

**CITY OF SULPHUR SPRINGS, TEXAS
SPECIAL MEETING OF THE
CITY COUNCIL
March 20, 2026
12:00 p.m.**

The following council members and staff were present:

Mayor Tyler Law
Mayor Pro Tem Oscar Aguilar
Councilman Jay W. Julian
Councilman Harold Nash Sr
Councilman Tommy Harrison
Councilman Gary Spraggins
Councilman John A. Sellers

Absent: None

Staff: Marc Maxwell, City Manager
Natalie Burling, City Secretary
Nate Smith, City Attorney
Jason Ricketson, Chief of Police
Chris Brown, Director of EDC

The special meeting of the Sulphur Springs City Council was held at 12:02 p.m. on Friday March 20, 2026, in the Council Chambers at 201 North Davis Street.

CALL TO ORDER

Mayor Law opened the special meeting at 12:03 pm.

**PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG, TEXAS FLAG,
AND INVOCATION**

Mayor Law opened led the Pledge of Allegiance and the invocation was led by Councilman Spraggins.

**DISCUSSION/ACTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE
A CHAPTER 212 DEVELOPMENT AGREEMENT (DA26001) BETWEEN THE
CITY OF SULPHUR SPRINGS AND THE SULPHUR SPRINGS-HOPKINS
COUNTY ECONOMIC DEVELOPMENT CORPORATION FOR PROPERTY
LOCATED ALONG INTERSTATE 30 FOR A 32.65-ACRE PARCEL IDENTIFIED
AS R23096**

Director Brown presented the staff report. The Sulphur Springs–Hopkins County Economic Development Corporation (SS-HC EDC) owns approximately 32.65 acres located along Interstate 30, currently situated within the City of Sulphur Springs extraterritorial jurisdiction (ETJ). The EDC intends to develop the property for industrial uses including manufacturing, warehousing, distribution, and other heavy industrial operations. Because the property is located outside the city limits, the City does not currently have full authority to enforce building inspections or certain development standards. Texas Local Government Code §212.172 allows municipalities to enter into development agreements with landowners located in the ETJ to establish development standards prior to annexation.

The proposed Chapter 212 Development Agreement will:

- Require development of the property to comply with City subdivision regulations, infrastructure standards, engineering design standards, fire code requirements, drainage standards, and Thoroughfare Plan right-of-way dedication.
- Allow the City to perform construction inspections and issue building permits for development occurring on the property.
- Require construction plans to be submitted to the City for review and approval.
- Allow the property to develop for uses consistent with the City’s Heavy Industrial zoning district standards until annexation and zoning occur.
- Allow connection to City water service, while acknowledging the development may utilize on-site septic facilities.
- Establish a five-year term for the agreement consistent with Texas Local Government Code §212.172(g).

The agreement also acknowledges that the property is intended for heavy industrial development and anticipates voluntary annexation within approximately six months of execution. The agreement ensures that development occurring prior to annexation is constructed consistent with City infrastructure and safety standards while supporting economic development opportunities along the Interstate 30 corridor.

Texas Local Government Code §212.172 authorizes municipalities to enter into development agreements with landowners located in the extraterritorial jurisdiction to regulate development and infrastructure standards prior to annexation.

There is no direct financial cost to the City associated with executing the Development Agreement. Development of the property will generate applicable permit fees, inspection fees, and utility connection fees. Future annexation of the property will also expand the City’s tax base and utility customer base.

Council had numerous questions that were addressed by staff. There was a lengthy discussion. Councilman Spraggins made a motion to approve the execution of the Chapter 212 agreement as presented. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE A PRE-ANNEXATION AND VOLUNTARY ANNEXATION AGREEMENT BETWEEN THE CITY OF SULPHUR SPRINGS AND THE SULPHUR SPRINGS–HOPKINS COUNTY ECONOMIC DEVELOPMENT CORPORATION FOR PROPERTY LOCATED ALONG INTERSTATE 30 FOR A 32.65-ACRE PARCEL IDENTIFIED AS R23096

Director Brown presented the staff report. The Sulphur Springs–Hopkins County Economic Development Corporation owns approximately 32.65 acres located along Interstate 30 within the City’s extraterritorial jurisdiction. The EDC intends to develop the property for heavy industrial uses and has requested voluntary annexation of the property into the City of Sulphur Springs. The proposed Pre-Annexation and Voluntary Annexation Agreement establishes the framework for annexing the property and coordinating development with City infrastructure and zoning requirements.

Under the agreement:

- The EDC petitions the City for voluntary annexation under Texas Local Government Code Chapter 43.
- Upon annexation, the property will be zoned Heavy Industrial (HI), subject to statutory zoning public hearing requirements.
- Annexation proceedings will begin within 60 days of execution of the agreement.
- The anticipated timeline for annexation is approximately 180 days.
- Development occurring prior to annexation will be governed by the Chapter 212 Development Agreement executed concurrently.
- No certificate of occupancy will be issued until annexation is completed.

The agreement also requires the property owner to dedicate rights-of-way, construct utilities to City standards, and comply with TxDOT access permitting requirements.

Upon annexation, the property will become subject to City ad valorem taxation beginning January 1 of the year following annexation, in accordance with state law. Development will also generate permit fees, inspection fees, and utility service revenue.

There was a brief discussion Councilman Spraggins made a motion to approve the pre annexation as presented. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH GARVER, LLC FOR ENGINEERING SERVICES RELATED TO WATER TREATMENT PLANT

**REDUNDANCY, EXPANSION, AND RESILIENCY IMPROVEMENTS IN
COORDINATION WITH THE TEXAS WATER DEVELOPMENT BOARD
WATER SUPPLY AND INFRASTRUCTURE GRANT (WSIG)**

Manager Maxwell requested that the item be delayed until the next council meeting and provided a lengthy explanation of the grant application process. Mayor Law announced that the item would be moved to the next regular City Council agenda.

ADJOURN

With no further business, Mayor Law adjourned the meeting at 12:21 p.m.