Regular City Council Meeting
Meeting Minutes

THE CITY OF Anna

Tuesday, May 24, 2022 @ 6:30 PM

Anna High School Auditorium
1107 Rosamond Parkway
Anna, Texas 75409

The City Council of the City of Anna met at 6:30 PM, on May 24, 2022, at the Anna High School Auditorium located at 1107 Rosamond Parkway, Anna, Texas, 75409, to consider the following items.

1. **Call to Order, Roll Call, and Establishment of Quorum.**

   Mayor Pike called the meeting to order at 6:33 PM.

2. **Invocation and Pledge of Allegiance.**

   Council Member Carver led the Invocation and Mayor Pike led the Pledge of Allegiance.

3. **Neighbor Comments.**

   Stephanie Dingle (Anna Town Square) expressed her appreciation to the developers of Serenity at the Square (a master-planned community within Anna Town Square) for going above and beyond in connecting with their community and looking out for their families.

4. **Reports.**

   a. Update on visit to the North Texas Municipal Water District. (City Manager Jim Proce)

   On May 6, 2022, Council Members Stan Carver and Pete Cain, along with staff members, visited the NTMWD water plant in Wylie, Texas, for a tour. On this visit, they were shown the plant operations and toured all of the water production facilities and participated in a series of question and answer sessions throughout the morning.

   Council Member Carver and Council Member Cain provided a brief update on the NTMWD water plant visit.

   b. Update on Summer Recreation Programs and Events. (Recreation Manager Jeff Freeth)

Recreation Manager Freeth provided a brief update on the 2022 Summer Recreation Programs and Events.

5. **Work Session.**

a. Update on Municipal Complex. (Director of Public Works Greg Peters, P.E.)

Director of Public Works Greg Peters and Lee Lewis Representative Bob Fullington provided a brief update on the Municipal Complex and potential move-in date(s).

6. **Consent Items.**

MOTION: Council Member Carver moved to approve Consent Items 6.a. through 6.f. Council Member Toten seconded. Motion carried 7-0.

a. Approve City Council Meeting Minutes from May 10, 2022. (City Secretary Carrie Land)

b. Review Minutes of the March 3, 2022, and April 7, 2022, Joint Community Development Corporation Board and Economic Development Corporation Board Meetings. (Director of Economic Development Joey Grisham)

c. Review Minutes of the April 18, 2022, Parks Advisory Board Meeting. (Director of Neighborhood Services Marc Marchand)

d. Approve the Quarterly Investment Report for the Period Ending March 31, 2022. (Director of Finance Alan Guard)

In accordance with the Public Funds Investment Act (PFIA), the City of Anna is required to submit a quarterly report on the investment of all public funds held by the City.

The report includes:

- Review of the City's holdings.
- Comparison of book vs. market value.
- Allocation information by fund.
- Charts showing historical activity.

The City's portfolio as of the quarter ending March 31, 2022, earned an average yield of 0.77%. The total fiscal year-to-date interest earned is $143,913. The total investments are up over the previous quarter due to property tax collections for FY 2022.

e. Monthly Financial Report for the Month Ending April 30, 2022. (City Manager Jim Proce)

The City of Anna's financial policies require the publication of a financial report monthly. This report covers the financial performance for Fiscal Year 2022 through April 30, 2022. Enclosed in the report is an executive dashboard that provides a high level look at major funds along with detailed reporting of sales tax collections. The financial condition of the City remains strong and the reported funds adhere to fund balance requirements.

f. Approve a Resolution making revisions to the Investment Policy. (Management Analyst Kimberly Winarski)

The City of Anna, per the Investment Policy, is required to revisit, revise, and adopt the Investment Policy each year. This year, in an effort to maintain the certification of the policy through the Government Treasurers' Organization of Texas (GTOT) Investment Policy Certification program, the City has updated the Policy based on the feedback received from GTOT and updates of the Public Funds Investment Act.

A RESOLUTION REVIEWING AND AMENDING THE INVESTMENT POLICY OF THE CITY OF ANNA.

7. **Items For Individual Consideration.**

a. Consider/Discuss/Action on a Resolution entering into a development agreement with Hagar Trust to establish timelines and development and design regulations for a multiple-family residence and commercial developments on 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5. (Director of Development Services Ross Altobelli)

The intent of the development agreement is to ensure the use of high quality, durable materials for nonresidential and residential development within the City to create well designed and attractive architecture. Additionally, the development agreement includes development deadlines associated with the construction of the property.

Approving the development agreement in no way puts an obligation on the City Council to approve the rezoning request. It only puts in place construction deadlines and development and design regulations should the decision be made to approve the rezoning request.

Director of Development Services Altobelli provided a brief overview of Item 7.a.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH JAMES E HAGER TRUST RELATING TO DEVELOPMENT AND DESIGN REGULATIONS FOR COMMERCIAL AND MULTIPLE-FAMILY RESIDENCE DEVELOPMENT GENERALLY LOCATED ON THE WEST SIDE OF COUNTY ROAD 423, 1,410± FEET NORTH OF SOUTH POWELL PARKWAY (STATE HIGHWAY 5).

MOTION: Council Member Miller moved to approve. Council Member Ussery seconded. Motion carried 6-1. Council Member Toten opposed.

b. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5 from SF-E Single-Family Residential - Large Lot to Planned Development-MF-2 Multiple-Family Residential – High Density/C-2 General Commercial with modified development standards and SF-20 Single-Family Residence. (Planning Manager Lauren Mecke)

The applicant is requesting to rezone the property to allow for a mixed-use development that will include multiple-family, commercial, and single-family zoning which will include design standards that will allow for a development layout consisting of two-story townhome-style units, four-story apartment buildings with commercial flex units on the first floor, a commercial pad site, and preservation of an existing residential structure.

The recently adopted Anna2050 Comprehensive Plan designates this area as future Professional Campus. This area is intended to provide office jobs and is a location for major employers as well as smaller office or professional service companies.

Mayor Pike opened the Public Hearing at 6:50 PM.

John Hopewell addressed the City Council relative to his opposition to the development, noting that he was unaware of the Public Hearing and believes that proper notice was not given to neighbors.

Tana Brown addressed the City Council relative to the traffic issues already on Hwy 5 and what will be even more (traffic) if this development is approved.

Diane Hopewell addressed the City Council relative to her opposition to the development and the environmental impact of the project, noting her concern with the City not making these hearings known to the public.

Mayor Pike closed the Public Hearing at 6:56 PM.

Planning Manager Mecke provided a PowerPoint presentation and responded to Council Members' questions.

Applicants Dylan Blackshear, Courtney Hemsley, and Vamsi Gali provided a PowerPoint presentation and responded to Council Members' questions.

(Property zoned under this ordinance is generally located on the west side of County Road 423, 1,410± feet north of South Powell Parkway)

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED $2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

MOTION: Council Member Toten moved to deny the Ordinance to rezone the property. Council Member Carver seconded. Motion carried 6-1. Council Member Miller opposed.

c. Consider/Discuss/Action on a Resolution regarding Hager Ranch, Concept Plan. (Planning Manager Lauren Mecke)

Multiple-family residential, commercial, and single-family residence on 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5.

This concept plan is associated with the zoning request to allow for a mixed-use development with modified development standards which is contingent upon approval of that request.

The purpose for the concept plan is to show the future multiple-family residential and commercial development and related site improvements.

The Concept Plan is in conformance with the proposed Planned Development standards and with the City's Subdivision Regulations and Zoning Ordinances.

The Planning & Zoning Commission recommended denial of the requested zoning and the associated Concept Plan.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING HAGER RANCH, CONCEPT PLAN.

MOTION: Mayor Pike moved to deny the Resolution. Council Member Carver seconded. Motion carried 7-0.

d. Consider/Discuss/Action on a Resolution regarding the Pruitt's Place, Block A, Lots 1 & 2, Minor Plat. (Director of Development Services Ross Altobelli)

Two single-family dwelling, detached lots on 2.9± acres located on the south side of Farm-to-Market Road 455 (FM 455), 965± feet west of Sheffield Drive. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the Minor Plat is to dedicate lot and block boundaries, and easements necessary for future development.

Due to the property being located within the Extraterritorial Jurisdiction (ETJ) and the existence of a 30-foot access easement from the lots out to FM 455, the Planning & Zoning Commission waiving the minimum frontage requirement on a dedicated improved public street.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING PRUITT'S PLACE, BLOCK A, LOTS 1 & 2, MINOR PLAT.

MOTION: Council Member Ussery moved to approve. Council Member Toten seconded. Motion carried 7-0.

e. Consider/Discussion/Action on a Resolution entering into a development agreement with Cross Point Church Anna to establish timelines and development and design regulations for a self-storage, mini-warehouse development on 4.9± acres generally located on the west side of S. Powell Parkway, 909± feet south of W. White Street. (Director of Development Services Ross Altobelli)

The intent of the development agreement is to ensure the use of high quality, durable materials for nonresidential and residential development within the City to create well designed and attractive architecture. Additionally, the development agreement includes development deadlines associated with the construction of the property.

Approving the development agreement in no way puts an obligation on the City Council to approve the rezoning request. It only puts in place construction deadlines and development and design regulations should the decision be made to approve the rezoning request.

The applicant is proposing unique material standards and percentages that are specific to visibility of the development and the proposed land use. The developments construction timeline has similar standards and benchmarks that have recently been approved by the Council.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH CROSS POINT CHURCH ANNA, RELATING TO DEVELOPMENT AND DESIGN REGULATIONS FOR SELF - STORAGE, MINI-WAREHOUSE DEVELOPMENT GENERALLY LOCATED ON THE WEST SIDE OF S. POWELL PARKWAY, 909± FEET SOUTH OF W. WHITE STREET.

MOTION: Council Member Miller moved to approve. Council Member Toten seconded. Motion carried 7-0.

f. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 4.9± acres generally located on the west side of S. Powell Parkway, 909± feet south of W. White Street from C-2 General Commercial (C-2) and SF-1 Single-Family Residential District (SF-1) to Planned Development-I-1 Light Industrial (PD-I-1) with modified development standards for a self-storage; mini-warehouse facility. (Director of Development Services Ross Altobelli)

The applicant is requesting to rezone the property to Planned Development-I-1 Light Industrial to allow for a self-storage, mini-warehouse development with modified development standards.

Self-storage, mini-warehouse: A facility used for storage of goods and/or materials with separate access to individual storage units by persons renting the individual units.

Per the zoning ordinance, the Light Industrial (I-1) district is intended to accommodate those uses that are of a non-nuisance type located in relative proximity to residential areas.

The recently adopted Downtown Master Plan identifies the following building types as appropriate for the land area associated with the zoning request; Mixed-use, office, storefront retail, restaurant. Additionally, the master plan states that Transitional Development areas may become catalytic in nature and help spur economic growth within the area, contribute to the urban fabric, and serve as a unique Downtown anchor or signature neighborhood.

The proposed zoning request to allow for self-storage, mini-warehouse does not meet the type of development or building types identified within the Downtown Master Plan.

Mayor Pike opened the Public Hearing at 7:28 PM.

Director of Development Services Altobelli provided a brief overview of the item.

Applicant J.D. Blacklock, Blacklock Partners, provided a PowerPoint presentation and responded to Council Members' questions.

Mayor Pike closed the Public Hearing at 7:36 PM.

(Property zoned under this ordinance is generally located on the west side of S. Powell Parkway, 909± feet south of W. White Street)

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED $2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

MOTION: Council Member Toten moved to approve. Council Member Atchley seconded. Motion carried 7-0.

g. Consider/Discuss/Action on a Resolution regarding the Blacklock Storage, Block A, Lot 1, Concept Plan. (Director of Development Services Ross Altobelli)

Self-Storage, mini-warehouse on one lot on 4.9± acres generally located the west side of S. Powell Parkway, 909± feet south of W. White Street.

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case.

The purpose for the concept plan is to show the conceptual layout and related site improvements associated with the future self-storage, mini-warehouse development.

The Concept Plan is in conformance with the proposed Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances.

The Planning and Zoning Commission recommended denial.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A CONCEPT PLAN FOR BLACKLOCK STORAGE, BLOCK A, LOT 1.

MOTION: Mayor Pike moved to approve. Council Member Toten seconded. Motion carried 7-0.

h. Consider/Discussion/Action on a Resolution entering into a development agreement with Anna Town Square Partners I, LLC, to establish timelines and development and design regulations for a commercial and multiple-family residence development on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. (Director of Development Services Ross Altobelli)

The intent of the development agreement is to ensure the use of high quality, durable materials for nonresidential and residential development within the City to create well designed and attractive architecture. Additionally, the development agreement includes development deadlines associated with the construction of the property.

Approving the development agreement in no way puts an obligation on the City Council to approve the rezoning request. It only puts in place construction deadlines and development and design regulations should the decision be made to approve the rezoning request.

Mayor Pike recused himself from Item 7.h. and left the Meeting at 7:39 PM.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH ANNA TOWN SQUARE PARTNERS I, LLC, RELATING TO DEVELOPMENT AND DESIGN REGULATIONS FOR COMMERCIAL AND MULTIPLEFAMILY RESIDENCE DEVELOPMENT GENERALLY LOCATED AT THE NORTHEAST CORNER OF FINLEY BOULEVARD AND SHARP STREET.

MOTION: Council Member Atchley moved to approve. Council Member Carver seconded. Motion carried 6-1. Mayor Pike abstained.

i. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend adopted and existing standards for multiple-family development within portions of Subdistrict I, F, & D of the existing Planned Development on one lot on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. (Director of Development Services Ross Altobelli)

Request to amend adopted and existing standards for multiple-family development within portions of Subdistrict I, F, & D of the existing Planned Development.

Request to modify existing multiple-family residence development standards on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street.

The subject property currently allows multi-family land use by-right. The applicant is proposing to modify multiple-family residence development standards that they believe will allow for a superior development than what would be allowed under existing zoning allowances.

Mayor Pike previously recused himself from Item 7.h. and 7.i and left the Meeting at 7:39 PM.

Mayor Pro Tem Miller opened the Public Hearing at 7:46 PM.

Director of Development Services Altobelli provided a brief overview of the item and responded to Council Members' questions.

Applicant Sahil Kurji, Anna Town Square Partners, LLC, provided a brief overview and update on their proposed development and responded to Council Members' questions.

The following individuals spoke in favor of adopting an Ordinance to amend adopted and existing standards for multiple-family development within portions of Subdistrict I, F, & D of the existing Planned Development:

- Michelle Salazar
- Tana Brown
- Glenn Brown
- Scott Intrieri
- Elaine Holthe

Mayor Pro Tem Miller closed the Public Hearing at 8:05 PM.

(Property zoned under this ordinance is generally located at the northeast corner of Finley Boulevard and Sharp Street.)

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED $2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

MOTION: Council Member Toten moved to approve. Council Member Atchley seconded. Motion carried 6-1. Mayor Pike abstained.

j. Consider/Discuss/Action on a Resolution regarding Serenity at the Square, Block A, Lot 1, Concept Plan. (Director of Development Services Ross Altobelli)

Commercial and multiple-family residences on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street.

This concept plan is associated with the zoning request to amend adopted and existing standards for commercial and multiple-family residence development and is contingent upon approval of that request.

The purpose for the concept plan is to show the future commercial and multiple-family residential development and related site improvements.

The Concept Plan is in conformance with the proposed Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances.

The Planning & Zoning Commission recommended approval of the Concept Plan subject to City Council approval of the zoning request.

Mayor Pike previously recused himself from Item 7.h., 7.i., and 7.j and left the Meeting at 7:39 PM.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A CONCEPT PLAN FOR SERENITY AT THE SQUARE.

MOTION: Council Member Carver moved to approve. Council Member Toten seconded. Motion carried 6-1. Mayor Pike abstained.

k. Consider/Discussion/Action on a Resolution entering into a development agreement with Anna 1340 Holdings, LLC to establish timelines and development and design regulations for a multiple-family residence development on 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5. (Director of Development Services Ross Altobelli)

The intent of the development agreement is to ensure the use of high quality, durable materials for nonresidential and residential development within the city to create well designed and attractive architecture. Additionally, the development agreement includes development deadlines associated with the construction of the property.

Approving the development agreement in no way puts an obligation on the City Council to approve the rezoning request. It only puts in place construction deadlines and development and design regulations should the decision be made to approve the rezoning request.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH ANNA 1340 HOLDINGS, LLC, RELATING TO DEVELOPMENT AND DESIGN REGULATIONS FOR MULTIPLE-FAMILY RESIDENCE DEVELOPMENT GENERALLY LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 1106, 175± FEET EAST OF STATE HIGHWAY 5.

MOTION: Council Member Miller moved to approve. Council Member Ussery seconded. Motion carried 6-1. Council Member Toten opposed.

l. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-1 Multiple-Family Residential Medium Density with modified development standards. (Director of Development Services Ross Altobelli)

Request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5. The proposed zoning will be Planned Development-MF-1 Multiple-Family Residential Medium Density.

The Planning and Zoning Commission recommended approval.

Mayor Pike opened the Public Hearing at 8:20 PM.

There were no comments from the public.

Mayor Pike closed the Public Hearing at 8:20 PM.

(Property zoned under this ordinance is generally located on the south side of County Road 1106, 175± feet east of State Highway 5.)

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED $2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

MOTION: Council Member Carver moved to approve. Council Member Miller seconded. Motion carried 5-2. Council Members Toten and Ussery opposed.

m. Consider/Discuss/Action on a Resolution regarding the District Community, Block A, Lot 1, Concept Plan. (Director of Development Services Ross Altobelli)

Multiple-Family Residences on 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5.

This concept plan is associated with the zoning request to allow a multiple-family residential development with modified development standards and is contingent upon approval of that request.

The purpose for the concept plan is to show the future multiple-family residential development and related site improvements.

The Concept Plan is in conformance with the proposed Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances.

The Planning & Zoning Commission recommended approval of the Concept Plan subject to City Council approval of the zoning request.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A CONCEPT PLAN FOR DISTRICT COMMUNITY, BLOCK A, LOT 1.

MOTION: Mayor Pike moved to approve. Council Member Miller seconded. Motion carried 6-1. Council Member Toten opposed.

n. Consider/Discussion/Action on a Resolution entering into a development agreement with Anna 51 Joint Venture to modify existing development and design regulations for a multiple-family residence development on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane. (Planning Manager Lauren Mecke)

The intent of the development agreement is to ensure the use of high quality, durable materials for nonresidential and residential development within the City to create well designed and attractive architecture.

Approving the development agreement in no way puts an obligation on the City Council to approve the rezoning request. It only puts in place development and design regulations should the decision be made to approve the rezoning request.

The applicant is proposing similar development material standards and percentages recently approved by the Council.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE FIRST AMENDMENT TO A DEVELOPMENT AGREEMENT WITH ANNA 51 JOINT VENTURE, A TEXAS LIMITED PARTNERSHIP RELATING TO DEVELOPMENT AND DESIGN REGULATIONS FOR MUTI-USE DEVELOPMENT LOCATED ON THE SOUTH SIDE OF WEST WHITE STREET, 1,290± FEET WEST OF OAK HOLLOW LANE.

MOTION: Council Member Miller moved to approve. Council Member Atchley seconded. Motion carried 7-0.

o. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend adopted multiple-family residence development standards on one lot on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane. (Planning Manager Lauren Mecke)

The subject property was rezoned in June 2020 as a Planned Development to allow for commercial uses with modified development standards on Tract A, multiple-family dwellings with modified development standards on Tract B and Detached Single-Family Residential (SF-60) with modified development standards on Tract C (Ord. No. 861- 2020). The zoning tract map (right) and the Concept Plan (next page) illustrate the Planned Development zoning. In January 2022, the final plat for Persimmon Drive (below) was approved (Res. No. 2022-01-1087). The purpose of the final plat was to dedicate the right-of-way for Persimmon Drive to extend from Oak Hollow, Phase 4 to W. White Street. This right-of way will be the eastern property boundary of the multiple-family residence lot.

Mayor Pike opened the Public Hearing at 8:34 PM.

There were no comments from the public.

Mayor Pike closed the Public Hearing at 8:34 PM.

(Villages of Waters Creek; located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane)

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED $2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

MOTION: Council Member Miller moved to approve. Council Member Toten seconded. Motion carried 7-0.

p. Consider/Discuss/Action on a Resolution regarding the Villages of Waters Creek, Block B, Lot 3, Concept Plan. (Planning Manager Lauren Mecke)

Multiple-Family Residences on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane.

This concept plan is associated with the zoning request to modify existing multiple-family residential development standards and is contingent upon approval of that request.

The purpose for the concept plan is to show the future multiple-family residential development and related site improvements.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING VILLAGES OF WATERS CREEK, BLOCK B, LOT 3, CONCEPT PLAN

MOTION: Council Member Toten moved to approve. Council Member Ussery seconded. Motion carried 7-0.

q. Conduct a Public Hearing and Consider/Discuss/Action on an Ordinance approving an amendment to the Comprehensive Plan for updates to the Master Thoroughfare Plan for the City of Anna, Texas. (Director of Public Works Greg Peters, P.E.)

On April 27, 2021, the City of Anna adopted a new Comprehensive Plan (Ord. No. 903- 2021) for the City. By City Charter, the Comprehensive Plan is required to have a Future Land Use Plan, Thoroughfare Plan, and Parks and Open Space Plan for the future growth of the community.

Staff is proposing changes to the City's Master Thoroughfare Plan to address several changes based on development patterns and the impacts these patterns will have on traffic. The proposed changes will improve future mobility as new roads are built. Additionally, the Council Strategic Plan identifies developing master plans for today and tomorrow as a priority for staff.

The Public Works Department has been working with Kimley Horn to prepare updates to the City's Thoroughfare, Water, and Sewer Master Plans. These infrastructure master plans are the basis for the 10-year Capital Improvement

Plan as well as the Roadway, Water, and Sewer Impact Fees which are charged for new development. Staff will present all three infrastructure master plans to the Commission and provide an explanation on the proposed changes.

As part of the Comprehensive Plan, in order to amend the Master Thoroughfare Plan, the City Council is required to hold a public hearing and approve the proposed changes with an Ordinance amending the Comprehensive Plan.

At the May 2, 2022 Planning & Zoning Commission Meeting, the Commission unanimously made a recommendation for approval to the City Council.

Mayor Pike opened the Public Hearing at 8:48 PM.

There were no comments from the public.

Mayor Pike closed the Public Hearing at 8:48 PM.

AN ORDINANCE AMENDING ORDINANCE 903-2021 ADOPTING THE COMPREHENSIVE PLAN OF THE CITY OF ANNA, TEXAS; ADOPTING REVISIONS TO THE CITY OF ANNA THOROUGHFARE PLAN; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION THEREOF.

MOTION: Mayor Pike moved to approve. Council Member Toten seconded. Motion carried 7-0.

r. Consider/Discuss/Action the appointment of a neighbor residing in the Extraterritorial Jurisdiction of the City of Anna to the Capital Improvement Advisory Council as required by State Law for the review and consideration of proposed amendments to the City of Anna 10-year Capital Improvement Plan and Impact Fees. (Director of Public Works Greg Peters, P.E.)

The City of Anna is working on revisions to the City's 10-year Capital Improvement Plan and updates to the City's Roadway, Water, and Sanitary Sewer Impact Fees. As a part of this process, State Law requires the City to hold a public hearing with a Capital Improvement Advisory Committee (CIC), which will make a recommendation to the City Council regarding the proposed adoption of the 10-year Capital Improvement Plan and new impact fees. Typically, the City's Planning & Zoning Commission functions as the CIC.

Since the City of Anna provides public water and sanitary sewer services outside of the City limits, State Law requires the CIC to include one resident of the Extraterritorial Jurisdiction. Staff is seeking the selection of an ETJ representative by the City Council.

MOTION: Council Member Miller moved to approve the selection of Leslie Voss as resident of the Anna Extraterritorial Jurisdiction to serve on the Capital Improvement Advisory Council. Council Member Atchley seconded. Motion carried 7-0.

s. Consider/Discuss/Action approving a Resolution appointing a Greater Texoma Utility Authority (GTUA) Board Member to Place 8. (Interview Committee)

Council Member Miller provided a brief overview of Item 7.s.

Council Member Miller moved to appoint Robert Hallberg to serve the term expiring December 2022, Place 8, on the GTUA Board of Directors. Council Member Carver seconded. Motion carried 7-0.

t. Consider/Discuss/Action on appointments/liaisons to the Planning and Zoning Commission (Interview Committee)

Motion made by Council Member Toten and seconded by Council Member Ussery to appoint the following individuals to the Planning and Zoning Commission: Dave Nylec, Place 2; Douglas J. Hermann, Place 4; and Michelle Y. Clemens, Place 6. Motion carried 7-0.

Motion made by Council Member Toten to appoint Council Member Atchley as liaison to the Planning and Zoning Commission. Council Member Miller seconded. Motion carried 6-0.

u. Consider/Discuss/Action on appointments/liaisons to the Board of Adjustments. (Interview Committee)

Motion made by Council Member Miller and seconded by Council Member Toten to appoint the following individuals to the Board of Adjustments: Robert "Bob" Hallberg, Place 2; Choya Morrison, Place 4; Christopher Prothro, Place 1A; and Meghan R. Clements, Place 2A. Motion carried 7-0.

v. Consider/Discuss/Action on appointments/liaisons to the EDC/CDC Boards. (Interview Committee)

Motion made by Council Member Atchley and seconded by Council Member Toten to appoint the following individuals to the EDC/CDC Boards: Shane Williams, Place 1; Rocio Gonzales, Place 2; Bruce Norwood, Place 4; Gina Maria Ottavio, Place 5; and Ronald Kerr, Place 6. Motion carried 7-0.

Motion made by Council Member Atchley to appoint Council Member Miller as liaison to the EDC/CDC Boards. Council Member Toten seconded. Motion carried 6-0.

w. Consider/Discuss/Action on appointments/liaisons to the Parks Advisory Board. (Interview Committee)

Motion made by Council Member Toten and seconded by Mayor Pike to appoint the following individuals to the Parks Advisory Board: Jeff Reece, Place 2; Andrew Michrina, Place 4; Eirik A. Hansen, Place 6; and Staci Martin, Place 7. Motion carried 7-0.

Motion made by Council Member Toten to appoint Council Member Carver as liaison to the Parks Advisory Commission. Council Member Ussery seconded. Motion carried 6-0.

x. Consider/Discuss/Action on appointments/liaisons to the Diversity and Inclusion Advisory Commission. (Interview Committee)

Motion made by Council Member Miller and seconded by Mayor Pike to appoint the following individuals to the Diversity and Inclusion Advisory Commission: Theresa R. King-Bell, Place 1; Dallen Morgan, Place 2; Elijah Nelms, Place 4; Christopher Prothro, Place 6; and Elizabeth M. Knapp, Place 7. Motion carried 7-0.

Motion made by Council Member Miller to appoint Council Member Ussery as liaison to the Diversity and Inclusion Advisory Commission. Council Member Toten seconded. Motion carried 6-0.

Mayor Pike moved to enter into Closed Session. See Item 8.a – 8.d.

y. Consider/Discuss/Action on appointment of a Mayor Pro Tem. (City Council)

Mayor Pike moved to appoint Council Member Miller as Mayor Pro Tem. Council Member Carver seconded. Motion carried 5-1. Council Member Toten opposed.

z. Consider/Discuss/Action on appointment of a Deputy Mayor Pro Tem. (City Council)

Mayor Pike moved to appoint Council Member Atchley as Deputy Mayor Pro Tem. Council Member Miller seconded. Motion carried 5-1. Council Member Toten opposed.

aa. Consider/Discuss/Action on appointments to the Anna Housing Finance Corporation Board of Directors.

Mayor Pike moved to appoint the City Council to serve as the Corporation's Board of Directors. Council Member Miller seconded. Motion carried 7-0.

bb. Consider/Discuss/Action on appointments to the Anna Public Facilities Corporation Board of Directors.

Mayor Pike moved to appoint the City Council to serve as the Corporation's Board of Directors. Council Member Miller seconded. Motion carried 7-0.

cc. Acting as the Anna Housing Finance Corporation Board of Directors, consider/discuss/action on appointment of officer positions.

Mayor Pike moved to appoint the Anna Housing Finance Corporation Board of Directors as follows:

- President – Stan Carver
- Vice President – Danny Ussery
- Secretary – Pete Cain
- Treasurer – Randy Atchley

Council Member Miller seconded. Motion carried 7-0.

dd. Acting as the Anna Public Facilities Corporation Board of Directors, consider/discuss/action on appointment of officer positions.

Mayor Pike moved to appoint the Anna Public Facilities Corporation Board of Directors as follows:

- President – Stan Carver
- Vice President – Danny Ussery
- Secretary – Pete Cain
- Treasurer – Randy Atchley

Council Member Miller seconded. Motion carried 7-0.

8. **Closed Session (Exceptions).**

Under Tex. Gov't Code Chapter 551, the City Council may enter into Closed Session to discuss any items listed or referenced on this Agenda under the following exceptions:

a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). Public Facilities.

b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).

c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).

d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). Boards and Commissions; GTUA Board of Directors.

MOTION: Mayor Pike moved to enter Closed Session. Council Member Miller seconded. Motion carried 7-0.

Mayor Pike recessed the meeting at 9:07 PM.

Mayor Pike reconvened the meeting at 9:57 PM.

9. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.

10. **Adjourn.**

Mayor Pike adjourned the Meeting at 10:02 PM.

Approved on June 14, 2022.

Mayor Pro Tem Lee Miller

CITY OF ANNA TEXAS

ATTEST:

Carrie L. Land

City Secretary Carrie L. Land