

**Regular City Council Meeting
Meeting Minutes**



Tuesday, March 26, 2024 @ 6:00 PM

**Anna Municipal Complex - Council Chambers
120 W. 7th Street, Anna, Texas 75409**

The City Council of the City of Anna met on 3/26/2024 at 6:00 PM in the Anna Municipal Complex-Council Chambers, located at 120 W. 7th Street, to consider the following items.

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

Mayor Pike called the meeting to order at 6:04 PM.

Members Present:

Mayor Nate Pike

Mayor Pro Tem Lee Miller

Deputy Mayor Pro Tem Randy Atchley

Council Member Kevin Toten

Council Member Stan Carver

Council Member Elden Baker

Council Member Pete Cain

Members Absent:

None

2. Invocation and Pledge of Allegiance.

Mayor Pike led the Invocation and Pledge of Allegiance.

3. Neighbor Comments.

LeDawn Webb, Terrell Culbertson, and Shawn Smith all spoke in regard to the amount of multifamily that is in and coming to Anna.

4. Reports.

- a. Diversity and Inclusion Advisory Commission February 26, 2024 Meeting Action for Advisement. (Assistant City Manager Taylor Lough)

5. Work Session.

- a. Receive a presentation regarding a future Anna ISD Bond Election. (City Manager Ryan Henderson)

City Council received a presentation from Anna ISD regarding a \$100,000,000 bond election that is on the May 4th Ballot. The presentation was informational only.

6. Consent Items.

MOTION: Mayor Pro Tem Miller moved to approve items 6a, b, d, and e. Council Member Toten seconded. Motion carried 7-0.

- a. Approve City Council Meeting Minutes for March 12, 2024. (City Secretary Carrie Land)
- b. Review Minutes of the February 8, 2024, Joint Community Development Corporation and Economic Development Corporation Board Meetings. (Interim Director of Economic Development Bernie Parker)
- c. Review Minutes of the December 18, 2024, Special Called Diversity and Inclusion Advisory Commission Meeting and the January 22, 2024, Diversity and Inclusion Advisory Commission Meeting. (Assistant City Manager Taylor Lough)

MOTION: Council Member Baker moved to table. Council Member Toten seconded. Motion carried 7-0.

- d. Review Monthly Financial Report for the Month Ending February 29, 2024. (Budget Manager Terri Doby)
- e. Approve a Resolution authorizing the City Manager to execute a purchase order not to exceed \$95,000.00 with Strykker Corporation for the purchase of a Lucas lifepak and Lucas 3 chest compression system for Fire Station #2. (Fire Chief Ray Isom)

The Fire Department has determined that the Lucas lifepack and Lucas 3 chest compression system are essential life safety equipment for the staff who will work out of Fire Station #2.

The two items listed in this purchase are critical ALS (Advanced Life Support) equipment for the exam room at Station-2. The patient exam room is utilized for "walk-in" patients that drive themselves to the fire station in distress. The exam room is only a stand-alone resource if properly equipped with the same critical care equipment as the ambulance due to the fact that the ambulance is often out of the station. Stryker Corporation is the sole-source vendor for both of these items.

The LIFEPAK 15 cardiac monitor/defibrillator is the model carried on all of our ambulances and is utilized as the primary patient assessment tool for all patient contacts.

The Lucas device is a mechanical chest compression apparatus used to deliver optimal, hands-free, compressions during CPR.

Funding for the construction of Fire Station #2 was appropriated in the FY2024 Community Investment Program budget in the amount of \$11.0 million from the 2021 Bond Program - Proposition A Public Safety.

Funding for furniture, fixtures, and equipment will come from the Infrastructure Investment Fund. The estimated cost of Lucas lifepak and Lucas 3 chest compression system is \$95,000.

A RESOLUTION OF THE CITY OF ANNA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE PROCUREMENT OF A LIFEPAK 15 V4 AND LUCAS 3 CHEST COMPRESSION SYSTEM TO STRYKER CORPORATION IN THE AMOUNT NOT TO EXCEED NINETY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$95,000)

7. Items For Individual Consideration.

- a. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone from Agriculture (AG) to Downtown (DT/ND) Neighborhood District 5.0 ± acres located on the west side of Farm-to-Market Road 2862. (Planning Manager Lauren Mecke)

The applicant proposed to rezone the property to the Downtown – Neighborhood (DT/ND) District to allow for future development which is in line with the Anna 2050 Downtown Master Plan for the Downtown Neighborhood District. The request is in conformance with the Anna 2050 Future Land Use Plan.

The Planning & Zoning Commission recommended approval of the zoning request at the March 4, 2024 Planning & Zoning Commission meeting.

The applicant requested to rezone the property to Regional Commercial (C-2) District and Downtown (DT) District zoning to allow for future development.

The intent of the Downtown (DT) District is to:

1. Implement the Anna 2050 Downtown Master Plan adopted by City Council;

2. Facilitate pedestrian-oriented, mixed-use, urban infill development providing shopping, employment, housing, and business and personal services;
3. Promote an efficient, compact, and walkable development pattern;
4. Encourage pedestrian activity while reducing reliance on automobiles; and
5. Allow developers flexibility in land use and site design.

Surrounding Land Use and Zoning

North Single-family attached dwellings under construction zoned Planned Development (Ord. No. 957-2022) [Coyote Meadows, Phase 2]

East Across F.M. 2862, vacant land zoned Planned Development (Ord. No. 957-2022) [Coyote Meadows, Phase 3]

South Vacant Land zoned SF-E & SF-1

West Across DART railroad & Riggins Avenue, single-family detached dwellings zoned SF-1 [Strother Addition]

Future Land Use Plan

The subject property is located within the Anna 2050 Downtown Master Plan, situated within the Downtown Neighborhood District, and identified as a Transitional Development character area.

- Transitional areas are envisioned to support a range of housing types for people at all stages of their lives. These lots have the unique potential to provide additional linkages to the Downtown Core, and once developed, may provide a wide array of building types to support the district.

Potential Land Uses

The following is a partial list the uses permitted by right in the Downtown – Neighborhood District. Uses followed by an “S” in parentheses (S) indicates that the use would require a Specific Use Permit which would come before the Planning & Zoning Commission and Council to review for approval. To see the full list of uses, please see Sec. 9.04.028 (Use Table) in the City of Anna Zoning Ordinance

- Bar (75% sales from alcohol) (S)
- Bed and Breakfast Facility
- Child Care Facility, Daycare (S)
- Convenience Store (without fuel pumps)
- Farmers Market
- Grocery Store (S)
- Medical Office
- Multi-family Dwelling (S)
- Office
- Railroad Station (S)
- Restaurant
- Retail Store
- Single-Family Dwelling, Attached
- Single-Family Dwelling, Detached
- Two-Family Dwelling

Mayor Pike opened the public hearing at 6:29 PM.

No comments were given.

Mayor Pike closed the public hearing at 6:29 PM.

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

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.

(Property rezoned under this ordinance is generally located on the west side of Farm-toMarket Road 2862, 804± feet north of N. Sherley Avenue)

- b. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone from Agricultural (AG) District to Planned Development for a single family, detached subdivision, multifamily lot & commercial development on

116± acres located at the southwest corner of County Road 371 & N. Powell Parkway. (Planning Manager Lauren Mecke)

The Mixed-Density Residential (MD) district provides medium-density residential development with diversified housing choices. This district encourages a mix of singlefamily and two-family residential uses and incentivizes community amenities to form compact, accessible, and walkable neighborhoods.

The Multi-Family Residential (MF) district provides for high-density residential development, targeting well-designed multi-family uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multi-family uses with site development characteristics that accommodate open space and access to light and air.

The Regional Commercial (C-2) district provides for medium- to large-scale development of retail, service, entertainment, and office necessary for a regional market. This district primarily facilitates commercial development, like big box and anchor retailers and intensive shopping strip centers that are automobile oriented and generate high traffic counts.

Surrounding Land Uses and Zoning

North Across CR 371, Single-Family dwellings zoned Planned Development (Tara Farms, Phases 4 & 5; Ord. No. 2000-05) and vacant land zoned Local Commercial (C-1)

East Across N. Powell Pkwy, vacant land zoned AG

South Single-family dwellings zoned Planned Development (Shadowbend, Phase 2; 797-2018) and Planned Development (Meadow Ridge; Ord. No. 2001-08)

West Vacant land zoned Planned Development (Anacapri, Phase 4; Ord. No. 887-2020)

Conformance with the Anna 2050 Comprehensive Plan

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agricultural place type. The Ranching & Agricultural place type states that Cluster Residential may be appropriate when preservation of open space is included.

The Preferred Scenario Diagram identifies this property as Estate Residential and Suburban Living. On the following pages are the pages from the Comprehensive Plan for each place type.

The proposed zoning districts are not in conformance with the Ranching and Agricultural place type.

PROPOSED STIPULATIONS:

The applicant is requesting the following variances from the Zoning Ordinance and Subdivision Regulations:

- **Single-Family Residential Portion:**

- 1. Declaring that only one common area lot is considered a neighborhood amenity that requires parking as outlined in Sec. 9.02.131.

- **Sec. 9.02.131**

- A minimum of five (5) parking spaces will be required at major, neighborhood focal points that are for public use (such as but not limited to pools, amenity centers, parks, and playgrounds). If the major features are adjacent to each other, they can share a parking lot with a minimum of eight (8) parking spaces instead of ten (10).

- The frontage of the common area lot with HOA amenities exceeds five parking spaces and the regulation does not explicitly require the parking to be off-street. The other common area lots are not proposing improvements and will be part of the required drainage and detention of the neighborhood.

- **Commercial and Multi-family Portion:**

- 1. Modifying the open space requirement to be 15% of the lot.

- **Sec. 9.04.029**

- Each lot or parcel of land that is used for a Multi-Family Dwelling shall provide on the same lot or parcel of land usable open space, per Table 20: Multi-Family Dwelling Open Space below.

Table 20: Multi-Family Dwelling Open Space

Number of Bedrooms	Size
1 or less	600 square feet
Each additional bedroom over 1	300 square feet

- Similar requests for 20% open space have been approved for The Quinn [One Anna Two Addition] (Ord. No. 846-2020 & 911-2021) and Villages of Waters Creek (Ord. No. 861-2020 & 978-2022)

The applicant is proposing the following stipulations to enhance the Planned Development beyond requirements of the Zoning Ordinance:

- Single-Family Residential Portion:
 - o Requiring Single-family, attached dwellings and two-family dwellings to be permitted by specific use permit rather than by right.
 - o Restricting the total number of single-family dwellings to 375 units.
 - o Requiring a 10' wide Hike & Bike Trail along CR 371.
- Commercial and Multi-family Portion:
 - o Restricting the total number of dwelling units to 500 units.
 - o Prohibiting uses that could be considered undesirable.
 - o Increasing the landscape buffer between the multi-family dwellings and single-family dwellings from 10-feet to 20-feet.

The Planning & Zoning Commission recommended denial.

If Council votes in favor of the request, below are recommended restrictions of the applicants' zoning request:

A. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan.

B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Regional Commercial District (C-2), Multi-Family Residential (MF), & Mixed-Density District (MD), and the Planning and Development Regulations except as otherwise specified herein.

Single-Family Residential Portion:

All zoning regulations, standards, uses, requirements, and processes for the Mixed Density Residential (MD) District of the City of Anna Zoning Ordinance adopted on 8/22/23 as it exists or may be amended shall apply to the Planned Development except as follows:

1. Approximately 82 acres of the tract shall make up the Single-Family Residential Portion as shown on the Concept Plan.
2. The maximum number of single-family dwellings permitted shall be 375.
 - a. Type A: 40' lot width – Maximum of 115 lots
 - b. Type B: 50' lot width – Minimum of 170 lots
 - c. Type C: 60' or greater lot width – Minimum of 50 lots
3. Single-family, attached and two-family dwellings shall require approval of a specific use permit.
4. Park areas and common areas are to be maintained by the Homeowners Association (HOA).
5. The northern common area at the primary entrance shall be the only common area defined as a Major Focal Point. On-street parking shall be utilized to meet the minimum of five (5) parking spaces required. No additional parking will be required.
6. Street intersections shall be within 10° of perpendicular.
7. A 10' Hike and Bike Trail will be required along West Crossing Boulevard and County Road 371.

Commercial and Multi-Family Portion:

All zoning regulations, standards, uses, requirements, and processes for the MultiFamily (MF) District and the Regional Commercial (C-2) District of the City of Anna Zoning Ordinance adopted on 8/22/23 as it exists or may be amended shall apply to the Planned Development except as follows:

1. Approximately 34 acres of the tract shall make up the Commercial and MultiFamily Portion as shown on the Concept Plan.
2. The maximum density of the multifamily residential shall be 25 units per acre with a maximum of 500 units.

3. Open Space:

- a. Location and dimensions of the open space depicted on the Concept Plan are conceptual and subject to change. Detention areas, landscape buffers, easements, and amenity centers shall count towards the minimum open space requirements.
- b. The multi-family open space calculation will be based on a per acre basis with a minimum of fifteen (15) percent of the gross area to be utilized as open space.
- c. Minimum twenty (20) foot landscape buffer shall be required when adjacent to single-family residential districts.

4. Uses permitted within the commercial tract are those permitted within the Regional Commercial (C-2) District of the current Zoning Ordinance as it exists and as amended.

5. Uses prohibited within the commercial tract are listed below.

- | | |
|-----------------|---------------------------------|
| • CBD store | • Gas metering station |
| • Hookah lounge | • Wind energy conversion system |
| • Cemetery | |

General Conditions and Restrictions:

1. The residential land plan depicted on the Concept Plan is conceptual and subject to change. Revisions to the plan that do not change the general lot layout, or change the general street configuration and pattern, and which adhere in all aspects to the restrictions of the PD, shall not constitute an amendment of the PD, or require the submittal and approval of a revised plan prior to the submittal of a preliminary plat.

2. The multi-family and commercial site plan depicted on the Concept Plan is conceptual and subject to change. Any revisions to the concept plan which adhere in all aspects to the restrictions of the PD, shall not constitute an amendment of the PD.

3. Revisions to the boundary between the residential, multi-family, and commercial tracts within 10% of what is proposed in this PD will not constitute an amendment of the PD.

4. Phasing of the development may occur, provided the subdivision rules and regulations are adhered to unless superseded by the PD or waived by the City Staff, Planning & Zoning Commission, and/or City Council, as applicable.

C. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the Planning & Zoning Commission with the approval of the final development plan(s) and without a public hearing.

D. The Concept Plan will expire after two (2) years of approval.

Mayor Pike opened the public hearing at 6:34 PM.

No comments were given.

Mayor Pike closed the public hearing at 6:34 PM.

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

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.

(Property rezoned under this ordinance is generally located at the southwest corner of County Road 371 & N. Powell Parkway)

- c. Consider/Discuss/Action on a Resolution regarding the Cox Tract, Concept Plan. (Planning Manager Lauren Mecke)

Single-family, detached dwellings, multi-family dwellings, and commercial development on 116± acres located at the southwest corner of County Road 371 & N. Powell Parkway.

The 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 and locations associated with the future single-family, multifamily & commercial development.

The Concept Plan complies with the zoning district's area regulations as requested by the zoning case.

The Planning & Zoning Commission voted to take no action at the March 4, 2024 Planning & Zoning Commission meeting.

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

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE COX TRACT, RESIDENTIAL, COMMERCIAL, & MULTIFAMILY, CONCEPT PLAN

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).
- 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

MOTION: Mayor Pro Tem Miller moved to enter closed session. Mayor Pike seconded. Motion carried 7-0.

Mayor Pike recessed the meeting at 7:06 PM.

Mayor Pike reconvened the meeting at 7:49 PM.

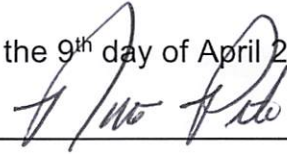
9. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.

No action taken.

10. Adjourn.

Mayor Pike adjourned the meeting at 7:49 PM.

Approved on the 9th day of April 2024



Mayor Nate Pike

ATTEST:



City Secretary Carrie L. Land



ANNA BOND 2024

INDEPENDENT SCHOOL DISTRICT

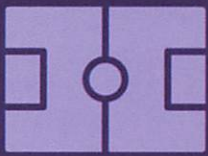


ANNA ISD IS **GROWING**

- ANNA ISD ADDED MORE THAN 500 STUDENTS IN 2023 AS THE HOUSING BROUGHT OVER 1,100 NEW HOMES.
- THE DISTRICT IS FORECASTED TO ADD 1,200 NEW HOMES ANNUALLY FOR THE NEXT 2-5 YEARS.
- GROUNDWORK IS UNDERWAY ON ROUGHLY 2,300 LOTS ACROSS THE DISTRICT.
- THE DISTRICT IS FORECASTED TO ENROLL MORE THAN 9,000 STUDENTS IN 2028/29 AND ALMOST 14,000 STUDENTS IN 2033/34.

WHAT IS INCLUDED IN THE ANNA ISD BOND ELECTION?

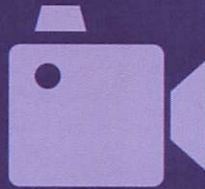
NEW DISTRICT-WIDE STADIUM



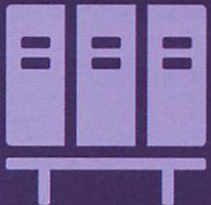
TURF FIELD



SEATING FOR UP
TO 12,000



PRESS BOX,
LIGHTING,
SCOREBOARD, AND
AV EQUIPMENT



MULTIPLE LOCKER
ROOMS



RESTROOMS AND
CONCESSIONS



COMMUNITY
ROOM



CLASSROOMS



PARKING



CURRENT
STADIUM
CAPACITY

UP TO
4,600



NEW
STADIUM
CAPACITY

UP TO
12,000

**NO TAX RATE
INCREASE**

**BOND AMOUNT
\$100M**

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KEY FACTORS

- **THIS FACILITY WILL SERVE FOOTBALL, SOCCER, BAND, DRILL TEAM, AND CTE.**
- **IT WILL BE USED TO HOST PLAYOFF GAMES, TOURNAMENT PLAY, BAND AND DANCE COMPETITIONS, AND GRADUATION CEREMONIES.**
- **IT WILL BE USED TO SUPPORT SCHOOL AND COMMUNITY EVENTS AND ACTIVITIES.**

Q&A

- **WHY CAN'T WE USE THE CURRENT STADIUM FOR BOTH HIGH SCHOOLS?**

The current stadium has a capacity of 4,600, with the visitor side holding 1,600 spectators. This capacity is not big enough for even one 5-A high school. 5-A high schools have an enrollment of 1315-2274; some of these schools have bands with 200-300 students and drill teams of 40-60 members.

- **CAN WE ADD TO THE CURRENT STADIUM?**

No. We do not have enough land to add to the current stadium or add parking to the current location.

- **WHAT CTE PROGRAMS WILL CLASSROOMS BE USED FOR?**

Programs will include audio video technology (Coyote Vision, broadcasting), sports medicine (athletic trainers), health science classes, culinary arts (using the kitchen built for the community room), and graphic design.

- **WHAT IS THE COMMUNITY ROOM?**

The Community Room will be a banquet-style room with an industrial kitchen and capacity for 150 people. Community organizations will have access to the Community Room just like they have access to rent other campuses.

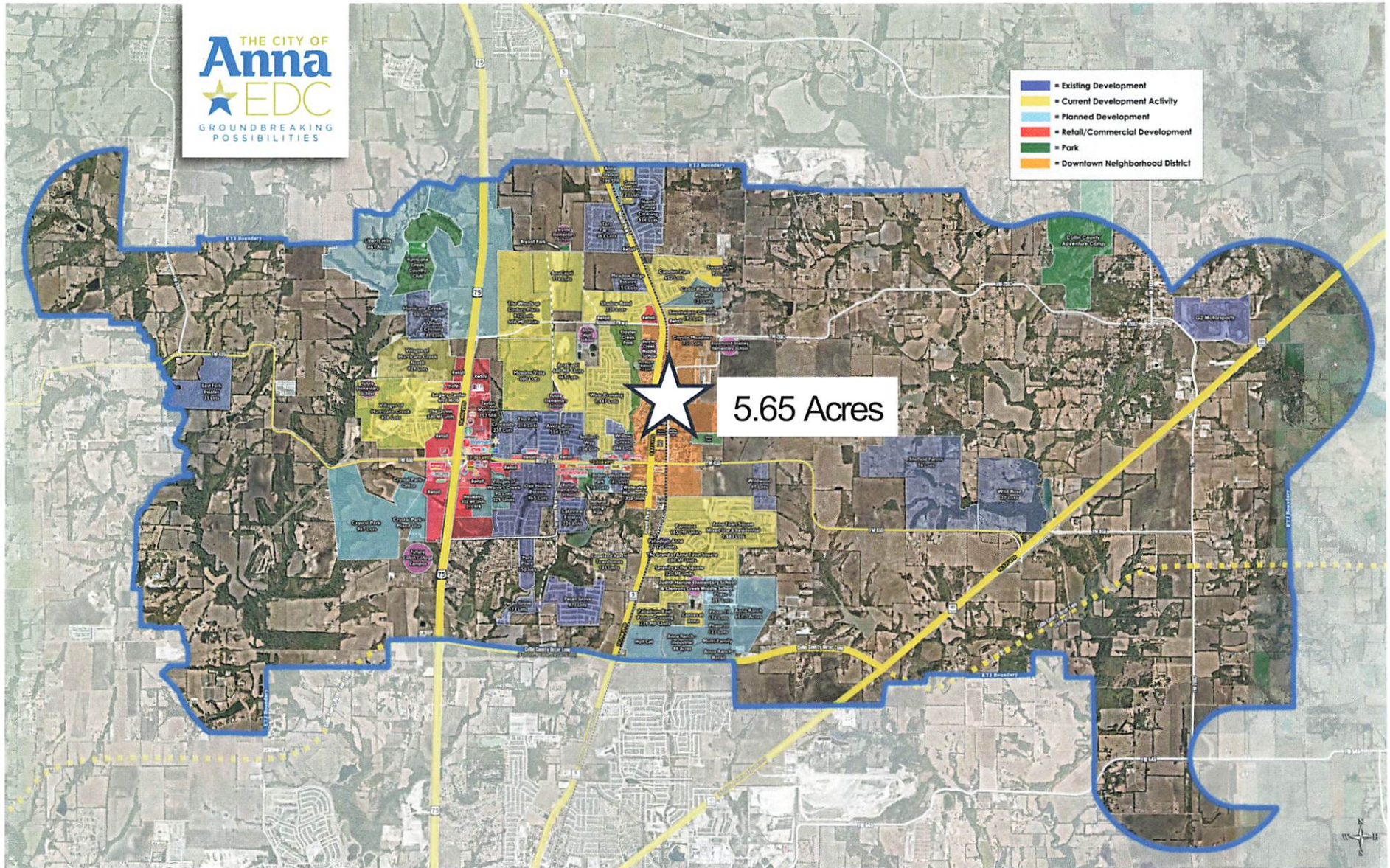
IMPORTANT DATES

EARLY VOTING APRIL 22 - APRIL 30
ELECTION DAY MAY 4



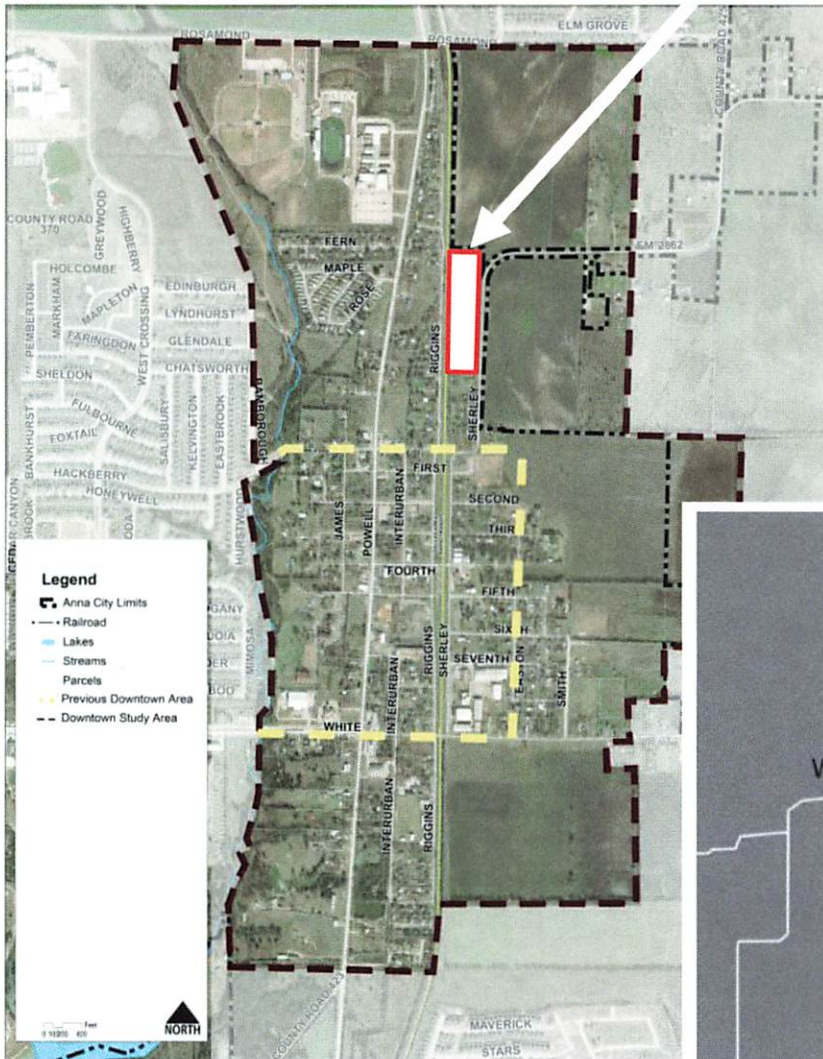


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GROUP



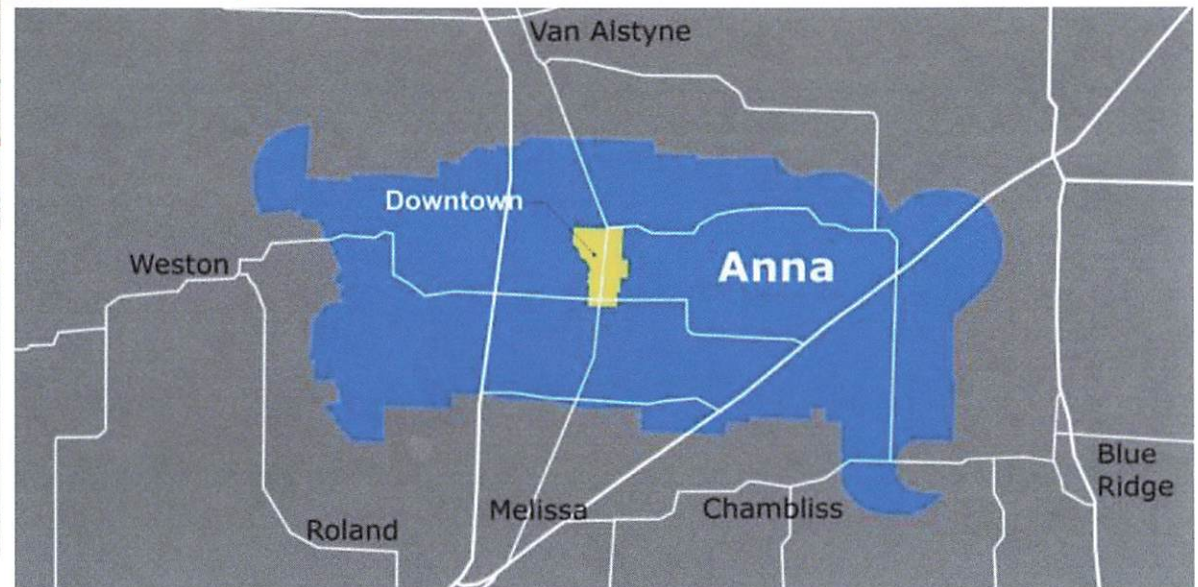


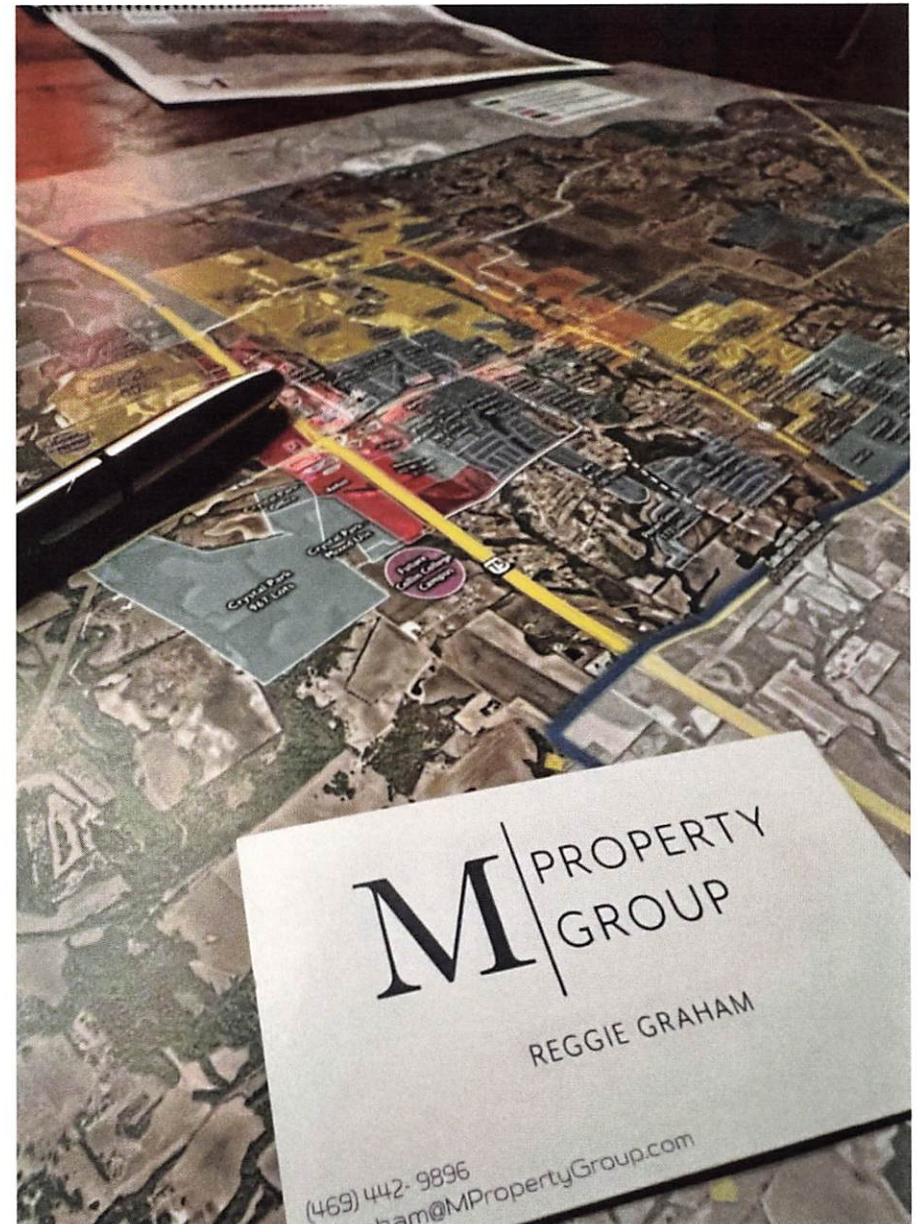
Graham Property Inclusion in Anna Downtown Master Plan



2021, Anna adopted the new Downtown Master Plan emphasizing the importance of a vibrant downtown district

2023, Anna adopted the New Zoning Ordinance creating the Downtown Neighborhood District







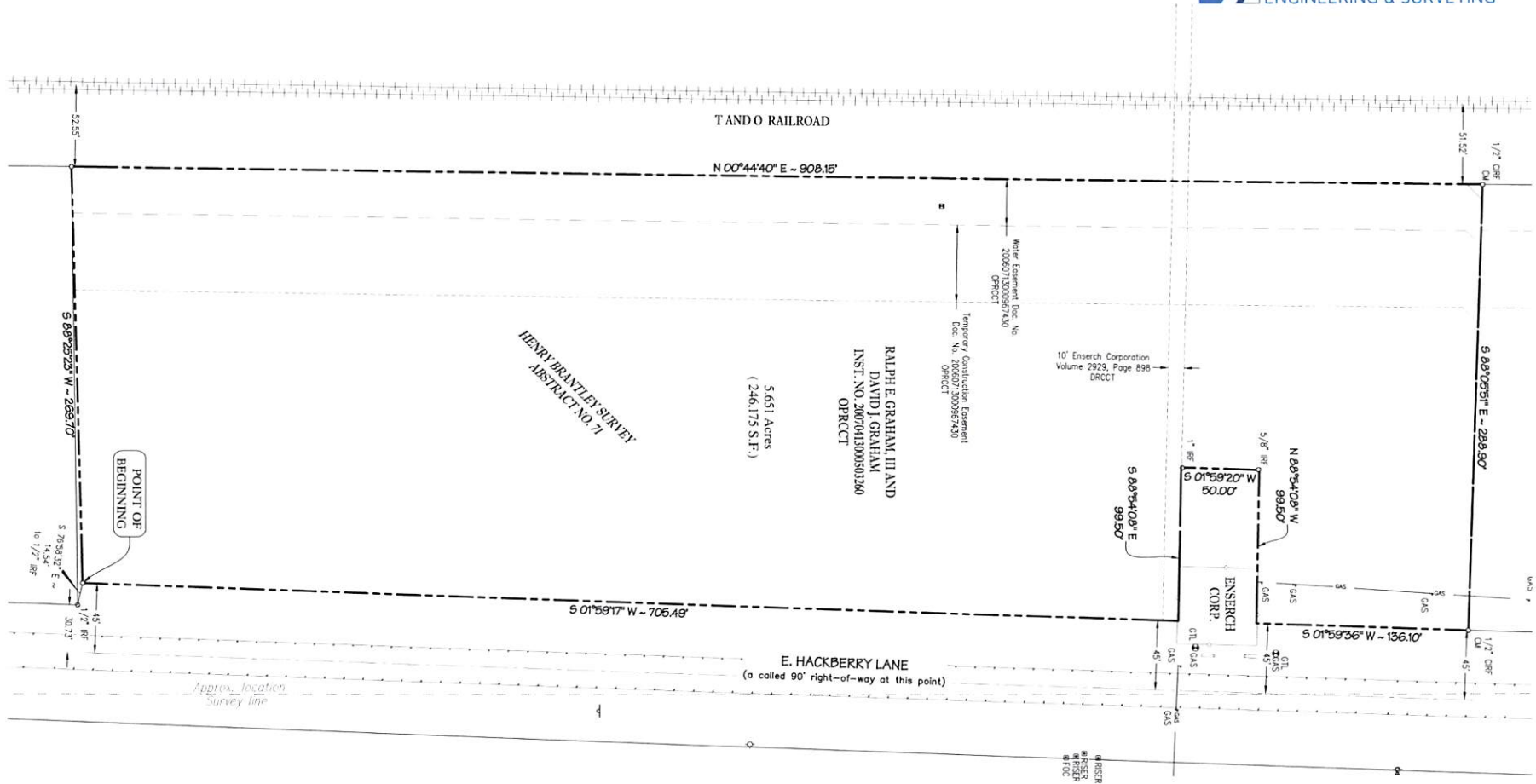
Anna, TX

Downtown Neighborhood District

- Residential
- Lodging
- Commercial
- Recreational
- Public
- Religious
- Caretaking

Downtown Neighborhood District

Permitted	Specific Use Permit
Residential Live-Work Unit Single Family Dwelling Attached Single Family Dwelling detached Two Family Dwelling	Residential Multi-Family Dwelling
Lodging/Group Living Uses Bed and Breakfast Facility	
Commercial Uses Artist Studio Convenience Store Financial Institution Food Preparation and Sales Kennel Office Personal Services Postal Services Restaurant Retail Store	Commercial Uses Bar Brew Pub Grocery Store
Recreational Uses Community Center, Public Park	
Public/ Institutional Uses Civic Center Public Library, Museum, or Art Gallery Religious Land Use	Public/ Institutional Uses School
Caretaking Services Uses Medical Office	Caretaking Services Uses Child Care / Day Care
Transportation Uses	Transportation Uses Parking Facility RailRoad Station Transit Station
Accessory Uses Accessory Building Accessory Dwelling Unit Donation Collection bin Fuel pump Home Occupation Garage Outdoor Dining Outdoor Display Service Bay Swimming Pool Private	Accessory Uses
Temporary Uses Farmers Market	Temporary Uses Itinerant Vendor





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