to codes and standards in Chapter 80 shall be interpreted to be a reference to the most recent edition of the code or standard."

Section 105.5 Required operational permits of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended as follows: In paragraphs 105.5.1 through 105.5.51, the words "A construction permit is required" are replaced in each paragraph by the words "At the discretion of the fire code official, a construction permit may be required..."

Section 105.6 Required construction permits of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended as follows: In paragraphs 105.6.1 through 105.7.25, the words "An operational permit is required" are replaced in each paragraph by the words "At the discretion of the fire code official, an operational permit may be required..."

Section 108 Fees of the said International Fire Code adopted by [section 18-4](#) herein, is hereby deleted in its entirety.

Section 112 Board of Appeal of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended to read in its entirety as follows:

"112.1 General. The board known as the Building and Standards Commission, as appointed and established by [Chapter 2](#), Article III of the Code of Ordinances, as amended, shall serve as the board to which appeals may be taken from decisions of the fire code official related to the International Fire Code, and terms of office, quorums, records, and procedural rules and powers of the said commission shall be as set forth in said Article III, as amended. All references elsewhere in this said International Fire Code to the "Board of Appeals" or "Board" shall be construed to mean the Building and Standards Commission."

"112.2 Application for appeal. Any person directly affected by a decision of the fire code official or a notice or order issued under the code shall have the right to appeal to the Building and Standards Commission, provided that a written application for appeal is filed within 20 days after the day the decision, notice, or order was served by the fire code official. An application for 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 equivalent method of protection or safety is proposed. The commission shall have no authority to waive requirements of this Code."

Section 113.3 Notice of Violations and Section 113.3 subsections adopted by [Section 18-4](#) herein are hereby deleted in their entirety.

Section 113.4 Violation Penalties of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended to read as follows: "Violations of this Code shall be governed by [Section 18-10](#) of the Code of Ordinances of the City of Texarkana, Texas."

Section 307 Open burning, recreational fires and portable outdoor fireplaces of the said International Fire Code adopted by [section 18-4](#) herein, is hereby deleted in its entirety.

Section 311.5 Placards of the said International Fire Code adopted by [section 18-4](#) herein, is hereby amended by replacing the word "shall" with the word "may."

Section 4106 Mobile Food Preparation Vehicle of the said International Fire Code adopted by [section 18-4](#) herein, is hereby deleted in its entirety.

Section 505 Premises Identification of the said International Fire Code adopted by [section 18-4](#) herein is hereby deleted in its entirety.

Section 506 Key Boxes of the said International Fire Code adopted by [section 18-4](#) herein is hereby deleted in its entirety.

Section 907.9 Where required in existing buildings and structures of the said International Fire Code adopted by [section 18-4](#) herein is hereby deleted in its entirety.

Section 1103.9 Carbon monoxide detection of the said International Fire Code adopted by [section 18-4](#) herein is hereby deleted in its entirety.

Section 5601.1 Explosives and fireworks of the said International Fire Code adopted by [section 18-4](#) herein, is hereby amended to add the following sentences: "The provisions of this Code and [section 28-7](#) of the Code of Ordinances of the City of Texarkana, Texas, shall govern the possession, manufacture, storage, handling, sale and use of explosive materials and fireworks. In the event of a conflict between the International Fire Code and [Section 28-7](#) of the Code of Ordinances of the City of Texarkana, Texas, the more stringent provisions shall apply."

Geographic Limits of the said International Fire Code adopted by [section 18-4](#) herein are hereby amended where geographic limits are required to be inserted to specify where certain practices are prohibited, all references to geographic area in these sections shall be to the fire limits as specified in [section 105-3](#) of the Code of Ordinances of the City of Texarkana, Texas.

ICC Electrical Code of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended by deleting all references to the said ICC Electrical Code and is modified where applicable by referencing the "National Electrical Code" as adopted by the City.

Appendices of the said International Fire Code adopted by [section 18-4](#) herein are hereby amended by deleting the following appendices: A, B, C, J, K, L, M and N.

SECTION 3: 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 4: In case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 6: 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 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 **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City Council Information Packet

Adoption of the 2024 International Fire Code (IFC)

Purpose

The purpose of this packet is to provide the City Council with an overview of the proposed adoption of the 2024 International Fire Code (IFC), including a summary of significant changes from the 2018 IFC to the 2024 edition.

Key Reasons for Update

- Addresses emerging fire hazards such as lithium-ion batteries and EV infrastructure
- Improves life safety requirements
- Enhances clarity and enforcement
- Aligns with the city and current national safety standards

Major Code Changes

1. Lithium-Ion Batteries & Energy Storage Systems

- Expanded regulations for battery storage and use
- New testing requirements (UL 9540/9540A)
- Increased fire protection and separation requirements for indoor lithium-ion battery operations

2. Expanded Sprinkler Requirements

- Updated Sprinkler System requirements for lithium-ion battery storage areas
- Includes certain open parking garages based on fire area size and hazards like EVs/Lithium-ion batteries
- Increased protection for modern hazards. Expanding coverage beyond dedicated ESS rooms

3. Construction Site Fire Safety

- Stronger requirements for fire safety during construction
- Mandatory fire safety plans
- Increased accountability for owners and contractors. The owner (not just the contractor) is responsible for fire safety program, inspections, and documentation

4. Electric Vehicle (EV) Infrastructure

- New considerations for EV charging stations including location, fire department access, physical protection, UL Listings, and being installed per NFPA 70
- Addresses fire risks associated with EV batteries

5. New Hazard-Specific Regulations

- Chapter 40 introduces new requirements for the storage of distilled spirits and wine. When these provisions are met, the occupancy is no longer classified as High-Hazard. The chapter emphasizes key safety measures including spill control, ventilation, ignition source control, lightning protection, and proper storage configurations.
- Expanded industrial hazard guidance instead of broad rules

6. Inspection & Enforcement Enhancements

- Clearer authority for fire officials including enforcing fire safety programs, stronger stop work/stop operations authority
- Improved permitting and documentation requirements

7. New Regulations addressing modern risks

- Micromobility Devices (E-Bikes, Scooters, etc.)
- Cannabis Cultivation & Extraction Facilities
- Additive Manufacturing (3D printing)

8. Life Safety Enhancements

- Expanded carbon monoxide detection requirements
- Low-frequency alarm requirements in residential occupancies
- Increased fire alarm requirements for certain commercial uses
- Defining Occupiable Roof space and means of egress
- Enhanced emergency responder radio coverage systems in larger buildings
- Additional safety features in large and complex buildings

9. Egress & Occupant Characteristics Updates

- New/updated definitions for occupant assistance levels
- Impacting Group I Occupancies (Assisted living/care facilities)
- Better coordination with IBC for consistency

Impact on the Community

- Increased public safety
- Reduced fire risk
- Better preparedness for modern building technologies
- Supports responsible growth and development

Recommendation

Adoption of the 2024 International Fire Code with the attached amendments, modifications or deletions is recommended to ensure the community is protected against modern fire hazards and aligned with current safety practices.

- There is hereby adopted by the city for the purpose of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and using of hazardous substances, materials and devices; and from conditions hazardous to life and property in the occupancy of building and premises, that certain fire code known as the International Fire Code, 2018 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 safeguarding of life and property from fire and related hazards for all property contained within the corporate limits of the city.

(Code 1961, § 9-4; Ord. of 5-26-1953, §§ 1, 2; Ord. No. 57-67, § 1, 5-8-1967; Ord. No. 222-71, § 1, 11-22-1971; Ord. No. 167-74, § 1, 7-8-1974; Ord. No. 277-74, § 1, 12-9-1974; Ord. No. 33-81, § 2, 3-9-1981; Ord. No. 106-88, § 1, 4-25-1988; Ord. No. 362-91, § 1, 12-9-1991; Ord. No. 010-06, § 1, 1-9-2006; Ord. No. 162-08, § 1, 8-25-2008; Ord. No. [2019-050](#), § 1, 6-10-2019)

- **Sec. 18-5. - Same—Amendments, modifications and deletions.**

The following amendments, modifications and deletions to and from the International Fire Code adopted by [section 18-4](#), 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 Fire Code:

Section 101.1 Title of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended by inserting "City of Texarkana, Texas" where the name of jurisdiction is indicated to be inserted.

Section 102.7 Referenced codes and standards of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended to add the following sentence: "All references to codes and standards in Chapter 80 shall be interpreted to be a reference to the most recent edition of the code or standard."

Section 105.5 Required operational permits of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended as follows: In paragraphs 105.5.1 through 105.5.51, the words "A construction permit is required" are replaced in each paragraph by the words "At the discretion of the fire code official, a construction permit may be required..." * Changed from 105.6 to 105.5

Section 105.6 Required construction permits of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended as follows: In paragraphs 105.6.1 through 105.7.25, the words "An operational permit is required" are

replaced in each paragraph by the words "At the discretion of the fire code official, an operational permit may be required..." * Changed from 105.7 to 105.6

Section 108 Fees of the said International Fire Code adopted by [section 18-4](#) herein, is hereby deleted in its entirety. * Changed from 106 to 108

Section 112 Board of Appeal of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended to read in its entirety as follows: * Changed from 109 to 112

"112.1 General. The board known as the Building and Standards Commission, as appointed and established by [Chapter 2](#), Article III of the Code of Ordinances, as amended, shall serve as the board to which appeals may be taken from decisions of the fire code official related to the International Fire Code, and terms of office, quorums, records, and procedural rules and powers of the said commission shall be as set forth in said Article III, as amended. All references elsewhere in this said International Fire Code to the "Board of Appeals" or "Board" shall be construed to mean the Building and Standards Commission." * Changed from 109 to 112

"112.2 Application for appeal. Any person directly affected by a decision of the fire code official or a notice or order issued under the code shall have the right to appeal to the Building and Standards Commission, provided that a written application for appeal is filed within 20 days after the day the decision, notice, or order was served by the fire code official. An application for 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 equivalent method of protection or safety is proposed. The commission shall have no authority to waive requirements of this Code." * Changed from 109 to 112

Section 113.3 Notice of Violations and Section 113.3 subsections adopted by [Section 18-4](#) herein are hereby deleted in their entirety. * Changed from 110.3 to 113.3

Section 113.4 Violation Penalties of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended to read as follows: "Violations of this Code shall be governed by [Section 18-10](#) of the Code of Ordinances of the City of Texarkana, Texas." * Changed from 110.4 to 113.4

~~*Section 112.4 Failure to comply* of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended by deleting all words after the word~~

~~"fine" and substituting the words "as specified in [section 18-10](#) of the Code of Ordinances of the City of Texarkana, Texas."~~ * New Code matched ordinance

Section 307 Open burning, recreational fires and portable outdoor fireplaces of the said International Fire Code adopted by [section 18-4](#) herein, is hereby deleted in its entirety.

Section 311.5 Placards of the said International Fire Code adopted by [section 18-4](#) herein, is hereby amended by replacing the word "shall" with the word "may."

~~*Section 319.3 Exhaust hood* of the said International Fire Code adopted by [section 18-4](#) herein, is hereby deleted in its entirety.~~ * Adding MFPV ordinance in future

~~*Section 4106 Mobile Food Preparation Vehicle* of the said International Fire Code adopted by [section 18-4](#) herein, is hereby deleted in its entirety.~~ * Adding MFPV ordinance in future

Section 505 Premises Identification of the said International Fire Code adopted by [section 18-4](#) herein is hereby deleted in its entirety.

Section 506 Key Boxes of the said International Fire Code adopted by [section 18-4](#) herein is hereby deleted in its entirety.

Section 907.9 Where required in existing buildings and structures of the said International Fire Code adopted by [section 18-4](#) herein is hereby deleted in its entirety.

~~*Section 1103.9 Carbon monoxide detection* of the said International Fire Code adopted by [section 18-4](#) herein is hereby deleted in its entirety.~~ * Would require preexisting building to come up to the new code

Section 5601.1 Explosives and fireworks of the said International Fire Code adopted by [section 18-4](#) herein, is hereby amended to add the following sentences: "The provisions of this Code and [section 28-7](#) of the Code of Ordinances of the City of Texarkana, Texas, shall govern the possession, manufacture, storage, handling, sale and use of explosive materials ~~and fireworks,~~ ~~and small arms ammunition.~~ In the event of a conflict between the International Fire Code and [Section 28-7](#) of the Code of Ordinances of the City of Texarkana, Texas, the more stringent provisions shall apply."

Geographic Limits of the said International Fire Code adopted by [section 18-4](#) herein are hereby amended where geographic limits are required to be inserted to specify where certain practices are prohibited, all references to

geographic area in these sections shall be to the fire limits as specified in [section 105-3](#) of the Code of Ordinances of the City of Texarkana, Texas.

ICC Electrical Code of the said International Fire Code adopted by [section 18-4](#) herein is hereby amended by deleting all references to the said ICC Electrical Code and is modified where applicable by referencing the "National Electrical Code" as adopted by the City.

Appendices of the said International Fire Code adopted by [section 18-4](#) herein are hereby amended by deleting the following appendices: A, B, C, **I**, J, K, L, M and N. * accept appendix I back into the code – defines noncompliant conditions for fire protection systems

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: No Additional

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:

Briefing Sheet

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

Subject: Ordinance No. 2026-058 rezoning on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street (Ward 1) from Single Family-2 to Single Family-3. Inez Dixon, owner, and Samuel Augustus, agent.

Briefing: 5/4/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Inez Dixon, owner, and Samuel Augustus, agent to rezone on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street from Single Family-2 to Single Family-3.

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

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

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

ORDINANCE NO. 2026-058

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 6, BLOCK 21, AVONDALE ADDITION, LOCATED AT 515 ROBBINS STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on **Lot 6, Block 21, Avondale Addition, located at 515 Robbins 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 unanimously five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-2 to Single Family-3 on Lot 6, Block 21, Avondale Addition, located at 515 Robbins 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 **Lot 6, Block 21, Avondale Addition, located at 515 Robbins 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 **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

515 Robbins



515 Robbins



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:

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-059 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street (Ward 1). Inez Dixon, owner, and Samuel Augustus, agent.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026 Council Vote: 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Inez Dixon, owner, and Samuel Augustus, agent, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street.

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

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

Staff recommend approval of this request with the following stipulations:

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

codes.

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

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

ORDINANCE NO. 2026-059

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-824 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME ON LOT 6, LOCK 21, AVONDALE ADDITION, LOCATED AT 515 ROBINS STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a HUD code manufactured home on **Lot 6, Block 21, Avondale Addition, located at 515 Robbins 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-824 to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins 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 **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

515 Robbins



515 Robbins



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:

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-064 granting a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land (being Tract 19-19A) MEP&P RWY HRS, A-434, located at 1106 Hatton Street (Ward 2). QuanTerica Moss, owner.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026 Council Vote: 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Quanterica Moss, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land being Trac 19-19A, MEP&P RWY HRS, A-434, located at 1106 Hatton Street. This parcel is currently zoned Single Family-3.

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

The adjacent zoning is Industrial-1 to the south and west and Single Family-2 to the north, and east. The adjacent land use is vacant lots to the south, west, north, and east.

Staff recommend approval of this request with the following stipulations:

1. That one 1998 or newer HUD code manufactured home be allowed on this property.
2. That the outside of the home and shutters be freshly painted.
3. That the home have new underpinning placed.
4. That new front porch be installed.
5. That the HUD code manufactured home be tied down/skirted/underpinned.
6. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
7. 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.
8. 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.

9. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-064

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-825 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME ON AN APPROXIMATE 0.69-ACRE TRACT OF LAND (BEING TRACT 19-19A) MEP&P RWY HRS, A-434, LOCATED AT 1106 HATTON 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 0.69-acre tract of land (being Tract 19-19A). MEP&P RWY HRS, A-434 (EXH 'A')**, located at 1106 Hatton 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-825 to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land (being Tract 19-19A). MEP&P RWY HRS, A-434 (EXH 'A')**, located at 1106 Hatton 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.

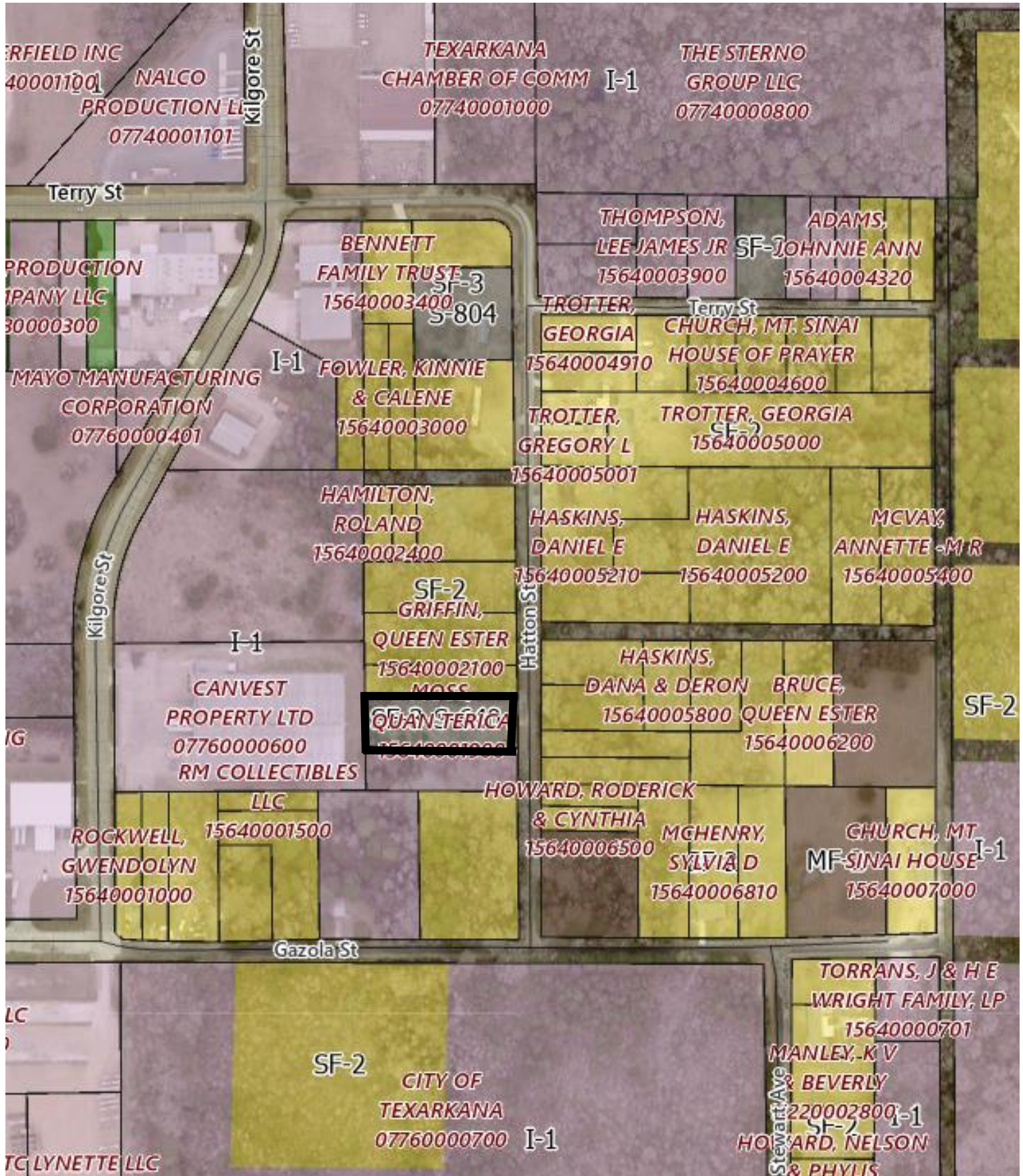
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

1106 Hatton Street



1106 Hatton Street



2023-00018381

DEED

Total Pages: 3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

THAT AUTHOR RAY JAMES, II, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby grant, bargain, sell and convey unto QUANTERICA MOSS, GRANTEE, and unto Grantee's heirs and assigns forever, subject to the reservations from and exceptions to the conveyance and warranty, the following described lands located in the County of Bowie, State of Texas:

All that certain tract or parcel of land situated in Bowie County, Texas, a part of a certain 95.95 acre tract, a part of the M.E.P. & P. RY. CO. SURVEY, Abstract No. 434, that was conveyed by C.A. Wheeler to Bob Phillips tract hereby conveyed being described as follows:

BEGINNING at a point on the West boundary line of a 50 foot road that runs through said 95.95 acre tract, said point being 798.1 feet East and 390 feet North of the Southwest corner of said 95.95 acre tract, said point of being 798.1 feet East and 390 feet North of the Southwest corner of said 95.95 acre tract;

THENCE West 300 feet to a stake for corner;

THENCE North 50 feet to a stake for corner;

THENCE East 300 feet to a stake for corner on the West boundary line of said 50 foot road;

THENCE South with said road 50 feet to the Place of Beginning.

This conveyance is made subject to the following reservations from and exceptions to the conveyance:

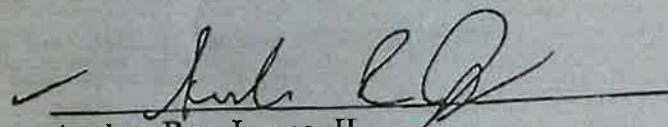
Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or

2137552

community property or survivorship rights, if any, of any spouse of Grantee; any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities to: (a) tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans; (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government; (c) filled-in lands, or artificial islands; (d) statutory water rights, including riparian rights; (e) the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area; standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year; rights of parties in possession; visible and apparent roadways and/or easements; rights of parties in possession; visible and apparent roadways and/or easements; rights vested in and to the public for road right-of-way; any and all items, including but not limited to, any shortages in area and/or discrepancies in boundaries, the existence of which would be shown by a current and accurate survey of the property; all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the public record.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns 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 whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

WITNESS my hand this 19 day of October, 2023.

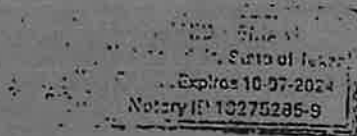

Author Ray James, II

State of Texas

County of Bowie

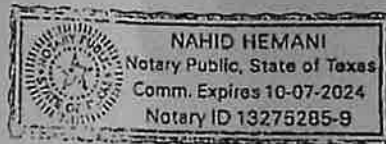
On this day before the undersigned Notary Public, personally appeared Author Ray James, II, satisfactorily proven to be the person whose name appears as Grantor in the foregoing instrument and stated that he executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and seal on this 19th day of October 2023.



Notary Public in and for the
State of Texas

My commission expires: 10-07-2024



Document prepared by:
Unger Law Firm
Michael R. Unger, Attorney
4608 Summerhill Road
Texarkana, TX 75503

Grantee's Address:
Quan'Terica Moss
1106 Hatton St.
Texarkana, TX 75501

THE STATE OF TEXAS
COUNTY OF BOWIE

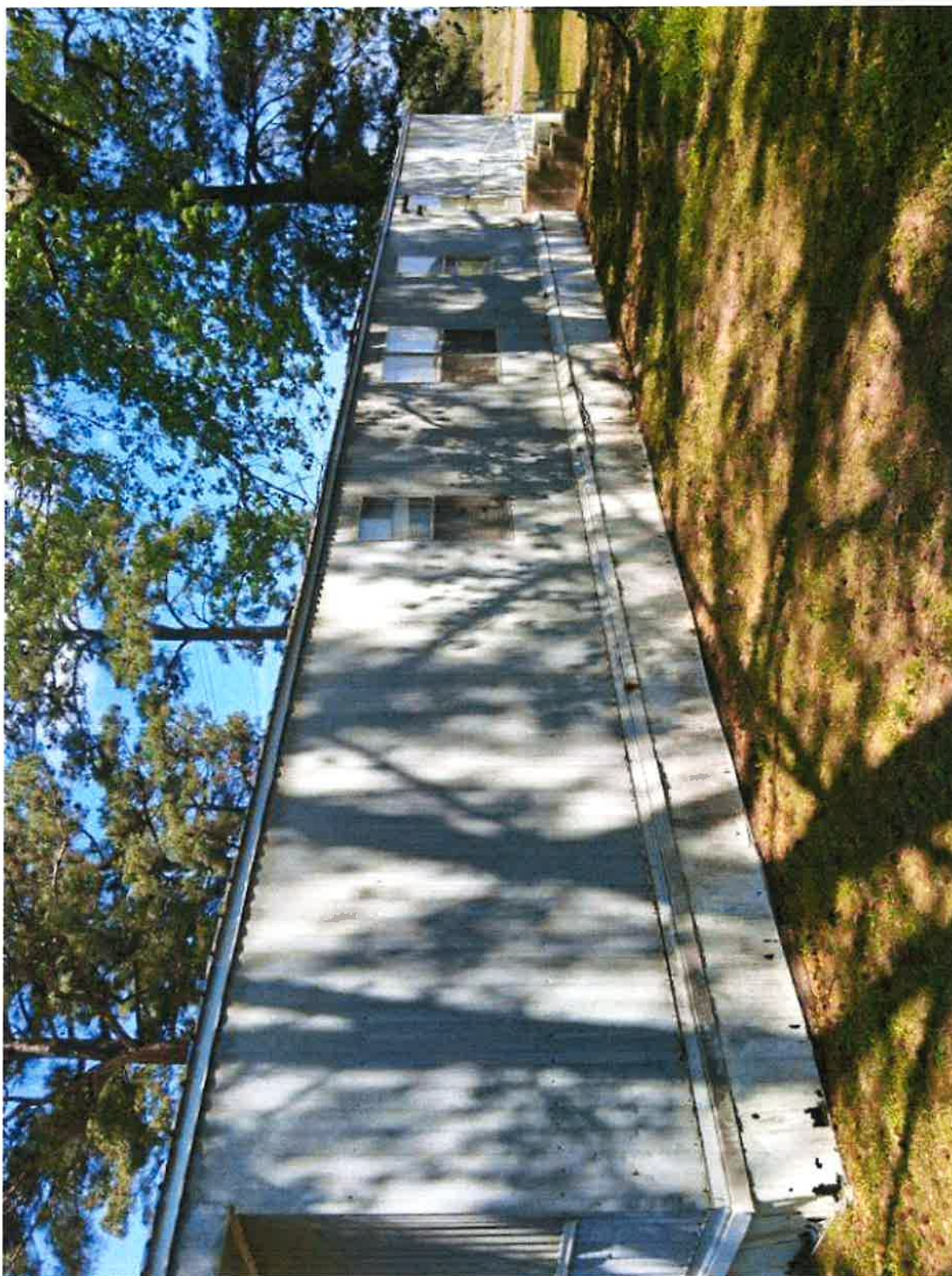
I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Bowie County, Texas.

2023-00010381 DEED
10/23/2023 02:52:16 PM Total Fees: \$34.00

Tina Petty, County Clerk
Bowie County, Texas



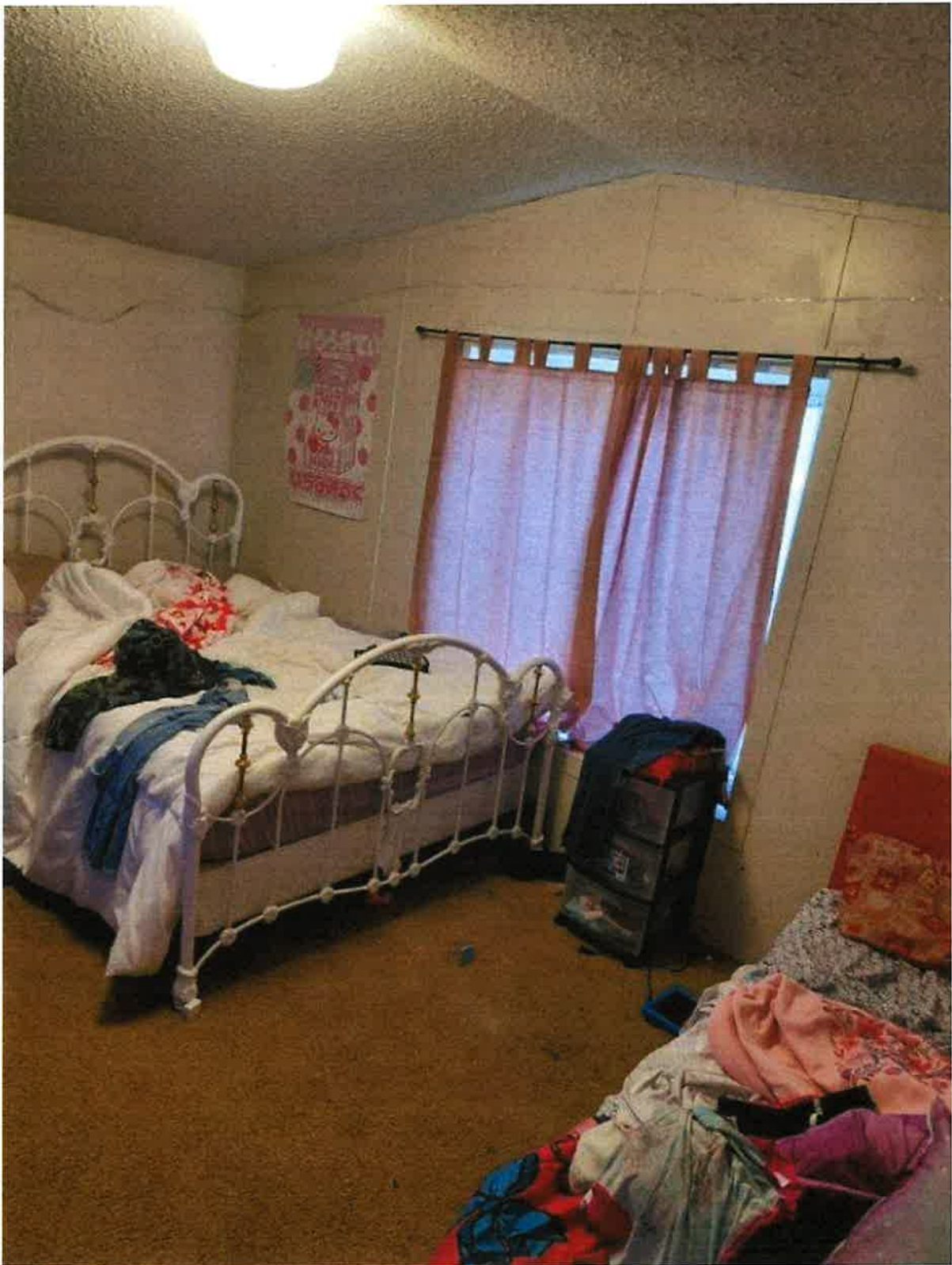
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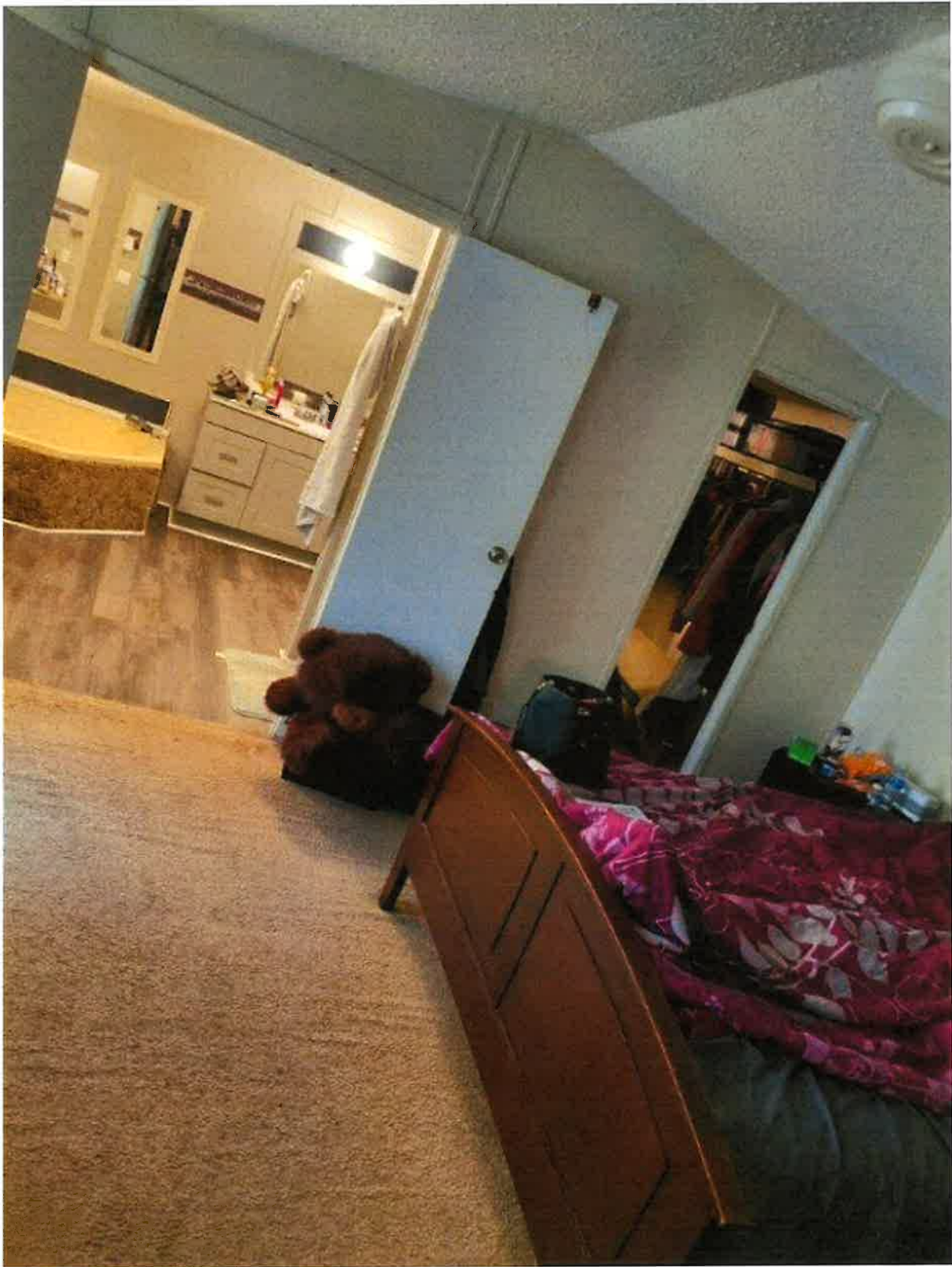




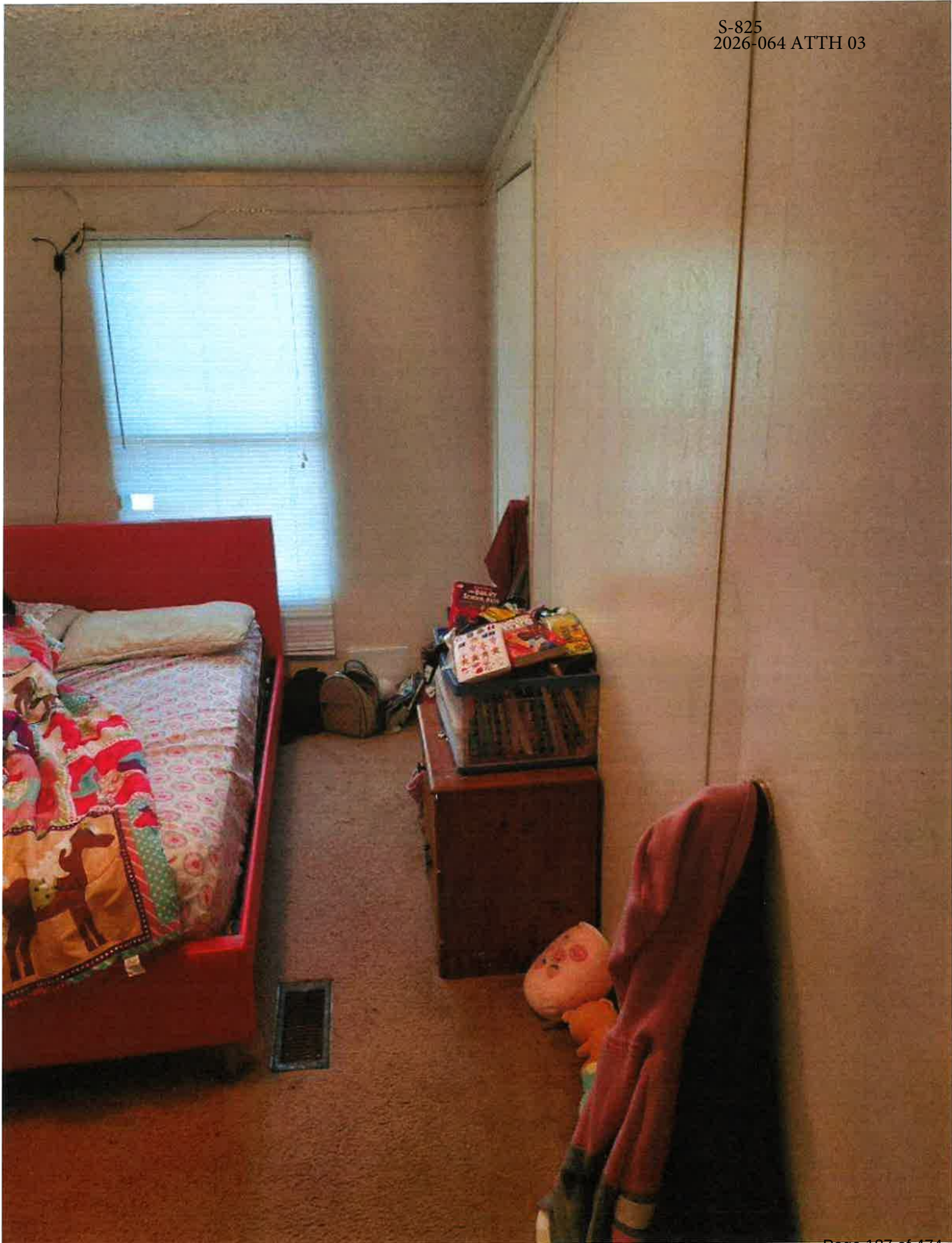
















City of Texarkana, Texas

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:

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-066 rezoning on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street (Ward 2) from Planned Development-Agriculture to Planned Development-Commercial. Inez Dixon, owner and Joe Thomas, agent.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026 Council Vote: 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Inez Dixon, owner, and Joe Thomas, agent, to rezone on a portion of Lot 22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street from Planned Development-Agriculture to Planned Development-Commercial.

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

The adjacent zoning is Industrial-1 to the north, I-369 west, Single Family-2 south and Commercial to the east. The adjacent land use is equipment service north, I-369 west, vacant lot south, and residential 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 recommended this request for approval.

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-066

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 22 AND ½ OF LOT 20, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-AGRICULTURE TO PLANNED DEVELOPMENT-COMMERCIAL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on **Lot 22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street**, in the City of Texarkana, Bowie County, Texas, from **Planned Development-Agriculture to Planned Development-Commercial**; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend for approval of the application for rezoning from Planned Development-Agriculture to Planned Development-Commercial on Lot 22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street** to the City Council of Texarkana, Texas; and

Whereas, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Planned Development-Agriculture to Planned Development-Commercial**; and

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

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

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**

22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street in the City of Texarkana, Bowie County, Texas, from **Planned Development-Agriculture to Planned Development-Commercial.**

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

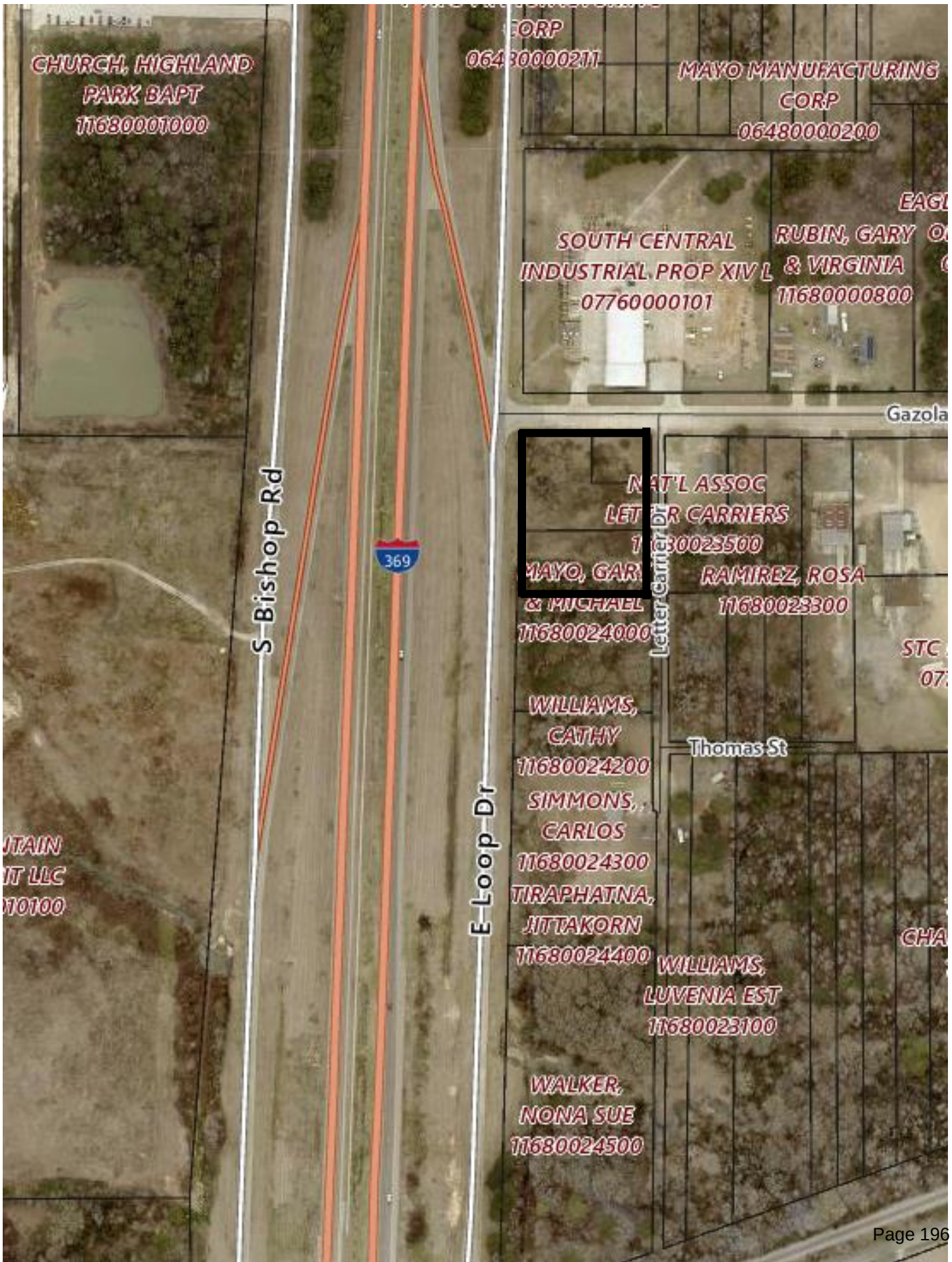
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

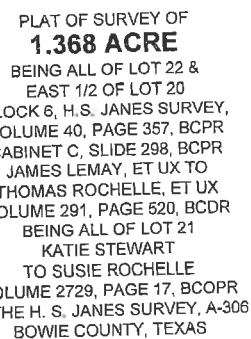
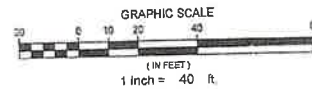
4307 Gazola Street



4307 Gazola Street



1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



LEGEND	
	POWER POLE
	LIGHT POLE
	GUY WIRE
	TELEPHONE PEDESTAL
	SANITARY SEWER MANHOLE
	CONTROLLING MONUMENT
	OVERHEAD ELECTRIC



Proposed Billboard Site

Susie Rochelle Property
4307 Gazola Street
Texarkana, TX

Legend

Google Earth

E Loop Dr

E Loop Dr

E Loop Dr

E Loop Dr

Gazola St

Gazola St

Proposed Billboard Site

4307 Gazola St

4301

1312

200 ft



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:

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-067 granting a Specific Use Permit to allow the one additional use of an outdoor off-premises advertising sign/billboard on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street (Ward 2). Inez Dixon, owner, and Joe Thomas, agent.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026 Council Vote: 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Inez Dixon, owner, and Joe Thomas, agent, for a Specific Use Permit to allow one additional use for an off-premises advertising billboard on a portion of Lot 22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. This property is vacant land. The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Industrial-1 to the north, I-369 west, Single Family-2 south and Commercial to the east. The adjacent land use is equipment service north, I-369 west, vacant lot south, and residential to the east.

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

Staff recommends approval of this request. Staff would like to stipulate 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 recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-067

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-828 FOR THE LOCATION OF AN OFF PREMISES OUTDOOR ADVERTISING SIGN (BILLBOARD) ON LOT 22, AND ½ OF LOT 20, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of an Off Premises Outdoor Advertising Sign (Billboard) on **Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306 (EXH 'A')**, located at 4307 Gazola Street, in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted 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-828 to allow the location of an Off Premises Outdoor Advertising Sign (Billboard) on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306 (EXH 'A'), located at 4307 Gazola 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 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 **8th day of June, 2026.**

ATTEST:

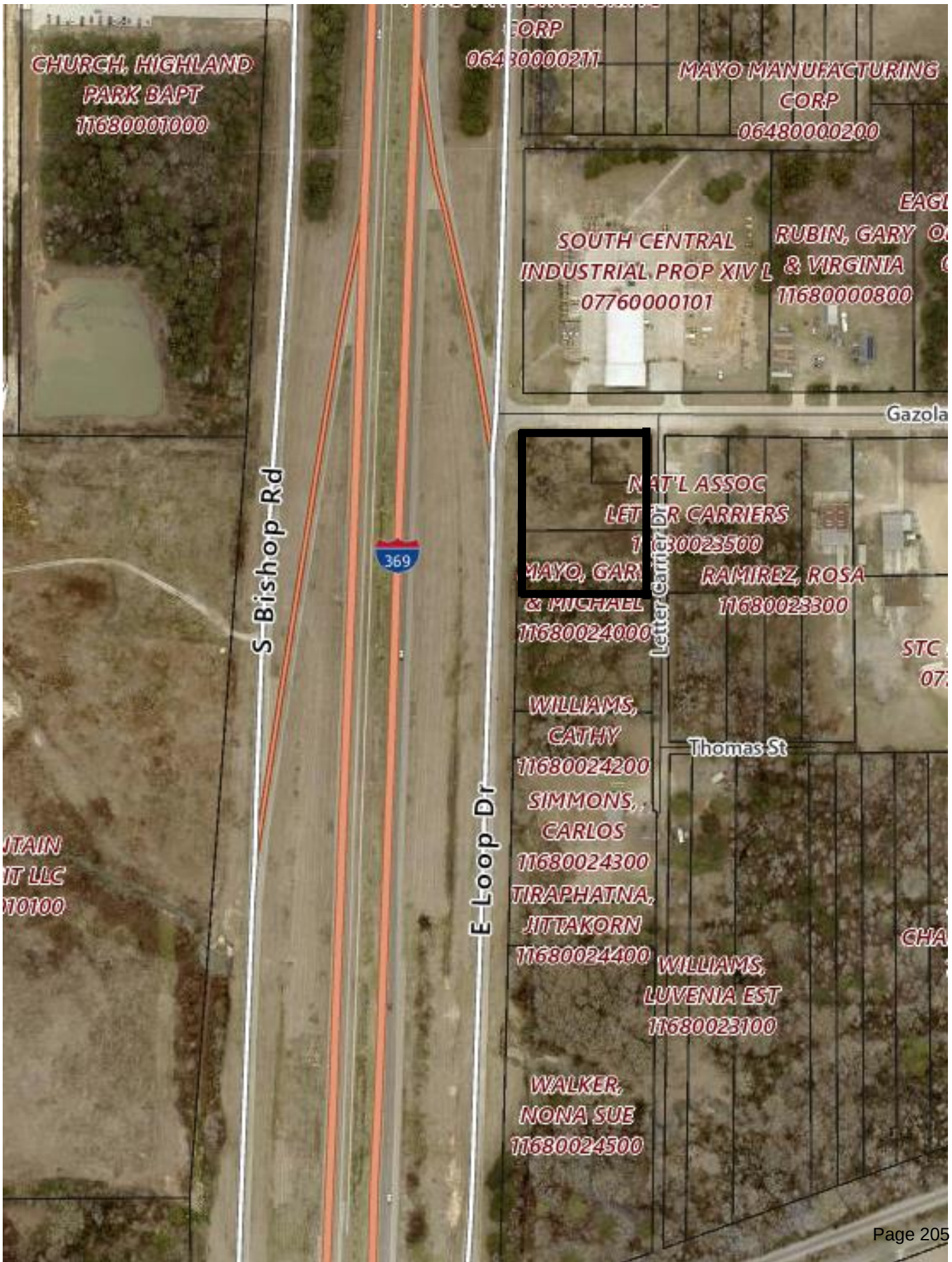
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

4307 Gazola Street



4307 Gazola 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:

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-068 amending PD-23-3 for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street (Ward 2). Inez Dixon, owner, and Joe Thomas, agent.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026 Council Vote: 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is an amended request by Inez Dixon, owner, and Joe Thomas, agent, for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. The current zoning is Planned Development-Agriculture being rezoned to Planned Development-Commercial.

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

The adjacent zoning is Industrial-1 to the north, I-369 west, Single Family-2 south and Commercial to the east. The adjacent land use is equipment service north, I-369 west, vacant lot south, and residential to the east.

The site plan consists of the following:

1. The construction of a 14-foot by 48-foot, 672 sq ft billboard.
2. The access driveway will be off Gazola Street.
3. Any access driveway from East Loop Drive must be submitted to TxDOT for approval.
4. There will be 1 parking space for maintenance crew.
5. Civil review and stormwater permit required.
6. There is a six-inch (6”) sanitary sewer main along the south side of Gazola Street in the area specified.
7. There is an eight-inch (8”) sanitary sewer main and a six-inch water main along the West side of Letter Carrier Drive.

8. The Utility reserves the right to request additional utility easements upon review of the plans.
9. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-068

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-3 FOR SITE PLAN APPROVAL ON LOT 22, AND ½ OF LOT 20, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS an application has been filed requesting the approval of a **site plan (Exhibit ‘A’)** on **Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306 (EXH ‘B’)**, located at **4307 Gazola Street** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-Commercial [PD-23-3 (C)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-23-3(C); and

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

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of 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 five (5) to zero (0) to recommend for approval of the petition for a site plan (Exhibit ‘A’)** to the City Council of the City of Texarkana, Texas; and

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

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

SECTION 1: That the site plan (**Exhibit ‘A’**) on **Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306 (EXH ‘B’)**, located at **4307 Gazola Street** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-3(C).

SECTION 2: PD-23-3C 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 14-foot by 48-foot, 672 sq ft billboard.

2. The access driveway will be off Gazola Street.
3. Any access driveway from East Loop Drive must be submitted to TxDOT for approval.
4. There will be one (1) parking space for maintenance crew.
5. Civil review and stormwater permit required.
6. There is a six-inch (6") sanitary sewer main along the south side of Gazola Street in the area specified.
7. There is an eight-inch (8") sanitary sewer main and a six-inch water main along the West side of Letter Carrier Drive.
8. The Utility reserves the right to request additional utility easements upon review of the plans.
9. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

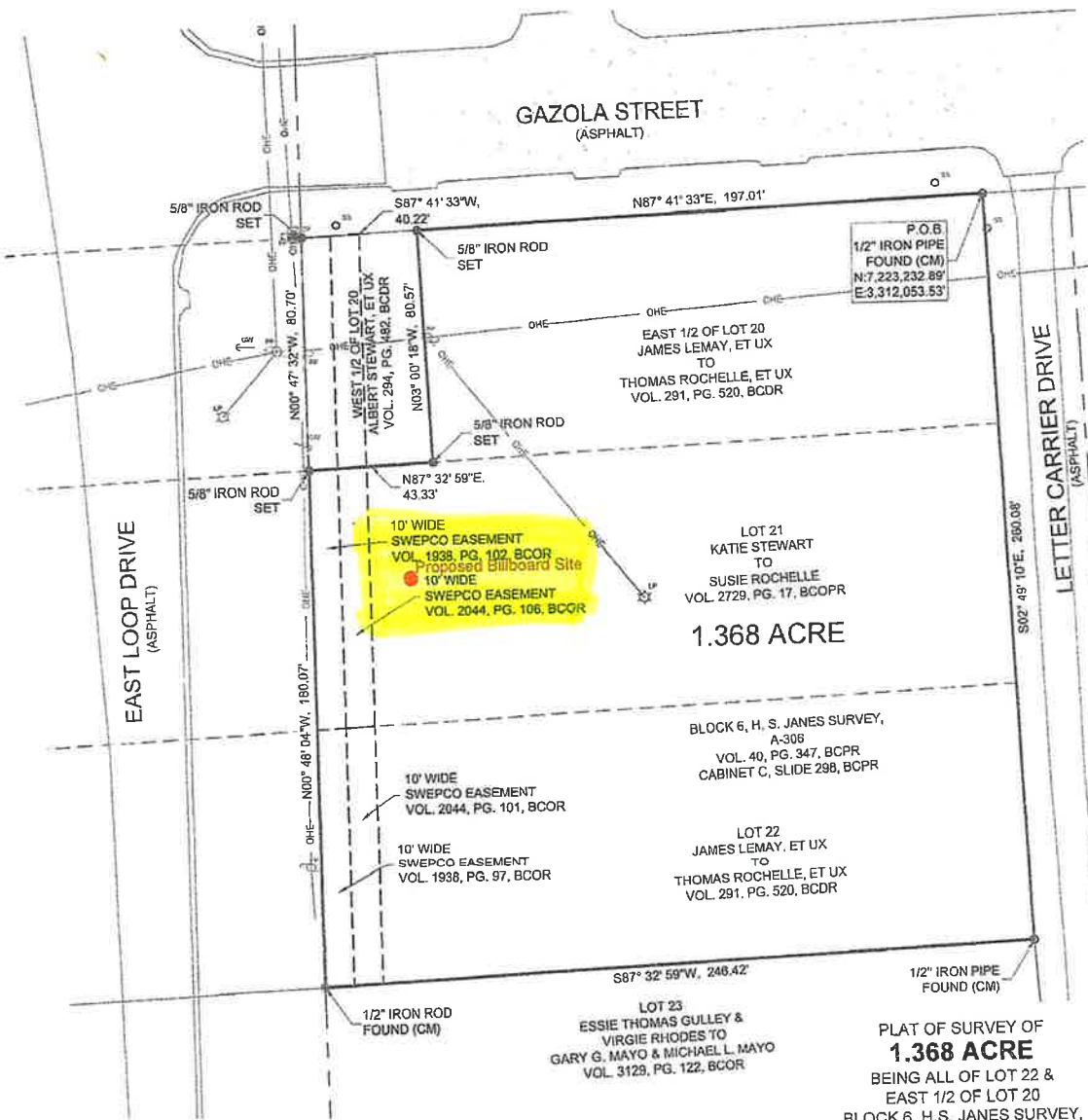
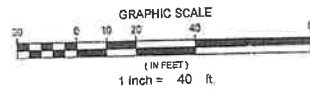
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



Nicholas Northcutt
NICHOLAS NORTHCUTT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6884
APRIL 02, 2026
DATE

LEGEND	
	POWER POLE
	LIGHT POLE
	GUY WIRE
	TELEPHONE PEDESTAL
	SANITARY SEWER MANHOLE
	CONTROLLING MONUMENT
	OVERHEAD ELECTRIC

PLAT OF SURVEY OF
1.368 ACRE
BEING ALL OF LOT 22 &
EAST 1/2 OF LOT 20
BLOCK 6, H.S. JANES SURVEY,
VOLUME 40, PAGE 357, BCPR
CABINET C, SLIDE 298, BCPR
JAMES LEMAY, ET UX TO
THOMAS ROCHELLE, ET UX
VOLUME 291, PAGE 520, BCOR
BEING ALL OF LOT 21
KATIE STEWART
TO SUSIE ROCHELLE
VOLUME 2729, PAGE 17, BCOR
IN THE H. S. JANES SURVEY, A-306
BOWIE COUNTY, TEXAS

Northcutt
Land Surveying
8725 FM 1972, GULMER, TEXAS 75645
WWW.NORTHCUTTSURVEYING.COM
PH: 803-371-8853 TEX: 817-1814308
EMAIL: NICH@NORTHCUTTSURVEYING.COM
APRIL 3, 2026 DRAWN BY: NWN JOB #1108-004

Proposed Billboard Site

Susie Rochelle Property
4307 Gazola Street
Texarkana, TX

Legend

Google Earth

E Loop Dr

E Loop Dr

E Loop Dr

E Loop Dr

Gazola St

Gazola St

Proposed Billboard Site

4307 Gazola St

4301

1312

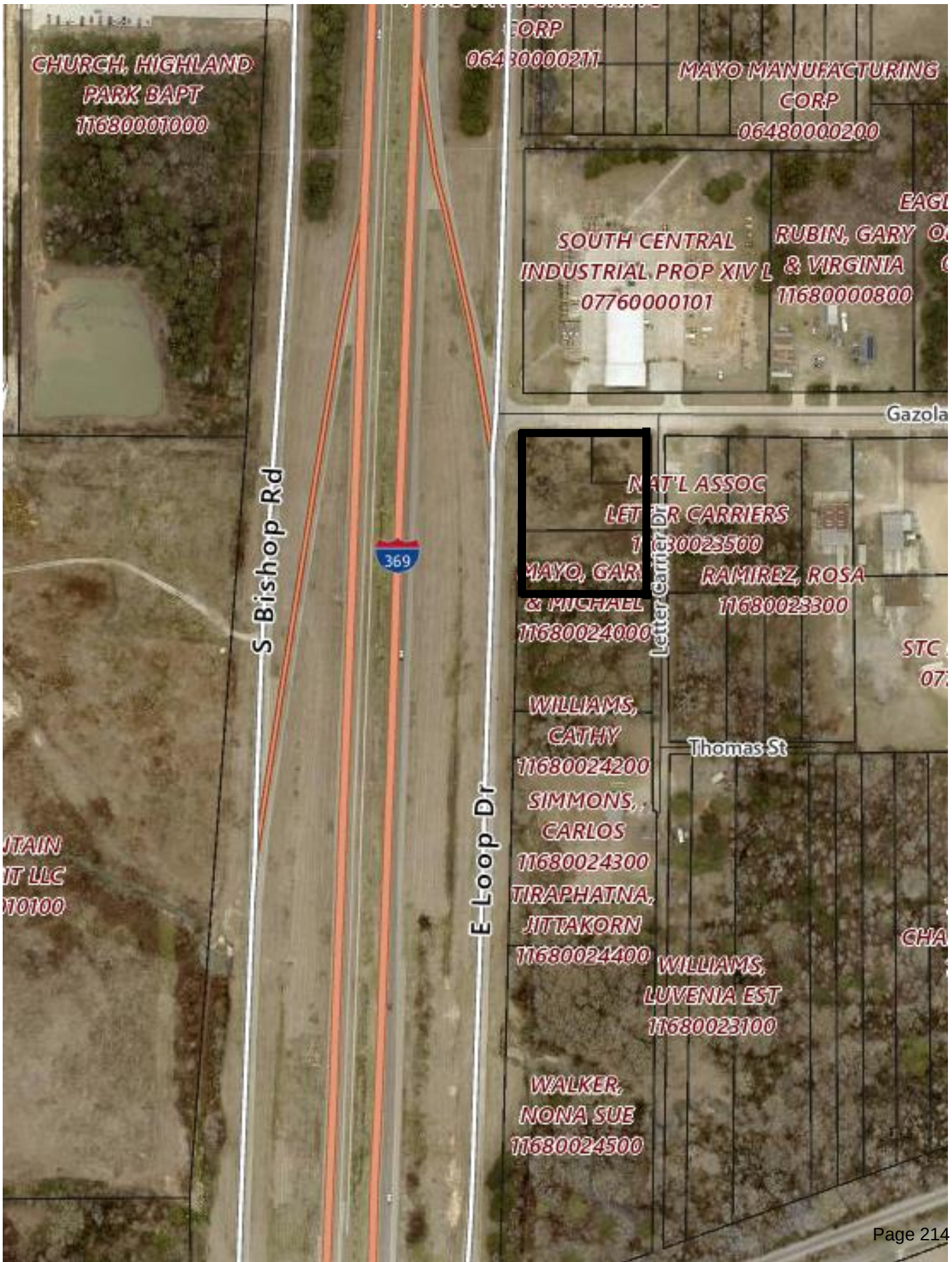
200 ft



4307 Gazola Street



4307 Gazola 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:

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-069 rezoning on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street (Ward 2) from Single Family-2 to Single Family-3. Randy Pitts, owner.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026 Council Vote: 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Randy Pitts, owner, to rezone on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street from Single Family-2 to Single Family-3.

The Future Land Use Map designates this property as "Neighborhood Residential".

The adjacent zoning is Single Family-2 to the north, south, west and SingleFamily-3 and Single Family-2 to the east. The adjacent land use is vacant property to the north, and south, residential to the west, and HUD code manufactured home and residence 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 recommended this request for approval.

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-069

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON THE WEST 164.6' OF LOTS 3-4, BLOCK 4, URBAN HEIGHTS, LOCATED IN THE 3900 BLOCK OF COLLOM 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 the **west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom 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 unanimously five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-2 to Single Family-3 on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street** to the City Council of Texarkana, Texas; and

Whereas, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-2 to Single Family-3**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Single Family-3** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone the **west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom 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.

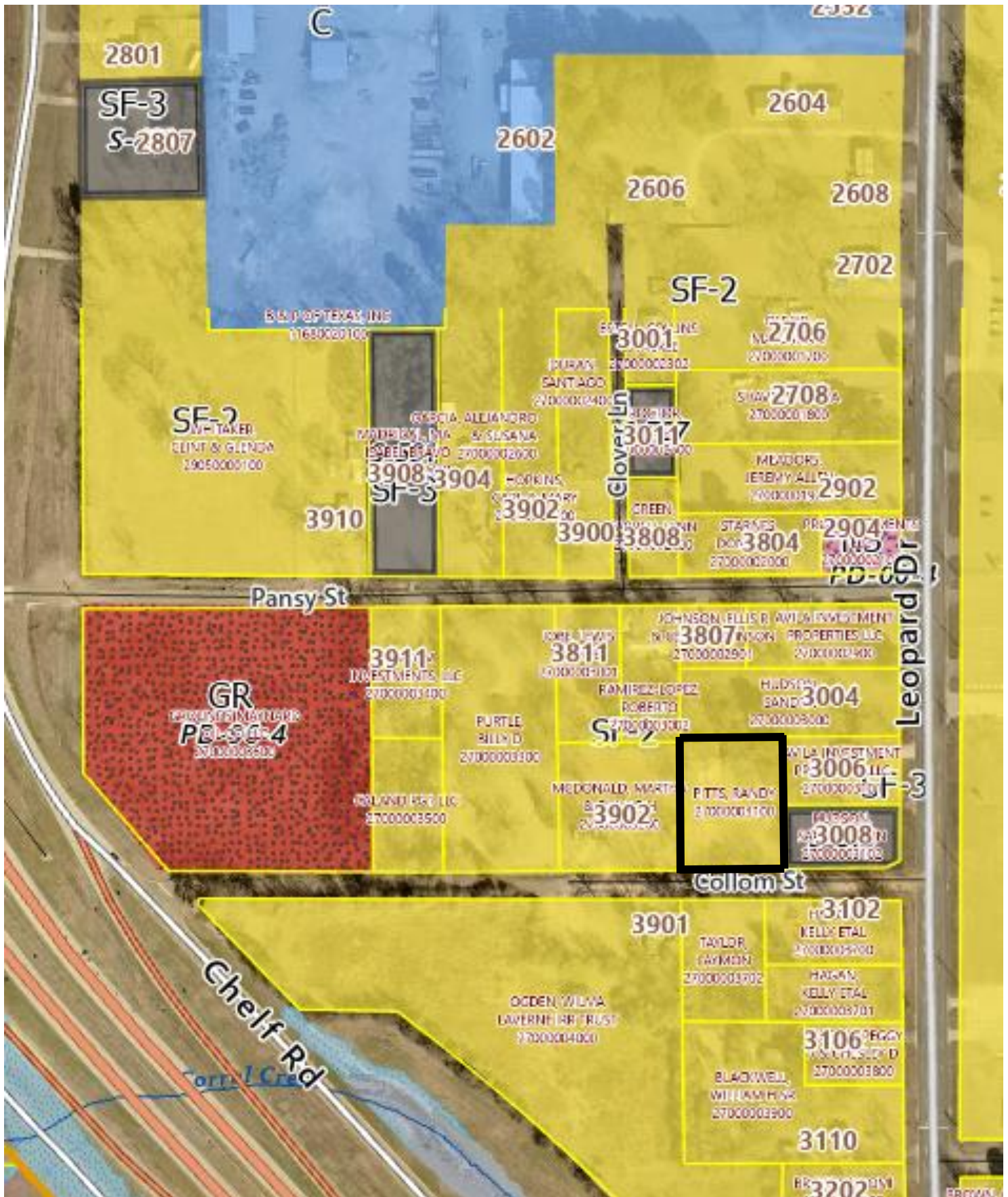
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

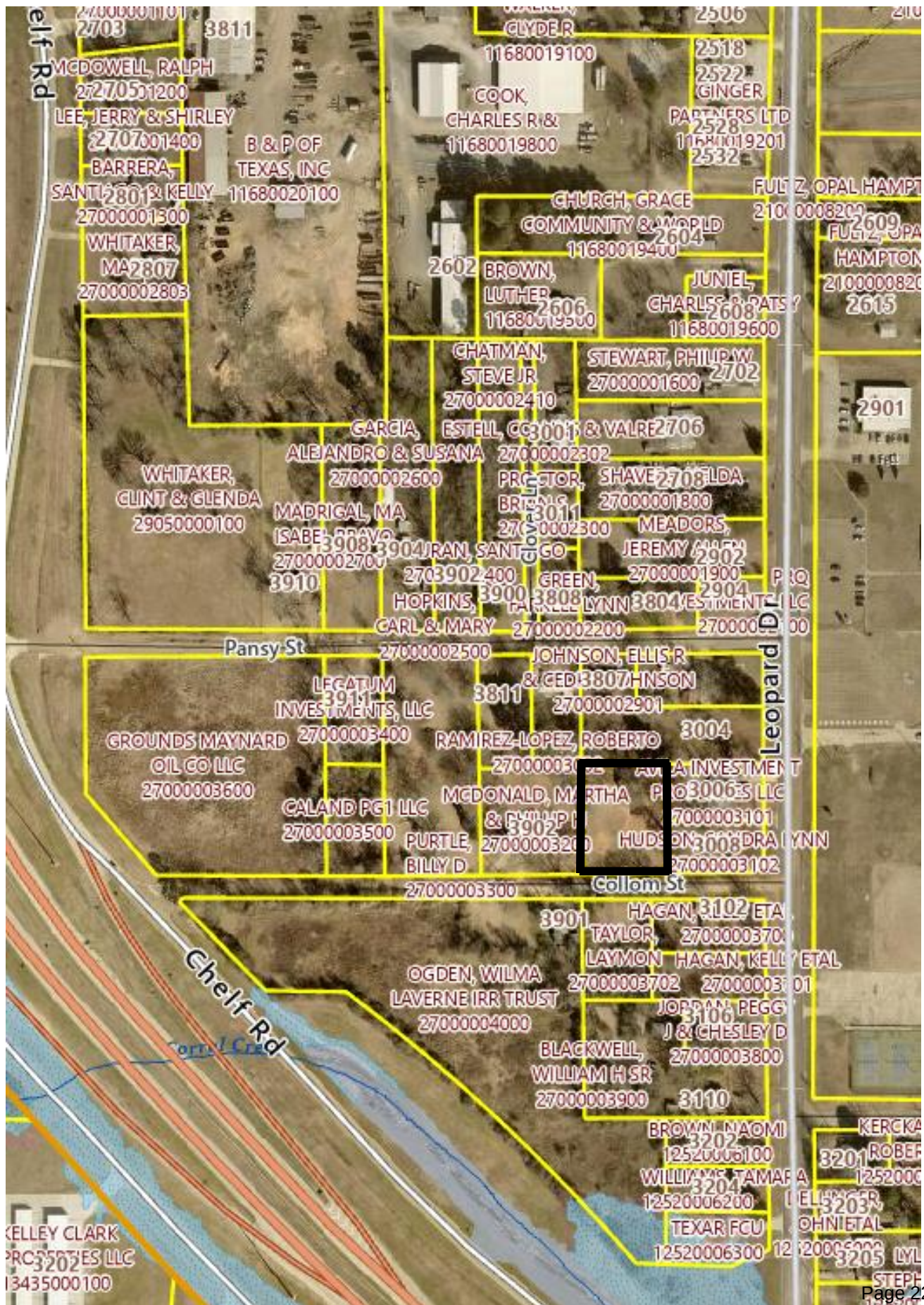
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

3900 block of Collom Street



3900 block of Collom 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:

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-070 granting a Specific Use Permit to allow the location of a HUD code manufactured home on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street (Ward 2). Randy Pitts, owner.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026
		Council Vote:	6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Randy Pitts, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street.

The Future Land Use Map designates this property as "Neighborhood Residential".

The adjacent zoning is Single Family-2 to the north, south, west and SingleFamily-3 and Single Family-2 to the east. The adjacent land use is vacant property to the north, and south, residential to the west, and HUD code manufactured home and residence to the east.

Staff recommend approval of this request with the following stipulations:

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

codes.

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

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-070

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-826 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME ON THE WEST 164.6' OF LOTS 3-4, BLOCK 4, URBAN HEIGHTS, LOCATED IN THE 3900 BLOCK OF COLLOM 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 the **west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom 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-826 to allow the location of a HUD code manufactured home on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom 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.

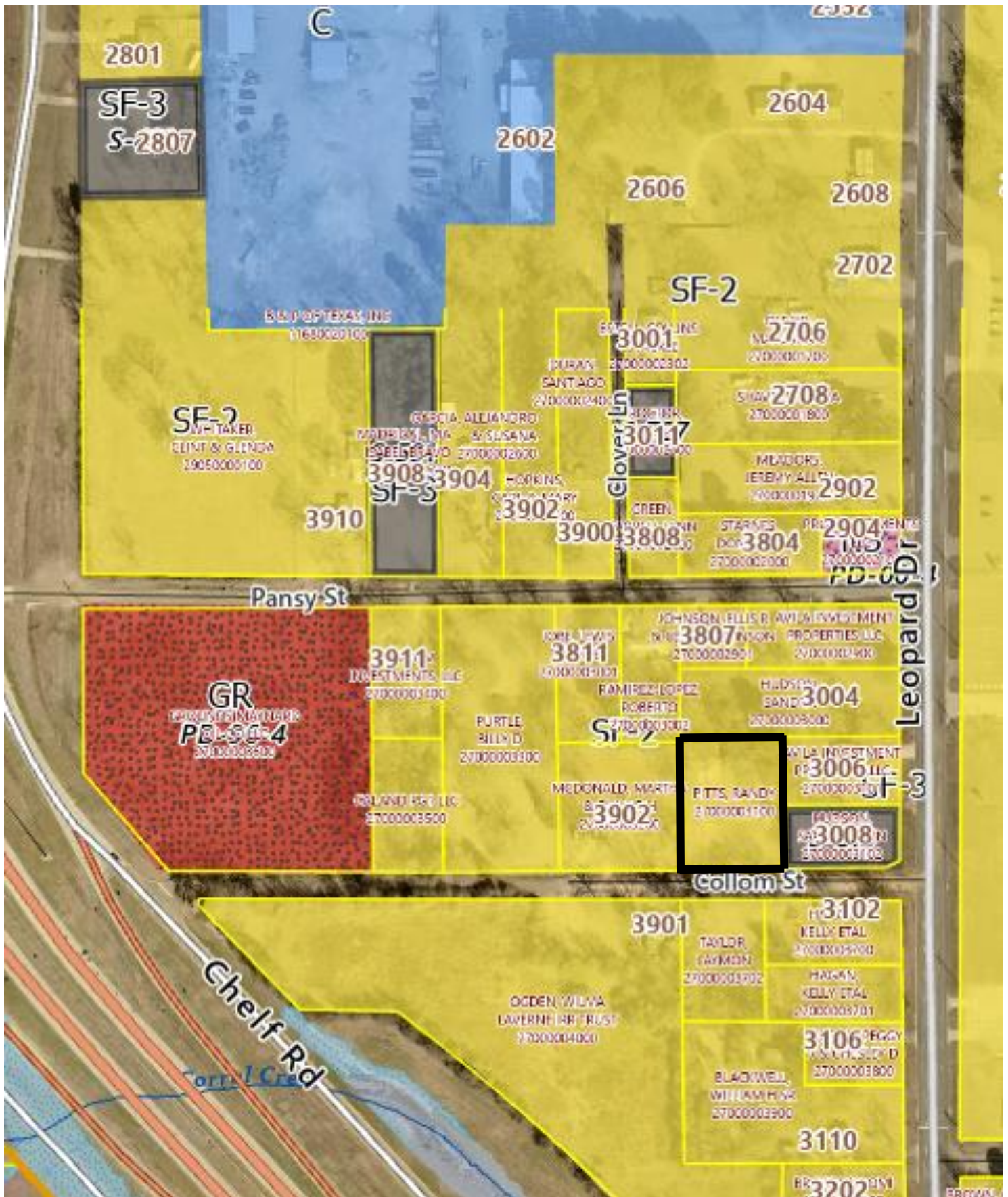
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

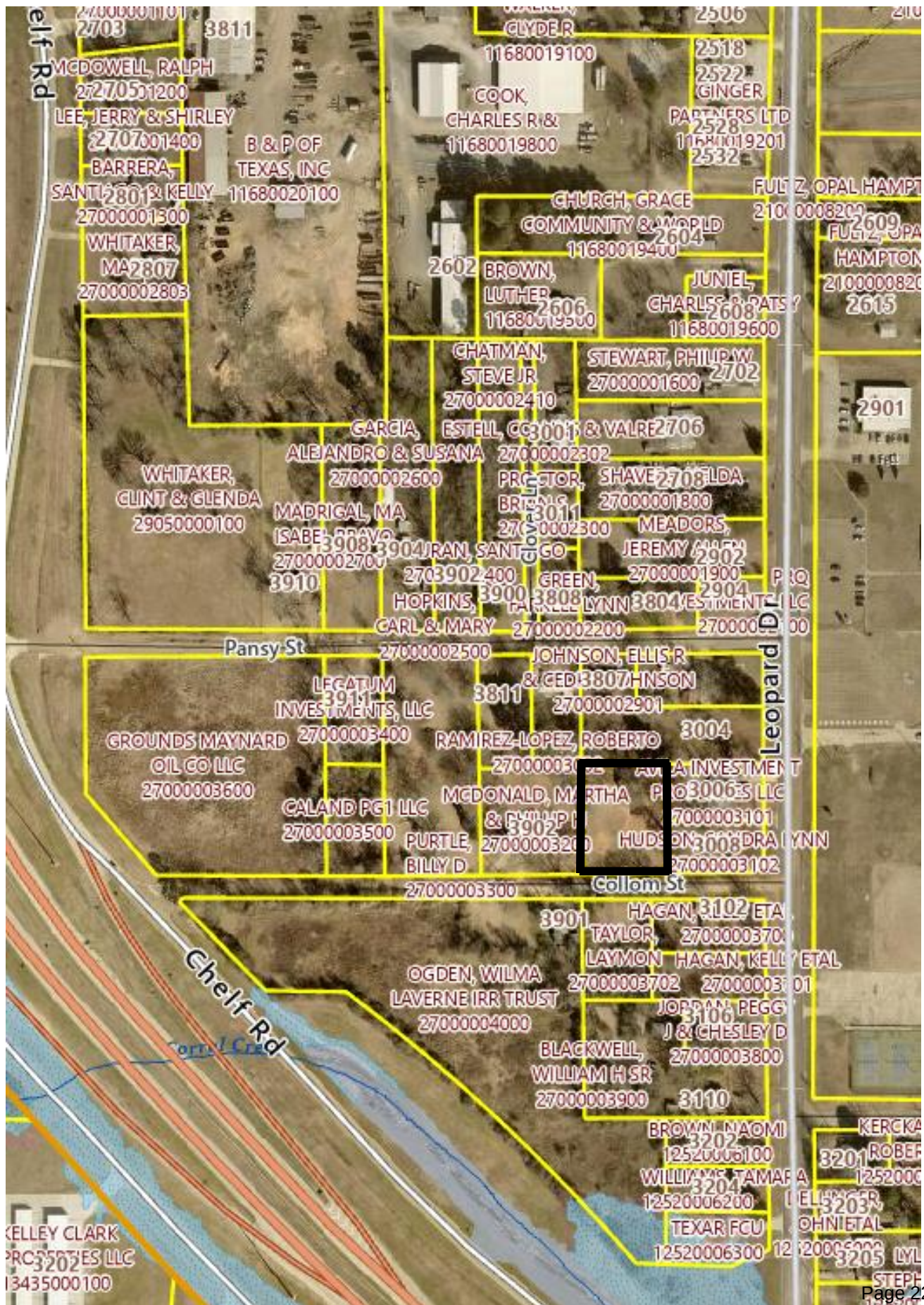
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

3900 block of Collom Street



3900 block of Collom 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:

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-071 rezoning on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street (Ward 1) from Single Family-2 to Single Family-3. Jorge Laguna, owner.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026 Council Vote: 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jorge Laguna, owner, to rezone Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street from Single Family-2 to Single Family-3.

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

The adjacent zoning is Single Family-2 to the north, and west, SingleFamily-3 east, Commercial south. The adjacent land use is residential to the north, west, and east, and commercial retail to the south.

Staff recommend for approval of this request.

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

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOTS 6-7, BLOCK 5, NEW TOWN ADDITION, LOCATED AT 2117 STEVENSON 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 **Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson 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 unanimously five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-2 to Single Family-3 on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street** to the City Council of Texarkana, Texas; and

Whereas, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-2 to Single Family-3**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Single Family-3** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on **Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson 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.

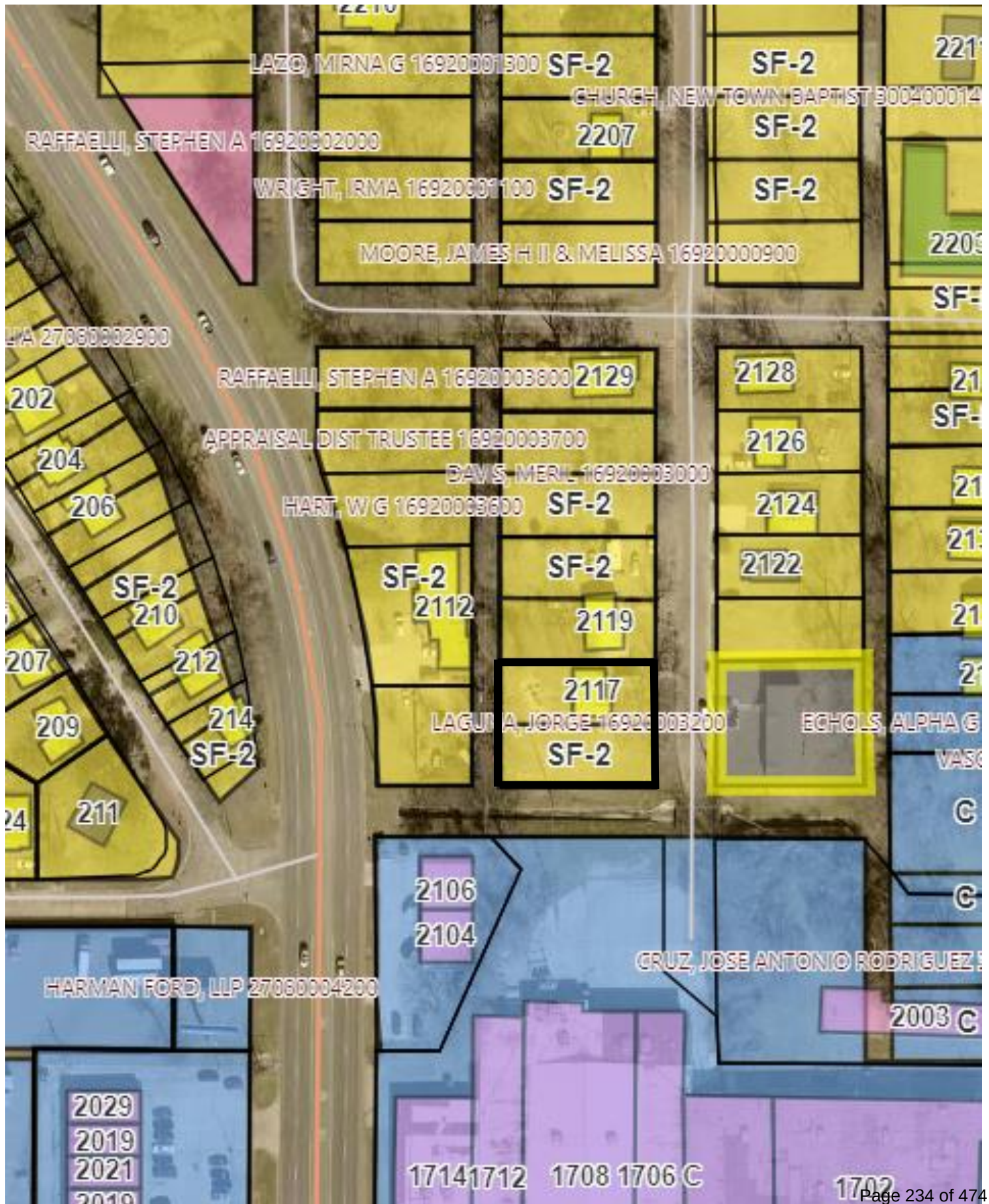
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

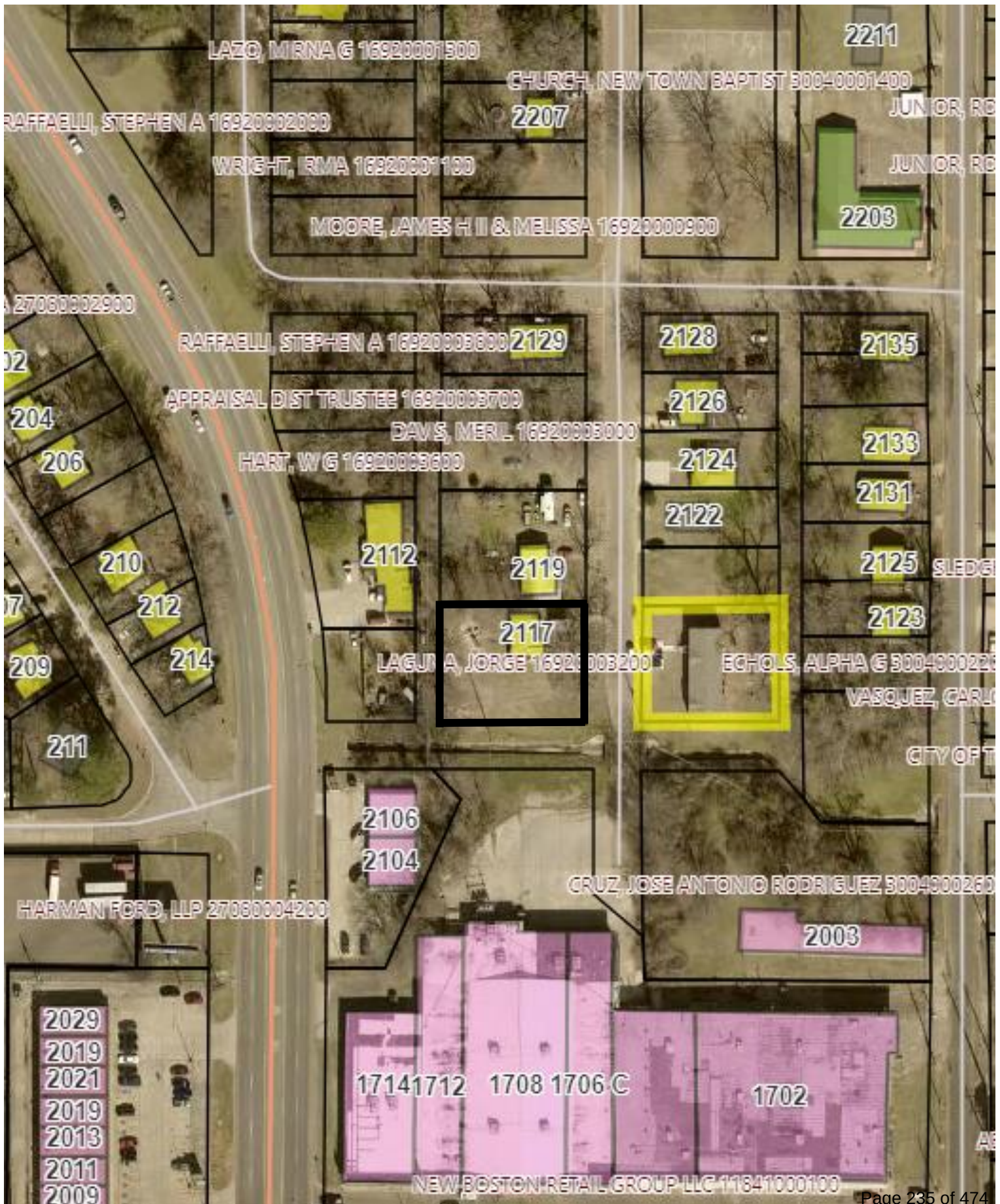
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2117 Stevenson Street



2117 Stevenson 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:

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-072 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street (Ward 1). Jorge Laguna, owner.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026 Council Vote: 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Jorge Laguna, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street.

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

The adjacent zoning is Single Family-2 to the north, and west, SingleFamily-3 east, Commercial south. The adjacent land use is residential to the north, west, and east, and commercial retail to the south.

Staff recommend approval of this request with the following stipulations:

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

codes.

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

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this application with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-072

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-827 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME LOTS 6-7, BLOCK 5, NEW TOWN ADDITION, LOCATED AT 2117 STEVENSON 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 **Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson 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-827 to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson 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.

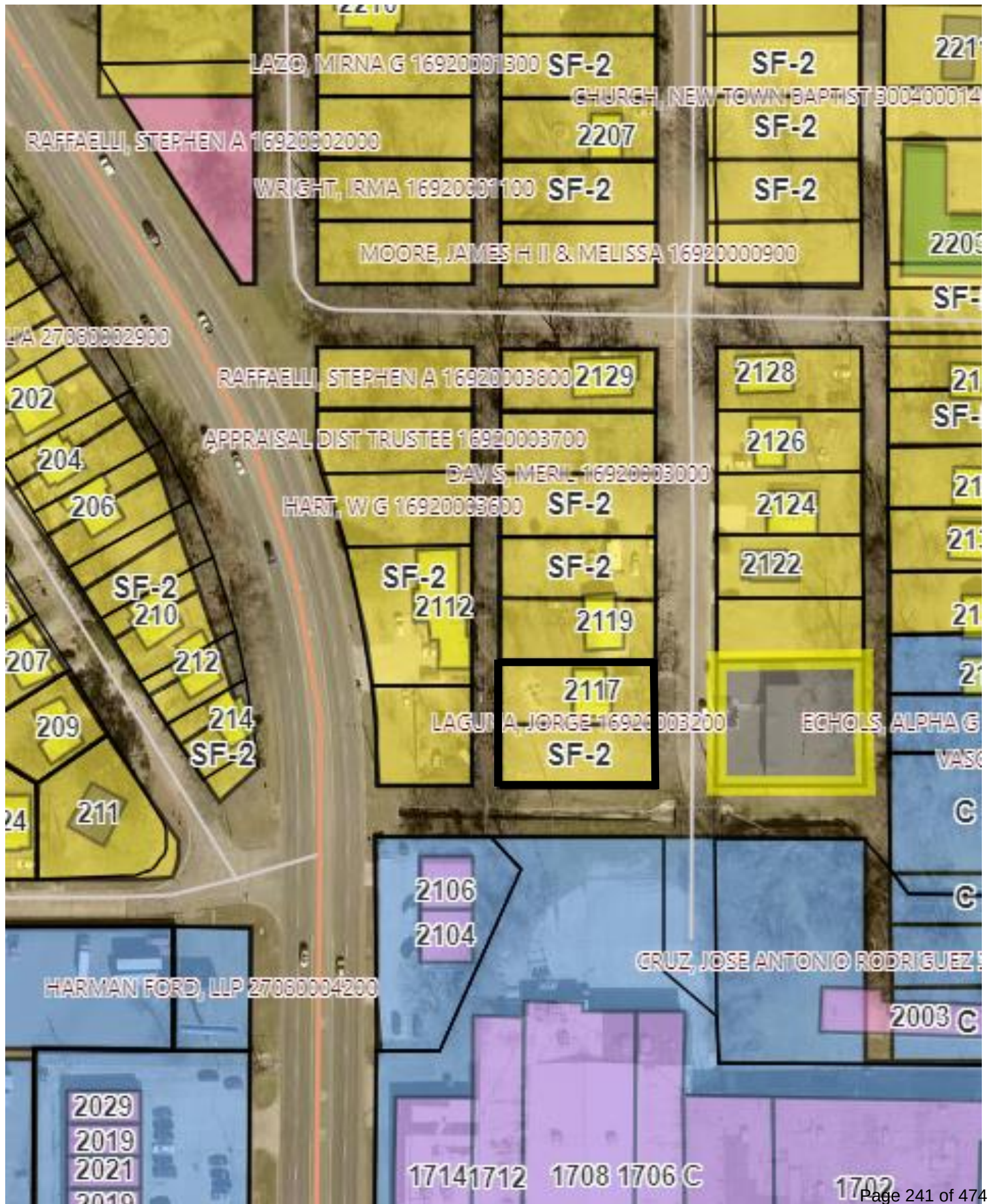
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

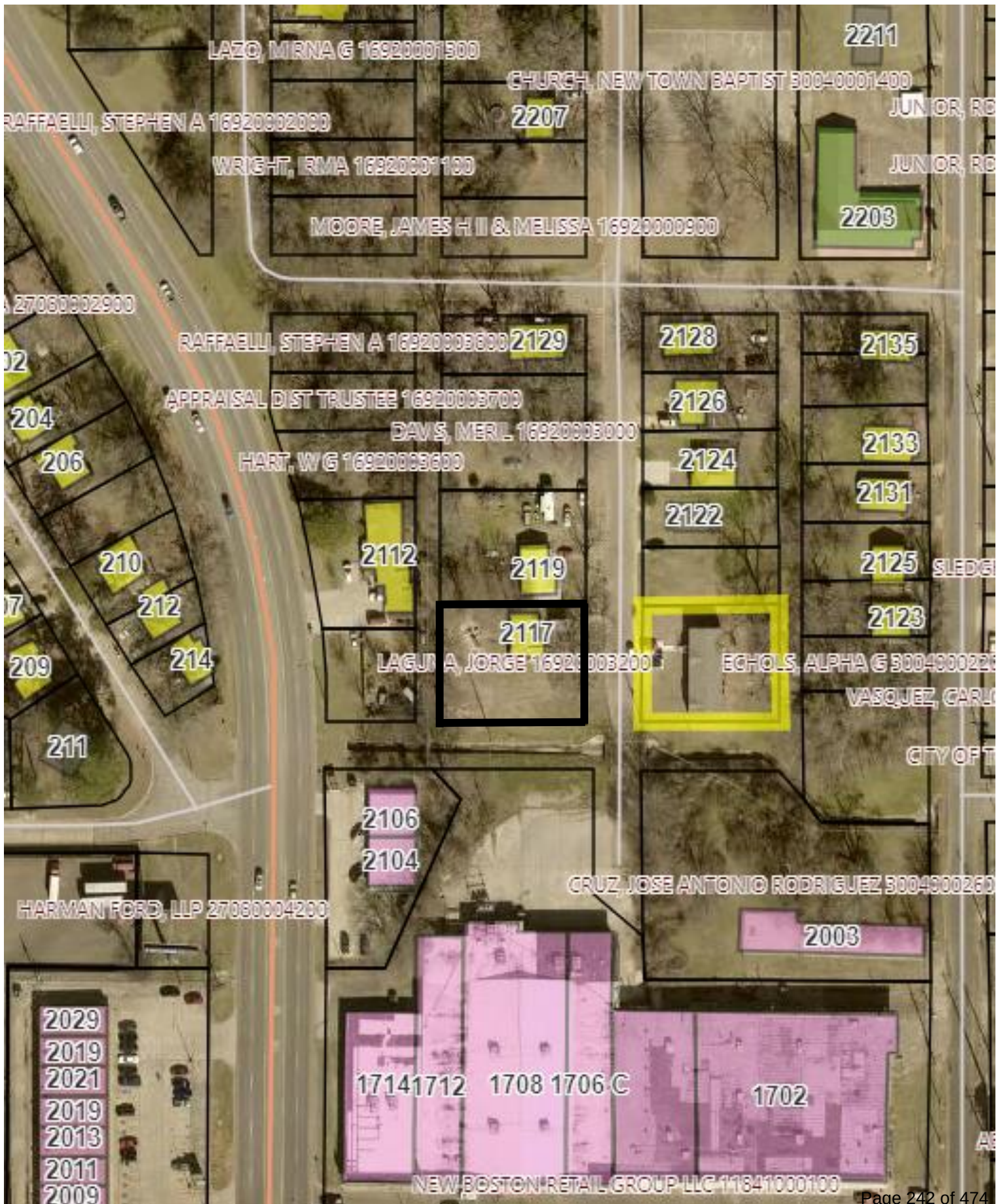
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2117 Stevenson Street



2117 Stevenson 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:

Briefing Sheet

Department: City Manager **Action Officer:**
Subject: Resolution No. 2026-075 supporting the nomination and designation of eligible census tracts within the City of Texarkana, Texas, as Opportunity Zones to encourage private investment, economic development, job creation, and community revitalization.
Briefing: **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Updates/History of Briefing:

Not applicable

Executive Summary and Background Information:

The City is requesting City Council support for the submission of all eligible Opportunity Zone 2.0 census tracts located within the City of Texarkana, Texas to the Office of the Governor for consideration during the 2026 designation cycle. The proposed resolution emphasizes the City's local support for nominated tracts, including potential support through lawful economic development tools such as incentives, rebates, agreements, infrastructure coordination, and public-private partnerships, where separately approved by the City Council. Approval of this resolution will allow the City Manager, or designee, to communicate the City's support for eligible tracts in an effort to promote redevelopment, private investment, job creation, housing and commercial revitalization, and other economic development objectives.

Potential Options:

Approve
Deny

Fiscal Implications:

N/A

Staff Recommendation:

Staff recommends for approval

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not applicable

Advisory Board/Committee Meeting Date and Minutes:

Not applicable

RESOLUTION NO. 2026-075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING AND AUTHORIZING THE SUBMISSION FOR CONSIDERATION OF ALL ELIGIBLE OPPORTUNITY ZONE 2.0 CENSUS TRACTS LOCATED WITHIN THE CITY TO THE OFFICE OF THE GOVERNOR; FINDING AND EMPHASIZING LOCAL SUPPORT FOR NOMINATED TRACTS, INCLUDING SUPPORT THROUGH INCENTIVES, REBATES, AND AGREEMENTS WHERE SEPARATELY APPROVED; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Congress amended and made the Opportunity Zone program permanent in 2025 through Section 70421 of Public Law 119-21, commonly known as the One Big Beautiful Bill Act, thereby creating the next designation cycle for qualified opportunity zones effective January 1, 2027; and

WHEREAS, under current federal law and guidance, the Governor of Texas may nominate eligible low-income community census tracts for certification and designation by the United States Department of the Treasury during the applicable 2026 determination period and prior 2018 opportunity zone designations are not automatically recertified; and

WHEREAS, the City Council specifically finds and declares that strong local support is an important factor in the State review process and that the City should clearly communicate its willingness to support nominated tracts through lawful economic development tools, including potential incentives, rebates, agreements, infrastructure coordination, and other redevelopment support measures that may be separately considered and approved by the City Council in accordance with applicable law; and

WHEREAS, the City Council further finds that supporting submission of all census tracts located within the City of Texarkana, Texas, that satisfy the final federal eligibility requirements, subject to applicable state submission procedures and limits, is in the best interest of the City in order to promote redevelopment, private investment, job creation, housing and commercial revitalization, workforce opportunity, and other lawful economic development objectives.

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

SECTION 1. The City Council hereby supports the submission for consideration under Opportunity Zone 2.0 of all population census tracts located wholly or partially within the municipal boundaries of the City of Texarkana, Texas that appear on the final list of eligible tracts issued or recognized by the United States Department of the Treasury or the Internal Revenue Service and that may lawfully be nominated during the 2026 designation cycle.

SECTION 2. The City Council expressly finds and emphasizes that local support exists for nominated tracts and that the City intends to support qualifying investment and redevelopment in such tracts through lawful local actions and partnerships. In presenting nomination materials, the City Manager, or the City Manager's designee, is authorized to describe existing and potential local support, including incentives offered, rebates, agreements, public-private partnerships, infrastructure coordination, and other implementation tools, to the extent accurate and appropriate.

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

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 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:

Briefing Sheet

Department:	Planning, Community Dev. & Health	Action Officer:	Daphnea Ryan, Grants Manager
Subject:	Resolution No. 2026-076 supporting the redevelopment of Sunset Apartments and providing a Resolution of No Objection for LIH Texarkana Preservation, L.P.'s application to TDHCA for 4% Low Income Housing Tax Credits.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026
		Council Vote:	6/8/2026

Item Schedule:

Two Meetings - Brief Once then Public Hearing and Vote

Updates/History of Briefing:

Executive Summary and Background Information:

LEDG Capital submitted a Request for Resolution of No Objection for pursuing the long-term preservation of Sunset Apartments through a one-step 4% Low-Income Housing Tax Credit (LIHTC) and tax-exempt bond transaction. Sunset Apartments is an existing development located at 1601 Allen Lane on almost 10.5 acres and contains eighteen (18) two-story buildings with 150 units containing one, two and three bedroom apartments. These apartments were built in 1974 and last renovated in 2005. The new renovation will include significant rehabilitation valued at more than \$35,000 per unit and will remain affordable to individuals and families earning 60% or less of the Area Median Income.

The rehabilitation scope will consist of upgrades to the building exteriors, including new roofs, windows, lighting, signage, and brickwork. The interior scope will consist of upgraded cabinets, counters, appliances, flooring, paint, electrical/plumbing fixtures, and HVAC Systems. Five percent of units will be converted to provide ADA accessibility, and accessible paths of travel, parking signage, and ramps will be constructed as well. Other miscellaneous exterior work includes seal coat and striping of the parking lots, fence repairs, landscaping, trash enclosures, and maintenance shed. Additional site amenities will include security cameras, sports court, lighted pathways, BBQ grills and seating, and an upgraded playground.

The property is currently zoned Multi-Family 1, and no zoning changes are required. The development will also incorporate a range of energy efficiency measures designed to reduce long-term utility costs for residents.

LEDG Capital is an experienced multifamily developer, with a portfolio of approximately 7,000 units across eleven states, including more than 2,700 units in Texas. This \$34.6 million investment represents a significant commitment to preserving and enhancing affordable housing in Texarkana.

Staff recommends approval.

Potential Options:

Approve
Deny

Fiscal Implications:

There are no fiscal implications to the City

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. 2026-076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING THE REDEVELOPMENT OF SUNSET APARTMENTS AND PROVIDING A RESOLUTION OF NO OBJECTION FOR LIH TEXARKANA PRESERVATION, L.P.'S APPLICATION TO TDHCA FOR 4% LOW INCOME HOUSING TAX CREDITS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, LIH Texarkana Preservation, LP, or its successors, assigns, or affiliates (Applicant), proposes to rehabilitate the Sunset Apartments, located at 1601 Allen Lane in Texarkana, Texas 75501, comprising 150 units and,

WHEREAS, Applicant intends for the Development to be for the General population; and

WHEREAS, Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Low Income Housing Tax Credits (HTCs) for the Rehabilitation of the Development;

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

SECTION 1: In accordance with Section 2306.67071 of the Texas Government Code:

1. the Applicant provided notice to Council of its intent to file the application to the TDHCA;
2. Council had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the Proposed Development;
3. Council held a hearing at which public comment could be made on the application; and
4. After due consideration of the information provided by the Applicant and public comment, Council does not object to the Applicant's proposed application to the TDHCA.

SECTION 2: Pursuant to Section 11.3(c) of the Texas Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds.

SECTION 3: Council hereby supports the Proposed Development and confirms that Council has voted specifically to approve the construction of the Proposed Development and to authorize the

allocation of HTCs for the Proposed Development pursuant to Section 2306.6703(a) of the Texas Government Code.

SECTION 4: That as provided for in 10 TAC §11.101(a)(3) of the Qualified Allocation Plan, it is hereby acknowledged that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals and

SECTION 5:

That the City of Texarkana hereby authorizes the Development to move forward and

SECTION 6: Council has no objection to the application pursuant to Sections 11.3(e) and 11.4(c)(1) of the Texas Qualified Allocation Plan.

SECTION 7: Council authorizes, empowers, and directs the City Clerk to certify this resolution to the TDHCA.

SECTION 8: 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 **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Executive Summary
Request for Resolution of No Objection
Sunset Apartments, Texarkana, Texas

LEDG Capital, LLC submitted a Request for Resolution of No Objection for redevelopment of Sunset Apartments meeting the requirements established by Resolution 2021-116 which adopted evaluative factors and administrative procedures for low-income housing tax credits resolution request.

Sunset Apartments is an existing development located at 1601 Allen Lane on almost 10.5 acres. The development contains 150 units in a configuration of 1, 2, and 3-bedroom units. Built in 1974, and renovated in 2005, the development will receive significant rehabilitation valued at more than \$35,000 per unit.

There are 18 2-story garden style walk-up buildings. The rehabilitation scope will consist of upgrades to the building exteriors, including new roofs, windows, lighting, signage, and brickwork. The interior scope will consist of upgraded cabinets, counters, appliances, flooring, paint, electrical/plumbing fixtures, and HVAC systems. Five percent of units will be converted to provide ADA accessibility, and accessible paths of travel, parking, signage, ramps will be constructed as well. Other miscellaneous exterior work includes seal coat and striping of the parking lots, fence repairs, landscaping, trash enclosures, and maintenance shed. Additional site amenities will include security cameras, sport court, lighted pathways, BBQ grills and seating, lighted pathways, and upgraded playground.

The Developer is LEDG Capital. LEDG has significant experience buying, renovating and managing rehabilitation developments. To date, the company owns 7,000 units in 11 states. Of these, more than 2,700 are in Texas.

A Market Study was conducted in February 2026, and LEDG Capital entered into a Purchase and Sale Agreement February 24, 2026 with Seller, Edgemark Communities, LLC for \$15,650,000. The project will improve the quality of life for individuals and families residing in Sunset Apartments. This project is zoned Multi-Family 1 and is consistent with the City's Comprehensive Plan's Future Land Use.

LEDG Capital provided all information outlined in 2021-116 Exhibit A, Evaluative Factors and Administrative Procedures for LIHTC Resolution Requests.



Sunset Apartments

Preservation of 150-Unit Affordable Housing Community
Proposed 4% LIHTC / Tax-Exempt Bond Transaction
Texarkana, Texas (Bowie County)

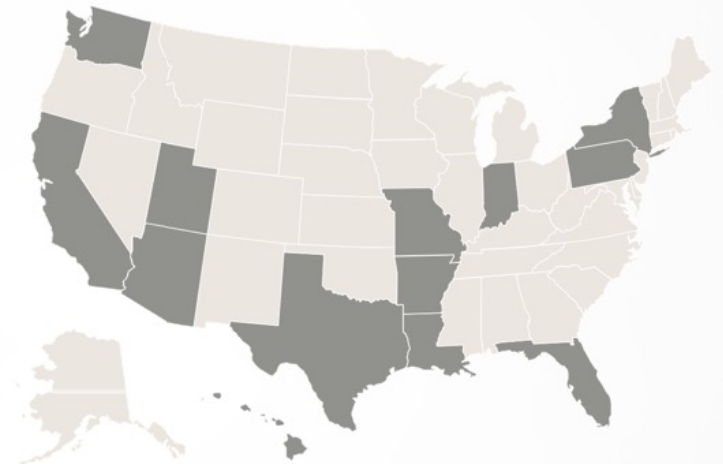
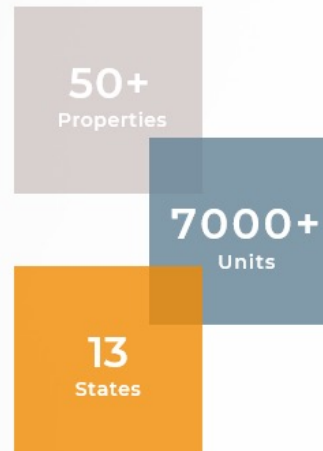


Dedicated to the preservation and creation of affordable and workforce housing. Striving to make a positive social and environmental impact on each community we serve.

PROJECT DEVELOPMENT AND PARTICIPANTS

LEDG Capital exclusively focuses on the acquisition, creation, development and preservation of affordable and workforce housing across the United States. Our team of seventeen professionals, with more than ninety years of combined industry experience, have focused their careers on understanding the complexities and meeting the challenges of our nation's housing crisis.

Our firm has built a strong foundation by cultivating relationships with best-in-class industry partners. These relationships have enabled LEDG to not only execute real estate transactions with creativity, precision and certainty but also ensure that property operations achieve targeted results.



PROJECT OVERVIEW

Sunset Apartments, located at **1601 Allen Lane in Texarkana, Texas (Bowie County)**, is a 150-unit, family housing community originally constructed in 1974 and substantially rehabilitated in 2005. The property is 100% affordable and consists of 18 two-story brick residential buildings totaling approximately 123,620 net rentable square feet and serves low-income families in the Texarkana region.

The property includes a mix of one-, two-, and three-bedroom units, with a strong concentration of family-sized apartments. LEDG Capital, LLC intends to acquire and preserve the property through a **preservation-oriented 4% LIHTC rehabilitation**, addressing deferred maintenance and modernizing building systems while maintaining 100% affordability. The strategy also contemplates **resident-focused supportive services**, coordinated with local service providers, to promote **long-term housing stability**.



UNIT MIX ANALYSIS

Unit Type	# of Units	SF
1 bedroom	20	636
2 bedroom	90	810
3 bedroom	40	950
Total	150	123,620

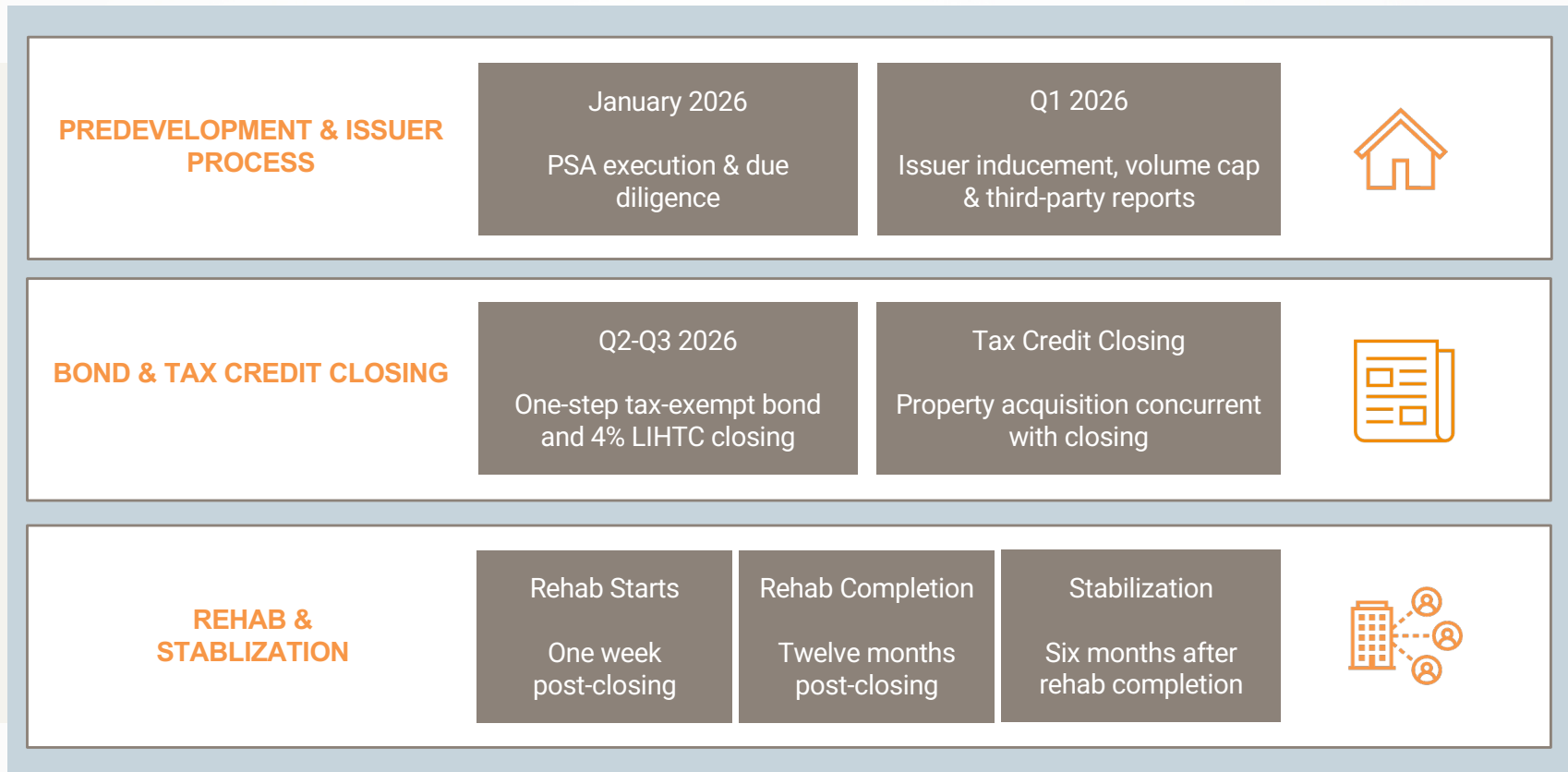
PROJECT REQUEST

LEDG Capital is pursuing the long-term preservation of Sunset Apartments through a one-step 4% Low-Income Housing Tax Credit (LIHTC) and tax-exempt bond transaction. The proposed transaction is expected to require approximately \$17.1 million in tax-exempt bond proceeds, representing the Project's requested allocation of private activity bond volume cap. LEDG has received an initial reservation of \$20 million and is awaiting its determination of Tax Credits from TDHCA. The development will remain affordable to families earning 60% or less of the Area Median Income.

Sources		Rehab Uses		Per Unit	Total
Permanent Financing	\$17,112,700	Acquisition Cost	\$104,333	\$15,650,000	
Tax Credit Equity	\$11,985,621	Construction Contract	\$63,812	\$9,571,797	
Net Operating Income	\$0	Construction Contingency	\$6,381	\$957,180	
Buyer Equity	\$0	Soft Costs	\$9,177	\$1,376,544	
Seller Note	\$4,000,000	Financing Costs	\$7,023	\$1,053,460	
Deferred Developer Fee	\$1,587,183	Syndication Costs	\$167	\$25,000	
		Capitalized Interest	\$7,246	\$1,086,867	
		Reserves	\$4,838	\$725,656	
		Developer Fee	\$28,260	\$4,239,000	
Total Sources	\$34,685,504	Total Uses	\$231,237	\$34,685,504	

PROJECT TIMELINE

The proposed timeline reflects a one-step 4% LIHTC and tax-exempt bond execution, followed by rehabilitation & stabilization.



PROJECT SCOPE

Interior Unit Renovations:

- Flooring replacement
- Kitchen Cabinets
- Kitchen Countertops
- Energy Star Appliances (Range, hood, refrigerator)
- Bathroom Vanities
- Bathroom Tubs Reglazing
- Bathroom sinks, faucets, and countertops
- New Toilets
- Lighting Fixtures
- Repaint
- Interior and Exterior Doors
- GFI Outlets
- Convert 5% of units to be accessible
- Convert 2% of units for persons with hearing or vision impairments

Exterior Property Renovations

- New Roofs
- Replace window units with mini-split HVAC
- New Water heating system
- Double-pane windows

Site Improvements:

- Upgraded Playground and Landscaping
- Sport Court
- Renovate office and community room
- New security camera system
- Path of travel concrete upgrades
- Seal coat and stripe parking lot



TEXAS FOOTPRINT – 2,731 Units



Southstead Apartments
Lubbock, TX



Forest Creek
Longview, TX



Wurzbach Manor
San Antonio, TX



Walnut Creek
Austin, TX

SUPPORTIVE SERVICES PLAN

Currently, there are no supportive services provided at the property. However, at LEDG Capital, we believe it is essential to offer services that better meet the evolving needs of our community. Currently, LEDG provides services at 25 of their properties spanning over 3,800 units.

Following the rehabilitation, we are committed to provide tenant supportive services via one of our partners. All Things Are Possible After School & Family Resource Centers (ATAP) or Portfolio Residential Services (PRS).

Services are aimed at improving:

- Economic stability
- Housing stability
- Physical and mental health
- Overall quality of life
- Community connectedness



PRS' Mission is "To build community and enhance lives by providing customized, state-compliant supportive service plans for affordable housing residents nationwide."

"ATAP's mission is to empower residents by helping them confidently strive for happier, healthier lives through tailored support programs."



ATAP

APPENDIX A – PORTFOLIO PHOTOS

LEDG Rehabilitation Photos

Kimberly Ridge | 76 units
Kannapolis, NC

\$5m rehab
\$66k/unit

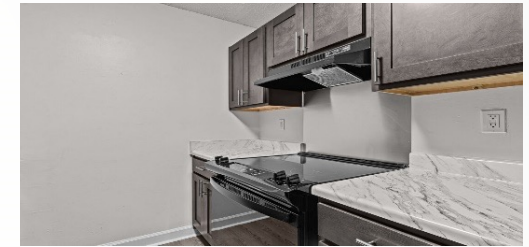
Exterior



Community Room /
Common Area



Interior



LEDG Rehabilitation Photos

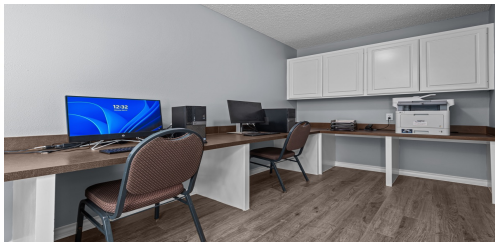
Southstead | 244 units
Lubbock, TX

\$10.6m rehab
\$43k/unit

Exterior



Community Room / Common Area



Interior



LEDG Rehabilitation Photos

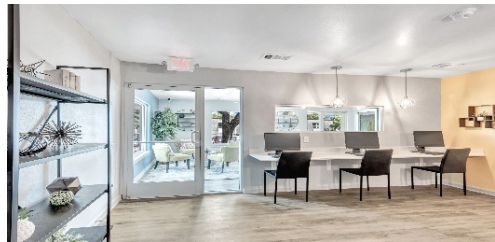
Wurzbach Manor | 161 units
San Antonio, TX

\$7.9m rehab
\$49k/unit

Exterior



Community Room /
Common Area



Interior





Thank You



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:

Briefing Sheet

Department:	City Manager	Action Officer:	
Subject:	Resolution No. 2026-085 establishing Chapter 312 Tax Abatement guidelines and criteria.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026
		Council Vote:	6/8/2026

Item Schedule:

Updates/History of Briefing:

N/A

Executive Summary and Background Information:

This item considers adoption of the City's Chapter 312 Tax Abatement Guidelines and Criteria, which establish the framework for providing property tax abatement within designated reinvestment zone

Chapter 312 of the Texas Tax Code allows the City to offer tax abatement as an economic development tool to encourage private investment, job creation, and long-term improvements to the local tax base. The proposed guidelines outline eligibility requirements, investment thresholds, performance standards and compliance and reporting expectations for participating projects.

Adoption of these guidelines is required before the City can designate reinvestment zones and enter into tax abatement agreements. This provides a consistent and transparent process for evaluating and approving future economic development projects.

Potential Options:

- Approve
- Deny

Fiscal Implications:

No immediate fiscal implications. Approval would allow Council to offer certain economic development incentives at a later date

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. 2026-085

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, ADOPTING GUIDELINES AND CRITERIA
FOR TAX ABATEMENT IN A REINVESTMENT ZONE PURSUANT
TO CHAPTER 312 OF THE TEXAS TAX CODE; AUTHORIZING
THE CITY MANAGER TO ADMINISTER THE PROGRAM; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, pursuant to Chapter 312 of the Texas Tax Code (the “Property Redevelopment and Tax Abatement Act”), the City Council of the City of Texarkana, Texas has the authority to adopt guidelines and criteria governing tax abatement agreements for the purpose of encouraging new facilities, expansions, and modernizations that promote economic development, expand the local tax base, and create or retain primary employment opportunities within the City; and

WHEREAS, the City Council finds that the adoption of a Chapter 312 Tax Abatement Policy will attract quality private investment, support industrial and logistics growth, strengthen long-term fiscal capacity, and serve the public interest of the citizens of Texarkana; and

WHEREAS, Chapter 312 requires that the City adopt written guidelines and criteria before entering into any tax abatement agreement, and further requires that such guidelines be readopted at least every two years to authorize continued participation in the program; and

WHEREAS, the City Council has reviewed the proposed Chapter 312 Tax Abatement Policy attached hereto and finds that it meets the requirements of Chapter 312 and serves the economic development objectives of the City.

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

SECTION 1: That the City Council of the City of Texarkana, Texas, hereby adopts the CHAPTER 312 TAX ABATEMENT POLICY, attached hereto as **Exhibit A**, as the guidelines and criteria governing tax abatement agreements in reinvestment zones within the City, effective upon passage of this Resolution.

SECTION 2: That the City Manager, or designee, is authorized to administer the Chapter 312 Tax Abatement Policy, receive and process applications, coordinate review with legal, finance, and economic development staff, and present recommendations to City Council in accordance with the adopted guidelines.

SECTION 3: That these guidelines and criteria shall remain in effect for a period of two (2) years from the date of adoption, unless earlier amended or rescinded by the City Council, and must be readopted in accordance with Chapter 312 to authorize continued tax abatement activity thereafter.

SECTION 4: 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 **8th** day of **June, 2026**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Chapter 312 Tax Abatement Policy

1. Executive Summary

This draft policy is designed for a city the size of Texarkana and is intended to be practical, defensible, and flexible. The structure borrows the strongest recurring elements from Chapter 312 policies used by comparable Texas cities: biennial readoption of guidelines, minimum investment screening, eligibility limited to new value, exclusion of land and retail property, case-by-case council approval, performance reporting, and recapture for noncompliance.

2. Ch. 312 Tax Abatement Policy

Section 1. Authority and Purpose

This policy is adopted pursuant to Chapter 312 of the Texas Tax Code. Its purpose is to encourage quality private investment that expands the City of Texarkana tax base, creates or retains primary jobs, supports industrial and logistics growth, and strengthens long term fiscal capacity after the abatement period expires.

Nothing in this policy requires the City to grant an abatement to any applicant. All requests shall be evaluated on a case by case basis, and City Council retains sole discretion to approve, deny, condition, amend, or terminate any proposed tax abatement agreement.

Section 2. Definitions

For purposes of this policy:

(a) Abatement means the full or partial exemption from City ad valorem taxes on the added taxable value of eligible property improvements under a Chapter 312 agreement.

(b) Agreement means a written tax abatement agreement between the City and the property owner and, if applicable, the lessee.

(c) Base year value means the appraised value of eligible property as of January 1 preceding execution of the agreement, unless otherwise stated in the agreement.

(d) Expansion means the addition or enlargement of buildings, structures, fixed machinery, or equipment for the purpose of increasing capacity or service.

(e) Modernization means the replacement or upgrading of existing facilities that increases productive input or output, updates technology, improves efficiency, or lowers unit cost. It does not include routine maintenance, repair, refurbishment, or reconditioning.

(f) New facility means a previously undeveloped site or a newly constructed facility placed in service other than through mere repair of an existing facility.

(g) Reinvestment zone means an area designated by ordinance in accordance with Chapter 312 and this policy.

(h) Primary employer means a business whose goods or services are exported outside the local market or that otherwise brings new wealth and payroll into Texarkana.

(i) Eligible property means buildings, structures, site improvements, and fixed machinery and equipment approved by the City as part of the project.

(j) Ineligible property means property listed in Section 5 of this policy.

Section 3. Eligible Projects and Uses

A project may be considered for tax abatement only if it is reasonably expected to create substantial public benefit and falls within one or more of the following categories:

- (1) manufacturing or industrial facilities;
- (2) warehousing, distribution, logistics, or regional service facilities;
- (3) research, technology, or specialized production facilities;
- (4) significant corporate or operational facilities supporting regional or multi-state activity; or
- (5) other projects that City Council finds will create primary jobs, attract major capital investment, or materially strengthen the local tax base.

The City may give priority to projects located in industrial parks, targeted employment areas, redevelopment sites, or other areas identified by council for strategic growth.

Section 4. Minimum Qualifications

Section 4. Minimum Qualifications

As a threshold matter, an applicant must demonstrate the following in order to meet the City's Economic Development Fund Policy requirements:

(1) Compliance Requirements

- The project must conform to the City's Comprehensive Zoning Ordinance;
- The project must comply with all applicable local, state, and federal laws, regulations, and permitting requirements;
- The applicant must have no delinquent taxes, fees, or code enforcement liabilities owed to the City.

(2) Minimum Investment Requirement

The project must meet one of the following minimum capital investment thresholds:

- At least \$10,000,000 for new construction; or
- At least \$5,000,000 for expansion or modernization of an existing facility.

(3) Public Benefit Requirement

In addition to meeting the minimum investment requirement, the project must demonstrate at least one of the following public benefits:

- Creation or retention of at least twenty five (25) full time jobs with wages at or above the Texarkana Metropolitan Statistical Area average;
- Annual payroll of at least \$3,000,000;
- Generation of at least \$400,000 in annual local sales tax;
- Significant contribution to redevelopment of underutilized or blighted property;
- Demonstrated prevention of out of market relocation or expansion.

(4) Location Requirement

The project must be located within the city limits or within an area eligible for designation as a City-created reinvestment zone.

(5) But For Test

The applicant must demonstrate that the project would not occur in the same form or within the same timeframe without City participation, or would result in materially less benefit to the City.

(6) Application Requirement

The applicant must complete and submit the City's economic development incentives application and provide all required supporting documentation.

(7) Exceptional Projects

City Council may waive or modify the minimum qualifications for projects determined to be of exceptional economic or strategic importance to the City.

Meeting the minimum qualifications does not create a right to tax abatement, and all incentives remain subject to City Council approval.

Section 5. Ineligible Property

The following property shall remain fully taxable and is not eligible for abatement unless Chapter 312 clearly allows otherwise and City Council makes a specific finding to the contrary:

- (1) land;
- (2) existing improvements and previously taxed value;
- (3) inventory, supplies, consumables, and tools;
- (4) vehicles, rolling stock, and other light movable equipment;
- (5) property used primarily for retail sales or personal services to the public;
- (6) residential property, including apartments, hotels, and other lodging uses, unless separately authorized by law and policy;
- (7) property with a productive life of less than 10 years;
- (8) property owned or used by a governmental entity except where legally eligible and specifically approved; and
- (9) any portion of a project not identified in the agreement as eligible property.

Section 6. Reinvestment Zone Requirement

Prior to approving a tax abatement, the City must designate a reinvestment zone in accordance with the Texas Tax Code Chapter 312. Following adoption of guidelines, the City Council may establish a zone

by ordinance after providing required notice and conducting a public hearing to determine that the area meets statutory criteria and supports the City's economic development objectives. A reinvestment zone may be project-specific or area-wide, must define its boundaries and eligible uses, and remains in effect for up to five years, with the ability to be renewed in additional periods not to exceed five years each. No abatement may be granted outside an active reinvestment zone, and any approved abatement applies only to the added value of new improvements, not existing property value.

Section 7. Standard Abatement Guidelines

The following guidelines are intended to guide negotiation and do not bind City Council:

(a) New facilities. For a new facility, the City may consider abatement of up to fifty (50) percent of the added taxable value of eligible property for a term not to exceed ten (10) years.

(b) Personal property. Tangible personal property may be considered only if it is fixed machinery and equipment integral to the project and clearly identified in the agreement.

(c) Base value. In all cases, only the value added after execution of the agreement and specified in the agreement may be abated. The base year value and all ineligible property remain fully taxable.

Section 8. Evaluation Criteria

In deciding whether to recommend or approve an abatement, the City may consider:

- (1) total capital investment;
- (2) number and quality of jobs to be created or retained;
- (3) wage levels and benefits;
- (4) consistency with the City's adopted plans and utility capacity;
- (5) redevelopment benefit or infrastructure leverage;
- (6) environmental compliance and compatibility with surrounding uses;
- (7) whether the project diversifies or strengthens the local economy;
- (8) whether the project will avoid merely shifting jobs from one part of Texarkana to another; and
- (9) the projected long term taxable value after the abatement expires.

Section 9. Application Materials

An application should include, at minimum:

- (1) ownership and organizational information;
- (2) legal description and site map;
- (3) description of existing and proposed improvements;
- (4) project budget and timetable;
- (5) estimate of taxable value to be added;
- (6) jobs to be created or retained, with wage information;
- (7) requested term and percentage of abatement;
- (8) identification of any requested participation by other taxing entities; and
- (9) any information the City reasonably needs to evaluate fiscal impact, public benefit, and legal compliance.

Information that qualifies for confidentiality under Section 312.003 of the Texas Tax Code shall be handled accordingly.

Section 10. Agreement Requirements

Each approved agreement shall state the eligible property, base year value, term, percentage of abatement, performance obligations, reporting requirements, and events of default. The agreement should also address construction deadlines, commencement of operations, access for verification, and remedies for noncompliance.

If the property is leased, the agreement may require execution by both the lessor and the lessee.

Section 11. Reporting, Monitoring, and Compliance

Each recipient shall submit an annual compliance report in a form approved by the City. The report should include current investment totals, employment counts, wage information, operational status, and any other information reasonably necessary to verify compliance.

The City may inspect the project site, review supporting records, and require certification from the applicant's authorized representative. Failure to timely provide required information constitutes a default unless cured within the period stated in the agreement.

Section 12. Default, Recapture, and Termination

Each agreement shall provide remedies for default, which may include reduction of the abatement, suspension of benefits, termination of the agreement, and recapture of prior tax benefits to the extent permitted by law.

Events of default may include, but are not limited to, failure to achieve minimum investment requirements, failure to create or retain agreed-upon jobs, cessation of operations, unauthorized transfer or assignment of the project, delinquent ad valorem taxes; material misrepresentation in the application or reporting process, or the existence of unresolved violations of City Code, pending litigation, or other compliance issues related to properties owned or controlled by the applicant.

Section 13. Assignment and Change in Control

No agreement may be assigned, transferred, or materially altered without prior City approval, except as expressly permitted in the agreement. Any approved successor shall assume all obligations of the original recipient.

Section 14. Administration

The City Manager or designee shall administer this policy, receive applications, coordinate review with legal, finance, and economic development staff, and present recommendations to City Council. Legal counsel should review all proposed agreements before council consideration.

Section 15. Biennial Review & Update

To continue participating in Chapter 312 abatements, City Council should review and update any changes to the guidelines and criteria every 2 years.

Separate page not part of the policy doc

Implementation Notes for Texarkana

- This draft uses a \$5,000,000 minimum investment threshold because that threshold appears in both Greenville and Texas City and is workable for a mid-sized city.
- The default term structure is more conservative than the outer statutory limit. It gives Texarkana flexibility to reserve 10-year terms for only the strongest projects.
- Retail, residential, land value, inventory, and previously taxed improvements are excluded because those exclusions appear repeatedly in comparable policies and reduce fiscal ambiguity.
- The policy is written to work with project-specific reinvestment zones or broader industrial-area zones, depending on council preference.
- Before adoption, local staff should align the policy with the City's current strategic plan, utilities capacity, industrial recruitment goals, and any county coordination preferences.

5. References

1. Texas Comptroller of Public Accounts. Property Tax Abatement Act, Chapter 312 overview. States that Chapter 312 allows cities, counties, and special districts to exempt increases in property value for up to 10 years.
2. U.S. Census Bureau QuickFacts. Texarkana city, Texas. 2024 population estimate: 35,971.
3. U.S. Census Bureau QuickFacts. Greenville city, Texas. 2024 population estimate: 34,355.
4. U.S. Census Bureau QuickFacts. Paris city, Texas. 2024 population estimate: 25,037.
5. U.S. Census Bureau QuickFacts. Marshall city, Texas. 2024 population estimate: 24,263.
6. U.S. Census Bureau QuickFacts. Sherman city, Texas. 2024 population estimate: 50,229.
7. City of Sherman, Texas. Amended Industrial and Commercial Tax Reinvestment Procedures Manual and Application, 2024. Used for definitions and ineligible-property structure.
8. City of Greenville, Texas. Guidelines and Criteria for Tax Abatement in a Reinvestment Zone, Resolution No. 20-90. Used for eligible facility types, \$1,000,000 threshold, and standard terms for new facilities versus expansion or modernization.
9. City of Texas City, Texas. Tax Abatement Guidelines, 2021. Used for \$1,000,000 minimum investment, \$500 application fee, and phased abatement schedule.
10. City of Paris, Texas. Resolution No. 2020-001 authorizing tax abatement guidelines and criteria. Used for biennial readoption and public hearing concept.

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:

Briefing Sheet

Department:	City Manager	Action Officer:	
Subject:	Ordinance No. 2026-086 adopting Chapter 312 Reinvestment Zone No. 1 Project Prime Corner.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026
		Council Vote:	6/8/2026

Item Schedule:

- First Briefing on 5/11/26
- Public Hearing and Council Vote on 6/8/26

Updates/History of Briefing:

N/A

Executive Summary and Background Information:

This ordinance designates a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code for the property described in the attached exhibit. The designation establishes the legal framework necessary for the City to consider and enter into tax abatement agreements within the defined area. This action does not grant a tax abatement but authorizes the creation of the zone in accordance with state law and the City's adopted guidelines and criteria.

Potential Options:

- Approve
- Deny

Fiscal Implications:

No immediate fiscal impact, as it only establishes a Reinvestment Zone and does not grant a tax abatement. Any future fiscal impact would occur only if the City enters into a separate Chapter 312 agreement, which would be subject to Council approval and defined terms.

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

ORDINANCE NO. 2026-086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, CREATING AND DESIGNATING A REINVESTMENT ZONE PURSUANT TO CHAPTER 312, TEXAS TAX CODE; PROVIDING FOR PUBLIC HEARING FINDINGS; AUTHORIZING TAX ABATEMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR REPEALER AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 312 of the Texas Tax Code authorizes municipalities to designate reinvestment zones to promote development and redevelopment; and

WHEREAS, the City Council of the City of Texarkana, Texas, desires to promote economic development, expand the tax base, and create employment opportunities; and

WHEREAS, the City Council previously adopted Economic Development Fund Guidelines and Strategy pursuant to Ordinance No. 190 (November 2011), as amended, to promote business development, job creation, and long-term economic growth within the City; and

WHEREAS, the City has adopted Ch. 312 Tax Abatement Guidelines and Criteria; and

WHEREAS, notice of a public hearing was published in accordance with state law and written notice was provided to all taxing units overlapping the proposed reinvestment zone; and

WHEREAS, the City Council conducted a public hearing on June 8, 2026; and

WHEREAS, the City Council finds that the designation of the reinvestment zone will contribute to economic development and the expansion of primary employment.

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

SECTION 1: That the City Council hereby finds that all notice and hearing requirements of Chapter 312, Texas Tax Code, have been satisfied and that the designation of the reinvestment zone described herein is appropriate and in the best interest of the City.

SECTION 2: That the real property described in **Exhibit "A"** attached hereto and incorporated herein is hereby designated as Chapter 312 Reinvestment Zone No. 1 – Project Prime Corner for the purposes of commercial and industrial tax abatement pursuant to Chapter 312, Texas Tax Code.

SECTION 3: That the City Council finds that the improvements sought within the reinvestment zone are feasible and practical and will benefit the property and the City after expiration of any tax abatement agreement.

SECTION 4: That the City may enter into tax abatement agreements within the reinvestment zone in accordance with Chapter 312, Texas Tax Code, and the City's adopted Tax Abatement Guidelines and Criteria.

SECTION 5: That the City Manager, or designee, is hereby authorized to administer the reinvestment zone and to execute documents consistent with 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 from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



Legal Description

Lot No. 1A, Block No. 2 of the Amended Plat of Lot 2, Block 1 and Block 2 of Northwood 2nd Addition, recorded in Document No. 2019-00012860, and filed in Plat Cabinet D, Sleeve 72 of the Real Property Records of Bowie County, 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:

Briefing Sheet

Department: City Manager **Action Officer:**
Subject: Resolution No. 2026-087 authorizing the City Manager to execute a Chapter 312 Tax Abatement Agreement with LENDEM Solutions, LLC for a commercial development project located at Summerhill Road and Moores Lane, with incentives in an amount not to exceed \$360,960.
Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

- First briefing on 5/11/26
- Public Hearing and Council Vote on 6/8/26

Updates/History of Briefing:

City Council previously approved a Chapter 380 Business Incentive Agreement for the Summerhill-Moores Lane Development, which included job creation incentives and a tax reimbursement for public detention pond infrastructure, and reimbursement for water looping Texarkana Water Utilities (TWU) funding. In order to align with Chapter 312 of the Texas Tax Code and the City's proposed Tax Abatement Guidelines and Criteria, the property tax abatement portion is now being addressed through a separate Chapter 312 Tax Abatement Agreement.

The revised structure separates the incentive package into two agreements: Chapter 380 for performance-based cash incentives and detention pond reimbursement and Chapter 312 for property tax abatement. This approach provides a clear and compliant framework for administering the City's economic development incentives.

Executive Summary and Background Information:

This item considers approval of a Chapter 312 Tax Abatement Agreement for the Summerhill-Moores Lane Development. The agreement provides for a property tax abatement as part of the City's overall incentive package to support the project.

This action reflects a restructuring of the previously approved incentive package, where the property tax abatement component is removed from the Chapter 380 Agreement and addressed separately under Chapter 312 in accordance with state law and the City's proposed guidelines and criteria. The overall incentive commitment remains consistent with prior Council direction.

Potential Options:

- Approve
- Deny

Fiscal Implications:

This action does not change the overall incentive commitment but restructures it by placing the property tax abatement under Chapter 312 rather than the Chapter 380 agreement. Any fiscal impact associated with the abatement will occur in accordance with the terms outlined in the agreement.

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. 2026-087

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, AUTHORIZING THE CITY
MANAGER TO EXECUTE A CHAPTER 312 TAX
ABATEMENT AGREEMENT WITH LENDEM SOLUTIONS,
LLC; AUTHORIZING THE CITY MANAGER TO EXECUTE
THE NECESSARY DOCUMENTS; AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, by Ordinance No. 2026-086, the City Council established Chapter 312 Reinvestment Zone No. 1, Project Prime Corner, in the City of Texarkana, Texas for commercial tax abatement, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code, as amended; and

WHEREAS, the City Council has adopted a Tax Abatement Policy constituting appropriate guidelines and criteria governing tax abatement agreements as contemplated by Chapter 312 of the Texas Tax Code, and has adopted a program for promoting economic development incentives within the City; and

WHEREAS, Lendem Solutions, LLC (“Company”) is developing the Summerhill–Moores Master Development, a multi-phase commercial investment located at the intersection of Summerhill Road and Moores Lane in Texarkana, Bowie County, Texas, consisting of: Phase 1- an 18,000 SF Class-A call center and office campus; Phase 2- a national-brand convenience store and 9,000 SF retail strip; and Phase 3- approximately 2.6 acres reserved for additional commercial development, with an anticipated tax base upon completion of \$18,000,000; and

WHEREAS, as part of the Development, the Company is required to construct a regional detention pond and related stormwater infrastructure to serve the Property; and

WHEREAS, the City has determined that the Development, upon completion, will be a public benefit to the City by facilitating the creation of new jobs, expanding the City’s tax base, and generating new sales tax revenue, and that this Agreement is made in order to maintain and enhance the economic and employment base of Texarkana, Texas, for the long-term interest and benefit of the City; and

WHEREAS, the contemplated use of the Development and the proposed improvements to the Property are consistent with the purpose of Reinvestment Zone No. 1, the intent of the parties, and all applicable law.

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 execute a Chapter 312 Tax Abatement Agreement with Lendem Solutions, LLC, or its members, successors, assigns, or affiliates, to provide a rebate not to exceed fifty percent (50%) of the City’s portion of ad valorem taxes actually paid on the Development for a continuous ten (10) year term commencing upon issuance of the first Certificate of Occupancy for Phase 1 of the Development, subject to a

maximum City Rebate of \$360,960.00, in accordance with the City's adopted Chapter 312 Tax Abatement Policy and the terms of the Agreement.

SECTION 2: That all rebate payments authorized herein are performance-based, funded solely from the City's portion of ad valorem taxes generated by the Development, and structured to ensure the City retains at least fifty percent (50%) of incremental City property tax revenue throughout the incentive term and one hundred percent (100%) of such revenue following expiration of the Agreement. No rebate shall be paid until ad valorem taxes are assessed, billed, paid by the Company, and all performance conditions are verified by the City.

SECTION 3: That all incentive benefits are expressly conditioned upon: completion of Phase 1 of the Development by December 31, 2026, or such extended date as the City Manager may approve; receipt of a Certificate of Occupancy; the Company having no outstanding tax liens owed to any governmental entity; compliance with all applicable local, state, and federal laws; and annual submission to the City of all documentation reasonably required to verify continued eligibility, including proof of payment of ad valorem taxes.

SECTION 4: That the Agreement shall provide for remedies in the event of default by the Company, including written notice of default, a ninety (90) day cure period, and, upon failure to cure, termination of the Agreement and City entitlement to collect all ad valorem taxes that would have been paid absent the abatement, secured by a tax lien on the Property as permitted by Chapter 312 of the Texas Tax Code.

SECTION 5: That the City Manager is hereby authorized to execute the Tax Abatement Agreement and any other documents necessary to effectuate the intent of this Resolution and the Agreement on behalf of the City of Texarkana, Texas.

SECTION 6: 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 **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

BUSINESS INCENTIVE AGREEMENT

This Business Incentive Agreement (the "Agreement") is made by and between the City of Texarkana, Texas, a municipal corporation of the State of Texas, with offices located at 220 Texas Blvd, Texarkana TX 75502 ("City") and Texarkana Summerhill Investment, LLC, a Texas limited liability company with an address of _____, Texarkana, Texas _____ ("Company").

WHEREAS, the enhancement of the economy of the City of Texarkana, Texas, is in the best interest of the Citizens of the City; and

WHEREAS, economic development incentives encourage businesses to locate or expand operations in the City; and

WHEREAS, the City is authorized by Chapter 380 Tex. Local Gov't. Code to provide economic development incentives to promote economic development and stimulate business and commercial activity in the City; and

WHEREAS, the City has adopted a program for promoting economic development incentives; and

WHEREAS, Company is developing the Summerhill–Moore's Master Development, a multi-phase commercial investment located at the intersection of Summerhill Road and Moore's Lane in Texarkana, Bowie County, Texas consisting of: Phase 1—an 18,000 SF Class-A call center and office campus; Phase 2—a national-brand convenience store and 9,000 SF retail strip; and Phase 3—approximately 2.6 acres reserved for additional commercial development (the "Development"); and

WHEREAS, as part of the Development, Company is required to construct a regional detention pond and related stormwater infrastructure to handle drainage from the Property (the real property upon which the Development is being constructed is referred to herein as the "Property"); and

WHEREAS, the City has determined that the Development, upon completion, will be a public benefit to City in furthering the City's goal of facilitating the creation of additional economic development in the area, including the creation of new jobs, expansion of the City's tax base, and generation of new sales tax revenue; and

WHEREAS, the City and Company want to set forth in this Agreement the terms and conditions of the financial incentives to be provided by the City as an incentive for Company to complete the Development in Texarkana, Bowie County, Texas; and

WHEREAS, the parties recognize that this Agreement and all terms and provisions hereof are subject to the laws of the State of Texas and all rules, regulations and interpretations of any agency or subdivision thereof at any time governing the subject matters hereof.

NOW THEREFORE, in accordance with Chapter 380 of the Texas Local Government Code, and the City's Charter, and in consideration of the mutual promises, covenants, and agreements contained herein, the City and Company hereby agree as follows:

I. AGREEMENT

1.1 The recitals set forth above are made a part of this Agreement as if set forth in full in this paragraph.

1.2 Subject to the terms and conditions contained in this Agreement, and pursuant to plans and specifications consistent with City ordinances approved by City, Company agrees to complete the Development with a target completion date for Phase 1 of December 31, 2026.

1.3 Should Company fail to complete Phase I of the Development, then Company shall forfeit its right to the financial incentives detailed herein.

1.4 Upon completion of each applicable phase of the Development, inspection, approval, and acceptance by City, incentive payments shall be made in accordance with Article II below. Nothing herein shall require City to accept the Development or any phase thereof, or any responsibility or obligation for or towards the Development.

II. INCENTIVE

2.1 City agrees to provide certain financial incentives to Company within a three (3) year period beginning _____, 2026 and ending _____, 2029 on a year by year basis, subject to the provisions of this Agreement. Said Incentives shall consist of the following:

2.1.1 Job Creation Incentive. City agrees to provide a job creation incentive not to exceed One Hundred Thirty-Five Thousand Dollars and No/100 (\$135,000.00) (the "Job Creation Incentive"), payable in increments as set forth below, subject to the terms and conditions of this Agreement:

(a) Upon Company's provision of payroll records to City verifying the employment of new full-time positions at the Phase I facility during the Term, City shall pay Company an incentive in the amount of \$4,500.00 per Qualified Employee, up to a maximum of thirty (30) Qualified Employees (the "Job Creation Payment"). A "Qualified Employee" means a full-time employee

earning a minimum annual salary of \$50,000, inclusive of incentives paid, whose position represents a net increase above the Base Line and is continuously maintained for a minimum period of twelve (12) consecutive months.

For purposes of this Section, a position shall be deemed “maintained” if it remains continuously filled; provided, however, that normal and customary turnover shall not disqualify the position so long as any vacancy is filled within a reasonable period not to exceed sixty (60) days. No position shall qualify if created and eliminated, or repeatedly filled and vacated, for the purpose of meeting the requirements of this Agreement. City shall have the right to review payroll and employment records to confirm compliance with this requirement.

Payment for each Qualified Employee shall be made within thirty (30) days following City’s verification that the position has satisfied the twelve (12)-month maintenance requirement.

(b) Company and City shall cooperate in good faith to establish the number of employees employed by Company prior to the Effective Date of this Agreement for purposes of determining the Base Line.

(c) The Job Creation Payment shall only be available for a period of three (3) years from the Effective Date of this Agreement (the “Job Creation Period”). Only positions that both (i) are created during the Job Creation Period and (ii) satisfy the twelve (12)-month maintenance requirement within the Job Creation Period shall be eligible for payment, up to the maximum of thirty (30) Qualified Employees. Any positions not meeting these requirements within the Job Creation Period shall not be eligible for payment, and Company shall forfeit any right to such payment thereafter.

2.1.2 Detention Pond Reimbursement. As part of the Development, Company is required to construct a detention pond and associated stormwater infrastructure to serve the Property and the surrounding drainage basin (the “Detention Pond”). The Detention Pond shall be constructed at Company’s expense. Upon completion and inspection, of the Detention Pond by the City and Texarkana Water Utilities (“TWU”), the City, through TWU, shall provide Company a one-time reimbursement in the amount of Sixty-Nine Thousand, One Hundred Sixty-Nine Dollars and No/100 (\$69,169.00) (the “TWU Reimbursement”) for the costs of water looping. The TWU Reimbursement shall be credited against the City’s Maximum Total Incentive as defined in Section 2.2 below.

2.2 City’s Maximum Total Incentive. The maximum aggregate total of all incentives payable under this Agreement by City, inclusive of the Job Creation Incentive and the TWU Reimbursement, shall not exceed Two Hundred and Four Thousand, One Hundred Sixty-Nine Dollars and No/100 (\$204,169.00) (the “Maximum Total Incentive”).

2.4 Company understands and acknowledges payment in any year is subject to Company, or any successors or assigns not having the following:

2.5.1 Outstanding tax lien owing to any governmental entity.

2.5.2 Company, including any business or property owned or leased in whole or in part by Company or any of its members, has been cited, noticed, or fined for noncompliance or violation of a federal law or regulation, a state law or regulation, or a City code, ordinance, or resolution.

2.5.3 Company, including any business or property owned or leased in whole or in part by Company or any of its members, is a party to a claim or proceeding against the City.

III. WARRANTIES/GUARANTEES

3.1 Company makes the following warranties and representations to City as a material inducement to the execution of this Agreement:

3.1.1 Company owns or has the legal right to develop the Property upon which the Development is located.

3.1.2 Company is authorized to enter into this Agreement to carry out its obligations hereunder and has authorized its signatory on the last page of this Agreement to sign and execute the document on behalf of Company.

3.2 Company represents there are no pending environmental actions, releases, no underground storage tanks, presence of asbestos, hazardous substances, or other environmental conditions on the Property. Company has not previously been, nor to its present knowledge, is not now in violation of or is noncompliant with any environmental laws or environmental permits.

3.3 Company shall indemnify and hold harmless City from and against, and shall reimburse City for any and all losses arising out of, based on or in any way relating to any environmental claim arising under any of the environmental laws or any remedial action arising pursuant to any of the environmental laws including, but not limited to, investigation, remediation, treatment or cleanup of any hazardous substance that is reasonably shown to have been or is present, released, or disposed of on the Property, or which is reasonably shown to have migrated or been discharged or transported from the Property in violation of environmental laws. Company further agrees to indemnify, defend (with counsel reasonably acceptable to City) and to hold City free and harmless from any liability, loss, costs, or expense (including reasonable attorneys' fees and fees or costs incurred in investigating, preparing, defending against, or prosecuting any litigation, claim, action, suit, proceeding, or demand) incurred or suffered by City due to any environmental claim.

IV. INSURANCE

4.1 Throughout the term of the Agreement, Company, if acting as general contractor, or its designated general contractor shall, at its expense, maintain in full force and effect the following insurance:

Type of Insurance	Amount
Worker's Compensation	As required by law
Commercial General Liability	\$1,000,000 Each Accident/Occurrence
Builder's Risk Insurance	In the amount of any construction values
Liability (Public)	\$1,000,000 Aggregate; \$1,000,000 Products & Completed Operations Aggregate
Owner's Protective	\$600,000 per occurrence
Liability Insurance	\$1,000,000 aggregate
Excess/Umbrella Liability	\$10,000,000 per occurrence w/drop-down coverage
Automobile Liability	\$1,000,000 Combined single limit per occurrence
Environmental Insurance	\$1,000,000

4.2 All insurance and certificate(s) of insurance shall contain the following provisions:

4.2.1 Provide for at least thirty (30) days prior written notice to the City for cancellation, non-renewal or material change of the insurance;

4.2.2 Provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance;

4.2.3 All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service;

4.2.4 A certificate of insurance evidencing the required insurance shall be submitted to the City prior to any implementation of the Business Incentive;

4.2.5 Without limiting any of the other obligations or liabilities of Company, Company shall require its general contractors, at the general contractor's own expense, to maintain during the term of the Agreement the required insurance coverage, the required certificate, and the policy conditions as stated in this section.

V. CONFIDENTIAL INFORMATION

5.1 Company understands and acknowledges that the City is subject to Chapter 552 of the Texas Government Code, otherwise known as the "Texas Public Information Act" or "Texas Open

Records Act” (“the Act”), the City has made no representation as to whether any information submitted by Company to City is excepted from required disclosure under the Act.

VI. INDEMNIFICATION

6.1 Company shall indemnify, defend, and hold harmless City, its officers, directors, council members, agents, and representatives from and against any and all suits, actions, losses, damages, claims or liability of any character, type or description, including all reasonable expenses of litigation, court costs, and attorney’s fees, for injury or death to any person, any environmental issues, or injury or loss to any property, received or sustained by any person or persons, including any member, officer, employee, or representative of Company, its successors and/or assigns, relating to, occasioned by, or arising from the performance of this Agreement.

VII. DEFAULT

7.1 In the event that either party fails to perform its duties or obligations under this Agreement, the non-defaulting party shall provide written notice specifying the nature of the default. The defaulting party shall have thirty (30) days from receipt of such notice to cure the default. If the default is not cured within such thirty (30) day period, an event of default shall be deemed to have occurred, and the aggrieved party shall be entitled to exercise any rights and remedies available under Article VIII of this Agreement. Notwithstanding the foregoing, if the nature of the default is such that it cannot reasonably be cured within thirty (30) days, then no event of default shall be deemed to have occurred so long as the defaulting party commences cure within the thirty (30) day period and thereafter diligently and in good faith pursues such cure to completion.

Further, in the event there is a default or breach of this Agreement by Company, a violation of applicable state or federal law, or delinquency in the payment of ad valorem taxes owed to the City by Company, and such default is not cured within the applicable cure period described herein, Company shall repay to City any incentive payments received during the period of default, together with interest at a rate of four percent (4%) as provided under Chapter 2264 of the Texas Government Code.

VIII. DISPUTE RESOLUTION

8.1 If a dispute arises between the parties relating to rights, duties, or obligations arising out of the Contract, the parties agree to the following dispute resolution procedures:

8.1.1 A meeting shall be held promptly between the parties or their designated representatives to attempt in good faith to informally negotiate a resolution of the dispute. Such negotiations may include one or both parties securing legal counsel or consultants who may participate in the negotiation.

8.1.2 If resolution is not readily achieved by informal negotiations, the parties may agree to select a neutral third party (“NTP”) to assist in resolution of the dispute. The NTP shall promptly convene a private meeting with all representatives of the parties to hear the parties’ positions and render oral recommendations for resolution of the dispute. The recommendations of the NTP shall not be binding on any party. By separate written agreement, the parties may further define the role of the NTP and may expand the NTP to consist of a team of persons possessing the necessary expertise. Use of the NTP is voluntary. No party will be deemed to be in breach of this Contract solely because of a refusal to utilize a NTP.

8.1.3 If resolution is not achieved by informal negotiations, the dispute shall be settled by mandatory arbitration in accordance with and governed by Texas state law. Each party shall select a disinterested representative; then the parties’ respective disinterested representative shall choose a third person; and the three persons shall then comprise the “arbitration panel” with authority as provided under Chapter 171 of the Texas Civil Practice and Remedies Code. The arbitration panel shall then determine the matter in dispute, which determination shall be binding on both parties. Neither federal law nor the provisions of the Federal Arbitration Act shall apply to any arbitration required by this Contract.

8.1.4 At all times during the course of any dispute resolution, the parties shall continue diligently and without delay to perform their respective obligations of the Contract.

8.1.5 Each party shall pay its own costs and expenses, including attorney’s fees, incurred during any facet of dispute resolution procedures outlined above. The fees and expenses of the NTP and arbitration panel shall be divided equally between the parties.

IX. NOTICES

9.1 Any and all notices required pursuant to the terms of this Agreement shall be sent to the following:

As to City:

City of Texarkana, Texas
Attn: City Manager
Address: P. O. Box 1967
Texarkana, Texas 75501
Email: david.orr@texarkanatexas.gov

Copy to:

City Attorney
City of Texarkana, Texas
P. O. Box 1967

Texarkana, Texas 75501

As to Company:

Texarkana Summerhill Investment, LLC
Attn: William C. Pruett
Address: _____
Texarkana, Texas _____

9.2 All notices, demands or communications required in accordance with the terms of this Agreement, shall be sent by registered or certified mail, return receipt requested, by nationally recognized overnight courier service with notice effective five days after deposit in the mail or delivery to the courier service, or by email sent to the email address designated by the parties effective upon receipt of a delivery notice. The notices shall be sent to the addresses set forth above unless otherwise designated, in writing, by the parties.

X. ASSIGNMENT

10.1 Company shall not assign its rights, duties, and obligations under this Agreement to anyone without City's written consent, which shall be at City's sole discretion.

XI. TERM AND TERMINATION

11.1 The term of this Agreement is for a ten (10) year period, effective _____, 2026 and shall terminate upon the occurrence of one of the following events, whichever is earlier:

- 11.1.1 Completion of the ten (10) year term, and no extension has been executed.
- 11.1.2 The Development is partially or totally destroyed, and Company has not rebuilt or commenced rebuilding of the Development within one hundred and eighty (180) days.
- 11.1.3 The Development is abandoned.
- 11.1.4 The Maximum Total Incentive has been met; or
- 11.1.5 Company defaults in any of its obligations under this Agreement.

XII. MISCELLANEOUS PROVISIONS

12.1 Governing Law. The terms and conditions of this Agreement shall be governed and construed in accordance with the laws of the State of Texas. Venue for this Agreement shall be in Bowie County, Texas, the place of performance.

12.2 Headings. The article headings contained in this Agreement are for reference only and for the convenience of the parties. They shall not be deemed to constitute a part of this Agreement, nor shall they alter, modify, or supersede the contents of any of the provisions themselves.

12.3 Severability. If any of the provisions of this Agreement are deemed invalid, void, or illegal, then the provisions so affected shall be deleted from this Agreement. All remaining provisions shall remain in full force and effect.

12.4 Further Assurances. Company and City agree that each will take any action including but not limited to the execution of any documentation, which may be reasonably necessary to effectuate the intent of the parties as set forth in this Agreement.

12.5 Authorization. Company and City further agree and represent that the parties executing this Agreement each have been duly authorized to execute this Agreement and have the requisite authority to execute this Agreement, and be bound thereby.

12.6 Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the transactions contemplated herein and supersedes all prior negotiations, representations, warranties, and understandings of the parties with respect to its subject matter.

12.7 Amendment. This Agreement may only be amended or altered by written instrument signed by all parties and upon proper approval by City Council.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

CITY OF TEXARKANA, TEXAS

_____, Date: _____, 2026
By: David Orr, City Manager

TEXARKANA SUMMERHILL INVESTMENT, LLC

_____, Date: _____, 2026
By: William C. Pruett

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:

Briefing Sheet

Department:	Parks	Action Officer:	Keith Beason, Parks Director
Subject:	Resolution No. 2026-088 approving and adopting the Parks and Trails Master Plan prepared by city staff and consultants from Norris Design.		
Briefing:	5/11/2026	Public Hearing:	6/8/2026 Council Vote: 6/8/2026

Item Schedule:

Updates/History of Briefing:

The City of Texarkana Texas Parks and Recreation Department entered into a contract with Norris Design for Consultation and Development of a new Parks and Trails Master Plan after approval from the City Council (Resolution 2024-026). Since then, we have had three public meetings as well as an online public response survey that provided data that moved us to the existing final draft for Council approval.

Executive Summary and Background Information:

The Parks and Recreation Department has completed development of a new Parks and Trails Master Plan in partnership with Norris Design. The purpose of the Master Plan is to provide a long-term planning document that evaluates the current parks, trails and recreation facilities, programs and community needs within the City, while establishing priorities for future improvements, development, connectivity and investment. During the planning process, we held three public forums and provided a survey for the public to complete to help us evaluate the needs of our community. With community input and professional analysis and planning recommendations by Norris Design, we have a final draft to propose for approval. Approval of the Parks and Trails Master Plan will provide the City Council, City staff, and the Parks and Recreation Department with a guiding document for future decision making, project planning, grant opportunities, budget considerations, and continued development of our Parks and Trails System.

Potential Options:

- Approve
- Deny

Fiscal Implications:

All expenses were paid to Norris Design in Fiscal Year 2024 in an amount of \$19,630.70 and

another payment from Fiscal Year 2025 of \$13,845.70. No additional payment is required.

Staff Recommendation:

Approve

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-088

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, ADOPTING THE PARKS AND TRAILS
MASTER PLAN DEVELOPED BY CITY PARKS AND RECREATION
STAFF AND CONSULTANTS NORRIS DESIGN; AND ESTABLISHING
AN EFFECTIVE DATE.**

WHEREAS, the City of Texarkana, Texas executed a contract with Norris Design (Resolution No. 2024-026), in 2024 to develop a new Parks and Trails Master Plan; and

WHEREAS, Parks and Recreation staff in partnership with consultants, Norris Design, have developed a new Parks and Trails Master Plan; and

WHEREAS, three public meetings were held and an online survey was used to receive public and community input; and

WHEREAS, feedback from the community and professional recommendation from both city staff and Norris Design were used to complete a final draft of the Parks and Trails Master Plan; and

WHEREAS, the final draft from Norris Design is hereto attached as **Exhibit “A”**.

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

SECTION 1: The City Council approves and adopts the Texarkana Texas Parks and Trails Master Plan.

SECTION 2: 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 **8th day of June, 2026**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

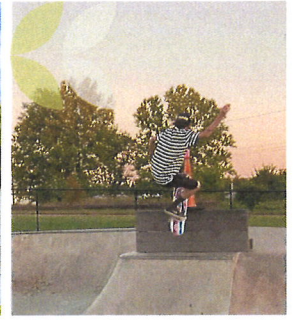
BOB BRUGGEMAN, MAYOR



ADVANCE **TXK** PARKS

Parks & Trails Master Plan Texarkana, Texas

APRIL 11, 2026



Acknowledgements

The City of Texarkana would like to acknowledge and thank the many individuals commitment and contributions to the Advance Texarkana Parks Comprehensive Plan.

City Council

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

Advisory Committee

Robbin Bass	Member
Rhonda Dolberry	Member
Michael Galvan	Member
Nichole Holze	Member
Chase Livingston	Member
Lisa Sitterley	Member
Jessica Plant	Member

City Staff

Robby Robertson	Parks & Recreation Director
Keith Beason	Community Engagement & Parks Project Manager
Donny Sparks	Parks Maintenance Supervisor
Ross Cowling	Sports and League Manager
Jerry Tittle	Parks Maintenance Foreman
Jason Lawrence	Parks Maintenance Foreman
Cole Starr	Recreation Coordinator
Barbara Walker	Texarkana Convention Center

Consultant Team

Rick Leisner, AICP, PLA	PIC/Project Director
Grant Pasowicz	Planner
Colleen Dawson	Planner
Heidi Fry	Web Designer
Tucker Hancock	GIS Specialist

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Executive Summary



Texarkana, Texas is a unique and historic community whose diversity of people and places gives it strength. This uniqueness is a point of community pride, and it is the goal of the city to ensure that growth, (re)development, and the use of community resources foster, encourage, and promote the preservation of this vital quality. Investment in local businesses, infrastructure, cultural initiatives and the city's Parks and Recreation assets exemplifies the dedication to strengthening Texarkana's vibrant character.

This Master Plan includes specific recommendations for park expansion and development, with new trail linkages to serve the growing population and needs of Texarkana and its surrounding communities. Chapter 02 of this document includes an overview of the existing parks and facilities. Public input is discussed in both Chapter 04 and needs assessment via the citizen survey is defined in detail within the Appendix Chapter 07. As public input was one of many key contributing factors in the development of this plan and its contents.

Communities across the country should strive to achieve a variety of different park types and scales, such as what Texarkana enjoys today. While Texarkana's parks, trails, facilities, and events have and continue to be successful, there are always opportunities for improvement to ensure they meet the evolving needs of the community. Continuous improvements in order to promote accessibility, simplify maintenance, and create innovative programming can further the experience of residents and visitors alike. The trail specifics offer up a hierarchy for the trail system and a plan to meet the goals set by the local community, mainly to have an interconnected trail system throughout the city. Chapter 06 of this plan contains the Action Plan and a wide range of improvement projects for the city over the next 20 – 30 years, along with a variety of funding sources to partnerships.

This Master Plan should be the basis for future development and fiscal planning of the Texarkana Park and Trail system for the next few decades. Annual reviews of the Master Plan should be performed by the city to ensure that the implementation is on course and addresses any specific changes in priorities and/or citizen needs in order to maintain the vision and goals of the community.



ADVANCE TXK PARKS



01

Introduction

- 1.1 Overview
- 1.2 Purpose of the Plan
- 1.3 Plan Methodology

1.1 Overview

Outdoor recreation is a key part of engaging in and promoting a healthy physical and mental lifestyle. Over the past several years and decades, it has become increasingly important to promote parks and recreation in our communities. Like many other municipalities Texarkana, Texas understands the importance of providing quality indoor and outdoor spaces, as well as programming recreational activities for families to play, gather, and have fun. It wishes to share its lush parklands, expansive trail networks, and resources within the community and beyond to others.

The subsequent report will focus on the future parks, trails and programming within the city. The document aims to synthesize existing demographics, current trends of the parks and recreation field, input from an advisory committee, key staff, and citizens to compile recommendations and create guiding principles for a bright future of Texarkana's parks and trails.

Texarkana is located on the far east side of the State of Texas. It shares a border with its neighboring city Texarkana, Arkansas. The twin cities support a community that reaches across state lines. It is important to understand that this report will focus solely on only the Texas side but will undoubtedly impact on the greater community and surroundings.

1.2 Purpose of the Plan

The main objective of a Parks and Trails Master Plan is to serve as an outlining document that guides future decision making within a parks system. The content will define a unified vision and outline goals at range of capacities. Some items may be immediately addressed while other goals outlined in a report may take several years to decades to come to fruition. Prioritizing the development of parks and trails, the plan supports physical and mental health, fosters social connections, and enhances quality of life for residents. The Master Plan should be seen as a long-term investment for a community. A well-developed plan should focus on improving current conditions, addressing gaps discovered during community needs and input, and park and trail development that promotes economic growth.

The plan looks to improve the existing condition of several parks and trails. Taking care and sustaining what exists promotes ecological stewardship, optimizes department efficiency and helps satisfy the existing community and park users. Along with addressing existing conditions, enhancing the inventory by means of creating new trails, programming and amenities is also welcome. It brings excitement to a community and can fill existing deficits within the system.

In addition to these visions and goals, this report will also include potential implementation measures and possible funding and partnership that can aid in the future of the parks. Forward thinking is an essential part but having a means to implementation also is necessary. The report should also help define and understand the parameters the municipalities have for within their Parks and Recreation Department. Ultimately, this document sets forth a vision for what Texarkana desires to see in future park and trail systems development.



1.3 Plan Methodology

Planning is a communal effort. The project team worked in close conjunction with parks staff, as well as an appointed advisory committee during the planning process. This process was conducted over a several month period. The project timeline was broken down into three phases: Existing Inventory of Parks and Trails, Level of Service & Goal Development, Technical Plan Development. The following section will elaborate the processes conducted during each phase and its significance.

Phase I - Existing Inventory of Parks and Trails

Step 1.1: Project Inception

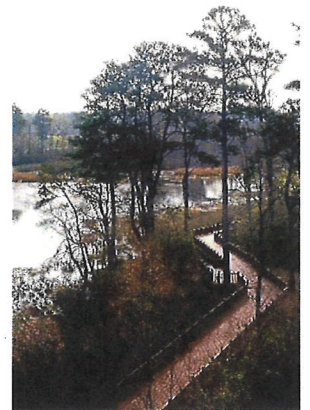
In early Spring of 2024, the planning team and city park staff met to discuss the need for an updated parks and trails plan. The city understands the connection of quality of life to outdoor recreation and wanted to provide a more up to date document with current trends and needs officially acknowledged.

Step 1.2: Formation of an Advisory Committee

Early in the process it was also critical to identify and create an advisory committee. This group was compiled of citizens that have an intimate knowledge of Texarkana and want to see positive growth in the city and the parks.

Step 1.3: Existing Inventory & Analysis

The next step was to conduct an existing inventory, using city provided data the team mapped the parks and trails system. Also an on site study was conducted, where images captured. Getting on site better helps identify opportunities, assess risks, and optimize resources.



Phase II – Level of Service & Goal Development

Step 2.1: Standards Analysis

Development of standards desired to be met and maintained within parks and as part of the trail network. Helps to keep consistency for existing and future development.

Step 2.2: Demand Analysis

Understanding feedback from staff and hearing the needs of the community, minor gaps were identified. These helps guide potential park improvements and topics for discussion during public meetings, as well as for the public surveys.

Phase III – Technical Plan Development

Step 3.1: Gather Citizen Input

Citizen input was collected in several different ways. Most notably was a series of public engagement meetings and via an online survey.

Step 3.2: Visioning

Provided with data from a range of sources, while understanding opportunities and constraints, aspirations for the future of the park were created.

Step 3.3: Establish Goals

The development of goals will aid in the achievement of the vision this report creates. Goals can also be benchmark indicators as elements of this plan are implemented in the future.

Step 3.4: Action Plan

The team developed a strategy designed to achieve specified goals & objectives. Also outlines tasks, resources, and potential timelines required to complete necessary actions outlined.

Step 3.5: Draft Report

A preliminary draft report was then prepared. It is comprising of the entire process to that point in the project timeline, a record documentation of the process.

Step 3.6: Report Finalization & Adoptions

The team prepared a final report encompassing the entire process and recommendations for the next several years to decade for the parks system of Texarkana.



ADVANCE **TXK** PARKS



02 Community Profile

- 2.1 Demographics
- 2.2 Regional Community
- 2.3 Existing Parks Assessment

2.1 DEMOGRAPHICS

Texarkana is located at the junction of Interstate 30 and US highways 59, 67, 71 and 82 in extreme northeastern Texas on the Texas-Arkansas border. It is bordered by the city of Texarkana, Arkansas, to the east, and by the smaller cities of Nash, Wake Village, and Red Water, Texas to the south and west.

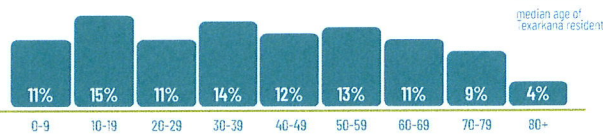
Texarkana, Texas and Texarkana, Arkansas combined is commonly known as Texarkana USA. Texarkana is a city in Bowie County, Texas in the Ark-La-Tex region. Located approximately 180 miles from Dallas, Texarkana is a twin city with neighbouring Texarkana, Arkansas. The Texas city's population was 36,193 at the 2020 census.

The city and its Arkansas counterpart form the core of the Texarkana metropolitan statistical area, encompassing all of Bowie County, Texas, and Miller County, Arkansas. The two cities had a combined population of 65,580 in the 2020 decennial census, and the metropolitan area had a population of 149,482.

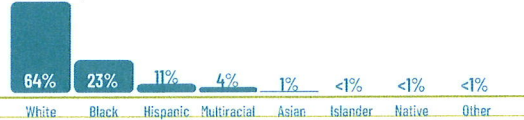
According to the 2020 United States census, there were 36,193 people, 14,148 households, and 8,767 families residing in the city. The population density was 1,228.13 inhabitants per square mile. The 16,270 housing units averaged 589.4 per square mile. Of the 16,280 households, 31.5% had children under the age of 18 living with them, 42.5% were married couples living together, 19.3% had a female householder with no husband present and 34.1% were not families; 29.9% of all households were made up of individuals, and 12.1% had someone living alone who was 65 years of age or older. The average household size was 2.42 and the average family size was approximately three.

A summary of demographic data on the Texarkana metropolitan statistical area follows which provides background to the Parks and Trails Master Plan.

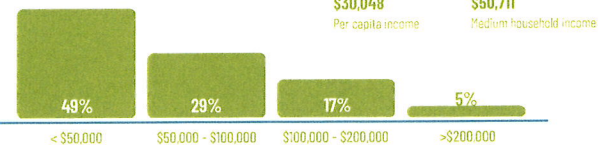
Population by Age Range



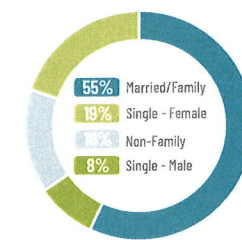
Race & Ethnicity



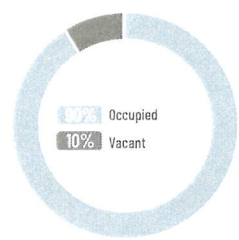
Annual Income



Household Composition



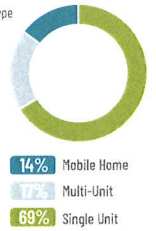
Housing Occupancy



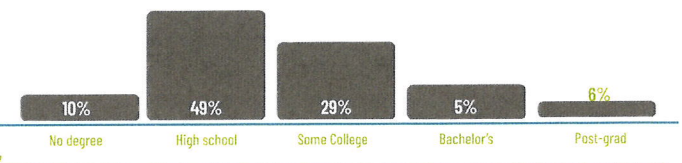
Owner-occupied Property Value



Structure Type



Educational Attainment

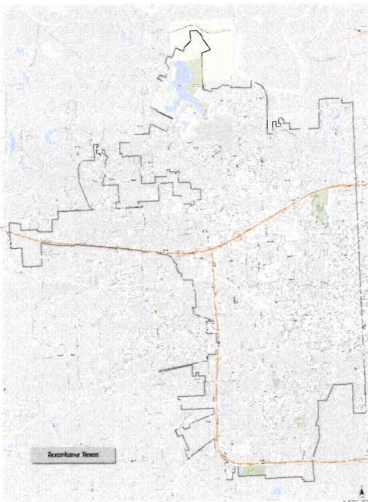


2.2 REGIONAL COMMUNITY

Texarkana is the primary hub of the metropolitan region which encompasses the general Texarkana areas of Texas and Arkansas. Metropolitan Statistical Area consists of Bowie County, TX, and Miller County, AR. Texarkana USA has been coined as the combination of both Texarkana cities that are separated by a street, State Line Avenue. This master plan is created only for Texarkana, Texas but there are many families that work and enjoy recreational opportunities across this beautiful region.

As of the census of 2000, there were +/-137,000 people, +/-72,500 households, and +/-55,500 families residing within the metropolitan statistical area (MSA). Today the Texarkana area is a diversified economy whose pattern of employment is categorized by industry and a heavy amount of distribution of goods which is similar to the regions of East Texas and Arkansas. Texarkana, TX is directly connected to Dallas/Fort Worth, Houston, and Little Rock as inland ports of supplies and areas of extreme growth and development. This access for truck trade comes via linkages on Interstate-30, I-49, and I-369. Texarkana helps to supply supplies and services for their growth.

The park and trail system of Texarkana clearly supports family, recreation, and sporting activities for this metro region. Children from across the area in cities such as Nash, Red Lick, and Wake Village in TX and Texarkana, AR play on sporting teams in Texarkana, TX leagues. This goes double for use of their passive park and trail amenities. In summary, Texarkana provides park and trail amenities for a much greater population than just their own community. It is estimated by the Parks Department that Texarkana serves a radius greater than 50 miles. Displaying they are excellent neighbors to the regional community.



2.3 EXISTING PARK ASSESSMENT

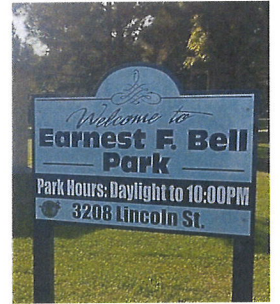
Bell Park

Location: 3208 Lincoln Street

Size: 4 Acres

Current Amenities: public garden, basketball courts, playground equipment, pavilion, restrooms, parking, walking paths, and flexible open lawn area.

Description: Bell Park provides the surrounding neighbourhood with traditional opportunities to play such on a range of equipment from climbing to swings. There are also two basketball courts that can be used for a range of activities. There is a large pavilion with picnic seating. A unique aspect to the site is the recent addition of a public gardens added to this park.



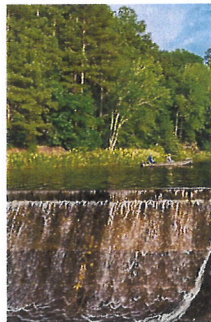
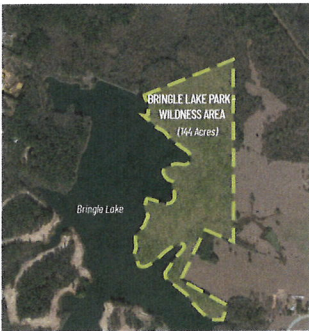
Bringle Lake Wilderness Park

Location: 7602 University Avenue

Size: 144 Acres

Current Amenities: walking trails, Mountain Bike trail, informational signage, and fishing access.

Description: Bringle Lake Park is separated into three subsections - East, West, Wilderness. The wilderness portion is focused on, as the title suggests, preserving natural ecosystems. This portion of the park supports a part of a 5 mile trail, accessible to both pedestrians and bikes. The trail runs around the lake, through preserved east Texas pines, past the spillway and around the Texarkana Golf Ranch. The trail can be accessed off University Avenue or Bringle Lake Park East. The Wilderness area also accommodates the only mountain biking trail in the city limits.



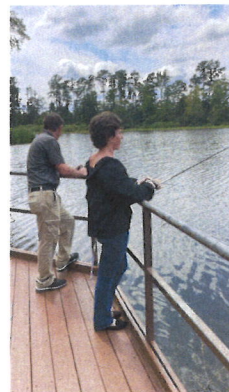
Bringle Lake Park East

Location: 7500 Bringle Park Road

Size: 8 Acres

Current Amenities: playground equipment, outdoor pavilion, bike pump track, walking trails, fishing pier, and parking lot

Description: Bringle Lake Park East is connected to both the West and Wilderness portions of the park. Along with pleasant pathway system, the park provides a fishing pier and 10 small pavilions for small gatherings. Another unique component is the bike pump track used for outdoor riding and adventuring.



Bringle Lake Park West

Location: 7602 University Avenue

Size: 7 Acres

Current Amenities: sand volleyball courts, pavilion, board walk, fishing piers, boat ramp access, parking, and restroom building.

Description: This park serves as a launching point for water craft onto Bringle Lake. The park also provides dedicated on shore fishing spots via fishing piers. Two sand volleyball courts are present on site. Amongst the active programming the park provides ample parking and a restroom facility. There is also a boardwalk that connects to Bringle Park east.



Ferguson Park

Location: 3000 Texas Boulevard

Size: 5 Acres

Current Amenities: playground equipment, parking, and flexible open lawn area.

Description: Sitting next to the Collins Senior Center, this park offers play equipment, open lawn area and parking. A large drainage culvert bisects the park site in half.



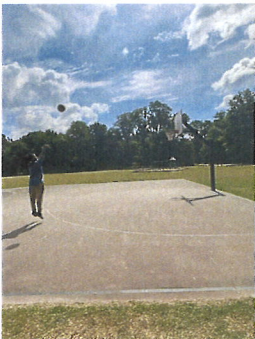
Findley Park

Location: 410 Findley Street

Size: 5 Acres

Current Amenities: playground equipment, basketball courts, open lawn, and parking lot.

Description: Findley Park provides the community with a basketball court and play equipment. There is also ample lawn space for informal rounds of catch, picnics and self provided lawn games.



Grady T. Wallace Park

Location: 3419 Leopard Drive

Size: 70 Acres

Current Amenities: playground equipment, outdoor pavilion, soccer field, softball fields, walking trails, fishing pond, flexible lawn, restrooms, and parking lots.

Description: Grady T. Wallace is an active sports programmed park. It provides over a dozen soccer fields that range in age and use, along with five softball fields for both youth and adult coed leagues. In addition to the fields there are approximately 1 mile of pathways around the park. There is playground equipment and two pavilions located on the western side of the park. A fishing pond with a dock also allows visitors the opportunity to cast a line.





Karrh Park

Location: 2102 Ann Street

Size: 33 Acres

Current Amenities: Baseball/softball fields (4), shaded stadium seating, fishing pond, pavilion, and parking lot.

Description: Karrh park provides ball fields for youth sports and practices. The park also provides comfortable shaded seating options for spectators of the games. The park is accessible from both the north and south but the main lot is located on the northern portion and the southern entry serves one field. Near the north entry to the park there is also a tranquil pond for fishing and a pavilion nearby for picnics and other gatherings.



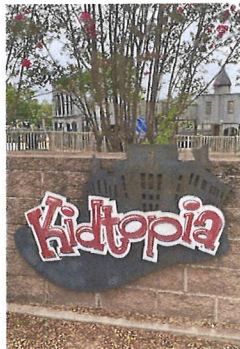
Kidtopia & Skatetopia

Location: 201 Oak Street

Size: 2.5 Acres

Current Amenities: playground equipment, Skating Park elements, restrooms, street parking

Description: Kidtopia and Skatetopia are both located near Stateline Avenue, south of the Post Office and Courthouse building. The adjoining space serve a wide range of individuals. Kidtopia is a large whimsically designed adventure play space, predominantly attracting a school age children. While Skatetopia offers elements such as bank ramps, manual box, handrails, stairs, and half pipe. These elements provide riding opportunities for skateboarders, BMX bikers, and rollerbladers.



Scott Joplin Park

Location: 621 West Street

Size: 7 Acres

Current Amenities: play equipment, pavilion, pedestrian bridge, parking lot

Description: A pedestrian bridge gains park users access to a covered pavilion with picnic table seating. There is also playground equipment located near the parking lot. Mature tree canopy provide distinct character while creating a shade sanctuary for the park.

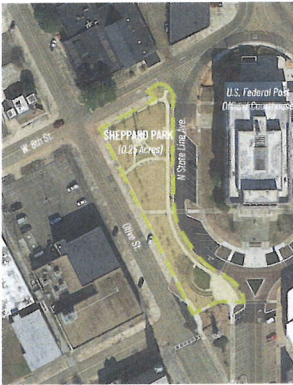


Sheppard Park

Location: 500 N. Stateline Avenue

Size: 0.25 Acres

Current Amenities: WWI memorial, benches, on street parking, and farmers market (seasonally).



Description: Located next to the Federal Post Office and Courthouse, the park is home to the Texarkana WWI memorial. Also during the warmer months, May to August, the park hosts the Texarkana Farmers Market.



Spring Lake Park

Location: 4303 N. Park Road

Size: 145 Acres

Current Amenities: play equipment, baseball/softball fields, concert area, dog park, disc golf, pavilions, pedestrian walking trails, restrooms, fishing lake, splash pad, parking lot

Description: This park provides a plethora of formal programs. The Kylee Sullivan Dog Park is located on the north side of the park, serving both large and small breeds. Adjacent are five baseball/softball diamonds that have newly been upgraded to artificial turf. Texas A&M University also uses George Dobson Field and James Bramlett Field for collegiate baseball and softball. Spread throughout the park is an 32-holes of disc golf and several walking trails. The key feature to this park is the approximately 5.5 acre Spring Lake which offers anglers the chance to fish while providing beautiful ambience for park goers. Summer, Spring, Fall movies, concert and special events utilize the concert area and trailer. There is also ample parking, covered pavilions and seating options in the park.

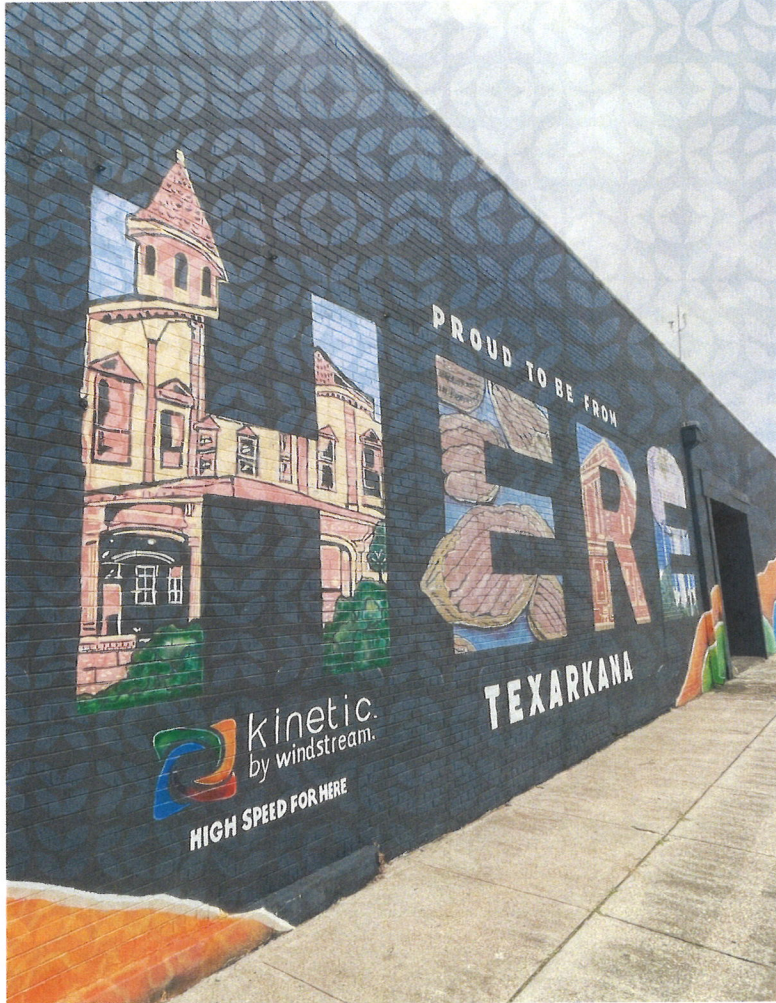


Spring Lake Park



Spring Lake Park





03

Vision & Goals

- 3.1 Previous Plan Goals
- 3.2 Standard Guidelines
- 3.3 Park Elements
- 3.4 Vision Established by Community
- 3.5 Goals

3.1 Previous Plan

The Parks & Recreation Department at Texarkana understands and prioritizes creating a clear vision for the future of its facilities. Texarkana previously outlined an updated master plan for the parks and trails. The document focused on an improvement period from 2006-2016 for this effort. That specific report was most recently updated in 2009 and highlighted 5 goals of the city for future park development. The goals included:

This document laid a basic framework for improvements over the last decade. Expanding upon some of the foundation ideas, this report aims to incorporate similar key components while providing updated goals for parks that reflect more current trends. The intent is always to ensure adequate facilities for citizens and visitors, while offering goals and objectives for enhancing parks, trails, and recreational facilities.

3.2 Standard Guidelines

Criteria for Guidelines

Historically, the most common standards for park planning guidelines, as recognized by park and recreation professionals, have been the published guidelines by the National Recreation and Park Association (NRPA). As written in the introduction, the NRPA recognizes the importance of establishing and using park and recreation guidelines as:

1. A national expression of minimum acceptable facilities for the citizens of urban and rural communities.
2. A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
3. A basis for relating recreation needs to spatial analysis within a community wide system of parks and open space areas.
4. One of the major structuring elements that can be used to guide and assist regional development.
5. A means to justify the need for parks and open space within the overall land use pattern of a region or community.

The purpose of the NRPA guidelines is to present park and recreation space guidelines that are applicable for planning, acquisition, and development of parks. These guidelines should be viewed as a guide. They address minimum, not maximum, goals to be achieved. The guidelines are to be coupled with conventional wisdom and judgment relating to the particular situation to which they are applied and specific local needs.

Park Classification System

The City of Texarkana Park and Trails system will be analyzed against NRPA standards, but early in the planning process, the city defined their desire to promote and build parks and programs beyond the national standards. Residents in Texarkana understand the comprehensive value gained for property and quality of life due to quality parks and recreational programs.

When evaluating existing or future parks in Texarkana, it is necessary to classify each park by type, size, service area, and acres per 1,000 population. The following classifications for parks have been established for the City of Texarkana:

Mini-Park

A mini-park is a small public park that serves up to a ¼ mile radius and is normally located within a residential area. Mini-parks generally range in size from 2,500 square feet to 1 acre and usually contain a playground and picnic area. Many of these are developer-built parks and/or lot lots and can be operated and maintained by a Homeowners Association (HOA) if the neighborhood has one.

Neighborhood Park

A neighborhood park is a medium sized park serving a general neighborhood area, usually with play equipment, athletic facilities, and passive open space. They generally range in size from 1.5 - 15 acres and are the most frequently needed size of park. They are easily accessible to area residents, serving approximately a ½ mile radius. They have a playground, multipurpose court, open space for flexible types of activity, and picnic areas and shelters.

City Park

A city park is a large park generally ranging in size from 25-375 acres, and serves multiple neighborhoods, which may include ball fields, playgrounds for different age groups, parking, picnic areas, passive areas, tennis courts, swimming pool, recreational building, restrooms, multi-purpose courts, and a meeting area for special events. These parks usually contain multiple ball fields and are lighted for evening play. In addition, the city park should be located along a major road for easy access.



Regional Park

A regional park serves a wide area that can include several communities. Many times, these parks protect valuable natural resources such as the Atlanta State Park with Wright Patman Lake shown below. These parks have many different types of outdoor recreation possibilities. There are no specific guidelines for the recommended number of acres



Special-Use Park

A special-use park is one that serves a unique recreation type, large area, and perhaps a regional population. Typical examples of special parks are extreme sports facilities, golf course, tennis center, downtown festival markets, etc. There are no specific guidelines for the recommended number of acres.



Open Space/Linear Park

A linear park is an area of open space that usually runs along a drainage corridor, utility easement or body of water. These parks use the linear aspects of the open space to serve different types of trails. These trails typically tie into key locations such as schools, residential neighborhoods and other parks. There are no specific guidelines for the recommended number of acres.

3.3 Park Elements

Competition Sports Fields

These fields are built to the specifications of the type of sport playing on the field, whether it be soccer, baseball or softball, and meet all league requirements for competitive play/sanctioned events. They typically are fully lighted, irrigated, have spectator bleachers, adequate parking facilities, restroom/concessions readily available, and many are managed by their sports association.

Practice Sports Fields

These are open spaces used only for practice, and have no baselines, foul lines, pitcher mounds, permanent goals, or irrigation. One of the primary issues with practice fields is whether they can have lights for evening uses.

Playgrounds

A playground is an area designed for children to play freely. Modern playgrounds often have recreational equipment such as a merry-go-round, swing set, slide, climber, walking bridge, jungle gym, chin-up bars, sandbox, spring rider, monkey bars, overhead ladder, trapeze and trapeze rings, playhouses, and maze, many of which help children develop physical coordination, strength, and flexibility, as well as providing recreation and enjoyment. Common in modern playgrounds are "play structures" that link many different pieces of equipment.



Trail

All types of people enjoy trails, whether they are young or old, active or just enjoy taking a leisurely stroll, everyone can find entertainment on a trail. This plan recommends a variety of trail types in all areas of the city, to promoting accessibility and connectivity throughout. Identifying the users of trails will lay out the foundation for the entire trail system. By developing a hierarchy of trails, a consistency to trail development, a clear picture of what the system can and will be in the future is created.

Trail Users - A trail should be designed to accommodate a variety of users. Trail systems create an environment that feels safe and comfortable. This environment draws activity to them, and encourages participation by non-active residents. Trail users include:

Walkers - May include individuals walking for exercise or individuals walking to a destination, which could include senior citizens or families, with children and baby strollers. The trail should be wide enough for passing since walkers usually walk side by side.

Joggers and Runners - Use trails for exercise, activity, and training for longer runs. Joggers and runners will run at different speeds so it will be essential to have lanes for passing safely. Also, the city might want to consider decomposed granite or asphalt for running trails. The softer surface is better and preferred by runners.

Cyclists - Will use the trail for exercise and activity. There will be a wide array of experienced cyclists. The interest here is in the connectivity of the trail system, and they usually prefer more trail alignments than trails with higher speeds. This group can also include children and youth who will be riding their bikes to schools or from neighborhoods to neighborhoods. Higher speed cyclists and commuters are more experienced riders and are the individuals who are more interested in the higher speed trails. Most of these users will prefer riding on-road trails instead of off-road trails. If the City decides to design off-road high-speed trails, trail alignments with shallower curves are favored by these users and should be considered. With the higher speeds, the trails will need to be designed wider, to reduce conflicts with other trail users for safety reasons.

Mountain Biking - These users can travel on most surfaces, from crushed rock to a more natural trail surface, and prefer trails with a challenging terrain. This style of biking is becoming an increasing popular type of biking and wilderness activity.

In-line Skaters - These users will occupy a large cross section of the trail, due to the fact they swing their arms to gain momentum. Skaters will also use a large portion of the trail for tricks, and to gain speed.



TEXARKANA, TX PARK CLASSIFICATIONS

PARK NAME	SIZE	CLASSIFICATION
Bell Park	4 acres	Neighborhood Park
Bringle Lake Wilderness Park	144 acres	Regional Park
Bringle Lake East Park	8 acres	City Park
Bringle Lake West Park	7 acres	City Park
Ferguson Park	5 acres	Neighborhood Park
Findley Park	5 acres	Neighborhood Park
Grady T. Wallace Park	70 acres	City Park
Karrh Park	33 acres	City Park
Kidtopia & Skatetopia Parks	2.5 acres	Special-Use Park
Scott Joplin Park	7 acres	Neighborhood Park
Sheppard Park	0.25 acres	Mini-Park
Spring Lake Park	145 acres	Regional Park

Park Acreage Guidelines

The following classifications are intended to be used as guidelines. They are based on National Recreation and Parks Association and the American Academy for Park and Recreation Administration guidelines. A revised classification for the City of Texarkana parks, recreation areas, and open spaces will take into consideration local community needs.

Classification	Service Area	Existing Level of Service (LOS) Acres per 1,000 Residents	NRPA Guidelines (LOS) Acres per 1,000 Residents
Mini Parks	1/4 mile radius	0.03 Ac/1,000	0.25 - 0.50 Ac/ 1,000
Neighborhood Parks	1/2 mile radius	0.51 Ac/1,000	1.00 - 2.00 Ac/ 1,000
City Park	3 mile radius	5.39 Ac/1,000	5.00 - 10.00 Ac/1,000
Regional Parks	10 mile radius	Significant	No applicable standard
Special Use Areas	No applicable standard	Significant	No applicable standard
Linear Parks/Trails	Variable	0.34 Ac/1,000	Variable

Based on the guidelines for each of the park classifications, the recommended park acreage per 1,000 population for the City of Texarkana are noted. The City of Texarkana includes a total of over 360 acres of park land. This is an acreage number derived from a brief analysis and there may be additional public lands of the city that may also have a park and/or recreational function.

3.4 Vision Established by the Community

As we look ahead, we are excited to embark on the next phase of our Parks Master Plan with the expertise of this plan which is associated to the City's Comprehensive Plan from 2016.

The new Parks Master Plan will serve as a strategic guide for the Parks and Recreation Department over the next 15-20 years. This plan will outline priorities and provide a roadmap for the future development of our parks and recreational offerings. Creating the guiding principals and goals was achieved in part by collecting and synthesizing public input from the residents and the committees through means of online surveys, public engagement forums and committee meetings. Your suggestions and feedback will play a key role in shaping the future of our community's parks and recreational spaces. Vision and goals are in the following pages.

3.5 Goals

The recommendations and priorities are a result of incorporating the inventory, standards analysis, and needs assessment into a ranking of needs. From the priority needs, an Action Plan has been established which will direct the growth, development and maintenance of the parks, recreation programs, and trail system in the City of Texarkana for the next years.

The overarching seven themes that support the goals for this plan update are as follows:

1. Family Support

- 1A. Support family gatherings, exercise, team sports, and more general activities within the park system.
- 1B. Support a healthier lifestyle for families.
- 1C. Increase recreational programs and education to assist families.



2. Pedestrian Trails

- 2A. Create a network of connected pedestrian trails and walkways.
- 2B. This network of pedestrian trails may include trails near roadways and across open green natural sites.
- 2C. Pedestrian trails need to connect to local schools/colleges, commercial centers, existing parks, and downtown.
- 2D. Plan for a specific city-wide Trails and Pedestrian Mobility Master Plan in the future defining new routes, design specifics, and funding needs.



3. Sports

- 3A. Enhance existing fields to support the city's demand.
- 3B. Provide amenities for family and player enjoyment with safety, fun, and maintenance included.
- 3C. Understand the recreational trends for pickle ball, pedestrian use of trails, and the aging population to resources and the multiuse of spaces.



5. Facilities

- 5A. Enhance the Southwest Center with new park and trail facilities outside the building.
- 5B. Schedule buildings and facilities for long-term maintenance.
- 5C. Assure that all neighborhoods and citizens have access to equal park and recreational facilities.



6. Plan for Future Park Improvements

- 6A. Future parks and improvements in passive use (walking, bike riding, family gatherings, playgrounds, etc.)
- 6B. Future parks and improvements in active use (sports, splash pad, etc.)
- 6C. Always looks for opportunities where a place/space can be designed for multiuse and functions



7. Fiscal Responsibility

- 7A. Work with the Texarkana City Council to get access to funds for important needs which produce healthy families, citizens with improved mental sharpness, and create sustainable assets for Texarkana.
- 7B. Plan for short and long term park and trail improvements.
- 7C. Create a database which tracks park/trail metrics regarding, related quality of life improvements, environmental improvements, and citizens inputs.



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04 Engagement Strategy

- 4.1 Engagement Plan
- 4.2 Branding
- 4.3 Technology
- 4.4 Advisory Committee
- 4.5 Public Meetings
- 4.6 Summary

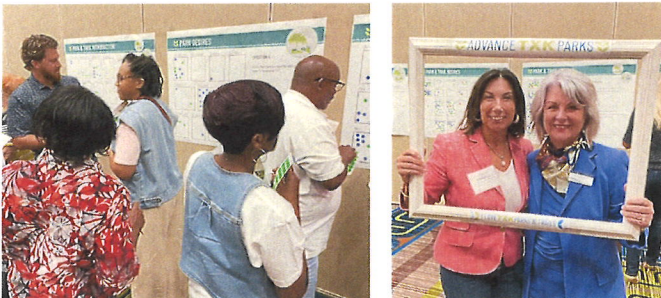
4.1 Engagement Plan

An important factor in generating a well-rounded plan is to gather input from citizens within the community. "A well-designed engagement strategy helps connect a community from the start and continues to bring more people to the table." For Texarkana, it was understood that both digital platforms as well as in person gatherings, were going used as feedback mechanisms. In a society where citizens are pulled in many different directions it is important to provide a multitude of forms of engagement.

- ✦ Branding
- ✦ Website
- ✦ Advisory Committee
- ✦ Public Meetings

Participation was encouraged through via branding, surveys, public engagement meetings with interactive workshops, and a project website. Engagement fosters a sense of ownership and collaboration among residents. By actively listening to and incorporating the diverse perspectives and ideas of community members, we can create a more effective and representative plan that truly addresses the needs and aspirations of Texarkana's residents.

The following chapter will outline the mechanisms utilized to gather input from a mixture of stakeholder groups. Employing a multi-faceted approach, the team aimed to capture a comprehensive understanding of the community's needs, priorities, and wants for the parks and trails of Texarkana.



4.2 Branding

During the initial phases of this effort a unique brand was developed by the planning team for the planning effort. Providing a brand creates an identity and helps viewers distinguish material related to the planning effort. A cohesive identity for the project reflects the vibrancy existing in the parks while generating communal pride. It is known by the community that the Texas side of the city colloquially refers to themselves as "TXK". Using that terminology this process looks to advance the parks system ahead for several years thus the idea of "Advance TXK Parks" was derived.

When kicking off the brand identity for the Texarkana Parks & Trails Master Plan, two style territories were explored; one leaning into the direction of organic, hand-drawn shapes paired with rugged text and a bold, vibrant color palette. The other concept, which became the chosen direction, leans into a more contemporary & sharp style with varied-width text for emphasis and a cool, calming color palette.

The second identity was selected to move forward, as it reflects the simplicity and calming colors traditionally associated with outdoor recreation. The brand then evolved to include icons and patterning inspired by the balance and symmetry of plant-life, while sticking closely to the geometrically perfect shapes and clean edges of the overall design territory.

Using these brand elements, we moved on to build a website to serve as a hub for community outreach and file sharing, utilizing the fonts, colors, and design elements to build a thoughtful, cohesive experience for all those who would engage with the project, both on- and offline. Not only was the online website presence created with these principles in mind, but the brand was also then inspiration throughout the process. It is the guiding color palette and font selection used throughout this document. It aided in achieving a clean, clear and concise product over the course of the entire project timeline.



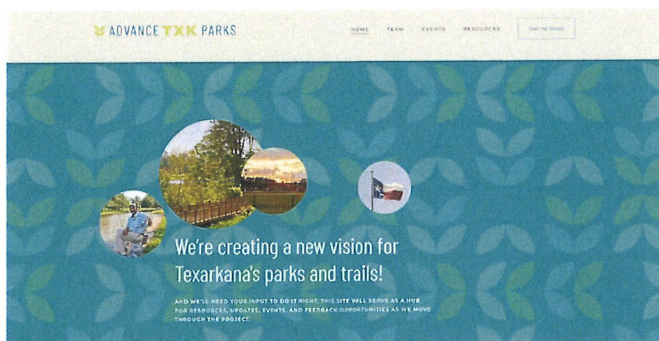
ADVANCE TXK PARKS

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4.3 Technology

Project Website

A project website was developed to keep citizens up to date on the planning progression and offered them a platform on how they could get actively involved during the Advance TXK Parks process. On the site users can access a team overview highlighting key staff, committees and design team members. It also serves as a digital library to help store documents and allow users to access key documents provided over the course of the project. A digital timeline was also accessible on the site. The website was also a keyway of accessing during the online survey, explain in depth later in this chapter. In an ever-evolving digital age it is important to provide people with a digital tool, one that has 24/7 access to content and the project website did just that. By leveraging digital technology, the project website facilitated seamless communication, enhanced transparency, and promoted active participation.



Online Survey

During an approximately 6-week period during the fall of 2024, an online survey was available for Texarkana community members to complete. This survey was active to gather public input between the first and second formal meeting. During this window over 100 respondents were able to give their valuable input towards existing conditions, future desires and potential improvements to the Parks & Recreation Department.

The survey consisted of a total of 50 questions and was available to all public users through the Microsoft Forms program.

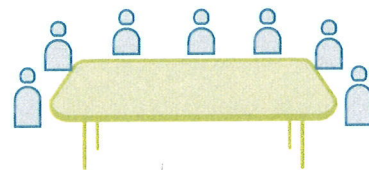
The survey was broken down into separate large categories. It utilized topics gathered during earlier phases, such as existing inventory and needs assessment, to help populate the questions. The question types varied throughout, ranging from multiple-choice to rating scales and demographic questions.

Though not a comprehensive data set, analyzing the trends in responses helped to identify patterns and trends for molding goals specific to this report. The survey was a pivotal tool in ensuring Texarkana residents were heard and considered in the decision-making process that were not able to attend in person events. By capturing a wide range of perspectives, the survey contributed to creating a more inclusive and responsive Parks & Recreation system. The survey's findings provided valuable insights into the community's preferences, needs, and expectations.

4.4 Advisory Committee

For this report and throughout the lifespan of the project, an Advisory Committee was created. The group included seven individuals of varying backgrounds to provide diverse perspectives and regular input. This structure also helped foster a sense of ownership within the community and supported ongoing engagement and project awareness.

Over the course of the process, the committee met to discuss project goals, objectives, and overall input. They also participated in surveys, public engagement and intermediate checkpoints. Additionally, the members also visited each site to compile their own observations, needs, and goals for the future of the Texarkana parks system. Throughout the effort, they provided meaningful feedback and served as liaisons between the project team and the broader community. Their involvement strengthened transparency, reinforced community trust, and helped ensure the recommendations were grounded in local priorities.



4.4 Public Engagement

Meeting I

The first public meeting was conducted on September 4th, 2024. The meeting was held at Texarkana Convention Center located at the Hilton Garden Inn; this will be the reoccurring location for the future public meeting for the project. A series of presentation slides covering project introduction, the team, trends and existing conditions was covered during the evening session. At the conclusion of the slide presentation, dot boards and character imagery boards were hung on the wall. Facilitators were available to answer questions and provide additional information, fostering a collaborative and inclusive atmosphere. These boards were an important part in collecting feedback directly from community members during the event. The dot boards covered a range of topics and questions regarding park desires, trail desires, and events & recreation within the system. This helps to identify community preferences for park features, such as playgrounds, picnic areas, sports facilities, and green spaces.



Meeting II

The second public meeting was conducted on December 5th, 2024. This meeting drew several dozen attendees. The focus of this meeting was to outline potential goals and recommendations for the future of parks and trails. A slide presentation was created and presented on several categories, including parks, trails, events, TXK Farmers Market, Perot Theater and economic funding. Each category had several basic principles outlining future improvements. A physical survey was provided in addition to slides that followed along with the content to collect users' feedback on the importance of these goals. Healthy discussion amongst city staff, the committee and public helped visioning and clarity to recommendations within this report following the formal presentation. Real time feedback during this meeting was critical in moving this report forward.



4.5 Summary

All these engagement procedures in conjunction allowed the team to establish general trends on what was needed for Texarkana Parks system in the eyes of the community. Giving a voice allows the community to provide feedback, give pushbacks, insert items that may be overseen by the planning team. The engagement process is not the sole factor in decision making but plays a key role in defining action items and goals of this report. Ultimately, through the collaboration and insights gathered from the community, the Texarkana Parks system can be designed to better serve and reflect the needs and desires of its residents, fostering a stronger, more vibrant community.



ADVANCE **TXK** PARKS



05

Recommendations + Areas of Focus

- 5.1 Community Summary
- 5.2 High Priority
- 5.3 Moderate Priority
- 5.4 Low Priority

5.1 Community On-line Survey

The consultant team completed a comprehensive study for the City of Texarkana as part of the Parks and Trails Master Plan. An important aspect of the master plan was to conduct a demand and needs assessment involving broad-based citizen input. The purpose of the needs assessment study was to provide a foundation for the master plan that will provide guidance based upon citizen needs and priorities.

A web-based survey, administered through Survey Monkey, was conducted with Texarkana residents from August through to October 2024. The survey received answers from 117 Texarkana park users with approximately 5,795 detailed responses. The general margin of error of this sample size is at a 90% confidence level and is plus or minus 7.5%. This indicates that the results are 90% accurate and could vary by 7.5% one way or the other. This survey and its results are not based on scientific methods or a part of a scientific survey, basically due to the sample size.

The citizen survey and detailed survey tables from October are presented in the Appendix. This study is to be used as a guide to direct the park, trail, and recreation master planning efforts for the city.

Input Highlights

- ✔ Parks in general are heavily used with almost half of all respondents reporting they have visited a park or trail in Texarkana at nearly monthly.
- ✔ Most citizens who have participated in a recreation program rated them as excellent or good, indicating the Department is doing an effective job with regard to recreation programs.
- ✔ Trail usage numbers will go up significantly with the construction of trails linking neighborhoods to current parks of all sizes.
- ✔ Many of the Texarkana citizens that responded said the current quality of sports programs is excellent too good.
- ✔ This data will assist in providing priorities for facilities in the master plan. The following are highlights from the public meetings and citizen survey.



5.2 High Priority

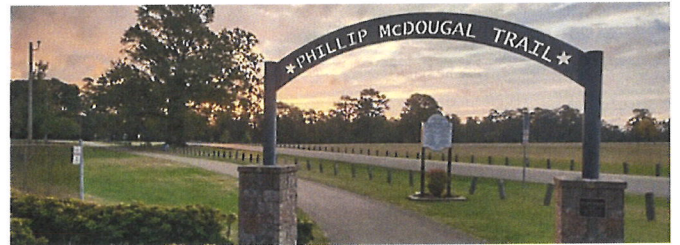
The results of the action plan priority ranking were tabulated into three(3) categories: High, Medium, and Low Priority. The tables in the following Chapter 06 Implementation provide a detailed summary of the priorities and actions for the City of Texarkana Parks & Recreation Department. The following pages detail the summary of priorities. The time frame for high priority is generally current (zero) to 5 years.

Priority Relationships:

Look for opportunities to combine pedestrian trail and drainage projects together for maximum benefits that helps create Texarkana's city trail and drainage system. Also, look for the ability to solve a city issue and/or challenge that can provide new park and trail assets.

High Priority Selected Highlights

1. Plan and construct more pedestrian trails which can connect assets together.
2. Determine a permanent location for a multi-use Farmer's Market. (Maybe in Spring Lake Park).
3. At Bringle Lake West Park plant native trees in groupings to create shade.
4. Add the pedestrian trail segments in Spring Lake Park to create loops.
5. Create a specific Spring Lake Park Master Plan.



5.3 Medium Priority

The time frame for high priority is generally 5 to 10 years. Medium priority is desired by the citizens but not the most urgent. This mid-level action set is of a category that the community and city can plan for in the future.

Medium Priority Selected Highlights

1. Increase indoor and outdoor pickleball courts for the community.
2. Increase the amount of wilderness trails near Bringle Lake.
3. Remove the existing concrete creek channel and naturalize the creek in Ferguson Park.
4. Increase the number of pedestrian benches near playground equipment at several parks.
5. Replace Kidtopia Park with a new park to support the downtown community. (Design and rename this park Downtown Inclusive Park or a donor's name).



5.4 Low Priority

The time frame for high priority is generally 10 to 20 years. Low priority is least desired by the citizens but still a needed action to elevate the parks and trail network. This low-level action set is of a category that the community and city can easily plan for in the future.

Low Priority Selected Highlights

1. Add additional parking spaces near the basketball courts at Bell Park.
2. Increase internet access to all community center facilities.
3. Create a paved pedestrian walking trail around the soccer and softball fields at Grady T. Wallace Park.
4. Increase the pedestrian benches near the playground at Finley Park.
5. Increase the parking lot lighting in Grady T. Wallace Park.





06

Implementation

- 6.1 Introduction
- 6.2 Action Plan Matrix
- 6.3 Potential Funding Sources
- 6.4 Non-Profit Funding Potential Partnerships
- 6.5 City Generated Funding Opportunities
- 6.6 Other Conservations Opportunities

6.1 INTRODUCTION

The Texarkana Parks and Trails Master Plan has developed a broad vision of the future of parks, trails, and recreation in a growing city. The prioritization of needs found in the previous chapter sets forth a list of key action items designed to move this vision forward. This chapter translates those items into action plans while including some cost estimates, suggested funding sources, and specific recommendations for advancing the master plan.

6.2 ACTION PLAN MATRIX

PARK SPECIFIC RECOMMENDATIONS

#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
PARKS - GENERAL					
1	Site	Add additional pedestrian benches to many of the existing Parks, especially for caregivers near playgrounds.	\$	Medium	
2	Site	Define a level of lighting for parking lots in the park system and work to implement.	\$	High	
3	Site	Increase turf athletic fields at Parks facilities.	\$\$\$	Medium	
4	Infrastructure	Sign and create additional ADA parking as park demand requires.	\$	High	n/a
5	Signage & Wayfinding	Create a cohesive and unified signage family that celebrates the beauty of the parks and serves both entry and informational purposes.	\$\$	High	TXK Business Community
6	Infrastructure	Improve lighting (inside and exterior) and airflow at all restroom facilities.	\$	High	
7	Landscape	Get baseline tree canopy data, and try to diversify tree species and increase tree canopy.	\$	Medium	
8	Organizational	Establish a comprehensive Parks & Recreation Department policy manual aligned with CAPRA Standards.	\$	High	
9	Organizational	Adopt a formal vision statement and revise mission statement reviewed every 5 years.	\$	High	Human Resources
10	Organizational	Strengthen the Friends of the Texarkana, Texas Parks organization.	\$	High	
11	Organizational	Develop a Department wide Strategic Plan that will be updated every 5 years.	\$	High	
12	Organizational	Establish Level of Service (LOS) standards for parks, facilities and programs.	\$	High	KSU TAB, Brownfields, TPWD

\$ = Low \$\$ = Modest \$\$\$ = High \$\$\$\$ = Greatest

PARK SPECIFIC RECOMMENDATIONS CONTINUED

#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
PARKS - GENERAL CONTINUED					
13	Planning	Integrate parks planning with city wide comprehensive, ADA and transportation plans.	\$	High	ADA, TxDOT, Human Resources, Planning
14	Community Engagement	Establish a Parks and Recreation community partnership/sponsorship program.	\$	High	Community Businesses
15	Organizational	Expand cost recovery and fee review policies for programs and facilities.	\$	High	
16	Organizational	Create a written maintenance standards for parks, facilities, and trails.	\$	High	
17	Organizational	Implement a preventative maintenance program including life cycle information supported by MyGov assets tracking.	\$	High	Playground Equipment Vendors
18	Organizational	Develop park safety and risk management protocols.	\$	High	Emergency Management
19	Organizational	Establish written program outcome goals tied to community health and wellness.	\$	High	Health Department, Athletic Training Programs
20	Community Engagement	Conduct a community-wide program needs assessment every 5 years that meets the needs of the citizens of Texarkana, Texas.	\$	High	
21	Accessibility	Expand inclusive and adaptive recreation programming.	\$\$\$	High	Opportunities Inc., Temple Memorial
22	Professional Development	Support professional certification and continuing education for staff.	\$\$	High	Human Resources
23	Community Engagement	Formalize partnership agreements with schools, nonprofits, and sports organizations.	\$	High	
24	Organizational	Adopt environmental sustainability practices, for park operations, and incorporate green infrastructure and nature based solutions into park planning.	\$	High	KTB, TPWD
25	Organizational	Conduct annual internal CAPRA readiness assessments aligned with CAPRA Performance Standards.	\$	High	NRPA
26	Organizational	Establish a centralized document management system for accreditation materials.	\$	High	

\$ = Low \$\$ = Modest \$\$\$ = High \$\$\$\$ = Greatest

PARK SPECIFIC RECOMMENDATIONS CONTINUED

#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
BELL PARK					
1	Lighting and Safety	Enhance the basketball court by adding area lights.	\$	Medium	
BEVERLY PARK					
1	Infrastructure	Park needs of a couple additional parking spots for visitors.	\$\$\$	Medium	
2	Signage & Safety	Add a hazard sign about playing in the drainage channel.	\$	High	
3	Site	Increase trash receptacles.	\$	Low	
BRINGLE LAKE WILDERNESS PARK					
1	Walking Trails	Increase the amount of trails for recreation and connectivity.	\$	High	Texas A&M Texarkana
2	Site	Create wilderness rest areas along the trails.	\$	Medium	Texas A&M Texarkana
3	Infrastructure	Increase parking at this park.	\$	Medium	
BRINGLE LAKE EAST PARK					
1	Infrastructure	Increase parking at this park.	\$	High	
BRINGLE LAKE WEST PARK					
1	Site	Add smaller covered shelters with several picnic tables in each.	\$\$\$	Low	
2	Ecological	Plant native trees in small groupings to create shade.	\$	High	
3	Site	Improve Bringle Lake Dam Art Walk area with pedestrian benches, lighting and signage.	\$\$\$	High	Local Artists
FERGUSON PARK					
1	Picnic Shelters	Add a pedestrian bridge crossing the creek.	\$\$\$\$	Low	
2	Infrastructure	Create a paved walking trail around the park.	\$\$\$	Medium	
3	Walking Trails	Remove the existing concrete creek channel and naturalize the creek in the park.	\$\$\$\$	Low	
4	Site	Fix the gazebo off Main Street.	\$\$\$	Low	
FINDLEY PARK					
1	Outdoor Sporting Facility	Soccer designation for the large green space.	\$	Medium	
GRADY T. WALLACE PARK					
1	Picnic Shelters	Add medium-sized covered shelters near the softball fields.	\$	Low	
2	Site	Existing shelters need picnic tables.	\$	Low	

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PARK SPECIFIC RECOMMENDATIONS CONTINUED

#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
GRADY T WALLACE CONTINUED					
3	Landscape	Plant native trees in small groupings to create shades.	\$	High	
4	Walking Trails	Create pedestrian walking trail around the soccer and softball fields.	\$\$\$	Low	
5	Signage and Wayfinding	Improve entry and wayfinding signage at the park.	\$	Low	
6	Playground Improvement	Create a children's playground near softball fields.	\$\$\$\$	Medium	
7	Outdoor Sporting Facility	Improve the basketball courts.	\$	High	
8	Site	This sports parks needs a flagpole for the US flag located near the soccer clubhouse.	\$	Low	
9	Site	Increase the number of spectator seating stands near turf fields.	\$\$\$	In Progress	
10	Infrastructure	Increase the total number of paved parking spots.	\$\$\$	High	
11	Aquatic	Increase fishing dock locations.	\$\$\$	Low	
KARRH PARK					
1	Signage and Wayfinding	Add a sign regarding ability to fish in the lake and hazard to swim in lake.	\$	High	
2	Infrastructure	Add a park sign and fencing/ gate off Liberty Lane access.	\$	High	
3	Infrastructure	Add paved parking for cars near the ball field near Liberty Lane.	\$\$\$	Low	
4	Walkway connections	Add additional pedestrian ADA compliant walkways between ball fields for users.	\$\$\$	Medium	
KIDTOPIA					
1	Park Improvements	Replace the current park with a new park to support the downtown community.	\$\$\$	In Progress	
2	Park Improvements	Integrate more inclusive components.	\$\$\$	In Progress	
SKATEOPIA					
1	Site	Add a few picnic tables for user groups.	\$	Low	
2	Site	Add pedestrian walkways from street parking to skate park.	\$	Medium	
SCOTT JOPLIN PARK					
1	Signage and Wayfinding	Nice park for some environmental signage with the nice existing tree canopy. (partner with local school districts on nature walk opportunity)	\$	Low	

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PARK SPECIFIC RECOMMENDATIONS CONTINUED

#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
SHEPPARD PARK					
1	Signage and Wayfinding	Placement of historical markers	\$	Medium	
2	Infrastructure	Upgrade electricity capabilities	\$\$\$	Low	
SPRING LAKE PARK					
1	Site	Add additional covered shelters (3-4) for family gatherings	\$\$\$	Low	
2	Signage and Wayfinding	Improve signage at the beginning of frisbee golf courses that includes maps of the course	\$	Low	
3	Signage and Wayfinding	Improve wayfinding in the park with directional signs	\$\$\$	High	
4	Walking Trails	Increase pedestrian trails around and across the park	\$	Low	
5	Planning	Create Arboretum with education partners for educational programming	\$	Medium	
6	Planning	Bathrooms near the Splash Pad	\$	High	

TRAIL SPECIFIC RECOMMENDATIONS

#	Area of Focus	POTENTIAL IMPROVEMENTS	COST	PRIORITY	PARTNERSHIP
TRAILS					
1	Trail Loop	Connect linear parks using existing trails in Spring Lake Park, trails at St. Michael's Hospital, and on the south side of 1-30 for active transportation and recreational use.	\$\$\$	High	KSU TAB, Brownfields, TPWD, Partnership for the Pathway
2	Existing Trail Additions	Increase wilderness trails as a part of the city's network.	\$\$\$\$	Low	KSU TAB, Brownfields, TPWD, Partnership for the Pathway
3	Existing Trail Additions	Plan and create a network of trails for transportation alternatives linking residential neighborhoods with local school districts	\$\$\$\$	Low	KSU TAB, Brownfields, TPWD, Partnership for the Pathway
4	Trail Creation	Create a pedestrian trail in several smaller parks to promote healthy living and exercise.	\$\$\$	Medium	KSU TAB, Brownfields, TPWD, Partnership for the Pathway

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COMMUNITY AND FACILITY RECOMMENDATIONS

#	Area of Focus	POTENTIAL IMPROVEMENTS	COST	PRIORITY	PARTNERSHIP
GENERAL COMMUNITY CENTER & PROGRAMMING					
1	Programming	Increase Recreation Center programs that promote healthier life style	\$	High	
2	Technology	Increase internet access to all facilities.	\$\$	Low	
3	Marketing	Promote these facilities for rental usage across the community for events.	\$	High	
4	Facilities Improvements	Conduct a feasibility study to determine the level of demand, determine a potential location in Spring Lake Park, and define the attributes for a TXK Amphitheatre.	\$\$	High	
5	Sports Organizations	Grow youth sports programs and fields to promote sports tournaments in TXK. This increases active youth sports while growing economic development.	\$\$	Medium	
SOUTHWEST CENTER					
1	Site	Consider additional amenities such as a family shelter, picnic tables, playgrounds facilities, pedestrian benches and walking trails	\$\$\$	High	
2	Programming	Include experiential learning opportunities such as a botanical gardening program.	\$\$	Low	
3	Outdoor Sporting Facility	Create new pickleball Courts (6) for the park with lighting	\$\$\$	Low	
4	Lighting and Safety	Increase additional parking with lighting	\$\$\$	High	
5	Signage and Wayfinding	Update the Southwest Center Park Signage	\$\$	Medium	
6	Trail Loop	Wilderness trails for pedestrian use into the Waggoner Creek floodplain.	\$\$	Low	
PEROT THEATRE					
1	Programming	Increase comedy shows at the Perot Theatre	\$	Medium	
2	Programming	Promote a diverse range of entertainment that serves a broad range of age groups.	\$\$\$	Medium	TXK Local Business
3	Partnership	Promote downtown linkages with shows including dinner specials, cocktail/mixology fun, and trolley rides.	\$\$	High	TXK Local Business
4	Infrastructure	Building Improvements including grid, rigging, sound, and lighting.	\$\$\$\$	High	Schuler Shook, Komatsu
5	Community Input	Community feedback survey each year to lead focus of shows.	\$	High	

\$ = Low \$\$ = Modest \$\$\$ = High \$\$\$\$ = Greatest

#	Area of Focus	FARMER'S MARKET	COST	PRIORITY	PARTNERSHIP
TXK FARMER'S MARKET					
1	Facilities	Determine a location for a multi-use facility that could house the Farmer's Market in the future. Maybe within Spring Lake Park.	\$\$\$\$	High	
2	Accessibility	Host more pop up markets to spread accessibility to different areas of Texarkana	\$	High	Neighborhood Associations, Education Partners
3	Partnership	Maximize funding partners for a new Farmer's Market which includes: 3P's, grants, State of Texas, etc	\$	High	

FUNDING RECOMMENDATIONS

#	Area of Focus	PLAN IMPLEMENTATION	COST	PRIORITY	PARTNERSHIP
1	Financial	Maximize grant opportunities.	\$	High	TPWD
2	Partnership	Maximize partnership opportunities.	\$	High	TPWD
3	Partnership	Specifically partner with TISD, Texas A&M University, and CHRISTUS Health.	\$	High	TISD/ Texas A&M University/ CHRISTUS Health
4	Partnership	Texas Parks and Wildlife Department (TPWD) is an excellent source of grant funding in relationship to this master plan.	\$	High	TPWD
5	Partnership	Pursue funding opportunities related to floodplain improvement that benefit overall community.	\$	High	State of Texas/ MPD
6	Partnership	New funding options are being created from relationships with private companies such as Walmart, Amazon, etc.	\$	High	Walmart / Amazon / Texas A&M University TXK
7	Partnership	Several Texas cities are requiring useable pedestrian open space as a part of their development process. This could be an attractive process to gain quality space provided by others.	\$	Medium	Texas APA

\$ = Low \$\$ = Modest \$\$\$ = High \$\$\$\$ = Greatest

6.3 POTENTIAL FUNDING SOURCES

The following defines many good State and Federal Funding and assistance opportunities.

Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants Program

BUILD grants replace the pre-existing Transportation Investment Generating Economic Recovery Discretionary Grant Program (TIGER). BUILD grants are for investments in surface transportation infrastructure and are to be awarded on a competitive basis for projects that will have a significant local or regional impact. BUILD funding can support roads, bridges, transit, rail, ports or intermodal transportation. To reflect the Administration's Infrastructure Initiative, DOT intends to award a greater share of BUILD Transportation grant funding to projects located in rural areas within Texas that align well with the selection criteria than to such projects in urban areas.

Land and Water Conservation Fund (NPS)

The State Side of the LWCF, which is administered by the State and Local Assistance Programs Division, provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities. Over its first 49 years (1965 - 2014), LWCF has provided more than \$16.7 billion to acquire new Federal recreation lands as grants to State and local governments. The fund has provided +40,000 grants to state and local governments for acquisition, development and planning of outdoor recreation opportunities in the United States. Seventy-five percent of the total funds obligated have gone to locally sponsored projects to provide close-to-home recreation opportunities that are readily accessible to America's youth, adults, senior citizens and the physically or mentally challenged.

Rivers, Trails, and Conservation Assistance Program, administered by the National Park Service

This federal program supports community-led natural resource conservation and outdoor recreation. Local communities can tap into a national network of conservation and recreation planning professionals which partners with community groups, nonprofits, tribes, and state and local governments to design trails and parks, conserve and improve access to rivers, protect special places, and create recreation opportunities.



HUD Community Development Block Grant

Under the CDBG Program, grantees may use funds to undertake a variety of public facilities and public improvement projects. The acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements are eligible activities under CDBG. Eligible types of facilities and improvements include Neighborhood facilities including, but not limited to public schools, libraries, recreational facilities, parks, and playgrounds. Eligible costs associated with eligible activities may include: Energy efficiency improvements; handicapped accessibility improvements (including improvements to buildings used for general conduct of government); and architectural design features and other treatments aimed at improving aesthetic quality (e.g., sculptures, fountains).

USDA Rural Development

Community Facilities Direct Loans competitive funding program provides affordable funding through low-interest fixed-rate loans to develop essential community facilities in rural areas. Funds can be used to purchase, construct, and/or improve essential community facilities, purchase equipment and pay related project expenses. Examples of qualifying facilities include public facilities such as street improvements, community support services such as community centers, local food systems such as community gardens, and educational services. Priority goes to small communities.

Rural Business Development Grants is a competitive grant designed to support targeted technical assistance, training and other activities leading to the development or expansion of small and emerging private businesses in rural areas that have fewer than 50 employees and less than \$1 million in gross revenues. Programmatic activities are separated into enterprise or opportunity type grant activities. There is no maximum grant amount for enterprise or opportunity type grants; however, smaller requests are given higher priority. Generally, grants range from \$10,000 up to \$500,000. There is no cost sharing requirement. Total opportunity type grant funding is limited statutorily to up to 10% of the total RBDG annual funding.

USDA Natural Resources Conservation Service (NRCS)

- ❖ Conservation Reserve Program is a land conservation program administered by the Farm Service Agency (FSA); in exchange for a yearly rental payment, enrolled farmers agree to remove environmentally sensitive land from agricultural production in order to plant species that will improve environmental health and quality during 10-15 year contracts.
- ❖ Grazing Lands Conservation Initiative (GLCI) is a nationwide collaborative process of individuals and organizations working together to maintain and improve the management, productivity, and health of the Nation's privately-owned grazing land. GLCI was developed to provide for a coordinated effort to identify priority issues, find solutions, and effect change on private grazing land.
- ❖ Environmental Quality Incentives Program (EQIP) is a guided conservation best practice program for farmers that helps cover the cost of implementation.
- ❖ Agricultural Conservation Easement Program (ACEP) (formerly the Farm and Ranch Lands Protection Program, Wetlands Reserve Program, Grassland Reserve Program) provides technical and financial assistance for Agricultural Land and Wetland Reserve Easements.
- ❖ Conservation Stewardship Program (CSP) is for working farm/rangelands to optimize operations.
- ❖ Emergency Watershed Protection Program (EWPP) is the recommended option to landowners and others where acquiring an easement is the best approach (more economical and prudent) to reduce threat to life and/or property; alternatively, Recovery Assistance is also offered.
- ❖ Resource Conservation and Development Program (RC&D): Provides technical assistance to local communities through designated USDA areas led by RC&D Councils; activities address land conservation, water management, community development, and land management issues, including improving opportunities for recreation and tourism.

National Endowment for the Arts Our Town Grants Program

Our Town is the National Endowment for the Arts' creative placemaking grants program. These grants support projects that integrate arts, culture, and design activities into efforts that strengthen communities by advancing local economic, physical, and/or social outcomes. Successful Our Town projects ultimately lay the groundwork for systemic changes that sustain the integration of arts, culture, and design into strategies for strengthening communities. Through arts engagement, cultural planning, design, and/or artist/creative industry support, the Place-based Projects contribute to improved quality of life in local communities.



**National
Endowment
for the Arts**
arts.gov

These projects require a partnership between a nonprofit organization and a local government entity, with one of the partners being a cultural organization. Matching grants range from \$25,000 to \$200,000, with a minimum cost share/match equal to the grant amount. NEA funding is currently threatened, so the future of this program is uncertain.

Transportation Alternatives (TA) Set-Aside Program

Authorized by the Moving Ahead for Progress in the 21st Century Act (MAP-21), Transportation Alternatives Program (TAP) has been administered by TXDOT, and distributed through the Central Texas Council of Governments (CGTCOG), and replaced the funding for the Transportation Enhancement Program, Recreational Trails Program, and Safe Routes to School Program (SRTS). While MAP-21 did not provide for specific funding for SRTS, SRTS projects were eligible for TAP funds. The Fixing America's Surface Transportation (FAST) Act replaced the former Transportation Alternatives Program (TAP) with a set-aside of funds under the Surface Transportation Block Grant Program (STBG). For administrative purposes, the Federal Highway Administration (FHWA) refers to these funds as the TA Set-Aside.

The TA Set-Aside authorizes funding for programs and projects defined as *transportation alternatives*, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities such as historic preservation and vegetation management, and environmental mitigation related to stormwater and habitat connectivity; recreational trail projects; Safe Routes to School (SRTS) projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former divided highways.

The Moving Ahead for Progress in the 21st Century Act (MAP-21) Section 1524 requires the U.S. Department of Transportation to encourage States and regional transportation planning agencies to use qualified youth service and conservation corps to perform appropriate transportation-related projects.

Recreational Trails Program (RTP)

Administered by TPWD under approval of the Federal Highway Administration (FHWA). Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, to improve existing trails, to develop trailheads or trailside facilities, and to acquire trail corridors. The reimbursable grants can be up to 80% of project cost with a maximum of \$200,000 for non-motorized trail grants and a maximum award of \$400,000 for motorized (off-highway vehicle) trail grants.

Local Park Grant Program

Administered by TPWD, the Local Park Grant Program consists of 5 individual programs that assist local units of government with the acquisition and/or development of public recreation areas and facilities throughout the State of Texas: City of Texarkana may qualify for three of these programs; Small Community, Outdoor Recreation, and Indoor Recreation. The Program provides 50% matching grants on a reimbursement basis to eligible applicants. Grant assisted sites must be dedicated as parkland in perpetuity, properly maintained and open to the public.

Development projects may consist of basic outdoor recreation facilities and related support facilities to serve the general public; provided that the funding of the project is in the best public interest in accordance with local plans. Facilities may be developed, renovated, or redeveloped on land or waters owned or adequately controlled by the project applicant. Plans for recreational development should be based on public needs, expected use, and the type and character of the project areas.

Facilities should be attractive to the public and consistent with the natural setting and topographic limitations of the site. Recreational improvements should be designed to be harmonious with the natural environment. Emphasis should be given to public health, safety, the natural environment, barrier-free access, and the protection of recreational and community values of the area. These considerations should be part of the planning, design, and maintenance criteria for all grant-assisted areas.

Development projects may consist of the complete or partial development of a public recreation area. All projects must be logical units of work to be accomplished within three years.

All grant applications must receive at least one public hearing prior to submission in compliance with the Texas Open Meetings Act. The hearing may be a separate public meeting, or it may occur at the time the governing body regularly meets. At this public hearing, the governing body must pass the resolution authorizing application submission. The public hearing must be properly posted and advertised in compliance with the Texas Open Meetings Act, and there must be an opportunity for public comment.

Development projects may be individual or multi-site projects and may include new construction, renovation and/or redevelopment. General repair and maintenance projects are not eligible.



6.4 NON-PROFIT FUNDING POTENTIAL PARTNERSHIPS

Meet Me at the Park Play Space Grant program

For approximately five years, NRPA has collaborated with Walt Disney Co. during Earth Month in April to promote the awarding of \$30,000 grants to 25 communities nationwide to support the most innovative, scalable, and impactful parks projects that increase inclusive access to play spaces in local parks.

NRPA 2018 Great Urban Parks Campaign Grant – Green Stormwater Infrastructure Projects in Parks

The goal of the grant opportunity is to create replicable model projects that provide strategies and lessons learned that advance the implementation of green stormwater infrastructure projects in parks as a resiliency strategy for communities across the country. Funding targets are for 10-12 communities each between \$150,000 and \$300,000 to implement green stormwater projects in parks over a 2-year period. Matching funds are not required.

Trust For Public Land's Parks for People Initiative

Our Parks for People initiative infuses local planning, arts, and culture into the parks we create. Creative Placemaking is a cooperative, community-based process that leads to new and rejuvenated parks and open spaces reflecting local identity through arts and culture. It currently has five (5) components:

1. Equity
2. Arts and culture
3. Community engagement
4. Partnerships
5. Stewardship

The Trust for Public Land also helps state and local governments design, pass, and implement legislation and ballot measures that create new public funds for parks and land conservation. TPL has helped pass more than 527 ballot measures—an 81 percent success—creating \$68 billion in voter approved funding for parks, land conservation, and restoration.



Robert Wood Johnson Foundation's Culture of Health Prize

Each August RWJF wants to hear from communities that have placed a priority on health and are creating powerful partnerships and deep commitments to provide everyone, especially those facing the greatest challenges, with the opportunity to live the healthiest life possible. Through the RWJF Culture of Health Prize application process, a community comes together to tell their inspiring stories of collaboration, action, and results. Communities should understand they are applying for a prize and not a grant. The \$25,000 Prize recognizes work that has already been accomplished so there is no required workplan or budget. To be competitive, it is imperative that prize applicants keep a community-wide focus in mind through all phases of the competition.

Kodak American Greenways Grant

The Kodak American Greenways Awards Program is a partnership project of the Eastman Kodak Company, National Geographic and the Conservation Fund that gives a series of small grants (\$500 to \$2500) for the planning, design and implementation of greenways. Public agencies may apply, but nonprofits are given preference.

PeopleForBikes Community Grants

PFB Community Grants provide funding for important and influential projects that leverage federal funding to build up bicycling in communities across the U.S.; These projects include bike paths and rail trails, as well as mountain bike trails, bike parks, BMX facilities, and large-scale bicycle advocacy initiatives.

America Walks Community Change Grant Program

This program will award grantees \$1,500.00 in community stipends for projects related to creating healthy, active, and engaged places to live, work, and play (LW&P). Funded projects will increase walking and benefits of walkability in communities, work to grow the walking movement by engaging people and organizations new to the efforts and take steps towards creating a culture of inclusive health. Projects should be able to demonstrate how they will create healthy, active, and engaged communities that support walking as transportation, health, and recreation. Applications were typically due November 2nd. Awardees will be notified in December. Funds must be used in the following calendar year.

American Hiking Society's National Trails Fund

The AHS National Trails Fund is reserved for organizations in the Hiking Alliance that are also 501(c)(3) certified nonprofits. Members that lack that accreditation do have the opportunity to use a fiscal agent. Through this fund, the American Hiking Society has given over \$560,000 to 182 trail projects. It is the only privately funded national grants program that is given solely to the building and protection of hiking trails.

Conservation Alliance Grants

From 1989 to 2013, the Conservation Alliance has given over \$12 million in grants to protect and preserve wild areas across North America, both for their habitat and for recreational purposes. These grants are for registered 501(c)(3) organizations that meet their criteria. While these funds are often for protecting land, they have been utilized for providing pedestrian access to wild lands, which includes trail development.

National Fish & Wildlife Fund.

NFWF uses grant funding, volunteer manpower, and corporate sponsorship to take community action to revitalize parks and natural spaces to benefit people and wildlife. These are defined as Community Stewardship Projects.

Keep Texas Beautiful

KTBB can provide resources and programs to a local community affiliate to address beautification, litter prevention, waste reduction, and recycling



National Association of Realtors Placemaking Microgrants

NAR's Placemaking Initiative encourages REALTOR® associations and their members, to engage in Placemaking in their communities. The Placemaking Micro-Grant is available exclusively to REALTOR® associations to help them plan, organize, implement and maintain Lighter, Quicker, Cheaper Placemaking activities in their communities. REALTORS® are uniquely positioned to help communities build better public spaces, with their vested interest in making sure people can purchase homes in areas with a strong sense of place.

The Placemaking Grant is available for up to \$3,000, depending on the engagement of REALTOR® Association, and its members, impact on community and meeting of all project criteria. An association, and its members, need to be involved in the planning, designing, funding and/or building of the project. Maximum grant amount is awarded to reflect projects that are association-led or projects where the REALTOR® Association is a main partner. Types of projects funded are parks, pocket parks, plazas, parklets, alley activations, trails, pedestrian paths, alley activations, dog parks, playgrounds, fitness areas, and community gardens.

PetSafe® Bark For Your Park Dog Park Grants

Each spring, PetSafe® invites communities across the country to apply for grants totaling \$225,000 to build or enhance off-leash dog parks. Awards are given to 13 communities: eight \$25,000 grants to help build new dog parks and five \$5,000 awards to enhance existing dog parks.

6.5 CITY GENERATED FUNDING OPPORTUNITIES

General Fund Expenditures

Primarily used for improvements or repairs to existing parks and facilities. Typical expenditures are for smaller repair and replacement efforts.



TEXARKANA
Texas

Municipal Bonds

Debt financing through the issuance of municipal bonds is the most common way to finance new parks and open space projects and facilities. This type of funding is a strategy wherein a city issues a bond, receives an immediate cash payment to finance projects, and must repay the bond with interest over a set period of time ranging from a few years to several decades. General obligation bonds are the most common form of municipal bond and the primary bond type for park and open space projects: they are backed by the creditworthiness of the issuer with taxing power, and voter approval is a prerequisite for issuance.

Certificates of Obligation

Certificates of Obligation (COs) are an instrument of public debt made available to the governing bodies of cities, counties, and certain special districts. COs can be issued without voter approval (unless a referendum is petitioned) and are backed by tax revenue, fee revenues or a combination of the two. Current Texas State law (LGC §271.045) specifies that COs must be issued for: 1) the construction of any public work; 2) the purchase of materials, supplies, equipment, machinery, buildings, land, and rights-of-way for authorized needs and purposes; and 3) the payment of contractual obligations for professional services, including those provided by tax appraisers, engineers, architects, planners, attorneys, map makers, auditors, financial advisors, and fiscal agents.

While COs were originally created to give local governments a tool for emergency spending, there's a growing body of evidence suggesting that nonvoter approved debt is being issued for capital improvement projects that are either controversial or discretionary, such as public art projects, swimming pools, and parks.

Land Developer Requirements

Park Improvement Fee Funds are dollars collected as assessments from new developments. This method is currently written into the city ordinance. *Cash in Lieu of Conveyance Land* must also be written into city ordinance. Under specific conditions, a cash amount may be accepted in lieu of the conveyance of land. The object of this ordinance is to give the city the option to purchase land elsewhere in the city.

Purchase And Transfer of Development Rights

PDR conservation programs involve municipal payment to landowners relative to the development potential of their land in agreement that the land will not be developed. PDR programs are an effective, incentive-based means to protect farmland and natural resources while guiding new urban development. To implement this program, rural preservation zones and urban growth zones must be designated while demand exists for development rights, and then procedures and a transfer ratio must be established. Rural landowners voluntarily sell their development rights and are compensated for them while a conservation easement is placed on their land. Developers get density bonuses for purchasing development rights, so costs are not handed down to homebuyers.

Rotary International

Continued partnership with Rotary International is highly encouraged for Texarkana. The humanitarian group lends aid at a global, national and local scale. An established collaboration already exists within the community, as Rotary contributed to the splash pad which was a significant addition to Spring Lake Park. Rotary is also supporting the new pickleball courts envisioned for the Southwest Center, as well as actively participating in other community projects.

Private Donations of Land, Money and Time

It is recommended that the City of Texarkana, Texas develop a policy to educate the public regarding the benefits of private donation of land to be used for public parks, greenbelts, and natural areas. Not only can donations take the form of property, but contributions of money, time, and labor are always welcomed. These various forms of giving can be recognized through incentives such as naming rights for pavilions, amenities, engravings on benches, just to name a few. Community involvement in this way helps create a sense of shared ownership and pride in our public spaces. Private donations leave lasting impacts that inspire others.

Tax Increment Financing/Public Improvement Districts

These related tools allow a development district to divert a portion of its property taxes to fund infrastructure improvements within its area. This can include plazas, mini-parks, linear parks, and other types of facilities.

Tree Mitigation/Restoration Funds

Cities can levy fines against developers for removing quality trees to generate revenue used to plant new trees and irrigate city properties. Many cities and towns across Texas utilize this ordinance ability.

Electric Utility Partnerships

This partnership typically does not involve monetary contributions. However, it does include use agreements for easements held by utility companies. These are ideal for establishing utility easement trails.

6.6 OTHER CONSERVATION OPPORTUNITIES

Texas Land Trust Council

Typically land trusts not only assist in funding land acquisition for natural areas, open space, and other land for public use, but also help manage the transaction and financing. Usually, specific types of land are targeted by land trusts for specific land uses.

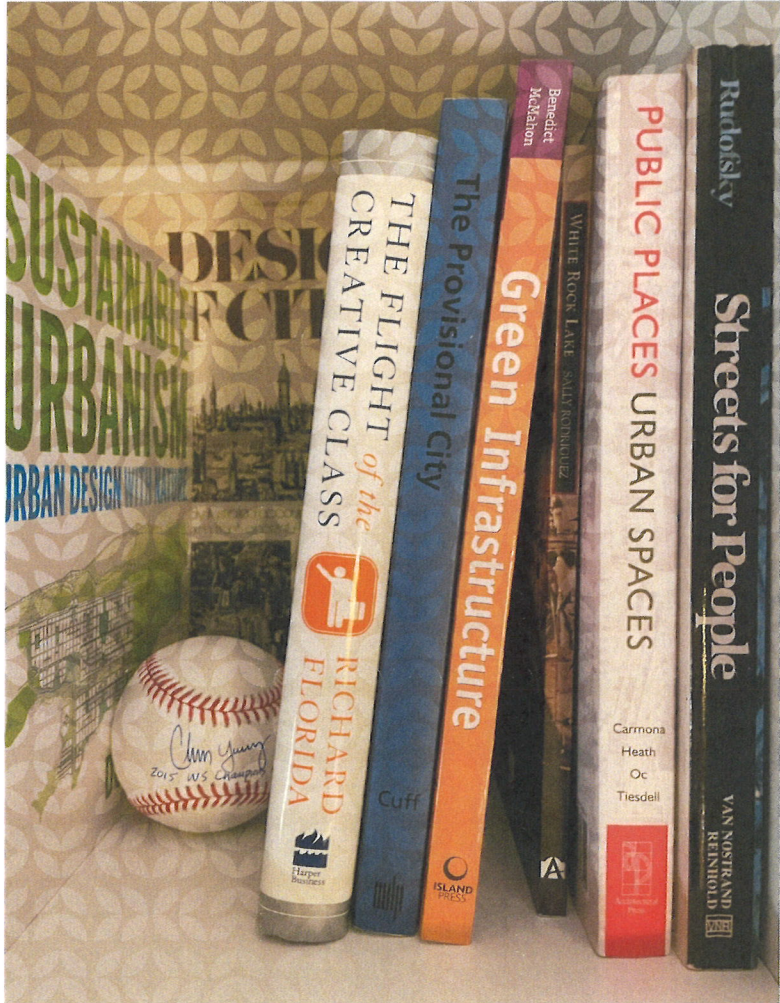
Texas Land Conservancy

A Conservation Easement is a legal agreement between a landowner and a qualified conservation organization or a public agency, where the landowner agrees to restrict the type and amount of development that may take place on their property, in exchange for an annual charitable tax deduction.

The following tables set forth a framework for the possible development of Texarkana Parks, Trails, and Recreation facilities, policies, and strategies over the next decade, organized according to priorities. Cost estimates are provided wherever possible as well as suggested funding sources.



ADVANCE **TXK** PARKS



07

Appendix

- 7.1 Source of Data
- 7.2 News Articles
- 7.3 Public Survey Input
- 7.4 Public Meeting Metrics

7.1 Source of Data

- Ciesielski, M., Tkaczyk, M., Hycza, T., & Taczanowska, K. "Was it really different? COVID-19-pandemic period in long-term recreation monitoring - A case study from Polish forests." *Journal of Outdoor Recreation and Tourism*, vol. 41, 2023, p. 100495. <https://doi.org/10.1016/j.jort.2022.100495>
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- Granicus. "Creating a Community Engagement Plan." Granicus, 30 Sept. 2024. <https://granicus.com/blog/creating-a-community-engagement-plan/>.
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- National Recreation and Park Association. "National Park and Facilities Standards." <https://www.nrpa.org/certification/accreditation/CAPRA/capra-standards/>
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- Resident Contributor. "Texas' Walkable Towns: Where Community Meets Convenience." Resident, 30 Sept. 2024. <https://resident.com/resource-guide/2024/09/30/texas-walkable-towns-where-community-meets-convenience>.
- Texas Parks and Wildlife. <https://tpwd.texas.gov/state-parks/>
- exarkana Parks & Recreation Guide 2025. <https://www.texarkanatexas.gov/DocumentCenter/View/10715/Parks-and-Recreation-Guide-2025>

7.2 News Articles

Residents asked to help shape the future of Texarkana Parks

Date Published - March 28th, 2025

Source - KTAL News

TEXARKANA, Texas (KTAL/KMSS) - People in Texarkana are getting the chance to help shape the future of the city's parks. For the last few months, the Texarkana, Texas Parks and Recreation Department has been fielding input from citizens through public meetings and online surveys. They are hoping to receive guidance on goals, big and small, to include in their master plan.

"Looking at, you know, some big time dreams for the future, and you know we're also looking at trends of things that are going on now, pickleball for instance is something that has been mentioned a lot," says Keith Beason, the Parks and Rec Projects Manager.

Other suggestions continuing to be discussed include more public gathering spaces and connecting and expanding the trail network.

"A lot of feedback has been given on that we have a lot of nice trails here in Texarkana, Texas, but it would be nice to have those as transportation alternatives as well as exercise-focused," says Beason.

Tuesday's meeting was the third one held. While new ideas, including a dog park in downtown Texarkana, were discussed, the meeting was mainly focused on prioritizing projects.

"It'll be kind of on the department to prioritize what we can do based on our budget, but it'll also help us decide, you know, what kind of funding we'll be going for as far as grants and things of that nature," says Beason.

The meeting was supposed to be the last one, but together with the planning firm Norris Design, which is consulting on the plan, the department decided that at least one more meeting would be needed. They say that they must get it right since this plan will cover the next 15 to 20 years.

There is no date set for the next meeting yet, but they encourage anyone who wants to make their voice heard to contact Keith Beason at keith.beason@texarkanatexas.org.



Texarkana, Texas Parks and Recreation Begins Master Plan Process

Date Published - September 4th, 2024

Source - TXK Today

The Texarkana, Texas Parks and Recreation Department is launching Advance TXK Parks, a master planning initiative that is focused on future development of Texarkana, Texas parks, trails, and facilities. Advance TXK Parks will include three public meetings which will be held on the following dates:

Wednesday September 4, 2024 at 6:30 PM

Thursday December 5, 2024 at 6:30 PM

Tuesday February 11, 2025 at 6:30 PM

Each meeting will be held at the Texarkana, Texas Convention Center located at 2910 S. Cowhorn Creek Loop, Texarkana, Texas. City of Texarkana, Texas Parks & Recreation Project Manager Keith Beason welcomes residents to join in the discussion.

"The Master Plan will serve as a blueprint for our Parks and Recreation department over the next 15 to 20 years," said Beason. "We encourage everyone to participate in this process, so together, we can elevate our parks and facilities to better meet the needs of the community."

The Parks and Recreation Department is collaborating with Norris Design, an planning and design firm that contributed to the development of the Texarkana, Texas Comprehensive Plan established in 2016. Norris Design is a multidisciplinary engineering and consulting firm specializing in planning, landscape architecture, civil engineering, and urban design. They provide services for a variety of projects, including residential, commercial, mixed-use, recreational, and public sector developments. Norris Design focuses on creating sustainable and innovative solutions that integrate functionality with aesthetic appeal, aiming to enhance communities and environments through thoughtful design and engineering practices.

Project Lead of Norris Design Rick Leisner shared his excitement on the future of Texarkana, Texas parks.

"We are looking forward to working with the citizens of Texarkana, Texas to develop a Parks and Recreation Plan that will best serve the community," said Leisner.

In addition to the public meetings there will be an online citizen survey that can be completed by the public. This survey will launch prior to the second meeting held on February 11, 2024, on the project website <https://www.txkparks.com/>.

For more information, contact Keith Beason at keith.beason@texarkanatexas.gov or (903) 798-1715.



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City of Texarkana, Texas News

Texarkana, Texas Parks and Recreation Begins Master Plan Process

By TXK TODAY STAFF - September 4, 2024

ADVANCE TXK PARKS

The Texarkana, Texas Parks & Recreation Department

is planning for the future and we need your input!

Advance TXK Parks Master Planning Process has begun and we hope you will join us with your great ideas and vision to guide us for the next 15-20 years!

Public Meetings:

Wednesday, September 4, 2024 at 6:30 pm

Thursday, December 5, 2024 at 6:30 pm

Tuesday, February 11, 2025 at 6:30 pm

Texarkana, Texas Convention Center | 2910 S. Cowhorn Creek Loop



Close



Texarkana, Texas begins master plan process for city parks
Date Published - September 10th, 2024
Source - KTBS

TEXARKANA, Texas - The City of Texarkana is asking for public input on the future development of the city's parks and trails system. The master plan will serve as a blueprint for the parks and recreation department for the next 15 to 20 years. The city has launched an initiative called, Advance TXK Parks. Over the next few months, the parks and recreation department will host a series of public meetings to discuss the future of the city's parks, trails and facilities.

An engineering firm called Norris Design has been hired to assist in the master plan. It also includes the ideas for the Farmer's Market, Perot Theatre, two recreation centers and 440 acres of park land. City leaders say information from the public meetings and online surveys will help to develop new plans for area parks, and apply for grants to help fund the projects. There are 13 parks and nine walking trails with the city limits. "There's a lot to work with and a lot of opportunities to enhance what we currently have and then increase opportunities for recreation for the citizens. People may not think of parks as a big economic driver, but it is," explained Keith Beason, community engagement and parks project manager. City officials say they were able accomplished all of the projects from there previous master plan which was drafted in 2009.

An online parks survey will be available by the end of the month. For more information about dates and times of future public meetings to discuss the master plan, txkparks.com.

Texarkana, Texas begins master plan process for city parks | Texarkana | ktbs.com

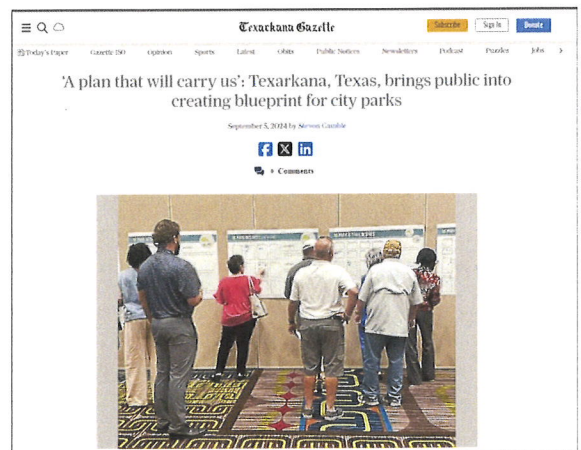
Texarkana, Texas begins master plan process for city parks

Julie Parr
Sep 10, 2024



'A plan that will carry us': Texarkana, Texas, brings public into creating blueprint for city parks
Date Published - September 5th, 2024
Source - Texarkana Gazette

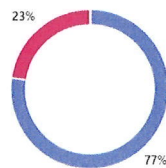
The content is part of a subscription-only service and not available for redistribution, but you can view it by subscribing at <https://www.texarkanagazette.com/>.



7.3 Public Survey Input

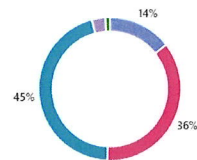
1. **1.** Is your primary residence in Texarkana, TX?

Yes	75
No	22



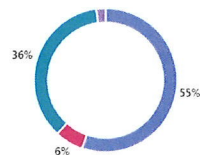
10. **10a.** Overall, how would you rate the quality of the current parks and trails system (outdoor facilities) provided by the city?

Excellent	14
Good	35
Needs some improvement	44
Needs much improvement	3
Do not know	1



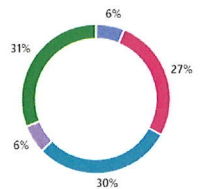
11. **10b.** Since you noted above in the prior question that improvement is needed, are you in favor of some type of increased cost be levied to add funds to the City for design and construction of improved facilities? Select one response.

Yes	26
No	3
Maybe	17
Not sure	1



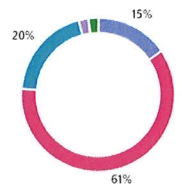
12. **11.** Overall, how would you rate the quality of the programs and recreation centers (indoor facilities) provided by the city?

Excellent	6
Good	26
Needs some improvement	29
Needs much improvement	6
Do not know	30



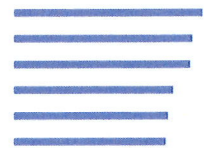
13. **12.** Overall, how would you rate the maintenance of the parks, trails, and facilities provided by the city?

Excellent	15
Good	59
Needs some improvement	19
Needs much improvement	2
Do not know	2



14. **13a.** Regarding more active sports play, rank the following as to their importance and use by you and/or your family?

1	Baseball/softball
2	Soccer
3	Pickleball
4	Tennis
5	Volleyball
6	Other



15. **13b.** If you selected "Other" as your top answer for 13a, please write in your response

[More details](#)

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Responses

Latest Responses

...

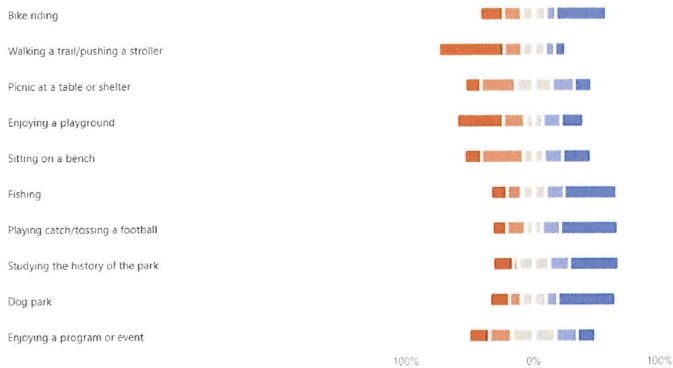
6 respondents (19%) answered trails for this question.

climbing walls decent hours trails and lanes weekend hours Farmers Market
nature parks bicycle trails pool trails Swimming family activity
frisbee golf sports hours
Community pool walk trails Trail running Bike trails public pool
MTN Biking

16. **14.** Spring Lake Park is full of many passive and active recreational opportunities for enjoyment. When you go to the park for passive enjoyment rank the elements that you utilize and/or remember the most?

[M](#)

1 2 3 4 5



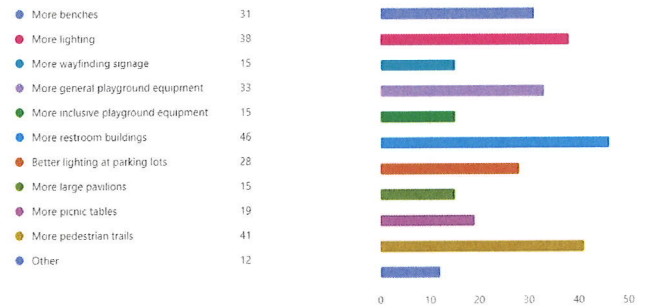
17. **15.** When you go to Spring Lake Park for active enjoyment rank the elements that you utilize and/or remember the most?

[M](#)

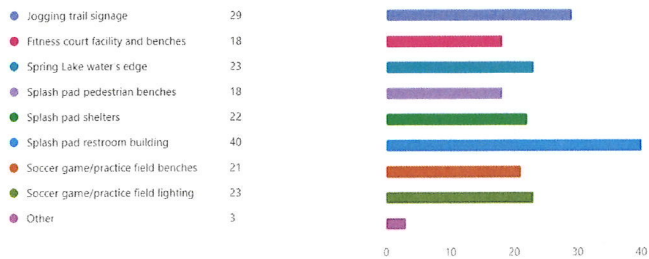
1 2 3



18. **16.** From your perspective, in Spring Lake Park what passive park features need to be improved/increased for better enjoyment?



19. 17. From your perspective, in Spring Lake Park what active park features need to be improved/increased for better enjoyment?



20. 18. Do you feel there is a safety concern in Spring Lake Park?



21. 19. If there is a safety concern in Spring Lake Park, is it primarily an issue at night?



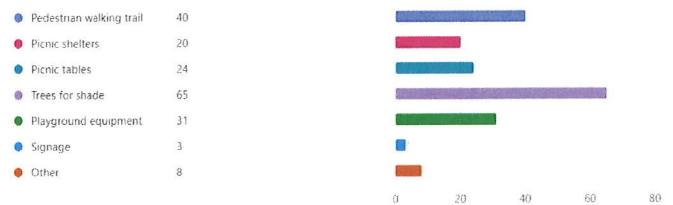
2. 2. How long have you been a resident of Texarkana, TX?



22. 20. With the new improvements to the baseball/softball complex at Spring Lake Park there will be more opportunities for tournaments which will bring players and families to town, which can increase tourism and economic development. Are you in favor of economic growth in Texarkana due to sports tournaments?

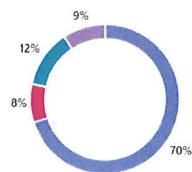


23. 21. From your perspective, in Grady T. Wallace Park what athletic field/park features need to be improved/increased for or better enjoyment? Select three (3) responses.



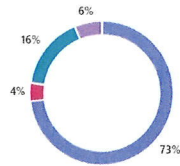
24. **22.** Regarding the Farmer's Market, would you like to see a permanent facility built for this community function?

Yes	68
No	8
Maybe	12
Not sure	9



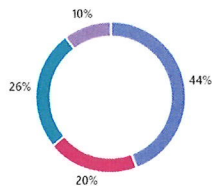
25. **23.** Do you think a permanent Farmer's Market facility should be planned/built as a multi-functional facility? Examples of this could be as follows: 1) Farmer's Market in conjunction with a large special use pavilion, 2) Farmer's Market in conjunction with a stage for outdoor entertainment, or 3) Farmer's Market in conjunction with multi-use athletic sports courts.

Yes	71
No	4
Maybe	16
Not sure	6



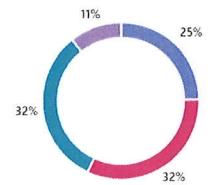
26. **24.** Should the Farmer's Market be permanently designed and located near and/or in downtown?

Yes	43
No	19
Maybe	25
Not sure	10



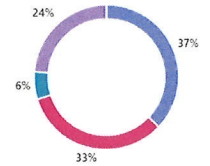
27. **25.** Should the Farmer's Market be permanently designed and located in Spring Lake Park?

Yes	23
No	30
Maybe	30
Not sure	10



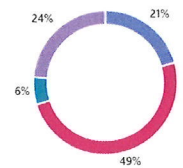
28. **26.** Regarding equity of parks and facilities, do you feel there is equal distribution of parks and recreation facilities between the north side and south side of Texarkana?

Yes	36
No	32
Maybe	6
Not sure	23



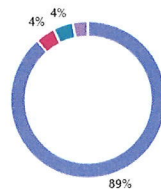
29. **27.** Regarding equity of parks and facilities, do you feel there is similar quality of parks and recreation facilities between the north side and south side of Texarkana?

Yes	20
No	48
Maybe	6
Not sure	23



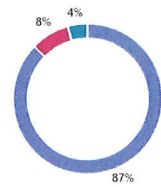
30. **28.** Would you like to see more pedestrian trails in the Texarkana parks / trails system?

Yes	86
No	4
Maybe	4
Not sure	3



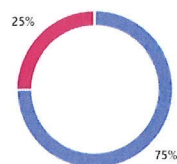
31. **29.** Regarding pedestrian trails do you use and/or want trails for what primary purpose?

Exercise	83
Healthy Transportation	8
Commuting (cross town)	4



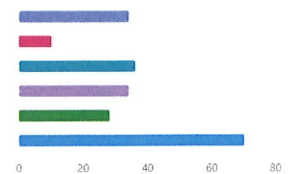
3. **3.** Is your location of employment in Texarkana, TX?

Yes	72
No	24



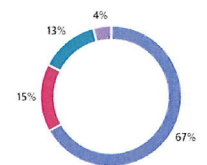
32. **30.** Regarding the need for additional pedestrian trails in the community, what general location and/or connections would you like to see provided?

Connecting to downtown	34
Running along State Line Avenue	10
Connecting to local schools	36
Connecting to recreation centers	34
Connecting to local colleges	28
Connecting to large city parks	70



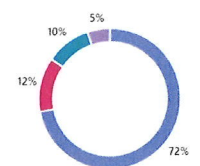
33. **31.** Would you like to see some bicycle lanes provided to appropriate streets to provide safer bicycle transportation in Texarkana?

Yes	65
No	15
Maybe	13
Not sure	4



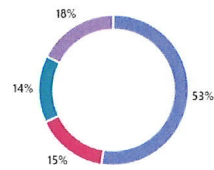
34. **32.** Would you be in favor of having some traffic lanes on slower appropriate streets marked with sharrows which mark a traffic lane as being shared with bicycle transportation?

Yes	70
No	12
Maybe	10
Not sure	5



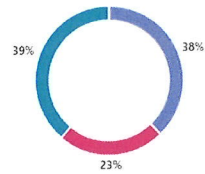
35. **33.** Regarding pickleball, would you like to see additional courts provided in Texarkana?

Yes	51
No	15
Maybe	14
Not sure	17



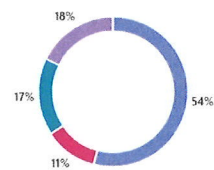
36. **34.** Would you like to have additional pickleball courts provided indoor or outdoor?

Indoor pickleball courts	36
Outdoor pickleball courts	22
Not sure	37



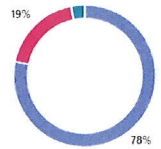
37. **35.** Would you like the city to offer a pickleball league for competitive and fun play?

Yes	52
No	11
Maybe	16
Not Sure	17



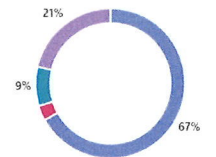
38. **36.** Do you currently attend some of the Summer Camp and/or Special Events (Example: Run the Line Marathon, Arb or Day, Spring Movies in the Park, Fall Festival, or Christmas on Main) offered by the city?

Yes	76
No	18
Maybe	3
Not sure	0



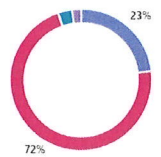
39. **37.** Do you feel the Summer Camp and/or Special Events need to be expanded and/or new events offered?

Yes	63
No	3
Maybe	8
Not sure	20



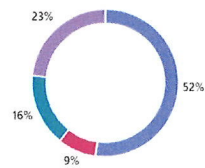
40. **38.** Do you currently use some of the programs and/or classes offered at the Texarkana recreation and community centers?

Yes	22
No	68
Maybe	3
Not sure	2



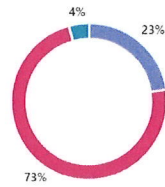
41. 39. Regarding the programs and/or classes do you feel there is a need for significant expansion of the programs and classes currently?

Yes	49
No	8
Maybe	15
Not sure	22



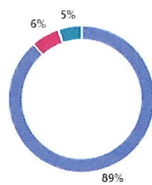
4. 4. How do you identify yourself?

Male (he/him)	22
Female (she/her)	71
Prefer not to disclose	4



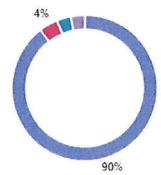
42. 40. Currently many people travel out of town for outdoor live music and entertainment events. Would you be interested in a multi-use outdoor amphitheater/festival space in Texarkana?

Yes	85
No	6
Maybe	5
Not sure	0



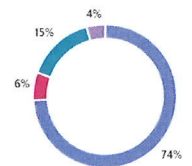
43. 41. An important result of such an outdoor amphitheater/festival space would be growing city-wide economic development. Is the economic development result a factor that you support?

Yes	87
No	4
Maybe	3
Not sure	3



44. 42. An opportunity for funding an outdoor amphitheater/festival space would be a public/private partnership (3P) along with grant support from several foundations. Of course without knowing any specifics, but does this funding concept sound appealing – versus the city funding the complete facility. Can you support this general funding concept for the city to study, if this was a facility the community desired?

Yes	72
No	6
Maybe	15
Not sure	4



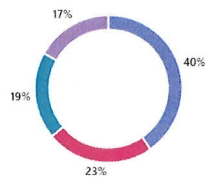
45. 43. Regarding group pavilions in our city parks, have you ever reserved one for your family and/or other group event?

Yes	38
No	58



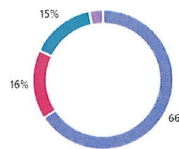
46. 44. Do you feel the city needs additional pavilions to offer the community for group renters?

Yes	38
No	22
Maybe	18
Not sure	16



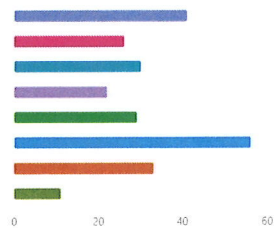
47. 45. Downtown is growing and there will be new demand for parks in downtown to serve that urban neighborhood. Do you see a need for new and/or renovated parks near downtown?

Yes	62
No	15
Maybe	14
Not sure	3



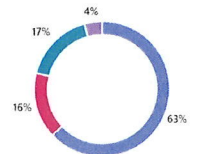
48. 46. Regarding the Perot Theatre, what type of shows and/or entertainment would you and your family most enjoy attending?

Music - Country	41
Music - Classical / Symphony	26
Music - Classic Rock	30
Dance Theater	22
Movie Theater	29
Comedy	56
Educational - Lecture / Documentary	33
Other	11



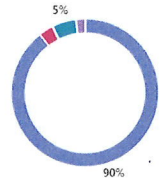
49. 47. There was a recent study on State Line Avenue one of the recommendations looked at increasing the safe pedestrian walkability for the corridor. This could promote new economic development and growth, support new residential, and foster tourism that takes advantage of the cross-state characteristics. Would you support future new wide pedestrian walkway along State Line Avenue?

Yes	60
No	15
Maybe	16
Not sure	4



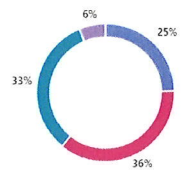
50. 48. Would you like to see additional wilderness trails added to the city's park and trails system?

Yes	86
No	3
Maybe	5
Not sure	2



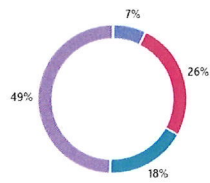
51. 49. Would you be interested in serving on the Friends of the Texarkana, TX Parks a 501-c3 organization that assists with projects in the parks including volunteering at programs, helping organization, and assisting on grant applications?

Yes	24
No	35
Maybe	32
Not sure	6



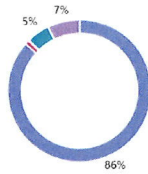
5. 5. How many people, including yourself, reside within your household?

One	7
Two	25
Three	17
Four and above	48



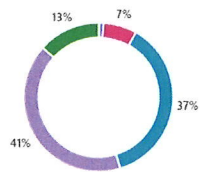
53. 50. Was this survey a beneficial use of your time providing valuable input for the future of the Texarkana, TX Parks and Recreation Department and facilities?

Yes	83
No	1
Maybe	5
Not sure	7



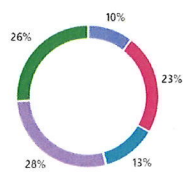
6. 6. What range below fits your current age?

1-19 years old	1
19 - 30 years old	7
31 - 40 years old	36
41 - 60 years old	40
61 years old and above	13



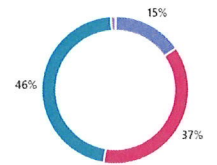
7. 7. How many times have you visited a park, pedestrian trail, or other city recreational facility over the past 12 months?

1-3 times	10
3-10 times	22
11-20 times	12
20-40 times	27
Over 40 times	25



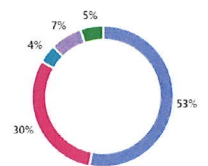
8. 8. When you visit/use these park/trail/facilities are you alone or in a group?

Alone	15
With one other person	36
Small group	45
Large group/team	1



9. 9. Of all the multiple assets that the Park and Recreation Department manages select the type of facility that you visit the most?

Park	51
Trail	29
Recreation Center	4
Farmer's Market	7
Perot Theater	5



7.4 Public Meeting Metrics

Public Meeting I - Dot Boards

PARK & TRAIL INTRODUCTION

QUESTION 1.
Currently do you feel the Tarrant County existing parks and trails offer a superior quality of facilities and enjoyment?

Yes, generally No, generally Somewhat Not Sure

QUESTION 2.
Currently do you feel the Tarrant County existing parks and trails offer an excellent environment for a get together and/or reunion?

Yes, generally No, generally Somewhat Not Sure

QUESTION 3.
Currently do you feel there is a need for additional pedestrian walking and biking trails in Tarrant County, TX?

Yes, generally No, generally Somewhat Not Sure

PARK DESIRES

QUESTION 4.
Do you feel there is a need for additional park space in Tarrant County, TX?

Yes, generally No, generally Somewhat Not Sure

QUESTION 5.
If there is a need for new additional park space, would you like to see a majority of that space be:
a) Passive park and trail use
b) Active park use in sports and entertainment venues

Passive Park Active Park Not Sure

QUESTION 6.
From your perspective, does Tarrant County, TX need more tennis/pickleball courts?

Yes, generally No, generally Somewhat Not Sure

PARK DESIRES (continued)

QUESTION 7.
Generally, when you visit the Tarrant County parks and/or trails do you visit them with the following?

By Yourself With 1-2 Others With 3-4 Others With Many

QUESTION 8.
Are some neighborhoods within the Tarrant County community underserved and would benefit from having a park close to them?

Yes No Somewhat Not Sure

QUESTION 9.
Is there a need for some small scale modifications to improve playgrounds, add lighting, sidewalks, or benches to local neighborhood parks?

Yes No Somewhat Not Sure

PARK DESIRES (continued)

QUESTION 10.
Are basic needs for both individuals and families, properly served by the current restrooms, drinking fountains, and other site furnishings at the parks?

Yes No Somewhat Not Sure

QUESTION 11.
Would you like to see an increase in athletic fields for team sports within organized leagues?

Yes No Somewhat Not Sure

QUESTION 12.
Regarding implementation, would you like to see all development projects in the city have to include open space as "usable outdoor space" which requires sidewalks, benches, and trees for shade?

Yes No Somewhat Not Sure

PARK & TRAIL DESIRES

Family Pavilions	Playgrounds	Athletic Fields	Court Facilities
Restrooms	Ped/Bike Trails	Parking	Passive Spaces

QUESTION 13.
Currently which one (if any) do you feel is most desirable or needed in the Texarkana, TX system?

QUESTION 14.
Texarkana, TX city parks and trails provide adequate measures for users to feel safe while using them?

QUESTION 15.
Currently are existing parks and trails properly serving children with a diverse set of abilities and age groups?

EVENT & RECREATION QUESTIONS

Yes	No	Somewhat	Not Sure

QUESTION 22.
Do you feel the community centers in Texarkana, TX offer a wide range of activities and events throughout the year?

QUESTION 23.
Do you feel there is currently a need for more youth sports and leagues in Texarkana, TX?

QUESTION 24.
Do you feel the Parks Department's Farmers Market, special events, summer camps, and city tours in Texarkana, TX offer a wide range of activities and fun events throughout the year?

PARK & TRAIL DESIRES

Family Pavilions	Playgrounds	Athletic Fields	Court Facilities
Restrooms	Ped/Bike Trails	Parking	Passive Spaces

QUESTION 16.
Would you like to see better and/or additional lighting along existing and future trails?

QUESTION 17.
Would you like to see a network of trails connecting Spring Lake and Bringle Lake Parks to the community to aid connectivity?

QUESTION 18.
Generally, when you are using the trails in Texarkana, TX you are wanting to?

PARK & TRAIL DESIRES

Yes	No	Possibly	Not Sure

QUESTION 19.
Would you like to see a pedestrian trail running along Skate Line Avenue connecting Downtown to all neighborhoods up north?

QUESTION 20.
Would you like to see more benches placed along existing and future trails?

QUESTION 21.
Generally, how important is it to you to have sidewalks along streets and/or trails to connect neighborhoods to public schools?



PUBLIC MEETING II - COMMUNITY RESPONSES

 Name _____
 Address _____

TXK PARKS

1. Do you agree with Parks #1 recommendation?

Yes	
No	
Unsure	

2. Do you agree with Parks #2 recommendation?

Yes	
No	
Unsure	

3. Do you agree with Parks #3 recommendation?

Yes	
No	
Unsure	

4. Do you agree with Parks #4 recommendation?

Yes	
No	
Unsure	

5. Do you agree with Parks #5 recommendation?

Yes	
No	
Unsure	

5B. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:



PUBLIC MEETING II - COMMUNITY RESPONSES

TXK PARKS

6. Do you agree with the Parks #6 recommendation for an expanded Southwest Center Park?

Yes	
No	
Unsure	

6A. Would you like to see an additional covered Family Shelter?

Yes	
No	
Unsure	

6B. Would this be a good location for wilderness trails that go into the woods around Wagner Creek?

Yes	
No	
Unsure	

6C. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:



PUBLIC MEETING II - COMMUNITY RESPONSES

TXK PARKS

7. Do you agree with Parks #7 recommendation?

Yes	
No	
Unsure	

8. Do you agree with Parks #8 recommendation?

Yes	
No	
Unsure	

9. Do you agree with Parks #9 recommendation?

Yes	
No	
Unsure	

10. Do you agree with Parks #10 recommendation?

Yes	
No	
Unsure	

10B. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:



PUBLIC MEETING II - COMMUNITY RESPONSES

TXK PARKS

11. Do you agree with Parks #11 recommendation?

Yes	
No	
Unsure	

12. Do you agree with Parks #12 recommendation?

Yes	
No	
Unsure	

13. Do you agree with Parks #13 recommendation?

Yes	
No	
Unsure	

14. Do you agree with Parks #14 recommendation?

Yes	
No	
Unsure	

15. Do you agree with Parks #15 recommendation?

Yes	
No	
Unsure	

15B. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:





PUBLIC MEETING II – COMMUNITY RESPONSES

TXK TRAILS

1/2/5A. Do you agree with this overall trail loop recommendation?

Yes	☐
No	☐
Unsure	☐



1/2/5B. Do you understand and agree that this is a long-term recommendation for the city and its trail partners?

Yes	☐
No	☐
Unsure	☐

1/2/5C. Of these 3 trail segments (A / B / C) in this concept which segment do you feel is most needed?

Segment A	☐
Segment B	☐
Segment C	☐
Unsure	☐



PUBLIC MEETING II – COMMUNITY RESPONSES

TXK TRAILS

4/5/6A. Do you agree with this overall trail loop recommendation?

Yes	☐
No	☐
Unsure	☐



4/5/6B. Do you understand and agree that this is a long-term recommendation for the city and its trail partners?

Yes	☐
No	☐
Unsure	☐

4/5/6C. Of these 3 trail segments (D / E / F) in this concept which segment do you feel is most needed?

D - To Bringle Lake	☐
E - State Line Avenue	☐
F - West of Downtown	☐
Unsure	☐

4/5/6D. Of these 3 trail segments (A / B / C) in this concept which segment do you feel could be the most challenging?

To Bringle Lake	☐
State Line Avenue	☐
West of Downtown	☐
Unsure	☐

4/5/6E. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:



PUBLIC MEETING II – COMMUNITY RESPONSES

TXK TRAILS

7. Do you agree with Trails #7 recommendation?

Yes	☐
No	☐
Unsure	☐

8. Do you agree with Trails #8 recommendation?

Yes	☐
No	☐
Unsure	☐

9. Do you agree with Trails #9 recommendation?

Yes	☐
No	☐
Unsure	☐

10. Do you agree with Trails #10 recommendation?

Yes	☐
No	☐
Unsure	☐

10B. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:



PUBLIC MEETING II – COMMUNITY RESPONSES

TXK COMMUNITY CENTERS

1. Do you agree with Community Centers #1 recommendation?

Yes	☐
No	☐
Unsure	☐

2. Do you agree with Community Centers #2 recommendation?

Yes	☐
No	☐
Unsure	☐

3. Do you agree with Community Centers #3 recommendation?

Yes	☐
No	☐
Unsure	☐

4. Do you agree with Community Centers #4 recommendation?

Yes	☐
No	☐
Unsure	☐

4B. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:





PUBLIC MEETING II – COMMUNITY RESPONSES

TXK Programs

1. Do you agree with Programs #1 recommendation?

Yes	☐
No	☐
Unsure	☐

2. Do you agree with Programs #2 recommendation?

Yes	☐
No	☐
Unsure	☐

3. Do you agree with Programs #3 recommendation?

Yes	☐
No	☐
Unsure	☐

38. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:



PUBLIC MEETING II – COMMUNITY RESPONSES

TXK FARMER'S MARKET

1. Do you agree with Farmer's Market #1 recommendation?

Yes	☐
No	☐
Unsure	☐

2. Do you agree with Farmer's Market #2 recommendation?

Yes	☐
No	☐
Unsure	☐

3. Do you agree with Farmer's Market #3 recommendation?

Yes	☐
No	☐
Unsure	☐

4. Do you agree with Farmer's Market #4 recommendation?

Yes	☐
No	☐
Unsure	☐

5. Do you agree with Farmer's Market #5 recommendation?

Yes	☐
No	☐
Unsure	☐

38. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:



PUBLIC MEETING II – COMMUNITY RESPONSES

TXK PEROT THEATRE

1. Do you agree with Perot Theatre #1 recommendation?

Yes	☐
No	☐
Unsure	☐

2. Do you agree with Perot Theatre #2 recommendation?

Yes	☐
No	☐
Unsure	☐

3. Do you agree with Perot Theatre #3 recommendation?

Yes	☐
No	☐
Unsure	☐

38. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:



PUBLIC MEETING II – COMMUNITY RESPONSES

TXK PLAN IMPLEMENTATION

1. Do you support the city maximizing funding opportunities with all State of Texas and private organizations to bring quality parks, trails, and facilities to TXK?

Yes	☐
No	☐
Unsure	☐

CLOSING

Do you have any comments (either additions and/or omissions) to ANY of the topics mentioned in this presentation or about the trails and parks system?

Response:



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:

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;

By Resolution No. 2026-053 [April 13, 2026], the City Council authorized an amendment to 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 the entirety of the property 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 [refer to ATTH 01]; and 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 for 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

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;

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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.

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:

City of Texarkana, Texas
Attn: City Manager
220 Texas Boulevard
Texarkana, TX 75501

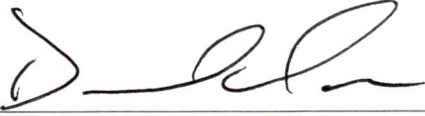
To ATFAB LLC:

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

TEXAS

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.*



City of Texarkana, Texas
 March 15, 2023
 Page 2

- 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

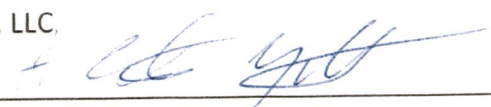
I have declined to make an agreement described by LGC § 43.016(b)(1)(A) and (1)(B).

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.

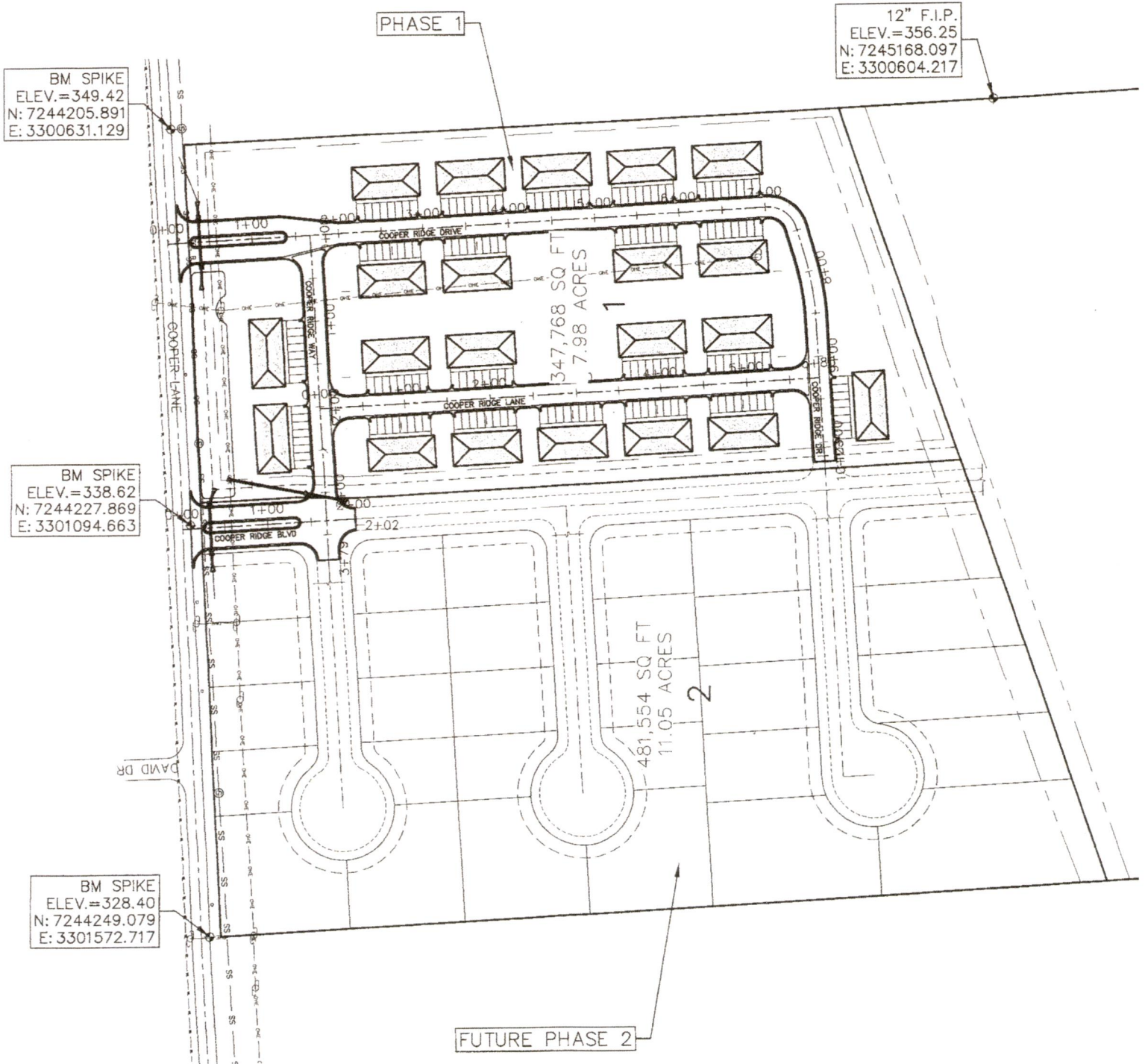
Dated: 3-17-, 2023

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;

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.

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):

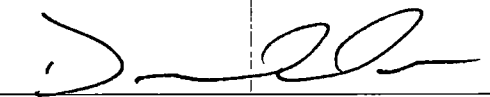
g. *Uses and Development of Land Before and After Annexation; Zoning; Municipal Services.* This Agreement authorizes residential development and use of the Property before

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.

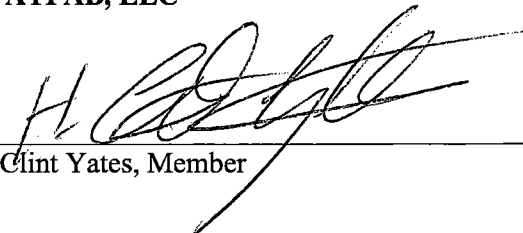
- B. Exhibit "B" to the Agreement is amended to replace said exhibit with the revision attached to this Amendment, which is incorporated herein by reference for all purposes.
- C. Attachments 1 and 2, appended to this Amendment, are incorporated herein by reference for all purposes. This Amendment ratifies 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 16th, 2026
David W. Orr, PhD
City Manager

Owner, ATFAB, LLC

By:  Date: April 16, 2026
Clint Yates, Member

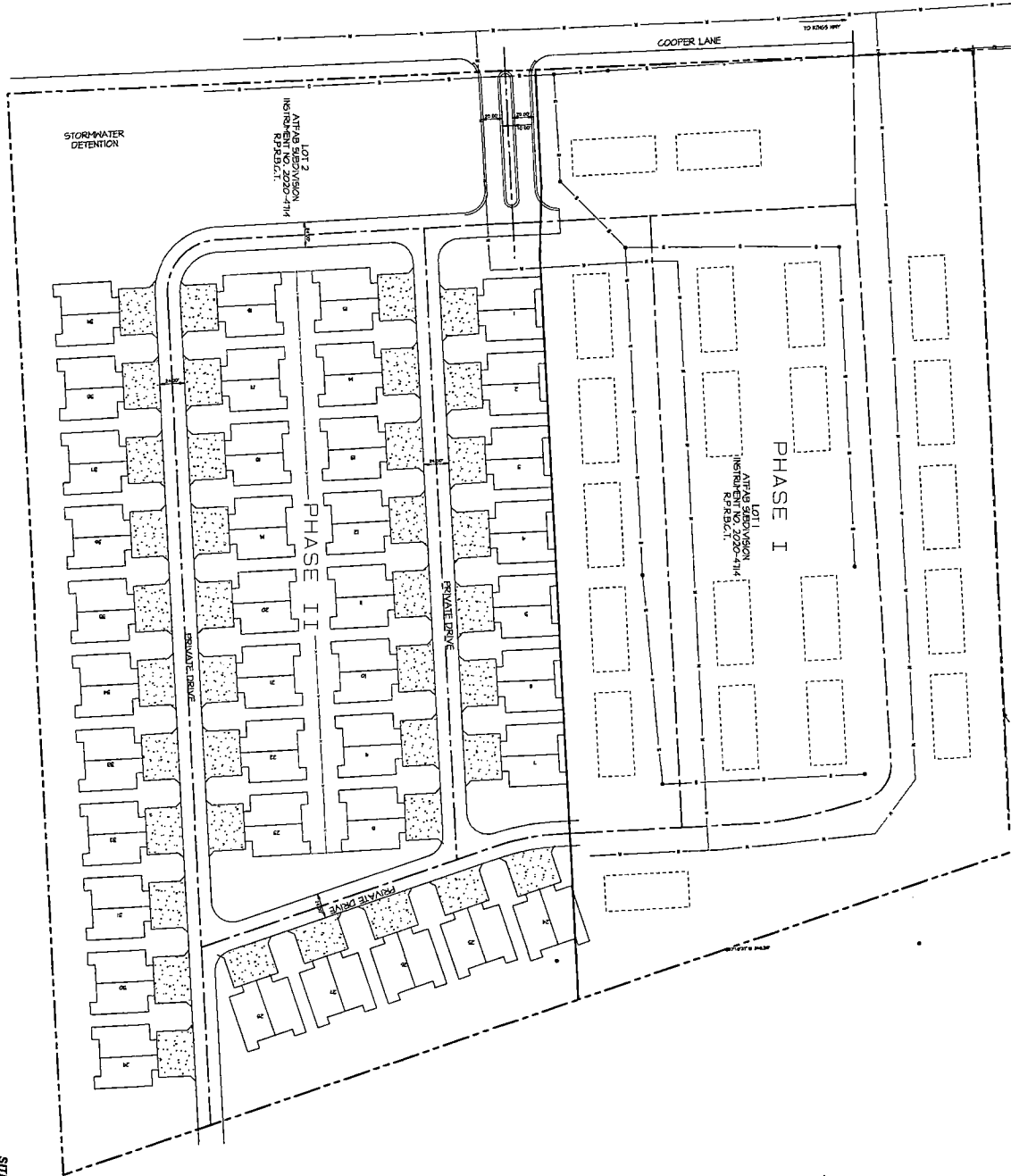
Incorporated herein:

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

Exhibit B Owner Development Plan [revised]

E:\2023 Projects\1560228 Cooper Ridge Phase II.dwg 01/25/2023 1:01 PM
 Plot No. 18, 2023 1:01 PM

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

PHASE II
 OVERALL LAYOUT

Scale
 AS SHOWN
 Drawn By
 JF
 Checked By
 DM

PRELIMINARY
 NOT FOR CONSTRUCTION
 NO WARRANTY
 NO LIABILITY
 NO ASSUMPTION
 NO GUARANTEE
 NO ACCEPTANCE
 NO ENDORSEMENT
 NO RECOMMENDATION
 NO OPINION
 NO STATEMENT
 NO FACT
 NO FIGURE
 NO TABLE
 NO TEXT
 NO OTHER

MTG
 ENGINEERS
 & SURVEYORS

5830 SUMMERHILL ROAD
 TEXARKANA, TEXAS 75701
 P. 903.858.8533
 www.mtgengineers.com
 TITLE FROM NO. P-354
 A.E. COA NO. 125
 MTG 2024

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:

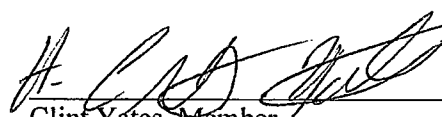
The end date of the term of the Development Agreement authorized by Resolution No. 2023-043 is extended to June 1st, 2026.

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

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

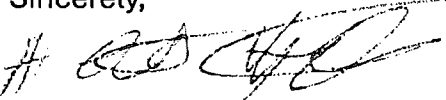
Dear Mr. Orr:

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 Multi-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,

A handwritten signature in black ink, appearing to read "Clint Yates", is written over a horizontal line.

Clint Yates
President
ATFAB LLC



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:

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.

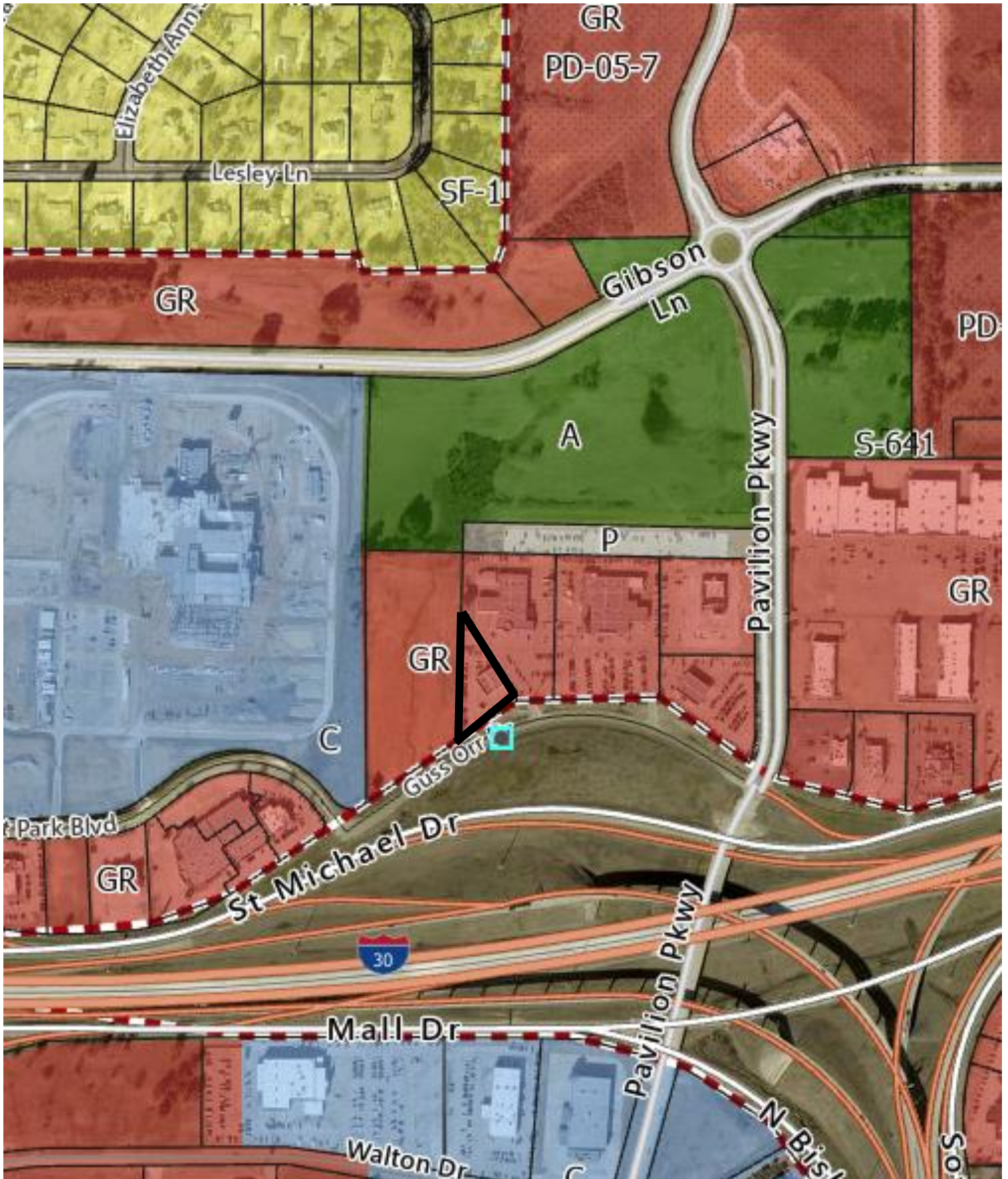
PASSED AND APPROVED in Regular Council Session on this the **11th day of May 2026.**

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:

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.

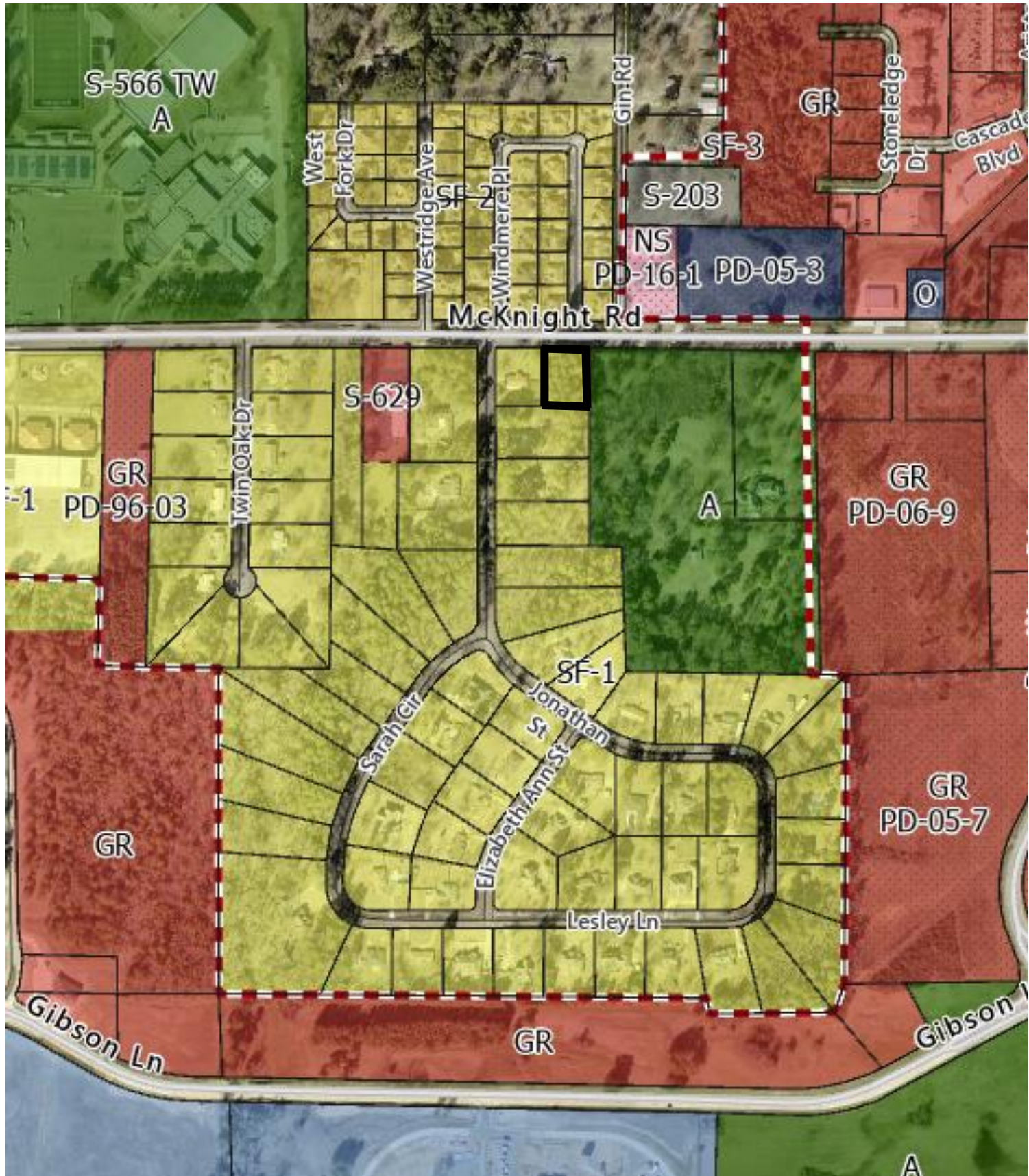
PASSED AND APPROVED in Regular Council Session on this the **11th day of May 2026**.

ATTEST:

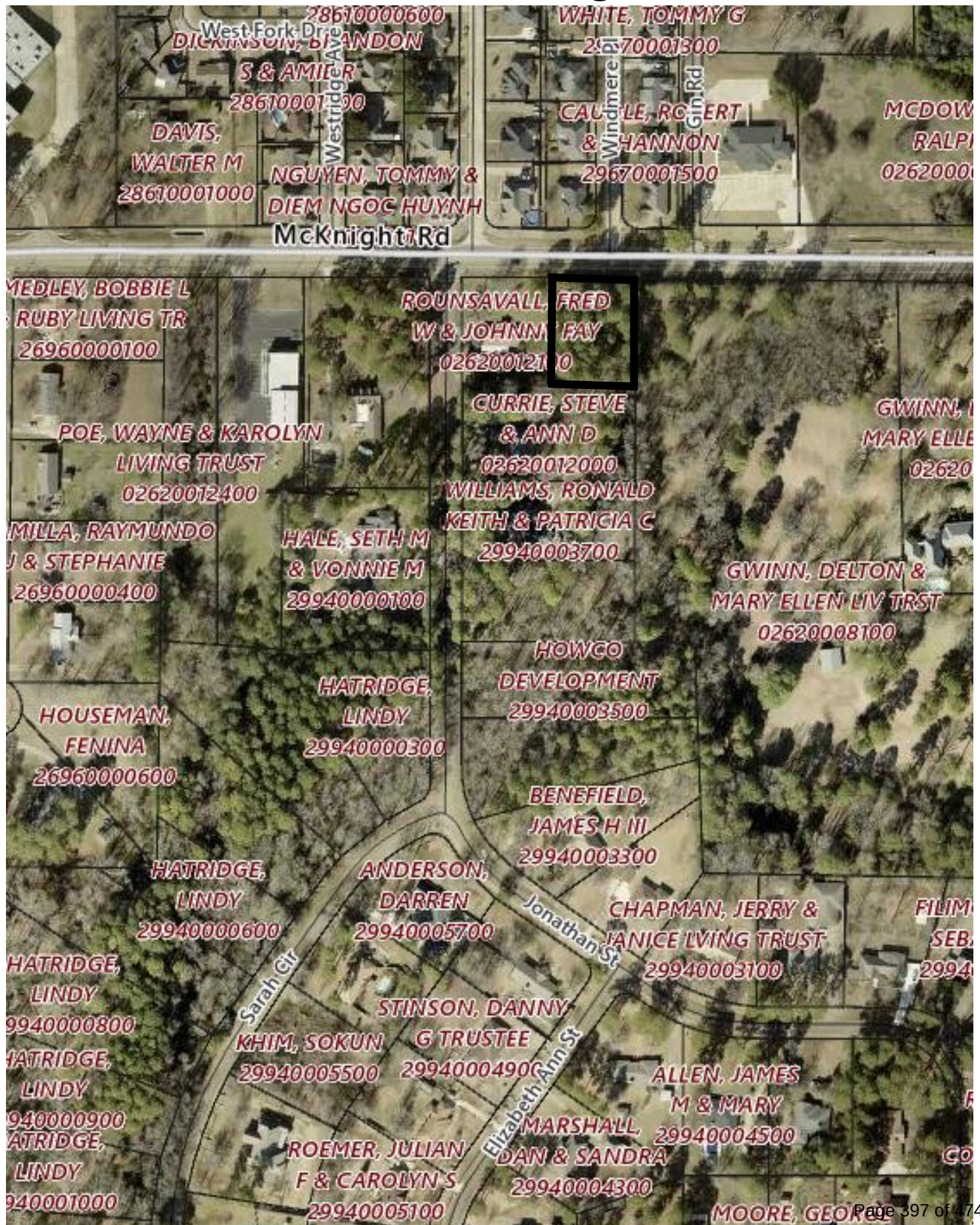
JENNIFER EVANS, CITY SECRETARY

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

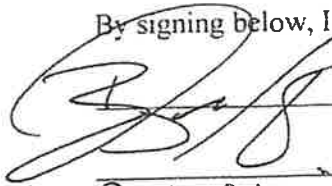
RE: WHY WE DON'T WANT ZONING CHANGE AT 4900 MCKNIGHT ROAD

- 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 Currie

3004 Jonathan

Johnny Jay Rounsavall & Fred

4925 McKnight Rd

Kandyk

**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
	2704 Jonathan St
Sherry Cherry	2704 Jonathan St
Sharon Stephens	2801 Jonathan St
Janet / Sandra	4911 Lesley Lane
Estyja Dennis	2702 Elizabeth Ann St
John Rat	4905 Lesley Ln
Jackie Ayers	4904 Lesley Ln
Raun Alday	4904 Lesley Ln
Jeffrey	4906 Lesley Ln
Cay Wren	4906 Lesley Ln
Ricky Buntt	2705 Elizabeth Ann St
Robert Buntt	2705 Elizabeth Ann St
Denise Woodruff	4915 Lesley Ln
Walter Woodruff	4915 Lesley Ln

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2 Major Schools using the two lane roadway

Street Address

JERRY CHAPMAN
JERRY CHAPMAN

2810 Jonathan St
11

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Name	Street Address
<i>Thommy Jay Rounsavall</i>	<i>4925 McKnight R.</i>
<i>✓ Fred Rounsavall</i>	

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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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Name

Street Address

[Signature]

19 Windmere

[Signature]

19 Windmere

[Signature]

2902 Jonathan

[Signature]

4909 Lesley

[Signature]

4909 Lesley

[Signature]

26 Windmere

[Signature]

26 Windmere

[Signature]

Woodland Acres & Windmere Addition Homeowners Below are Opposed

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

[illegible]

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Name	Street Address
<u>Danny H. Stinson</u>	<u>2707 Elizabeth Ann Street</u>
<u>Lusia Stinson</u>	<u>2707 Elizabeth Ann St</u>
<u>Marie Simms</u>	<u>2900 Jonathan St</u>
<u>Ryan Robinson</u>	<u>4907 Lesley Lane</u>
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Name

Street Address

David Johnson

2701 Jonathan St.

Lina Johnson

2701 Jonathan St.

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2 Major Schools using the two lane roadway

Name

Street Address

SA
Patricia Chapman

2806 Jonathan - 75503

James Chapman

2806 JONATHAN 75503

Brandon K. Merrell

2706 Elizabeth Ann 75503

3 Exist only onto McKnight Road with in 100 Feet for 82 Homeowners

2 Major Schools using the two lane roadway

Street Address

Lindy Perry

2701 Sarah Circle

Lee Perry

2701 Sarah Circle

Heidi Friedman

2704 Sarah Circle

For Friedman

2704 Birch Circle

Janell Harris

2702 Sarah Circle

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Name	Street Address
Jerry Hawthorn, Sr	4903 Lesley Ln
Armenia Hawthorn	4903 Lesley Ln
Brian L Hawthorn	4903 Lesley Ln
Carolyn C. Moore	4902 Lesley Ln.
Dan & Mom	4902 Lesley Ln
Bob Williams	2706 Jonathan St
Calvin Williams	2706 Jonathan St

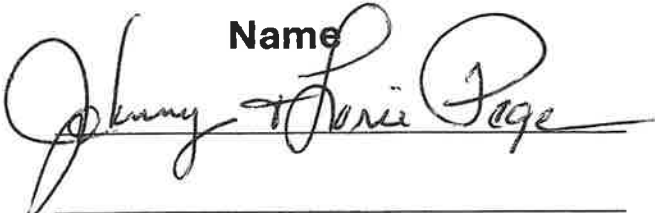
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2 Major Schools using the two lane roadway

Name	Street Address
	<u>30 Windmere</u>

**IF YOU OPPOSE THIS REZONING PLEASE SIGN ASAP & PUT IN
BRYAN CRAIG'S MAILBOX #19 WINDMERE**

THANK YOU FOR YOUR SUPPORT

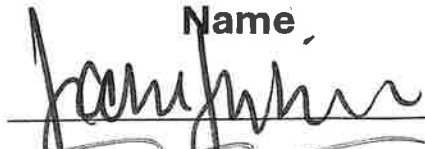
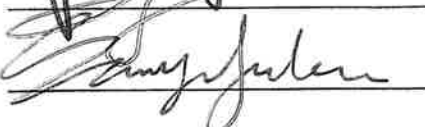
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2 Major Schools using the two lane roadway

Name	Street Address
	<u>10 Windmere Dr. Texarkana</u>
	<u>10 Windmere Dr. Texarkana</u>
	<u>10 Windmere Dr. Texarkana</u>
_____	_____
_____	_____
_____	_____
_____	_____

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Name	Street Address
Jennifer Jackson	1 Windmere Drive

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2 Major Schools using the two lane roadway

Name

Street Address

<i>C. Blain</i> Coc Blain	28 Windmere
Jami Blain	Jami Blain 28 Windmere
<i>Mylee Blain</i> Mylee Blain	28 Windmere

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2 Major Schools using the two lane roadway

Name	Street Address
<u>Stephon Peters</u>	<u>7 Windmere Dr</u>
<u>Stephon Peters</u>	<u>Texarkana TX 75503</u>
<u></u>	<u></u>
<u></u>	<u></u>
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2 Major Schools using the two lane roadway

Name	Street Address
<u>Crystall Sloan</u>	<u>12 Windmere Dr.</u>
<u></u>	<u></u>
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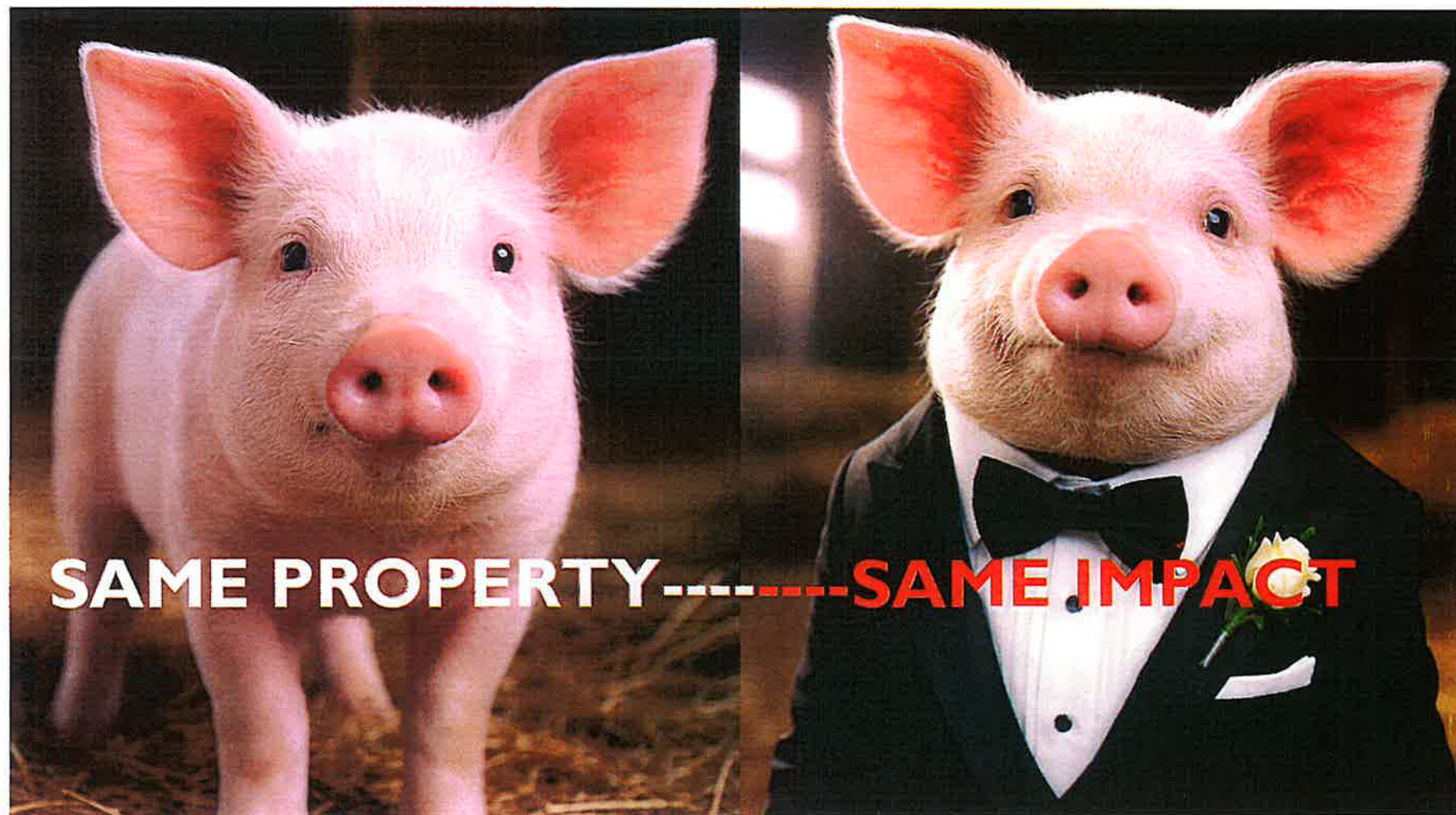
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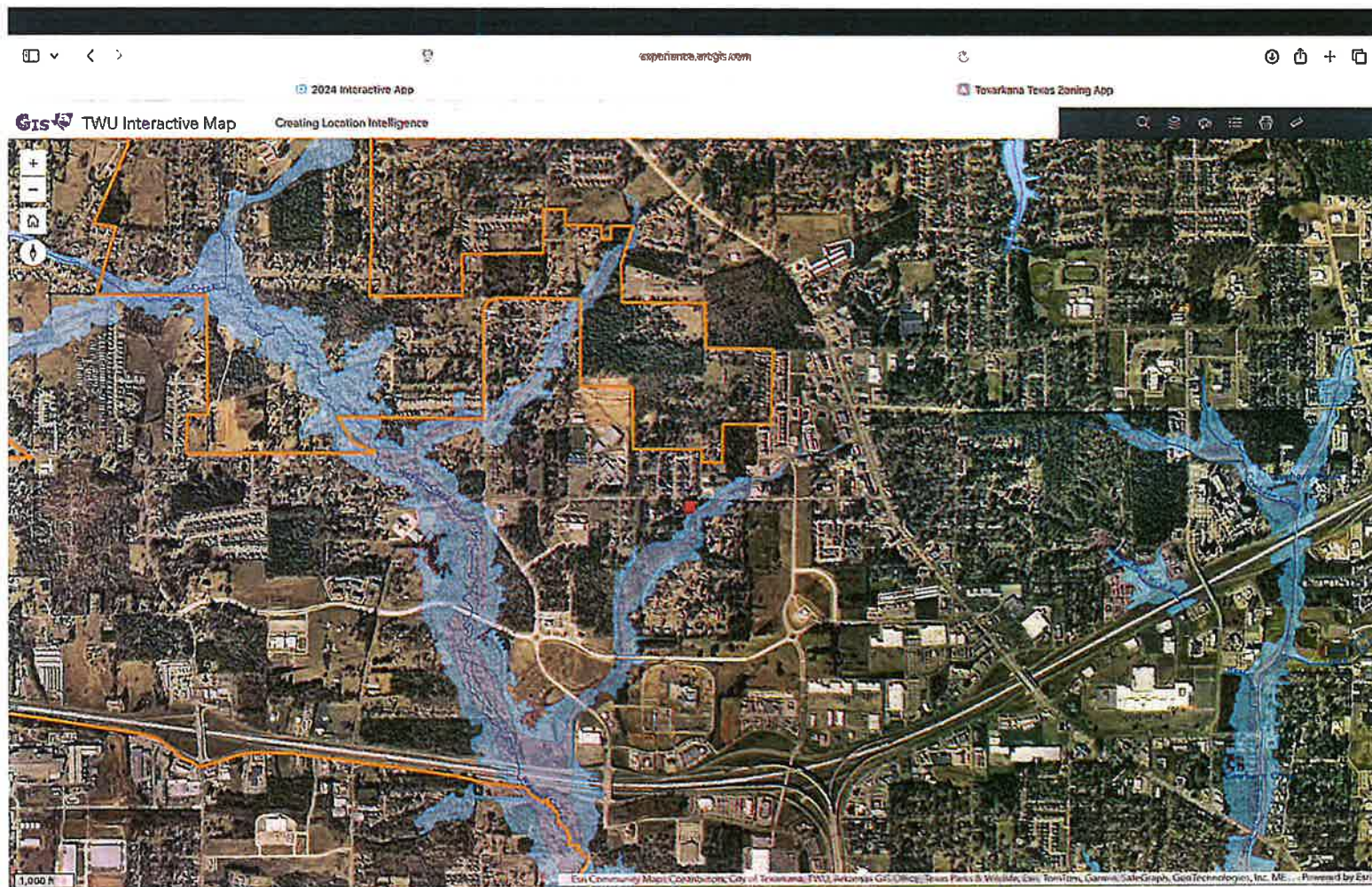
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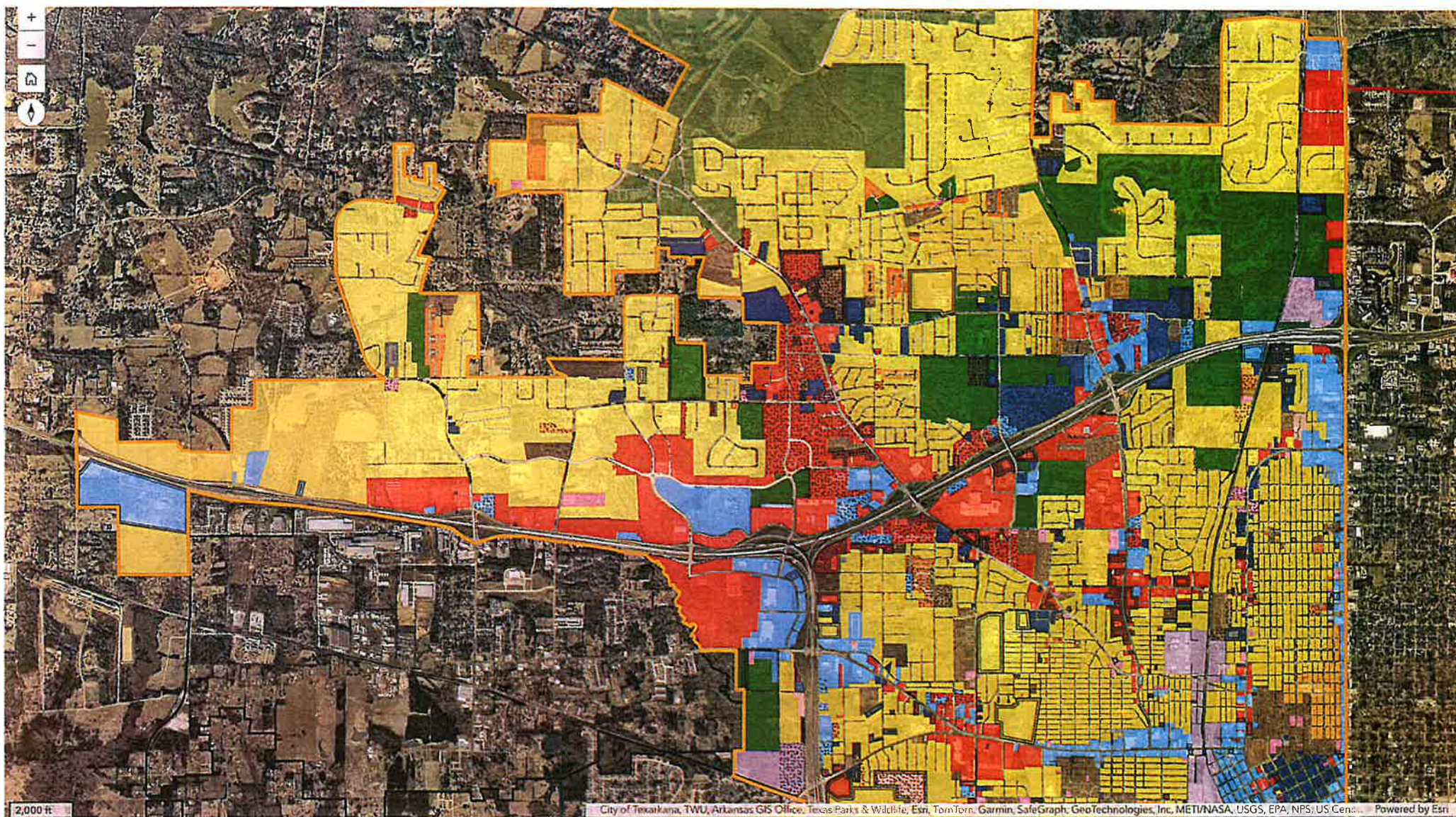
Name	Street Address
<i>Ellen Campbell</i>	<i>32 Windmere</i>
_____	_____
_____	_____
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_____	_____

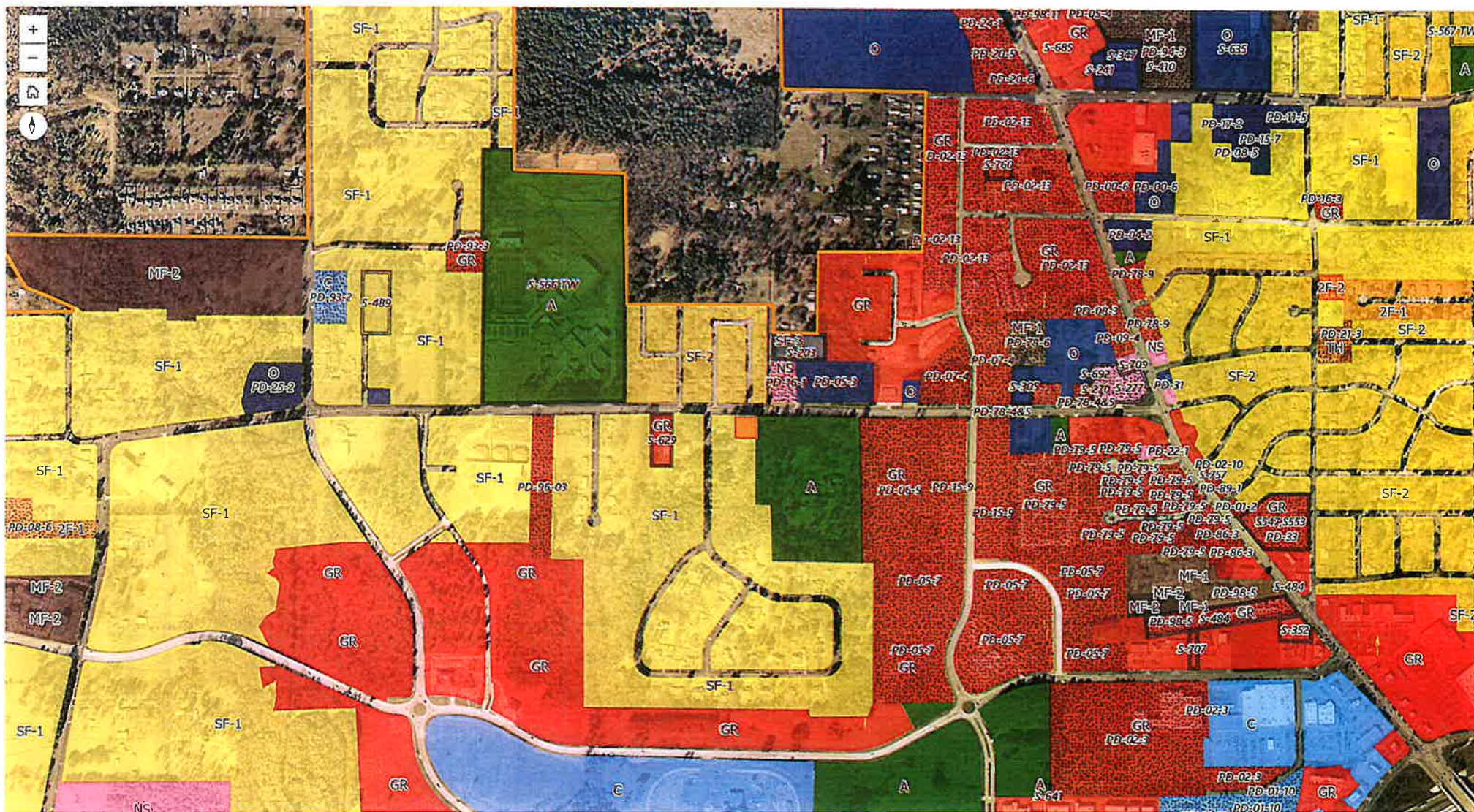
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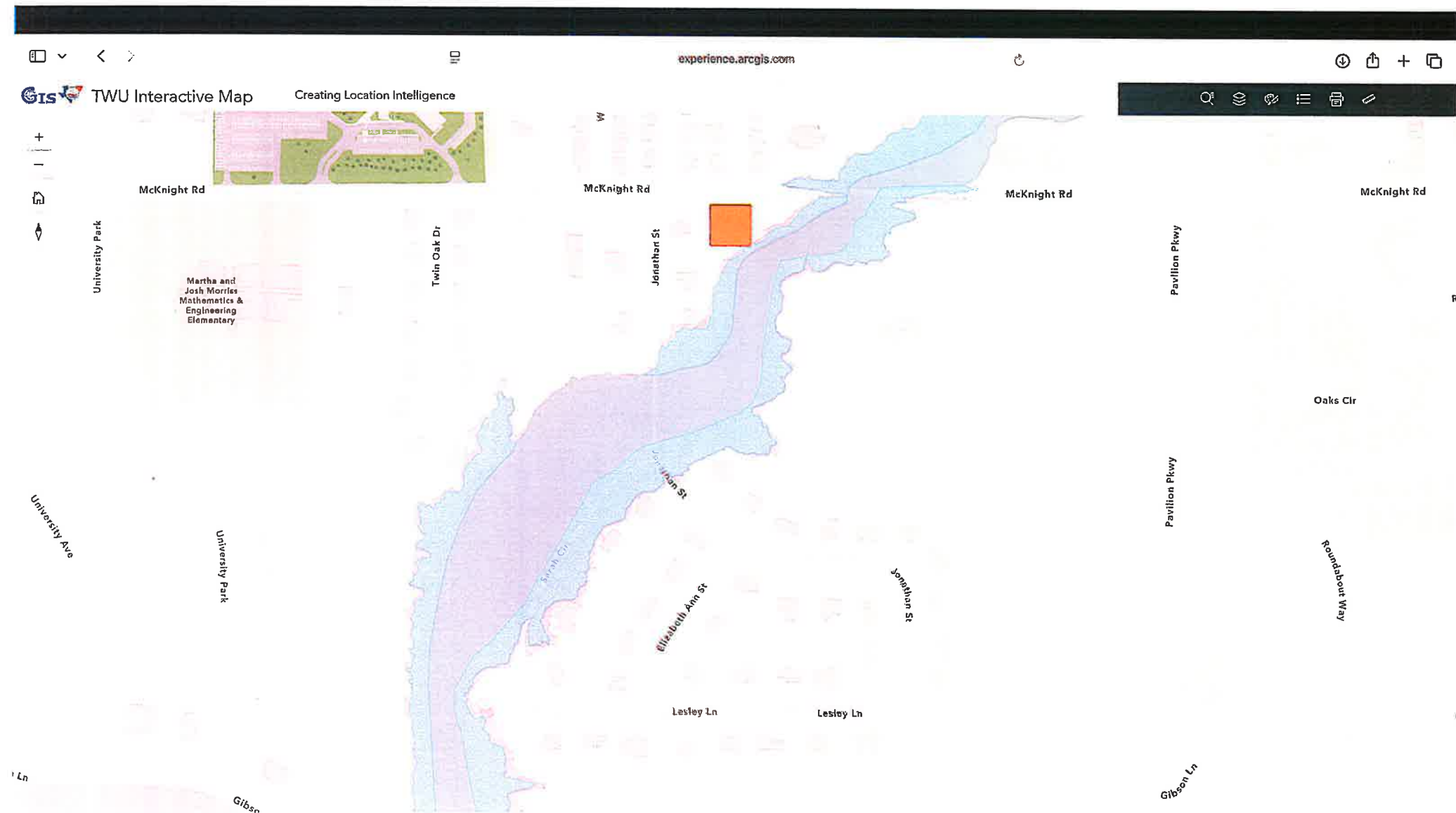


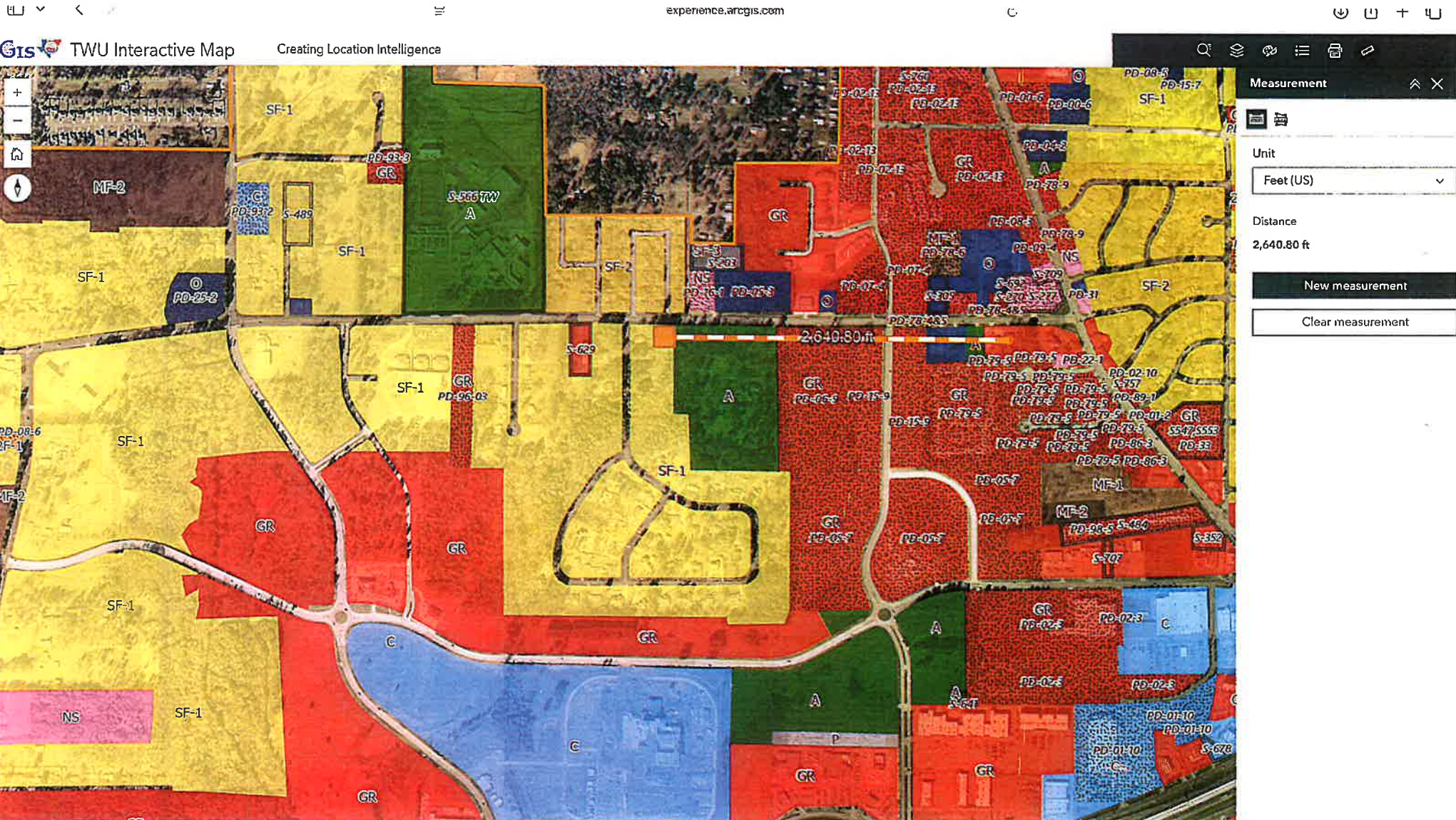


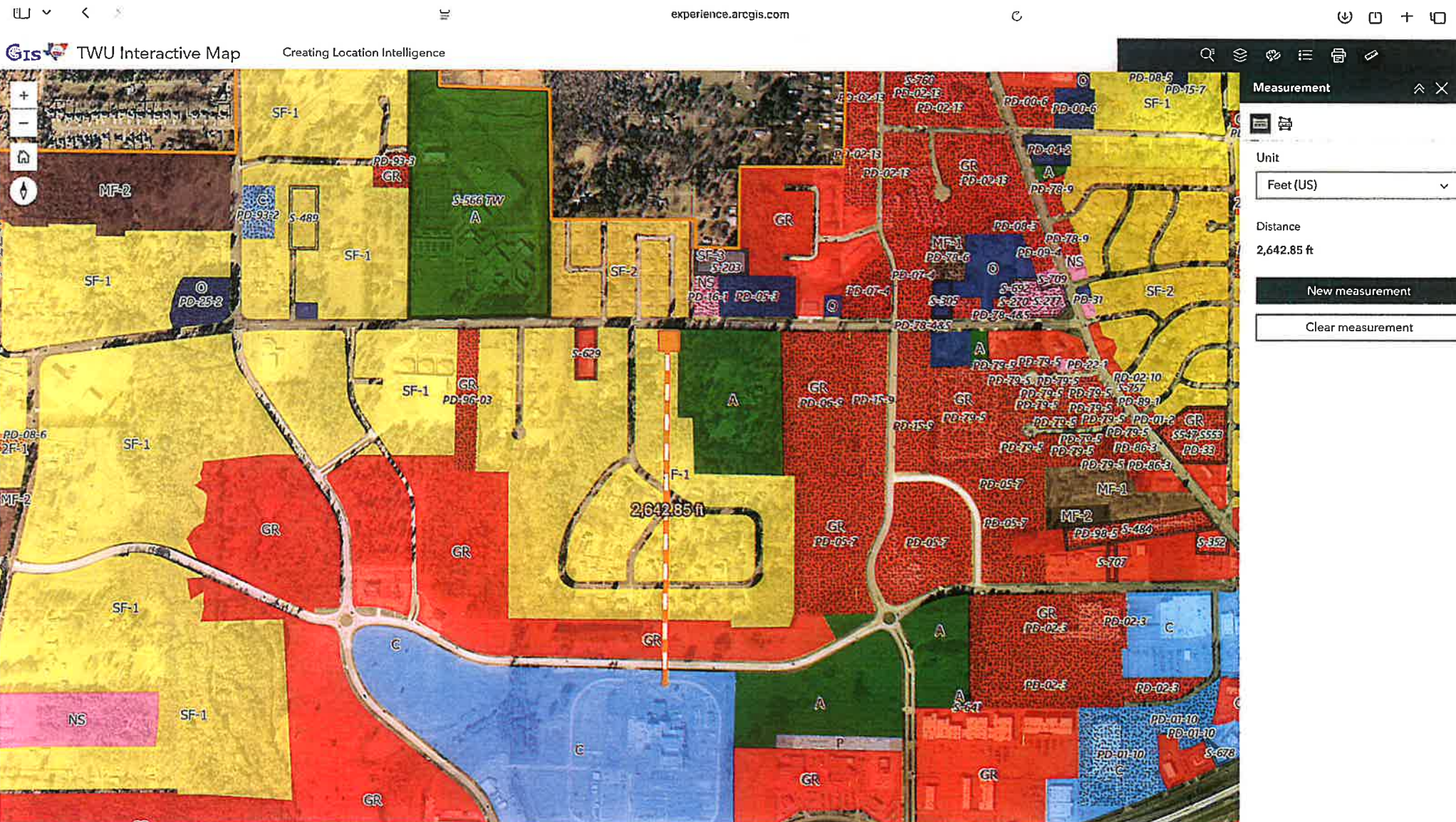


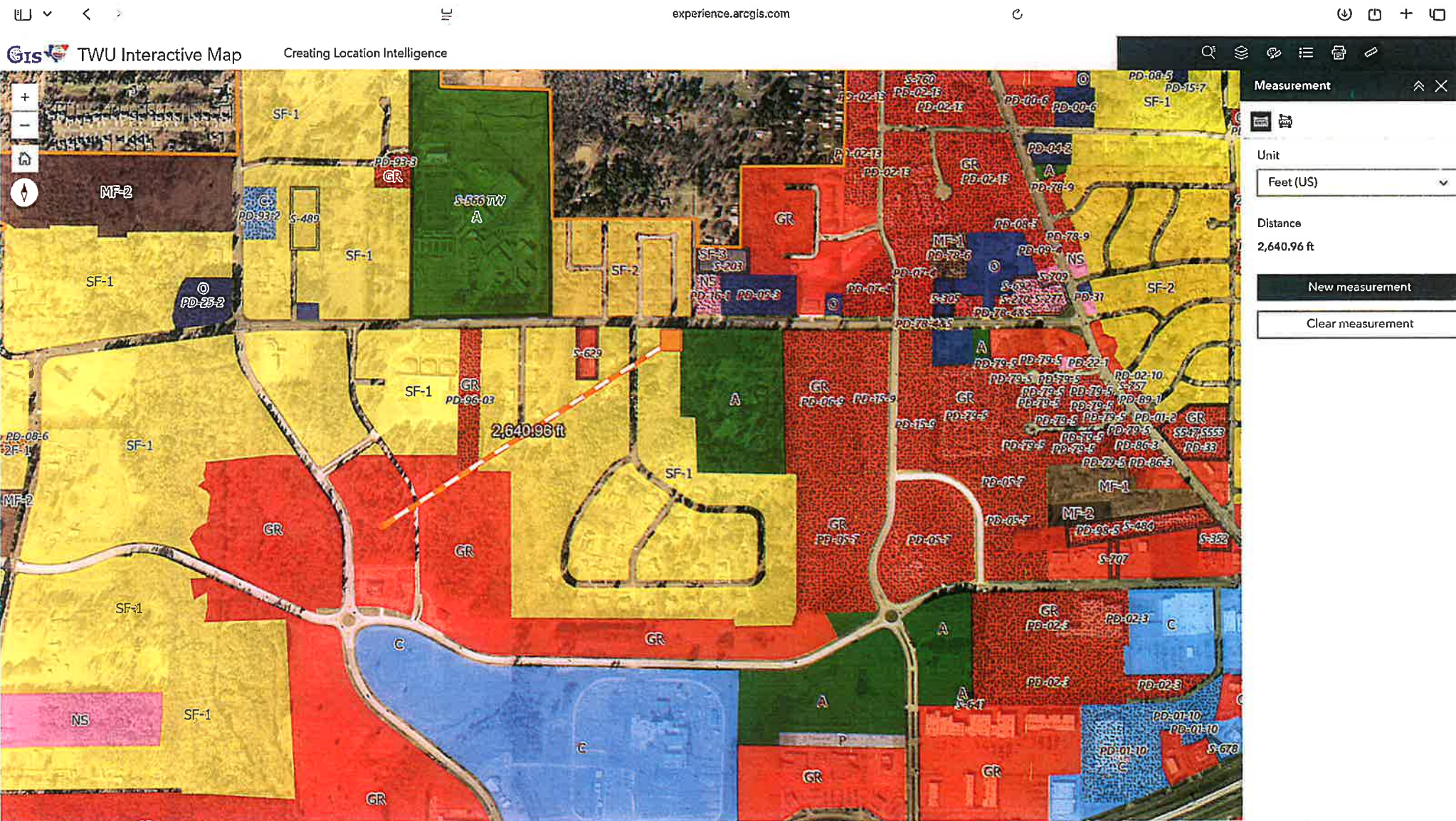




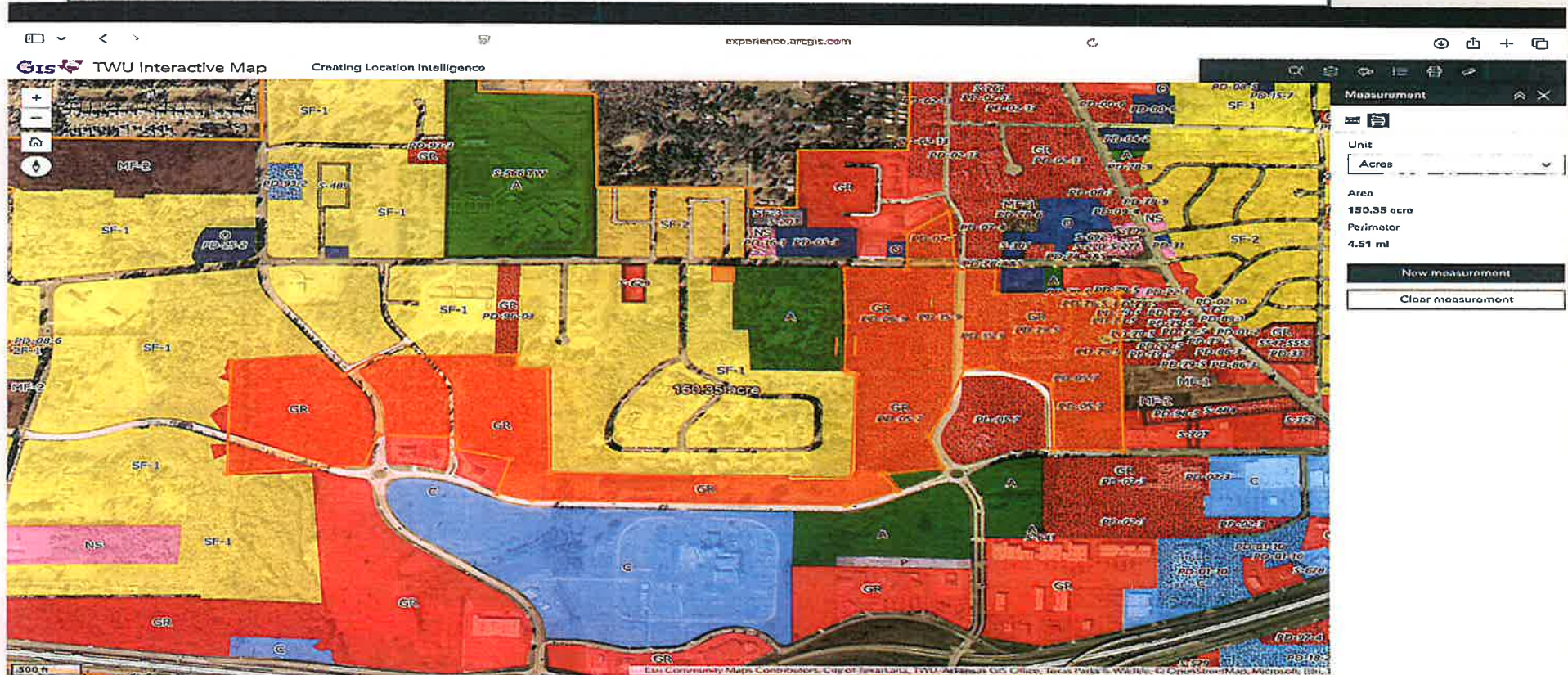


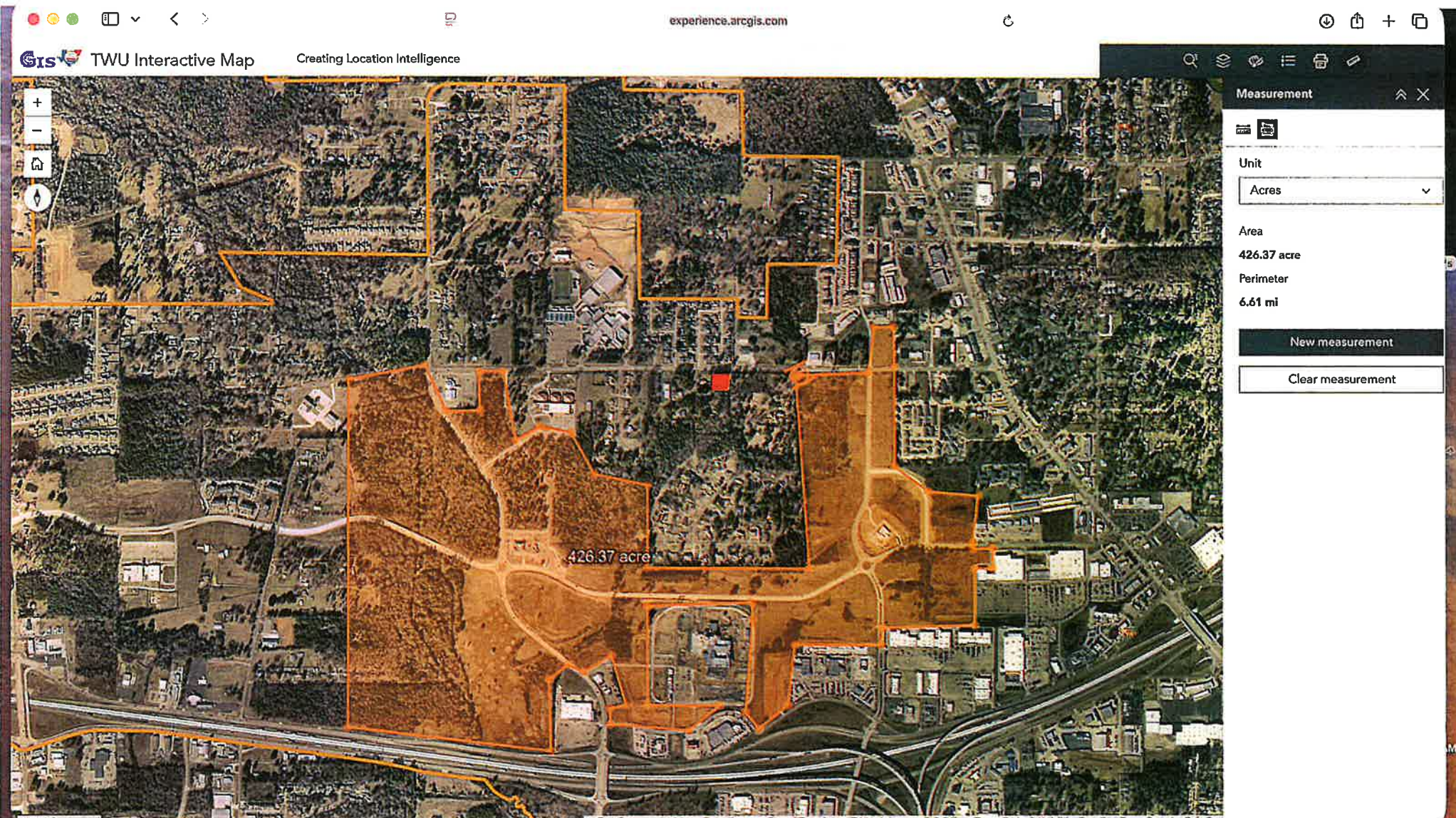


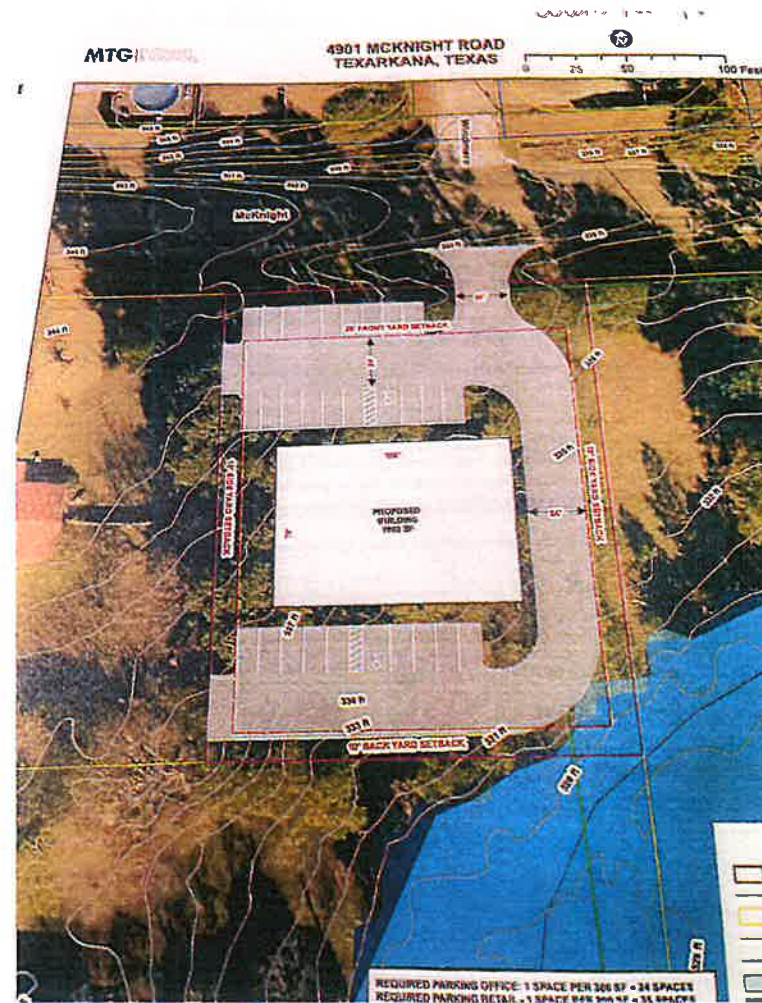




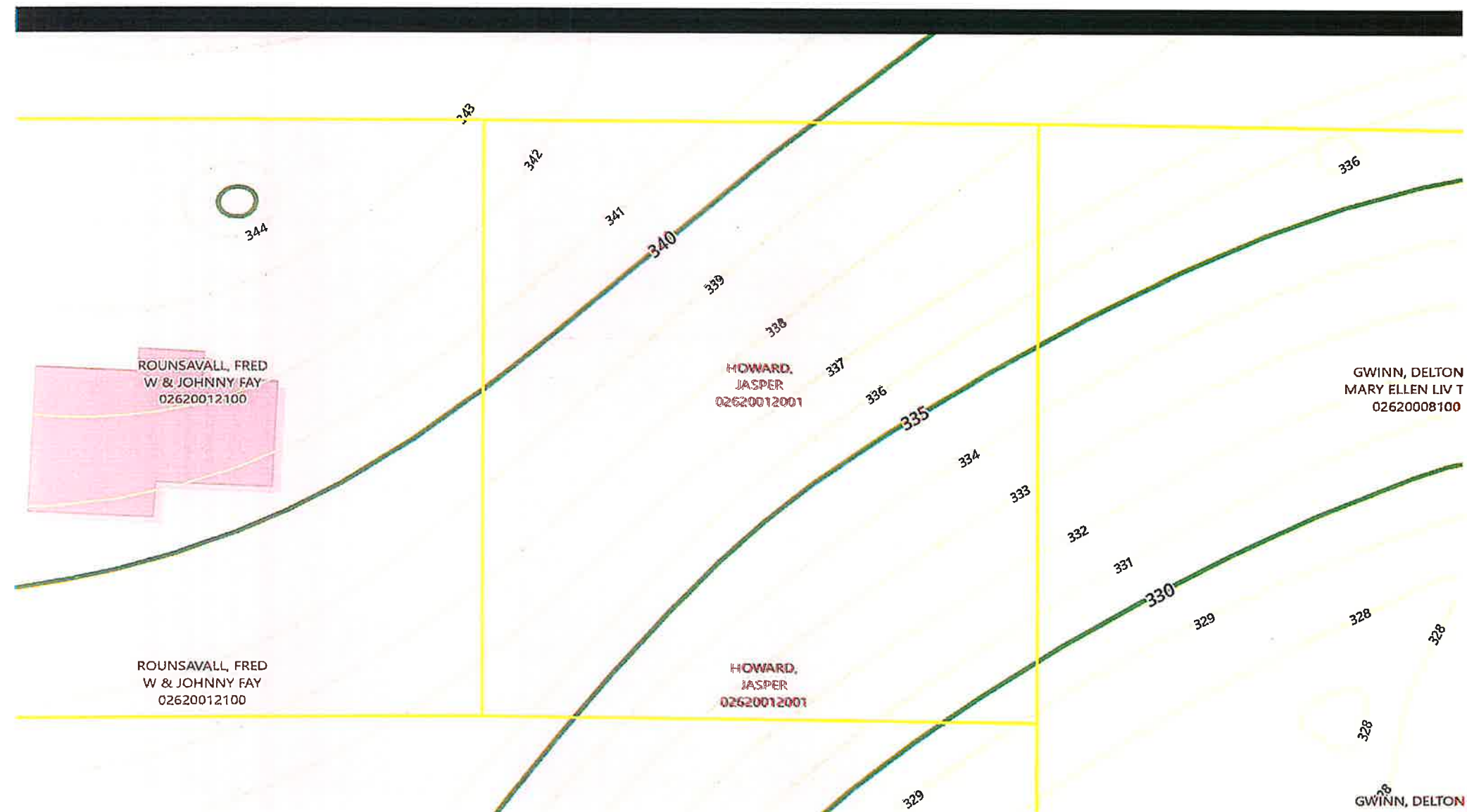
150 ACRES OF UNDEVELOPED COMMERCIAL LAND IN ORANGE













1. Convert 1/4 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:

$$147.6 \text{ ft} \times 147.6 \text{ ft}$$

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:

$$V = A \text{ times } h$$

$$21,780 \times 6$$

$$= 130,680 \text{ cubic feet}$$

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

$$\frac{4,840}{15} = 322.7$$

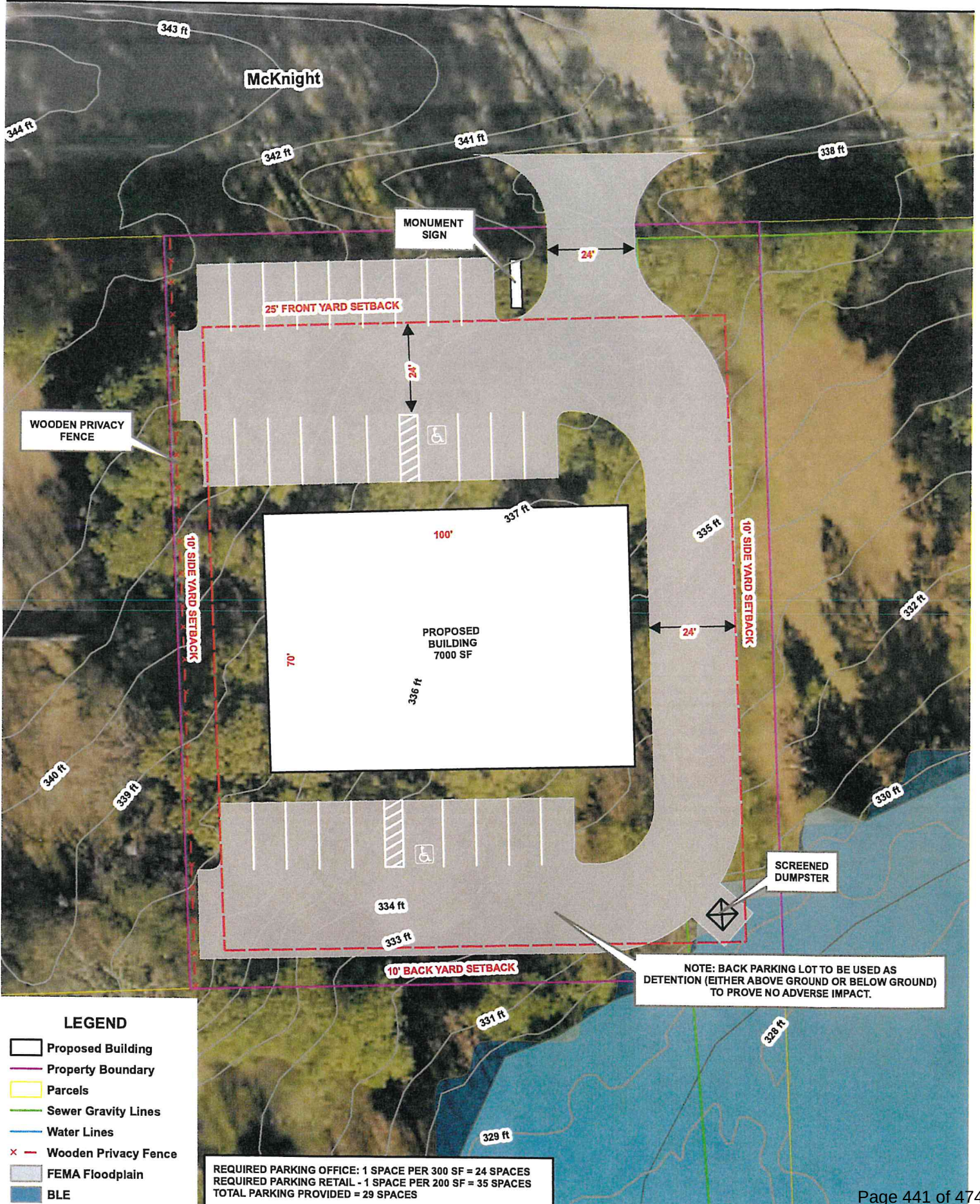
= 323 loads

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**



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:

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.

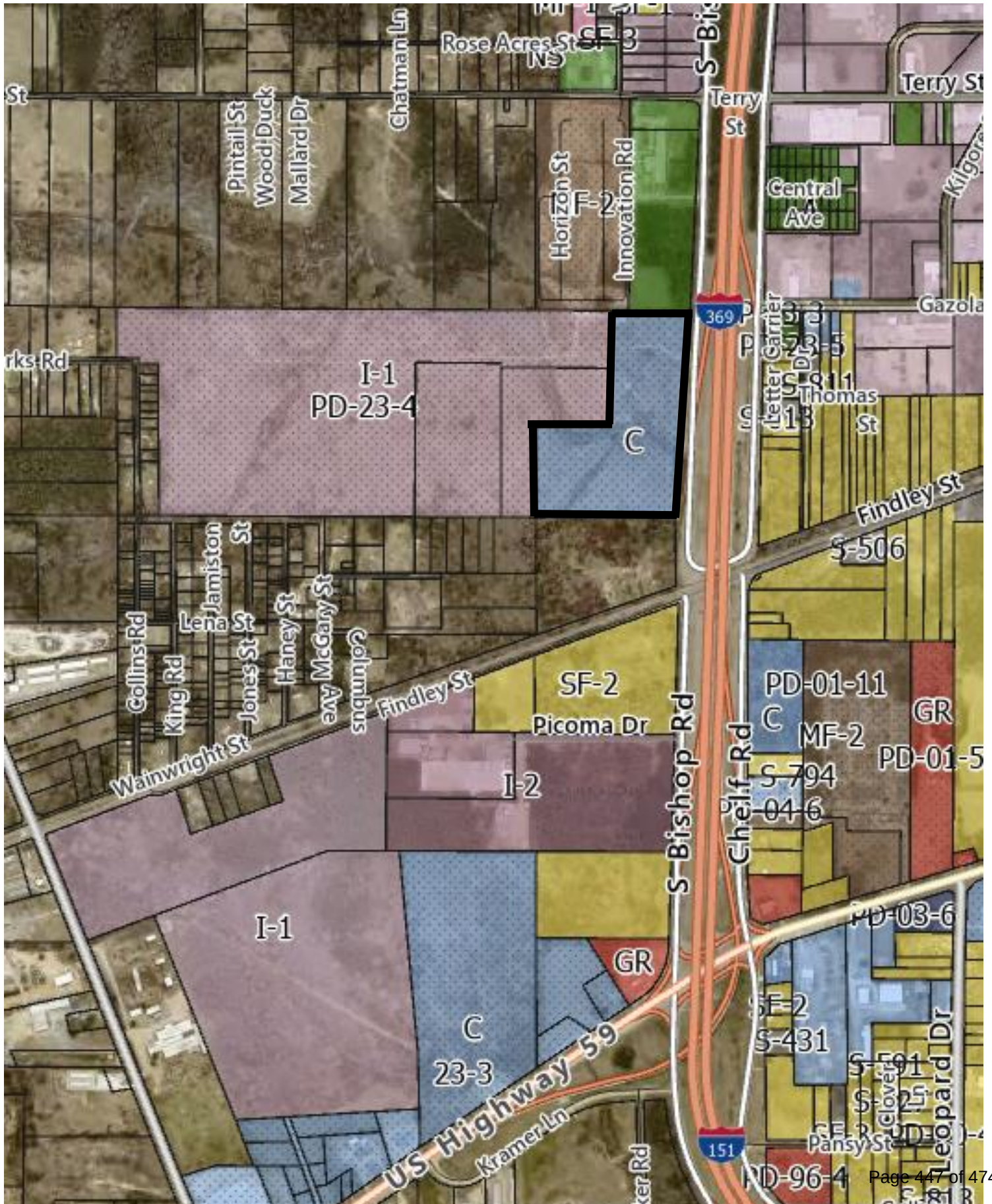
PASSED AND APPROVED in Regular Council Session on this the **11th day of May 2026.**

ATTEST:

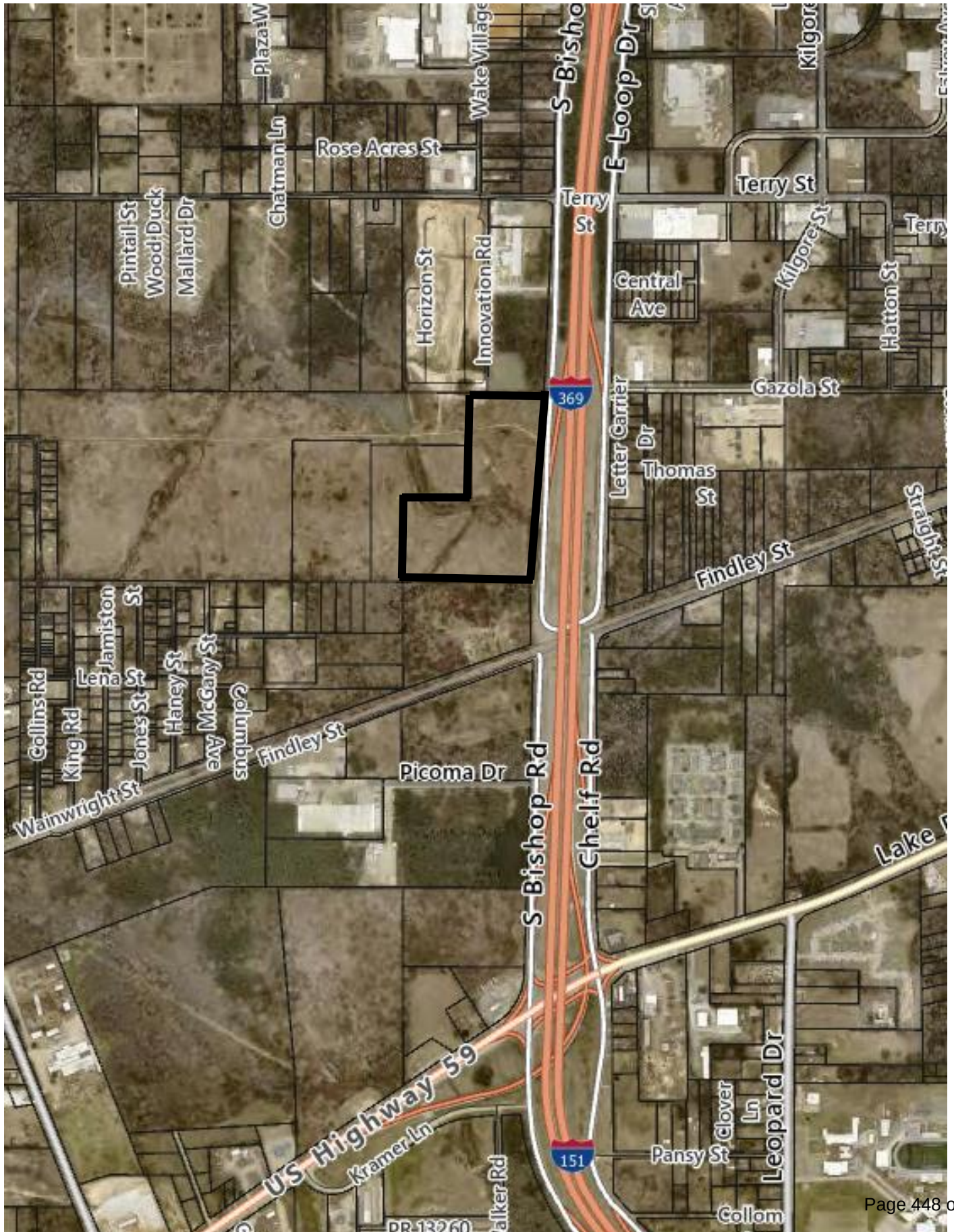
JENNIFER EVANS, CITY SECRETARY

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:

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

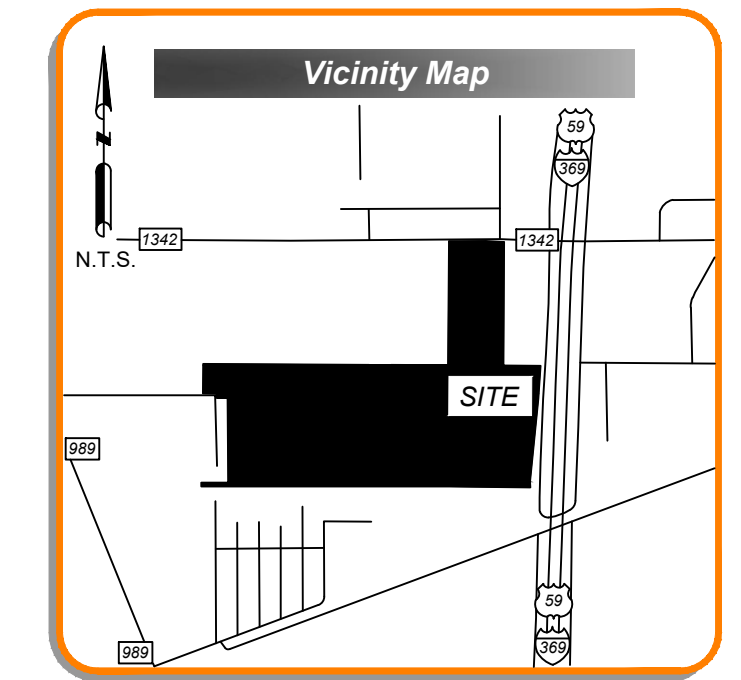
BOB BRUGGEMAN, MAYOR

	CONSTRUCT SF LANDSCAPE AREA
	CONSTRUCT PAVEMENT
	CONSTRUCT SIDEWALK
	CONSTRUCT BUILDING FOOTPRINT

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

BUILDING R LOTS
BUILDING COUNT - 8
UNIT COUNT - 112
PARKING PROVIDED - 168 SPACES

2026-061 EXH 'A'

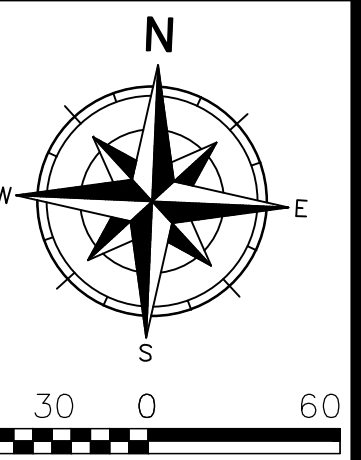


4514 COLE AVENUE
DALLAS, TX 75205
TEL (501) 690-3456
SS@RESORTMENTS.COM

[illegible]

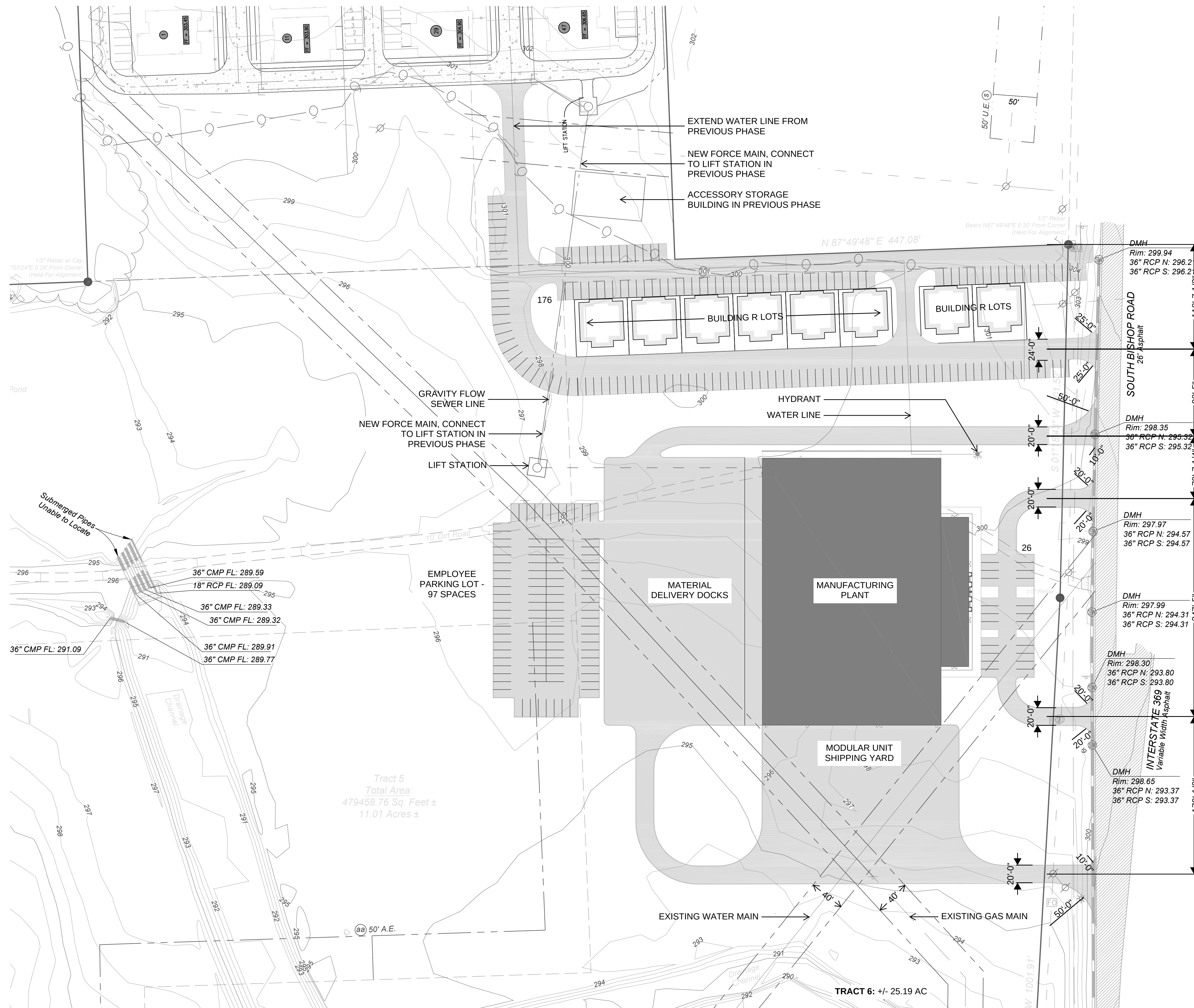
TEXARKANA, BOWIE COUNTY, TEXAS

SITE PLAN REVIEW



TE: 3/13/24
AWN BY: JGG
EET 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 TRACTTRACT 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.

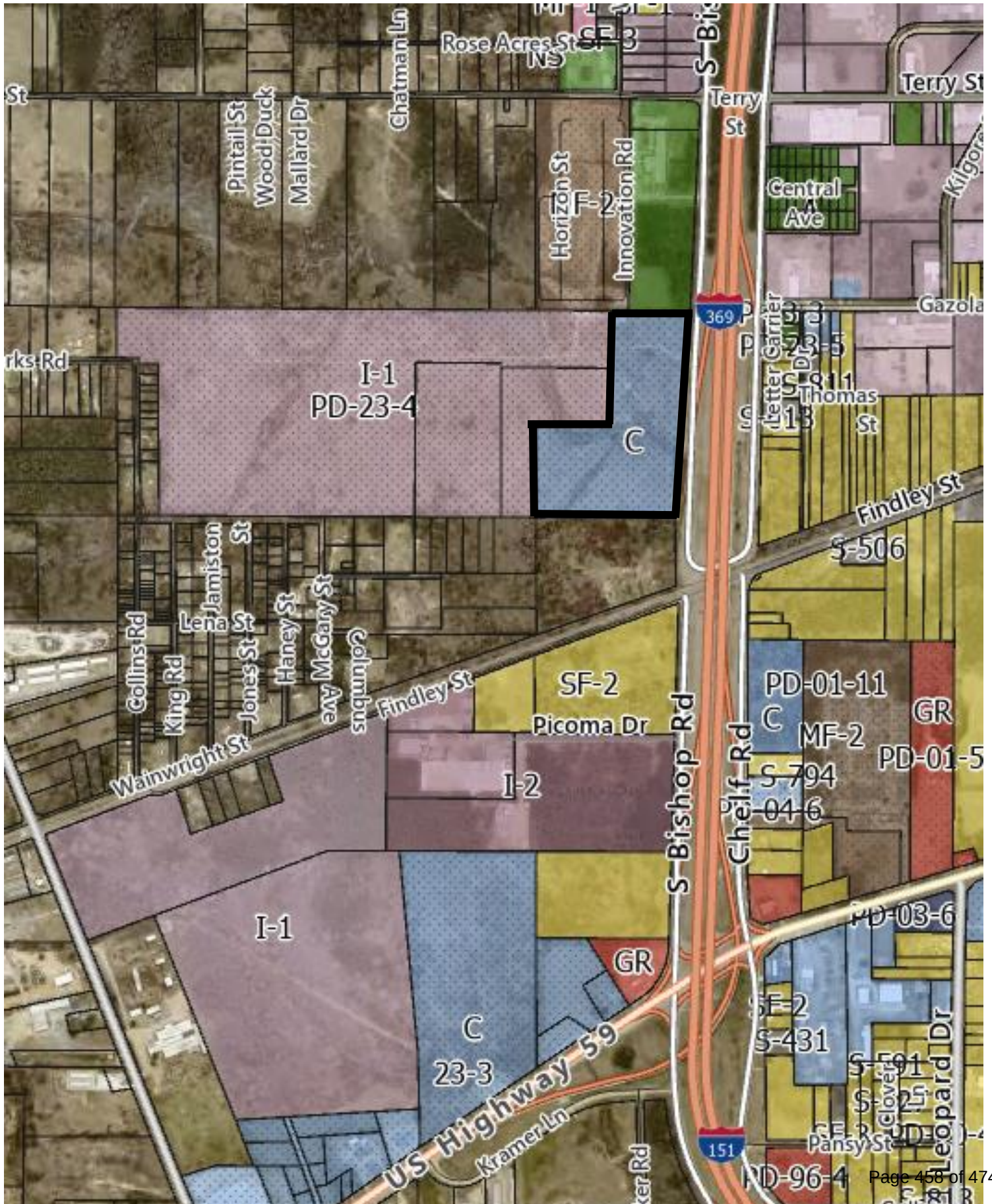
TRACT FIVE:

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:

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.

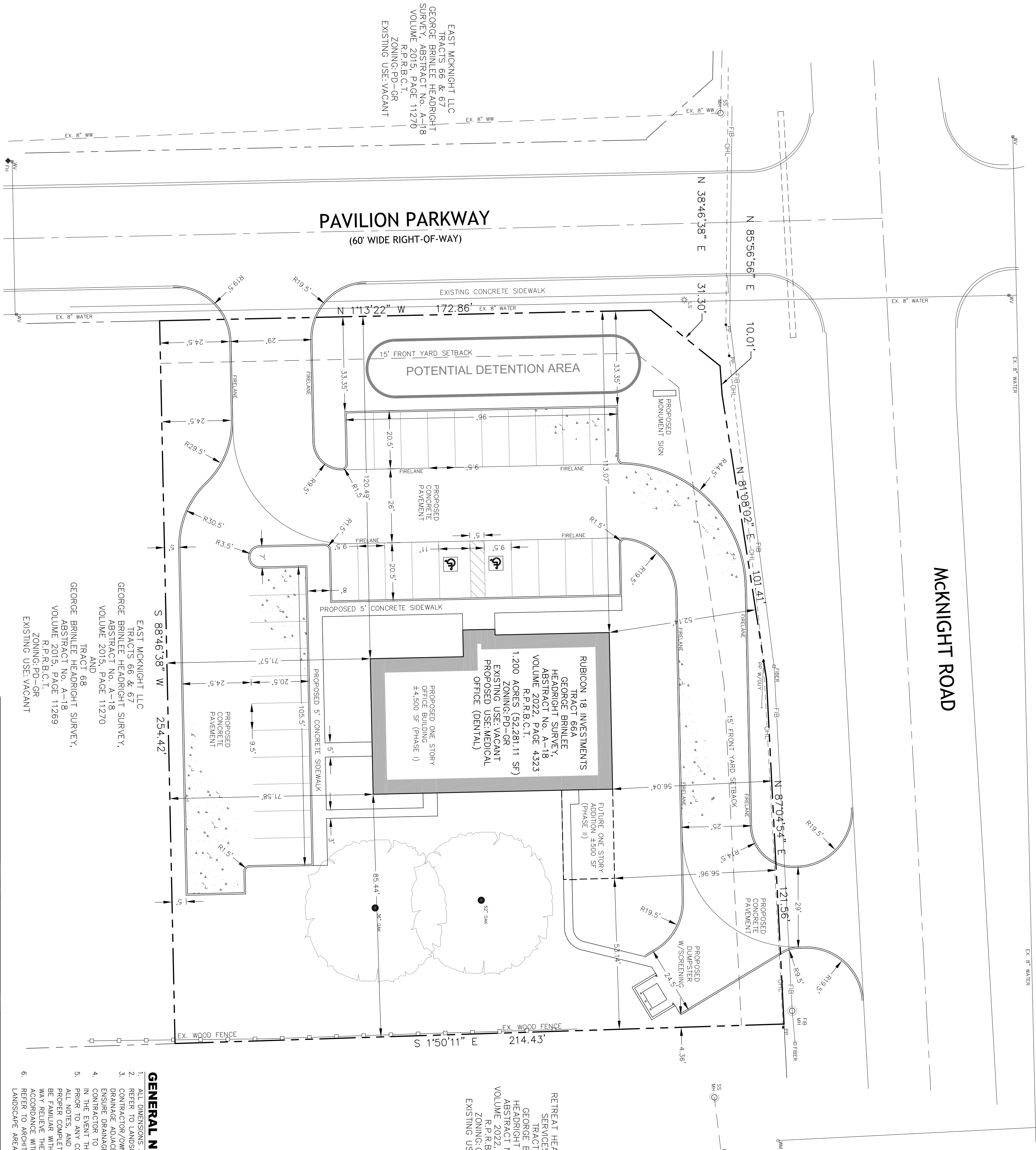
SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **11th day of May 2026.**

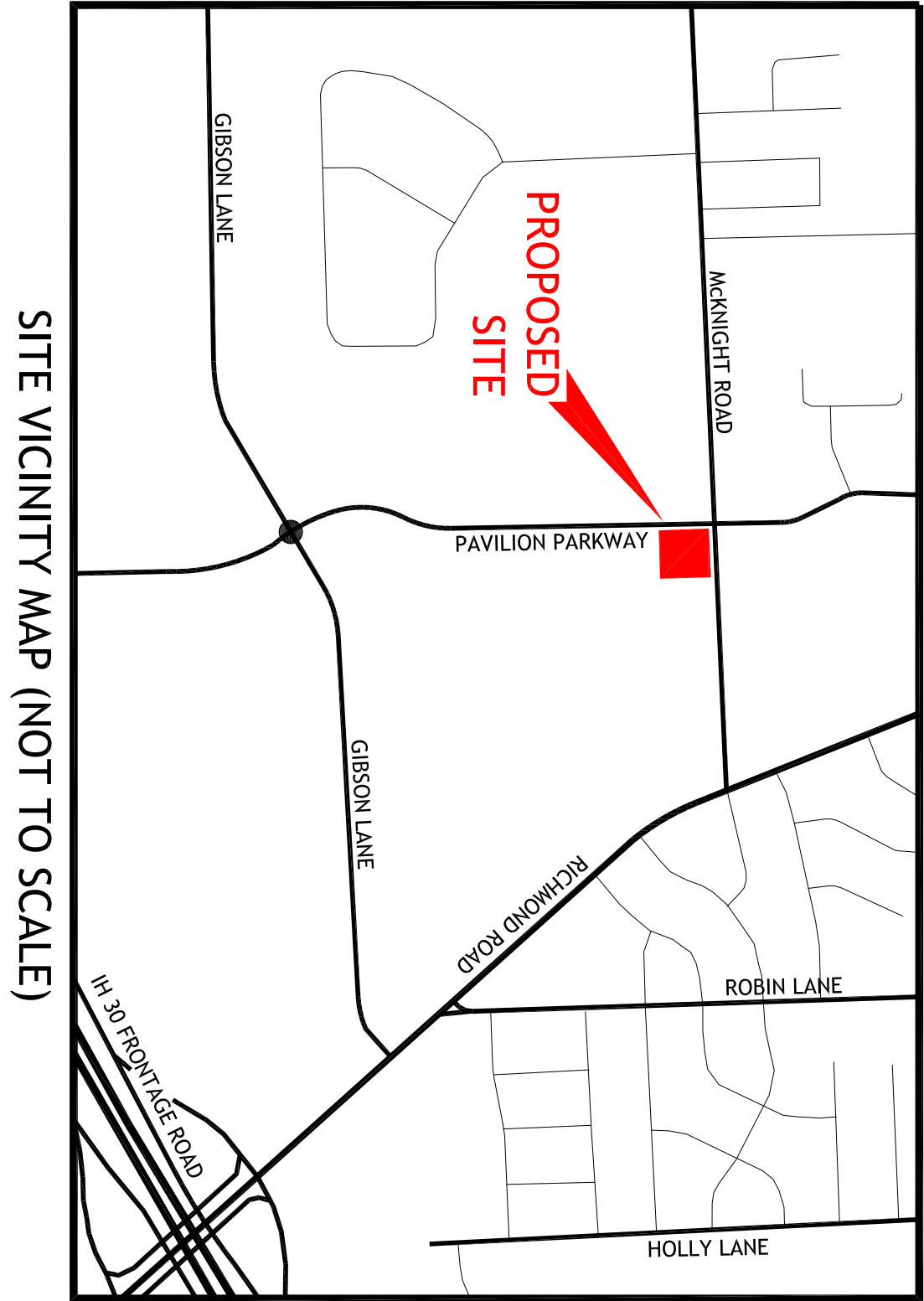
ATTEST:

JENNIFER EVANS, CITY SECRETARY

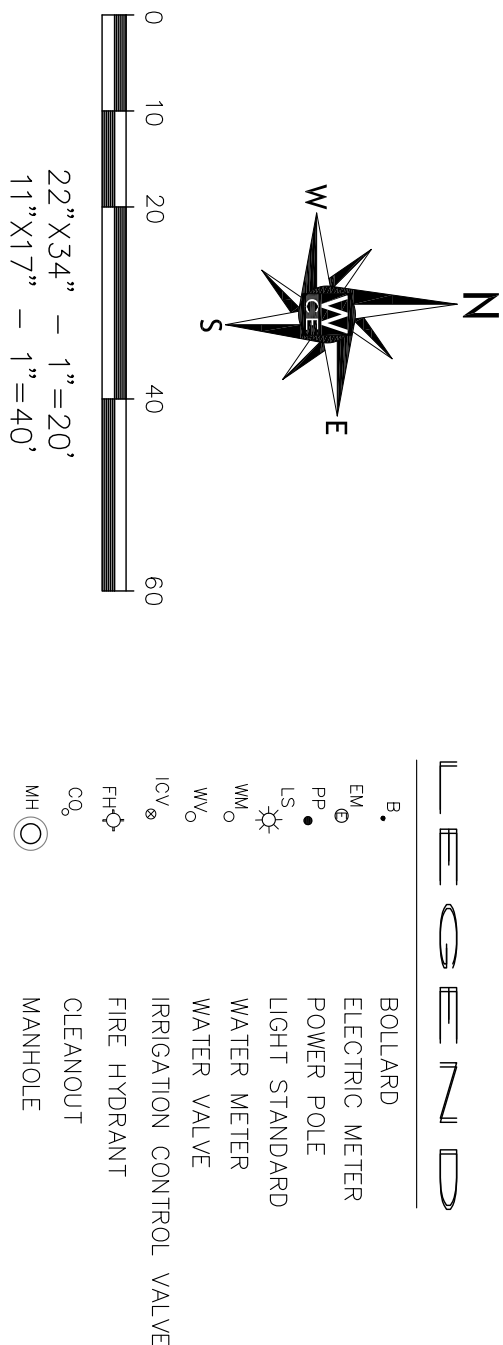
BOB BRUGGEMAN, MAYOR



MCKNIGHT ROAD



SITE VICINITY MAP (NOT TO SCALE)



LEGEND	
B	BOLLARD
EW	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
CQ	CLEANOUT
WH	MANHOLE
GM	GAS METER
TS	TRAFFIC SIGNAL CONTROL
TS	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FIBER	FIBER BOX
TV	TV BOX
FP	FLAG POLE
GV	GAS VALVE
GT	GREASE TRAPS
○	PROPERTY LINE
---	O.H. POWER LINES/PHONE
FB	U/G FIBER LINES
W	U/G WATER LINE
---	U/G WASTEWATER LINE
---	U/G GAS LINE
---	FENCE

RETREAT HEALTH CARE
SERVICES, INC
TRACT 62
GEORGE BRINLEE
HEADRIGHT SURVEY,
ABSTRACT NO. A-18
VOLUME 2022, PAGE 6510
R.P.R.B.C.T.
ZONING: OFFICE
EXISTING USE: OFFICE

EAST MCKNIGHT LLC
TRACTS 66 & 67
GEORGE BRINLEE HEADRIGHT
SURVEY, ABSTRACT NO. A-18
VOLUME 2015, PAGE 11270
R.P.R.B.C.T.
ZONING: PD-GR
EXISTING USE: VACANT

EAST MCKNIGHT LLC
TRACTS 66 & 67
GEORGE BRINLEE HEADRIGHT
SURVEY, ABSTRACT NO. A-18
VOLUME 2015, PAGE 11270
TRACT 68
GEORGE BRINLEE HEADRIGHT SURVEY,
ABSTRACT NO. A-18
VOLUME 2015, PAGE 11269
R.P.R.B.C.T.
ZONING: PD-GR
EXISTING USE: VACANT

GENERAL NOTES

- ALL DIMENSIONS ARE FROM BACK-OF-CURB TO BACK-OF-CURB UNLESS OTHERWISE NOTED.
- REFER TO LANDSCAPE SPECIFICATION FOR SEEDING AND SODDING REQUIREMENTS.
- CONTRACTOR/OWNER TO ENSURE THAT SITE LANDSCAPING DOES NOT INTERFERE WITH EXISTING UTILITIES AND TO ENSURE PROPER DRAINAGE TO ADJACENT AREAS.
- 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.
- 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 SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
- 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
PROPOSED ZONING:	PLANNED RETAIL (PD-GR)
EXISTING USE:	PLANNED RETAIL (PD-GR)
PROPOSED USE:	VACANT
PROPOSED BUILDING:	MEDICAL OFFICE - DENTAL
PHASE I	ONE-STORY HEIGHT
PHASE II	±4,500 SF
PARKING REQUIRED:	±500 SF EXPANSION
CONTRACTOR TO ENSURE DRAINAGE OF ALL UTILITIES PRIOR TO CONSTRUCTION.	15 SPACES
CONTRACTOR TO CONFIRM LOCATION AND FLOWLINE OF ALL UTILITIES PRIOR TO CONSTRUCTION.	2 SPACES
IN THE EVENT THAT A CONFLICT OR DISCREPANCY EXISTS, CONTRACTOR TO CONTACT ENGINEER.	31 SPACES
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 SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.	
REFER TO ARCHITECTURAL SITE PLANS FOR DETAILED DESIGN OF BUILDING, SIDEWALKS AND LANDSCAPE AREAS.	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF 03/16/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.



WHITTENE
CIVIL ENGINEERING, INC.
6500 Summerhill Road, Suite 200
Texas 75503
903-908-4415
www.whittene.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

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

Warranty Deed with Vendor's Lien

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.

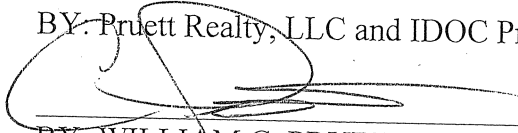
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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: Pruettt Realty, LLC and IDOC Properties LLC, its Member

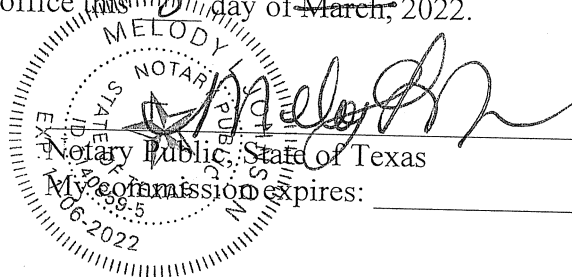

BY: WILLIAM C. PRUETT, Authorized Signer

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 Pruettt 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.

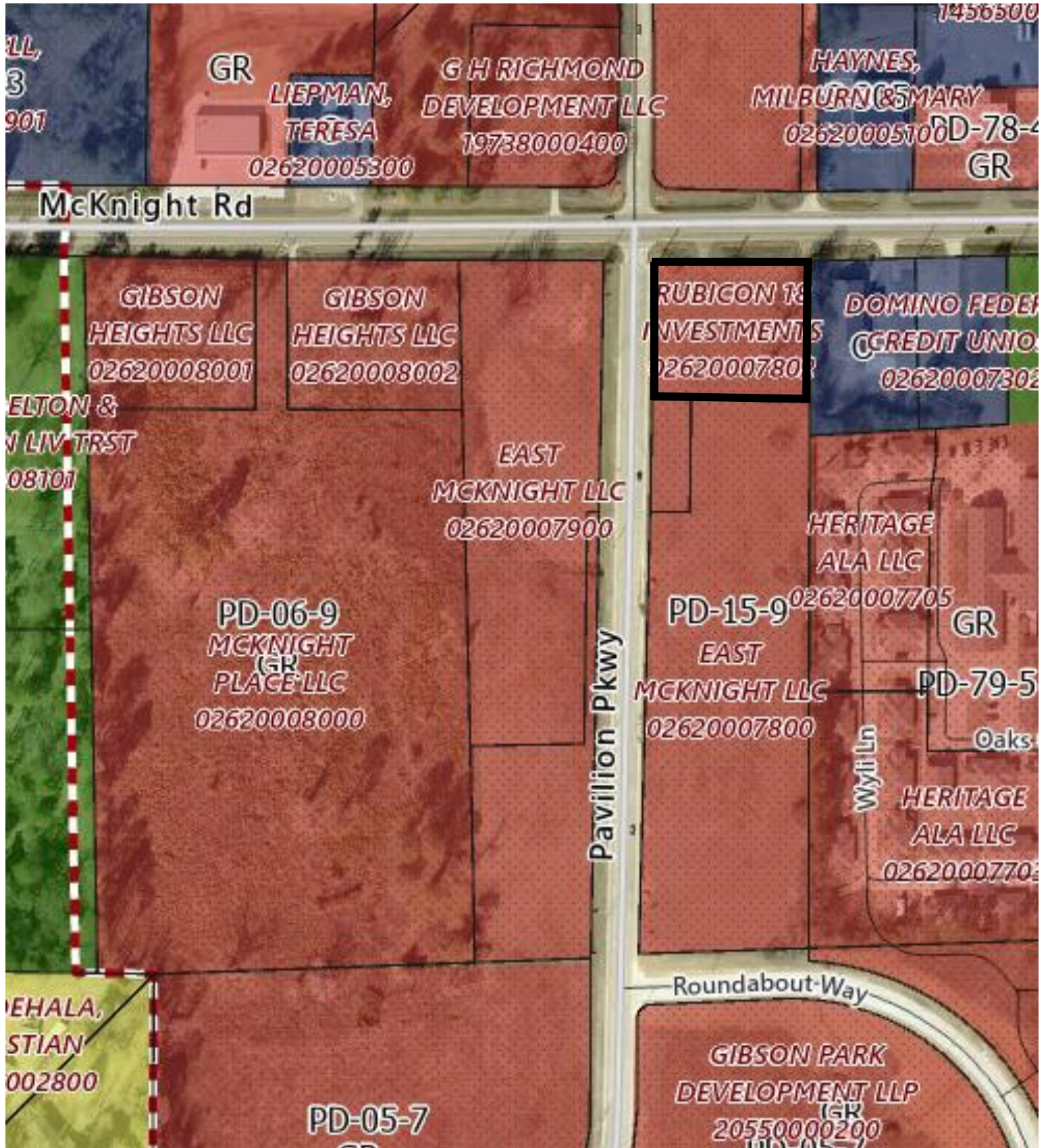
Given under my hand and seal of office this 8 day of April, 2022.



PREPARED IN THE OFFICE OF:
LANGDON ★ DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570

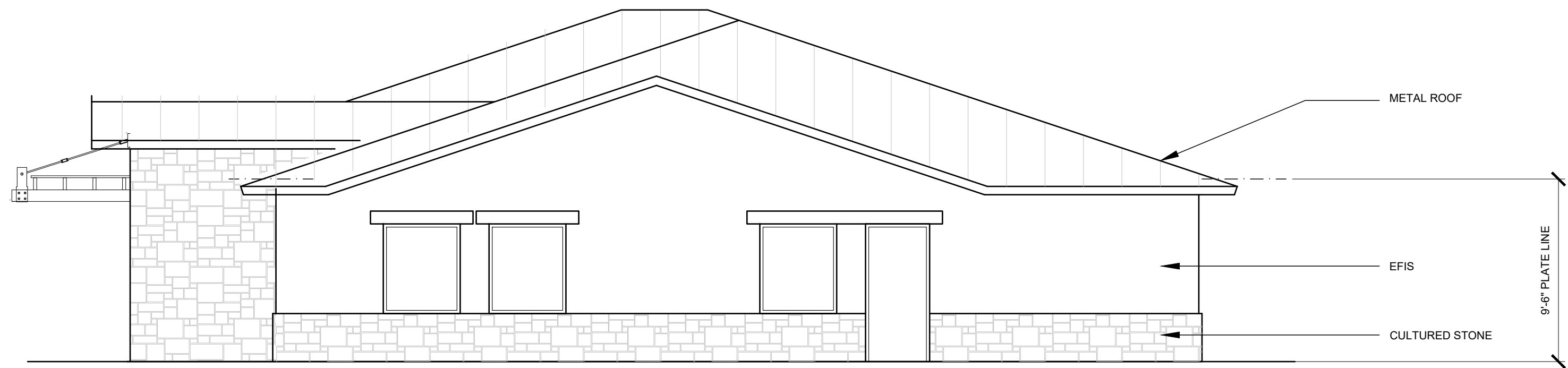
AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3310 Arista Blvd
Texarkana, Texas 75503

4323 McKnight Road

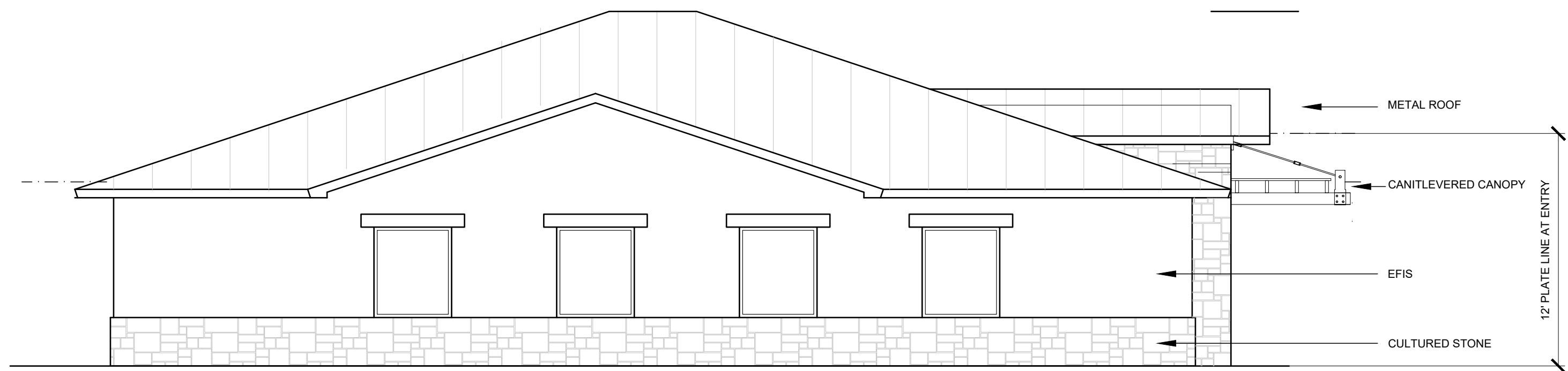


4323 McKnight Road

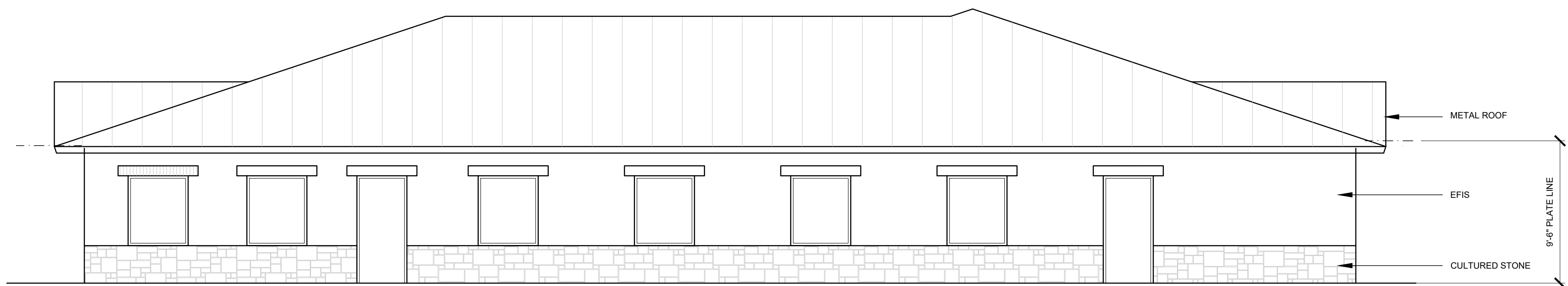




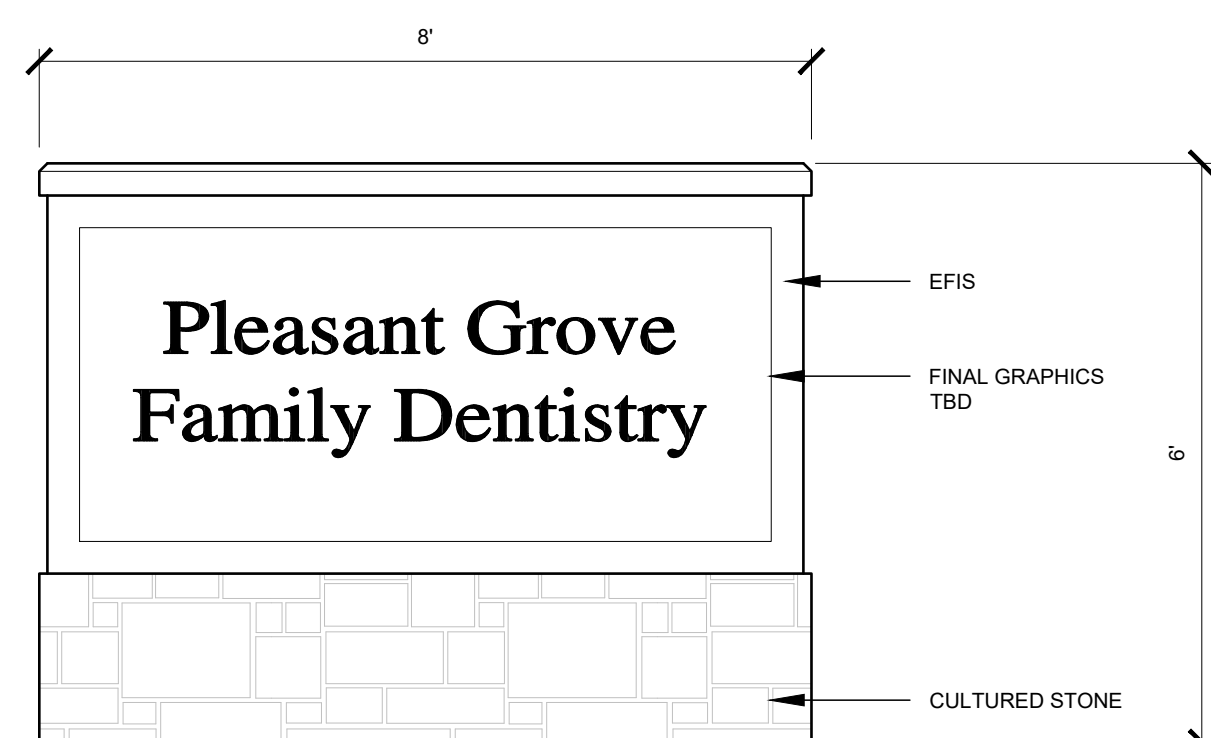
South Exterior Elevation



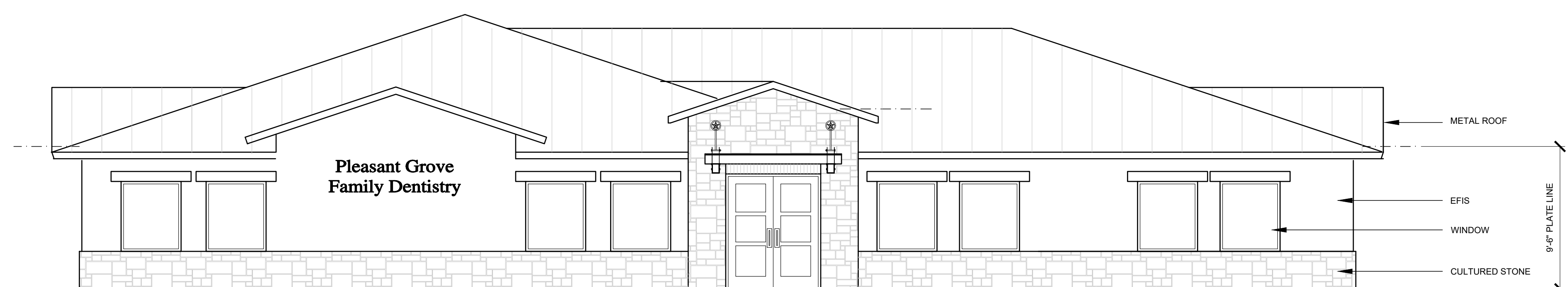
North Exterior Elevation



East Exterior Elevation



Monument Sign



West Exterior Elevation

4:12 ROOF PITCH TYPICAL

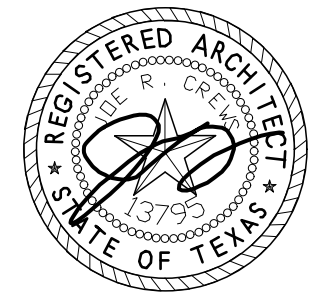
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Pleasant Grove Family Dentistry
Pavilion Parkway
Texarkana, Texas 75503

Joe Crews
Architect, LLC

Architecture
Interiors
Planning
Accessibility
Specialist

6500 Summerhill Road
Building One, Ste. 211
Texarkana, Texas
75503
T. 903.748.9050
joe@joe crews.com



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: