

AGENDA



City Council Meeting

Tuesday, April 13, 2021 @ 6:30 PM

**Sue Rattan Elementary School
1221 E. Ferguson Road, Anna, Texas 75409**

The City Council of the City of Anna will meet at 6:30 PM, on April 13, 2021, at the Sue Rattan Elementary School, Located at 1221 S. Ferguson Road, to consider the following items.

Welcome to the City Council meeting. Please sign the Sign-In-Sheet as a record of attendance. If you wish to speak on an open-session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary before the meeting starts.

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

2. Invocation and Pledge of Allegiance.

3. Neighbor Comments.

At this time, any person may address the City Council regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the City Council regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. Reports.

Receive reports from Staff or the City Council about items of community interest. Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

- a. Update on joint jurisdictional roadways (City of Anna and Collin County) (Greg Peters, PE)
- b. Earth Day Clean-up and HHW Drop Off (Director of Public Works Greg Peters and Director of Neighborhood Services Marc Marchand)

- c. Introduction of Recreation Coordinators (Director of Neighborhood Services Marc Marchand)
- d. Thursdays Food Truck Series (Director of Neighborhood Services Marc Marchand)
- e. Green with Envy Landscaping Class (Neighborhood Services Coordinator Elisa Bowers)
- f. City's Investment Policy Certified (Director of Finance Alan Guard)

5. **Consent Items.**

These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

- a. Approve Council Meeting Minutes for March 23, 2021 and March 28, 2021. (City Secretary Carrie Land)
- b. Review minutes of the March 1, 2021 Planning & Zoning Commission Meeting. (Director of Development Services Ross Altobelli)
- c. Review minutes of the March 15, 2021 Planning & Zoning Commission Meeting. (Director of Development Services Ross Altobelli)
- d. Approve a Resolution regarding the Buzz Center Addition, Block A, Lot 1 and 2, Final Plat. (Director of Development Services Ross Altobelli)
- e. Approve a Resolution regarding the Buzz Center Addition, Block A, Lot 1 and 2, Site Plan. (Director of Development Services Ross Altobelli)
- f. Approve a Resolution regarding the Anacapri, Phase 1A, Final Plat. (Director of Development Services Ross Altobelli)
- g. Approve a Resolution regarding the Shadowbend, Phase 2, Final Plat. (Director of Development Services Ross Altobelli)
- h. Approve a Resolution regarding the Pecan Grove, Phase 2, Block M, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)
- i. Approve a Resolution regarding the Rosamond Sherley Elementary Addition, Block A, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)
- j. Approve a Resolution regarding the naming of the park located at 1235 Lakeview Drive to be named "Baldwin Park." (Director of Neighborhood Services Marc Marchand)
- k. Approve a Resolution regarding the naming of a park located at 636 Banbury Drive to be named "Henry Clay 'Yank' Washington Park." (Director of Neighborhood Services Marc Marchand)
- l. Approve a Resolution authorizing the City Manager to execute a Task Order with Birkhoff Hendricks and Carter for the design of public water and sanitary sewer infrastructure along State Highway 5. (Director of Public Works Greg Peters, P.E.)
- m. Approve a Resolution approving the the Form of Articles of Incorporation for the formation of the Anna Housing Finance Corporation. (Economic Development Director Joey Grisham)
- n. Approve a Resolution authorizing the City Manager to execute a task order amendment with Birkhoff Hendricks & Carter LLC for the final engineering design of utility relocation and expansion along US 75. (Director of Public Works Greg Peters, P.E.)

6. **Items For Individual Consideration.**

- a. Consider adoption of an Ordinance revising Solid Waste regulations pertaining to roll-off dumpsters (Director of Public Works Greg Peters, P.E.)
- b. Conduct a Public Hearing and Approve a Resolution regarding the East Fork Estates, Lot 24, Replat. (Director of Development Services Ross Altobelli)
- c. 1) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance for rezoning 3.0 acres from Agricultural District (AG) and Single-Family Residential - Large Lot (SF-E) to Single-Family Residential (SF-84). (Director of Development Services Ross Altobelli)

2) Approve a Resolution for the Medina's Addition, Block A, Lots 1 & 2, Final Plat.
- d. 1) Continue conducting the Public Hearing/Consider/Discuss/Action on an Ordinance regarding the request to amend Ordinance No. 843-2020 (Waterview, Block A, Lot 1) (Director of Development Services Ross Altobelli)

2) Approve a Resolution regarding the Waterview, Block A, Lot 1, Concept Plan.
- e. Consider/Discuss/Action on correspondence regarding TxDOT initiatives (City Manager Jim Proce)
- f. Approve an Ordinance Amending the FY2020 - 2021 Budget to add 1.0 FTE Communications Manager, 4.0 FTE Police Officers, additional Fire overtime, an ambulance, three single trailer mount generators, various technology and equipment needs, a summer intern (0.45 FTE) and additional promotional expense funding for Economic Development. (City Manager Jim Proce)

7. **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). Charter provisions; personnel policies; Council procedures; staff procedures; City ordinances; City contracts; public facilities and related legal matters.
- 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). City Council

The Council further reserves the right to enter into executive session at any time throughout any duly noticed meeting under any applicable exception to the Open

Meetings Act.

8. 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.
9. **Adjourn.**

This is to certify that I, Carrie L. Land, City Secretary, posted this Agenda on the City's website (www.annatexas.gov) and at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 5:00 p.m. on April 9, 2021

Carrie L. Land, City Secretary

1. The Council may vote and/or act upon each of the items listed in this agenda.
2. The Council reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meeting Act.
3. Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary at 972 924-3325 two working days prior to the meeting so that appropriate arrangements can be made.



Item No. 4.a.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Gregory Peters

AGENDA ITEM:

Update on joint jurisdictional roadways (City of Anna and Collin County) (Greg Peters, PE)

SUMMARY:

Staff will present an update on specific joint jurisdictional roadways to provide a maintenance improvement plan for Taylor Blvd and CR371.

FINANCIAL IMPACT:

This item is for information only.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Jim Proce, City Manager

Created/Initiated - 4/8/2021



Item No. 4.b.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Gregory Peters

AGENDA ITEM:

Earth Day Clean-up and HHW Drop Off (Director of Public Works Greg Peters and Director of Neighborhood Services Marc Marchand)

SUMMARY:

Earth Day Clean-Up and HHW Drop Off
Neighbors, it's time to celebrate the 51st Annual Earth Day and help keep Anna clean.

Volunteers are needed for the Earth Day Clean-Up effort scheduled for the week of April 19-24, set to coincide with the Don't Mess with Texas Trash-Off. During that time period, the City will ask volunteers to assist with litter pick up at 20 sites around town. Individuals, families, groups, churches, businesses are all welcome.

You and your group can choose both your clean-up site and your cleaning schedule, and we will supply everything you need including trash bags, grabbers, and gloves.

Volunteers can register on the City website (www.annatexas.gov) and we'll contact you and your team to set up all the details.

At the same time, neighbors can drop off their hazardous household waste materials on Saturday, April 24 from 9 a.m. to 1 p.m. at Slayter Creek Park.

Paints, thinners, solvents, fertilizers, chemicals, and other HHW along with large electronics and expired or unwanted drugs and medications will be accepted. Not accepted are illegal drugs, needles, or syringes.

The HHW drop-off is co-sponsored by the Anna Police Department, Public Works Department, and CARDS waste management.

Let's keep Anna clean, beautiful, and safe!

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary

Created/Initiated - 4/9/2021



Item No. 4.c.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Marc Marchand

AGENDA ITEM:

Introduction of Recreation Coordinators (Director of Neighborhood Services Marc Marchand)

SUMMARY:

The Recreation Division has added Caitlin, Julie, and Leah - three part-time recreation coordinators.

The three will be responsible for the City's afterschool and summer programming, recreation classes, special events, outdoor recreation, and sports. Their goal is to provide recreational options for people of every age in every corner of Anna.

Their first big projects will be finalizing summer concerts and other events for all neighbors to enjoy

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Anna – Great Place to Live

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary

Created/Initiated - 4/9/2021



Item No. 4.d.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Marc Marchand

AGENDA ITEM:

Thursdays Food Truck Series (Director of Neighborhood Services Marc Marchand)

SUMMARY:

Thursdays Food Truck Series will start on April 29 at Slayter Creek Parks from 5 PM to 8 PM. The finale will be on June 3 and will include a Summer Kickoff Celebration featuring a free concert by Le Freak.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Anna – Great Place to Live

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary

Created/Initiated - 4/9/2021



Item No. 4.e.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Elisa Bowers

AGENDA ITEM:

Green with Envy Landscaping Class (Neighborhood Services Coordinator Elisa Bowers)

SUMMARY:

Participants will learn the best lawn care methods, efficient watering techniques, plus simple fertilizer and pesticide application to reduce pest issues. We'll help you create a lush and healthy lawn that will make your neighbors green with envy.

Virtual class, scheduled for May 3 from 6 p.m. to 8 p.m.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary

Created/Initiated - 4/9/2021



Item No. 4.f.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Alan Guard

AGENDA ITEM:

City's Investment Policy Certified (Director of Finance Alan Guard)

SUMMARY:

Recently, the Government Treasurers' Organization of Texas (GTOT) awarded the Certificate of Distinction to the City of Anna for its Investment Policy.

This award acknowledges local governments for maintaining a comprehensive written investment policy that meets the 26 criteria set forth by the GTOT. It also acknowledges the City for developing an investment policy that meets the requirements of the Public Funds Investment Act and the standards for prudent public investing established by the GTOT.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary

Created/Initiated - 4/9/2021



Item No. 5.a.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Carrie Land

AGENDA ITEM:

Approve Council Meeting Minutes for March 23, 2021 and March 28, 2021. (City Secretary Carrie Land)

SUMMARY:

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

ATTACHMENTS:

1. CCmin20210323 Draft
2. CCmin20210328 Planning Session

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 4/8/2021

**Regular City Council Meeting
Meeting Minutes**



Tuesday, March 23, 2021 @ 6:30 PM

**Anna ISD Board Room
201 E. 7th Street, Anna, Texas 75409**

The City Council of the City of Anna met at 6:30 PM, on March 23, 2021, at the Anna ISD Board Room, located at 201 E. 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 6:32 PM.

Council Member Carver was absent.

2. Invocation and Pledge of Allegiance.

Mayor Pike led the Invocation and Pledge.

3. Neighbor Comments.

Gina Maria Ottavio - spoke regarding her concerns with giving personal information at public meetings.

4. Work Session.

5. Reports.

- a. Recognition of the Texas State Comptroller's Transparency Stars for Debt Obligations and Public Pensions. (Finance Director Alan Guard)

The City of Anna Finance Department strives to provide transparency for the City Council and our neighbors. In an effort to accomplish that goal the City participates in the Texas State Comptroller's Transparency Star Awards program. The program provides a Transparency Star for five facets of governmental accounting. These include Traditional Finance, Debt Obligations, Public Pensions, Purchasing and Economic

Development. The department has previously earned the Traditional Finance Star.

The Texas Comptroller's Transparency Stars program recognizes local governments for going above and beyond in their transparency efforts.

The program recognizes government entities that accomplish the following:

- * Open their books not only in their traditional finances, but also in the areas of contracts and procurement, economic development, public pensions and debt obligations; and

- * Provide clear and meaningful financial information not only by posting financial documents, but also through summaries, visualizations, downloadable data and other relevant information.

The City was notified it has received the Stars for Debt Obligations and Public Pensions which were submitted in October of 2020. These pages can be found on the City's website. Staff is currently working on the Stars for Purchasing and Economic Development. One of the department's goals in the strategic plan is to receive all five stars.

- b. Neighborhood Services Department update on park and recreation events and activities. (Director of Neighborhood Services Marc Marchand)

Staff updated City Council with a departmental update on the Neighborhood Services Department and the recent accomplishments and plans.

Mayor Pike moved to Closed Session.

6. **Consent Items.**

MOTION: Council Member Toten moved to approve the Consent Agenda as presented. Council Member Ussery seconded. Motion carried 6-0.

- a. Approve Council Meeting Minutes for March 9, 2021. (City Secretary Carrie Land)

- b. Review minutes of the February 4, 2021, Joint Community Development Corporation Board and Economic Development Corporation Board Meeting. (Director of Economic Development Joey Grisham)
- c. Approve a Resolution amending the Economic Development Incentive Policy. (Director of Economic Development Joey Grisham)

After further review and discussions with City Attorney Clark McCoy, staff is recommending some minor edits to the Economic Development Incentive Policy. The EDC and CDC Boards approved the amendments on March 4, 2021. The amendments deal with the self-disclosure of information and the Texas Ethics 1295 filing form. Because incentives requests are increasing rapidly, these forms will allow staff to secure additional information to vet projects and individuals seeking incentives.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS AMENDING THE ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF ANNA.

- d. Approve a Resolution amending the City of Anna Public Improvement District Policy (Director of Economic Development Joey Grisham)

After further review and discussions with City Attorney Clark McCoy, staff is recommending some minor edits to the Economic Development Incentive Policy. The EDC and CDC Boards approved the amendments on March 4, 2021. The amendments deal with the self-disclosure of information and the Texas Ethics 1295 filing form. Because incentives requests are increasing rapidly, these forms will allow staff to secure additional information to vet projects and individuals seeking incentives.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS AMENDING THE ANNA PUBLIC IMPROVEMENT DISTRICT (PID) POLICY.

- e. Approve a Resolution regarding the Villages of Hurricane Creek, Phases 1B, 2, and 3, Revised Preliminary Plat. (Director of Development Services Ross Altobelli)

CADG Hurricane Creek, LLC, submitted an application for approval of a revised preliminary plat consisting of 596 single-family residential lots, one public school, parkland, and 21 common area lots on 270± acres

located at the northwest corner of Standridge Boulevard and Suzie Lane. Zoned Planned Development-886-2020.

The purpose for this revised preliminary plan is to add a public school lot, relocation of the fire station lot, and additional lots meeting the recent rezoning (Ord. No. 886-2020).

The Planning and Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A REVISED PRELIMINARY PLAT FOR THE VILLAGES OF HURRICANE CREEK, PHASES 1B, 2, AND 3.

- f. Approve the Quarterly Investment Report for the Period Ending December 31, 2020. (Finance Director 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
- * Other information related to PFIA.

The City's portfolio as of the quarter ending December 31, 2020 earned an average yield of 0.36%. The total year-to-date interest \$68,198. The report is attached for your review.

- g. Approve a Resolution authorizing the City Manager to execute an agreement for professional engineering services with Kimley-Horn & Associates, Incorporated in an amount not to exceed \$150,000 for wastewater facility analysis and design in the City of Anna, Texas. (Director of Public Works, Greg Peters, P.E.)

Kimley-Horn has been working with the City on the needs, concept, analysis and feasibility of wastewater facilities in the City of Anna. Due to the significant growth and development in the City, additional wastewater facilities are required to adequately provide public sewer service to the community.

The scope of the services pertain to the future wastewater utility service needs for the Hurricane Creek sewer basin located west of US 75 from

the southern City Limit to the northern City Limit, as shown in the current City of Anna Wastewater Master Plan attached to this item.

This item will allow Kimley-Horn to move forward with preliminary engineering and the necessary TCEQ permitting processes associated with future wastewater facilities.

FINANCIAL IMPACT: The total fee for the scope of work is \$135,000, plus hourly fees as required for additional coordination. Staff is recommending a not-to-exceed amount of \$150,000 for the project. The project is funded through Wastewater Impact Fees.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN THE AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$150,000); AND PROVIDING FOR AN EFFECTIVE DATE.

- h. Approve Resolution approving extension of Agreements with Collin County for Animal Control Services regarding Sheltering. (Neighborhood Services Director Marc Marchand)

Extension of the Animal Shelter interlocal agreement with Collin County Animal Control Services. The Extension of agreement for a one (1) year period which shall be in effect from October 1, 2020 continuing through and including September 30, 2021.

FINANCIAL IMPACT: \$25,244

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING EXTENSION OF THE INTERLOCAL AGREEMENT FOR FACILITY CONSTRUCTION AND USE OF AN ANIMAL SHELTER IN COLLIN COUNTY

7. Items for Individual Consideration.

- a. Consider/Discuss/Action on a Resolution accepting the FY 2020 audit report. (Finance Director Alan Guard)

Weaver and Tidwell representative Brent Young gave Council an overview of the Fiscal Year 2020 Financial Audit.

A RESOLUTION ACCEPTING THE FISCAL YEAR 2020 FINANCIAL
AUDIT OF THE CITY OF ANNA.

MOTION: Council Member Ussery moved to approve. Council Member Miller seconded. Motion carried 6-0.

- b.
 - 1) Conduct a public hearing to consider public comments regarding the request to amend Ordinance No. 843-2020 (Waterview, Block A, Lot 1). (Director of Development Services Ross Altobelli)
 - 2) Consider/Discuss/Action on an Ordinance regarding the request to amend Ordinance No. 843-2020 (Waterview, Block A, Lot 1).
 - 3) Consider/Discuss/Action on a Resolution regarding the Concept Plan, Waterview, Block A, Lot 1, associated with the zoning amendment request.

Mayor Pike opened the public hearing at 7:37 PM.

MOTION: Mayor Pike moved to table the public hearing until 4/13/2021 meeting at 6:30 PM. Council Member Toten seconded. Motion carried 6-0.

MOTION: Mayor Pike moved to table the public hearing until 4/13/2021 at 6:30 PM at Sue Rattan Elementary School, 1221 Ferguson. Council Member Toten seconded. Motion carried 6-0.

- c.
 - 1) Consider/Discuss/Act on a resolution approving an Agreement Regarding Services including a plan for municipal services regarding a 27.8± acre tract of land generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5). (Director of Development Services Ross Altobelli)
 - 2) Conduct a public hearing to consider public comments regarding annexation of a 27.8± acres of land into the City's corporate boundaries generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5).
 - 3) Consider/Discuss/Action on an ordinance annexing 27.8± acres generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5).

It is recommended that the City Council approve a resolution for an agreement regarding services and an ordinance regarding the request to annex 27.8± acres of land located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5). Kenneth O'Neal and Kathyene Boring submitted a petition to annex 27.8± acres of land located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5).

A RESOLUTION ADOPTING A CONDITIONAL AGREEMENT REGARDING SERVICES RELATED TO ANNEXATION OF A 27.809 ACRE TRACT OF LAND.

MOTION: Mayor Pike moved to approve. Council Member Miller seconded. Motion carried 6-0.

Mayor Pike opened the public hearing at 7:39 PM.

No Comments.

Mayor Pike closed the public hearing at 7:40 PM.

MOTION: Council Member Miller moved to approve. Council Member Ussery seconded. Motion carried 6-0.

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID MUNICIPALITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID MUNICIPAL CORPORATE LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY AS SET FORTH HEREIN; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- d.
 - 1) Conduct a public hearing to consider public comments regarding the request to zone 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72). (Director of Development Services Ross Altobelli)
 - 2) Consider/Discuss/Action on an Ordinance regarding the request to zone 27.8± acres located on the south side of County Road 376, 3,910±

feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72).

Kenneth O'Neal and Kathyene Boring submitted an application to zone a 27.8± acre tract located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72).

The purpose of the request is to establish zoning for a new tract of land associated with an annexation petition.

The Planning & Zoning Commission recommended approval.

Mayor Pike opened the public hearing at 7:43 PM.

No Comments.

Mayor Pike closed the public hearing at 7:44 PM.

Property rezoned under this ordinance is generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (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: Mayor Pike moved to approve. Council Member Miller seconded. Motion carried 6-0.

- e. 1) Conduct a public hearing to consider public comments regarding the request to amend Ordinance No. 2002-34, referred to as PD # 08-2002 and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit. (Director of Development Services Ross Altobelli)
- 2) Consider/Discuss/Action on an Ordinance regarding the request to amend Ordinance No. 2002-34, referred to as PD # 08-2002 and

commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit.

3) Consider/Discuss/Action on an Ordinance regarding the request to grant a Specific Use Permit for a Registered Family Home to Jacoby Goode for the property located at 1225 Bridgeport Drive, Lakeview Estates Phase 2.

City Manager Jim Proce recused himself.

It is recommended that the City Council approve an ordinance regarding the request to amend Ordinance No. 08-2002 to allow the additional use of Registered Family Home by issuance of a Specific Use Permit and grant a Specific Use Permit for a Registered Family Home to Jacoby Goode for the property located at 1225 Bridgeport Drive, Lakeview Estates, Phase 2.

At the January 26, 2021 meeting, City Council called a public hearing for a zoning amendment initiation to Ordinance No. 2002-34.

A Registered Family Home is defined as a child-care facility that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school siblings of the other children given care, but the total number of children, including the caretaker's own, does not exceed 12 at any given time.

A Registered Family Home is currently allowed by Specific Use Permit in the SF-E, SF1, MH-1, MF-1, MF-2, C-1, & C-2 zoning districts.

Licensing and minimum standards of childcare providers are through the Texas Health and Human Services Commission. Physical space requirements include 30 square feet of indoor space per child and 80 square feet of outdoor activity space for each child using the outdoor area at one time. Most backyards in Lakeview Estates exceed 960 square feet, which would be the minimum required space for the maximum number of children (12).

Brief research of other cities in Collin County (Allen, Celina, Frisco, Melissa, Murphy, Plano, Prosper, & Wylie) found that a registered family

home/in-home day care is allowed by right as a home occupation in single-family zoning districts.

The Planning & Zoning Commission recommended approval with the following stipulations: Amend Ordinance No. 2002-34 to allow the additional use of Registered Family Home with the issuance of a Specific Use Permit with the following minimum restrictions:

1. The Specific Use Permit shall expire when the property changes ownership; and
2. The applicant is required to obtain a Certificate of Occupancy from the City of Anna Building Department and provide a copy of the registration/license from the State of Texas.

Mayor Pike opened the public hearing at 7:46 PM.

Thirteen public comment forms were received, six in favor and seven opposed.

Gina Maria Ottavio spoke regarding traffic concerns.

Mayor Pike closed the public hearing at 7:53 PM.

(Property rezoned under this ordinance is generally located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard) AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND AMENDING 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: Mayor Pike moved to deny. Council Member Vollmer seconded. Motion Carried 5-1. Council Member Miller opposed.

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).

MOTION: Mayor Pike moved to enter closed session. Council Member Vollmer seconded. Motion carried 6-0.

Mayor Pike recessed the meeting at 7:08 PM.

Mayor Pike reconvened the meeting at 7:13 PM.

Council returned to the Consent Agenda.

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 8:01 PM.

Approved on April 13, 2021.

Mayor Nate Pike

ATTEST:

City Secretary Carrie L. Land

MINUTES



City Council Meeting

Sunday, March 28, 2021 @ 2:00 PM

**Anna City Hall, Council Chambers
111 N. Powell Parkway, Anna, Texas 75409**

The City Council of the City of Anna met at 2:00 PM, on March 28, 2021, at the Anna City Hall, Council Chambers, located at 111 N. Powell Parkway (Hwy 5) to consider the following items.

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

Mayor Pike called the meeting to order at 2:00 PM.

All Council Members were present.

2. Neighbor Comments.

No Comments.

3. Work Session.

- a. Presentation/Consider/Discuss/Action on the City Strategic Plan. (City Manager/ City Council)

Consultant Lyle Sumak was present by Zoom. The focus was building on the current 15-year strategic plan.

No action was taken.

4. Adjourn.

Mayor Pike adjourned the meeting at 8:25 PM.

Approved on April 13, 2021.

Mayor Nate Pike

ATTEST:

City Secretary Carrie L. Land



Item No. 5.b.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Review minutes of the March 1, 2021 Planning & Zoning Commission Meeting. (Director of Development Services Ross Altobelli)

SUMMARY:

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. 03-01-2021 PZ Minutes

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 4/7/2021
Approved - 4/7/2021
Final Approval - 4/7/2021

**MINUTES
PLANNING AND ZONING COMMISSION
MARCH 1, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on March 1, 2021, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:05 pm.

Commissioners present were Chairman Alonzo Tutson, Latoya Grady, Brent Thomas, Donald Henke, and Nick Rubits. Vice-Chairman Wayne Barton and Duane Hayes were absent. Staff present was Ross Altobelli and Lauren Mecke. Councilmen present was Kevin Toten and Stan Carver.

2. Invocation and Pledge of Allegiance

Commissioner Thomas led the Pledge of Allegiance and gave the invocation.

3. Citizen Comments: At this time, any person may address the Planning and Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

Brad & Annie Fairchild, new ETJ neighbors, introduced themselves.

Chairman Tutson thanked Councilman Toten and Councilman Carver for attending the meeting and for what they and staff did to assist with the winter storm.

Mr. Altobelli reminded the Commission that there would be a special meeting on March 15th for the public hearings that were delayed from the winter storm.

4. Location Map

Consent Items

Consent item 5 was removed from the Consent agenda.

A motion was made by Commissioner Rubits, seconded by Commissioner Henke to recommend approval of consent items 6 through 11. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the February 1, 2021 Planning & Zoning Commission meeting.

Chairman Tutson requested minor amendments to the minutes. Commissioner Thomas moved to approve the minutes as corrected. Seconded by Commissioner Grady. The vote was in favor of approval 4-0-1, with Commissioner Rubits abstaining.

6. Consider/Discuss/Action on a recommendation regarding the J.P. Harris Addition, Block A, Lot 3, Replat. Applicant: Lyle E. Wise.

7. Consider/Discuss/Action on a recommendation regarding the NTM Masonry Estates, Block A, Lot 1, Development Plat. Applicant: NTM Masonry Company, LLC.

8. Consider/Discuss/Action on a recommendation regarding the Covarrubias Addition, Block A, Lots 1- 4, Minor Plat. Applicant: Martin & Abigail Covarrubias.

9. Consider/Discuss/Action on a recommendation regarding the Fairchild Addition, Block A, Lot 1, Minor Plat. Applicant: Annamarie & Bradley Fairchild.
10. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Preliminary Plat. Applicant: One Anna Two LTD.
11. Consider/Discuss/Action on a recommendation regarding the Rosamond Sherley Elementary Addition, Block A, Lot 1, Preliminary Plat. Applicant: Anna Independent School District.

Items for Individual Consideration

12. Consider/Discuss/Action on a recommendation regarding the Buzz Center Addition, Block A, Lots 1 and 2, Final Plat And Site Plan. Applicant: Dr. Uma Chintapalli.

Mr. Altobelli gave a brief presentation. The applicant requested a 30-day extension to continue to refine their request for both the final plat and site plan.

Commissioner Thomas clarified that the final plat and site plan would be on the March 15th special P&Z meeting agenda.

A motion was made by Commissioner Henke, seconded by Commissioner Thomas to approve the 30-day extension request. The vote was unanimous.

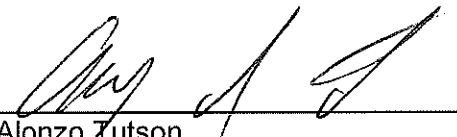
13. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek, Phases 2 and 3, Revised Preliminary Plat. Applicant: CADG Hurricane Creek, LLC.

Ms. Mecke gave a brief presentation. The applicant requested a 30-day extension to continue to refine their request for the revised preliminary plat. Mr. Altobelli stated that this would also be moved to the March 15th special P&Z meeting agenda.

A motion was made by Commissioner Rubits, seconded by Commissioner Thomas to approve the 30-day extension request. The vote was unanimous.

Adjourn

A motion was made by Commissioner Grady, seconded by Chairman Tutson to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:18 pm.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:





Item No. 5.c.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Review minutes of the March 15, 2021 Planning & Zoning Commission Meeting.
(Director of Development Services Ross Altobelli)

SUMMARY:

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. 03-15-2021 PZ Minutes

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 4/7/2021
Approved - 4/7/2021
Final Approval - 4/7/2021

**MINUTES
PLANNING AND ZONING COMMISSION
MARCH 15, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on March 15, 2021, at the Anna ISD Board Room located at 201 E. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:07 pm.

Commissioners present were Latoya Grady, Brent Thomas, Wayne Barton, Chairman Alonzo Tutson, and Nick Rubits. Commissioner Donald Henke arrived at 7:13 pm during item 9. Duane Hayes was absent. Staff present was Ross Altobelli, Kevin Johnson, and Lauren Mecke.

2. Invocation and Pledge of Allegiance

Vice-Chair Barton gave the invocation and led the Pledge of Allegiance.

3. Citizen Comments: At this time, any person may address the Planning and Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

There were no citizen comments.

4. Location Map

Consent Items

A motion was made by Commissioner Thomas, seconded by Commissioner Grady to recommend approval of consent items 5 through 7. The vote was unanimous.

5. Consider/Discussion/Action on a recommendation regarding the Villages of Hurricane Creek, Phases 1B, 2 and 3, Revised Preliminary Plat. Applicant: CADG Hurricane Creek, LLC
6. Consider/Discuss/Action on a recommendation regarding the Buzz Center Addition, Block A, Lot 1 and 2, final plat. Applicant: Dr. Uma Chintapalli.
7. Consider/Discuss/Action on a recommendation regarding the Buzz Center Addition, Block A, Lot 1 and 2, site plan. Applicant: Dr. Uma Chintapalli.

Items for Individual Consideration

Chairman Tutson amended the order of the agenda so that items 9 and 10 were presented before item number 8.

8. Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the request to amend Ordinance No. 2002-34, referred to as Planned Development No. 08-2002 (PD # 08-2002) and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit. Applicant: City of Anna

Ms. Mecke gave a brief presentation.

The public hearing was opened at 8:25 pm.

Vice-Chair Barton clarified that this request is to allow registered family as an additional use. Mr. Altobelli stated that if the Commission chooses to approve the request that they could also issue a specific use permit to the homeowner who initiated this conversation. Ms. Mecke stated that the Commissioners had a letter from the property owner.

Commissioner Henke stated that 6 cars is not a huge impact since the cars are dropping off and picking up but not staying.

Vice-Chair Barton asked how the state observes and monitors registered family homes. Mr. Altobelli stated that staff has not had that experience but feel that having it by specific use permit gives neighbors an additional layer of protection.

Commissioner Rubits asked about the Homeowners Association. Ms. Mecke stated that she provided all of the information to a member of the HOA as well as the builders of Phase 3. Mr. Altobelli reminded the Commission that city staff does not regulate or enforce HOA covenants.

Commissioner Grady felt that it was burdensome that a property owner has to request to provide childcare within their home. Commissioner Rubits rebutted that the city has several new daycares and has concerns about a business operating in a neighborhood. Commissioner Grady continued that especially being in the COVID-19 pandemic, that there are many people who do not want their children attending daycares and may want more individualized attention.

Chairman Tutson called the first speaker:

Chris Turner – 1242 Lakeview Drive – stated that her family does not want a daycare within their neighborhood. Shift workers in her neighborhood that require sleep during the day as well as issues with congestion at the mailbox. Concerned that letting in one business would encourage additional businesses.

Mr. Altobelli clarified that the applicant in this case is the city because city council called the public hearing to allow the procedure to move forward.

Chairman Tutson stated concern about legal ramifications by not allowing the use. Mr. Altobelli stated that the city has the right to limit uses and that a specific use permit allows each applicant to state their case.

Commissioner Henke stated that he liked how the City of Plano limited the number to 8 children. Commissioner Grady pointed out that Ms. Goode, the resident wanting to open a registered family home, was stating she was only looking to watch 4 or 5 children.

Commissioner Rubits asked about the process of specific use permits. Mr. Altobelli, Commissioner Henke, and Vice-Chair Barton explained that the purpose and process of a specific use permit.

Commissioner Rubits questioned why the zoning ordinance specifically does not allow the use. Ms. Mecke clarified that the city's original 1986 zoning ordinance did not clearly define a daycare center nor in-home daycare; it only state that a daycare center was not permitted as an in-home occupation. Commissioner Rubits asked if that was the zoning ordinance in place at the time. Ms. Mecke responded in the affirmative it was the zoning ordinance in place in 2002 when the planned development was created.

Commissioner Rubits stated that he does not believe that businesses should be within a neighborhood.

Ms. Mecke stated that there were 7 letters in opposition, 6 letters in favor, and one neutral letter in response to this zoning request.

Chairman Tutson asked to look at the slide with other communities. Commissioner Thomas asked for clarification. Ms. Mecke stated that for single-family dwellings, other cities allow the use by right. She also stated that some cities have additional design standards.

Commissioner Rubits asked if City Council could amend the Planning & Zoning Commissions recommendation. Mr. Altobelli said yes.

Mrs. Turner asked if this would make their neighborhood different from other neighborhoods. Mr. Altobelli stated yes, initially because it would require an additional public hearing to amend the zoning ordinance and other planned developments.

Mr. Turner – 1242 Lakeview Drive – asked why the particular address deserves to be granted a specific use permit. Commissioner Thomas responded that this property owner is the one who asked and that individual properties are reviewed on their own merit. Vice-Chair Barton followed with this decision is not saying that it is the best location nor master comprehensive plan; more if it is a good or bad idea. Commissioner Thomas added that he thinks it is a good idea to regulate by specific use permit. Mr. Turner clarified if this would open the flood gates to allow anyone who asks to open an in-home daycare. Commissioners Thomas and Barton responded that precedence is not set. Commissioner Henke stated that by limiting the number of children, it will help alleviate traffic and would not incentivize others to open more daycares.

The Commissioners thanked Mr. and Mrs. Turner for coming to speak.

The Commissioners discussed when a specific use permit would expire. Mr. Altobelli clarified that SUP's typically run with the land or the Commission could add the stipulation to limit it to the property owner.

Chairman Tutson asked to see the permitted uses. Ms. Mecke stated that a community center, park or home occupation would be allowed by right and libraries, bed and breakfast facility, and rest home are allowed by specific use permit. He asked about religious facilities. Ms. Mecke stated that a supreme court case has made it so that cities cannot regulate land use of churches with exception to parking and that the current zoning ordinance does need to be updated to reflect that. Mr. Altobelli added after the comprehensive plan is adopted that there will be a detailed look at the Planning regulations.

The public hearing was closed at 9:06 pm.

A motion was made by Vice-Chair Barton, seconded by Commissioner Henke, to recommend approval to allow registered family home by specific use permit with the stipulation that it shall not extend beyond the property owner who obtains the specific use permit, the property owner must maintain a current license from the state and certificate of occupancy from the City of Anna and issue a specific use permit for 1225 Bridgeport with the stipulation of a maximum number of children limited to 5. The vote was in favor of approval 5-1, with Commissioner Rubits in opposition.

9. Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the request to zone 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72). The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition. Applicant: Kenneth O'Neal and Kathyene Boring

Ms. Mecke gave a brief presentation. The purpose for this zoning request is to establish the zoning for property that has a petition for annexation.

The public hearing was opened at 7:13 pm.

Commissioner Barton clarified staff's recommendation. Staff recommended approval subject to the approval of the annexation by City Council.

Commissioner Thomas inquired if there were anything unusual in the review of this request. Ms. Mecke stated that that because the applicant is requesting an existing zoning district that this is a routine review.

The public hearing was closed at 7:14 pm.

Commissioner Rubits asked where the limits of the city in relation to this site are. Ms. Mecke clarified that the western property boundary is the current city limits.

A motion was made by Commissioner Grady, seconded by Commissioner Thomas, to recommend approval of SF-72 zoning upon annexation. The vote was in favor of approval 5-0-1, with Commissioner Henke abstaining.

10. A) Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the request to amend Planned Development-843-2020. Applicant: Anna 21, LLC.

Ms. Mecke gave a brief presentation. The applicant is requesting to amend the planned development to allow 4-story buildings, reduce the number of required parking, and reduce the amount of required covered parking.

John Hickman, the applicant representative, gave a brief presentation.

The public hearing was opened at 7:26 pm.

Commissioner Henke asked if there was a new owner. Commissioner Barton stated that the current property owner is a local developer who gets the zoning in place to sell properties to builders. Mr. Altobelli clarified that the development agreement for materials standards runs with the property and not the ownership.

Commissioner Rubits asked about how the regulations define height currently. Mr. Altobelli stated to the average height of the roof and that the concern about height was so that residents in the western neighborhood would have their privacy by the tree line.

Commissioner Rubits also was concerned about the parking ratio and asked the number of units the applicant intends to build. The applicant stated 300 units. Commissioner Rubits was concerned that there would not be enough parking. Mr. Altobelli stated they would be required to provide 75 guest parking spaces.

Vice-Chair Barton took issue with the measurement of the height and changing the measurement for this site. He also stated his concerns with the parking.

Commissioner Thomas asked the applicant, what is the compelling reason for the change that would benefit the residents. The applicant responded that this is going to be a quality product of workforce housing. Commissioner Thomas clarified, how would the project be affected if the request was not approved. The applicant stated that they would only be able to construct about 200 units.

Commissioner Henke pointed out that the concept plan shows sufficient parking and was not sure why the applicant would need a parking reduction. The applicant responded that there are other factors such as the floodplain that would affect.

Chairman Tutson stated that Commissioner Barton and Commissioner Thomas's comments summed up his thoughts. He asked the applicant to clarify the income for this workforce housing. The applicant stated that the average is 60% of the area median income which would serve professions such as teachers, police, and retail workers. Commissioner Tutson was also concerned about the parking. He also asked about the distance between the nearest single-family. The applicant stated 400 feet.

Mr. Altobelli clarified that if the Planning & Zoning Commission denied the applicant's request, the applicant could still proceed to City Council and would require a 3/4 majority vote to overturn Planning and Zoning Commission's recommendation.

Don Collins, property owner, spoke about his experience with the site and covered parking in the City of Anna.

Chairman Tutson asked the applicant to clarify the tax credits percentage. The applicant stated 4%.

Mr. Altobelli stated that the Palladium, the only existing multiple-family residences in the city, does have reduced parking for studio and 1-bedroom units and is at 60% covered parking.

Vice-Chair Barton asked additional questions about parking and concerns about the measurement of the building.

Commissioner Rubits asked about height restrictions for other approved multiple-family. Ms. Mecke responded with height information from other planned developments.

Commissioner Henke suggested amending the request to setback the height from the western property boundary.

Mr. Collins came back to discuss the measurements from the adjacent single-family.

Mr. Altobelli read the definition of height measurement. Commissioner Henke suggested a 100-foot buffer from the western property boundary.

Commissioner Rubits asked about the property line. Mr. Collins stated that the property line is the center of the creek. Commissioner Rubits was concerned about tree removal. Mr. Altobelli stated that the trees in floodplain would have to be preserved.

Commissioner Grady stated her appreciation for a proposed workforce housing, and it is needed in Anna.

The public hearing was closed at 8:13 pm.

A motion was made by Commissioner Henke, seconded by Commissioner Grady to recommend approval of the zoning with the following stipulations:

- A 100-foot setback for 4-story buildings from the western property boundary, within the 100-foot setback the maximum height of 3-story; 45 feet;
- 55 feet for the maximum building height of 4-story;
- Minimum parking: 1.75 spaces per dwelling unit plus 0.25 spaces per dwelling unit for visitor and
- 50% minimum covered parking.

The vote was in favor of approval 5-1, with Vice-Chair Barton in opposition.

B) Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Revised Concept Plan. Applicant: Anna 21, LLC.

A motion was made by Commissioner Grady, seconded by Commissioner Thomas to recommend approval of the revised concept plan. The vote was in favor of approval 5-1, with Vice-Chair Barton in opposition.

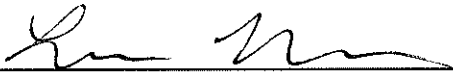
Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Thomas to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:09 pm.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST: _





Item No. 5.d.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Buzz Center Addition, Block A, Lot 1 and 2, Final Plat. (Director of Development Services Ross Altobelli)

SUMMARY:

Retail and restaurant on one lot and vacant lot on 4.6± acres located on the east side of Powell Parkway (State Highway 5), 1080 feet south of W. White Street (FM 455). Zoned C-1 Restricted Commercial.

Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 1: Growing Anna Economy

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

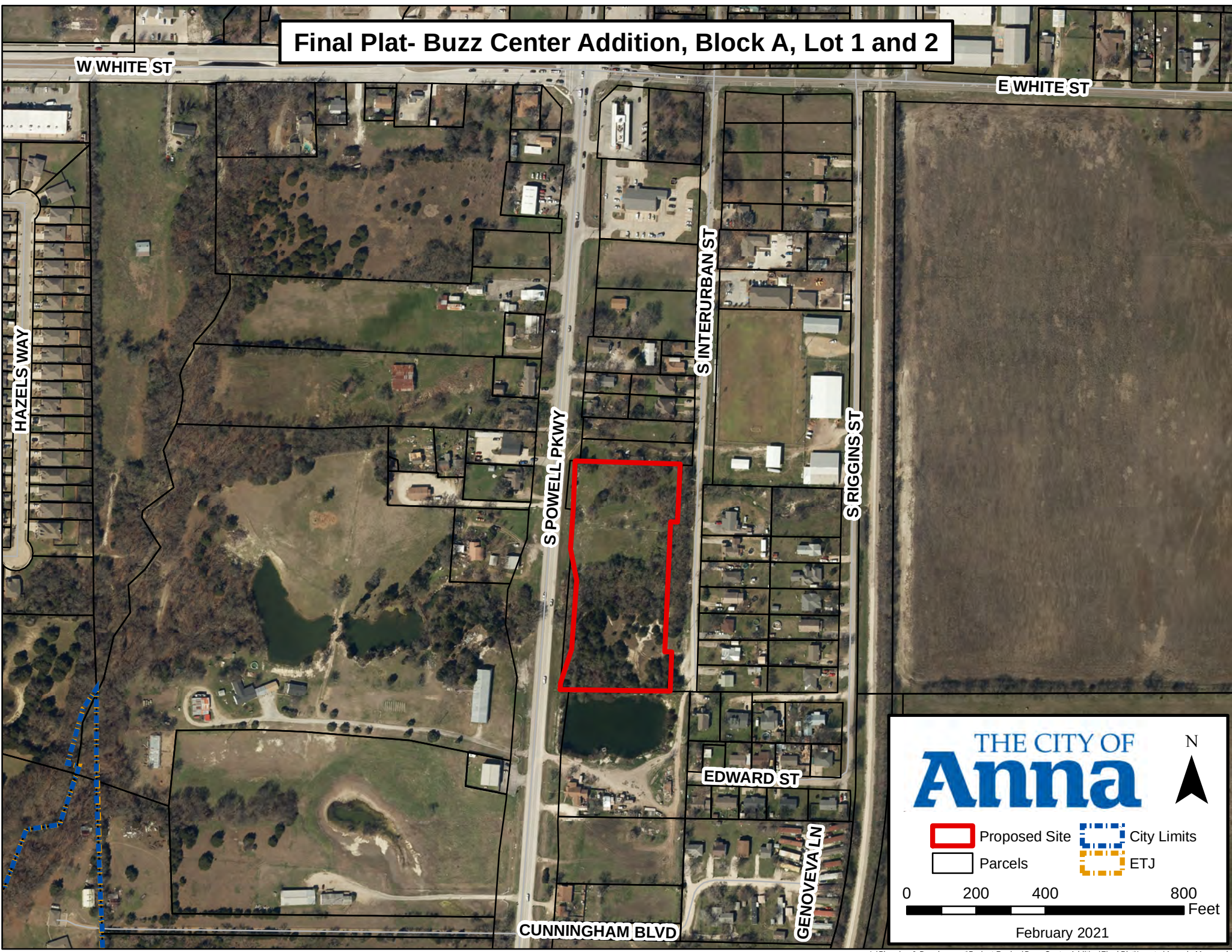
1. Agenda Map (FP)
2. RESOLUTION - (FP) Buzz Center Addition, Block A, Lots 1 and 2
3. Stamped Exhibit A - (FP) Buzz Center Addn, Bl A, Lt 1

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 4/7/2021
Approved - 4/7/2021
Final Approval - 4/7/2021

Final Plat- Buzz Center Addition, Block A, Lot 1 and 2



THE CITY OF

Anna

N

Proposed Site

Parcels

City Limits

ETJ

0 200 400 800 Feet

February 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A FINAL PLAT OF BUZZ CENTER ADDITION, BLOCK A, LOT 1 AND 2.

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, Dr. Uma Chintapalli, has submitted an application for approval of a Final Plat of Buzz Center Addition, Block A, Lot 1 and 2;

WHEREAS, The Final Plat of Buzz Center Addition, Block A, Lot 1 and 2 generally conforms to the Preliminary Plat of Buzz Center Addition, Block A, Lot 1;

WHEREAS, The Final Plat of Buzz Center Addition, Block A, Lot 1 and 2 conforms to the existing zoning;

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

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the final plat of Buzz Center Addition, Block A, Lot 1 and 2 hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

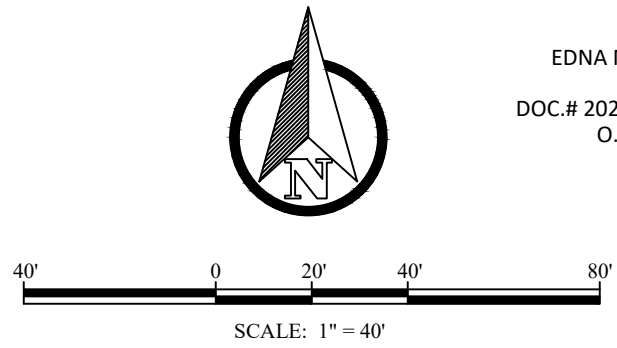
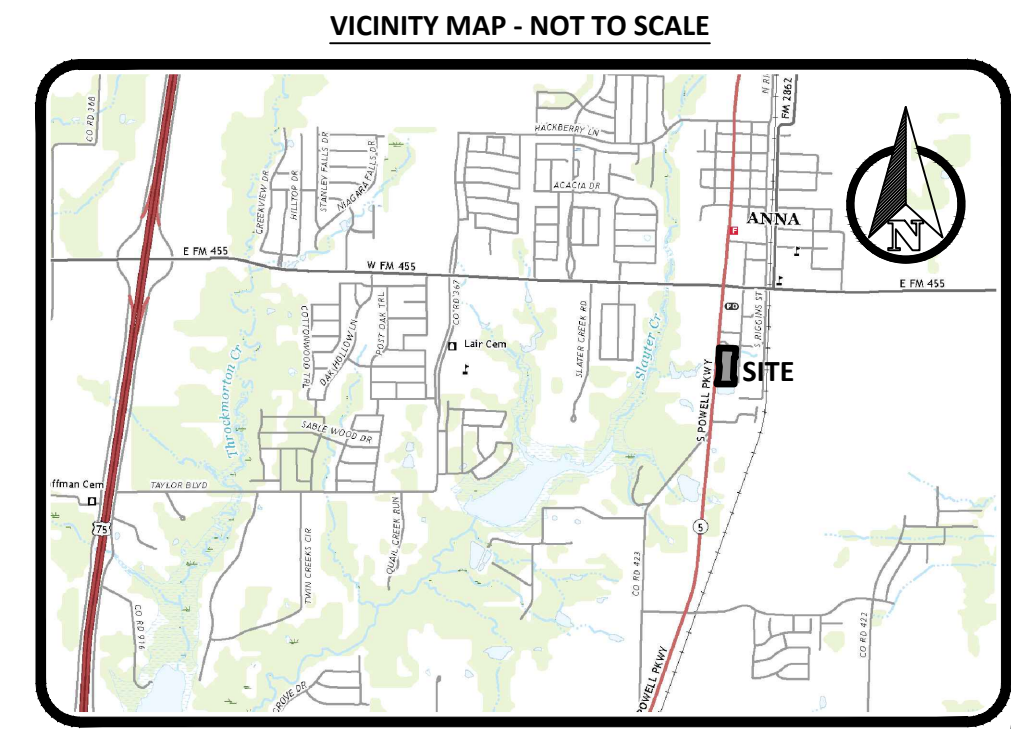
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 13th day of April 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	47.64'	30.00'	090°59'12"	S42°59'36"E	42.79'
C2	46.61'	30.00'	089°00'48"	S47°00'24"W	42.06'
C3	47.64'	30.00'	090°59'12"	N42°59'36"W	42.79'
C4	46.61'	30.00'	089°00'48"	N47°00'24"E	42.06'
C5	47.12'	30.00'	090°00'00"	N47°30'00"E	42.43'
C6	47.12'	30.00'	090°00'00"	S42°30'00"E	42.43'
C7	47.12'	30.00'	090°00'00"	N47°30'00"E	42.43'
C8	47.12'	30.00'	090°00'00"	S42°30'00"E	42.43'
C9	13.65'	30.00'	026°03'52"	N10°31'56"W	13.53'
C10	24.57'	54.00'	026°03'52"	N10°31'56"W	24.35'
C11	13.65'	30.00'	026°03'52"	S10°31'56"E	13.53'
C12	24.57'	54.00'	026°03'52"	S10°31'56"E	24.35'
C13	46.24'	30.00'	088°18'32"	S46°39'15"W	41.80'
C14	48.01'	30.00'	091°41'28"	N43°20'45"W	43.05'
C15	46.24'	30.00'	088°18'32"	S46°39'15"W	41.80'
C16	48.01'	30.00'	091°41'28"	N43°20'45"W	43.05'

Line Data Table	
Line #	Bearing
L1	38.49' N51°29'35"E
L2	19.33' N45°42'00"E
L3	16.78' S78°37'13"E
L4	32.64' S87°05'35"E
L5	18.07' S66°38'58"E
L6	25.21' N42°05'33"E
L7	57.16' N85°56'19"E
L8	47.09' N43°29'45"E
L9	23.22' N57°39'34"E
L10	20.67' N18°50'46"E
L11	25.00' N44°49'53"E
L12	24.27' N18°54'12"E
L13	25.28' N13°15'14"E
L14	32.99' S88°29'12"E
L15	3.39' S88°29'12"E
L16	6.11' N02°30'00"E
L17	31.90' N23°33'52"W
L18	31.90' S23°33'52"E
L19	1.99' N89°11'29"W
L20	10.50' N02°30'00"E
L21	9.98' S87°30'00"E
L22	10.00' S02°13'52"W
L23	10.02' N87°30'00"W
L24	13.48' N02°30'00"E
L25	10.00' N87°30'00"W
L26	6.67' S02°30'00"W
L27	46.49' S47°30'00"W

Line Data Table	
Line #	Distance
L28	46.49' N47°30'00"E
L29	21.21' S02°30'00"W
L30	13.59' N73°59'09"E
L31	15.82' S02°30'00"W
L32	13.59' S73°59'09"W
L33	10.94' N88°15'40"W
L34	10.00' N01°44'20"E
L35	4.30' S88°15'40"E
L36	8.50' N87°30'00"W
L37	10.00' N02°30'00"E
L38	8.50' S87°30'00"E
L39	10.01' S02°30'00"W
L40	74.95' N85°03'57"W
L41	72.17' S85°03'57"E
L42	10.27' N18°11'17"E
L43	54.59' N85°03'57"W
L44	10.50' N02°30'00"E
L45	10.42' N11°23'19"W
L46	57.10' S85°03'57"E
L47	68.43' S68°50'19"E
L48	15.69' S04°09'09"W
L49	67.95' N68°50'19"W
L50	15.83' N02°30'00"E
L51	78.82' N62°30'00"E
L52	79.40' S62°30'00"W

UTILITY EASEMENT TO CITY OF ANNA
DOC. NO. 2012011000030770, O.P.R.C.C.T.

LANDSCAPE EASEMENT
VOL. 2016, PG. 442, P.R.C.C.T.

"PARCEL 151" STATE OF TEXAS DEPARTMENT OF
TRANSPORTATION RIGHT-OF-WAY CSJ: 0047-04-026
(DOCUMENT NOT YET RECORDED
AT TIME OF SURVEY)

"PARCEL 146, PART 2" STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY CSJ: 0047-04-026
(DOCUMENT NOT YET RECORDED
AT TIME OF SURVEY)

"PARCEL 146, PART 1" STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY CSJ: 0047-04-026
(DOCUMENT NOT YET RECORDED
AT TIME OF SURVEY)

POWELL PARKWAY
(S.H. NO. 5)
(EXISTING VARIABLE WIDTH R.O.W.)

POINT OF
BEGINNING

LOT 1, BLOCK A
SCRIBNER ADDITION
VOL. 2016, PG. 442
P.R.C.C.T.

SANITARY SEWER EASEMENT TO CITY OF ANNA
DOC. NO. 20150826001082820, O.P.R.C.C.T.

(TRACT 1)
OSCAR GARCIA MARTINEZ
DOC. NO. 20151022001337780
O.P.R.C.C.T.

NO RECORD INFORMATION FOUND

CUNNINGHAM ESTATES
VOL. 6, PG. 541, P.R.C.C.T.

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SWACCHA, LLC is the sole owner of the following described tract:

BEING a tract of land situated in the G. Stark Survey, Abstract Number 798, City of Anna, Collin County, Texas, being part of the tract described by deed to SWACCHA, LLC as recorded under Document Number 20190218000166800, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a concrete monument found at the southwest corner of said SWACCHA tract and the herein described tract, same being the northeast corner of "Parcel 143" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026, said point also being in the north line of Lot 1 in Block A of Scribner Addition, an addition in the City of Anna, Collin County, Texas, according to the plat recorded under Volume 2016, Page 442, Plat Records of Collin County, Texas, (P.R.C.C.T.);

THENCE North 04 degrees 09 minutes 09 seconds East, with the west line of said SWACCHA tract, a distance of 19.50 feet to a 5/8 inch rebar with pink cap stamped, "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" (hereinafter called "TXDOT") found for the south corner of "Parcel 146, Part 1" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026;

THENCE through the interior of said SWACCHA tract and with the east lines of said "Parcel 146, Part 1" the following calls:

- North 18 degrees 11 minutes 17 seconds East, a distance of 102.49 feet to a 5/8 inch rebar with "TXDOT" cap found;
- North 04 degrees 08 minutes 19 seconds East, a distance of 200.00 feet to a point within a tree;
- North 11 degrees 23 minutes 19 seconds West, a distance of 92.58 feet to a 5/8 inch rebar with "TXDOT" cap found for the north corner of said "Parcel 146, Part 1", said point being in the west line of said SWACCHA tract;

THENCE North 04 degrees 09 minutes 09 seconds East, with the west line of said SWACCHA tract, a distance of 112.00 feet to a 5/8 inch rebar with "TXDOT" cap found for the southeast corner of "Parcel 146, Part 2" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026;

THENCE North 02 degrees 13 minutes 52 seconds East, through the interior of said SWACCHA tract, and with the east line of said "Parcel 146, Part 2", a distance of 141.43 feet to a 5/8 inch rebar with "TXDOT" cap found for the northeast corner thereof, same being the southeast corner of "Parcel 151" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026, said point also being in the common line of said SWACCHA tract and a tract of land called "TRACT 2" as described by deed to Altice Use, Inc. as recorded under Document Number 20181226001561580, (O.P.R.C.C.T.);

THENCE South 88 degrees 29 minutes 12 seconds East, with the common line of said SWACCHA tract and said Altice Use tract, a distance of 303.14 feet to a 1/2 inch rebar found for the common east corner thereof, said point being in the west line of a tract of land described by deed to the City of Anna as recorded under Document Number 20170727000992200, (O.P.R.C.C.T.);

THENCE with the westerly lines of said City of Anna tract, the following calls:

- South 02 degrees 30 minutes 00 seconds West, a distance of 167.90 feet to a 1/2 inch rebar with pink cap found;
- North 89 degrees 45 minutes 00 seconds West, a distance of 20.00 feet to a 1/2 inch rebar with pink cap found;
- South 02 degrees 30 minutes 00 seconds West, a distance of 375.00 feet to a 1/2 inch rebar with pink cap found;
- South 89 degrees 45 minutes 00 seconds East, a distance of 20.00 feet to a 1/2 inch rebar with pink cap found;
- South 02 degrees 30 minutes 00 seconds West, a distance of 114.29 feet to the southeast corner of said SWACCHA tract, and being in the north line of said Lot 1, from which an old wood post bears North 78 degrees East a distance of 0.30 feet;

THENCE North 89 degrees 11 minutes 29 seconds West, with the north line of said Lot 1, a distance of 317.57 feet to THE POINT OF BEGINNING and enclosing 4.326 (188,461 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SWACCHA, LLC acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as BUZZ CENTER ADDITION, BLOCK A, LOTS 1 AND 2, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

OWNER
SWACCHA, LLC
4613 MEADOWBRIDGE DRIVE
PLANO, TX 75093
(214)616-3764
chintipalluram@gmail.com

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

ENGINEER
KIRKMAN ENGINEERING
SHEA KIRKMAN
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
(817) 488-4960
SHEA.KIRKMAN@TRUSTKE.COM

CITY PROJECT #FP2021-0002
BUZZ CENTER ADDITION
FINAL PLAT OF BLOCK A, LOTS 1 AND 2
4.326 ACRES
SITUATED IN THE G. STARK SURVEY
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
JANUARY 2021

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Anna, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

This approved subject to all platting ordinances, rules, and regulations of the City of Anna, Texas.

WITNESS my hand this the ____ day of _____, 20__

BY: _____

PRINT NAME/TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__

Notary Public in and for
the State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

I, John H. Barton III, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as "set" were properly placed under my supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT March 5, 2021

John H. Barton III, RPLS No. 6737

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

Approved this ____ day of _____, 20__ by the City Council of
the City of Anna, Texas.

MAYOR

CITY SECRETARY

APPROVED
MARCH 15, 2021
P&Z COMMISSION
CITY OF ANNA

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C01601, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Per the City of Anna Subdivision Ordinance. Prior to the filing of the Plat with Collin County a Park Land Dedication fee of \$600 is required to be paid to the City of Anna.

EXHIBIT A



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

JOB NUMBER: 2019.001.110

DRAWN BY: BCS

CHECKED BY: JHB

REV: 01/26/2020 - CITY COMMENTS



Item No. 5.e.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Buzz Center Addition, Block A, Lot 1 and 2, Site Plan. (Director of Development Services Ross Altobelli)

SUMMARY:

Retail and restaurant on one lot and vacant lot on 4.6± acres located on the east side of Powell Parkway (State Highway 5), 1080 feet south of W. White Street (FM 455). Zoned C-1 Restricted Commercial.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 1: Growing Anna Economy

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

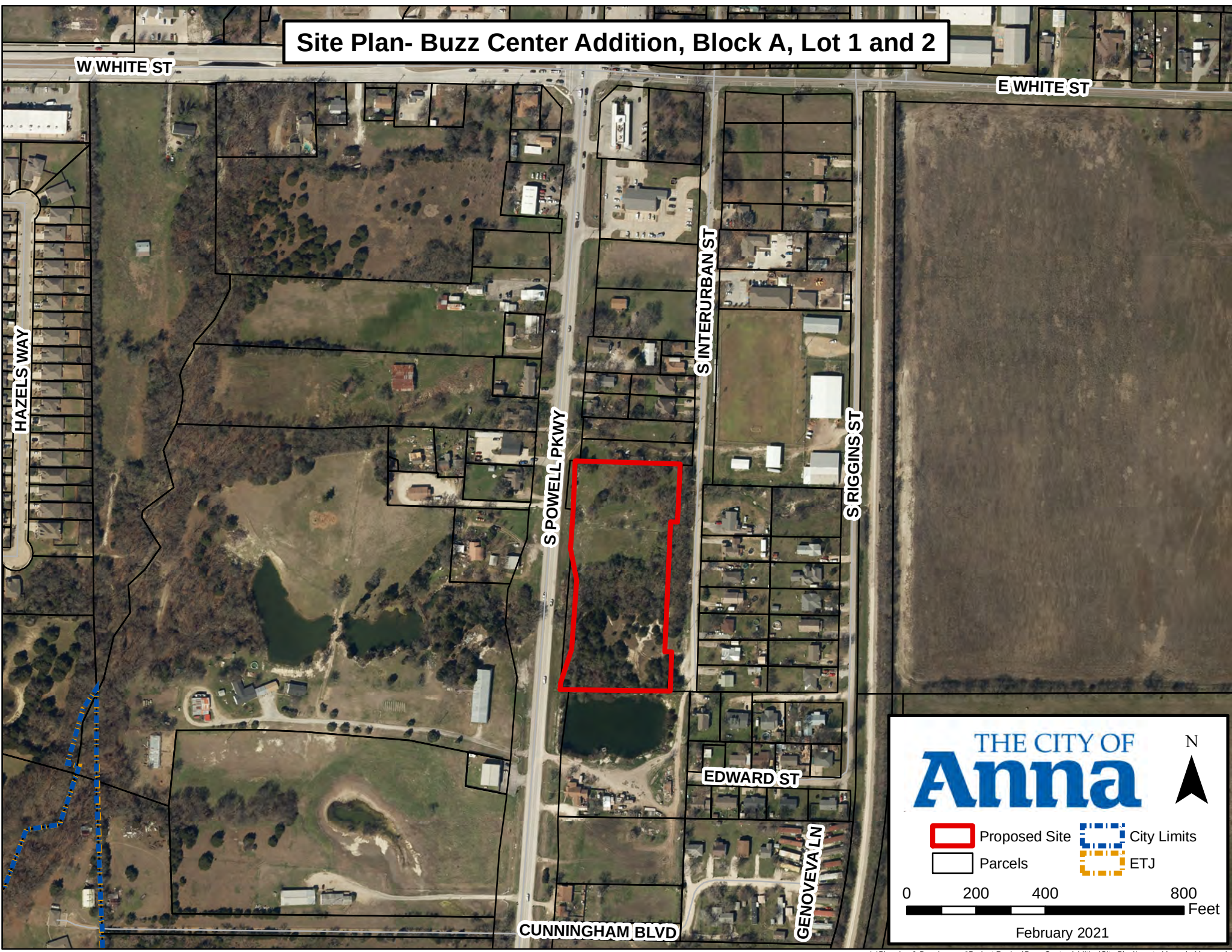
1. Agenda Map
2. RESOLUTION - (SP) Buzz Center Addition, Block A, Lot 1 and 2
3. Stamped - Exhibit A - SP (Buzz Center Addn, BI A, Lt 1 and 2)

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 4/7/2021
Approved - 4/7/2021
Final Approval - 4/7/2021

Site Plan- Buzz Center Addition, Block A, Lot 1 and 2



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A SITE PLAN OF BUZZ CENTER ADDITION, BLOCK A, LOT 1 AND 2.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Dr. Uma Chintapalli, has submitted an application for approval for the site plan of Buzz Center Addition, Block A, Lot 1 and 2.

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The City Council hereby approves the site plan of Buzz Center Addition, Block A, Lot 1 and 2 attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

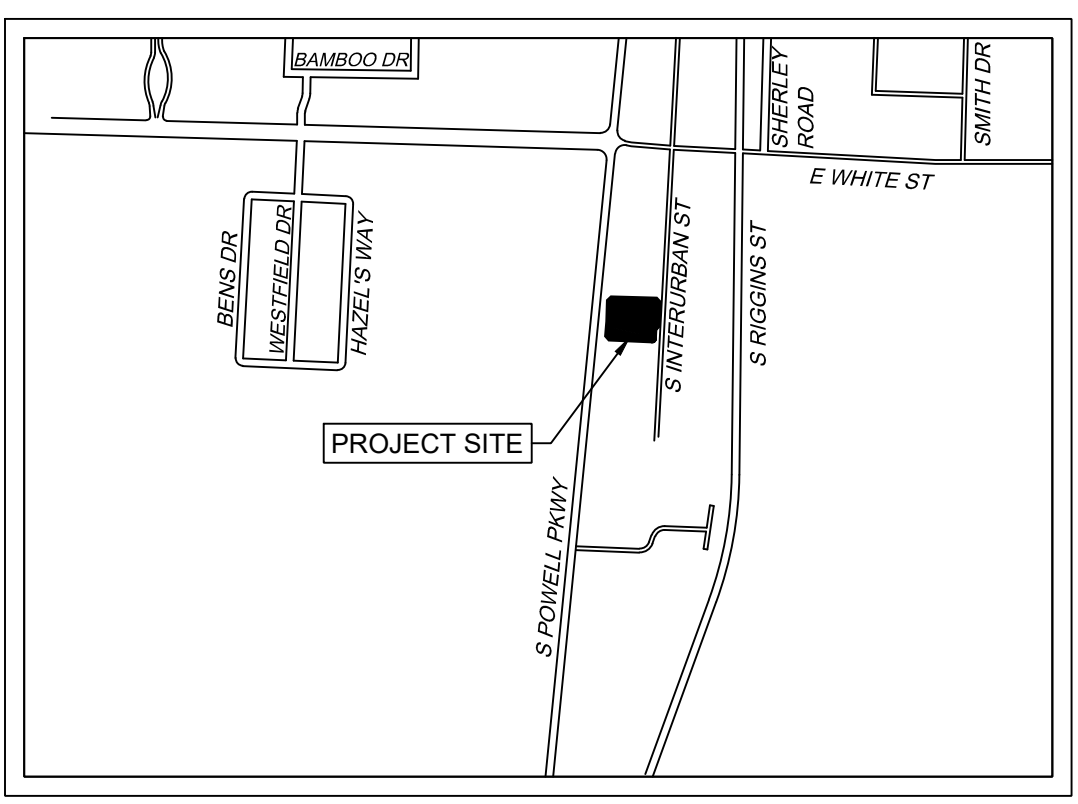
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 13th day of April 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



KE SITE PLAN KEY	
①	PROP. METER (DOMESTIC)
②	PROP. DCDC (FIRE SERVICE)
③	PROP. METER (IRRIGATION)

LEGEND

PROPOSED SIGN	
FIRE LANE STRIPING	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY MANHOLE	
PROPOSED CURB INLET	
PROPOSED GRATE INLET	
ACCESSIBLE ROUTE	
PARKING COUNT	
PROPOSED RETAINING WALL	
PROPOSED FDC	
PROPERTY BOUNDARY	
FIRE LANE	

LOT 2, BLOCK A	
EXISTING ZONING	C-1
LOT AREA (SF) / (ACRES)	115,750 / 2.657
PROPOSED LAND USE	VACANT

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA

SITE PLAN

SHEET:

C3.0



Item No. 5.f.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Anacapri, Phase 1A, Final Plat. (Director of Development Services Ross Altobelli)

SUMMARY:

191 single-family dwelling, detached lots and six common area lots on 44.2± acres located at the northeast corner of Hackberry Drive and future Ferguson Parkway. Zoned Planned Development-887-2020.

The purpose for the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the creation of the single family development and commercial lot.

Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

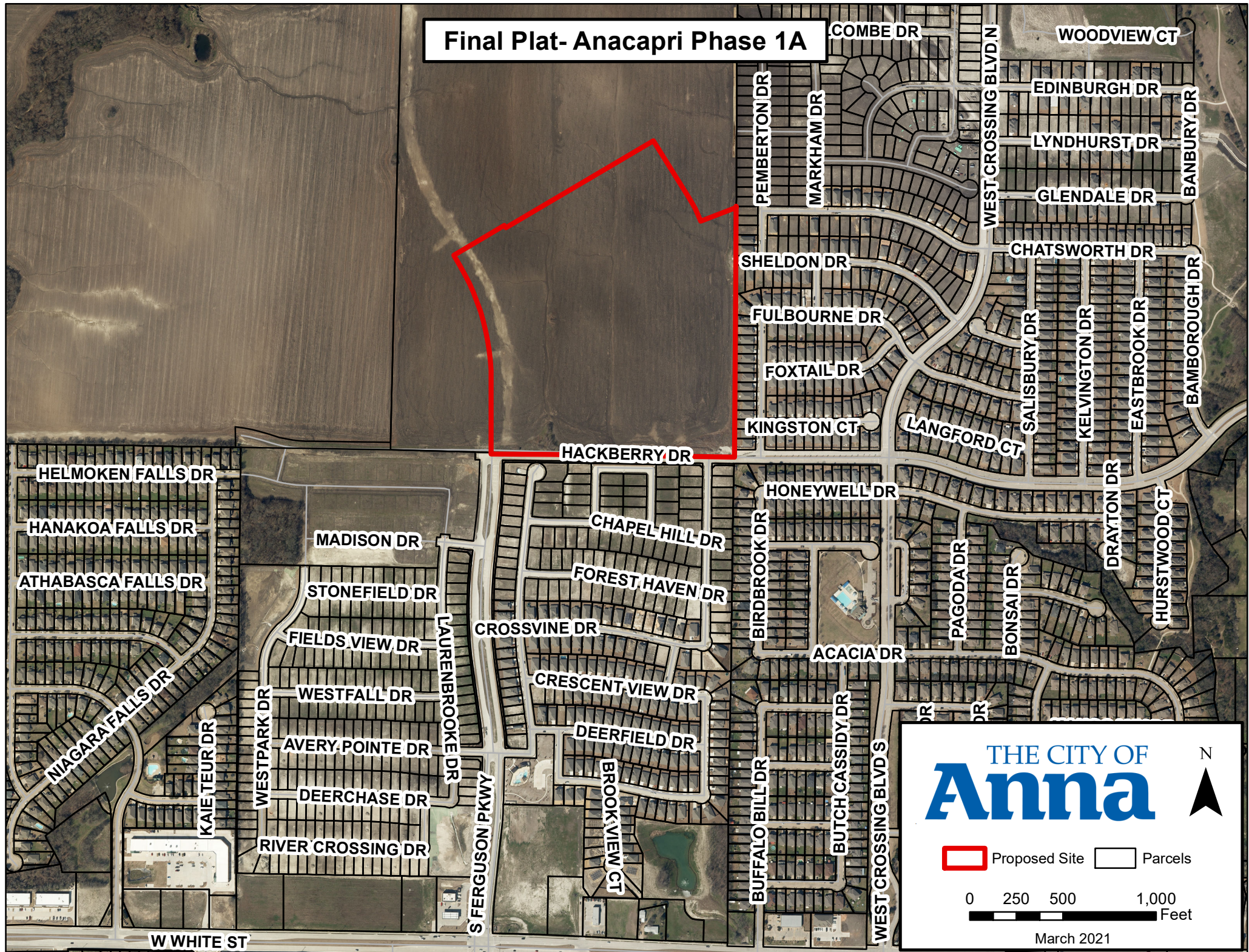
1. Agenda Map
2. RESOLUTION - (FP) ANACAPRI, PHASE 1A
3. STAMPTED - EXHIBIT A - FP (Anacapri, Ph 1A)

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 4/7/2021
Approved - 4/8/2021
Final Approval - 4/8/2021

Final Plat- Anacapri Phase 1A



THE CITY OF
Anna N

Proposed Site Parcels

0 250 500 1,000
Feet

March 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE ANACAPRI, PHASE 1A, FINAL PLAT.

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, Oakwood Village Apartments, Inc. has submitted an application for the approval of the Anacapri, Phase 1A, Final Plat;

WHEREAS, The Anacapri, Phase 1A, Final Plat generally conforms to the approved Anacapri, Phases 1A, 1B, 2, & 3, Preliminary Plat;

WHEREAS, The Anacapri, Phase 1A, Final Plat conforms to the existing zoning;

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

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the Anacapri, Phase 1A, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 13th day of April, 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

File: M:\Projects\Mapal\megal\2021\0005\0005-0005\Survey\Phase 1A Final.dwg
Project: 4/7/2021 3:46 PM, by: C. Bradley, Sheet: 4/7/2021 3:44 PM, by: C. Bradley

- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - RF = REBAR FOUND
 - CRS = CAPPED REBAR SET
 - CRF = CAPPED REBAR FOUND
 - BL = BUILDING LINE
 - UL = UTILITY EASEMENT
 - SL = APPROXIMATE LOCATION SURVEY LINE
 - SSR = SANITARY SEWER EASEMENT
 - WME = WALL MAINTENANCE EASEMENT
 - SVC = SIGHT VISIBILITY EASEMENT
 - PAR = PEDESTRIAN ACCESS EASEMENT
 - PDF = PRIVATE DRAINAGE EASEMENT
 - ST = STREET NAME CHANGE
 - SF = 60

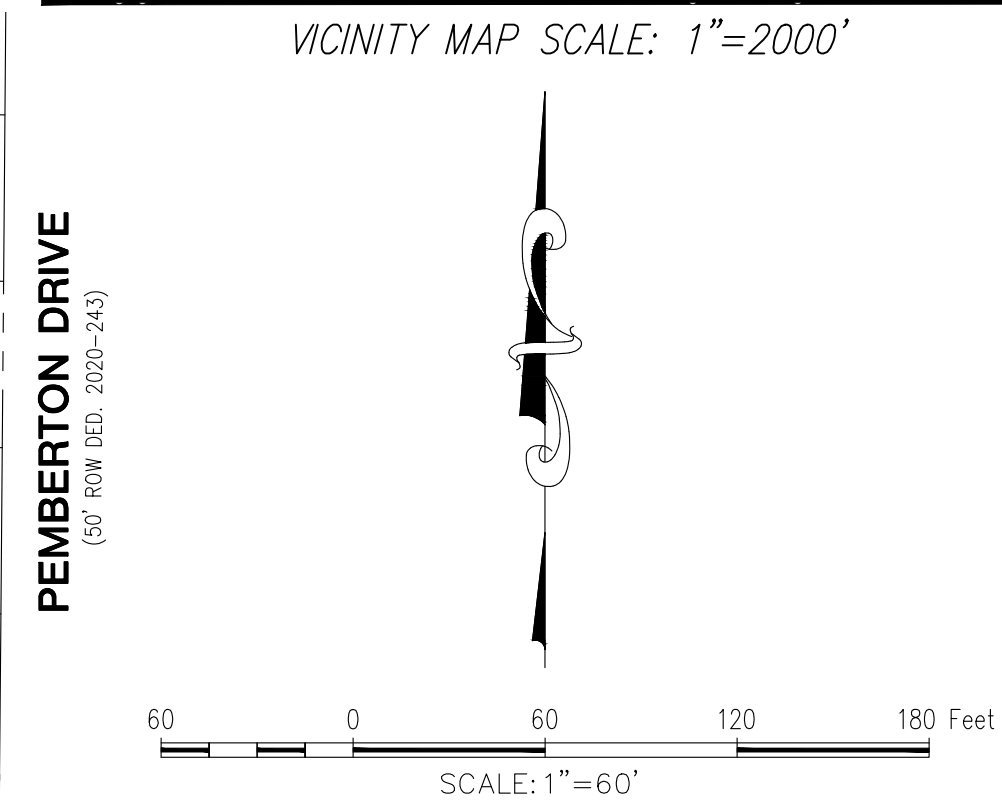
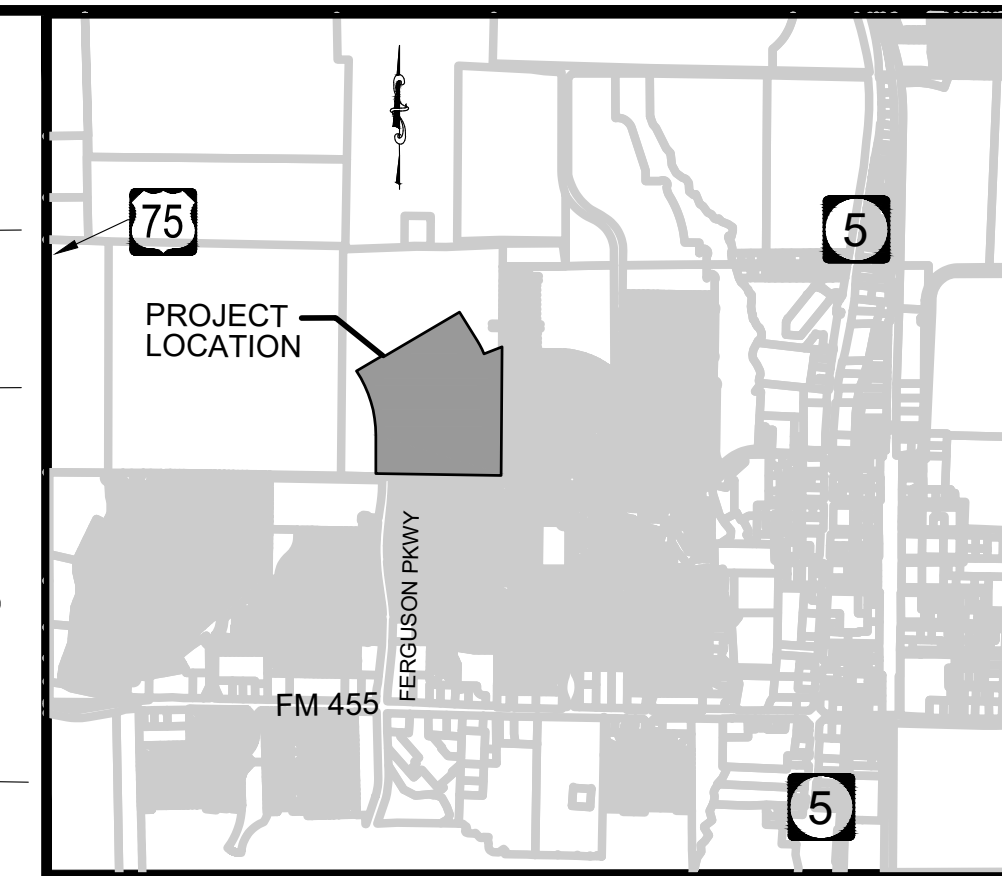
PHASE 1A LOT / BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
J	37,103	0.852
K	318,135	7.303
L	228,692	5.250
M	182,550	4.191
N	194,043	4.455
P	215,100	4.938
S	98,585	2.263
U	137,060	3.146
W	2,189	0.050
ROW	510,904	11.729
OVERALL SITE	1,924,350	44.177

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°08'54" W	25.00'
L2	N 44°08'25" W	20.71'
L3	S 31°57'15" E	13.81'
L4	N 59°32'10" E	25.01'
L5	S 06°00'38" W	14.17'
L6	N 83°59'22" W	15.00'
L7	S 06°00'38" W	1.69'
L8	S 47°36'27" E	25.18'
L9	S 26°34'52" E	23.08'
L10	S 41°23'40" E	25.00'
L11	N 27°34'57" W	30.31'

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	710.00'	32°48'21"	406.52'
C2	1000.00'	32°48'21"	572.57'
C3	800.00'	32°48'21"	458.06'
C6	605.00'	32°48'21"	346.40'
C7	655.00'	32°48'50"	375.13'
C8	10.00'	80°24'21"	14.03'
C9	50.00'	26°18'19"	22.96'
C10	50.00'	26°18'19"	22.96'
C11	2.50'	139°35'22"	6.09'
C12	67.50'	20°12'19"	23.80'
C13	67.50'	20°12'19"	23.80'
C14	2.50'	139°35'22"	6.09'
C15	67.50'	20°12'20"	23.80'
C16	67.50'	20°12'20"	23.80'

PHASE 1B ANACAPRI

PHASE 2A ANACAPRI



PROJECT #FP2021-0005
FINAL PLAT
ANACAPRI, PHASE 1A
Lots 1-4, Block J, Lots 1-41, & 1X, Block K, Lots 1-34, & 1X, Block L, Lots 1-27, & 1X, Block M, Lots 1-18, & 1X, Block N, Lots 1-29, & 1X, Block P, Lots 1-16, Block S, Lots 1-22, Block U, & Lot 1X, Block W
44.177 Acres
191 SF-60 & 6 COMMON AREAS
in the
F. T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

PAGE 1 OF 3



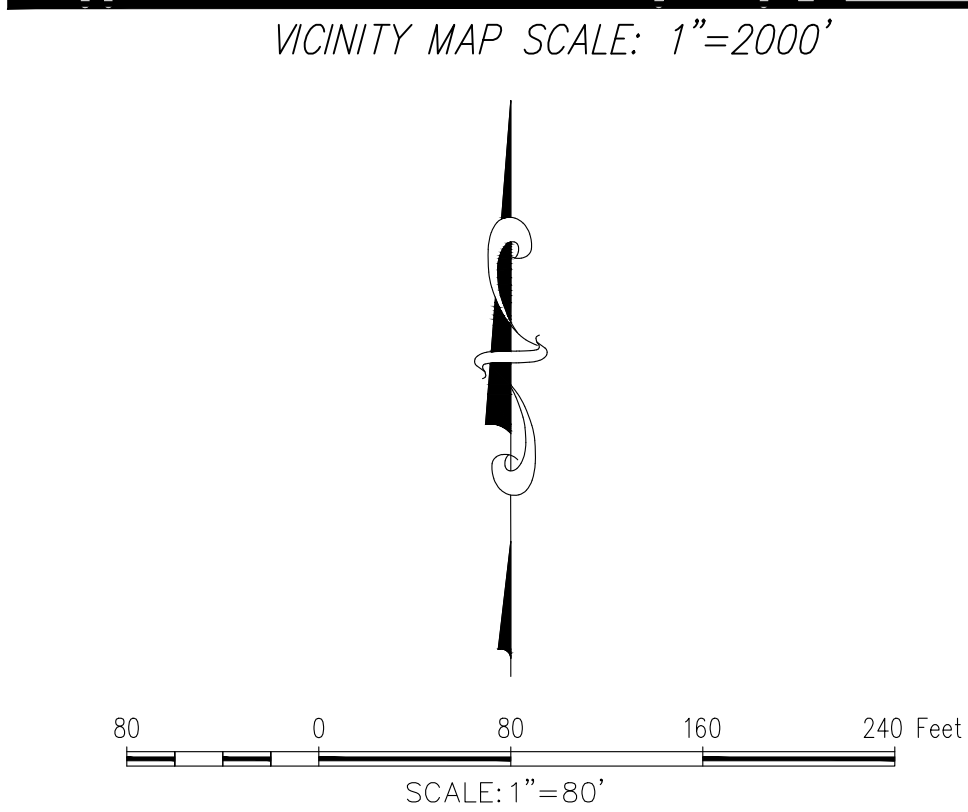
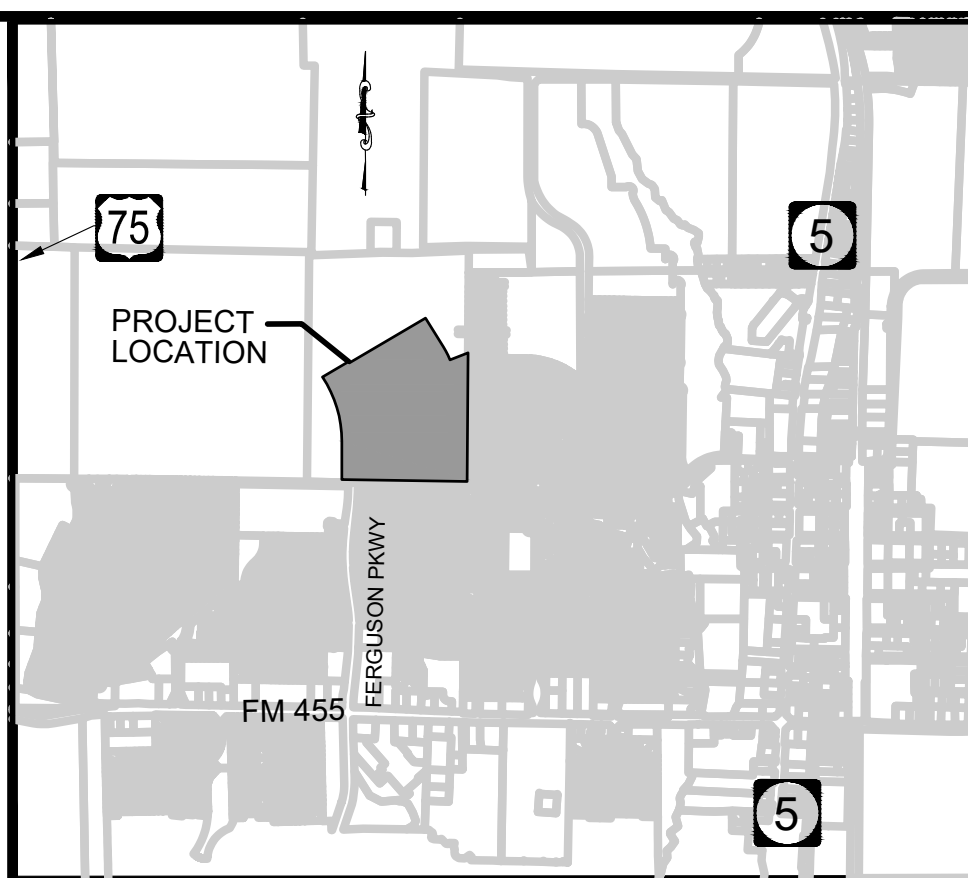
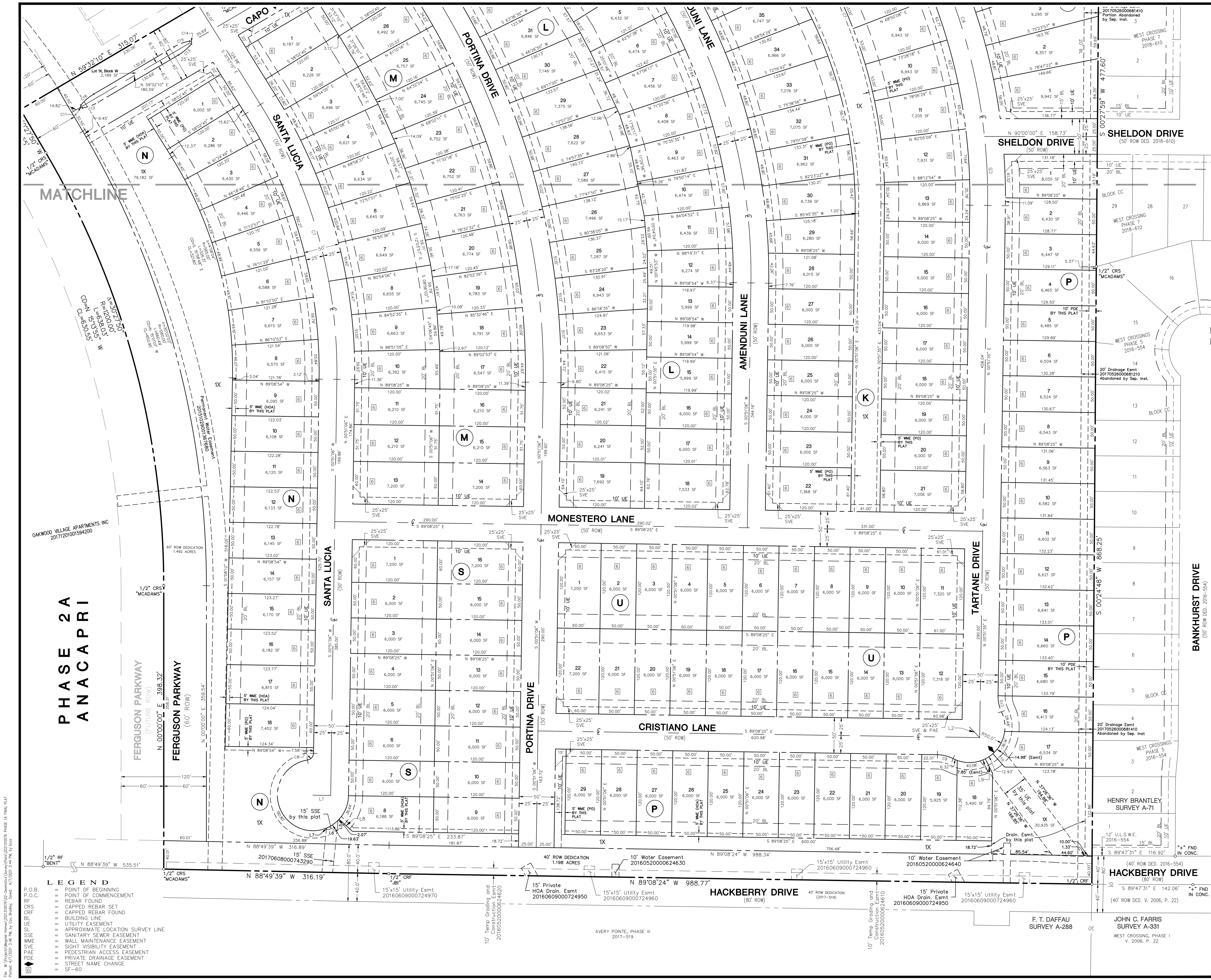
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPIS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 3/8/21 SCALE: 1"=60' JOB. NO. **MEGATEL 2021310076**

OWNER/DEVELOPER
MEGATEL HOMES, LLC
2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
Ph: (214) 396-4233
Contact: MATT HOOD
MATT.HOOD@MEGATELHOMES.COM

APPROVED
APRIL 5, 2021
P&Z COMMISSION
CITY OF ANNA

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA



PROJECT #FP2021-0005
FINAL PLAT
ANACAPRI, PHASE 1A
Lots 1-4, Block J, Lots 1-41, & 1X, Block K, Lots 1-34, & 1X, Block L, Lots 1-27, & 1X, Block M, Lots 1-18, & 1X, Block N, Lots 1-29, & 1X, Block P, Lots 1-16, Block S, Lots 1-22, Block U, & Lot 1X, Block W
44.177 Acres
191 SF-60 & 6 COMMON AREAS
in the
F. T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

PAGE 2 OF 3



The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75007
972.436.9172
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 3/8/21 SCALE: 1"=80' JOB. NO. MEGATEL 2021310076

APPROVED
APRIL 5, 2021
P&Z COMMISSION
CITY OF ANNA

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA

OWNER/DEVELOPER
MEGATEL HOMES, LLC
2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
Ph. (214) 396-4233
Contact: MATT HOOD
MATT.HOOD@MEGATELHOMES.COM

JOHN C. FARRIS
SURVEY A-331
WEST CROSSING, PHASE 1
V. 2006, P. 22

F. T. DAFFAU
SURVEY A-288

15' Private HOA Drain, Easmt
20160609000724950

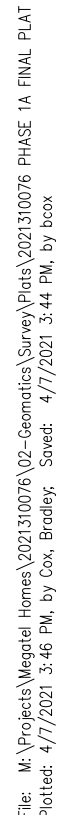
15' Private HOA Drain, Easmt
20160609000724950

15' Private HOA Drain, Easmt
20160609000724950

15' Private HOA Drain, Easmt
20160609000724950

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - REAR FOUND CAPPED REBAR SET
 - CRS. CAPPED REBAR FOUND
 - CRF. CAPPED REBAR FOUND
 - BL. BUILDING LINE
 - UL. UTILITY EASEMENT
 - SL. APPROXIMATE LOCATION SURVEY LINE
 - SSR. SANITARY SEWER EASEMENT
 - WMF. WALL MAINTENANCE EASEMENT
 - SVC. SIGHT VISIBILITY EASEMENT
 - PAR. PEDESTRIAN ACCESS EASEMENT
 - PDE. PRIVATE DRAINAGE EASEMENT
 - ST. STREET NAME CHANGE
 - SF-60

File: M:\Projects\Mapset\mapset\20210308\005-Corrections\Survey\Phase1\20210308\PHASE 1A FINAL PLAT
Project: 4/7/2021 3:46 PM, by CMC, Bradley, Smedley, 4/7/2021 3:44 PM, by CMC



NOTES:

- [illegible]

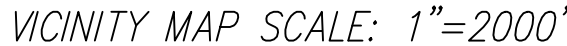
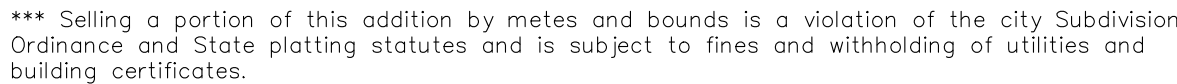
APPROVED on this the _____ day of _____, 2021,
by the City Council, City of Anna, Texas.

City Secretary

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF ANNA §

SURVEYOR'S STATEMENT

James Stowell, RPLS
Texas Registration No. 6513



PAGE 3 OF 3

SCALE: 1"=200' JOB. No. **MEGATEL**
202131007

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA



Item No. 5.g.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Shadowbend, Phase 2, Final Plat. (Director of Development Services Ross Altobelli)

SUMMARY:

231 single-family dwelling, detached lots, one commercial lot, and 11 common area lots on 81.2± acres located at the northeast and northwest corners of Rosamond Parkway and future West Crossing Boulevard. Zoned Planned Development-797-2018.

The purpose for the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the creation of the single family development and commercial lot.

Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

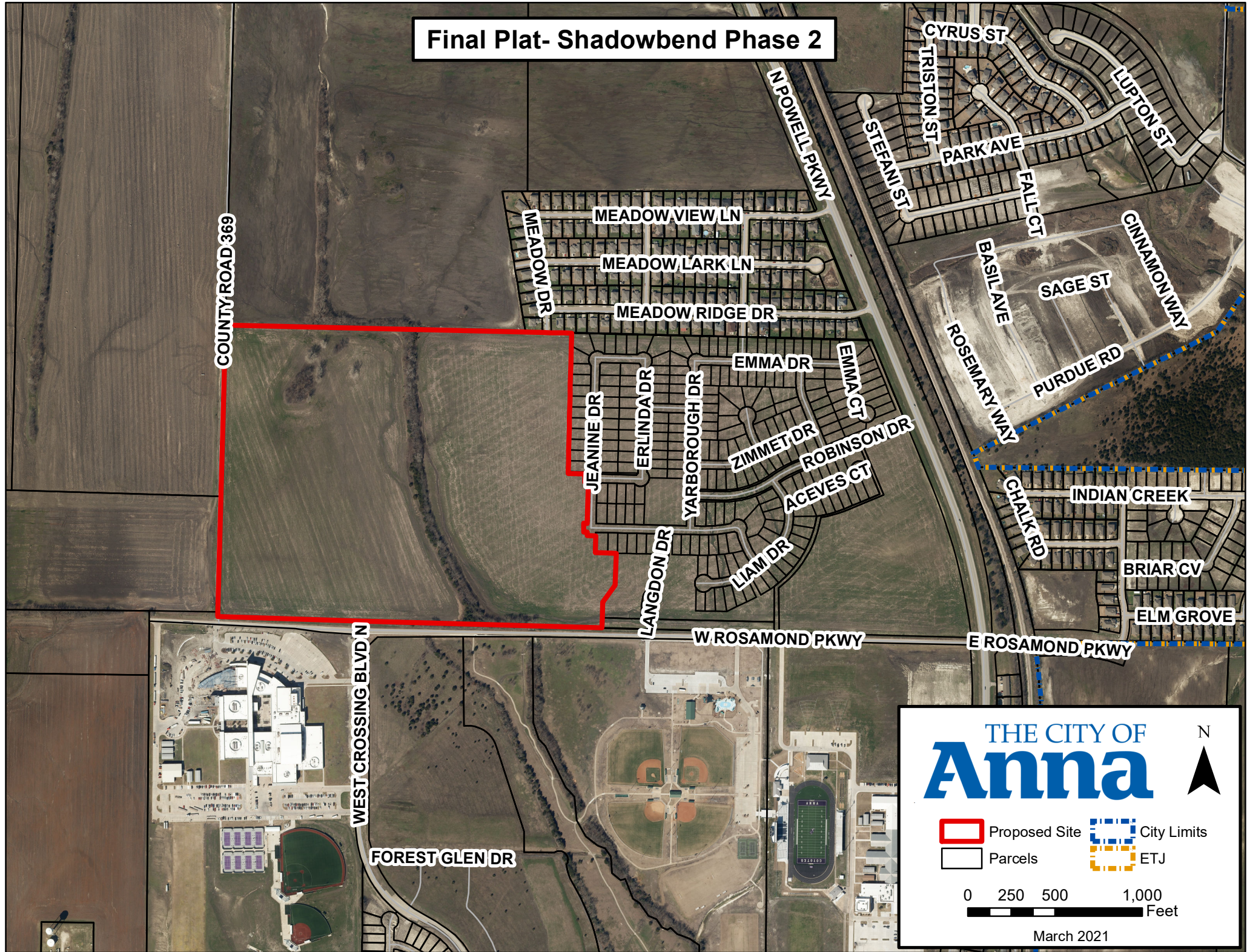
1. Agenda Map
2. RESOLUTION - (FP) SHADOWBEND, PH-2
3. STAMPED EXHIBIT A, updated - FP (Shadowbend Phase 2)

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 4/8/2021
Approved - 4/8/2021
Final Approval - 4/8/2021

Final Plat- Shadowbend Phase 2



THE CITY OF
Anna

N

Legend:

- Proposed Site
- City Limits
- Parcels
- ETJ

0 250 500 1,000 Feet

March 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE SHADOWBEND, PH-2, FINAL PLAT.

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, LGI Homes – Texas, LLC, has submitted an application for the approval of the Shadowbend, PH-2, Final Plat;

WHEREAS, The Shadowbend, PH-2, Final Plat generally conforms to the approved Shadowbend Phase 1& 2, Preliminary Plat;

WHEREAS, The Shadowbend, PH-2, Final Plat conforms to the existing zoning;

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

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the Shadowbend, PH-2, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 13th day of April, 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

EXHIBIT A

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH-CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (NAD83) EPOCH 2010.00.
2. UPON COMPLETION OF CONSTRUCTION, ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2" INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, A MAG NAIL OR X CUT WILL BE USED.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IN A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
4. ALL COMMON AREA/OPENS SPACE LOTS - NON RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
6. EXCEPT AS SHOWN ON THE SURVEY, NO PART OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "SPECIAL FLOOD HAZARD AREA" AS PUBLISHED BY FEMA WITH LOMR CASE NO. 17401735P, DATED APRIL 16, 2018 AFFECTING COMMUNITY MAP NUMBER 48085C0160J OF THE FLOOD INSURANCE RATE MAP, COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS DATED JUNE 2, 2009.
7. BOUNDARY SURVEY FOR OWNER (LGI HOMES-TEXAS, LLC) WAS PERFORMED ON AUGUST 13, 2019.

YOUNG KIM AND TIM MUELLER
INSTRUMENT NO. 2017060800747130
O.P.R.C.C.T.

S.E. ROBERTS SURVEY,
ABSTRACT No. 786

ANNA TEXAS LAND, LTD.
INSTRUMENT NO. 20140718000750570
O.P.R.C.C.T.

POINT OF BEGINNING
FOUND 1/2" IRON ROD WITH
ILLEGIBLE RED CAP (C.M.)

MARTIN MOORE SURVEY,
ABSTRACT No. 649

ANNA HIGH SCHOOL #1 ADDITION
VOL. 2011, PG. 176
P.R.C.C.T.

ELEANOR KATHARINE COX CUNNINGHAM,
AND HOWARD JOSEPH COX, JR.
VOL. 1995, PG. 577
D.R.C.C.T.

REMAINDER OF A CALLED
158.790 ACRE TRACT
LGI HOMES - TEXAS LLC
INSTRUMENT NO. 20190820001009780
O.P.R.C.C.T.

J.C. BRANTLEY
SURVEY, ABSTRACT
NO. 114

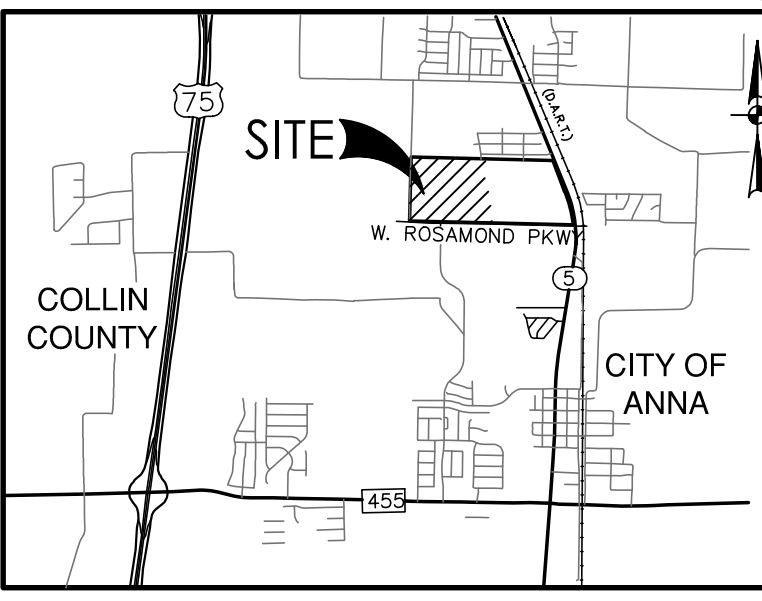
LOT 2
ANNA ISD PARK ADDITION
VOL. 2006, PG. 326
P.R.C.C.T.

GWYN MORRISON SURVEY,
ABSTRACT No. 559

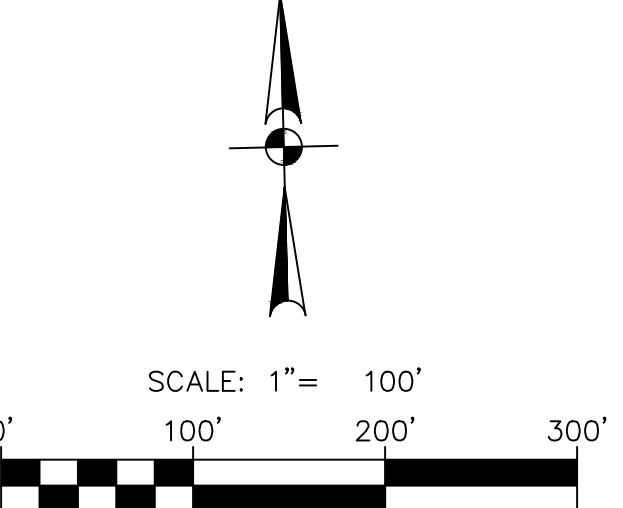
DEVELOPER / OWNER:
LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DR, SUITE 430
THE WOODLANDS, TX 77380
TEL: (281) 210-5484
ELAINE.TORRES@LGHOMES.COM

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
5810 TENNYSON PARKWAY, SUITE 425
PLANO, TEXAS 75024
TEL: (214) 420-8494
TBPLS FIRM NO. 10194390

DATE OF PREPARATION: APRIL 7, 2021



LOCATION MAP
NOT-TO-SCALE



- AC (ACRES)
SF (SQUARE FEET)
BSL (BLOCK)
B (BUILDING SETBACK LINE)
O.P.R.C.C.T. (OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS)
D.R.C.C.T. (DEED RECORDS COLLIN COUNTY, TEXAS)
P.R.C.C.T. (PLAT RECORDS COLLIN COUNTY, TEXAS)
UE (UTILITY EASEMENT)
VOL (VOLUME)
PG (PAGE(S))
ROW (RIGHT-OF-WAY)
UE (UNDERGROUND ELECTRIC)
● (FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" UNLESS NOTED OTHERWISE)
- EFFECTIVE (EXISTING) FEMA (100-YR) FLOODPLAIN
--- SURVEY ABSTRACT LINE
--- LAND TIE/HOOK
--- CENTERLINE
- ① 25' X 25' "VANT" VENTILATION, ACCESS, MAINTENANCE EASEMENT BY THIS PLAT
25' X 25' "SWE" SIDEWALK EASEMENT BY THIS PLAT
② 15' WATERLINE EASEMENT TO THE CITY OF ANNA BY THIS PLAT
③ 10' PRIVATE WALL & ORNAMENTAL FENCE MAINTENANCE EASEMENT TO HOA BY THIS PLAT
④ 15' SANITARY SEWER EASEMENT TO THE CITY OF ANNA BY THIS PLAT
⑤ 5' PRIVATE DRAINAGE EASEMENT BY THIS PLAT
⑥ 10' MASONRY WALL MAINTENANCE EASEMENT TO LOT 1X, BLOCK 5 BY THIS PLAT
⑦ 5' WALL MAINTENANCE EASEMENT TO HOA AND ADJACENT PROPERTY OWNER

PD 797-2018 DEVELOPMENT STANDARDS			
LOT TYPE SYMBOLS	LOT TYPE A	LOT TYPE B	LOT TYPE C
MIN. LOT AREA	6,000 SF	7,200 SF	8,400 SF
MIN. LOT WIDTH	52'	62'	70'
MIN. LOT DEPTH	110'	110'	110'
MIN. FRONT YARD	25'	25'	25'
MIN. SIDE YARD	6'	6'	6'
MIN. SIDE YARD STREET	15'	15'	15'
MIN. REAR YARD	20'	20'	20'
MIN. DWELLING SIZE	1,600 SF	1,800 SF	2,000 SF
MIN. LOT COVERAGE	55%	50%	45%
NUMBER OF LOTS	54	170	7

City Project #FP 2021-0003

FINAL PLAT
OF
SHADOWBEND, PH-2
BLOCK F - BLOCK U

LOTS 35-47, 2X, BLOCK F; LOTS 7-26, 2X, BLOCK I;
LOTS 1-16, BLOCK J; LOTS 1-18, BLOCK K; LOTS 1-30,
1X, BLOCK L; LOTS 1-21, 1X, BLOCK M; LOTS 1-26, 1X,
2X, BLOCK N; LOTS 1-19, BLOCK O; LOTS 1-8, 1X,
BLOCK P; LOTS 1-23, 1X, BLOCK Q; LOTS 1-22, 1X, 2X,
3X, BLOCK R; LOTS 1-15, 1X, BLOCK T

BEING 81.150 ACRES SITUATED IN THE J.C. BRANTLEY,
ABSTRACT NUMBER 114 IN THE CITY OF ANNA,
COLLIN COUNTY, TEXAS.

PLANNED DEVELOPMENT
(ORDINANCE 797-2018)

- 54 TYPE "A" RESIDENTIAL LOTS
170 TYPE "B" RESIDENTIAL LOTS
7 TYPE "C" RESIDENTIAL LOTS
1 RETAIL LOT
11 COMMON AREA LOTS

PAPE-DAWSON ENGINEERS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
1580 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

Dates: Apr. 07, 2021, 04:46pm User ID: jared
File: W:\Projects\2011\5\02\2.0 Design\2.2 Survey\2.2.7 Plat\2011s-02-FP (Civil).dwg

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	810.00'	25°30'10"	N12°40'55"W	357.57'	360.54'	C95	35.50'	90°00'00"	N46°23'24"E	50.20'	55.76'
C2	850.00'	45°23'44"	N22°37'42"W	655.98'	673.46'	C96	1916.00'	91°5'05"	S86°45'51"W	309.03'	309.37'
C3	275.00'	16°05'50"	S73°32'16"W	77.01'	77.26'	C97	800.00'	21°13'14"	S00°51'46"W	294.60'	296.29'
C4	275.00'	9°48'34"	S86°29'30"W	47.02'	47.08'	C98	850.00'	10°04'59"	N06°25'53"E	149.39'	149.59'
C5	50.00'	179°51'45"	N43°36'13"W	100.00'	156.96'	C99	35.50'	90°00'00"	N43°36'36"W	50.20'	55.76'
C6	275.00'	43°16'39"	N23°02'07"E	202.81'	207.72'	C100	35.50'	90°00'00"	S46°23'24"W	50.20'	55.76'
C7	850.00'	46°49'01"	N21°55'03"W	675.38'	694.54'	C101	566.00'	11°54'54"	N07°20'51"E	117.49'	117.70'
C8	800.00'	4°47'43"	S88°59'32"E	66.94'	66.95'	C102	900.00'	25°43'54"	S00°26'20"W	400.81'	404.19'
C9	890.00'	29°34'26"	N30°32'20"W	454.30'	459.39'	C103	500.00'	3°35'48"	S00°24'30"E	31.38'	31.39'
C10	810.00'	3°07'40"	S00°04'22"E	44.21'	44.22'	C104	250.00'	9°11'01"	N86°43'49"E	40.03'	40.07'
C11	825.00'	4°47'43"	N88°59'32"E	69.03'	69.05'	C105	800.00'	11°30'18"	S19°42'19"E	160.37'	160.64'
C12	50.00'	179°51'45"	S43°36'36"E	100.00'	156.96'	C106	800.00'	3°06'20"	S00°03'42"E	43.36'	43.36'
C13	775.00'	4°47'43"	S15°04'33"E	439.34'	445.44'	C107	800.00'	8°48'23"	S33°27'30"E	122.84'	122.96'
C14	325.00'	8°24'41"	S27°20'09"E	47.67'	47.71'	C108	800.00'	40°35'22"	S25°29'17"E	554.96'	566.74'
C15	1225.00'	9°32'02"	N72°48'22"E	203.60'	203.84'	C109	900.00'	7°21'58"	S41°38'35"E	115.63'	115.70'
C16	925.00'	25°43'54"	N00°26'20"E	411.94'	415.42'	C110	1774.00'	11°55'35"	S85°25'36"W	368.60'	369.27'
C17	541.00'	11°54'54"	N07°20'51"E	112.30'	112.50'	C111	542.00'	32°47'34"	S05°01'28"E	305.99'	310.21'
C18	50.00'	179°51'45"	N46°23'24"E	100.00'	156.96'	C112	694.68'	10°16'37"	N06°25'53"E	124.44'	124.60'
C19	225.00'	2°33'45"	S67°22'14"W	10.06'	10.06'	C113	945.03'	19°13'13"	S07°49'54"W	315.53'	317.01'
C20	50.00'	179°51'45"	S43°36'36"E	100.00'	156.96'	C114	900.00'	16°32'06"	N37°03'30"W	258.83'	259.73'
C21	875.00'	10°04'59"	S06°25'53"W	153.79'	153.99'	C115	2235.00'	2°57'20"	N89°54'44"E	115.28'	115.30'
C22	775.00'	21°13'14"	S00°51'46"W	285.40'	287.03'	C116	2235.00'	3°03'46"	S85°37'16"W	119.46'	119.47'
C23	2225.00'	6°12'16"	N84°02'50"E	240.82'	240.94'	C117	2235.00'	3°08'51"	S82°30'57"W	122.76'	122.77'
C24	525.00'	3°35'48"	N00°24'30"W	32.95'	32.96'	C118	2235.00'	2°05'15"	S78°37'00"W	81.42'	81.43'
C25	475.00'	3°35'48"	S00°24'30"E	29.81'	29.82'	C119	825.00'	10°04'59"	N06°25'53"E	145.00'	145.19'
C26	2225.00'	2°57'10"	N89°54'46"E	114.65'	114.67'						
C27	2175.00'	10°25'48"	S86°10'30"W	395.39'	395.93'						
C28	330.00'	22°13'07"	S02°59'59"W	127.17'	127.97'						
C29	375.00'	9°08'29"	S09°42'55"W	59.77'	59.83'						
C30	225.00'	9°11'01"	N86°43'49"E	36.03'	36.06'						
C31	1941.00'	9°15'05"	N86°45'51"E	313.08'	313.41'						
C32	1891.00'	9°15'05"	S86°45'51"W	305.00'	305.33'						
C33	275.00'	9°11'01"	S86°43'49"W	44.03'	44.08'						
C34	375.00'	18°55'13"	S11°57'38"E	123.27'	123.83'						
C35	1657.00'	11°08'51"	N85°48'58"E	321.88'	322.39'						
C36	50.00'	179°51'45"	S46°23'24"W	100.00'	156.96'						
C37	1607.00'	10°18'39"	S86°14'04"W	288.80'	289.19'						
C38	50.00'	17°53'41"	N60°23'14"W	99.93'	153.22'						
C39	425.00'	35°42'24"	N03°34'02"W	260.60'	264.86'						
C40	275.00'	22°26'49"	N03°03'45"E	107.05'	107.74'						
C41	2175.00'	2°04'11"	S78°36'28"W	78.56'	78.57'						
C42	1175.00'	14°58'03"	S70°05'21"W	306.08'	306.95'						
C43	275.00'	8°24'41"	N27°20'09"W	40.34'	40.37'						
C44	658.00'	28°42'14"	S12°49'47"E	326.21'	329.64'						
C45	890.00'	25°39'24"	S12°45'32"E	395.22'	398.54'						
C46	225.00'	12°27'42"	S07°37'38"W	48.84'	48.94'						
C47	25.00'	73°37'09"	S50°40'04"W	29.96'	32.12'						
C48	50.00'	265°20'13"	S45°11'28"E	73.53'	231.55'						
C49	25.00'	22°37'00"	N13°26'56"E	9.80'	9.87'						
C50	275.00'	23°21'38"	N13°04'37"E	111.35'	112.12'						
C51	225.00'	9°48'34"	N86°29'30"E	38.47'	38.52'						
C52	225.00'	15°29'52"	N73°50'17"E	60.67'	60.86'						
C53	810.00'	16°21'02"	N37°09'03"W	230.37'	231.15'						
C54	225.00'	43°16'39"	N23°02'07"E	165.94'	169.95'						
C55	890.00'	16°31'10"	S37°03'59"E	255.72'	256.00'						
C56	810.00'	40°09'07"	S25°15'00"E	556.09'	567.63'						
C57	775.00'	4°47'43"	S88°59'32"W	64.84'	64.86'						
C58	425.00'	21°54'03"	N09°33'38"W	161.47'	162.45'						
C59	375.00'	21°54'03"	S09°33'38"E	142.47'	143.34'						
C60	683.00'	24°48'54"	N32°55'07"W	293.50'	295.81'						
C61	633.00'	24°48'54"	S32°55'07"E	272.02'	274.15'						
C62	450.00'	46°42'57"	N68°01'55"E	356.83'	366.91'						
C63	400.00'	46°42'57"	S68°01'55"W	317.18'	326.14'						
C64	825.00'	12°28'26"	N04°50'49"W	179.26'	179.61'						
C65	375.00'	32°30'19"	N60°55'36"E	209.91'	212.75'						
C66	25.00'	48°11'23"	N68°46'08"E	20.41'	21.03'						
C67	50.00'	27°6'22'46"	N45°19'33"W	66.67'	241.19'						
C68	25.00'	48°11'23"	S20°34'45"W	20.41'	21.03'						
C69	325.00'	32°30'19"	S60°55'36"W	181.82'	184.38'						
C70	825.00'	16°59'04"	N23°02'58"W	243.67'	244.56'						
C71	1112.40'	3°24'29"	N64°09'11"E	66.16'	66.17'						
C72	2225.00'	2°05'04"	N78°36'55"E	80.95'	80.95'						
C73	825.00'	21°13'08"	N00°51'49"E	303.79'	305.53'						
C75	591.00'	11°54'54"	S07°20'51"W	122.68'	122.90'						
C76	875.00'	25°43'54"	S00°26'20"W	389.67'	392.97'						
C77	400.00'	21°54'03"	S09°33'38"E	151.97'	152.90'						
C78	658.00'	24°48'54"	S32°55'07"E	282.76'	284.98'						
C79	35.50'	90°00'00"	S43°36'36"E	50.20'	55.76'						
C80	800.00'	32°55'53"	S15°04'33"E	453.51'	459.81'						
C81	300.00'	8°24'41"	N27°20'09"W	44.00'	44.04'						
C82	250.00'	18°58'53"	N72°05'47"E	82.44'	82.82'						
C83	250.00'	9°48'34"	N86°29'30"E	42.75'	42.80'						
C84	35.50'	90°00'00"	S43°36'13"E	50.20'	55.76'						
C85	250.00'	43°16'39"	S23°02'07"W	184.38'	188.83'						
C86	250.00'	30°29'05"	S16°38'20"W	131.45'	133.02'						
C87	350.00'	32°30'19"	S60°55'36"W	195.91'	198.56'						
C88	425.00'	46°42'57"	S68°01'55"W	337.00'	346.52'						
C89	1200.00'	14°58'03"	S70°05'21"W	312.59'	313.48'						
C90	2200.00'	13°49'01"	S84°28'53"W	529.25'	530.53'						
C91	300.00'	22°26'49"	N03°03'45"E	116.78'	117.53'						
C92	400.00'	35°42'24"	S03°34'02"E	245.27'	249.28'						
C93	35.50'	78°02'34"	S60°26'32"E	44.70'	48.35'						
C94	1632.00'	10°51'13"	S85°57'47"W	308.69'	309.15'						

W:\Projects\2011\5\02\2.0 Design\2.2 Survey\2.2.10 Word\2011-02 FN (Final Plat) 20210303

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LGI HOMES-TEXAS, LLC is the owner of a tract of land, situated in J.C. Brantley Survey, Abstract No. 114, City of Anna, Collin County, Texas, and being a portion of a tract of land described in deed to LGI HOMES-TEXAS, LLC, and recorded in Instrument No. 20190820001009780 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/4-inch iron rod with illegible red cap (controlling monument) the north right of way line of Rosamond Parkway (a variable width right of way dedication) as shown on the final plat of Anna ISD Park Addition, an addition to the City of Anna, Collin County, Texas recorded in Volume 2011, Page 176, of the Plat Records of Collin County, Texas (P.R.C.C.T.), said point also being the southwest corner of said J.C. Brantley Survey and the southwest corner of said LGI HOMES-TEXAS, LLC tract;

THENCE, North 01 degrees 29 minutes 28 seconds E, along County Road 369 (a dirt road - deed of record not found), passing at a distance of 27.62 feet a found 1/4-inch iron rod with yellow plastic cap (controlling monument) for the southeast corner of a tract of land described to Anna Texas Land, LTD., recorded in Instrument No. 20140718000750570 (O.P.R.C.C.T.), and passing at a distance of 706.93 feet a found 1/4-inch iron rod (bent) for the southeast corner of a tract of land described to Young Kim and Tim Mueller, recorded in Instrument No. 20170408000747130 (O.P.R.C.C.T.), in all, a total distance of 1693.61 feet to a found 1/4-inch iron rod (controlling monument) for the northwest corner of said LGI HOMES-TEXAS, LLC tract;

THENCE, S 88 degrees 36 minutes 36 seconds E, along the north line of said LGI HOMES-TEXAS, LLC tract, passing at a distance of 1822.65 feet, a found 5/8-inch iron rod with yellow cap stamped "FORESIGHT" (controlling monument) for the southeast corner of Lot 5, Block C of Meadow Ridge Estates Phase Two, an addition to the City of Anna, Collin County, Texas, recorded in Volume R, Page 195 (P.R.C.C.T.), in all, a total distance of 1899.65 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON", being the northwest corner of Shadowbend, PHASE-I Subdivision, recorded in Document No. _____ (P.R.C.C.T.), same point being on the south line of Lot 15 of said Meadow Ridge Estates Phase Two;

THENCE, departing the south line of said Meadow Ridge Estates Phase Two, along and with the west line of said Shadowbend, PHASE-I, the following bearings and distances:

S 01 degrees 23 minutes 24 seconds W, a distance of 807.00 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 88 degrees 36 minutes 36 seconds E, a distance of 96.50 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 01 degrees 23 minutes 26 seconds W, a distance of 50.00 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 88 degrees 36 minutes 36 seconds E, a distance of 20.50 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 01 degrees 23 minutes 24 seconds W, a distance of 234.00 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

N 88 degrees 36 minutes 36 seconds W, a distance of 20.50 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 01 degrees 23 minutes 24 seconds W, a distance of 50.00 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 88 degrees 36 minutes 36 seconds E, a distance of 20.50 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 01 degrees 23 minutes 24 seconds W, a distance of 20.50 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 88 degrees 36 minutes 36 seconds E, a distance of 50.00 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 01 degrees 23 minutes 24 seconds W, a distance of 96.50 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 88 degrees 36 minutes 36 seconds E, a distance of 120.00 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 01 degrees 59 minutes 34 seconds W, a distance of 184.53 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

S 36 degrees 54 minutes 17 seconds W, a distance of 120.38 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, S 01 degrees 06 minutes 12 seconds W, a distance of 150.26 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON" on the north right of way line of said Rosamond Parkway and the south line of said LGI



Item No. 5.h.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Pecan Grove, Phase 2, Block M, Lot 1, Site Plan.
(Director of Development Services Ross Altobelli)

SUMMARY:

Private playground on one lot on 0.5± acre located at the northeast corner of Cherry Blossom Boulevard and Azaleas Run Drive. Zoned PD 705-2015.

The motion for approval failed by the Planning & Zoning Commission (3-1).

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval

ATTACHMENTS:

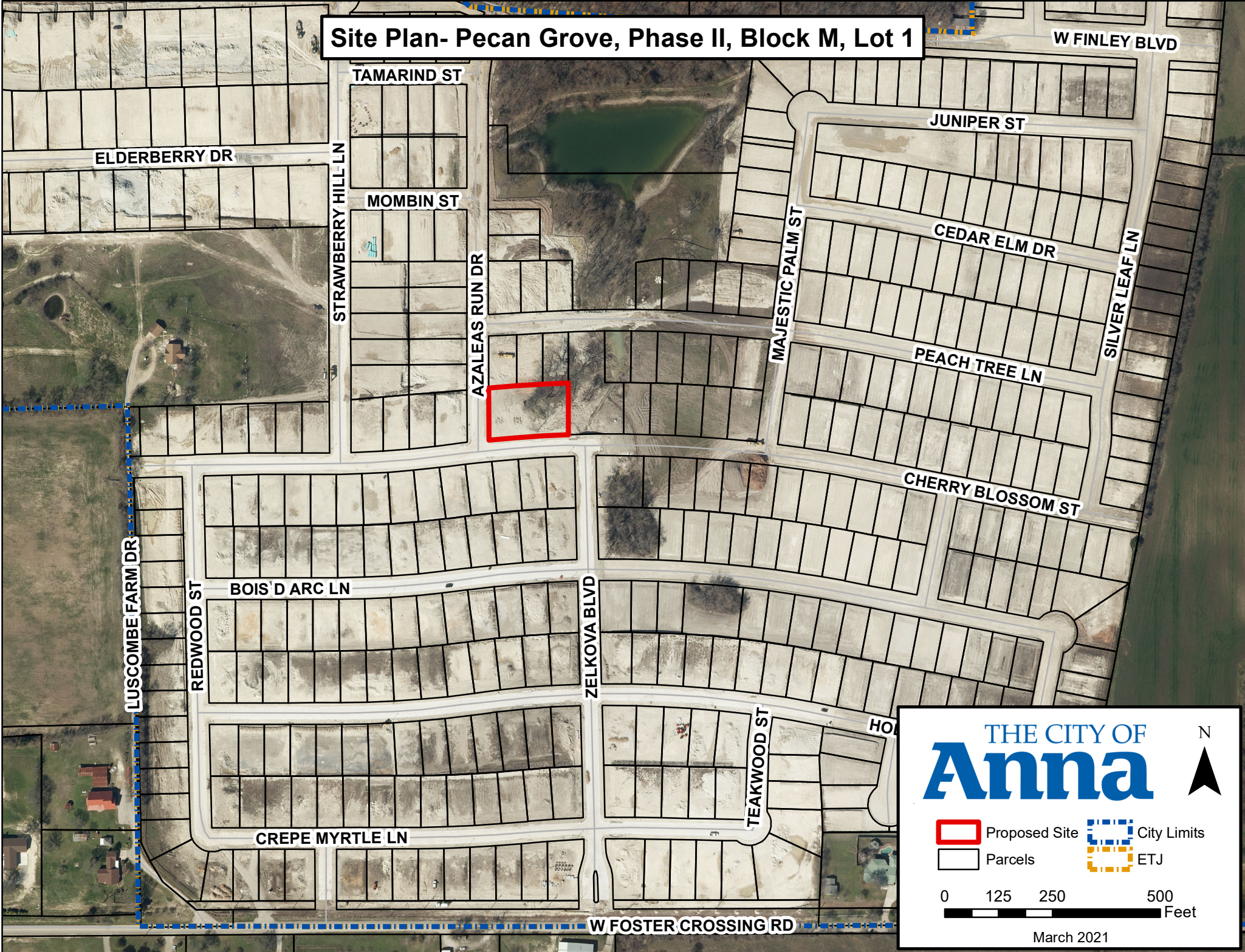
1. Agenda Map
2. RESOLUTION - (SP) Pecan Grove PH 2 BL M Lt 1 Amenity
3. STAMPED Exhibit A (SP) Pecan Grove PH 2 BL M Lt 1 (stamped)

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 4/7/2021
Approved - 4/8/2021
Final Approval - 4/8/2021

Site Plan- Pecan Grove, Phase II, Block M, Lot 1



THE CITY OF

Anna

N

Proposed Site

City Limits

Parcels

ETJ

0 125 250 500

Feet

March 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A SITE PLAN OF PECAN GROVE, PHASE II, BLOCK M, LOT 1.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Pecan Grove Phase II Ltd., has submitted an application for approval for the site plan of Pecan Grove, Phase II, Block M, Lot 1;

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The City Council hereby approves the site plan of Pecan Grove, Phase II, Block M, Lot 1 attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 13th day of April 2021.

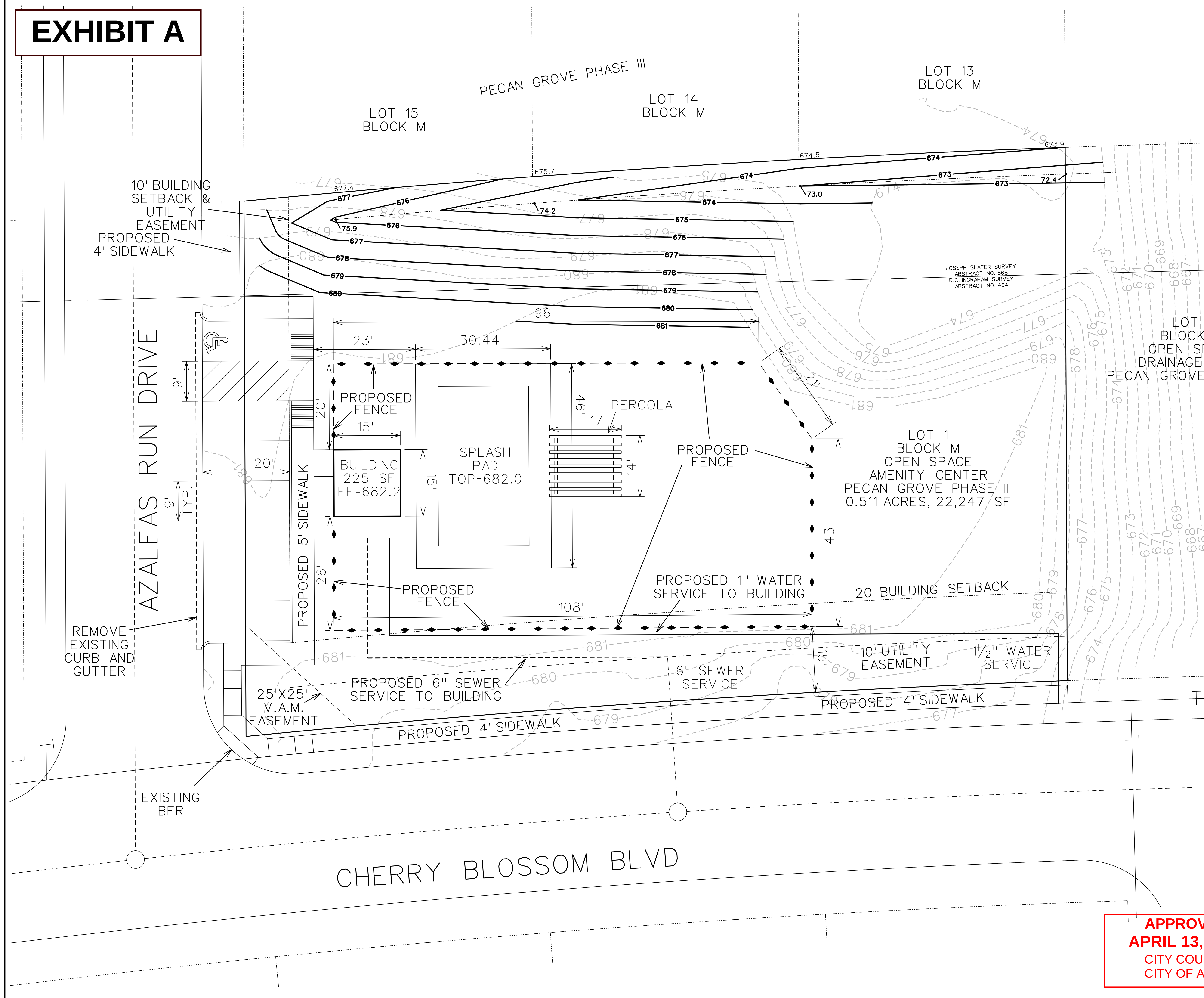
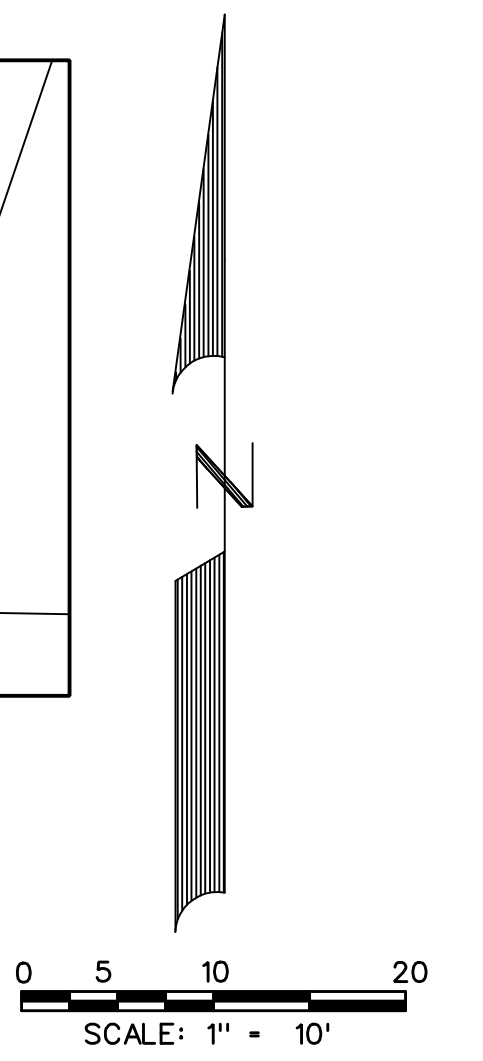
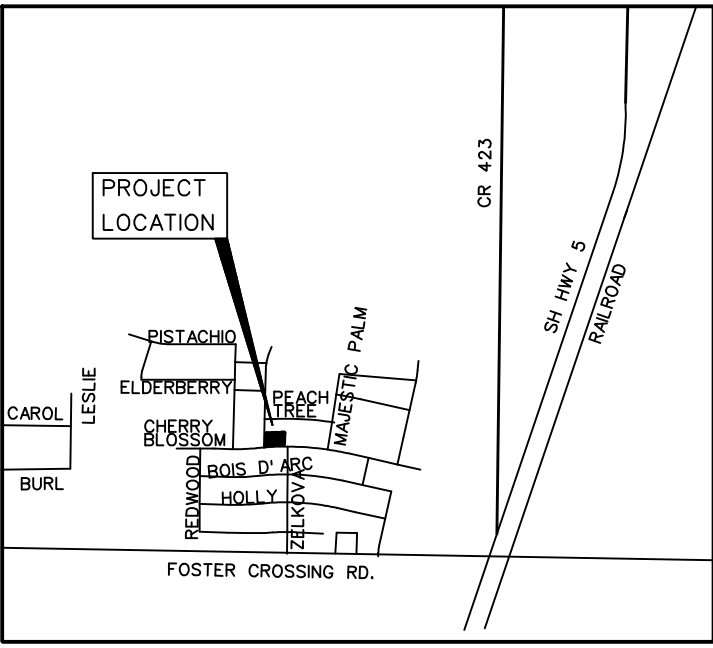
ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

EXHIBIT A



LEGEND

-- 631 --	EXISTING CONTOUR
— 630 —	PROPOSED CONTOUR
31.3 ●	PROPOSED SPOT ELEVATION
PROPOSED SWALE	
-----	PROPOSED RIDGE
→	FLOW ARROW

SITE DATA SUMMARY TABLE	
Item	Lot 1, Block M
General Site Data	
Zoning	PD 705-2015
Land Use	Playground (private)
Lot Area (acres)	0.511
Lot Area (square feet)	22247
Building Footprint Area (SF)	225
Total Building Area (SF)	225
Building Height (stories)	1
Building Height (feet)	25
Lot Coverage	1.01%
Parking	
Required Parking	5
Provided Parking	7
Accessible Parking Required	1
Accessible Parking Provided	1

SITE PLAN
 OF
 PECAN GROVE PHASE II
 LOT 1, BLOCK M
 0.511 ACRES, 22,247 SQUARE FEET
 JOSEPH SLATER SURVEY ABSTRACT NO. 868
 AND R.C. INGRAHAM SURVEY ABSTRACT NO. 464
 IN THE
 CITY OF ANNA
 COLLIN COUNTY, TEXAS
 OWNER/APPLICANT
 PECAN GROVE PHASE II/LTD
 8214 WESTCHESTER DRIVE, SUITE 900
 DALLAS, TX 75225
 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 (972)-396-1200

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA



Item No. 5.i.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Rosamond Sherley Elementary Addition, Block A, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)

SUMMARY:

Public elementary school on one lot on 20.0± acres located at the southeast corner of Lenard Avenue (FM 2862) and Rosemond Parkway (FM 2862). Zoned SF-E Single-Family Residential - Large Lot.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

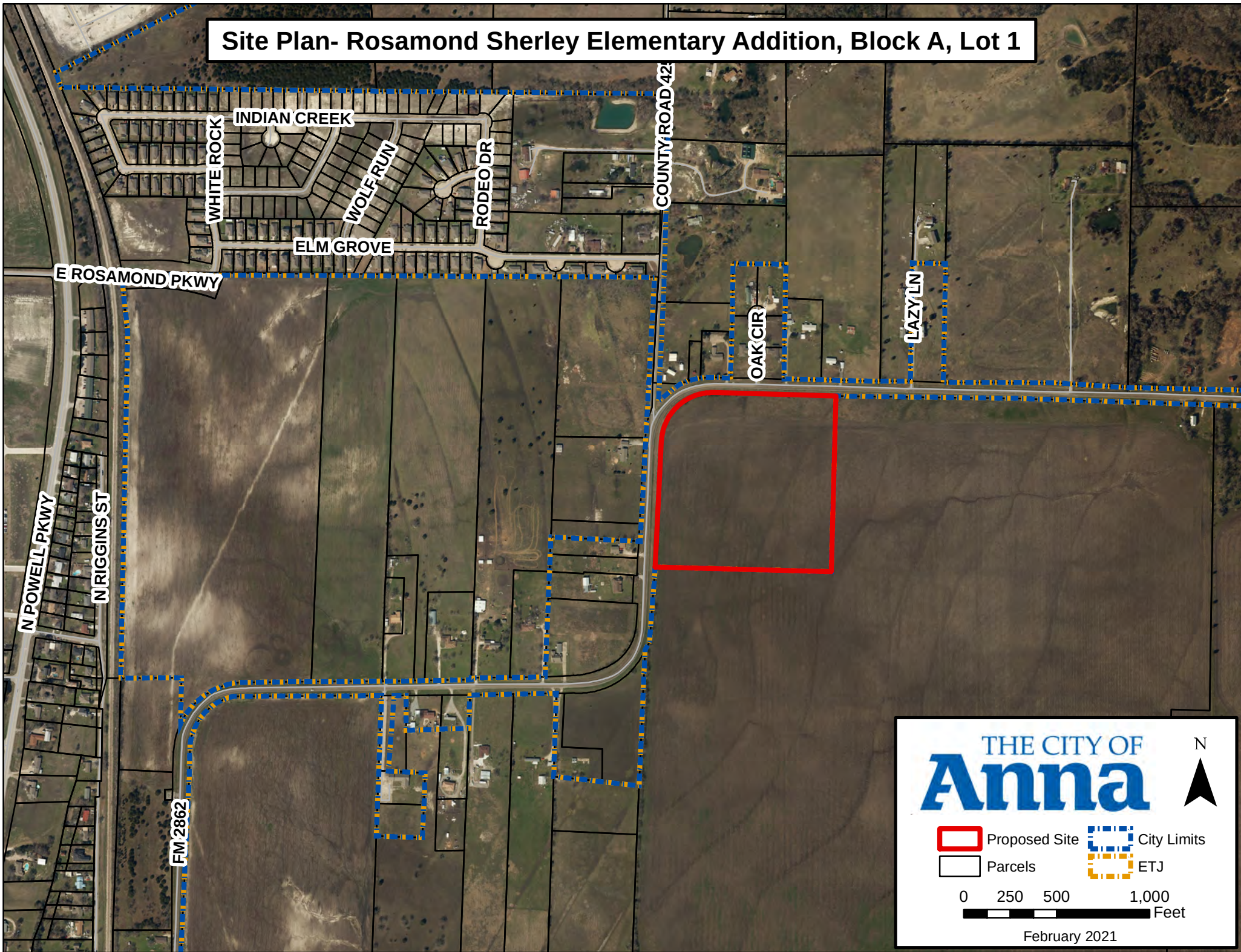
1. Agenda Map
2. RESOLUTION - (SP) Rosamond Sherley Elementary Addition, Block A, Lot 1
3. STAMPED - EXHIBIT A - (SP) Sherley Elem

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 4/7/2021
Approved - 4/7/2021
Final Approval - 4/7/2021

Site Plan- Rosamond Sherley Elementary Addition, Block A, Lot 1



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A SITE PLAN OF ROSAMOND SHERLEY ELEMENTARY ADDITION, BLOCK A, LOT 1.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Anna Independent School District, has submitted an application for approval for the site plan of Rosamond Sherley Elementary Addition, Block A, Lot 1.

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The City Council hereby approves the site plan of Rosamond Sherley Elementary Addition, Block A, Lot 1 attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

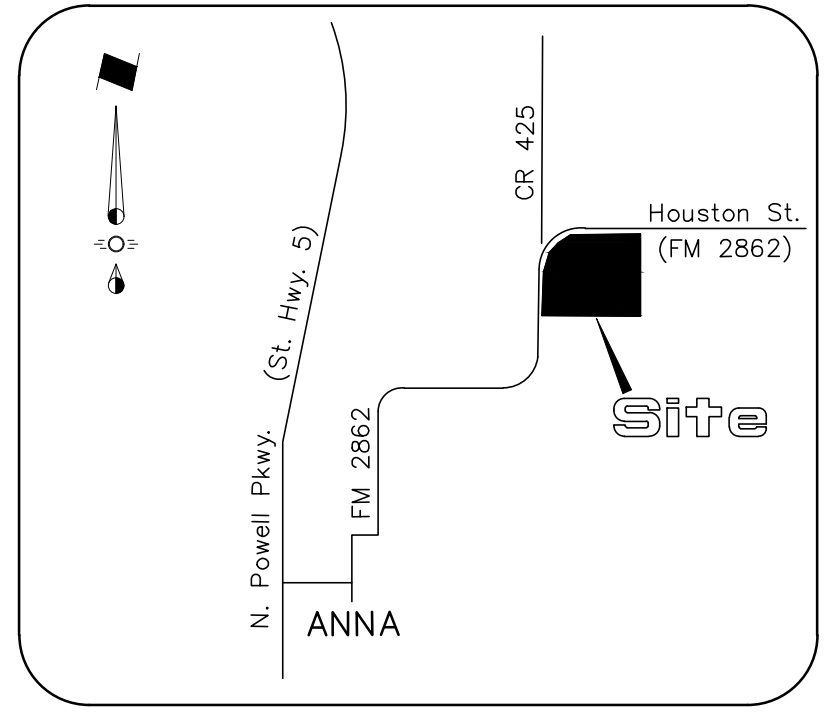
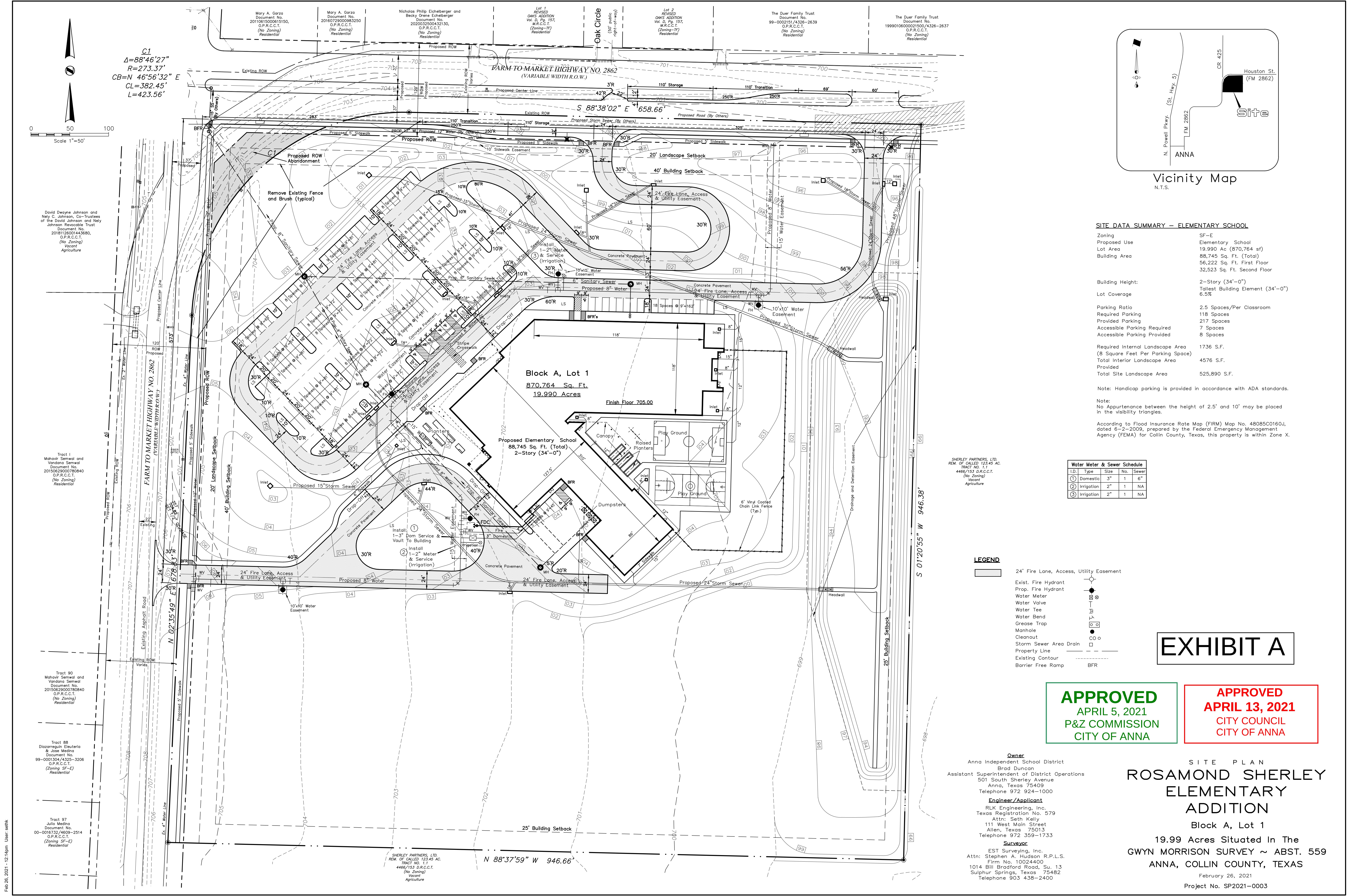
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 13th day of April 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



SITE DATA SUMMARY – ELEMENTARY SCHOOL

Zoning	SF-E
Proposed Use	Elementary School
Lot Area	19,990 Ac (870,764 sf)
Building Area	88,745 Sq. Ft. (Total)
	56,222 Sq. Ft. First Floor
	32,523 Sq. Ft. Second Floor
Building Height:	2-Story (34'-0")
Lot Coverage	Tallest Building Element (34'-0") 6.5%
Parking Ratio	2.5 Spaces/Per Classroom
Required Parking	118 Spaces
Provided Parking	217 Spaces
Accessible Parking Required	7 Spaces
Accessible Parking Provided	8 Spaces
Required Internal Landscape Area	1736 S.F.
(8 Square Feet Per Parking Space)	
Total Interior Landscape Area	4576 S.F.
Provided	
Total Site Landscape Area	525,890 S.F.
Note: Handicap parking is provided in accordance with ADA standards.	
Note: No Appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.	
According to Flood Insurance Rate Map (FIRM) Map No. 48085C0160J, dated 6-2-2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.	

Water Meter & Sewer Schedule			
I.D.	Type	Size	No. Sewer
①	Domestic	3"	1 6"
②	Irrigation	2"	1 NA
③	Irrigation	2"	1 NA

- LEGEND**
- 24' Fire Lane, Access, Utility Easement
 - Exist. Fire Hydrant
 - Prop. Fire Hydrant
 - Water Meter
 - Water Valve
 - Water Tee
 - Water Bend
 - Ceased Trap
 - Manhole
 - Cleanout
 - Storm Sewer Area Drain
 - Property Line
 - Existing Contour
 - Barrier Free Ramp
 - BFR

EXHIBIT A

APPROVED
APRIL 5, 2021
P&Z COMMISSION
CITY OF ANNA

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA

Owner
Anna Independent School District
Brod Duncan
Assistant Superintendent of District Operations
501 South Sherley Avenue
Anna, Texas 75409
Telephone 972 924-1000

Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
EST Surveying, Inc.
Attn: Stephen A. Hudson R.P.L.S.
Firm No. 10024400
1014 Bill Bradford Road, Su. 13
Sulphur Springs, Texas 75482
Telephone 903 438-2400

SITE PLAN
ROSAMOND SHERLEY
ELEMENTARY
ADDITION
Block A, Lot 1
19.99 Acres Situated In The
GWYN MORRISON SURVEY ~ ABST. 559
ANNA, COLLIN COUNTY, TEXAS
February 26, 2021
Project No. SP2021-0003



Item No. 5.j.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Marc Marchand

AGENDA ITEM:

Approve a Resolution regarding the naming of the park located at 1235 Lakeview Drive to be named "Baldwin Park." (Director of Neighborhood Services Marc Marchand)

SUMMARY:

The Parks Advisory Board reviewed and unanimously recommended to the City Council naming the park adjacent to Lakeview Estates neighborhood for a previous owner of the property, Jesse Glenn "Bud" Baldwin, great grandson of James Schluter (later changed to Slayter) at the October 19, 2020 regularly scheduled meeting. The City Council adopted a Policy and Procedure for Naming City Parks, Trails, Recreational Areas, and Other Recreation Facilities on November 10, 2020. The Neighborhood Services Department followed the naming policy in researching Mr. Baldwin with support from the Anna Area Historical Preservation Society. Mr. Baldwin's great grandfather, James Schluter, was a German immigrant who fought in the Texas Revolution and who eventually changed the spelling of his name to Slayter. The land was originally granted to Mr. Slayter for his service in the Texian Army in the amount of 320 acres and remained in the family until it was eventually handed down to his great grandson, Jesse Glenn "Bud" Baldwin. Mr. Baldwin fell into poor health and the family sold off parcels of the land for their sustenance including 51.24 acres of land where the Lakeview Estates community is today. The naming of park or other recreation areas are to ensure that the given names are consistent with the values and character of the area or neighborhood served and within the City as a whole, and the name identification for individual parks or other recreation areas within the City of Anna are to ensure that they are easily located and provide a sense of place. The historic contributions of the Slayter and Baldwin families to the City of Anna are important to the area, and the historic naming of the park will better ensure a sense of place for all neighbors and distinguish the park as a public space.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: A Great Place to Live

STAFF RECOMMENDATION:

Approval

ATTACHMENTS:

1. Res 2020-11-819 Naming Policy for Park Properties and Facilities
2. Baldwin Park Resolution
3. 1235 Lakeview Agenda Map

APPROVALS:

Marc Marchand, Director of Neighborhood Services
Jim Proce, City Manager

Created/Initiated - 4/8/2021
Final Approval - 4/8/2021

RESOLUTION NO. 2020-11-819

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS
APPROVING A POLICY AND PROCEDURE FOR NAMING CITY PARKS, TRAILS,
RECREATIONAL AREAS, AND OTHER RECREATIONAL FACILITIES**

WHEREAS, the City has in the past adopted policies related to public parks and other recreational facilities; and

WHEREAS, the City of Anna Parks and Recreation Advisory Board has investigated and determined that the policy and procedures substantially in the form of Exhibit A attached hereto (the "Naming Policy") provides for a functional and beneficial manner for naming city parks, trails, recreational areas, and other recreational facilities; and

WHEREAS, the City Council of the City of Anna, Texas has investigated and determined that adoption of the Naming Policy will be of benefit to the City and its citizens; and

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

SECTION 1. Recitals Incorporated

The recitals set forth above are incorporated herein for all purposes as set forth in full.

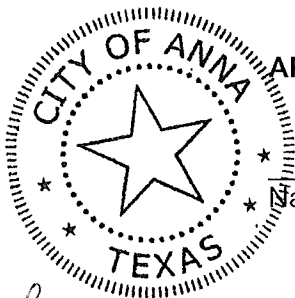
SECTION 2. Approval of Project and Agreement

The City Council of the City of Anna, Texas hereby approves and adopts the Naming Policy attached hereto as Exhibit A as guidelines for the naming of city parks, trails, recreational areas, and other recreational facilities.

CONSIDERED, PASSED AND ADOPTED by the City Council of the City of Anna at a regular meeting on the 10th day of November 2020.

ATTEST:

Carrie L. Land
Carrie L. Land, City Secretary



APPROVED:

Nate Pike
Nate Pike, Mayor

Exhibit “A”

City of Anna Policy and Procedure for Naming City Parks, Trails, Recreational Areas and Other Recreational Facilities

Purpose:

The purpose of this policy is to establish a systematic and consistent approach for the official naming of parks, trails, recreational areas, and other recreational facilities owned and/or operated by the City of Anna.

Objectives:

The objectives of this policy are to:

- Provide name identification for individual parks or other recreation areas within the City of Anna to ensure that they are easily located and to provide a sense of place;
- Provide criteria and procedure for naming parks or other recreation areas to ensure that given names are consistent with the values and character of the area or neighborhood served and within the City as a whole;
- Assure the quality of the chosen title/name, so that it will serve the purpose of the City in a permanent manner; and
- Provide opportunities for public participation and input to fully represent the best interest of the community in the naming and dedication of parks and other recreation areas.

Definitions:

The umbrella of parks, trails, recreational areas, and other recreational facilities includes all property assets under the City’s ownership and the Neighborhood Services Department’s control including buildings, structures, open spaces, public parks, natural areas, and other environmental lands and habitats.

Naming Criteria:

The following criteria may be used in determining the appropriateness of the naming designation:

- a. Geographic location (such as neighborhood, street name, etc.)
- b. Nearby natural and physical characteristics of the land
- c. Historical or cultural significance
- d. Persons of outstanding civic service to the city
- e. Documented community support
- f. Events hosted in the area
- g. Relevant concepts or ideas
- h. Organizations providing community service in the area
- i. Significant material contributions

- j. Significant financial contributions

Naming Procedure:

The following process shall be followed in naming parks or other recreation areas:

1. City residents, staff, community leaders, and community organizations interested in proposing a name for a park or other recreational area shall submit a written recommendation to the Neighborhood Services Director. Recommendations need to describe in detail why the submitted name merits designation.
2. A variety of means to encourage public participation to submit a name may be implemented by the Neighborhood Services Department such as city website advertisement, public notices sent to community members in proximity of recreational area, and more. The means to submit a written recommendation, no matter the specifics of the medium, will be available through the City website and at City Hall.
3. The Neighborhood Services Department shall research and verify information on names provided in the recommendations. The Neighborhood Services Director will forward naming recommendations that meet the naming criteria to the Parks Advisory Board.
4. The Parks Advisory Board shall consider all requests that meet the criteria and submit a formal recommendation for names deemed worthy of consideration to the Mayor and the City Council.
5. The City Council will confirm park, trail, recreational area, and other recreational facility names by resolution.
6. The City Council has final approval and may reject any naming or renaming request.
7. The City Council may name or rename without following these procedures.
8. The process of naming new facilities shall normally be done before construction begins.

Renaming:

The intent of naming is for permanent recognition; the renaming of parks and other recreational areas within the City of Anna is generally discouraged. Though, the City understands that renaming parks and other recreational areas may be necessary to create more cohesiveness throughout the City or to update past names that have become irrelevant or dishonorable. It is recommended that efforts to change a name become subject to crucial examinations so as not to diminish the original justification for the name or discount the value of prior contributors. Renaming a park or other recreational area will follow the same procedure stated above.

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ANNA, TEXAS NAMING A PARK/PLAYGROUND
LOCATED AT 1235 LAKEVIEW DR AS “BALDWIN PARK”.**

WHEREAS, the Parks Advisory Board reviewed and unanimously recommended to the City Council naming the park adjacent to the Lakeview Estates neighborhood for a previous owner of the property, Jesse Glenn “Bud” Baldwin, great grandson of James Schluter (later changed to Slayter) at the October 19, 2020 Parks Advisory Board meeting; and;

WHEREAS, the City of Anna, Texas City Council adopted a Policy and Procedure for Naming City Parks, Trails, Recreational Areas, and Other Recreation Facilities on November 10, 2020; and;

WHEREAS, the Neighborhood Services Department followed the naming policy in researching Mr. Baldwin with support from the Anna Area Historical Preservation Society; and;

WHEREAS, Mr. Baldwin’s great grandfather, James Schluter, was a German immigrant who fought in the Texas Revolution and who eventually changed the spelling of his name to Slayter; and

WHEREAS, the land was originally granted to Mr. Slayter for his service in the Texian Army in the amount of 320 acres; and

WHEREAS, the land remained in the family until it was eventually handed down to his great grandson, Jesse Glenn “Bud” Baldwin; and

WHEREAS, Mr. Baldwin fell into poor health and the family sold off parcels of the land for their sustenance including 51.24 acres of land where the Lakeview Estates community is today; and

WHEREAS, the naming of park or other recreation areas are to ensure that the given names are consistent with the values and character of the area or neighborhood served and within the City as a whole; and

WHEREAS, the name identification for individual parks or other recreation areas within the City of Anna are to ensure that they are easily located and provide a sense of place; and

WHEREAS, the historic contributions of the Slayter and Baldwin families to the City of Anna are important to the area; and

WHEREAS, the historic naming of the park will better ensure a sense of place for all neighbors and distinguish the park as a public space.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT THE PARK/PLAYGROUND LOCATED AT 1235 LAKEVIEW DR BE NAMED "BALDWIN PARK."

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 13th day of April, 2021.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor

Park Located at 1235 Lakeview Drive



THE CITY OF
Anna

N

Proposed Site
Parcels

City Limits
ETJ

0 200 400 800 Feet

April 2021



Item No. 5.k.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Marc Marchand

AGENDA ITEM:

Approve a Resolution regarding the naming of a park located at 636 Banbury Drive to be named "Henry Clay 'Yank' Washington Park." (Director of Neighborhood Services Marc Marchand)

SUMMARY:

The Parks Advisory Board reviewed and unanimously recommended to the City Council naming the new park/playground located at 636 Banbury Dr adjacent to the West Crossing neighborhood for an early and beloved Anna neighbor named Henry Clay "Yank" Washington at the October 19, 2020 Parks Advisory Board meeting. The City Council adopted a Policy and Procedure for Naming City Parks, Trails, Recreational Areas, and Other Recreation Facilities on November 10, 2020. The Neighborhood Services Department followed the naming policy in researching Mr. Washington with support from the Anna Area Historical Preservation Society. Mr. Washington was believed to be the only African American neighbor in Anna from the late 1800s through the mid-1930s and worked as a janitor at the historic train depot, the Interurban station, the bank, post office, and several stores in town. Mr. Washington's main job was to carry bags of mail from the depot to the post office using a homemade wooden cart with two large iron wheels. Mr. Washington was well liked in Anna, and sometime in the late 1920s the neighbors of Anna took up a collection and bought him a railroad watch so that he would always know the time to expect the mail train. Late in Mr. Washington's life, the neighbors of Anna took up a collection to pay Mr. Washington's way on the train to St. Louis and back so that he could visit a relative he had not seen since he was 17 and a large crowd was waiting to greet him when he returned to Anna. The naming of park or other recreation areas are to ensure that the given names are consistent with the values and character of the area or neighborhood served and within the City as a whole, and the historic context of the time when Mr. Washington resided in Anna was during segregation in the U.S. South before the long-overdue civil rights movement that resulted in the abolition of Jim Crow laws and racial segregation. Despite enduring the harsh restrictions and inherent inequality of so-called "separate but equal" segregation rules, Mr. Washington earned the respect and affection of his neighbors in Anna providing hope for the inclusion that would eventually grow to be a principal value in our community. The historic naming of the park will better ensure a sense of place for all neighbors and distinguish the park as a public space

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: A Great Place to Live

STAFF RECOMMENDATION:

Approval

ATTACHMENTS:

1. Res 2020-11-819 Naming Policy for Park Properties and Facilities
2. Yank Park Resolution
3. 636 Branbury Agenda Map

APPROVALS:

Marc Marchand, Director of Neighborhood Services
Jim Proce, City Manager

Created/Initiated - 4/8/2021
Final Approval - 4/8/2021

RESOLUTION NO. 2020-11-819

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS
APPROVING A POLICY AND PROCEDURE FOR NAMING CITY PARKS, TRAILS,
RECREATIONAL AREAS, AND OTHER RECREATIONAL FACILITIES**

WHEREAS, the City has in the past adopted policies related to public parks and other recreational facilities; and

WHEREAS, the City of Anna Parks and Recreation Advisory Board has investigated and determined that the policy and procedures substantially in the form of Exhibit A attached hereto (the "Naming Policy") provides for a functional and beneficial manner for naming city parks, trails, recreational areas, and other recreational facilities; and

WHEREAS, the City Council of the City of Anna, Texas has investigated and determined that adoption of the Naming Policy will be of benefit to the City and its citizens; and

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

SECTION 1. Recitals Incorporated

The recitals set forth above are incorporated herein for all purposes as set forth in full.

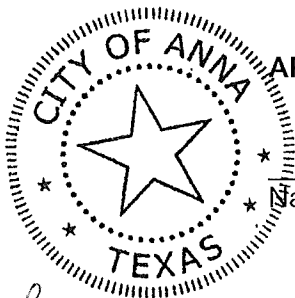
SECTION 2. Approval of Project and Agreement

The City Council of the City of Anna, Texas hereby approves and adopts the Naming Policy attached hereto as Exhibit A as guidelines for the naming of city parks, trails, recreational areas, and other recreational facilities.

CONSIDERED, PASSED AND ADOPTED by the City Council of the City of Anna at a regular meeting on the 10th day of November 2020.

ATTEST:

Carrie L. Land
Carrie L. Land, City Secretary



APPROVED:

Nate Pike
Nate Pike, Mayor

Exhibit “A”

City of Anna Policy and Procedure for Naming City Parks, Trails, Recreational Areas and Other Recreational Facilities

Purpose:

The purpose of this policy is to establish a systematic and consistent approach for the official naming of parks, trails, recreational areas, and other recreational facilities owned and/or operated by the City of Anna.

Objectives:

The objectives of this policy are to:

- Provide name identification for individual parks or other recreation areas within the City of Anna to ensure that they are easily located and to provide a sense of place;
- Provide criteria and procedure for naming parks or other recreation areas to ensure that given names are consistent with the values and character of the area or neighborhood served and within the City as a whole;
- Assure the quality of the chosen title/name, so that it will serve the purpose of the City in a permanent manner; and
- Provide opportunities for public participation and input to fully represent the best interest of the community in the naming and dedication of parks and other recreation areas.

Definitions:

The umbrella of parks, trails, recreational areas, and other recreational facilities includes all property assets under the City’s ownership and the Neighborhood Services Department’s control including buildings, structures, open spaces, public parks, natural areas, and other environmental lands and habitats.

Naming Criteria:

The following criteria may be used in determining the appropriateness of the naming designation:

- a. Geographic location (such as neighborhood, street name, etc.)
- b. Nearby natural and physical characteristics of the land
- c. Historical or cultural significance
- d. Persons of outstanding civic service to the city
- e. Documented community support
- f. Events hosted in the area
- g. Relevant concepts or ideas
- h. Organizations providing community service in the area
- i. Significant material contributions

- j. Significant financial contributions

Naming Procedure:

The following process shall be followed in naming parks or other recreation areas:

1. City residents, staff, community leaders, and community organizations interested in proposing a name for a park or other recreational area shall submit a written recommendation to the Neighborhood Services Director. Recommendations need to describe in detail why the submitted name merits designation.
2. A variety of means to encourage public participation to submit a name may be implemented by the Neighborhood Services Department such as city website advertisement, public notices sent to community members in proximity of recreational area, and more. The means to submit a written recommendation, no matter the specifics of the medium, will be available through the City website and at City Hall.
3. The Neighborhood Services Department shall research and verify information on names provided in the recommendations. The Neighborhood Services Director will forward naming recommendations that meet the naming criteria to the Parks Advisory Board.
4. The Parks Advisory Board shall consider all requests that meet the criteria and submit a formal recommendation for names deemed worthy of consideration to the Mayor and the City Council.
5. The City Council will confirm park, trail, recreational area, and other recreational facility names by resolution.
6. The City Council has final approval and may reject any naming or renaming request.
7. The City Council may name or rename without following these procedures.
8. The process of naming new facilities shall normally be done before construction begins.

Renaming:

The intent of naming is for permanent recognition; the renaming of parks and other recreational areas within the City of Anna is generally discouraged. Though, the City understands that renaming parks and other recreational areas may be necessary to create more cohesiveness throughout the City or to update past names that have become irrelevant or dishonorable. It is recommended that efforts to change a name become subject to crucial examinations so as not to diminish the original justification for the name or discount the value of prior contributors. Renaming a park or other recreational area will follow the same procedure stated above.

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS NAMING A PARK LOCATED AT 636 BANBURY “HENRY CLAY ‘YANK’ WASHINGTON PARK”

WHEREAS, the Parks Advisory Board reviewed and unanimously recommended to the City Council naming the new playground for an early and beloved Anna neighbor named Henry Clay “Yank” Washington at the October 19, 2020 Parks Advisory Board meeting; and

WHEREAS, the City of Anna, Texas City Council adopted a Policy and Procedure for Naming City Parks, Trails, Recreational Areas, and Other Recreation Facilities on November 10, 2020; and

WHEREAS, the Neighborhood Services Department followed the naming policy in researching Mr. Washington with support from the Anna Area Historical Preservation Society; and

WHEREAS, Mr. Washington was believed to be the only African American neighbor in Anna from the late 1800s through the mid-1930s; and

WHEREAS, Mr. Washington worked as a janitor at the historic train depot, the Interurban station, the bank, post office, and several stores in town; and

WHEREAS, Mr. Washington’s main job was to carry bags of mail from the depot to the post office using a homemade wooden cart with two large iron wheels; and

WHEREAS, Mr. Washington was well liked in Anna, and sometime in the late 1920s the neighbors of Anna took up a collection and bought him a railroad watch so that he would always know the time to expect the mail train; and

WHEREAS, late in Mr. Washington’s life, the neighbors of Anna took up a collection to pay Mr. Washington’s way on the train to St. Louis and back so that he could visit a relative he had not seen since he was 17 and a large crowd was waiting to greet him when he returned to Anna; and

WHEREAS, the naming of park or other recreation areas are to ensure that the given names are consistent with the values and character of the area or neighborhood served and within the City as a whole; and

WHEREAS, the historic context of the time when Mr. Washington resided in Anna was during segregation in the U.S. South before the long-overdue civil rights movement that resulted in the abolition of Jim Crow laws and racial segregation; and

WHEREAS, despite enduring the harsh restrictions and inherent inequality of so-called “separate but equal” segregation rules, Mr. Washington earned the respect and affection of his neighbors in Anna providing hope for the inclusion that would eventually grow to be a principal value in our community; and

WHEREAS, the historic naming of the park will better ensure a sense of place for all neighbors and distinguish the park as a public space.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT THE PARK LOCATED AT 636 BANBURY DRIVE BE NAMED “HENRY CLAY ‘YANK’ WASHINGTON PARK.”

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 13th day of April 2021.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor





Item No. 5.I.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Gregory Peters

AGENDA ITEM:

Approve a Resolution authorizing the City Manager to execute a Task Order with Birkhoff Hendricks and Carter for the design of public water and sanitary sewer infrastructure along State Highway 5. (Director of Public Works Greg Peters, P.E.)

SUMMARY:

TxDOT has 95% construction plans for the widening of State Highway 5 from Melissa through Anna. They are currently working on project funding and expect to be ready to move the project towards construction in the next 2 years. In order to ensure that the City utilities are clear of the right-of-way, the City needs to begin the engineering and development of construction plans now.

It is currently estimated that the section of SH 5 through Anna will be widened in two phases, with Project A from FM 455 to the Collin County Outer Loop, and Project B from FM 455 to the northern City limit. This item pertains specifically to Project A, which will be constructed first. Birkhoff Hendricks and Carter was hired to complete the preliminary engineering report attached as Exhibit A. This report identifies the needed infrastructure relocations and improvements needed to ensure our utilities are not in conflict with the new road, and that our utilities are of an appropriate size for future development in the corridor. Now that the preliminary engineering report is complete, we are now ready to proceed with formal engineering design.

A portion of the engineering fees, easement acquisition, and construction costs will be eligible for TxDOT reimbursement. The actual reimbursement amount will be developed during the design process, and formalized with an agreement approved by both the City Council and TxDOT prior to construction. Once this agreement has been developed, staff will bring it forward for Council approval.

FINANCIAL IMPACT:

The cost of the engineering services for the capital improvement project totals \$338,692, and will be funded through a combination of Water (\$300,000) and Sanitary Sewer (\$38,692) Impact Fees.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENTS:

1. Resolution and Task Order - BHC SH 5 Utility Engineering Task Order
2. Exhibit A - SH 5 Utility Relocation Preliminary Report

APPROVALS:

Gregory Peters, Director of Public Works

Created/Initiated - 4/7/2021

**CITY OF ANNA, TEXAS
RESOLUTION NO. 2021-__-__**

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A TASK ORDER BY AND BETWEEN THE CITY OF ANNA, TEXAS AND BIRKHOFF, HENDRICKS, & CARTER, LLC, IN AN AMOUNT NOT TO EXCEED THREE HUNDRED THIRTY-EIGHT THOUSAND SIX HUNDRED NINETY-TWO DOLLARS AND ZERO CENTS (\$338,692.00) AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the SH 5 Utility Relocation and Improvement Project is shown as a critical Capital Improvement Project in the City of Anna Community Investment Plan, and;

WHEREAS, relocation of utilities is required for the future widening of State Highway 5, and;

WHEREAS, the proposed utility improvements will improve the water supply and pressure for the City of Anna and the neighbors and businesses along SH 5 in accordance with the City's master plans for utilities, and;

WHEREAS, Birkhoff, Hendricks, & Carter, LLC has provided a task order for engineering design services, and;

WHEREAS, the project shall be funded through Water and Sanitary Sewer Impact Fees, and;

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization.

The City Council hereby authorizes the City Manager to execute the task order agreement as shown in Exhibit "A" attached hereto.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this ____ day of April, 2021.

APPROVED:

Nate Pike, Mayor

ATTEST:

Carrie Land, City Secretary

EXHIBIT "A"

BIRKHOFF, HENDRICKS & CARTER, L.L.P. **PROFESSIONAL ENGINEERS**

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

June 18, 2020

Mr. Greg Peters, P.E.
Director of Public Works
City of Anna
3223 North Powell Parkway
Anna, Texas 75409

Re: General Engineering Services – Task Order
SH 5 Utility Relocations (revised)

Dear Mr. Peters:

In accordance with your request and our existing general engineering services agreement, we are pleased to submit this General Services Task Order letter for services related to the preparation of plans, specifications, bidding documents and contract administration for the:

Relocations of water and sewer utilities in conflict with the widening of State Highway 5

Project A:

From: the Collin County Outer Loop
To: FM 455

Project B:

From: FM 455
To: Grayson County Line

4/13/2021 City
Council Agenda Item
approval

GENERAL PROJECT DESCRIPTION

Prepare plans specifications and bidding documents; and provide construction contract administration for the required water and wastewater relocations to accommodate the Texas Department of Transportation's State Highway 5 Paving and Drainage Improvements Project. Based on schematic layout of the State Highway 5 widening, we have estimated the required water and sewer relocations as follows:

Project A

- A. Relocation of the existing 10-inch water line generally along the east side of SH 5 from the Cunningham Drive to 625-feet south of FM 455.
- B. Relocation of a 2-inch water line constructed generally along the west side of State Highway 5 just north of the Collin County Outer Loop to FM 455 be replaced with a 12-inch water line
- C. One (1) 12-inch sanitary sewer crossing under State Highway 5.
- D. Relocation of 6-inch sanitary sewer line serving a portion of the west side of State Highway 5 (being replaced with an 8-inch)

Project B

- E. Relocation of an existing 8-inch water line along the east side of SH 5 from north of the Coyote Den to 5th Street
- F. Relocation of existing 8-inch water line crossing under SH 5 in steel encasement
- G. Relocation of existing 12-inch water line crossing under SH 5 in steel encasement
- H. Relocation of existing 8-inch water line along the west side of SH 5. Limits are from the Powell ground storage tank to the City's public works building. The itemized opinion of probable construction costs includes installing the new line as a 16-inch water line, which is in compliance with the City's adopted masterplan
- I. Relocation of the existing 15-inch sanitary sewer line along the east side of SH 5
- J. Relocation of the existing 8-inch water line that serves the residential development on the west side of SH 5, north of Rosamond
- K. Relocation of existing 3-inch force main from the sweetwater lift station. Itemized opinion of probable construction cost includes over-sized steel encasement for future replacement of the force main
- L. Relocation of existing 12-inch water line crossing SH 5
- M. Relocation of existing 8-inch water line crossing SH 5
- N. Relocation of a portion of the City's 12-inch water supply line from the CGMA line to the west and Powell well sites

The preliminary project layout was evaluated based on the preliminary schematic with profile published by TxDOT. As of the date of this task authorization, we have not received the Subsurface Utility Evaluation (SUE) for this project. An additional 12-inch water line crossing was evaluated at the intersection of FM 455 and SH 5. Based on the record drawings provided to us and the preliminary schematic, the water line will not be in conflict as it has over 7-feet of cover from the proposed grade of the roadway.

A Project Location Map identifying these expected utility relocations marked “**Exhibit A**” is attached hereto and made a part of this Task Order.

Based on our understanding of the project requirements, our opinion of probable project budget is summarized below:

	Preliminary Engineering Report	SH 5 Utility Relocations Project A	SH 5 Utility Relocations Project B	SH 5 Utility Relocations Total
Opinion of Probable Construction Cost		\$1,780,422	\$3,487,892	\$5,268,314
Quality Control, Material Testing		\$44,510	\$87,197	\$131,707
Basic Engineering and Additional Services	\$24,500	\$338,692	\$478,013	\$841,205
Estimated Land Rights Acquisitions		\$176,895	\$308,287	\$485,182
Total Project Budget				\$6,726,408

A copy of our itemized opinion of cost is attached as **Appendix A** for reference only.

4/13/2021 City
Council Agenda Item
approval

SCOPE of SERVICES

Part I: Preliminary Engineering Report (Project A & B)

Already complete

Prepare a preliminary engineering letter report that confirms the alignment and sizes of the proposed relocations based on the currently available and TxDOT furnished SH 5 right-of-way strip map and "plans adequate for utility relocations". Prepare an updated project budget, summary of required land rights as well as potential reimbursable eligibility of the required utility relocations.

Part II: Preparation of Plans, Specifications, Bidding Documents and Construction Contract Administration (Applies to both Project A and Project B)

Design Phase

Based on the findings in Part I above, preparation of construction plans, specifications, bidding phase services and construction administration phase services for the following:

- A. Construction Plan-Profile Sheets prepared at a scale of not less than 1"= 20'.
- B. Standard Details.
- C. Special Details.
- D. Cover Sheet, Location Map and Sheet Index.
- E. Submittals to State Regulatory Agencies, as required.
- F. Preparation of Texas Department of Transportation permits, as required.
- G. Coordination with other Franchise Utility companies.
- H. 2-Design review meetings.
- I. Opinion of Probable Construction Estimate.
- J. Preparation of Specifications and Contract Documents.
- K. Assist in procuring geotechnical engineering information or reports as the project requirements dictate.
- L. Printing of preliminary plans and specifications for review by the City.

4/13/2021 City
Council Agenda Item
approval for Project
A only

Bidding Phase

- A. Assist the City staff in advertising for bids. This will include e-mailing "Notice to Contractors" to contractors experienced in this type of construction. City will have Notice published in local newspaper.
- B. Sell bidding documents to potential bidders and their suppliers and other parties.

- C. Provide bidding documents to City of Anna, Dodge Reports, and two other parties requested by the City.
- D. Assist during opening of bids and provide bidding tally sheets.
- E. Provide bid tabulation to City and contractors who submitted bids.
- F. Obtain the following information from the bidders:
 - 1. Past work history.
 - 2. Physical resources to produce the project.
- G. Formulate opinion from information received and provide the City a summary of the opinion for their use in selection and award of the construction contract.
- H. After award of contract, furnish ten sets of prints of the final plans, specifications and contract documents to the City for construction use by the City and Contractor.

Construction Phase

- A. Attend a pre-construction conference, including preparing an agenda.
- B. Attend coordination meetings with contractor, quality control personnel, and City representatives to discuss strategy, problem areas, progress, and any required coordination.
- C. Review shop drawings and other submittal information, which the Contractor submits. This review is for the benefit of the Owner and covers only general conformance with information given by the Contract Documents. The contractor is to review and stamp their approval on submittals prior to submitting to the Engineer. Review by the Engineer does not relieve the Contractor of any responsibilities, safety measures or the necessity to construct a complete and workable facility in accordance with the Contract Documents.
- D. Provide written responses to requests for information or clarification to City or Contractor.
- E. Prepare and process routine change orders for this project as they pertain to the original scope of work.
- F. Make periodic site visits during construction as the project requirements dictate. Minimum of one project site visit per month.

- G. Review monthly pay request from information obtained in the field.
- H. Accompany the City during their final inspection of the project.
- I. Recommend final acceptance of work based on information from the on-site representative.
- J. Prepare Record Drawings. Utilizing on-site representative and Contractor construction record information, consultant will prepare one set of 22"x 34" reproducible record drawings on mylar and one set of electronic image files in Adobe Acrobat file format and ACAD.dwg file format.

Part III: Additional Services (Applies to Projects A and B)

- A. Design, Property and Construction Surveys.
- B. Level "A" Sub-surface Utility Engineering (SUE) of existing utilities, in particular at the 4th and 5th Street water line crossings shown on TxDOT's SUE.
- C. Preparation of Plat and Field Note Descriptions for expected water line easements required. Eighty-two (82) easement descriptions are included for the purpose of establishing a budget for this phase of work.
- D. Printing of final plans and specifications for distribution to prospective bidders and the successful contractor.
- E. Attend Texas Department of Transportation Utility Coordination Meetings (6 meetings for Project A, 4 Meeting for Project B) and assist with preparation of utility agreements as required.

Part IV: Exclusions (Applies to Projects A and B)

The intent of this scope of services is to include only the services specifically listed herein and none others. Services specifically excluded from this scope of services include, but are not necessarily limited to the following:

- A. Environmental impact statements and assessments
- B. Fees for permits or advertising
- C. Certification that work is in accordance with plans and specifications
- D. Environmental cleanup

Mr. Greg Peters
General Services Task Order: SH 5 Utility Relocations (*revised*)
June 18, 2020
Page 7 of 11

- E. Landscape architecture
- F. Flood plain reclamation plans
- G. Trench safety designs
- H. Quality control and testing services during construction
- I. Services in connection with condemnation hearings
- J. Phasing of Contractor's work
- K. On-site safety precautions, programs and responsibility
- L. Consulting services by others not included in proposal
- M. Revisions and/or change orders as a result of revisions after completion of original design (unless to correct error on plans)
- N. Traffic engineering report or study
- O. Title searches
- P. Fiduciary responsibility to the City

*Texas American Public Works Association 2010 Awardee
Environmental Project of the Year \$10 - \$100 Million*

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Part V: COMPLETION SCHEDULE

Completion schedule is entirely dependent on which portions of the contract are executed. It is our understanding that the City may or may not phase this project.

Part VI: FEE NOT TO EXCEED AMOUNT

Part A - Basic Services

Payment for Part I and Part II- Basic Services described under Preliminary Engineering Report and Design, Bidding and Construction Contract Administration, shall be on a **Lump Sum Basis** in the following Amounts:

	Project A	Project B	Total
Part I- Preliminary Engineering Report	\$24,500		\$24,500
Part II - Design Phase	\$124,318	\$247,253	\$371,571
Part II - Bidding Phase	\$8,288	\$9,046	\$17,334
Part II - Construction Phase	\$33,151	\$45,229	\$78,380
Total Basic Services Lump Sum Fee	\$165,757	\$301,528	\$491,785

Part B - Additional Services

For the Additional Services described in Part III we propose to be compensated on a salary cost basis times a multiplier of 2.41, with expenses at actual invoice cost times 1.15. The two man survey crew will be billed at a crew rate of \$175 per hour. Automobile mileage for special services will be invoiced at \$0.55 per mile.

We suggest you budget approximately \$349,20 in the following amounts for Part B Additional Service for this project:

Mr. Greg Peters
General Services Task Order: SH 5 Utility Relocations (*revised*)
June 18, 2020
Page 9 of 11

	Project A	Project B	Total
A. Design and Boundary Surveys	\$24,735	\$39,285	\$64,020
B. Level "A" SUE		\$10,000	\$10,000
C. Preparation of Plat and Field Note Descriptions (82)	\$129,000	\$117,000	\$246,000
D. Printing of Plans & Specifications	\$1,200	\$1,200	\$2,400
E. TxDOT Utility Coordination Meetings	\$18,000	\$9,000	\$27,000
Total Additional Service Not to Exceed Amount	\$172,935	\$176,485	\$349,420

Texas Board of Professional Land Surveying Contact Information

Recipients of professional land surveying services under this agreement may direct complaints regarding such services to the Texas Board of Professional and Land Surveying, 12100 Park 35 Circle, Building A, Suite 156, MC 230, Austin, TX 78753, Phone (512) 239-5263, Fax (512) 239-5253.

If this General Engineering Services Agreement Task Order meets with your approval, please sign and return one set to our office along with your directive to proceed. We look forward to working with you on this important project for the City of Anna and are available to discuss this task further at your convenience.

Sincerely yours,



Craig M. Kerkhoff, P.E., C.F.M.

APPROVED FOR THE CITY OF ANNA, TEXAS

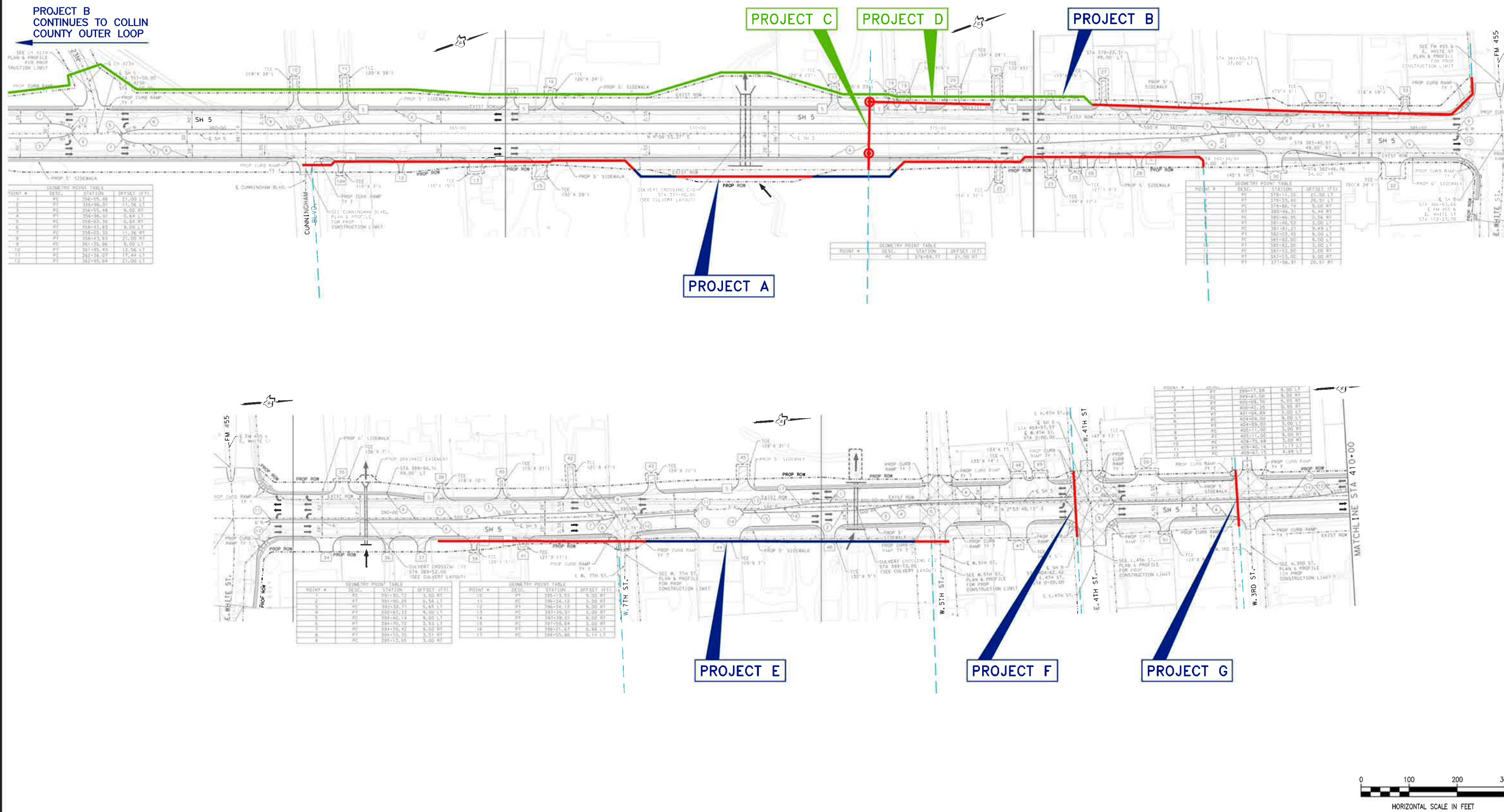
Mr. Jim Proce, City Manager

Date

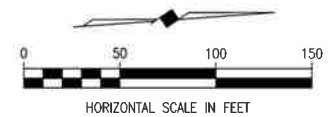
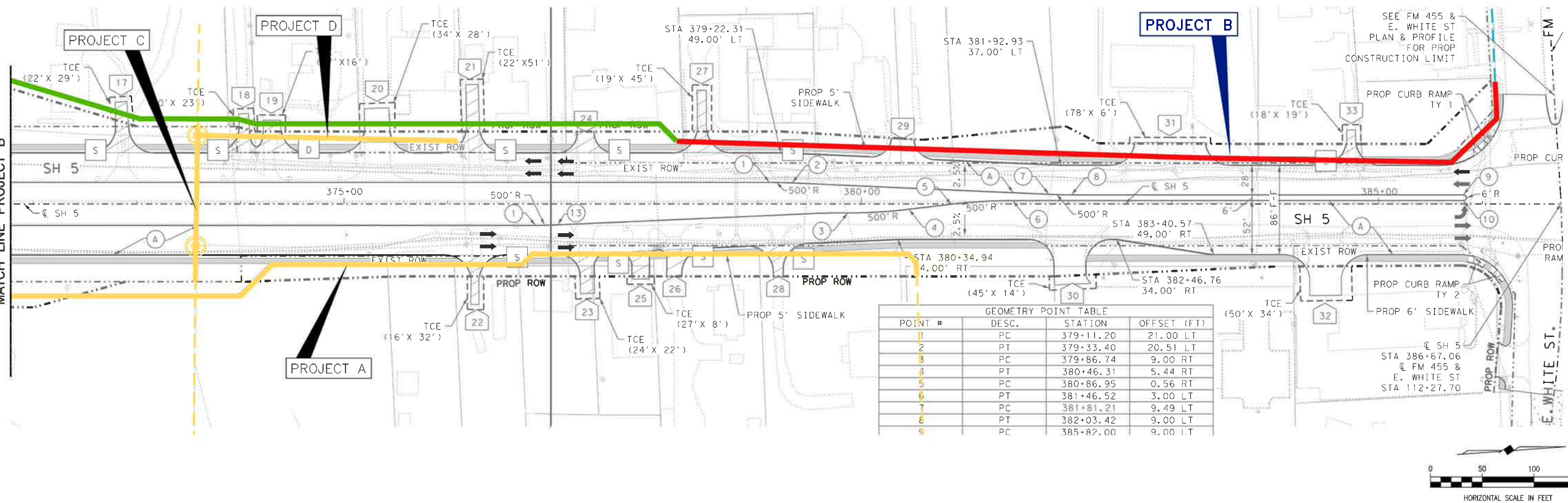
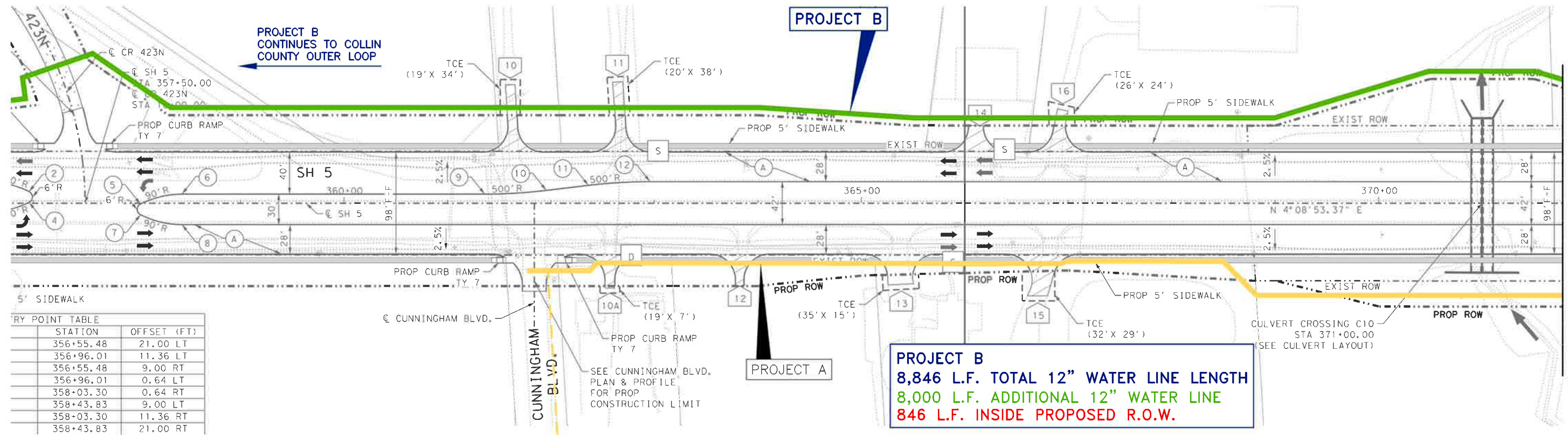
*Texas American Public Works Association 2010 Awardee
Environmental Project of the Year \$10 - \$100 Million*

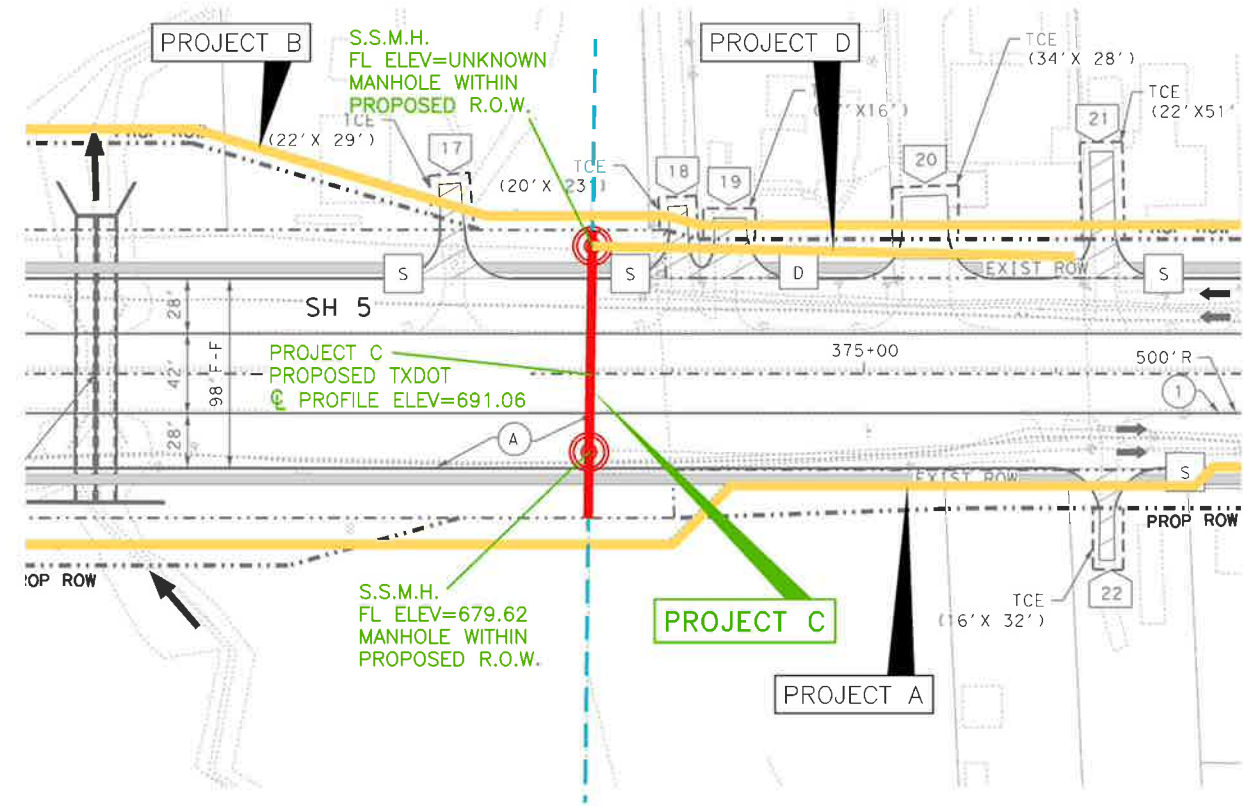
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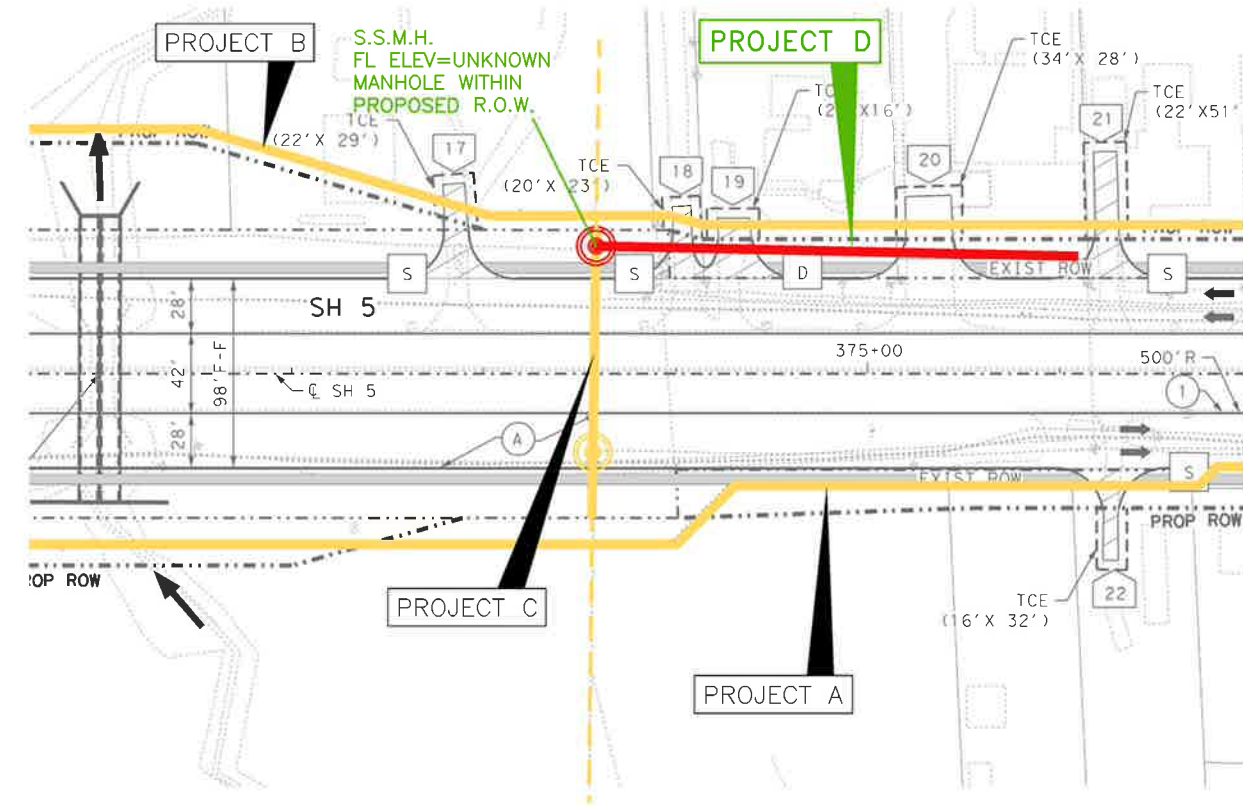


These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks & Carter, L.L.P. original document, the original document will govern in all cases.	BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS TBPE Firm No. 526; TBPLS Firm No. 10031800 11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900	THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. CRAIG M. KERKHOFF TEXAS P.E. NO. 106102 DATE: February 2019	CITY OF ANNA, TEXAS S.H. 5 UTILITIES RELOCATION	BHC PROJECT NO. 2020147	SHEET NO. 1
			OVERALL PROJECTS EXISTING UTILITIES EXHIBIT	January 2021	

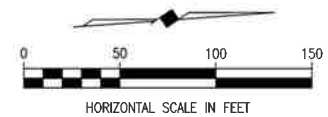




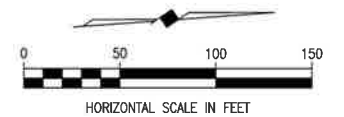
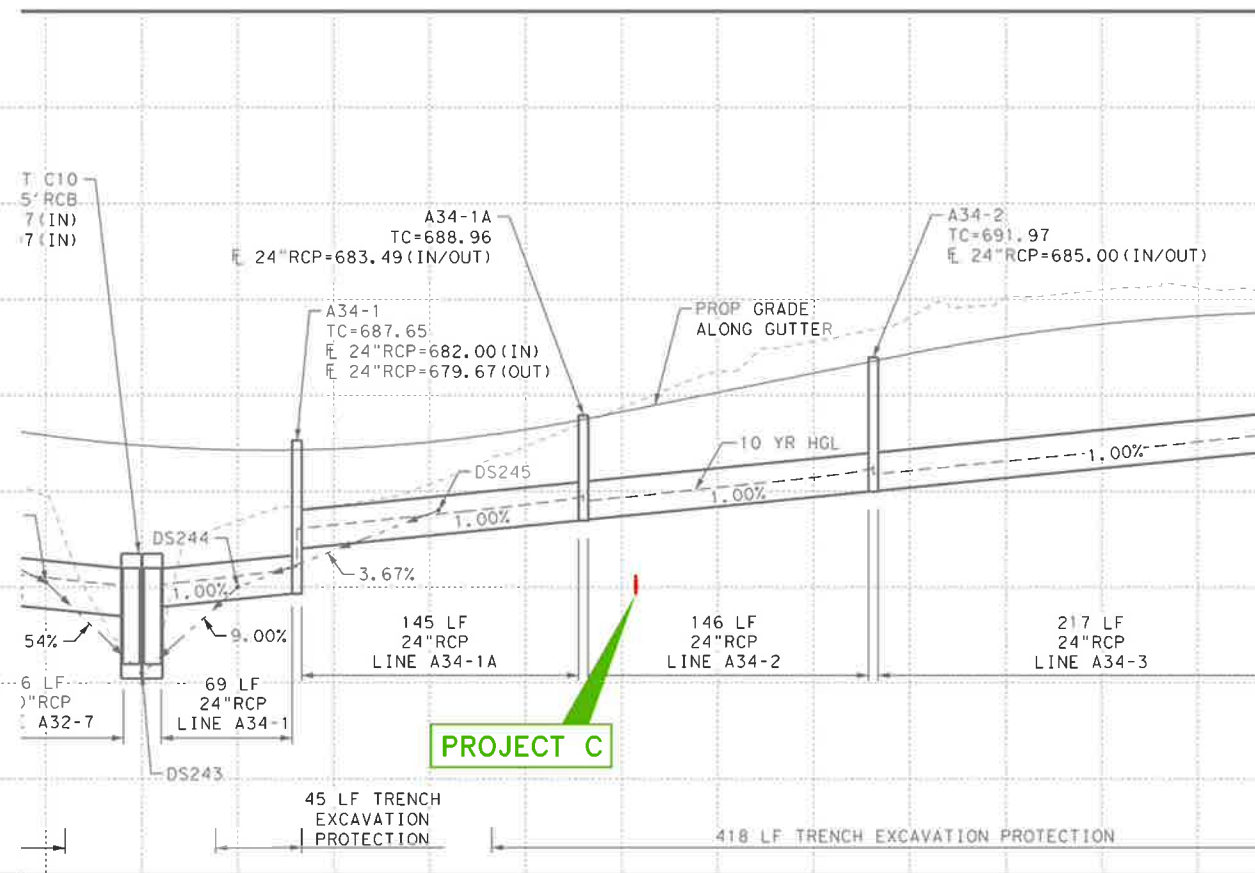
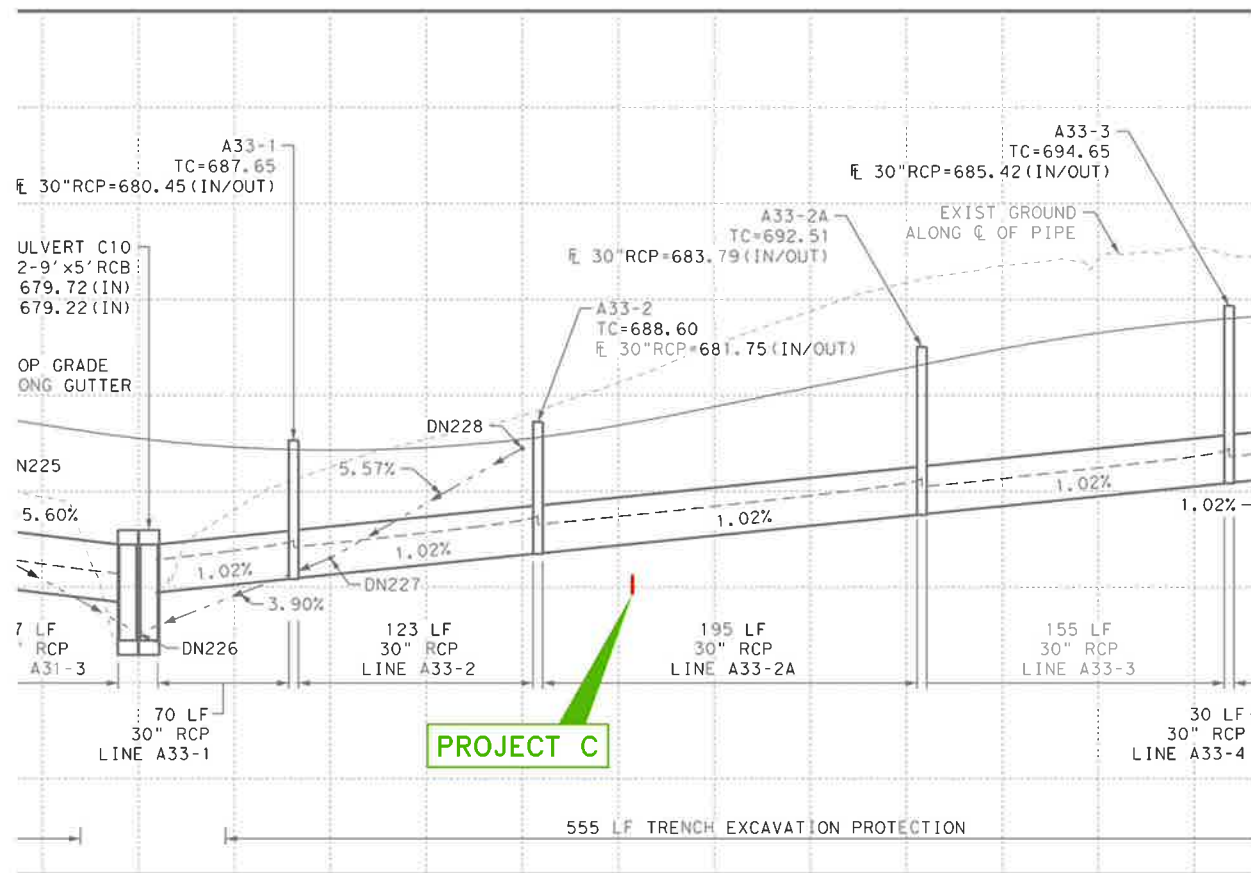
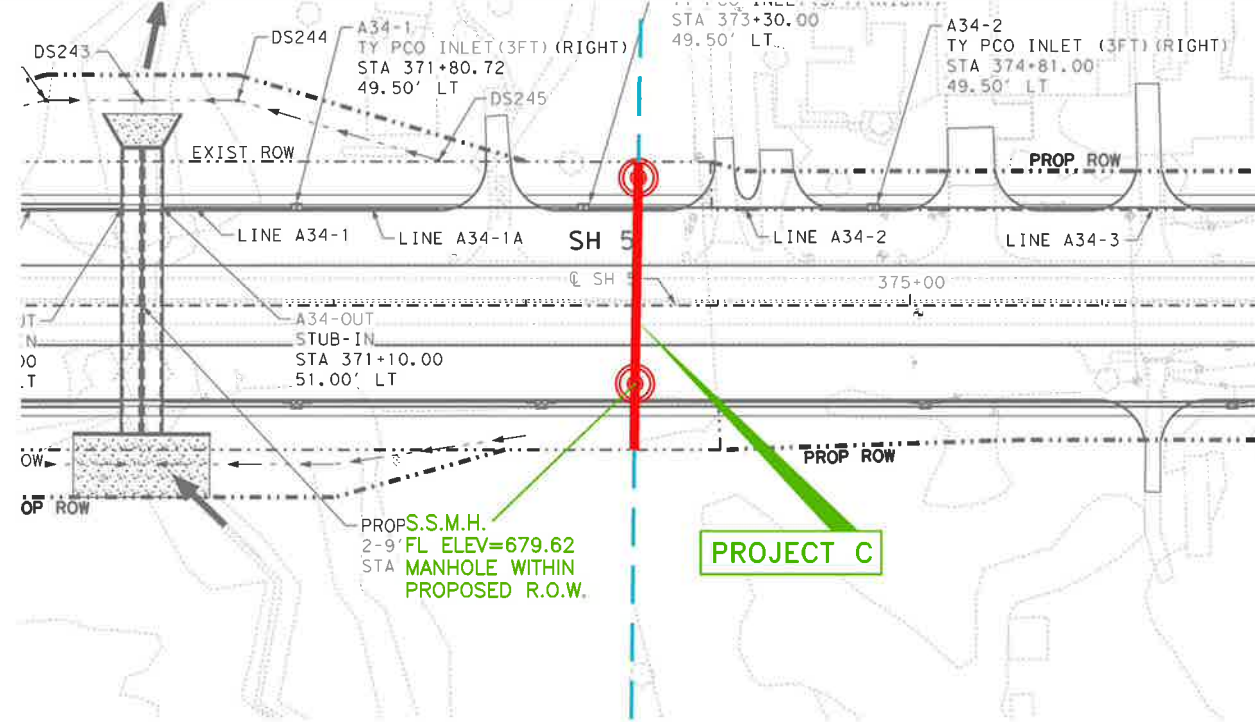
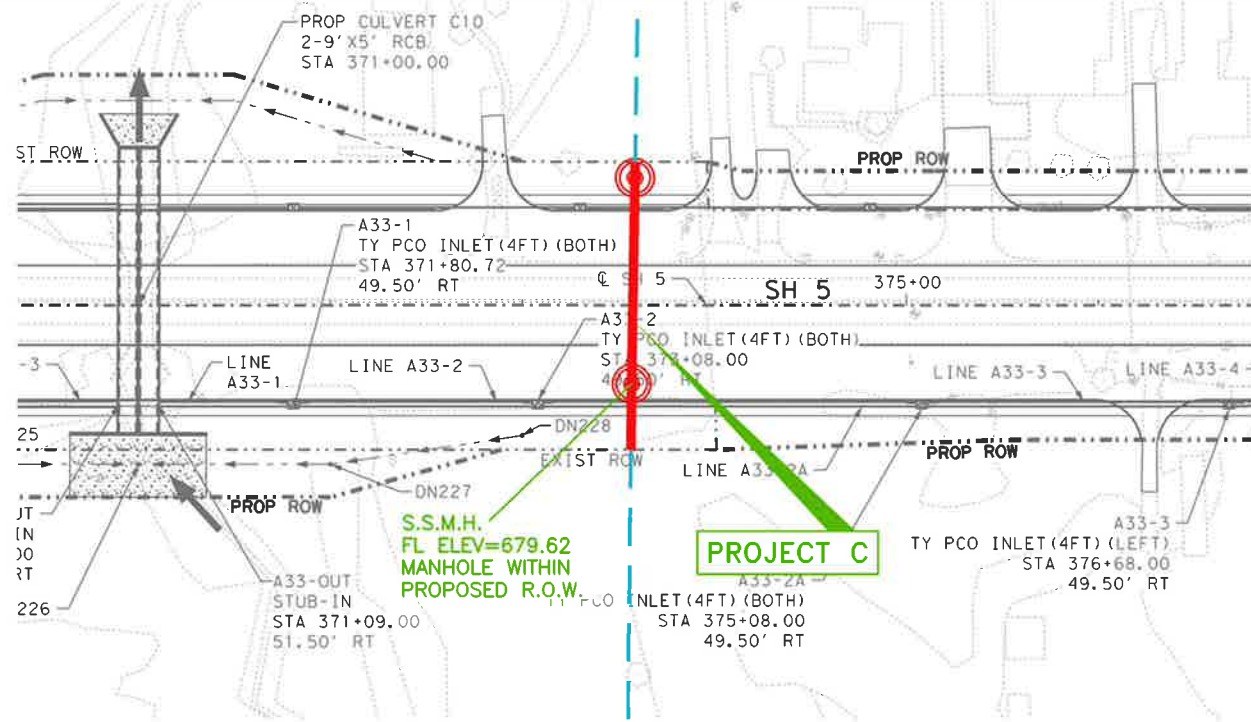
PROJECT C
 150 L.F. TOTAL 12" SANITARY SEWER LENGTH
 0 L.F. OUTSIDE PROPOSED R.O.W.
 150 L.F. INSIDE PROPOSED R.O.W.
 • 150 L.F. 12" SANITARY SEWER
 • 150 L.F. 20" ENCASEMENT PIPE



PROJECT D
 252 L.F. TOTAL 8" SANITARY SEWER LENGTH
 0 L.F. OUTSIDE PROPOSED R.O.W.
 252 L.F. INSIDE PROPOSED R.O.W.



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TxDOT PROPOSED NB DRAINAGE

TxDOT PROPOSED SB DRAINAGE

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 PROFESSIONAL ENGINEERS
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 CRAIG M. KERKHOFF
 TEXAS P.E. NO. 106102
 DATE: February 2019

CITY OF ANNA, TEXAS
 S.H. 5 UTILITIES RELOCATION

PROJECT C
 TxDOT PROPOSED NB & SB DRAINAGE PLAN & PROFILES

BHC
 PROJECT NO.
 2020147
 January 2021

SHEET NO.
5

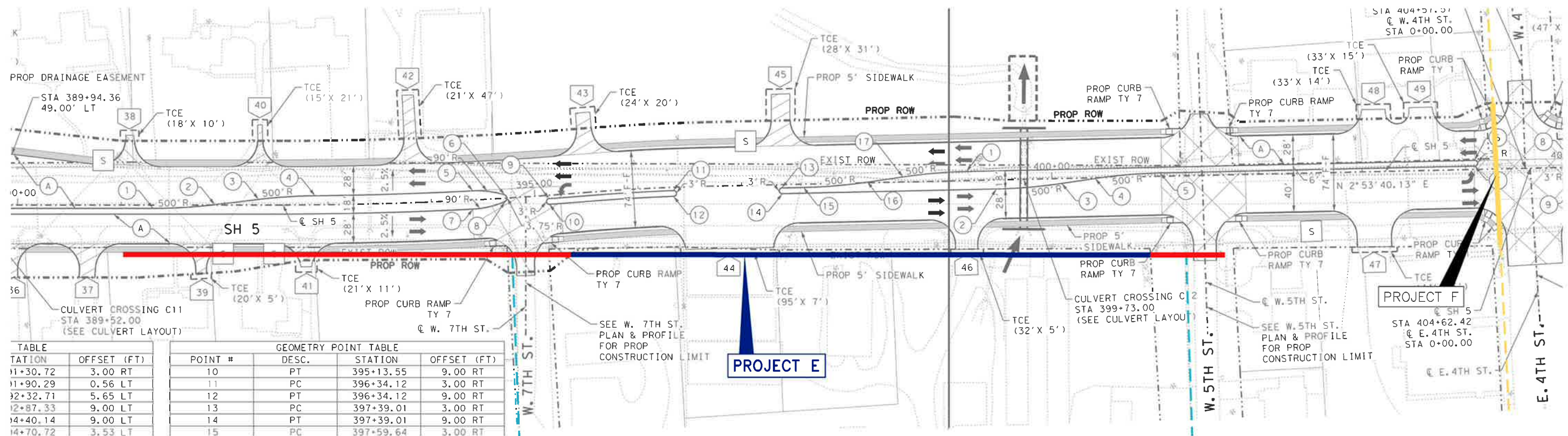
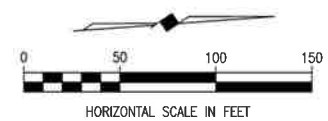
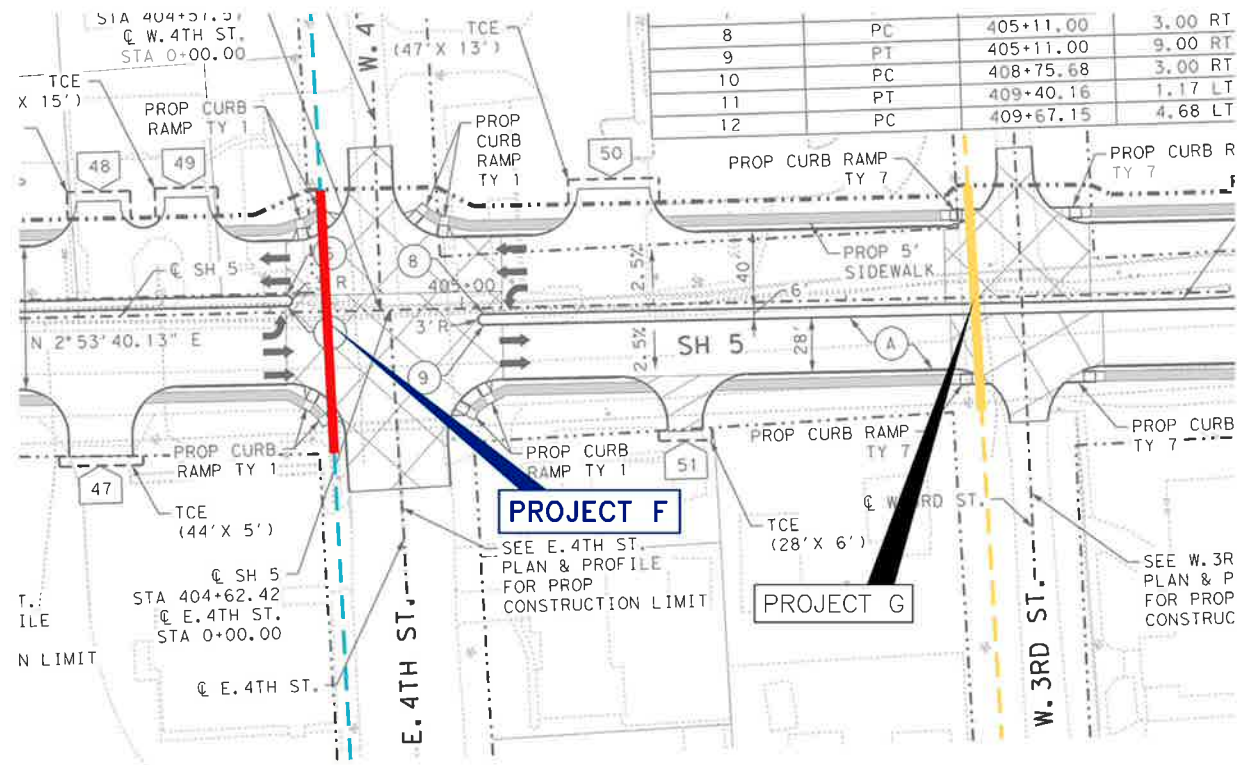


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389+32.71	5.65 LT	12	PT	396+34.12	9.00 RT
389+37.33	9.00 LT	13	PC	397+39.01	3.00 RT
389+40.14	9.00 LT	14	PT	397+39.01	9.00 RT
389+40.72	3.53 LT	15	PC	397+59.64	3.00 RT

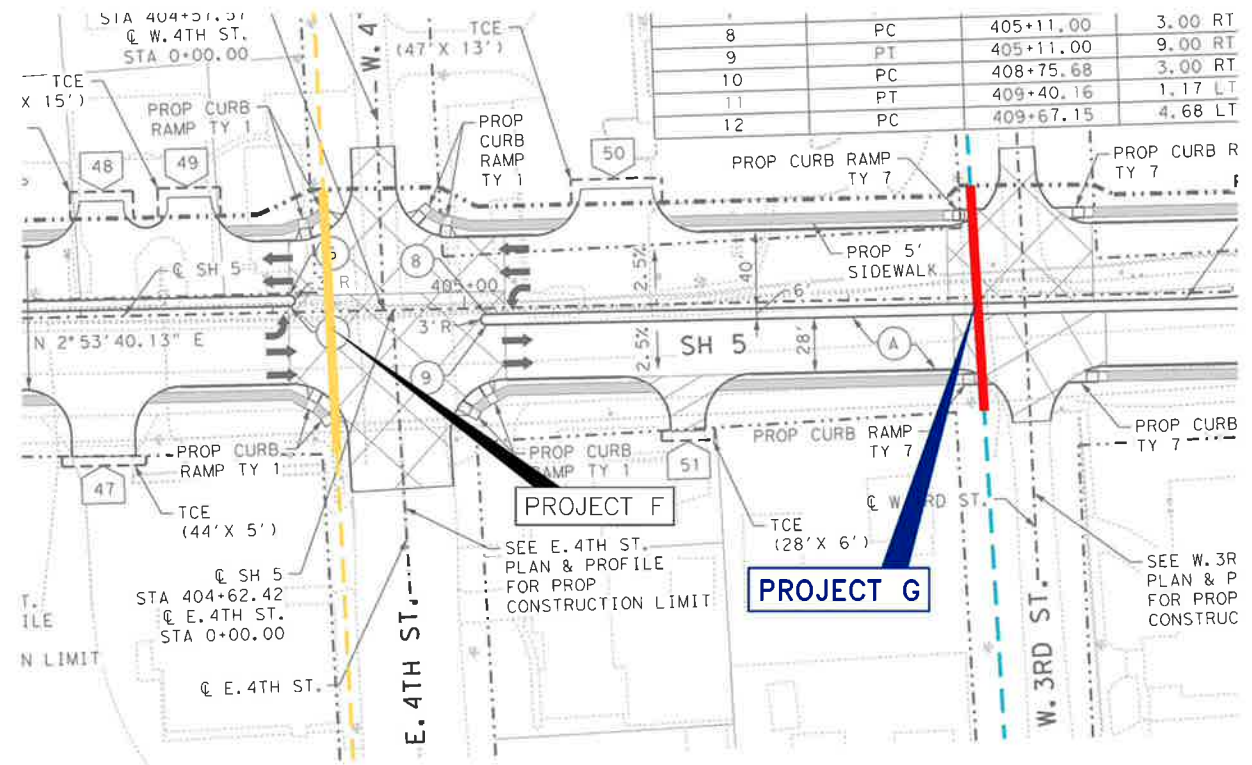
PROJECT E
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 560 L.F. OUTSIDE PROPOSED R.O.W.
 505 L.F. INSIDE PROPOSED R.O.W.



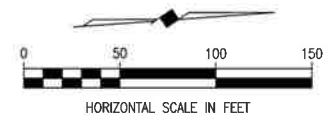
BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS TBPE Firm No. 526; TBPLS Firm No. 10031800 11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900	THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. CRAIG M. KERKHOFF TEXAS P.E. NO. 106102 DATE: February 2019	CITY OF ANNA, TEXAS S.H. 5 UTILITIES RELOCATION	BHC PROJECT NO. 2020147	SHEET NO. 6
		PROJECT E EXISTING UTILITIES EXHIBIT	January 2021	



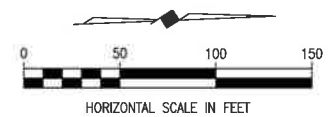
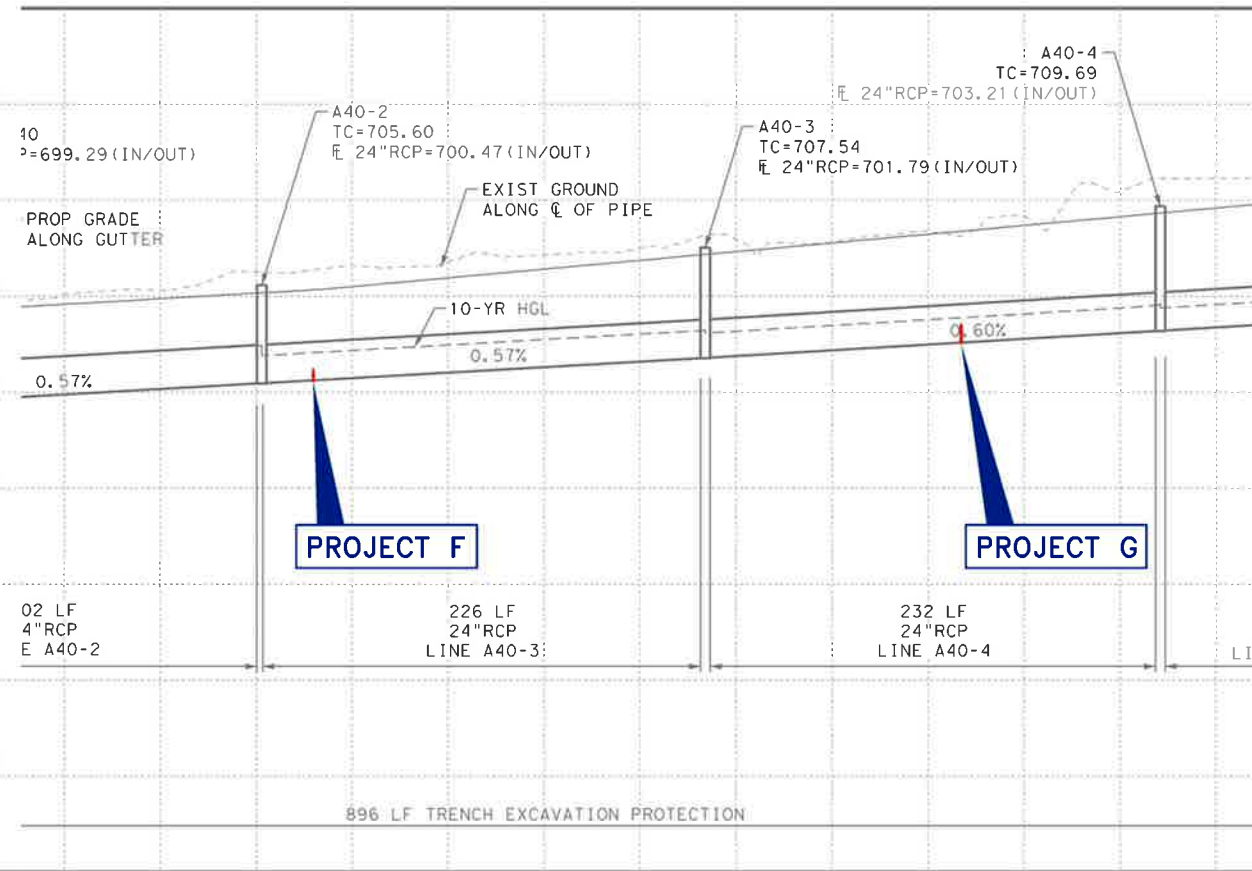
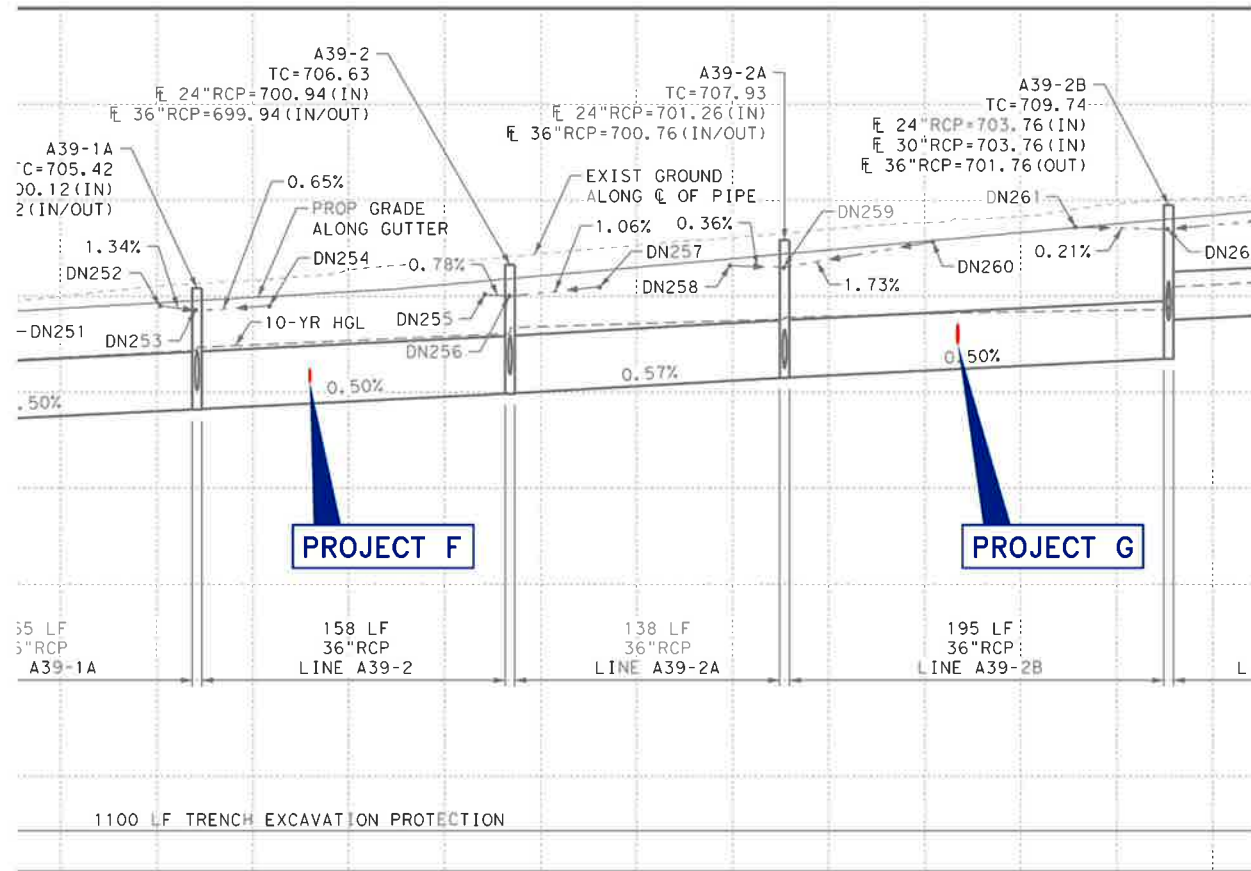
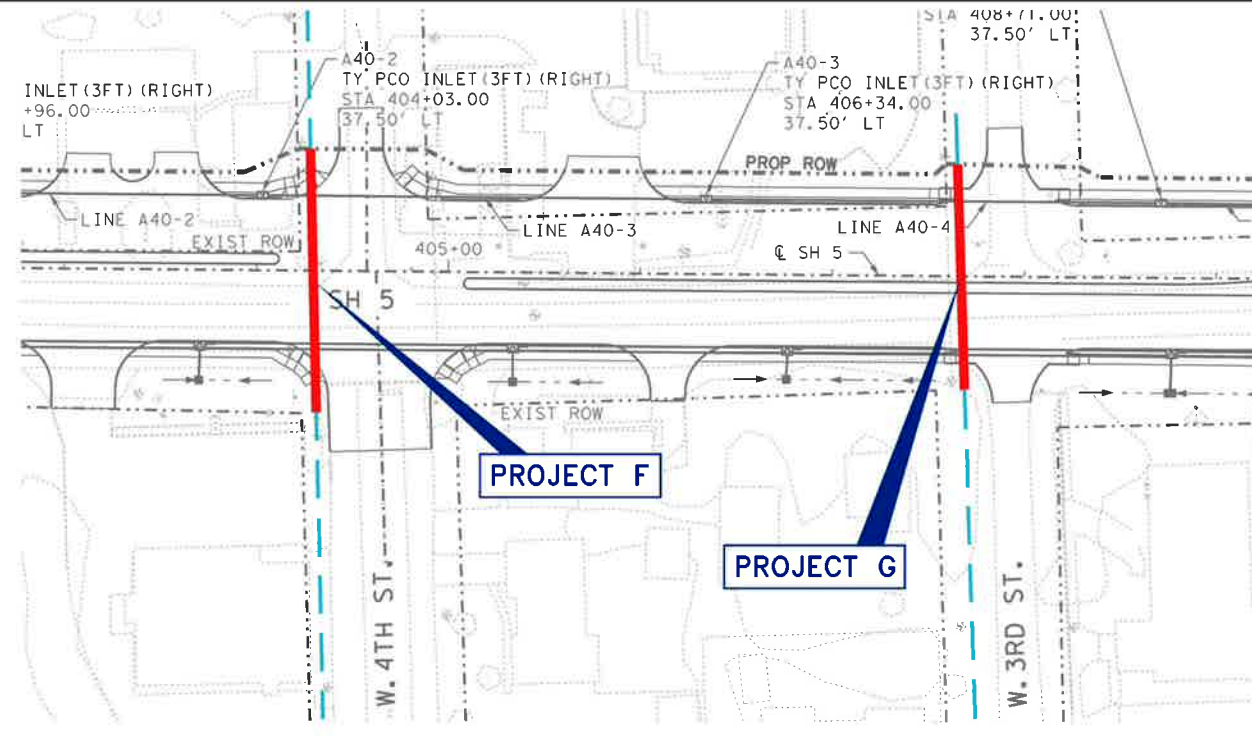
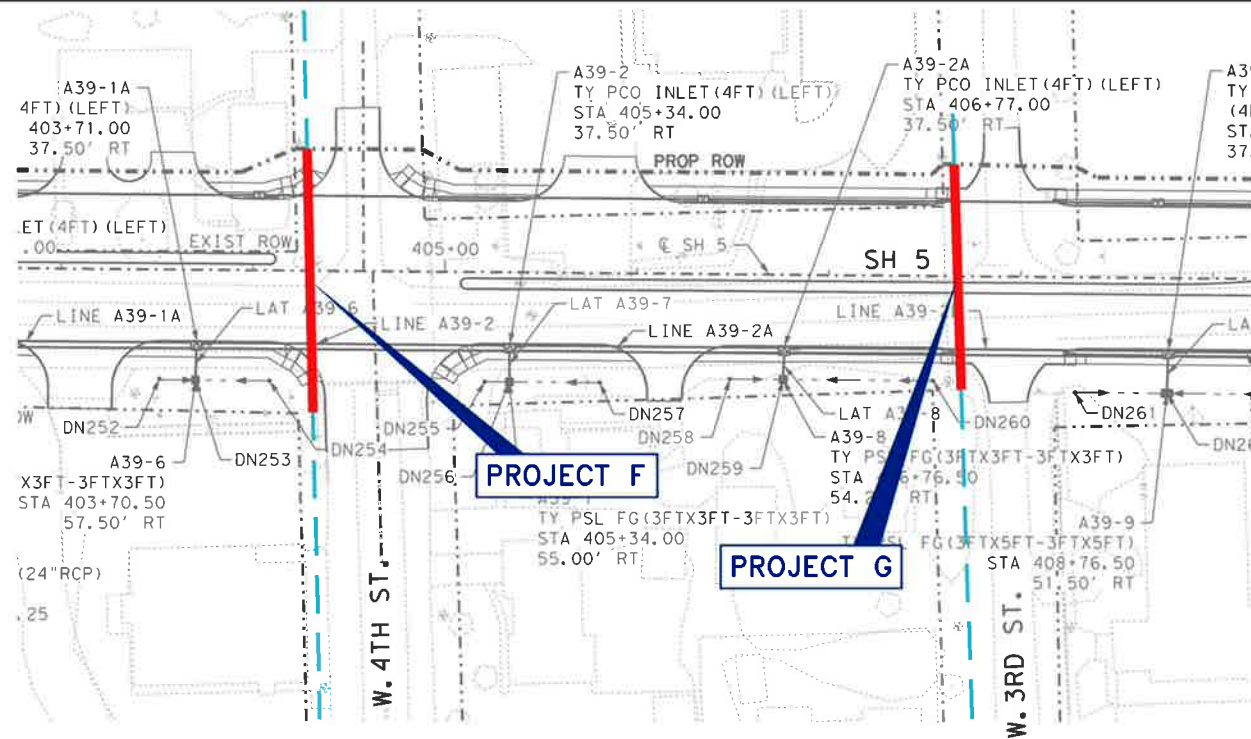
PROJECT F
 140 L.F. TOTAL 8" WATER LINE LENGTH
 0 L.F. OUTSIDE PROPOSED R.O.W.
 140 L.F. INSIDE PROPOSED R.O.W.
 • 140 L.F. 8" WATER LINE
 • 140 L.F. 14" ENCASEMENT PIPE



PROJECT G
 120 L.F. TOTAL 12" WATER LINE LENGTH
 0 L.F. OUTSIDE PROPOSED R.O.W.
 120 L.F. INSIDE PROPOSED R.O.W.
 • 120 L.F. 12" WATER LINE
 • 120 L.F. 20" ENCASEMENT PIPE



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405+00
TxDOT PROPOSED NB DRAINAGE

405+00
TxDOT PROPOSED SB DRAINAGE

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 CRAIG M. KERKHOFF
 TEXAS P.E. NO. 106102
 DATE: February 2019

CITY OF ANNA, TEXAS
S.H. 5 UTILITIES RELOCATION

PROJECTS F & G
TxDOT PROPOSED NB & SB DRAINAGE PLAN & PROFILES

BHC
 PROJECT NO.
 2020147
 January 2021

SHEET NO.
8



Item No. 5.m.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Joey Grisham

AGENDA ITEM:

Approve a Resolution approving the the Form of Articles of Incorporation for the formation of the Anna Housing Finance Corporation. (Economic Development Director Joey Grisham)

SUMMARY:

Staff was approached last year by Ryan Combs with JPI to develop a Class A, Senior Living Development at Anna Town Square by Palladium. In order to make the project viable, a Housing Finance Corporation is needed to allow for a property tax exemption. Chapter 394 of the Texas Local Government Code allows for the creation of HFCs, with several cities having formed them including but not limited to: Dallas, Fort Worth, Rowlett, McKinney, Arlington, and many others. The purpose of HFCs is to provide a means to finance the cost of residential ownership and development that will provide decent, safe and sanitary housing at affordable prices for residents of local governments. Since the project is tax exempt, the City will receive a developer fee from the project to offset lost property tax revenue. It is important to note that the project is not "public housing" or Section 8. It simply offers rent control to allow more seniors on fixed incomes to afford the rents. The initial Board of the Anna HFC is the Anna City Council. HFCs can issue bonds but in the case of this project, private activity bonds will be issued through Collin County. These are not municipal bonds and do not affect the city's credit or tax rate.

FINANCIAL IMPACT:

The City will receive a developer fee on this project and any future projects undertaken by the Anna HFC.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 1: Growing Anna Economy

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Approve the resolution.

ATTACHMENTS:

1. Resolution
2. Exhibit A
3. Parmore Anna Senior Living - Overview 3.8.21
4. Scan0006

APPROVALS:

Joey Grisham, Economic Development Director
Jim Proce, City Manager

Created/Initiated - 4/8/2021
Final Approval - 4/8/2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CREATION OF THE ANNA HOUSING FINANCE CORPORATION; APPROVING THE ARTICLES OF INCORPORATION THEREOF; CONFIRMING THE APPOINTMENT OF THE INITIAL INCORPORATORS AND AUTHORIZING THE FILING OF SAID ARTICLES OF INCORPORATION

WHEREAS, the City of Anna, Texas (the “City”) is a duly formed home-rule municipality in Collin County, Texas; and

WHEREAS, under Texas Local Government Code § 394.001, et seq., the governing body of a municipality may form one or more housing finance corporations for the purpose of helping to finance the cost of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the municipality; and

WHEREAS, the City has received a certain Application for Incorporation of Housing Finance Corporation filed by three residents of the City who are Texas citizens and at least 18 years of age; and

WHEREAS, the City Council of the City of Anna, Texas (the “City Council”) has reviewed said application and the proposed Articles of Incorporation of Anna Housing Finance Corporation, the form of which are attached hereto as Exhibit A (the “Articles”); and

WHEREAS, the City Council has found and determined that the formation of the housing finance corporation is wise, expedient, necessary, and advisable and desires that the Articles be filed in order to form the Anna Housing Finance Corporation;

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

Section 1. Incorporation of Recitals.

The above-stated recitals are found to be true and correct and are incorporated into this resolution as if set forth in full for all purposes.

Section 2. Approval of Articles; Incorporators.

The City Council hereby approves the form of the Articles and directs that three or more residents of the City who are at least 18 years of age act as incorporators of the housing finance corporation by signing, verifying, and delivering in duplicate to the secretary of state the Articles.

This resolution shall be in full force and effect from and after its adoption.

PASSED AND APPROVED by the City of Anna City Council on the 13th day of April 2021.

Approved:

Mayor, Nate Pike

Attested:

City Secretary, Carrie L. Land

EXHIBIT A

ARTICLES OF INCORPORATION

OF THE

ANNA HOUSING FINANCE CORPORATION

We, the undersigned natural persons, each of whom is at least eighteen (18) years of age or more, and a resident of the City of Anna, Texas, (the "City") and a citizen of the State of Texas, acting as incorporators of a corporation under the provisions of Chapter 394, Texas Local Government Code, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

Corporation Name

The name of the corporation is the Anna Housing Finance Corporation (the "Corporation").

ARTICLE II

Nature of Corporation

The Corporation is a public, nonprofit corporation.

ARTICLE III

Duration of Corporation

The period of duration of the Corporation shall be perpetual.

ARTICLE IV

Corporate Purpose and Agency

4.01 The Corporation is organized solely to carry out the purposes of Chapter 394, Texas Local Government Code, i.e., exclusively for the purpose of benefitting and accomplishing public purposes of, and on behalf of, the City and any other local governments which become included in the Corporation pursuant to these articles, by financing the cost of residential ownership and development that will provide decent, safe and sanitary housing for residents of the City at prices they can afford. It has been determined and declared by the Legislature of the State of Texas that such residential ownership and development will (a) provide for and promote the public health, safety, morals, and welfare; (b) relieve conditions of unemployment and encourage the increase of industry and commercial activity and economic development so as to reduce the evils attendant upon unemployment; (c) provide for efficient and well-planned urban growth and development including the elimination and prevention of potential urban blight and the proper coordination of industrial facilities with public services, mass transportation and residential development; (d) assist persons of low and moderate income in acquiring and owning decent, safe and sanitary housing which they can afford; and (e) preserve and increase ad valorem tax bases of local governmental units; and the foregoing have been determined and declared by the Legislature of the State of Texas to lessen the burden of government and to be public purposes and functions.

4.02 The Corporation is formed pursuant to the provisions of Chapter 394, Texas Local Government Code as it now or may hereafter be amended.

4.03 The Corporation shall have all other powers of a like or different nature not prohibited by law which are available to non-profit corporations in Texas and which are necessary or useful to enable the Corporation to perform the purposes for which it is created, including the power to issue bonds, notes or other obligations, and otherwise exercise its borrowing power to accomplish the purposes for which it was created.

4.04 The Corporation is created as a housing finance corporation pursuant to Chapter 394, Texas Local Government Code and shall be a governmental unit within the meaning of Subdivision (2), Section 101.001, Texas Civil Practice and Remedies Code. The operations of the Corporation are governmental and not proprietary functions for purposes of the Texas Tort Claims Act, Section 101.001, et seq., Texas Civil Practice and Remedies Code. The Corporation shall have the all the powers authorized in in Chapter 394 of the Texas Local Government Code, including without limitation those enumerated in Section 394.032 of the Texas Local Government Code.

4.05 References herein to the City Council shall mean the City Council of the City of Anna, Texas.

4.06 A resolution approving the form of these articles of incorporation was adopted by the City Council on April 13, 2021.

ARTICLE V

No Members or Shareholders

The Corporation shall have no members and shall have no stock.

ARTICLE VI

Board of Directors

6.01 All powers of the Corporation shall be vested in a Board of Directors consisting of seven (7) members (the "Board").

6.02 The initial directors of the Corporation ("Director" or "Directors") shall be those persons named in Article VII, below. With respect to the initial Board, the terms of the initial Directors shall commence on the date the Secretary of State has issued the certificate of incorporation for the Corporation and end at the conclusion of two (2) or four (4) years thereafter, as indicated in Article VII. Subsequent Directors shall be appointed to the Board for terms of four (4) years. Any Director may be removed from office at any time, with or without cause, by simple majority of the City Council.

6.03 All Directors must be residents of the City of Anna, Texas.

6.04 All Directors shall be appointed by and serve at the will of the City Council. Appointments shall be made by majority vote of members present and need not be by formal resolution or ordinance. A vacancy on the Board occurring before the end of a Director's term shall be filled in the same manner as an appointment and shall be for the remainder of the unexpired term of office.

6.05 Except as set forth in Section 6.02 above, Directors shall serve staggered terms of office of four (4) years, with no term limits.

6.06 All other matters pertaining to the internal affairs of the Corporation shall be governed by Bylaws adopted by the Board, so long as such Bylaws are not inconsistent with these articles or the laws of the State of Texas; provided, however, that such Bylaws may change the number of Directors of the Corporation..

ARTICLE VII Initial Directors

The names, addresses and initial terms of office of the seven (7) initial Directors, each of whom resides within the City, are:

Name	Address	Initial Term
Nate Pike	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	4 years
Kevin Toten	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	4 years
Lee Miller	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	4 years
Josh Volmer	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	4 years
Danny Ussery	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	2 years
Stan Carver II	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	2 years
Randy Atchley	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	2 years

ARTICLE VIII Registered Office and Agent

The street address of the initial registered office of the Corporation is 111 N. Powell Parkway, Anna, Texas 75409 and the name of its initial registered agent at such address is Jim Proce.

**ARTICLE IX
Incorporators**

The names and street addresses of the incorporators, each of whom resides within the City, are:

Name	Address
Alan Guard	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409
Rhandy Pena	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409
Jeffrey Freeth	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409

**ARTICLE X
Director Liability; Indemnification**

A Director or employee shall not be personally liable to the Corporation for monetary damages for breach of fiduciary duty as an officer, director or employee, except for liability (i) for any breach of the officer's duty of loyalty to the Corporation, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a known violation of law, (iii) under Texas law, or (iv) for any transaction from which the director derived any improper personal benefit. The Corporation shall indemnify and defend Directors for acts done in their official capacity.

**ARTICLE XI
Limits on Use of Corporate Assets; Income of Corporation**

11.01 Regardless of any other provisions of these articles or the laws of the State of Texas, the Corporation shall not:

- A. permit any part of the net earnings of the Corporation to inure to the benefit of any private individual (except that reasonable compensation may be paid for personal services rendered to or for the Corporation in effecting one or more of its purposes);
- B. devote more than an insubstantial part of its activities to attempting to influence legislation by propaganda or otherwise;
- C. participate in, or intervene in (including the publication or distribution of statements), any political campaign on behalf of any candidate for public office; or
- D. attempt to influence the outcome of any election for public office or to call on, directly or indirectly, any voter registration drives.

No part of the Corporation's income shall inure to the benefit of any private interests, other than in the fulfillment of its purpose to provide decent, safe, and sanitary housing at affordable prices for residents of the City of Anna, Texas.

ARTICLE XII

Dissolution

12.01 If the Board determines by resolution that the purposes for which the Corporation was formed have been substantially met and all bonds or notes issued by and all obligations incurred by the Corporation or on behalf of the Corporation have been fully paid, the Board shall execute a certificate of dissolution which states those facts and declares the Corporation dissolved in accordance with the requirements of Section 394.026 of the Texas Local Government Code, or with applicable law then in existence.

12.02 Subject to any restrictions contained in applicable state law, if the City Council approves a resolution directing the Board to proceed with the dissolution of the Corporation, the Board shall promptly proceed with the dissolution. The failure of the Board to promptly proceed with the dissolution of the Corporation in accordance with this Section shall be deemed a cause for the removal from office of any or all of the Directors as permitted by these articles. In such event, dissolution may be conducted by the City Manager of the City or at his direction.

12.03 On the filing of a certificate of dissolution, the Corporation shall thereupon be dissolved. Title to all funds and property owned by the Corporation at the time of dissolution shall vest in the City of Anna, Texas, to be used exclusively by the City to provide for the housing needs of individuals and families of low and moderate incomes, including single-family units and mixed income multifamily projects found by the City Council to serve the interests of low and moderate income individuals and families if the single-family and multifamily projects have as a major purpose the provision of safe, sanitary, and decent housing for individuals and families of low income. The funds and property of the Corporation shall be promptly delivered to the City.

ARTICLE XIII

Amendments

These articles may not be changed or amended unless approved by resolution of the City Council for the City of Anna, Texas.

IN WITNESS HEREOF, we have hereunto set our hands this ____ day of _____, 2021.

Alan Guard

Jeffery Freeth

Randy Pena



PARMORE ANNA



◆ CLASS A CONSTRUCTION

- High percentage of masonry on the exterior
- Articulation and variation of materials in the elevations in order to create architectural interest. Not flat walls along the exterior elevations
- Upgraded cabinetry in the units
- Vinyl Plank (wood look) flooring instead of carpet in the units living and dining rooms
- Upgraded and high end look unit fixtures

JPI is proposing an approximately 185 unit, class A constructed community for seniors (ages 55+). Comprised of 1 and 2 bedrooms, this independent senior living community will be a Class A constructed community designed in a distinctly upscale aesthetic with an amenity package that rivals the best senior housing in North Texas. This high quality senior housing will intentionally be situated to serve seniors of all incomes including the many seniors living on fixed incomes. It is located in the Anna Town Square master planned development and will provide high quality housing for seniors who already live in Anna and no longer can maintain their single family home, as well as seniors moving to the community to be near family.



RESORT STYLE AMENITY PACKAGE: Consistent with the nicest Class A rental communities in DFW

- Fully gated community
- Common area Wi-Fi
- Resort Style Pool
- Barbeque picnic areas
- CARES Team onsite social coordinators
- Fully appointed clubhouse with...

Fitness Center, Business Center, Club Event Room, Common Area



PUBLIC/PRIVATE PARTNERSHIP



In order to make this independent senior living community financially viable, we must incorporate a structure that allows for a property tax exemption. Instead of bringing in an outside nonprofit to fill that role, we plan to use the City of Anna. Originally, we intended to pursue the creation and use of a Public Facility Corporation. However, there is pending legislation in the State of Texas, unrelated to our type of development, that might make using a PFC not the best route. We can use a very similar structure by having the City of Anna form a Housing Finance Corporation (HFC) instead. Below are some basic bullet points about the HFC structure.

- Local housing finance corporations are formed and operate under the provisions of the Texas Housing Finance Corporations Act, Chapter 394, Texas Local Government Code (the “Act” or “Chapter 394”).
- Housing Finance Corporations (HFCs) are not housing authorities. Parham Anna will not be Section 8 or “public housing”. It will be Class A senior housing that is serving seniors 55+ and offer rent control to seniors based on incomes. In this way we can serve seniors who are living on social security all the way up to the seniors who can live anywhere but choose to live in Anna because it is home or close to family.
- The HFC will operate similar to the way the Public Facility Corporation would have operated with the exception that a Housing Finance Corporation is specifically empowered to create housing where a Public Facility Corporation may have wider authority.
- City Council will need to authorize the City to create an HFC for the purpose of creating this senior housing and appoint a board.
- JPI will remain the developer and the City will not take on any real estate risk, operating responsibility or financial responsibility as it relates to this senior housing, similar to the PFC structure.
- Many communities in North Texas use HFCs for this purpose including but not limited to the Cities of McKinney, Garland, Rowlett, Fort Worth, Dallas and Arlington.

The HFC would act exactly the same as the PFC would have in the creation of this senior housing. However, using the HFC shields us from any negative effects that pending legislation might affect Public Facility Corporations in Texas.

Parmore Anna

Investment Summary

DFW MSA

4% HTC

PROJECT SUMMARY

								Year 4 Annual	
								Total	Per Unit
	Number	%	Avg. SF	Income					
1 Bed Units	94	51%	700	Total Rental Income				\$ 2,251,311	\$ 12,169
2 Bed Units	91	49%	915	Other Income (per unit)				\$ 55,581	\$ 300
3 Bed Units	0	0%	0	Total Gross Potential Income				\$ 2,306,892	\$ 12,470
	185	100%	806	Vacancy				\$ (115,345)	\$ (623)
				Total Net Revenue				\$ 2,191,548	\$ 11,846
				Expenses					
	0	Units at	30% AMI	Operating				\$ 667,408	\$ 3,608
	12	Units at	50% AMI	Management Fee				\$ 98,620	\$ 533
	137	Units at	60% AMI	Property Taxes				\$ -	\$ -
	36	Units at	70% AMI	Reserves				\$ 46,250	\$ 250
	185			Mortgage Insurance Premium				\$ -	\$ -
				Total Expenses				\$ 812,278	\$ 4,391
				Net Operating Income				\$ 1,379,270	\$ 7,456
				Total Debt Service				\$ 1,175,121	\$ 6,352
				Net Cash Flow				\$ 204,149	\$ 1,104
Total Net Rentable Square Footage									
Acreage									
									DSC 1.174

SOURCES OF FUNDS

	Permanent Phase	Capital Stack	% of Total Capital Stack	Per Unit	Construction Phase	Capital Stack	% of Total Capital Stack
Debt	Rate				Rate		
Citi Bank - Construction Phase					3.85%	\$ 27,306,184	73.01%
Citi Bank - Balance Sheet Permanent Phase	4.00%	\$ 22,116,607	59.13%	\$ 119,549			
Equity							
Tax Credit Equity	\$ 0.91	\$ 14,714,087	39.34%	\$ 79,536	\$ 7,357,043	19.67%	
Deferred Developer Fee	12%	\$ 570,683	1.53%	\$ 3,085	\$ 2,738,149	7.32%	
GP Equity		\$ -	0%	\$ -	\$ -	0%	
MF Direct Loan		\$ -	0%	\$ -	\$ -	0%	
TOTAL SOURCES OF FUNDS		\$ 37,401,377	100%	\$ 202,170	\$ 37,401,377	100.00%	

USES OF FUNDS

	Total Costs	Per Unit	Per Sq. Ft.	% of Total Dev. Cost
Total Site Acquisition Costs	\$ 1,458,504	\$ 7,884	\$ 9.78	3.90%
Total GC Contract	\$ 21,689,352	\$ 117,240	\$ 145.50	57.99%
Total Owner Contingency	\$ 1,084,468	\$ 5,862	\$ 7.28	2.90%
Total Professional Fees and Other Soft Costs	\$ 2,080,408	\$ 11,245	\$ 13.96	5.56%
Total Perm Financing Costs	\$ 1,368,249	\$ 7,396	\$ 9.18	3.66%
Total Construction Period Costs	\$ 3,633,634	\$ 19,641	\$ 24.38	9.72%
Total Tax Credit Fees & DD	\$ 168,561	\$ 911	\$ 1.13	0.45%
Total Reserves	\$ 1,230,000	\$ 6,649	\$ 8.25	3.29%
Total Developer Fee	\$ 4,688,201	\$ 25,342	\$ 31.45	12.53%
TOTAL USES OF FUNDS	\$ 37,401,377	\$ 202,170	\$ 250.91	100.00%

CITY PARTICIPATION

Dev. Fee	Cash Flow
10%	25%

	Year 1	Year2	Year3	Years 4-15	TOTAL
10% Estimated Developer Fee Payments					
Senior Housing	\$ 132,584	\$ 141,231	\$ 137,937	\$ -	\$ 411,752
25% Estimated Cash Flow Payments					
Senior Housing	\$ -	\$ 315,034	\$ 51,037	\$ 909,169	\$ 1,275,241
TOTAL REVENUE TO CITY					\$ 1,686,992



TIMING



October, 2020

Resolution of No Objection was approved by City Council

April, 2021

City create a Housing Finance Corporation for the purpose of creating this senior housing.

Spring, 2021

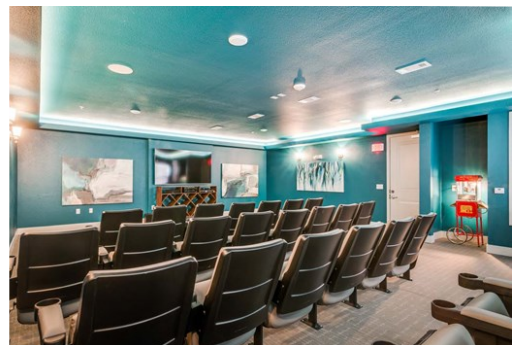
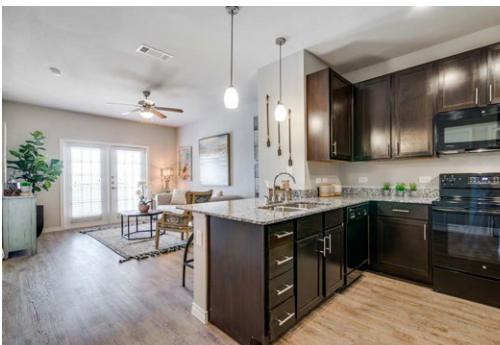
Design and development of all plans for construction and submittal to the City for all reviews and approvals

Fall, 2021

Finalize all local approvals and permits, close on financing and begin construction

2023

Finish Construction and fully open our senior housing.



CONTACT: RYAN COMBS; RYAN.COMBS@JPI.COM

APPLICATION FOR INCORPORATION OF HOUSING FINANCE CORPORATION

The undersigned applicants are Texas citizens, at least 18 years of age, and are residents of the City of Anna, a home-rule municipality in Collin County, Texas. The applicants hereby petition the City of Anna City Council (the "City Council") to find that the formation of a housing finance corporation to be known as the Anna Housing Finance Corporation (the "Corporation") under Chapter 394, Texas Local Government Code is wise, expedient, necessary, and advisable and to approve the form of proposed articles of incorporation of the corporation, which are attached hereto as Exhibit A. The above actions may only be accomplished by adoption of a resolution of the City Council. If the City Council adopts such resolution the undersigned are willing, ready and able to act as initial incorporators and file the articles of incorporation.

Date: April 8, 2021

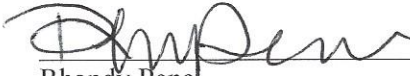
Signed:



Alan Guard



Jeffrey Freeth



Rhandy Pena



Item No. 5.n.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Gregory Peters

AGENDA ITEM:

Approve a Resolution authorizing the City Manager to execute a task order amendment with Birkhoff Hendricks & Carter LLC for the final engineering design of utility relocation and expansion along US 75. (Director of Public Works Greg Peters, P.E.)

SUMMARY:

TxDOT is preparing engineering plans for the widening of US 75 north of FM 455 to the county line. TxDOT has raised the priority of this project up their list of future construction projects, and is planning to begin the project within the next 18 months.

The City of Anna has some existing water infrastructure within the limits of the proposed project which must be relocated. Birkhoff Hendricks & Carter completed the preliminary engineering design for this project several years ago under an original task order. Those plans are attached as Exhibit A. Staff has worked with BHC to update the task order to include a larger diameter water main which will also be longer than originally planned, in order to facilitate future development of the US 75 corridor north of FM 455. Exhibit B shows this additional water main proposed. BHC is now prepared to begin the final engineering design. In order to fund the final engineering design an amendment must be made to the original task order approved by the City back in 2017.

Staff has reviewed the task order amendment and finds it to be consistent with the increased scope, and recommends approval.

FINANCIAL IMPACT:

The cost of the Task Order Amendment is \$58,558. The funding for this project will come from Water Impact Fees.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. Resolution and Task Order - BHC US 75 Utility Engineering Task Order
2. Exhibit A - Civil Plans - US 75 Utility Relocations Phase 2 - 7-17-18
3. Exhibit B - US 75 Exhibit - Additional Water Main

APPROVALS:

Gregory Peters, Director of Public Works
Jim Proce, City Manager

Created/Initiated - 4/8/2021
Final Approval - 4/8/2021

**CITY OF ANNA, TEXAS
RESOLUTION NO. 2020-__-__**

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO A TASK ORDER SIGNED AND DATED SEPTEMBER 14, 2017 BY AND BETWEEN THE CITY OF ANNA, TEXAS AND BIRKHOFF HENDRICKS & CARTER, LLC, FOR THE DESIGN OF UTILITY RELOCATIONS ON US 75 NORTH IN AN AMOUNT NOT TO EXCEED FIFTY EIGHT THOUSAND FIVE HUNDRED FIFTY-EIGHT DOLLARS AND ZERO CENTS (\$58,558.00) AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the relocation and expansion of water mains along US 75 is shown in the City of Anna Water Master Plan as a critical Capital Improvement Project, and;

WHEREAS, the relocation of the water main is required in order to facilitate the widening of US 75 north of FM 455, and;

WHEREAS, relocating and increasing the size of the water main will increase water supply and pressure for the City of Anna and the future development along US 75, and;

WHEREAS, Birkhoff Hendricks & Carter, LLC has provided an amendment to the original task order for engineering analysis and design services, and;

WHEREAS, the project shall be funded through Water Impact Fees, and;

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization.

The City Council hereby authorizes the City Manager to execute the task order agreement as shown in Exhibit "A" attached hereto.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this ____ day of April, 2021.

APPROVED:

Nate Pike, Mayor

ATTEST:

Carrie Land, City Secretary

EXHIBIT "A"



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Fax (214) 461-8390 Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

June 12, 2020

Mr. Greg Peters, P.E.
Director of Public Works
City of Anna
3223 North Powell Parkway
Anna, Texas 75409

Re: US 75 Utility Relocations – Phase 2
Engineering Services Agreement – **Amendment No. 1 (revised)**

Dear Mr. Peters:

As you requested, we are pleased to submit this Amendment No. 1 to our Engineering Services Task Order for the US 75 Utility Relocations project, signed and dated September 14, 2017. This Amendment No. 1 includes the extension of the 12-inch water line from the CR 371 to CR 368 along the west side of US 75. As directed by the City, the new 12-inch water line will be situated in a 20-foot wide permanent water line easement, situated immediately adjacent to the proposed or existing western right-of-way line of US 75. A general project location map labeled Exhibit A is attached hereto and made a part of this agreement.

Based on our understanding of the project requirements, our opinion of probable project budget for the water line extension is summarized below.

US 75 Utility Relocations CR 371 to CR 368 Extension	
Opinion of Probable Construction Cost	\$418,433
Quality Control, Material Testing (by others)	\$10,461
Basic Engineering and Additional Services	\$58,558
Land Rights Acquisitions	\$63,750
Total Project Budget	\$551,202

An itemized opinion of probable project cost is enclosed as **Exhibit "B"** and made hereto a part of this Amendment.

Mr. Greg Peters, P.E.
 US 75 Utility Relocations Phase 2 – Engineering Services Agreement Amendment No. 1 (*revised*)
 June 12, 2020
 Page 2 of 2

We propose to be compensated for this additional work in accordance with the terms of the original agreement for Basic and Additional Services. On that basis, our fee for Amendment No. 1 shall not exceed \$58,558 without written authorization from the City. The table below summarizes the contract terms and the effect of this Amendment No. 1.

US 75 Utility Relocations Phase 2 – Engineering Services Agreement
 Amendment No. 1

		Original Contract Amount	Amount, This Amendment No. 1	Revised Contract Amount
Basic Services	Part I – Design Phase	\$44,860	\$32,481	\$77,341
	Part II – Bidding Phase	\$4,000	\$2,165	\$6,165
	Part III – Construction Phase	\$6,000	\$8,662	\$14,662
	Subtotal, Basic Services	\$54,860	\$43,308	\$98,168
Additional Services	Part IV.A. – Design and Bndy Surveys	\$2,640	\$8,250	\$10,890
	Part IV.B. - Preparation of Plat and Field Notes (3 Original + 2 Added)	\$7,500	\$7,000	\$14,500
	Part IV.C. – Printing of Plans and Specs	\$500	\$0	\$500
	Part IV.D. – TxDOT Coordination	\$4,000	\$0	\$4,000
	Subtotal, Additional Services	\$14,640	\$15,250	\$29,890
Totals		\$69,500	\$58,558	\$128,058

If you are in agreement with this Amendment No. 1 to our original engineering services agreement for the US 75 Utility Relocations Phase 2 dated September 2, 2017, please sign and return one set to our office. Upon your written authorization, we will proceed immediately with the additional scope of services.

We are available to discuss this project further at your convenience.

Sincerely,



Craig M. Kerkhoff, P.E., C.F.M.

APPROVED FOR THE CITY OF ANNA, TEXAS

Mr. Jim Proce, City Manager Date

Enclosures

Exhibit A



Exhibit B

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Texas Firm F526

Project No. Anna

Client: City of Anna, Texas
 Project: US 75 Utility Relocations Phase 2

Date: 12-Jun-20

By: CMK

ENGINEER'S OPINION OF CONSTRUCTION COST

Item No.	Description	Quantity	Unit	Price	Amount
1	Furnish & Install 12-Inch AWWA C905 (CL 235) Water Line w/ Embedment by Open Cut	4,100	L.F.	\$ 65.00	\$ 266,500.00
2	Furnish & Install 12-Inch AWWA C905 (CL 235) Water Line w/ Type "G" Embedment by Open Cut	150	L.F.	\$ 150.00	\$ 22,500.00
3	Furnish & Install 12-Inch Resilient Sealed Gate Valve	9	E.A.	\$ 3,500.00	\$ 31,791.67
4	Furnish & Install 8-Inch Blow Off Valve Assembly	1	E.A.	\$ 6,500.00	\$ 6,500.00
5	Furnish & Install 2-Inch Combination Air & Vacuum Release Valve with 4-Foot Diameter Manhole	2	E.A.	\$ 8,000.00	\$ 16,000.00
6	Connect to Existing Water Line	1	E.A.	\$ 2,000.00	\$ 2,000.00
7	Furnish Trench Safety Plan	1	L.S.	\$ 2,500.00	\$ 2,500.00
8	Implement Trench Safety System	2,785	L.F.	\$ 2.00	\$ 5,570.00
9	Furnish Storm Water Pollution Prevention Plan	1	L.S.	\$ 1,500.00	\$ 1,500.00
10	Implement & Maintain Storm Water Pollution Prevention Plan	2,785	L.F.	\$ 1.00	\$ 2,785.00
11	Seeding/Hydromulch	2.82	Ac	\$ 2,200.00	\$ 6,207.85
	Subtotal:				\$ 363,854.51
	Contingencies and Miscellaneous Items	15%			\$ 54,579.00
	Total:				\$ 418,433.51
	Easement Acquisition	85,000	S.F.	\$ 0.75	\$ 63,750.00
	Engineering, Surveying, Platting, Construction Admin.				\$ 58,558.00
	Quality Control & Material Testing	2.5%			\$ 10,460.84
	Project Total:				\$ 551,202.35
				USE:	\$ 552,000.00

CITY OF ANNA, TEXAS

CONSTRUCTION PLANS FOR:

U.S. 75 UTILITY RELOCATIONS PHASE 2

CITY COUNCIL

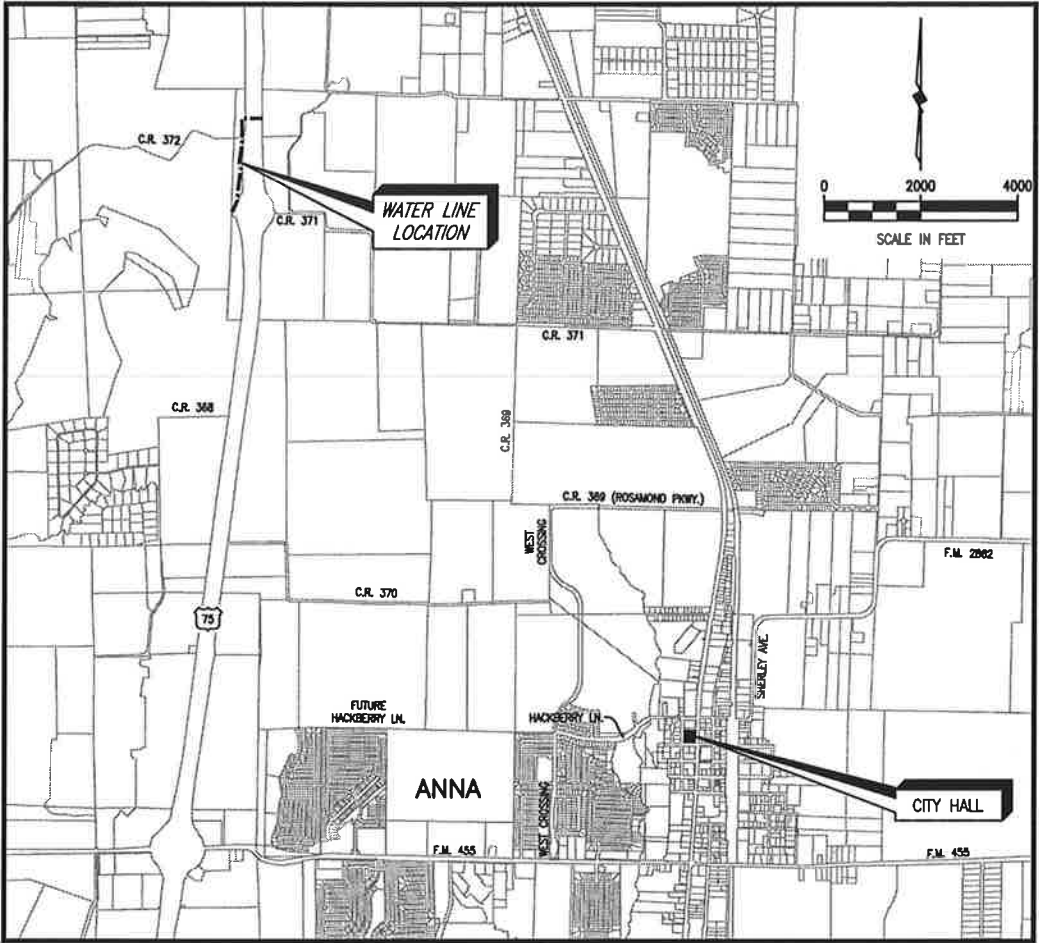
NATE PIKE, MAYOR
LEE MILLER, MAYOR PRO-TEM
NATHAN BRYAN, DEPUTY MAYOR PRO-TEM
KEVIN TOTEN
ALONZO TUTSON
JOHN BEAZLEY
CHRIS REEVES

DIRECTOR OF PUBLIC WORKS

JOSEPH JOHNSON

DIRECTOR OF PLANNING & DEVELOPMENT

MAURICE SCHWANKE



LOCATION MAP

SHEET INDEX:

- | | |
|------|-------------------------------|
| 1 | COVER SHEET & INDEX TO SHEETS |
| 2 | GENERAL NOTES |
| 3 | CONTROL PLAN |
| 4 | WATER LINE 'A' PLAN & PROFILE |
| 5-8 | WATER LINE 'B' PLAN & PROFILE |
| 9-11 | DETAILS |

THESE DOCUMENTS ARE FOR INTERIM REVIEW
AND ARE NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

CRAIG M. KERKHOFF
TEXAS P.E. NO. 106102
DATE: July 2018

PREPARED BY
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

July 2018

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prepared for construction of this specific
project only. Reuse of these documents is
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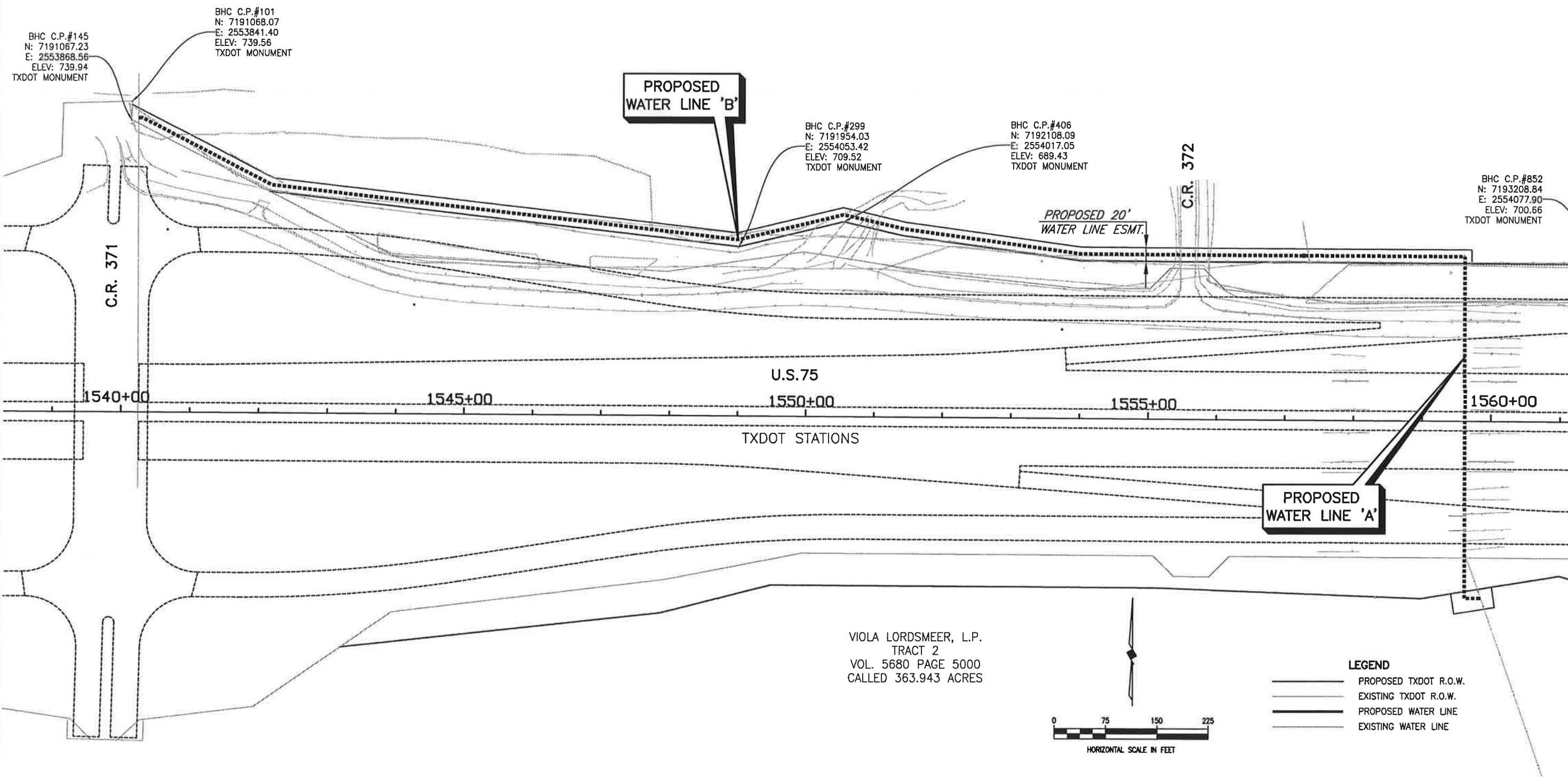
CITY OF ANNA PROJECT NO. XXX

GENERAL PROJECT NOTES

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" BY THE NORTH TEXAS CENTRAL COUNCIL OF GOVERNMENTS, LATEST EDITION AS AMENDED BY THE CITY OF ANNA. THE CONTRACTOR SHALL REFERENCE THE LATEST CITY OF ANNA STANDARD DETAILS PROVIDED IN THE ANNA PUBLIC WORKS DEPARTMENTS "STANDARDS OF DESIGN AND CONSTRUCTION" MANUAL FOR DETAILS NOT PROVIDED IN THESE PLANS. THE CONTRACTOR SHALL POSSESS ONE SET OF THE NCTCOG STANDARD SPECIFICATIONS AND DETAILS AND THE CITY OF ANNA'S "STANDARDS OF DESIGN AND CONSTRUCTION" MANUAL ON THE PROJECT SITE AT ALL TIMES.
- 2. WATER LINE FITTINGS, BENDS, AND THRUST BLOCKING ARE SUBSIDIARY TO THE COST OF THE WATER LINE BID ITEM.
- 3. WATER LINE MARKERS SHALL BE PLACED AT ALL VALVES ALONG THE WATER LINES.
- 4. ALL STUBOUTS SHALL BE 0.00% GRADE AND MAINTAIN THE SAME COVER AS THE MAIN WATER LINE FROM THE POINT OF CONNECTION TO THE END OF THE STUBOUT, UNLESS NOTED OTHERWISE ON THE PLANS.
- 5. REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES AND SERVICE LINES. HOWEVER, THE CITY AND ENGINEER ASSUMES NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL EXISTING SUBSURFACE UTILITIES OR UTILITY LINES, OR TO SHOW THEM IN THEIR EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, SERVICE LINES OR THE LIKE, WHICH ARE CROSSED OR EXPOSED BY THE CONSTRUCTION OPERATION. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES SUFFICIENTLY IN ADVANCE (1000 ft. MIN.) OF CONSTRUCTION SO THAT IF IT IS NECESSARY TO CHANGE OR MOVE UTILITY, THE PROGRESS OF THE WORK WILL NOT BE DELAYED.
- 6. CONTRACTOR SHALL SUPPORT UTILITIES WHERE CROSSING WITH EXISTING STORM SEWERS, WATER LINES AND SANITARY SEWERS. METHOD OF SUPPORT SHALL BE PROVIDED TO THE CITY 24 HOURS PRIOR TO CROSSING.
- 7. THE LOCATION OF FRANCHISE UTILITY LINES IN THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT REPRESENTATIVES WITH THE FRANCHISE UTILITY COMPANIES TO VERIFY LOCATION AND DEPTH OF ALL LINES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITIES FOR ANY CROSSINGS AND/OR SUPPORT AND PROTECTION OF POLES OR GUY WIRES. NO SEPARATE PAY ITEM FOR NECESSARY PROTECTION, RELOCATION, OR REPAIR OF FRANCHISE UTILITIES.
- 8. ANY FENCE REMOVED FOR CONVENIENCE OF CONSTRUCTION SHALL BE REPLACED OR RECONSTRUCTED. NEW MATERIALS SHALL MATCH EXISTING FENCES. WOOD FENCES SHALL BE REPLACED WITH NEW CEDAR WITH THE POSTS MATCHING THE EXISTING POSTS.
- 9. TEMPORARY FENCING SHALL BE REQUIRED WHERE THERE IS EVIDENCE OF LIVESTOCK AND WHERE DAMAGED OR REMOVED FENCES ARE NOT TO BE REPLACED BY THE END OF THE SAME WORK DAY.
- 10. TREES SHALL ONLY BE REMOVED AT THE DIRECTION OF THE CITY. TREE REMOVAL SHALL BE SUBSIDIARY TO THE APPROPRIATE BID SCHEDULE ITEM FOR R.O.W. PREPARATION. ANY TREE TO BE REMOVED THAT IS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE CITY PRIOR TO REMOVAL. THE CONTRACTOR SHALL REPLACE ALL SHRUBS, PLANTS, TREES ETC. THAT ARE REMOVED FOR CONVENIENCE OF CONSTRUCTION AT CONTRACTOR'S EXPENSE. ANY SHRUBS, PLANTS, TREES, ETC. REMOVED FOR THE CONTRACTOR'S CONVENIENCE SHALL BE APPROVED BY THE CITY PRIOR TO REMOVAL. NEW SHRUBS, PLANTS, TREES, ETC. SHALL BE EQUAL TO OR BETTER THAN THE EXISTING ONES OR MEET THE NEEDS AND APPROVAL OF THE PROPERTY OWNER AND THE CITY.
- 11. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND SPRINKLER SYSTEMS. AN IRRIGATOR LICENSED IN THE STATE OF TEXAS SHALL REPAIR ALL DAMAGE CAUSED BY CONSTRUCTION WITHIN 48 HOURS. ALL IRRIGATION SYSTEM DAMAGE REPAIR COST SHALL BE BORNE BY THE CONTRACTOR.
- 12. THE CONTRACTOR SHALL NOT DISPOSE OF WASTE OR ANY MATERIALS INTO STREAMS OR WATERWAYS. THE CONTRACTOR SHALL SECURE ALL EXCAVATION AT THE END OF EACH DAY AND DISPOSE OF ALL EXCESS MATERIALS. DISPOSAL SITE SHALL BE DOCUMENTED AND PROVIDED TO THE CITY.
- 13. THE CONTRACTOR SHALL OBTAIN TPDES STORM WATER PERMIT, POST ALL PERMITS ON THE CONSTRUCTION SITE, SUBMIT A NOTICE OF INTENT (NOI) AND SUBMIT A NOTICE OF TERMINATION (NOT). THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE THE SOLE OPERATOR AND PERMITEES OF THE CONSTRUCTION SITE.
- 14. CONTRACTOR SHALL GRADE GROUND AND DITCHES DISTURBED BY CONSTRUCTION TO PREVENT PONDING OF STORM WATER RUNOFF. GRADING SHALL BE SUBSIDIARY TO THE APPROPRIATE BID ITEM FOR UNCLASSIFIED STREET AND UNCLASSIFIED CHANNEL EXCAVATION. TOPSOIL SHALL BE STOCKPILED AND REPLACED TO A MINIMUM DEPTH OF 6-INCHES AND DISC HARROWED TO A MINIMUM DEPTH OF 4-INCHES. CONTRACTOR SHALL REPLACE GRASS AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH HYDROMULCH AS PROVIDED IN THE CONSTRUCTION PLANS. HYDROMULCHED AREAS SHALL BE WATERED AND MAINTAINED UNTIL VEGETATION IS ESTABLISHED AND THE PROPERTY OWNER ASSUMES RESPONSIBILITY OF HYDROMULCHED AREAS. THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER IN WRITING WITH A COPY SENT TO THE CITY THAT THEY ARE TO ASSUME RESPONSIBILITY OF MAINTENANCE OF THE HYDROMULCHED AREAS AT A SPECIFIED TIME AND DATE.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICE LINES CROSSED OR EXPOSED BY CONSTRUCTION OPERATIONS. WHERE EXISTING SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY REPLACE THE SERVICE LINE WITH SAME TYPE OF ORIGINAL CONSTRUCTION OR BETTER.
- 16. THE CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN AND REMOVE ALL NECESSARY TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 17. THE CONTRACTOR SHALL PROVIDE ACCESS AT ALL TIMES DURING EACH PHASE OF CONSTRUCTION TO ALL LOCAL RESIDENTS, BUSINESSES, MAIL SERVICE AND TRASH PICK UP.
- 18. FINISHED GROUND SHALL HAVE NO ROCKS OVER 1 INCH.
- 19. CONTRACTOR SHALL PROVIDE 6-INCHES OF TOPSOIL ON TOP OF CEMENT STABILIZED BACKFILL AND ESTABLISH VEGETATION WHERE SHOWN ON THE PLANS.
- 20. CONTRACTOR SHALL PROVIDE TRAINING FOR INSPECTIONS AND OPERATIONS TO THE CITY PRIOR TO PROJECT ACCEPTANCE.

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				GENERAL NOTES		

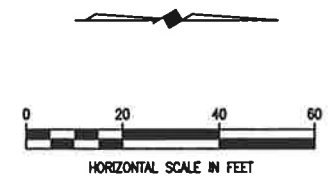
VIOLA LORDSMEER, L.P.
TRACT 1
VOL. 5680 PAGE 5000
CALLED 1309.128 ACRES



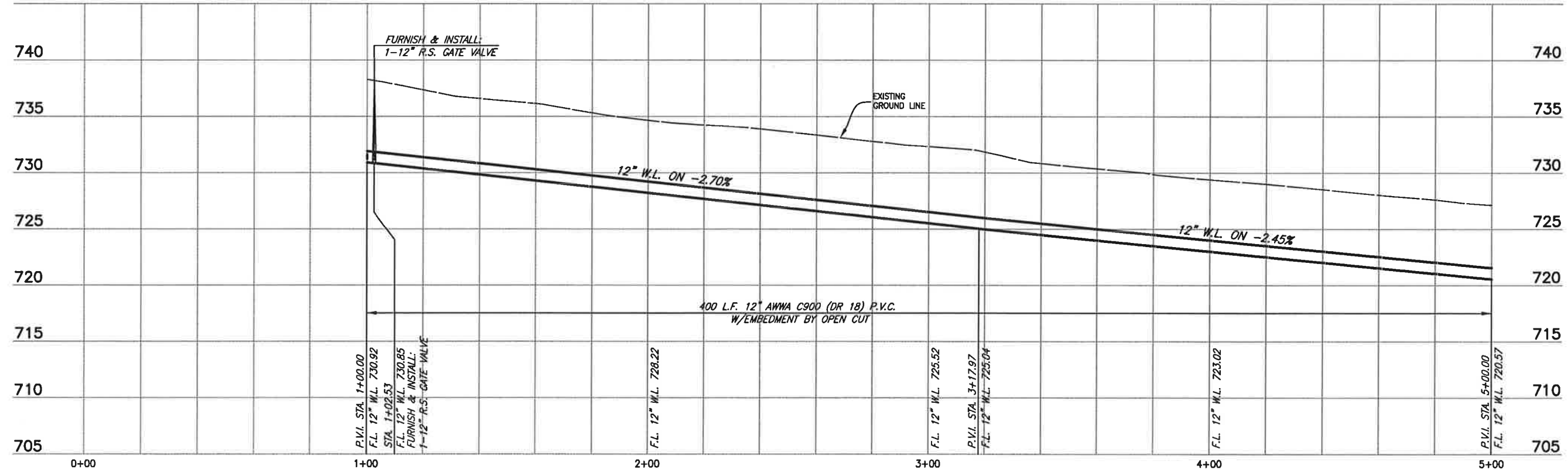
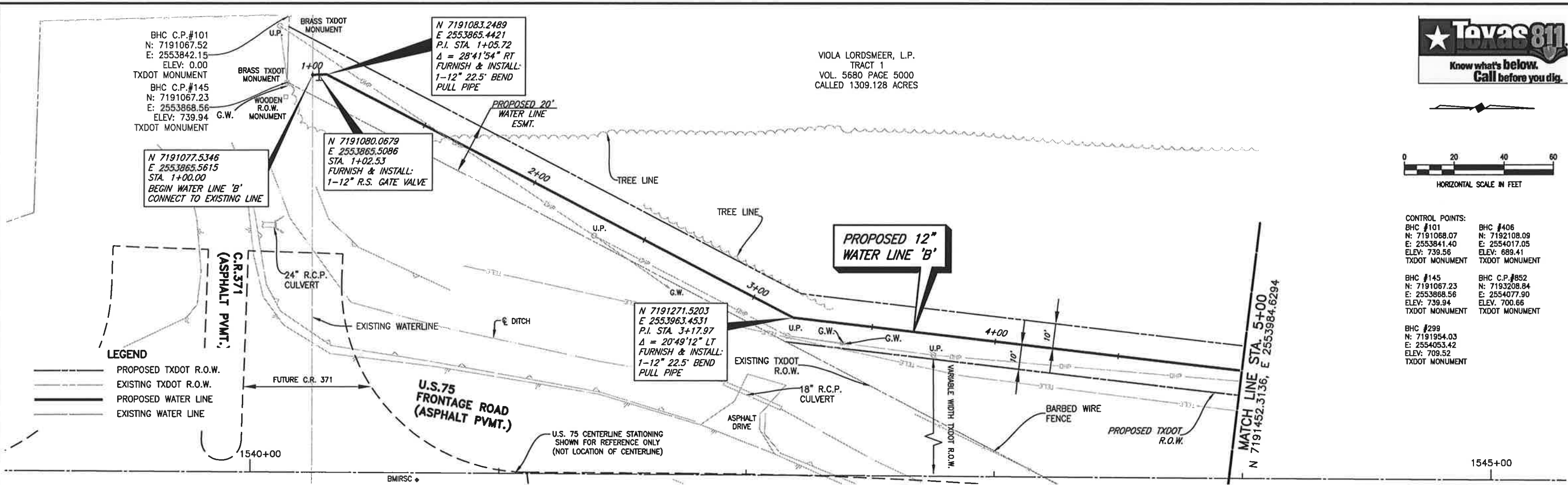
VIOLA LORDSMEER, L.P.
TRACT 2
VOL. 5680 PAGE 5000
CALLED 363.943 ACRES

- LEGEND**
- PROPOSED TXDOT R.O.W.
 - EXISTING TXDOT R.O.W.
 - PROPOSED WATER LINE
 - EXISTING WATER LINE

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CONTROL POINTS:	
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E: 2553841.40	E: 2554017.05
ELEV: 739.56	ELEV: 689.41
TXDOT MONUMENT	TXDOT MONUMENT
BHC #145	BHC C.P. #852
N: 7191067.23	N: 7193208.84
E: 2553868.56	E: 2554077.90
ELEV: 739.94	ELEV: 700.66
TXDOT MONUMENT	TXDOT MONUMENT
BHC #299	
N: 7191954.03	
E: 2554053.42	
ELEV: 709.52	
TXDOT MONUMENT	



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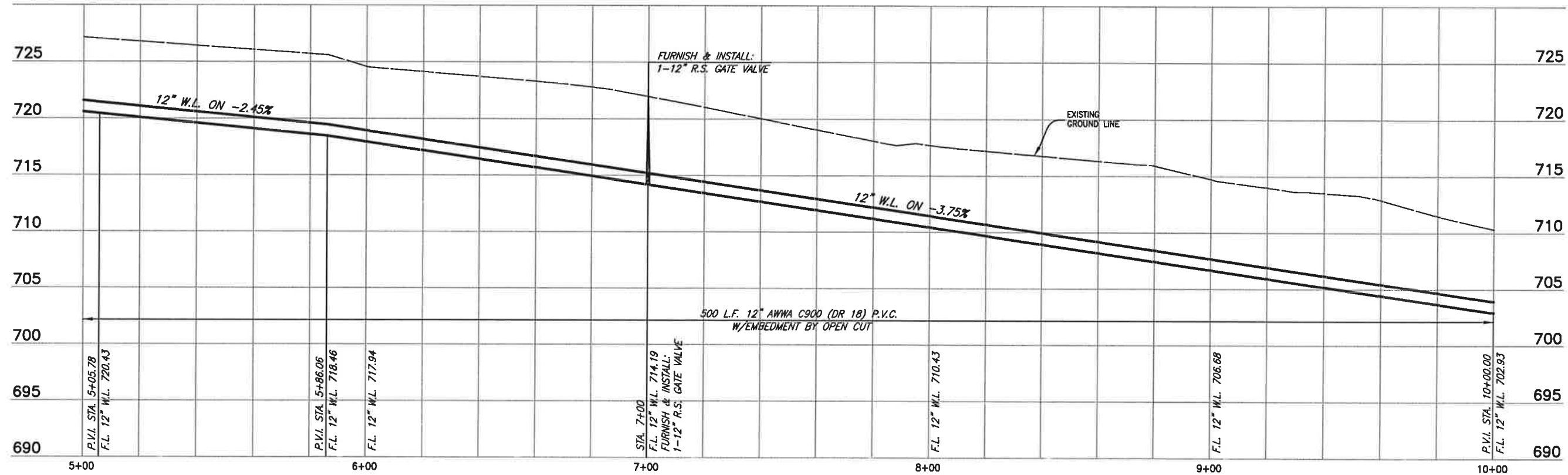
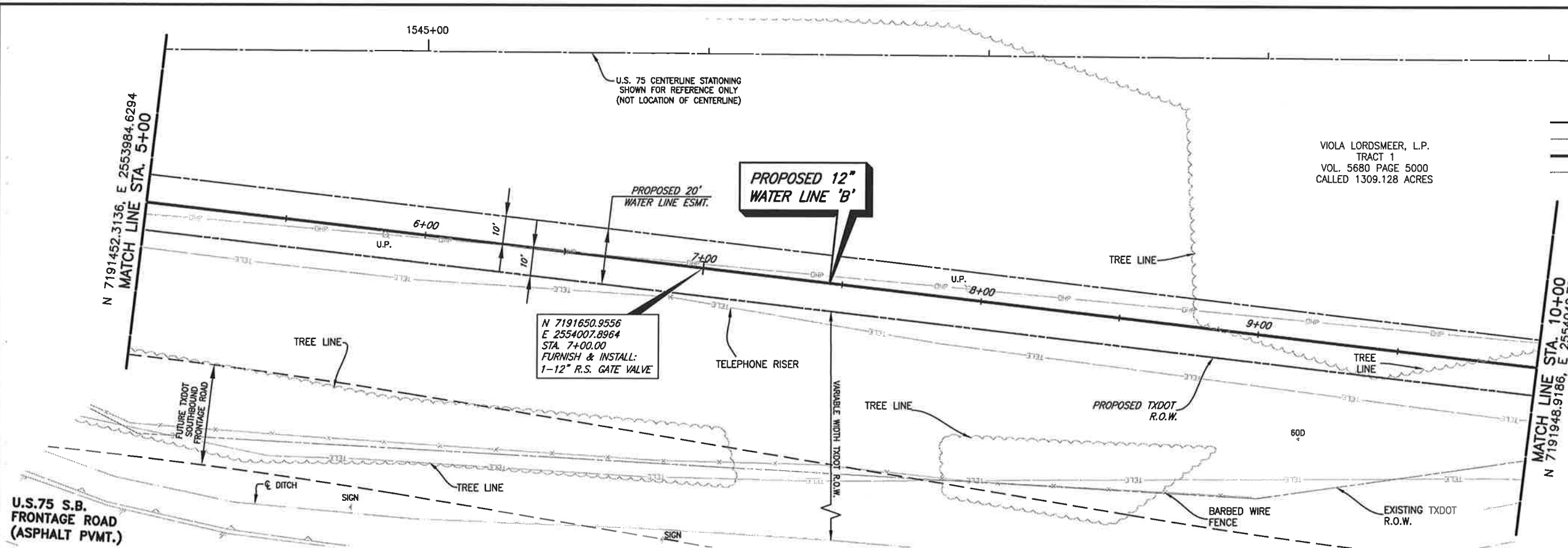
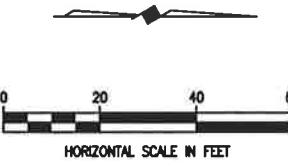
LEGEND

- PROPOSED TXDOT R.O.W.
- EXISTING TXDOT R.O.W.
- PROPOSED WATER LINE
- EXISTING WATER LINE

VIOLA LORDSMEER, L.P.
TRACT 1
VOL. 5680 PAGE 5000
CALLED 1309.128 ACRES

CONTROL POINTS:

BHC #101 N: 7191068.07 E: 2553841.40 ELEV: 739.56 TXDOT MONUMENT	BHC #406 N: 7192108.09 E: 2554017.05 ELEV: 689.41 TXDOT MONUMENT
BHC #145 N: 7191067.23 E: 2553868.56 ELEV: 739.94 TXDOT MONUMENT	BHC C.P. #852 N: 7193208.84 E: 2554077.90 ELEV: 700.66 TXDOT MONUMENT
BHC #299 N: 7191954.03 E: 2554053.42 ELEV: 709.52 TXDOT MONUMENT	



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BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

CRAG M. KERKHOFF
TEXAS P.E. NO. 108102
DATE: July 2018

CITY OF ANNA
U.S. 75 UTILITY RELOCATIONS PHASE 2

WATER LINE 'B' PLAN & PROFILE
STA. 5+00 TO STA. 10+00

BHC
PROJECT NO.
2018-128

July 2018

SHEET NO.

6

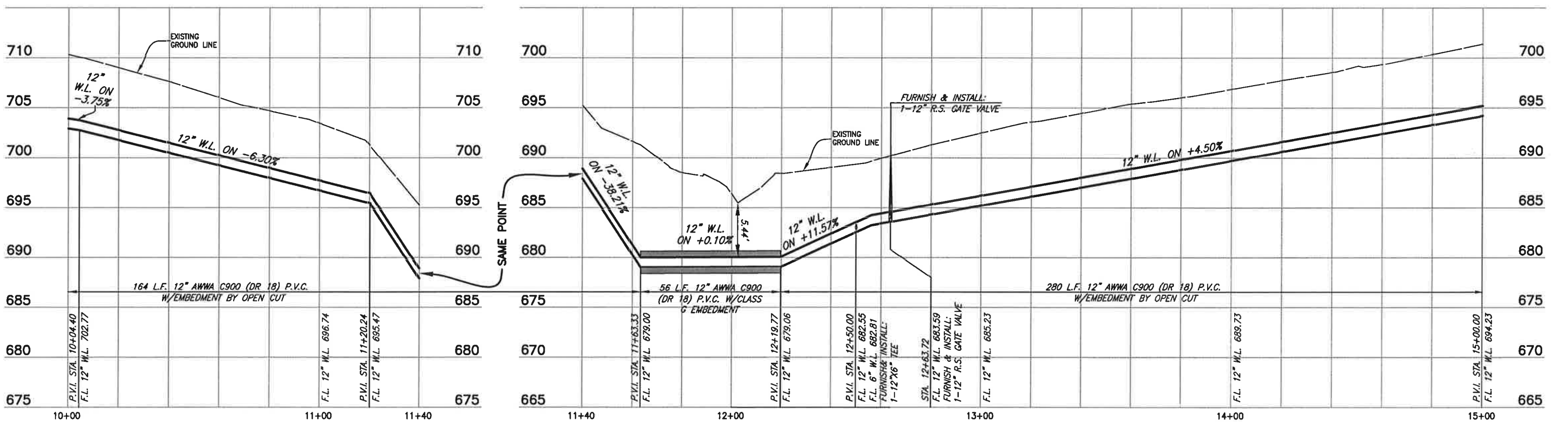
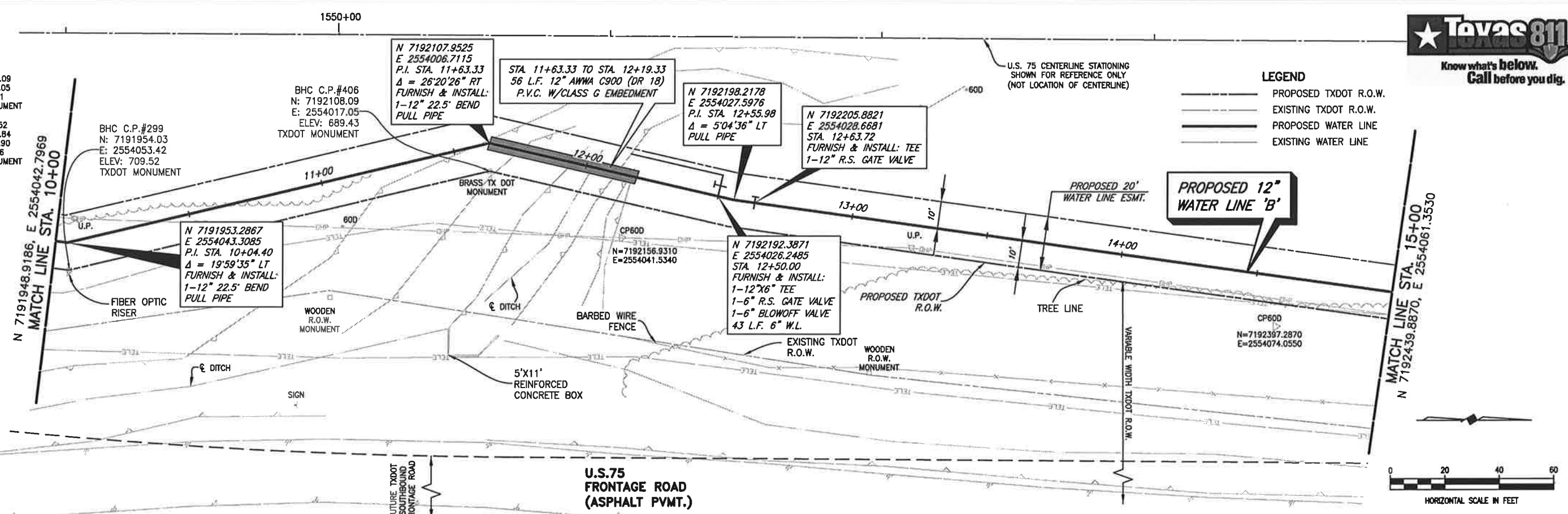
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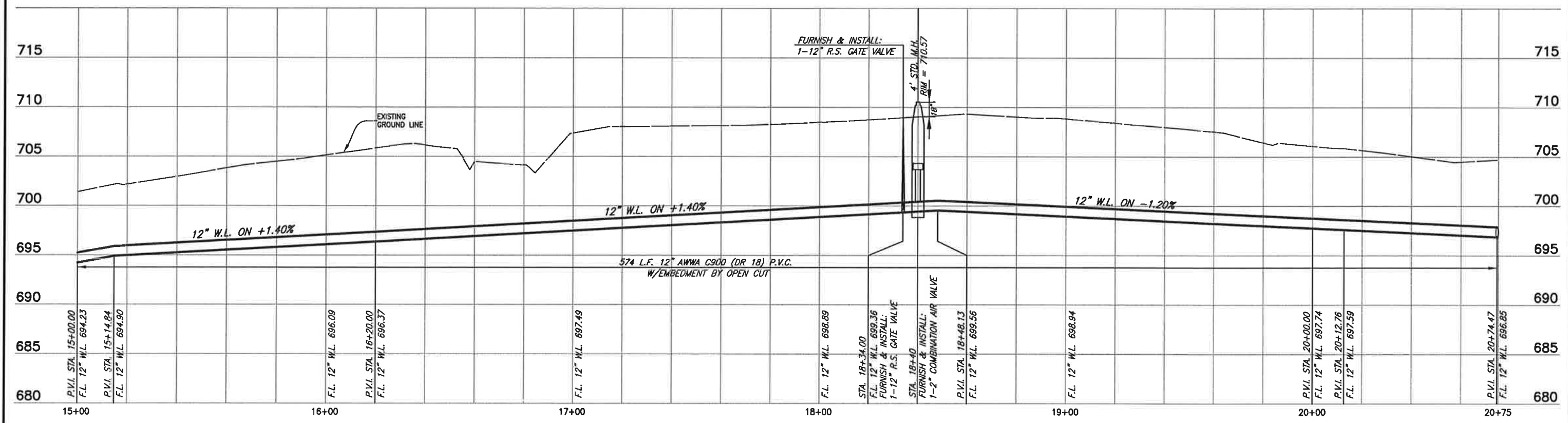
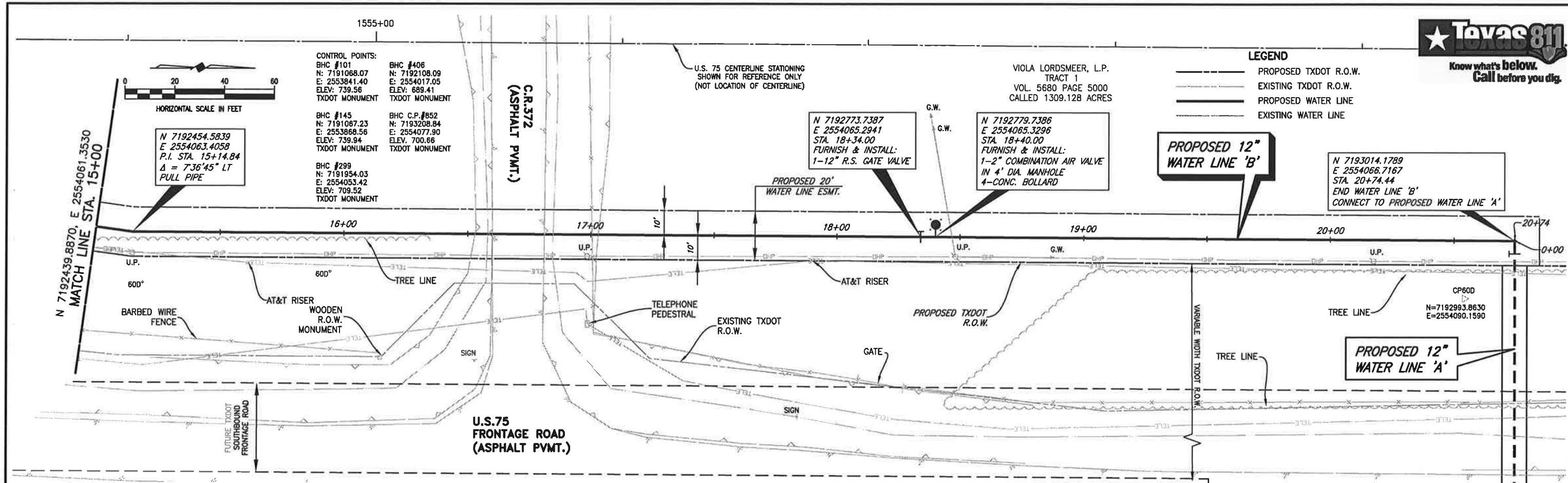
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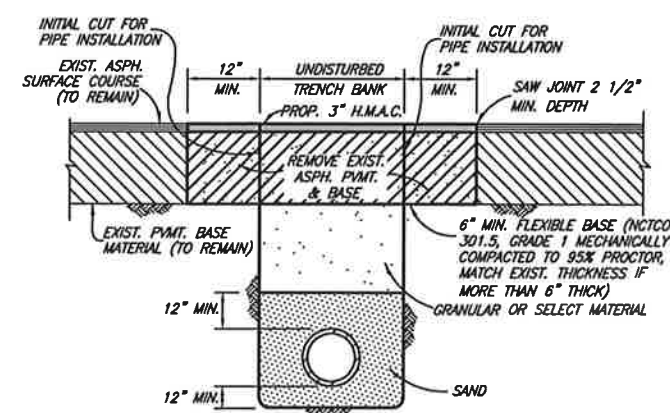
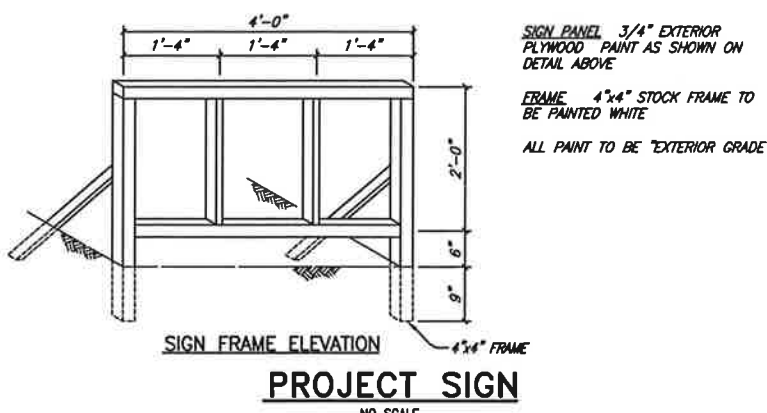
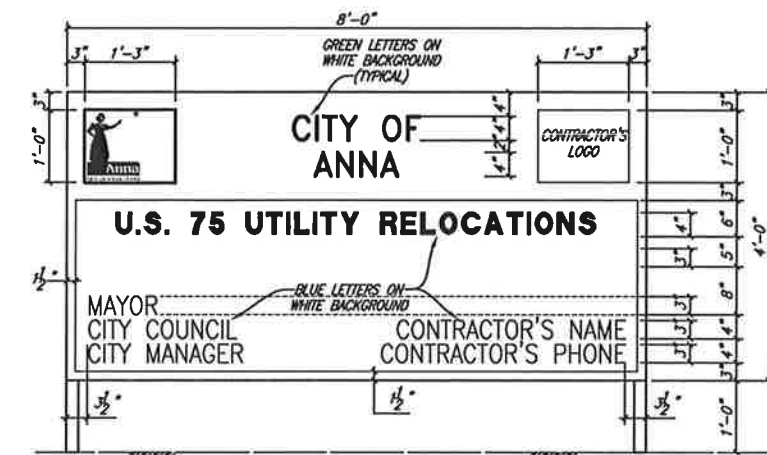
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CRAIG M. KERRHOFF
TEXAS P.E. NO. 106102
DATE: July 2018

CITY OF ANNA
U.S. 75 UTILITY RELOCATIONS PHASE 2
WATER LINE 'B' PLAN & PROFILE
STA. 10+00 TO STA. 15+00

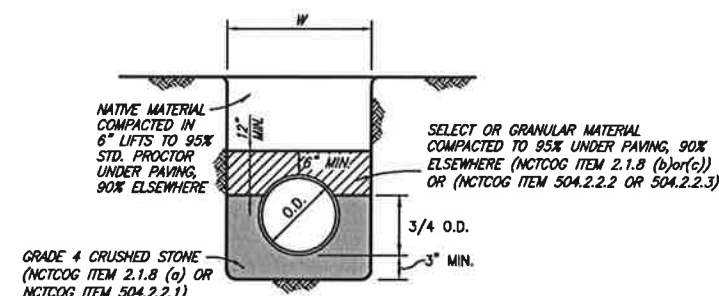
BHC PROJECT NO. 2018-128
July 2018
SHEET NO. 7





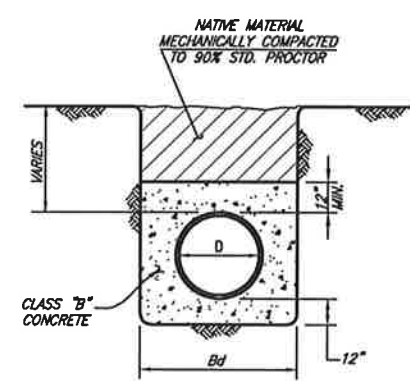
ASPHALT STREET OR DRIVEWAY REPAIR

NO SCALE



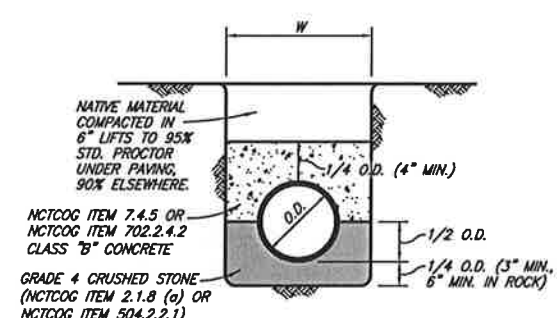
CLASS B-1 EMBEDMENT (NCTCOG CLASS "B-1")

P.V.C. PIPE ONLY
STD. P.V.C. WATER
NO SCALE



CLASS "G"

NO SCALE

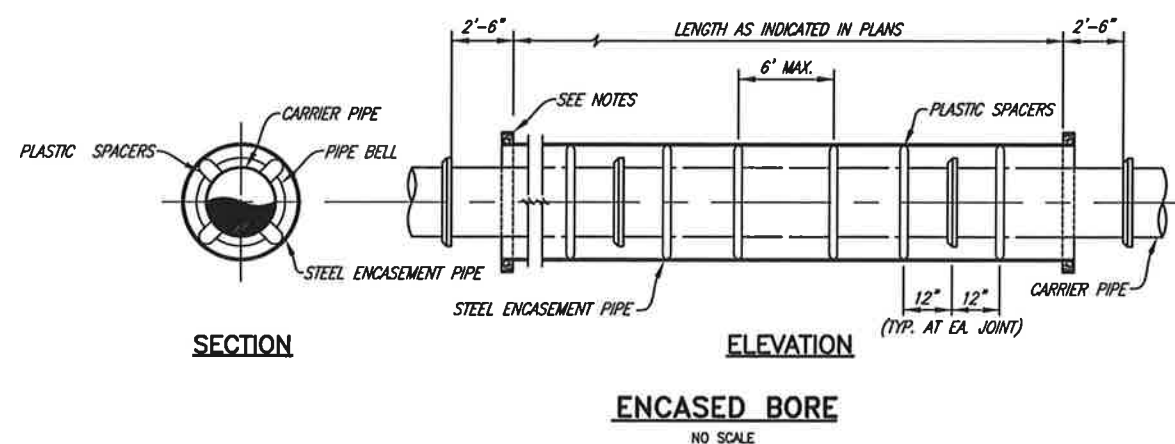


CLASS A-1 EMBEDMENT (NCTCOG CLASS "A-1")

CONCRETE CAP

GRADE 4 CRUSHED STONE GRADATION

SIEVE SIZE	% RETAINED
1-1/2 INCH	0
1 INCH	0-5
1/2 INCH	40-75
NO. 4	90-100
NO. 8	95-100



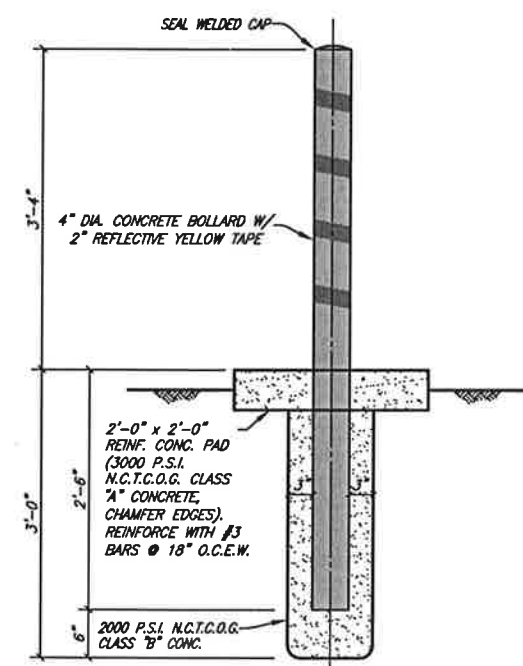
SECTION

ELEVATION

ENCASED BORE

NO SCALE

- NOTES:
1. PREFABRICATED SPACERS MUST BE APPROVED BY THE OWNER. PIPE SPACERS SHALL BE PVC FUSION COATED STEEL SPACERS WITH A MINIMUM 11" BAND (RESTRAINED) AS MANUFACTURED BY PSI OR APPROVED EQUAL.
 2. PIPE SPACER SELECTED BY CONTRACTOR SHALL PROVIDE SUPPORT UNDER CARRIER PIPE WITH MINIMUM 1" CLEAR SPACE, MAX 1-1/2" CLEAR SPACE BETWEEN PIPE O.D. AND INSIDE STEEL ENCASEMENT PIPE.
 3. ENDS OF ENCASEMENT PIPE SHALL BE PLUGGED WITH MODULAR SEAL "LINK SEAL" OR APPROVED EQUAL.
 4. PRESSURE GROUT AREA BETWEEN ENCASEMENT PIPE AND OVERCUT BORE HOLE.
 5. STEEL ENCASEMENT PIPE SHALL BE COATED INSIDE AND OUTSIDE PER THE TECHNICAL SPECIFICATIONS.



STATIONARY PIPE BOLLARD

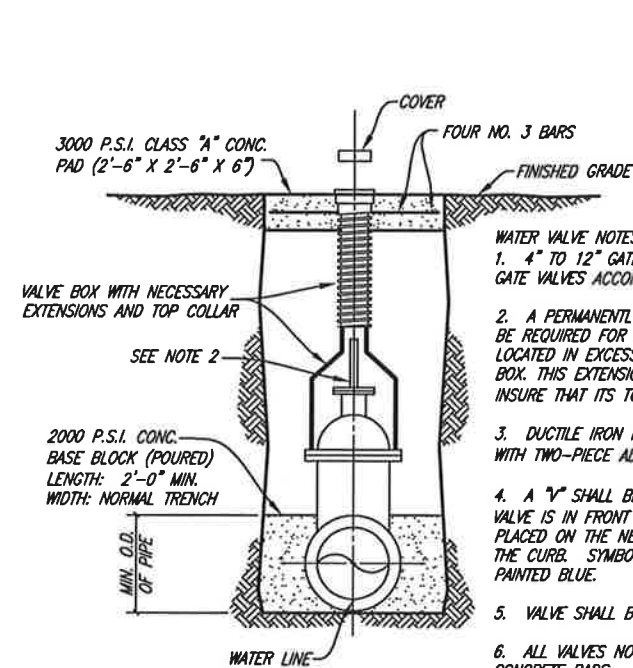
NO SCALE

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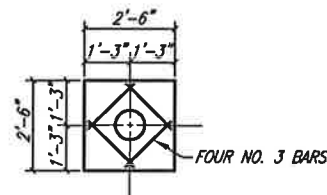
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DATE: July 2018

CITY OF ANNA
U.S. 75 UTILITY RELOCATIONS PHASE 2
DETAILS

BHC
PROJECT NO.
2018-128
July 2018
SHEET NO.
9

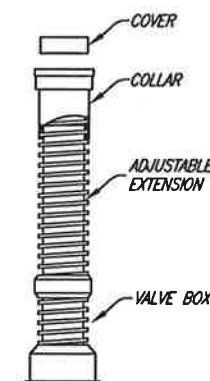


VALVE SETTING & BOX
NO SCALE

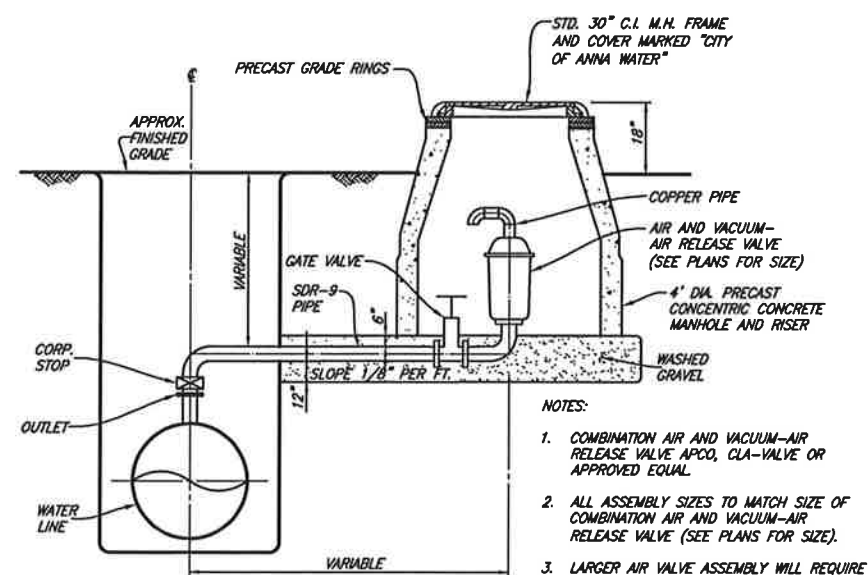


VALVE BOX PAD PLAN
NO SCALE

- WATER VALVE NOTES:**
1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES ACCORDANCE WITH AWWA STANDARD C-509.
 2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WHOSE OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4" OF THE VALVE BOX COVER.
 3. DUCTILE IRON PIPE SHALL BE USED FOR VALVE STACKS WITH TWO-PIECE ADJUSTABLE (SHORTY) VALVE BOXES.
 4. A "V" SHALL BE PLACED ON THE NEAREST CURB WHERE VALVE IS IN FRONT OF THE CURB, AND AN "X" SHALL BE PLACED ON THE NEAREST CURB FOR INSTALLATIONS BEHIND THE CURB. SYMBOLS SHALL BE SAWCUT INTO THE CURB AND PAINTED BLUE.
 5. VALVE SHALL BE WRAPPED IN POLY WRAP.
 6. ALL VALVES NOT LOCATED UNDER PAVING SHALL HAVE CONCRETE PADS.

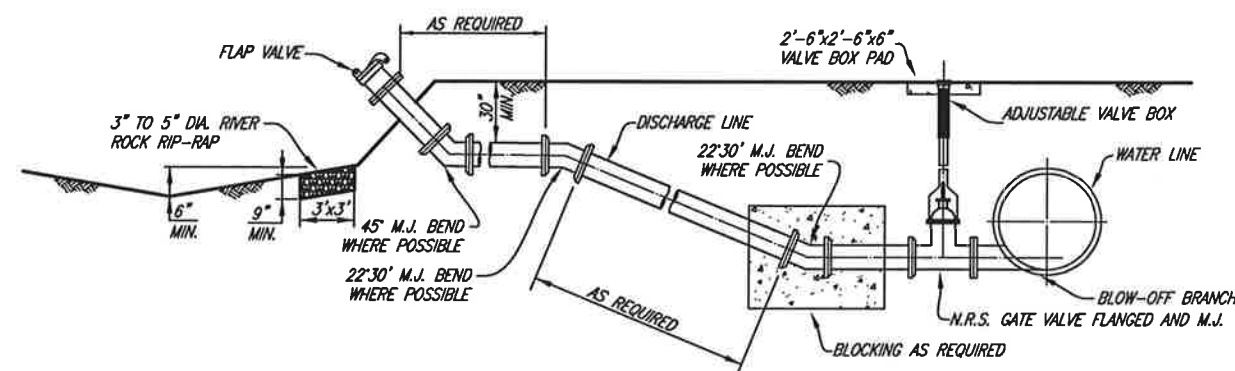


VALVE BOX WITH EXTENSION
NO SCALE



AIR AND VACUUM - AIR RELEASE VALVE INSTALLATION
NO SCALE

- NOTES:**
1. COMBINATION AIR AND VACUUM-AIR RELEASE VALVE APCO, CLA-VALVE OR APPROVED EQUAL.
 2. ALL ASSEMBLY SIZES TO MATCH SIZE OF COMBINATION AIR AND VACUUM-AIR RELEASE VALVE (SEE PLANS FOR SIZE).
 3. LARGER AIR VALVE ASSEMBLY WILL REQUIRE LARGER PIPING AND VALVE (SEE PLANS).



BLOW OFF DETAIL
NO SCALE

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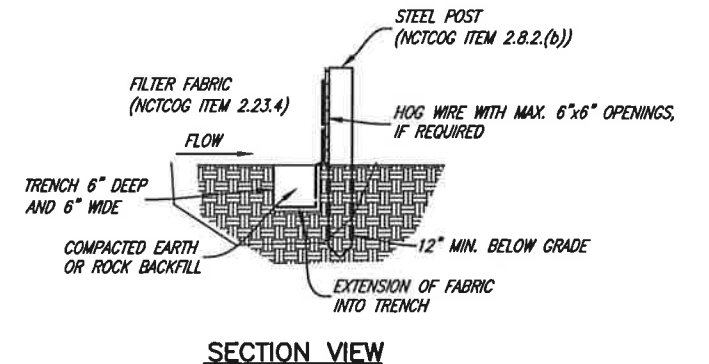
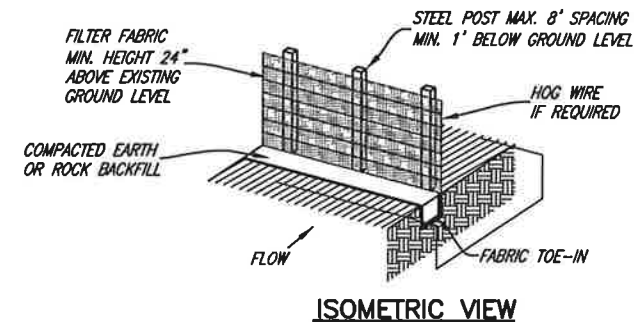
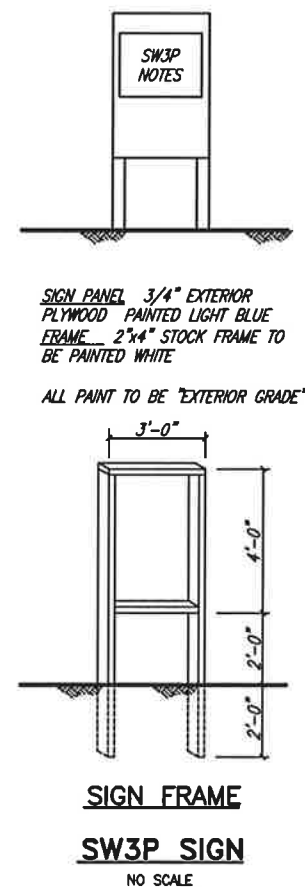
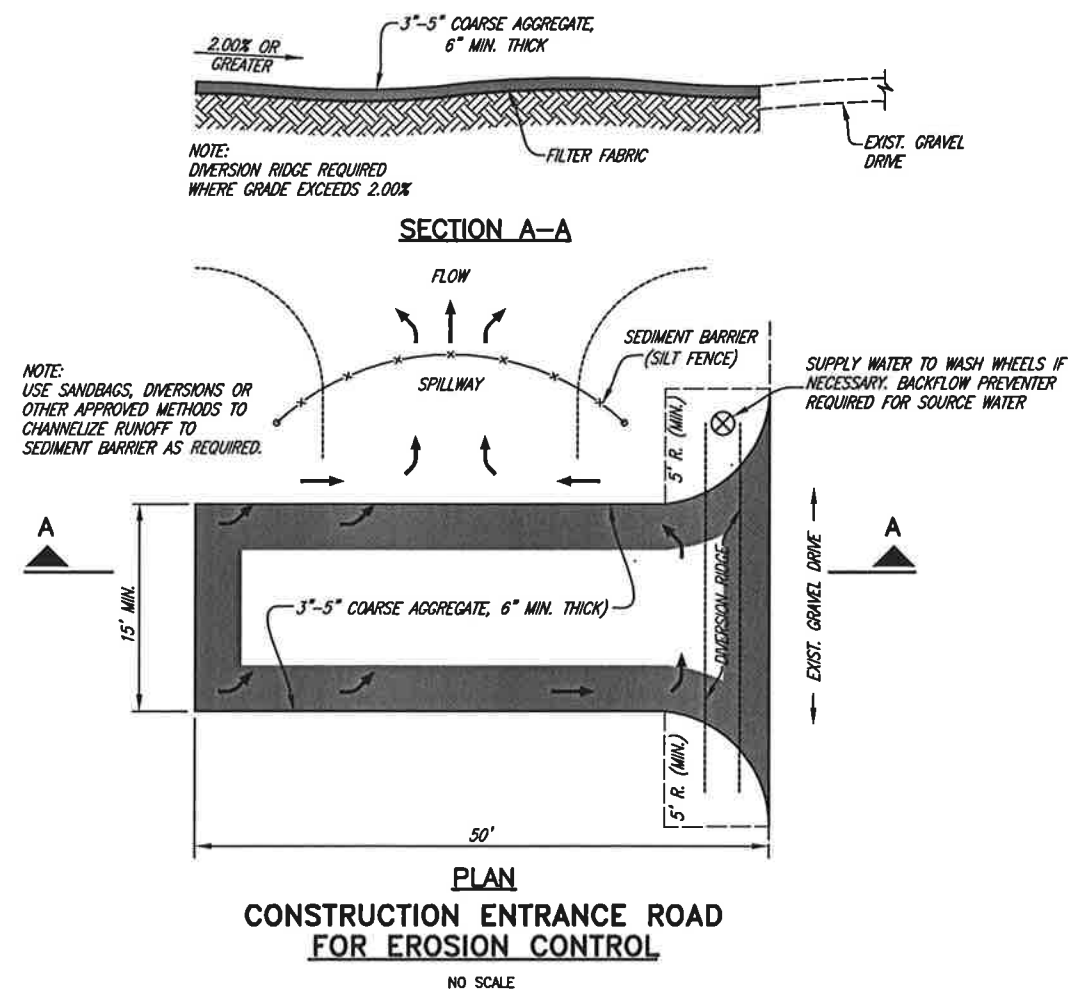
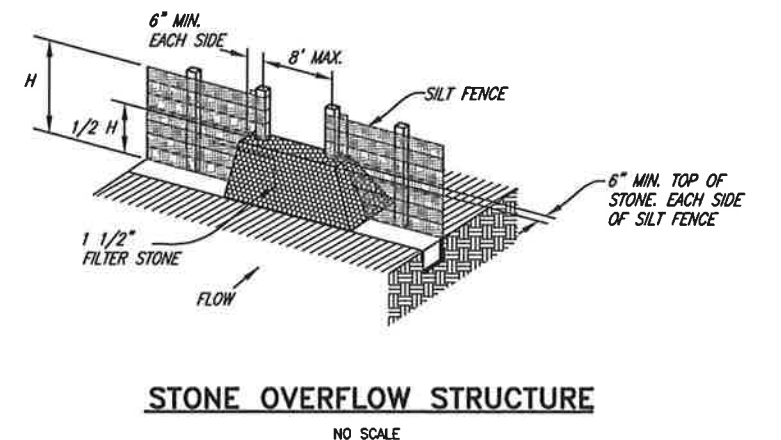
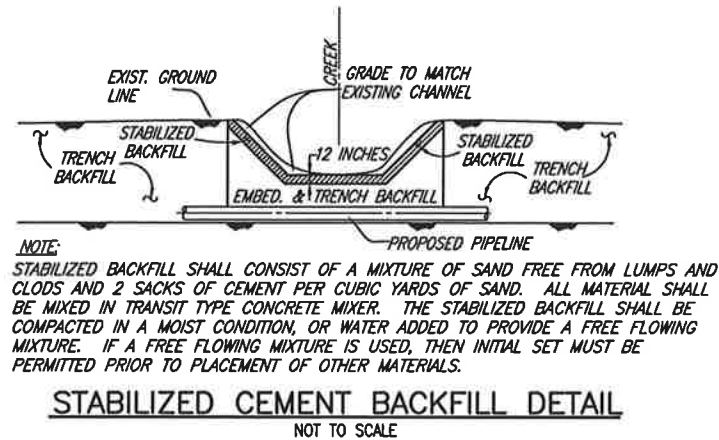
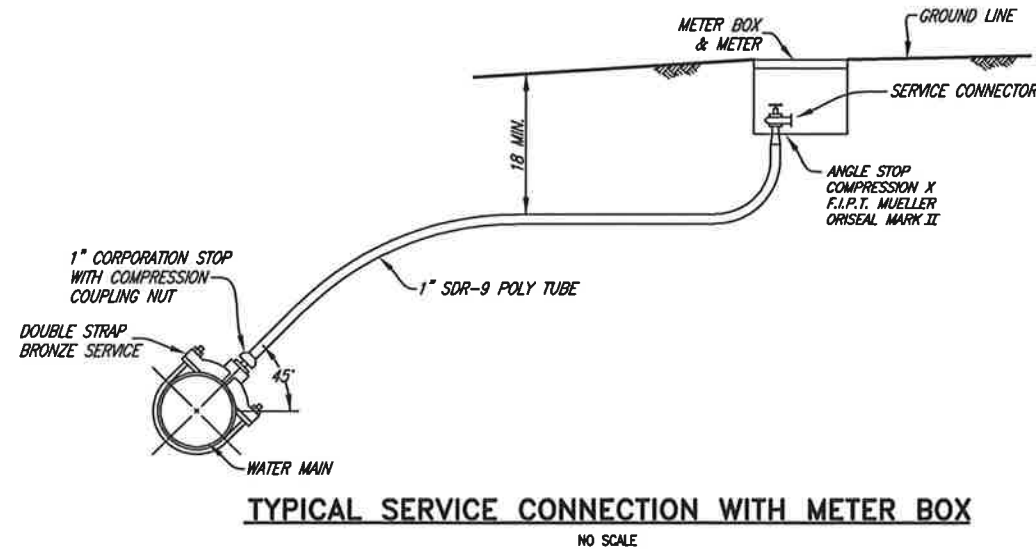
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DATE: July 2018

CITY OF ANNA
U.S. 75 UTILITY RELOCATIONS PHASE 2
DETAILS

BHC
PROJECT NO.
2018-128
July 2018

SHEET NO.
10



SILT EROSION CONTROL FENCE
TO BE PLACED AROUND STAGING AREA, ALONG CURB LINES, AT BORE PITS AND ALONG OPEN CUT SECTIONS OF PROJECT.
NO SCALE

- SILT FENCE NOTES**
1. THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY.
 2. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE.
 3. THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RETRENCH AS NECESSARY.
 4. THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.
 5. IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH T.C.E.Q. APPROVED SWPPP.

- STORM WATER POLLUTION PREVENTION NOTES**
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE CITY.
 2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FURNISH, INSTALL, MAINTAIN AND REMOVE ALL STORM WATER POLLUTION PREVENTION MEASURES IN COMPLIANCE WITH THEIR T.P.D.E.S. PERMIT AND ALL T.C.E.Q. REGULATIONS.

Exhibit A





Item No. 6.a.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Gregory Peters

AGENDA ITEM:

Consider adoption of an Ordinance revising Solid Waste regulations pertaining to roll-off dumpsters (Director of Public Works Greg Peters, P.E.)

SUMMARY:

The City of Anna currently has a contract for Solid Waste services with CARDS Dallas, Incorporated. Per the contract, CARDS has exclusive rights to provide solid waste services in the City of Anna. The current Ordinance is somewhat vague regarding the use of outside companies for roll-off dumpsters, which are often used by homes and businesses for major remodeling project.

This item will bring clarity to the rules and regulations while still allowing businesses performing 1-day projects, like roofing or brush/tree trimming, to use their own vehicles to collect and remove construction debris within a 24-hour period. The revised Ordinance allows the City to meet the exclusivity requirements in our contract while providing neighbors and businesses with clear and concise language to follow.

The Ordinance was prepared by the City Attorney with feedback from both Public Works and Code Enforcement. Staff finds that the revised Ordinance will be an improvement over the current language and recommends approval.

FINANCIAL IMPACT:

None.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

Staff recommends approval of the Ordinance.

ATTACHMENTS:

1. Solid Waste Ord C03029D20210407CR3 clean

APPROVALS:

Gregory Peters, Director of Public Works
Jim Proce, City Manager

Created/Initiated - 4/8/2021
Final Approval - 4/8/2021

CITY OF ANNA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE ANNA CITY CODE OF ORDINANCES BY AMENDING ARTICLE 12.05, SECTION 12.05.011 REGARDING SOLID WASTE COLLECTION; 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.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the collection and disposal of solid waste; and

WHEREAS, the City Council of the City of Anna ("City Council") has investigated and determined that it would be advantageous and beneficial to the City and its citizens to amend Section 12.05.011 (Contract or franchise required for collection or transport of waste) of Article 12.05 (Solid Waste) of The Anna City Code of Ordinances ("Anna Code") by providing a limited exception to certain solid waste collection contract requirements and related matters;

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

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Amendment

In accordance with Article 1.01 of the Anna Code, the following amendments are made to Section 12.05.011 (Contract or franchise required for collection or transport of waste) of Article 12.05 (Solid Waste):

ARTICLE 12.05 SOLID WASTE

[...]

Sec. 12.05.011 Contract or franchise required for collection or transport of waste

(a) No person shall collect, remove, or dispose of garbage containers or trash receptacles or transport construction debris, garbage or trash on the streets, alleys, or public thoroughfares of the city except duly authorized agents or employees of the city and persons acting pursuant to a contract with the city for public collection and disposal of garbage and trash, except as provided in this article. No person shall obtain the services described in this section except from duly authorized agents or employees of the city and persons acting pursuant to a contract with the city for public collection and disposal of construction debris, garbage, and trash. This section shall

not apply to the transportation of garbage, trash, or brush from outside the city to a disposal site outside the city.

(b) All trucks and containers used for the collection and transportation of garbage and trash shall be clearly marked with the owner's name and telephone number in letters and figures not less than two inches high.

(c) Except as provided by subsection (d), all contractors performing work in the city who have been issued a building permit from the city shall contract with the city's authorized solid waste provider for the placement and transport of a roll-off dumpster or vertical dumpster for disposal of all trash, construction debris, and garbage from the construction site.

~~(c) (d) Notwithstanding anything in this article to the contrary, Including without limitation Sec. 12.05.007, individuals desiring to occasionally remove large amounts of brush, debris, or trash construction debris/materials from accumulated on their own residential premises from renovation or repair work may contract with the city's contractor performing such work to collect and remove such debris/materials or other persons for the temporary placement and removal of a dumpster or roll-off bin provided that:~~

(1) the individual maintains regular service from the city's contractor;

(2) the container used for collection and hauling of the debris is limited to a container permanently attached to a motorized vehicle utilized as a part of contracted home remodeling or repair; and

(3) the motorized collection vehicle is on the premises for no more than 24 hours.

(Ordinance 274-2006 adopted 6/27/06; Ordinance 476-2009 adopted 11/10/09; 2008 Code, pt. II, art. 49, sec. 6.11; Ordinance _____, adopted 4/13/2021)

Section 3. Savings, Repealing and Severability Clauses

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in

force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 4. Penalty

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed the lesser of \$2,000 or the highest amount allowed by applicable law for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 5. Publication of the Caption and Effective Date

This ordinance shall be effective upon its passage by the City Council and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 13th day of April 2021.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor



Item No. 6.b.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Conduct a Public Hearing and Approve a Resolution regarding the East Fork Estates, Lot 24, Replat. (Director of Development Services Ross Altobelli)

SUMMARY:

One single-family dwelling, detached on 1.4± acres located on the northwest side of East Fork Circle, 1,782± feet south of FM 455. Zoned Agricultural.

State law requires a public hearing for replats of residentially zoned land. The purpose of the replat is to legally plat a tract of land that was subdivided and sold via metes and bounds. Approval and recordation of this replat will bring this property into compliance with city regulations.

Planning & Zoning Commission recommended approval as submitted.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

1. Agenda Map
2. RESOLUTION - (RP) East Fork Estates Lt 24
3. Exhibit A (RP) East Fork Estates Lt 24

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 4/7/2021
Approved - 4/7/2021
Final Approval - 4/7/2021

Replat- East Fork Estates Lot 24

W FM 455

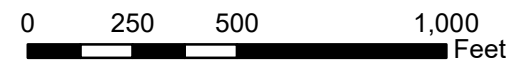
EAST FORK CIR

PRIVATE ROAD 5124

THE CITY OF
Anna



-  Proposed Site
-  City Limits
-  Parcels
-  ETJ



March 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING EAST FORK ESTATES, LOT 24, REPLAT

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Rigoberto Sanchez & Marissa Marino, has submitted an application for the approval of the East Fork Estates, Lot 24, Replat.

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

Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Approval of the Plat.

The City Council hereby approves the East Fork Estates, Lot 24, Replat attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 13th day of April 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

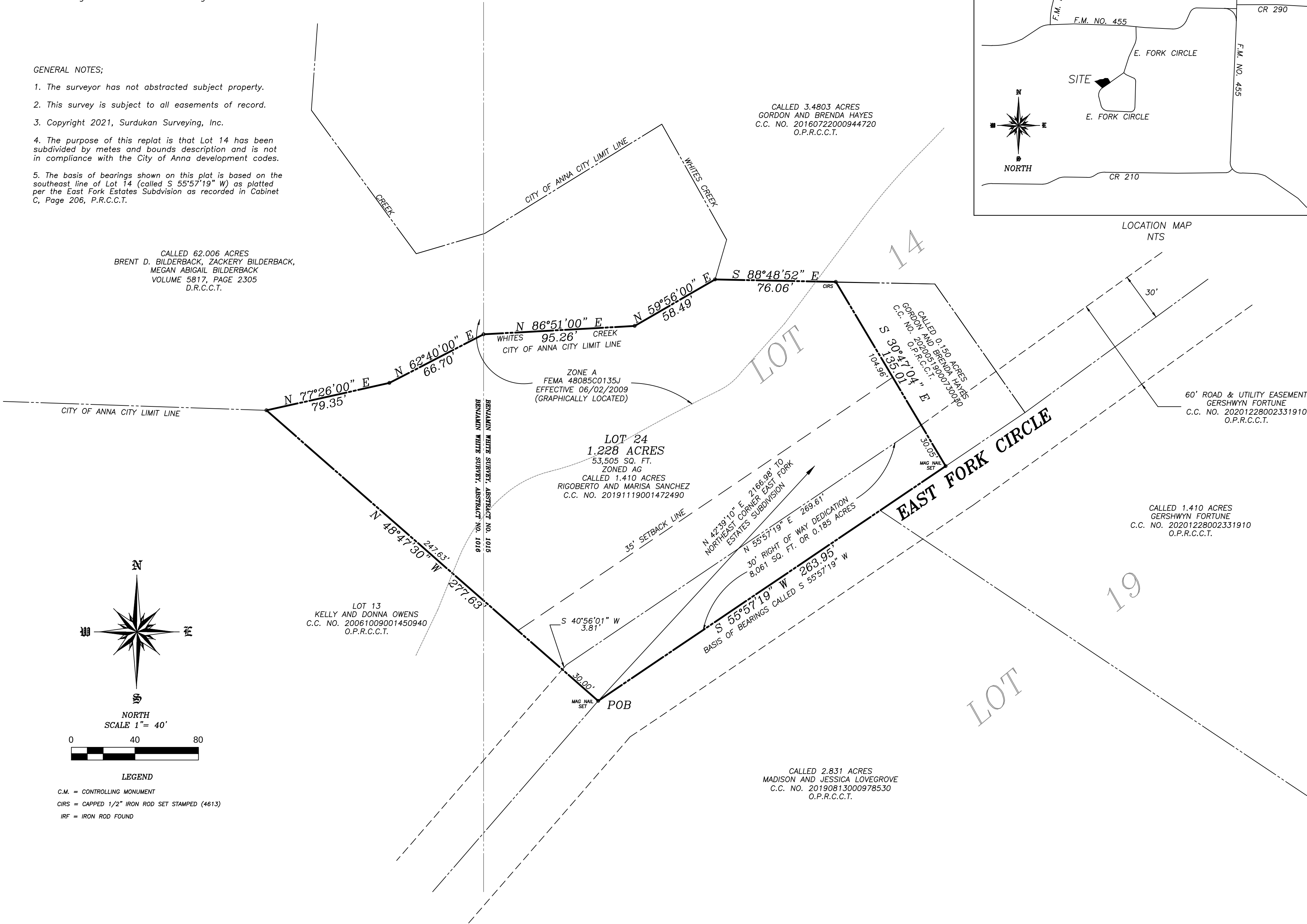
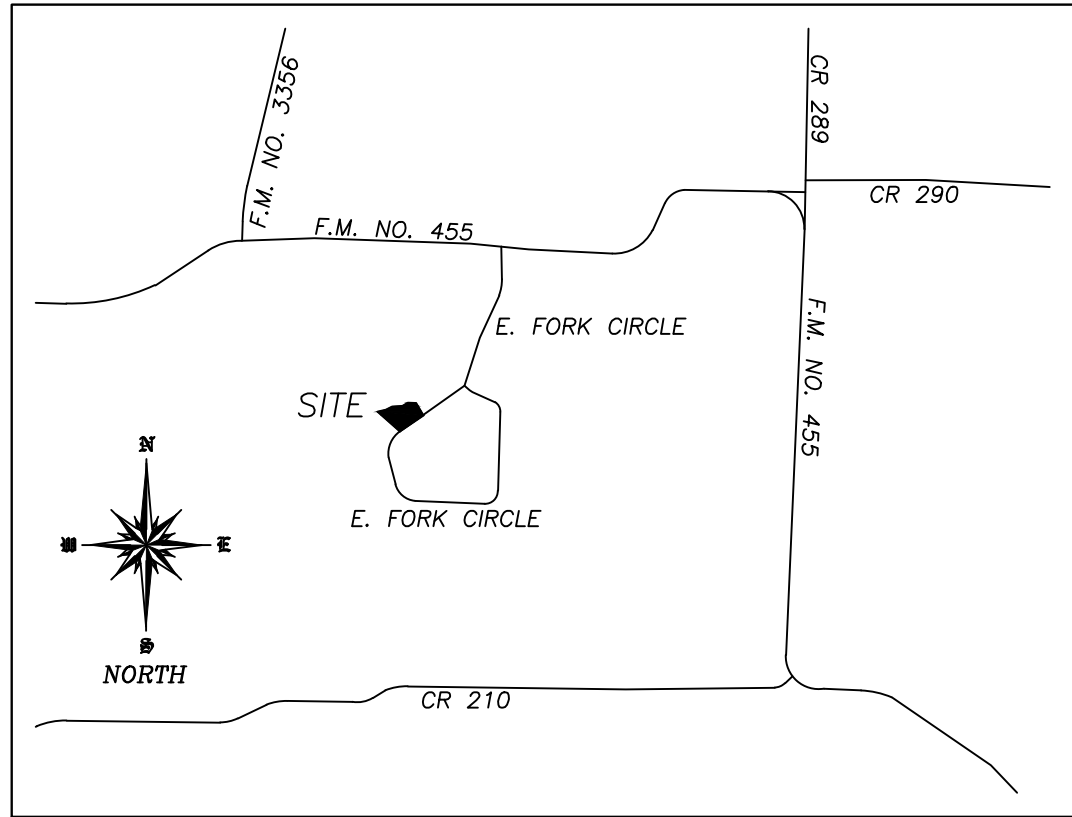
EXHIBIT A

Notice:

Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

GENERAL NOTES:

1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2021, Surdukan Surveying, Inc.
4. The purpose of this replat is that Lot 14 has been subdivided by metes and bounds description and is not in compliance with the City of Anna development codes.
5. The basis of bearings shown on this plat is based on the southeast line of Lot 14 (called 'S 55°57'19" W') as platted per the East Fork Estates Subdivision as recorded in Cabinet C, Page 206, P.R.C.C.T.



STATE OF TEXAS §
COUNTY OF COLLIN §

I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

David J. Surdukan
Registered Professional Land Surveyor
Registration No. 4613

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. Surdukan, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for Collin County

My Commission Expires: _____

Lot must utilize alternative type On-Site Sewage Facilities.

Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).

There is a creek on Lot 24. The creek/pond could affect structure/ impervious cover placement, OSSF placement, dwelling size, etc. on lot 1. It is recommended that no additional surface improvements, impervious cover, outbuildings, swimming pools, etc. planned on Lot 1R without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services

The P.E. As-Builts submitted with the plat shows all OSSF components for Lot 24 to be completely within the boundaries Lot 24.

If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).

Tree removal and/or grading for OSSF may be required on individual lots.

There are no water wells on Lots 24 of this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the onsite sewer facilities described on this plat conform to applicable OSSF laws of the State of Texas, of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Rigoberto and Marisa Sanchez are the owner of a tract of land situated in the John L. White Survey, Abstract No. 1015, and the John L. White Survey, Abstract No. 1016, City of Anna, Collin County, Texas, and being all of a 1.410 acre tract conveyed to Rigoberto and Marisa Sanchez as recorded in County Clerks No. 20191119001472490 of the Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a to a 1/2" iron rod found for corner at the south corner of said Lot 14, said iron rod being in East Fork Circle and in the center of a 60' Road and Utility Easement as recorded in Cabinet C, Page 206, P.R.C.C.T.;

THENCE N 48°47'30" W a distance of 277.83' to a point for corner in a creek;
THENCE N 77°26'00" E a distance of 79.35' to a point for corner in a creek;
THENCE N 62°40'00" E a distance of 66.70' to a point for corner in a creek;
THENCE N 86°51'00" E a distance of 95.26' to a point for corner in a creek;
THENCE N 59°56'00" E a distance of 58.49' to a point for corner in a creek;
THENCE S 88°48'52" E a distance of 76.06' to a point for corner in a creek;
THENCE S 30°47'04" E a distance of 135.01' to a point for corner in the said East Fork Circle and in the center of a said 60' Road and Utility Easement;

THENCE S 55°57'19" W following East Fork Circle and in the center of a 60' Road and Utility Easement a distance of 263.95' to the POINT OF BEGINNING and containing 61,566 Square Feet or 1.413 Acres of land.

OWNER'S CERTIFICATIONS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Rigoberto and Marisa Sanchez are the owner and does hereby adopt this plat designating the hereinabove described property as EAST FORK ESTATES SUBDIVISION, LOT 24, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This approved subject to all platting ordinances, rules, and regulations of the City of Anna, Texas.

WITNESS my hand this the ____ day of _____, 2021.

RIGOBERTO SANCHEZ, OWNER

MARISA SANCHEZ, OWNER

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared RIGOBERTO SANCHEZ, OWNER, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for Collin County

My Commission Expires: _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MARISA SANCHEZ, OWNER, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for Collin County

My Commission Expires: _____

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of _____, 2021, by the City Council, City of Anna, Texas.

Mayor

City Secretary

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
APRIL 5, 2021
P&Z COMMISSION
CITY OF ANNA

REPLAT
EAST FORK ESTATES SUBDIVISION
LOT 24
BEING A REPLAT OF
EAST FORK ESTATES SUBDIVISION
CABINET C, PAGE 206, P.R.C.C.T.
PART OF LOT 14
BEING 1.413 ACRES OUT OF THE
BENJAMIN WHITE SURVEY
ABSTRACT NO. 1015
BENJAMIN WHITE SURVEY
ABSTRACT NO. 1016
CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNERS
RIGOBERTO AND MARISA SANCHEZ
9701 E FORK CIRCLE
ANNA, TEXAS 75409
(940) 395-8797

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

SCALE 1" = 40'

DATE: MARCH 3, 2021

JOB No. 2021-09



Item No. 6.c.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

1) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance for rezoning 3.0 acres from Agricultural District (AG) and Single-Family Residential - Large Lot (SF-E) to Single-Family Residential (SF-84). (Director of Development Services Ross Altobelli)

2) Approve a Resolution for the Medina's Addition, Block A, Lots 1 & 2, Final Plat.

SUMMARY:

Zoning

Rezone 3.0± acres located on the north side of Elm Grove, 160± feet east of Rodeo Drive **from** AG Agricultural and SF-E Single-Family Residential – Large Lot **to** SF-84 Single-Family Residential District.

The applicant is requesting to rezone the property due to the existing zoning (AG & SF-E) requiring a minimum of 43,560 square feet (1 acre) per lot. The requested zoning is SF-84 which requires a minimum of 8,400 square feet (0.19 acre).

Additional project and zoning information can be found in the attached staff report.

The Planning & Zoning Commission recommended approval.

Final Plat

Two single-family dwelling, detached lots on 3.0± acres located on the north side of Elm Grove, 160± feet east of Rodeo Drive.

The purpose for the final plat is to divide the tract into two lots; Lot 1 (0.6± acre) and Lot 2 (2.4± acres).

The Planning & Zoning Commission recommended approval subject to approval of the associated zoning case.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Zoning

Recommended for approval.

Final Plat

Recommended for approval

ATTACHMENTS:

1. Agenda Map (Rezoning)
2. Zoning Write-Up - Medina Addition
3. Ordinance - Medina
4. Exhibit 1 Legal Description
5. Agenda Map (Final Plat)
6. RESOLUTION - (FP) Medinas Addn BL A Lts 1 2
7. Exhibit A (FP) Medina Addn

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 4/7/2021
Approved - 4/8/2021
Final Approval - 4/8/2021

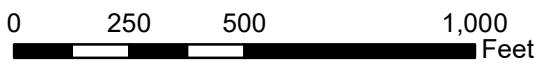
Rezoning – from AG & SF-E to SF-84



THE CITY OF
Anna



- Proposed Site
- City Limits
- Parcels
- ETJ



March 2021

CITY OF ANNA

PLANNING & ZONING COMMISSION

April 5, 2021

Public Hearing: Zoning – **from** AG and SF-E **to** SF-84

Applicant: Julio Medina

DESCRIPTION:

Request to rezone 3.0± acres located on the north side of Elm Grove, 160± feet east of Rodeo Drive, **from** AG Agricultural and SF-E Single-Family Residential – Large Lot **to** SF-84 Single-Family Residential District.

REMARKS:

The Agricultural Zoning District is intended to apply to land situated on the fringe of an urban area, used for agricultural purposes, and which may become an urban area in the future. Therefore, the agricultural activities conducted in the Agricultural District should not be detrimental to urban land uses; intensity of use permitted in this district is intended to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

The SF-E district is established to allow for larger lots with one family dwelling structures per lot. This district is intended to provide for residential lands to accommodate more rural settings and accessory yard uses. These lots should be generally located in groups, blocks, or areas where the accessory uses of the land do not either materially or in an obnoxious manner influence neighboring properties. Densities in this district will not usually exceed one unit per gross acre.

The SF-84 Single-Family Residential District is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located in proximity to agricultural and single-family residential uses.

The applicant is requesting to rezone the property due to the existing zoning (AG & SF-E) requiring a minimum of 43,560 square feet (1 acre) per lot. The requested zoning is SF-84 which requires a minimum of 8,400 square feet (0.19 acre).

Surrounding Land Use and Zoning

North	Single-family residences zoned AG and SF-E
East	Single-family residence zoned SF-E
South	Single-family residences zoned PD-127-2004-SF-72 (Sweetwater Crossing)
West	Single-family residences zoned PD-127-2004-SF-72 (Sweetwater Crossing)

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

City of Anna Goals for 2025

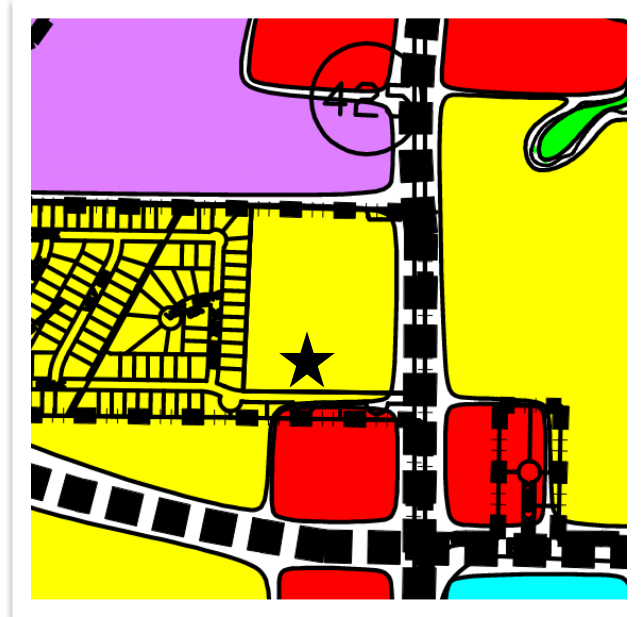
1. Goal 3: Sustainable Anna Community Through Planned Managed Growth
 - a. Manage residential growth.
 - b. Have buildings and homes complying with City codes and development regulations.

Future Land Use Plan – The Future Land Use Plan designates this property as single-family (yellow).

Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit.

ISSUES:

The current zoning of AG Agricultural and SF-E Single-Family Residential – Large Lot both require a minimum of 43,560 square feet (1 acre) for each lot. The next largest lot size adopted in the Zoning Ordinance is SF-84 Single-Family Residential, which requires a minimum of 8,400 square feet (0.19 acre). At this time, the applicant is wanting to split the property into two lots: 0.6± acre and 2.4± acre.



For these reasons, staff believes that SF-84 zoning is appropriate for the subject property.

SUMMARY:

The applicant is requesting to rezone the property in order to divide the tract and create a parcel less than 1 acre. The request is in conformance with elements of the Future Land Use Plan and City of Anna Strategic Plan.

RECOMMENDATION:

Recommended for approval as submitted.

CITY OF ANNA, TEXAS

(Property rezoned under this ordinance is generally located on the north side of Elm Grove, 160± feet east of Rodeo Drive)

ORDINANCE NO. _____

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.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested zoning change on Property described in Exhibit 1 ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property generally located on the north side of Elm Grove, 160± feet east of Rodeo Drive from AG Agricultural and SF-E Single-Family Residential – Large Lot to SF-84 Single-Family Residential District zoning; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

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

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Anna City Code of Ordinances are hereby amended by changing the zoning of the Property described in Exhibit 1 from AG Agricultural and SF-E Single-Family Residential – Large Lot to SF-84 Single-Family Residential District.

Section 3. **Official Zoning Map**

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. **Savings, Repealing and Severability Clauses**

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 5. **Penalty**

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. **Publication of the Caption and Effective Date**

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 13th day of April 2021.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor

Exhibit 1

Legal Description

Situated in the County of Collin, State of Texas being a part of the J.C. Brantley Survey, Abstract No. 114, and being a part of 3.00 acre tract of land conveyed to Julio Medina and wife Audelia Medina by deed record in Volume 3394, Page 823, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a chain link fence corner in the north line of a Elm Grove maintaining the southwest corner of said 3.00 acre tract and the southeast corner of a Lot 1, Block B, Sweetwater Crossing an addition to Collin County Texas by plat of record in Slide No. 8931, Plat Records, Collin County, Texas;

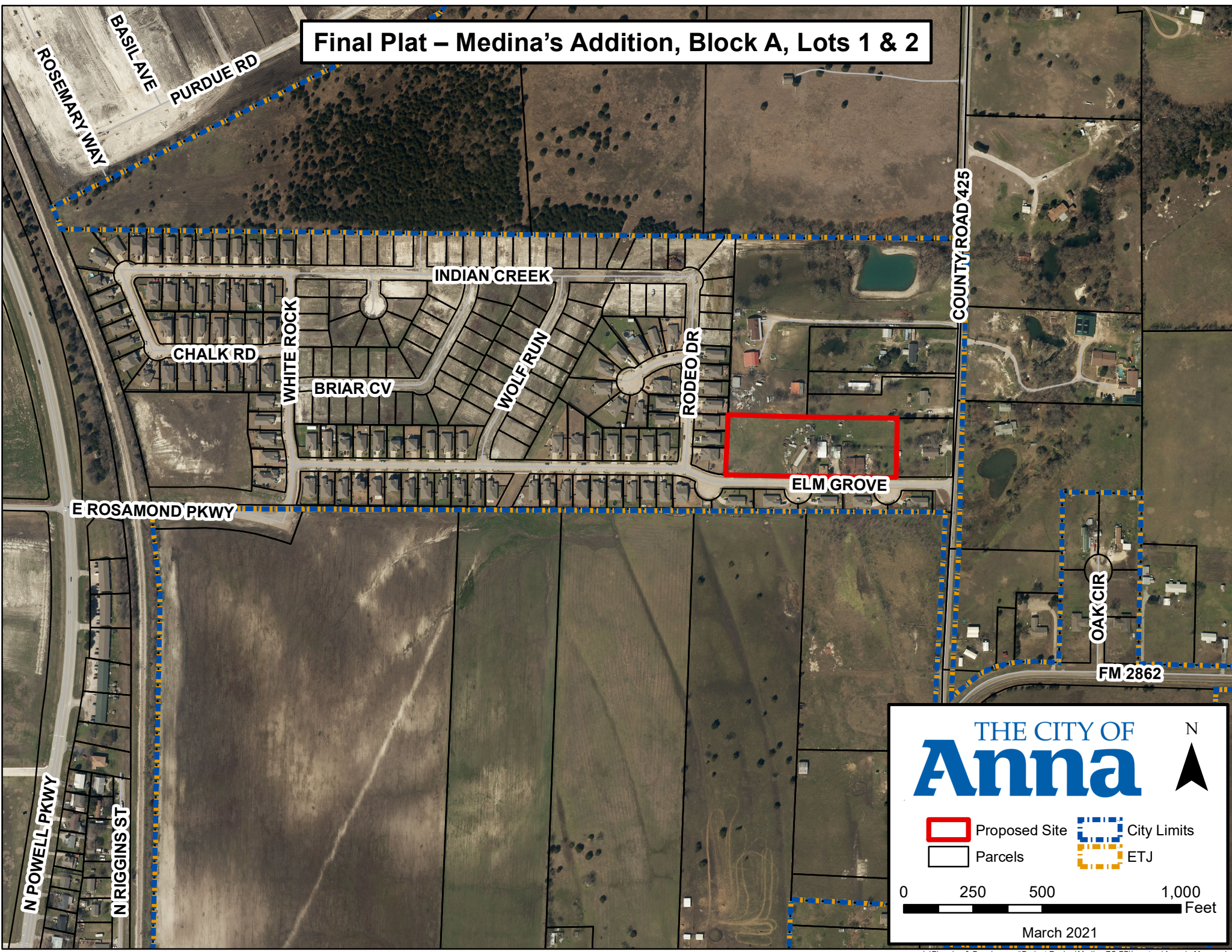
Thence North 02°31'16" East, along the west line of said 3.00 acre tract and the east line of Lots 1, 2 & 3 of said Sweetwater Crossing, a distance of 213.30 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 3.00 acre tract and the southwest corner of a 8.00 acre tract of land conveyed to Sale Heath and Marie J. Heath by deed of record in Volume 1536, Page 118 of said Official Public Records;

Thence South 89°24'14" East, along the north line of said 3.00 acre tract and the south line of said 8.00 acre tract passing a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at a distance of 124.00 feet and passing the southeast corner of said 8.00 acre tract continuing along the south line of a 1.403 acre tract of land conveyed to Sharon Walters by deed of record in Volume 5065, Page 1002 of said Official Public Records for a total distance of 611.36.00 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of said 1.403 acre tract for the northeast corner of said 3.00 acre tract and the northwest corner of a 1.00 acre tract of land conveyed to Adolfo Villarreal by deed of record in Volume 4528, Page 1723 of said Official Public Records;

Thence South 02°08'37" West, along the east line of said 3.00 acre tract and the west line of said 1.00 acre tract, a distance of 213.83 feet to a 1/2" steel rod found with a cap marked Burns in the north line of Elm Grove for the southeast corner of said 3.00 acre tract and the southwest corner of said 1.00 acre tract;

Thence North 89°21'0" West, along the north line of said Elm Grove and south line of said 3.00 acre tract, a distance of 612.75 feet to the Point-of-Beginning and containing 2.999 acres (130,655 square feet) of land.

Final Plat – Medina's Addition, Block A, Lots 1 & 2



THE CITY OF
Anna

Proposed Site
City Limits
Parcels
ETJ

0 250 500 1,000 Feet

March 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A FINAL PLAT OF MEDINA'S ADDITION, BLOCK A, LOTS 1 & 2.

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Julio Medina, has submitted an application for approval of a Final Plat of Medina's Addition, Block A, Lots 1 & 2;

WHEREAS, The Final Plat of Medina's Addition, Block A, Lots 1 & 2 conforms to the existing zoning;

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

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the final plat of Medina's Addition, Block A, Lots 1 & 2 hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 13th day of April 2021.

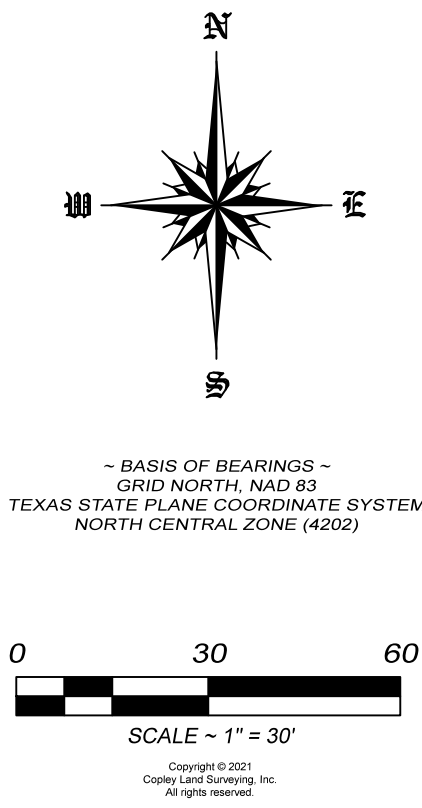
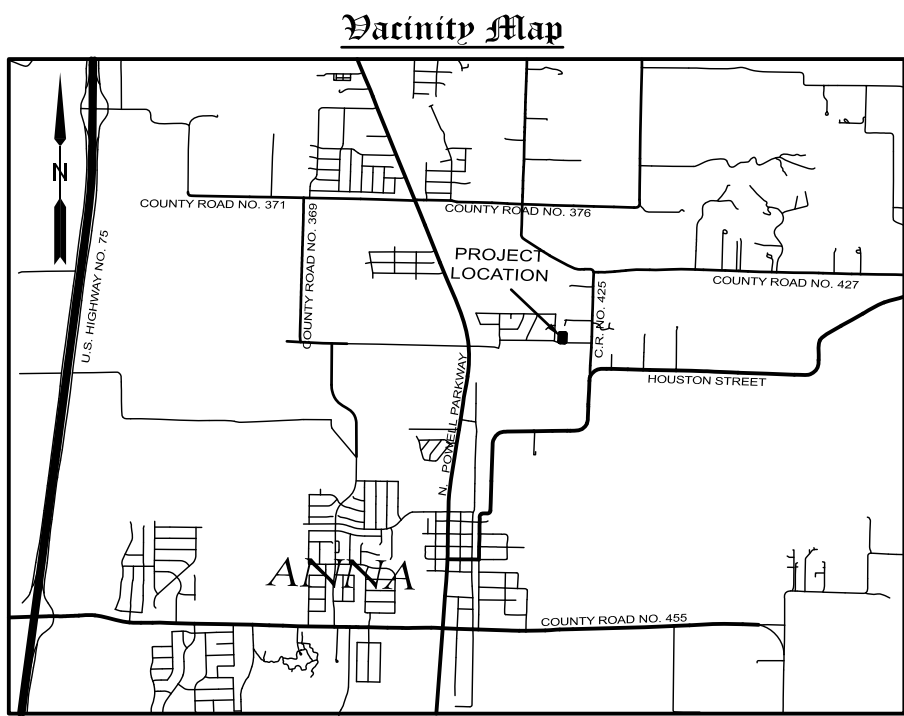
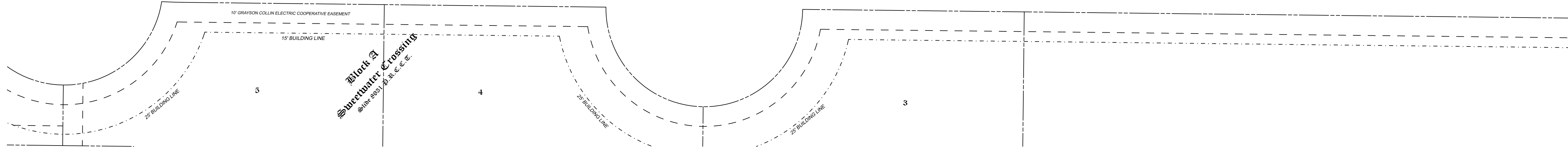
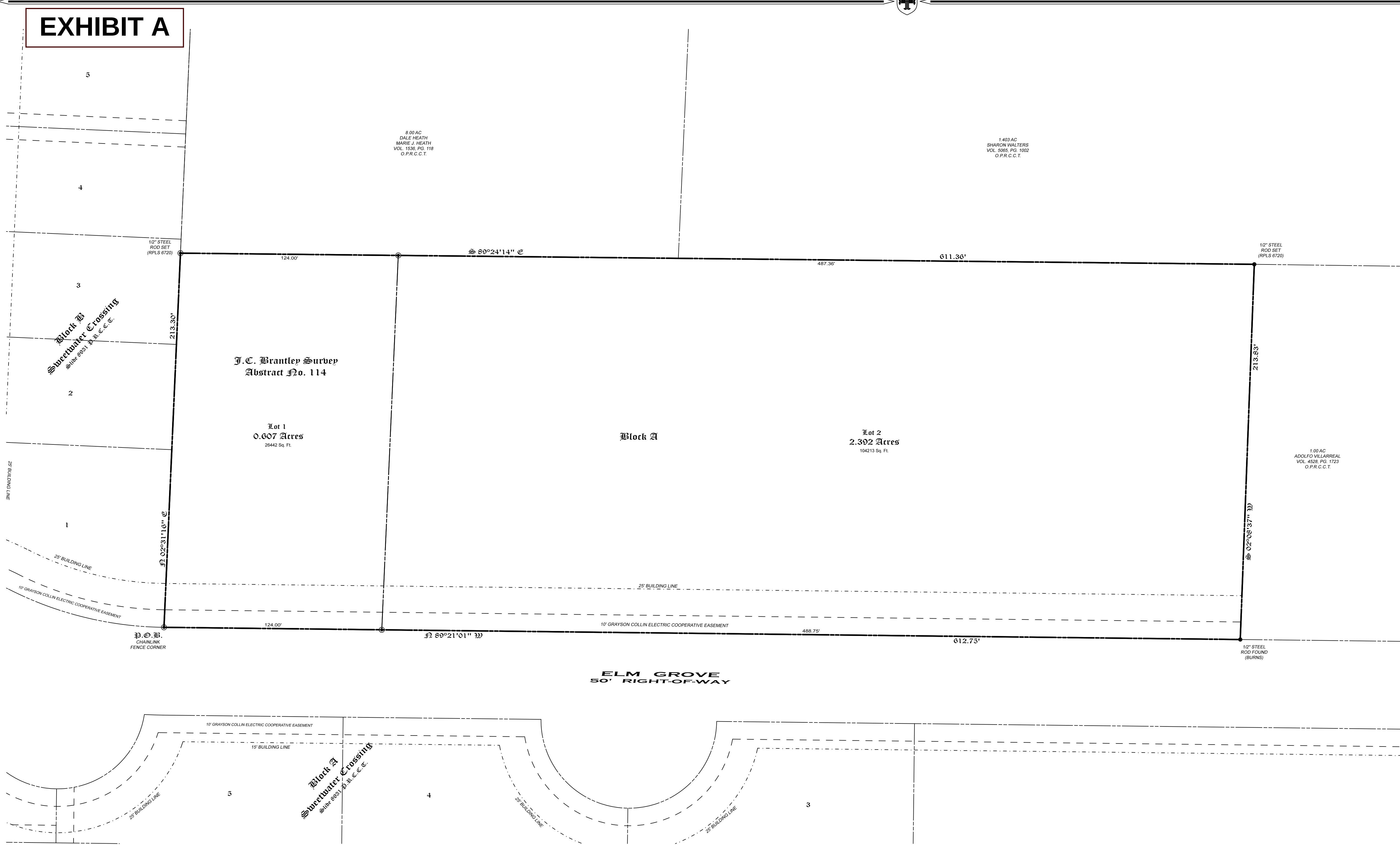
ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

EXHIBIT A



GENERAL NOTES -

1. Water Supply to be provided by the City of Anna.
2. Sewer service to be provided by the City of Anna.
3. Electrical service is provided by GCEC.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Anna will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Anna nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. All proposed lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirements of the Governing Zoning District and the requirements of the Subdivision Ordinance.

Legal Description

Situated in the County of Collin, State of Texas being a part of the J.C. Brantley Survey, Abstract No. 114, and being a part of 3.00 acre tract of land conveyed to Julio Medina and wife Audelia Medina by deed of record in Volume 3394, Page 823, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a chainlink fence corner in the north line of a Elm Grove maintaining the southwest corner of said 3.00 acre tract and the southeast corner of a Lot 1, Block B, Sweetwater Crossing an addition to Collin County, Texas by plat of record in Slide No. 8931, Plat Records, Collin County, Texas;

Thence **North 02°31'16" East**, along the west line of said 3.00 acre tract and the east line of Lots 1, 2 & 3 of said Sweetwater Crossing, a distance of **213.30 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 3.00 acre tract and the southwest corner of an 8.00 acre tract of land conveyed to Dale Heath and Marie J. Heath by deed of record in Volume 1536, Page 118 of said Official Public Records;

Thence **South 89°24'14" East**, along the north line of said 3.00 acre tract and the south line of said 8.00 acre tract passing a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at a distance of 124.00 feet and passing the southeast corner of said 8.00 acre tract continuing along the south line of a 1.403 acre tract of land conveyed to Sharon Walters by deed of record in Volume 5065, Page 1002 of said Official Public Records for a total distance of **611.36.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of said 1.403 acre tract for the northeast corner of said 3.00 acre tract and the northwest corner of a 1.00 acre tract of land conveyed to Adolfo Villarreal by deed of record in Volume 4528, Page 1723 of said Official Public Records;

Thence **South 02°08'37" West**, along the east line of said 3.00 acre tract and the west line of said 1.00 acre tract, a distance of **213.83 feet** to a 1/2" steel rod found with a cap marked Burns in the north line of Elm Grove for the southeast corner of said 3.00 acre tract and the southwest corner of said 1.00 acre tract;

Thence **North 89°21'01" West**, along the north line of said Elm Grove and south line of said 3.00 acre tract, a distance of **612.75 feet** to the **Point-of-Beginning** and containing **2.999 acres (130,655square feet)** of land.

Owners Certificate & Dedication

C.L.S. Job# 20080320

STATE OF TEXAS
COUNTY OF GRAYSON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT we JULIO & AUDELLA MEDINA acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as MEDINA'S ADDITION, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This approved subject to all platting ordinances, rules, and regulations of the City of Anna, Texas.

JULIO MEDINA AUDELLA MEDINA

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared AUDELLA MEDINA, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ____, 20__.

Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared AUDELLA MEDINA, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ____, 20__.

Notary Public in and for
the State of Texas

Acceptance of Dedication

Approved this ___ day of ____, 20__, by the City Council of the City of Anna, Texas.

Mayor, City of Anna

City Secretary, City of Anna

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

Date

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
APRIL 5, 2021
P&Z COMMISSION
CITY OF ANNA

Final Plat of
Medina's Addition
Block A, Lots 1 & 2
an addition to the City of Anna,
Collin County, Texas

Being 2.999 acres in the
J.C. Brantley Survey,
Abstract No. 114

3/19/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 936-415-0643, ☎ 860-980-0161
john@copleylandsurveying.com

OWNERS/DEVELOPER
JULIO MEDINA
AUDELLA MEDINA
12299 CR 425
ANNA, TX

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS



Item No. 6.d.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

1) Continue conducting the Public Hearing/Consider/Discuss/Action on an Ordinance regarding the request to amend Ordinance No. 843-2020 (Waterview, Block A, Lot 1) (Director of Development Services Ross Altobelli)

2) Approve a Resolution regarding the Waterview, Block A, Lot 1, Concept Plan.

SUMMARY:

Zoning

At the March 23, 2021 City Council meeting the applicant requested a continuance in order to continue to refine the request and review the implications associated with the Planning & Zoning Commission recommendations.

Anna 21, LLC has submitted an application for an amendment to Ordinance No. 843-2020. Multifamily residence on 20.8± acres located on the west side of State Highway 5, 1,420± feet south of West White Street. Zoned Planned Development-843-2020.

The applicant is requesting the following amendments;

- i. Increase maximum height **from** 3-story **to** 4-story while still maintaining the maximum height of 45 feet. However that measurement would be from the grade to the top plate of walls rather than to a point midway between elevation of the eaves and elevation of the ridges, for gable, hip and gambrel roofs per the City of Anna ordinance.
- ii. Reduce the minimum parking **from** 2 per dwelling unit **to** 1.75 per dwelling unit and maintain the 0.25 visitor parking per dwelling unit requirement.
- iii. Reduce the minimum covered parking **from** 75% **to** 15% .

The Commission was in agreement with reducing the minimum parking to 1.75 spaces per dwelling unit and modifying the reducing covered parking request to 50%. The reductions would be in alignment with the Palladium multifamily zoning which has the same minimum parking requirement and requires roughly 61% covered parking.

Due to the existing vegetative buffer between the proposed development and the residential subdivision to the west the Commission was supportive of the 4-story building height and to increase the maximum building height by 10 feet rather than varying the "Height of building" definition within the zoning ordinance.

The Planning & Zoning Commission recommended approval with the following stipulations:

1. Maximum Height: 4-stories/55 feet. Buildings located within 100 feet from the western property line shall have a maximum height of 3-stories/45 feet.
2. Minimum parking 1.75 units per dwelling unit and maintain the 0.25 visitor parking per dwelling unit requirement.
3. Minimum 50% of required parking must be covered.

Additional project and zoning information can be found in the attached staff report.

Concept Plan

It is recommended that the City Council approve a resolution regarding the Waterview, Block A, Lot 1, Revised Concept Plan

Anna 21, LLC has submitted an application for approval of a concept plan

The purpose of the revised concept plan is to align with the amended zoning.

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval as amended by the Planning & Zoning Commission.

ATTACHMENTS:

1. Agenda Map
2. Write-up (Waterview BL A Lt 1)
3. Ordinance - Waterview Amended Zoning
4. Exhibit 1 - (Metes & Bounds) Waterview
5. Exhibit 2 - (RCP) Waterview STAMPED
6. RESOLUTION-(RCP) Waterview, BL A, Lt 1
7. Exhibit A - (Revised Concept Plan) Waterview STAMPED

APPROVALS:

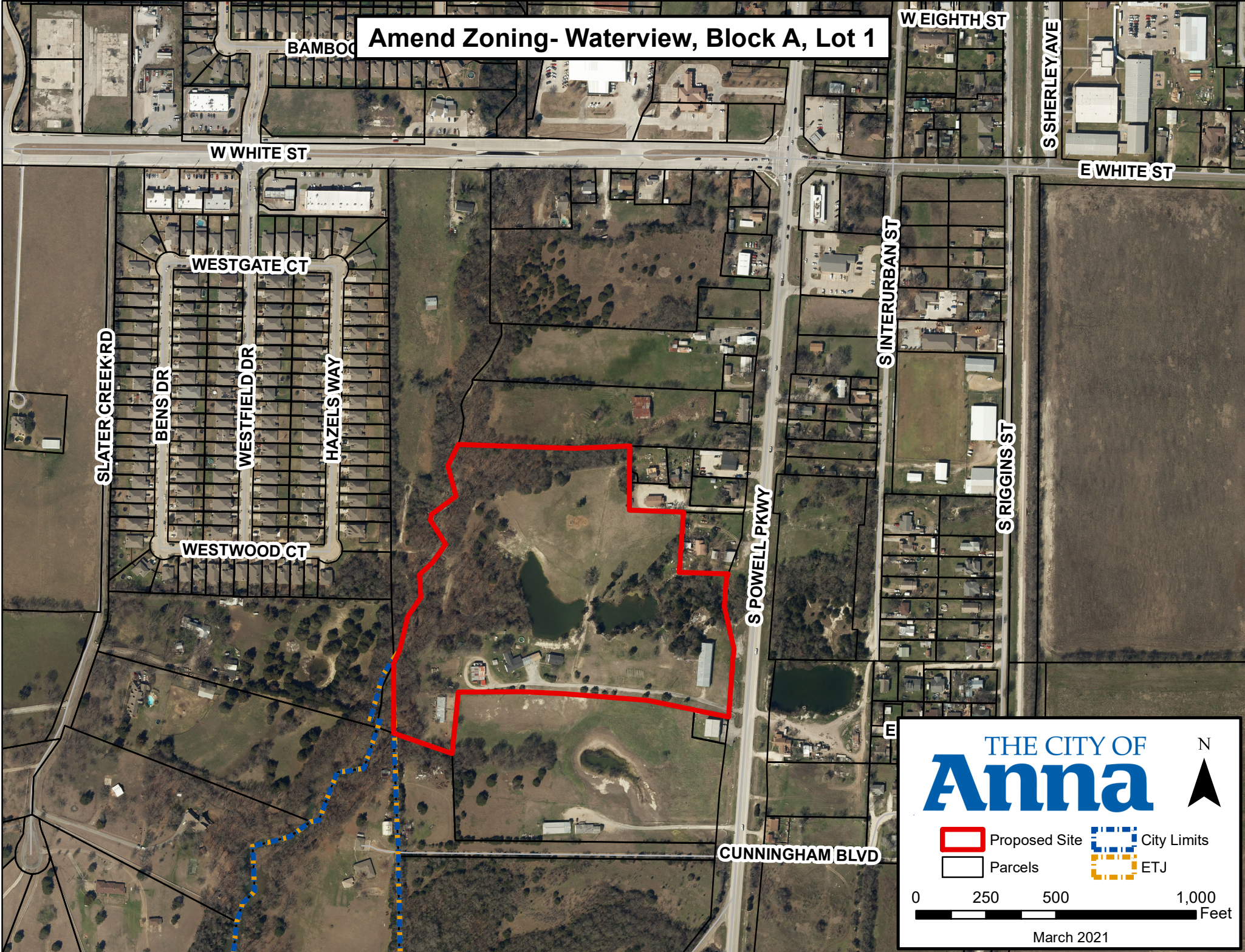
Lauren Mecke, Planner II

Created/Initiated - 4/8/2021

Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Approved - 4/8/2021
Final Approval - 4/8/2021

Amend Zoning- Waterview, Block A, Lot 1



THE CITY OF

Anna

N

Proposed Site

Parcels

City Limits

ETJ

0 250 500 1,000 Feet

March 2021

CITY OF ANNA
PLANNING & ZONING COMMISSION

March 15, 2020

Public Hearing: Amend Zoning – Waterview, Block A, Lot 1

Applicant: Anna 21, LLC

DESCRIPTION:

Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the request to amend Ordinance No. 843-2020 (Waterview Addition, Block A, Lot 1).

REMARKS:

The applicant is requesting to amend Ordinance No. 843-2020 in order to modify an existing stipulation that limits building height to 3-stories and modify parking requirements for multiple-family dwellings.

A revised concept plan, Waterview, Block A, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning

North	Existing single-family residence zoned C-2 General Commercial District and a church, rectory, place of worship and vacant land zoned SF-1 Single-Family Residential District.
East	Across State Highway 5, a vacant tract zoned C-1 Restricted Commercial.
South	Existing major auto repair zoned residential SF-E and a single-family residence zoned PD-631-2013, PD-692-2015, and SF-E
West	Vacant tract zoned SF-E Single-Family Residential District – Large Lot.

Proposed Planned Development Stipulations

Design Standards – Planned Development-843-2020 currently permits a maximum height of 3 stories/45 feet. The language in the proposed stipulations increases the building construction height to 4-story, maintains the maximum height of 45 feet, and defines that maximum height as being measured by the top plate.

Parking – Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance require a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the parking is required to be covered. The applicant is proposing to reduce the required parking to 1.75 spaces per dwelling and reduce the covered parking to 15%.

The requested PD language is as follows (additions are indicated in underlined text; deletions are indicated in strikethrough text):

Restrictions:

The permitted uses and standards shall be in conformance with the MF-2 zoning district unless otherwise specified herein.

1. Maximum Height: 4-story 3-story / 45 feet as measured from the grade to the top plate of walls.
2. Maximum Number of Units: 325
3. Minimum Parking: 1.75 per dwelling unit plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
4. Covered Parking: 15% of required parking must be covered

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2034

- a. Principle 3: Beautiful Community
 - i. Preserve natural areas/open space
- b. Principle 5: Great Housing Opportunities
 - i. Diverse housing choices for all family generations: small lots, townhomes, estate homes, "ranchette", apartments, mixed-use development.
 - ii. Safe, well-design, well-maintained multi-family rental housing.

City of Anna Goals for 2024

- a. Sustainable Anna Community Through Planned, Managed Growth
 - i. Having new buildings and homes that are attractive and using the appropriate building materials and meeting City's architectural standards.
 - ii. Having a range of housing choice available in Anna.

ISSUES:

Existing Development Agreement

Amending the zoning does not affect the development agreement in place in regards to the building materials.

PD Stipulations

The existing zoning allows for multiple-family dwellings with a maximum height of 3-story/45 feet. The applicant's request to allow a 4-story building and maintain the maximum height of 45 feet which will allow the development to preserve significant natural features of the site. Additionally the applicant is requesting to define how the height of the building is measured.

The applicant is also requesting a reduction of the minimum number of required parking spaces and percentage of covered parking spaces.

SUMMARY:

Request to amend Ordinance No. 843-2020 in order to allow for 4-stories and amended parking regulations.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the MF-2 Multiple-Family Residential - High Density zoning district, unless otherwise specified herein:

1. Maximum Height: 4 story / 45 feet as measured to the top plate of walls.
2. Maximum Number of Units: 325
3. Minimum Parking: 1.75 per dwelling unit plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
4. Covered Parking: 15% of required parking must be covered

CITY OF ANNA, TEXAS
(Property zoned under this ordinance is generally located on the west side of State Highway 5, 1,420± feet south of West White Street)

ORDINANCE NO. _____

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.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested zoning amendment from Anna 21, LLC on Property described in Exhibit 1 ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property generally located on the west side of State Highway 5, 1,420± feet south of West White Street was zoned by Ordinance No. 843-2020; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

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

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Anna City Code of Ordinances (the "Anna Code") are hereby amended by amending the zoning of the Property described in Exhibit 1 and as depicted in the Concept Plan on the attached Exhibit 2.

1. Purpose.

The purpose of this Planned Development District is to facilitate the development of high-quality Multiple-Family Residential - High Density District.

2. Definitions.

Except as otherwise provided herein, the definitions in Appendix 3 of the City's Zoning Ordinance shall apply.

3. Development Standards.

- A. The permitted uses and standards shall be in accordance with the MF-2 Multiple-Family Residential - High Density zoning district, unless otherwise specified herein:
 - a. Maximum Height: 4-stories/55 feet. Buildings located within 100 feet from the western property line shall have a maximum height of 3-stories/45 feet
 - b. Maximum Number of Units: 325
 - c. Minimum Parking: 1.75 per dwelling unit plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
 - d. Covered Parking: 50% of required parking must be covered
- B. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Conceptual Development plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Development plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
- C. The Conceptual Development Plan will expire after two (2) years of approval.

Section 3. Official Zoning Map

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. Savings, Repealing and Severability Clauses

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such

unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict. Notwithstanding any provision of this ordinance or the Anna Code, it is intended that this ordinance fully comply with Chapter 3000 of the Texas Government Code ("Chapter 3000") and this ordinance shall and the City Code shall be interpreted in a manner to comply with Chapter 3000. For the purposes of this ordinance, any provision of the City Code that does not comply with Chapter 3000 shall be deemed to have been excluded and not a part of this ordinance.

Section 5. Penalty

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. Publication of the Caption and Effective Date

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 13th day of April 2021.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor

EXHIBIT 1

**PROPERTY DESCRIPTION
CALLED 20.799 ACRES TRACT OF LAND SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS**

1220 S. POWELL PARKWAY ANNA, TEXAS 75409

BEING A CALLED 20.799 ACRES TRACT OF LAND SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798 IN THE CITY OF ANNA IN COLLIN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO ANNA 21, LLC, RECORDED IN DOCUMENT NO. 20191101001387120, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING MORE PARTICULARLY DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER OF SAID ANNA 21 TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROGER D. WANGLER AND WIFE ASPASIA D. WANGLER RECORDED IN VOLUME 2801, PAGE 151, O.P.R.C.C.T. AND BEING IN THE SOUTH LINE OF A CALLED 4.85 ACRES TRACT OF LAND DESCRIBED IN DEED TO CROSS POINT CHURCH ANNA, RECORDED IN DOCUMENT NO. 20200212000200140, O.P.R.C.C.T.;

THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, WITH THE EAST LINE OF SAID ANNA 21 TRACT AND WEST LINE OF SAID WANGLER TRACT, A DISTANCE OF 127.88' FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WANGLER TRACT AND NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO IN DEED TO FIRST APOSTOLIC CHURCH, RECORDED IN VOLUME 4531, PAGE 810, O.P.R.C.C.T.;

THENCE SOUTH 00 DEGREES 42 MINUTES 33 SECONDS WEST, CONTINUING WITH THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WEST LINE OF SAID FIRST APOSTOLIC CHURCH TRACTS, A DISTANCE OF 98.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID FIRST APOSTOLIC CHURCH TRACT TWO AND ELL CORNER OF SAID ANNA 21 TRACT;

THENCE SOUTH 87 DEGREES 53 MINUTES 21 SECONDS EAST, WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID FIRST APOSTOLIC CHURCH TRACT TWO, A DISTANCE OF 194.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FLOYD WAYNE MCBROOM, SR. (DECEASED) AND EDNA MAY MCBROOM (LIFE ESTATE) RECORDED IN DOCUMENT NO. 92-0064922, O.P.R.C.C.T. AND ELL CORNER OF SAID ANNA 21 TRACT;

THENCE SOUTH 04 DEGREES 10 MINUTES 33 SECONDS WEST, WITH THE WEST LINE OF SAID MCBROOM TRACT AND EAST LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 219.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MCBROOM TRACT AND ELL CORNER OF SAID ANNA 21 TRACT;

THENCE SOUTH 87 DEGREES 34 MINUTES 33 SECONDS EAST, WITH THE SOUTH LINE OF SAID MCBROOM TRACT AND NORTH LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 174.00 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR THE SOUTHEAST CORNER OF SAID MCBROOM TRACT AND ANGLE CORNER OF SAID ANNA 21 TRACT AND BEING IN THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 5 ALSO KNOWN AS POWELL PARKWAY (A CALLED VARIABLE WIDTH R.O.W.);

THENCE WITH THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WESTERLY LINE OF SAID STATE HIGHWAY NO. 5 A.K.A. POWELL PARKWAY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 21 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 17.96 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;

SOUTH 04 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.03 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;

SOUTH 12 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 157.15 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;

THENCE SOUTH 04 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 234.66 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR THE EASTERLY SOUTHEAST CORNER OF SAID ANNA 21 TRACT AND NORTHEAST CORNER OF A CALLED 0.3417 ACRE TRACT OF LAND DESCRIBED IN DEED TO U.S. AUTO TRANSMISSIONS, INC. RECORDED IN VOLUME 5924, PAGE 184, O.P.R.C.C.T.;

THENCE NORTH 78 DEGREES 49 MINUTES 17 SECONDS WEST, DEPARTING THE WESTERLY LINE OF SAID STATE HIGHWAY NO. 5 A.K.A. POWELL ROAD, AND WITH THE SOUTH LINE OF SAID ANNA 21 TRACT AND NORTH LINE OF SAID U.S. AUTO TRANSMISSIONS TRACT, A DISTANCE OF 125.07 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID U.S. AUTO TRANSMISSIONS TRACT AND NORTHERLY NORTHEAST CORNER OF A CALLED 11.226 ACRES TRACT OF LAND DESCRIBED IN DEED TO ANNA VILLAGE, LLC RECORDED IN DOCUMENT NO. 20131016001427770, O.P.R.C.C.T.;

THENCE WITH THE SOUTHERLY LINE OF SAID ANNA 21 TRACT AND NORTHERLY LINE OF SAID ANNA VILLAGE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 79 DEGREES 16 MINUTES 20 SECONDS WEST, A DISTANCE OF 167.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

NORTH 85 DEGREES 06 MINUTES 32 SECONDS WEST, A DISTANCE OF 286.86 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

NORTH 87 DEGREES 58 MINUTES 37 SECONDS WEST, A DISTANCE OF 154.22 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 43 MINUTES 24 SECONDS WEST, A DISTANCE OF 234.38 FEET TO A 5/8 INCH IRON ROD FOUND FOR ELL CORNER OF SAID ANNA 21 TRACT AND NORTHWEST CORNER OF SAID ANNA VILLAGE TRACT;

THENCE SOUTH 05 DEGREES 48 MINUTES 20 SECONDS WEST, WITH THE WEST LINE OF SAID ANNA VILLAGE TRACT AND EAST LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 220.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF A CALLED 2.47 ACRES TRACT OF LAND DESCRIBED IN DEED TO JOE A. GREER, JR. AND WIFE GERALDINE GREER RECORDED IN VOLUME 1145, PAGE 6, O.P.R.C.C.T.;

THENCE NORTH 71 DEGREES 05 MINUTES 48 SECONDS WEST, WITH THE NORTH LINE OF SAID GREER TRACT (1145/6) AND SOUTH LINE OF SAID ANNA 21 TRACT, PASSING THE NORTHWEST CORNER OF SAID GREER TRACT (1145/6) AND NORTHEAST CORNER OF A CALLED 11.195 ACRES TRACT DESCRIBED IN DEED TO JOE A. GREER, JR. AND WIFE GERALDINE GREER RECORDED IN VOLUME 976, PAGE 120,

O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 287.17 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID GREER TRACT IN THE CENTERLINE OF SLAYTER CREEK AND BEING IN THE EASTERLY LINE OF A CALLED 7.82 ACRES TRACT OF LAND DESCRIBED IN DEED TO KIM THOMAS POOLE AND RUTH ANN POOLE, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 20090917001159430, O.P.R.C.C.T.;

THENCE NORTH 10 DEGREES 25 MINUTES 28 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID POOLE TRACT, AND ALONG SAID CENTERLINE OF SLAYTER CREEK PASSING THE NORTHEASTERLY CORNER OF SAID POOLE TRACT AND SOUTHEASTERLY CORNER OF A CALLED 7.511 ACRES TRACT OF LAND DESCRIBED IN DEED TO JAMES BONNER OGLESBY AND SPOUSE, CINDY R. OGLESBY RECORDED IN VOLUME 3963, PAGE 362, O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 88.52 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 41 MINUTES 33 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID OGLESBY TRACT AND ALONG SAID CENTERLINE OF SLAYTER CREEK, A DISTANCE OF 60.32 FEET TO A POINT FOR CORNER;

THENCE NORTH 25 DEGREES 22 MINUTES 08 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID OGLESBY TRACT AND ALONG SAID CENTERLINE OF SLAYTER CREEK, PASSING THE SOUTHERNMOST CORNER OF A CALLED 8.4 ACRES TRACT OF LAND DESCRIBED IN DEED TO HARLOW LAND CO., LTD. RECORDED IN VOLUME 4617, PAGE 2624, O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 140.77 FEET TO A POINT FOR CORNER;

THENCE ALONG THE WESTERLY LINE OF SAID HARLOW LAND CO., LTD. TRACT, THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WITH THE CENTERLINE OF SAID SLAYTER CREEK THE FOLLOWING COURSES AND DISTANCES:

NORTH 13 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 125.21 FEET TO A POINT FOR CORNER;

NORTH 34 DEGREES 24 MINUTES 28 SECONDS EAST, A DISTANCE OF 83.89 FEET TO A POINT FOR CORNER;

NORTH 04 DEGREES 29 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.29 FEET TO A POINT FOR CORNER;

NORTH 47 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 65.17 FEET TO A POINT FOR CORNER;

NORTH 35 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 78.59 FEET TO A POINT FOR CORNER;

NORTH 32 DEGREES 38 MINUTES 41 SECONDS WEST, A DISTANCE OF 102.28 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 36 MINUTES 04 SECONDS EAST, A DISTANCE OF 19.12 FEET TO A POINT FOR CORNER;

NORTH 53 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 112.26 FEET TO A POINT FOR CORNER;

NORTH 15 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 111.68 FEET TO A POINT FOR CORNER;

THENCE NORTH 26 DEGREES 34 MINUTES 20 SECONDS EAST, A DISTANCE OF 85.07 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT;

THENCE SOUTH 88 DEGREES 12 MINUTES 53 SECONDS EAST, DEPARTING THE CENTERLINE OF SAID SLAYTER CREEK AND WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 277.61 FEET TO A NAIL FOUND FOR CORNER;

THENCE SOUTH 88 DEGREES 44 MINUTES 58 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 139.19 FEET TO A NAIL FOUND FOR CORNER;

THENCE NORTH 87 DEGREES 46 MINUTES 34 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 198.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN RECITED, 20.799 ACRES, (906,034 SQ. FT.) MORE OR LESS.



DANIEL L. JACKSON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5577
EMAIL: LJACKSON@COLETX.COM
COLE DESIGN GROUP, INC.
BRANCH REGISTRATION NUMBER 10193871
PROJECT NO. 20-0085



EXHIBIT 2

CALLED 8.4 ACRES
 HARLOW LAND CO., LTD.
 VOLUME 4617, PAGE 2624
 O.P.R.C.C.T.

11.195 ACRES
JOE A GREER, JR.
AND WIFE
GERALDINE GREER
VOLUME 976,
PAGE 120,
O.P.R.C.C.T.

CALLED 2.47 ACRES
 JOE A GREER, JR. AND WIFE
 GERALDINE GREER
 VOLUME 1145, PAGE 6,
 O.P.R.C.C.T.

CALLED 11.226 ACRES
 ANNA VILLAGE, LLC
 DOCUMENT NO. 2013101600142777
 O.P.R.C.C.T.

CALLED 0.3417 ACR
 U.S. AUTO
 TRANSMISSIONS, IN
 VOLUME 5924,
 PAGE 184
 O.P.R.C.C.T.

WATERVIEW

ANNA, TEXAS

PROVIDENT REALTY ADVISORS

WATERVIEW
LOT 1, BLOCK A
CONCEPT PLAN

BEING A 20.799 ACRE TRACT OF
LAND LOCATED IN THE G STAR
SURVEY, A-798
SITUATED IN CITY OF ANNA
COLLIN COUNTY, TEXAS

hedk
ARCHITECTS

4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

ARCHITECT:
HEDK ARCHITECTS
ATTN: ERIK EARNSHAW
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422

OWNER/DEVELOPER:
PROVIDENT REALTY ADVISORS, INC.
ATTN: JOHN HICKMAN
10210 N. CENTRAL EXPY, STE 300
DALLAS, TX 75231
V-972-385-4100

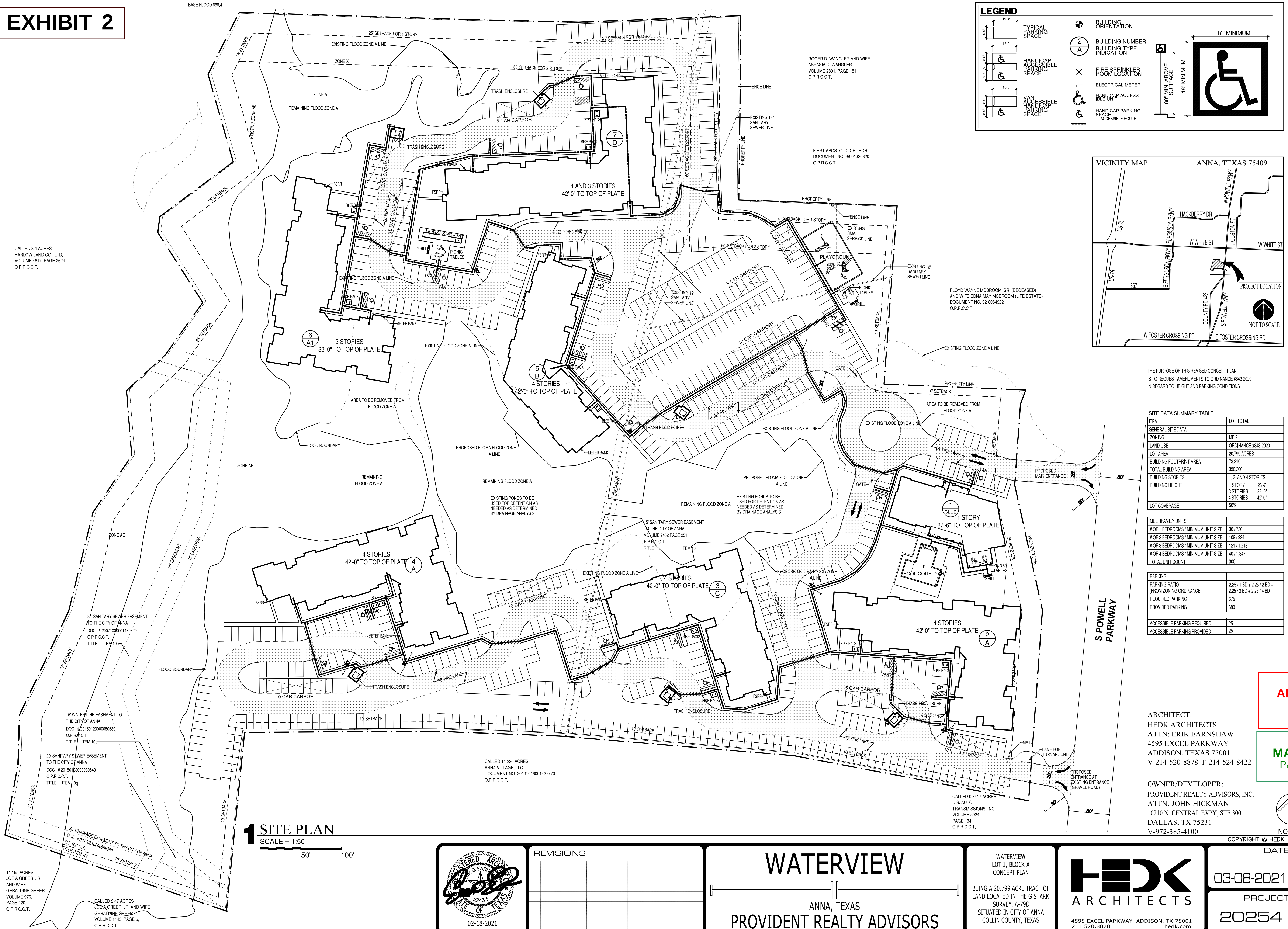
APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
MARCH 15, 2021
P&Z COMMISSION
CITY OF ANNA



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DATE	SHEET NUMBER
021	A1-01
SUBJECT	CONCEPT SITE PLAN
54	



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

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

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 (Subdivision Regulations") and Article 9.04 (Zoning Ordinance) of the Anna City Code of Ordinances; and

WHEREAS, Anna 21, LLC, has submitted an application for the approval of the Revised Concept Plan for Waterview, Block A, Lot 1; and

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Revised Concept Plan

The City Council hereby approves the Revised Concept Plan for Waterview, Block A, Lot 1 attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 13th day of April 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

EXHIBIT A

CALLED 8.4 ACRES
 HARLOW LAND CO., LTD.
 VOLUME 4617, PAGE 2624
 O.P.R.C.C.T.

11.195 ACRES
JOE A GREER, JR.
AND WIFE
GERALDINE GREER
VOLUME 976,
PAGE 120,
O.P.R.C.C.T.

CALLED 2.47 ACRES
 JOE A GREER, JR. AND WIFE
 GERALDINE GREER
 VOLUME 1145, PAGE 6,
 O.P.R.C.C.T.

CALLED 11.226 ACRES
 ANNA VILLAGE, LLC
 DOCUMENT NO. 2013101600142777
 O.P.R.C.C.T.

WATERVIEW

ANNA, TEXAS

PROVIDENT REALTY ADVISORS

WATERVVIEW
LOT 1, BLOCK A
CONCEPT PLAN

BEING A 20.799 ACRE TRACT OF
LAND LOCATED IN THE G STAR
SURVEY, A-798
SITUATED IN CITY OF ANNA
COLLIN COUNTY, TEXAS

hedk
ARCHITECTS

4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

ARCHITECT:
HEDK ARCHITECTS
ATTN: ERIK EARNSHAW
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422

OWNER/DEVELOPER:
PROVIDENT REALTY ADVISORS, INC.
ATTN: JOHN HICKMAN
10210 N. CENTRAL EXPY, STE 300
DALLAS, TX 75231
V-972-385-4100

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
MARCH 15, 2021
P&Z COMMISSION
CITY OF ANNA



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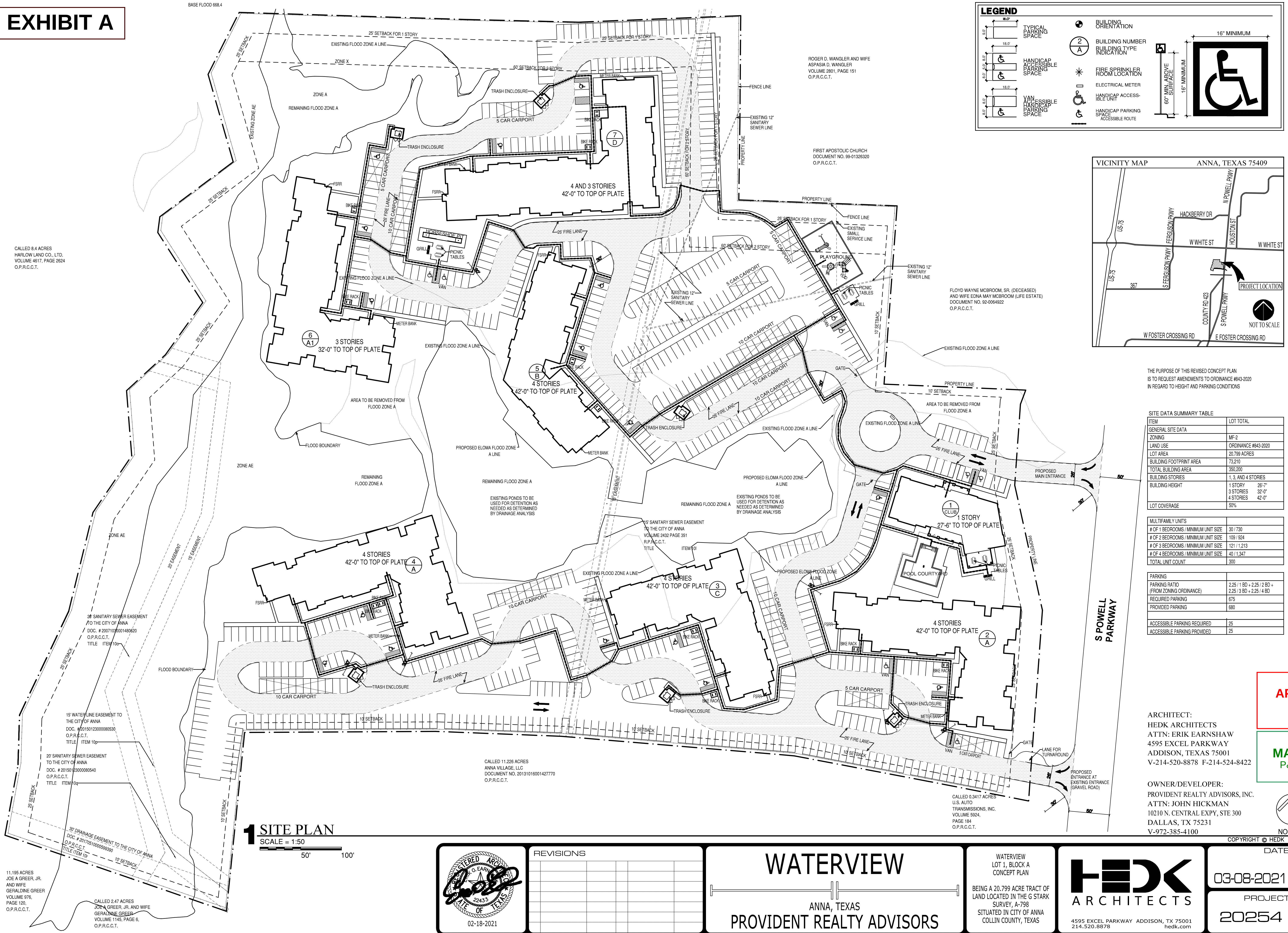
DATE SHEET NUMBER

03-08-2021

PROJECT
20254

A1-01

CONCEPT
SITE PLAN





Item No. 6.e.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021

Staff Contact: Jim Proce

AGENDA ITEM:

Consider/Discuss/Action on correspondence regarding TxDOT initiatives (City Manager Jim Proce)

SUMMARY:

Staff will provide correspondence with regard to TxDOT initiatives, seeking input from City Council, to identify the Council position on TxDOT initiatives.

FINANCIAL IMPACT:

None

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Approve and send correspondence to the State supporting Council position.

ATTACHMENTS:

APPROVALS:

Jim Proce, City Manager

Created/Initiated - 4/8/2021



Item No. 6.f.

City Council Agenda
Staff Report

Meeting Date: 4/13/2021
Staff Contact: Terri Doby

AGENDA ITEM:

Approve an Ordinance Amending the FY2020 - 2021 Budget to add 1.0 FTE Communications Manager, 4.0 FTE Police Officers, additional Fire overtime, an ambulance, three single trailer mount generators, various technology and equipment needs, a summer intern (0.45 FTE) and additional promotional expense funding for Economic Development. (City Manager Jim Proce)

SUMMARY:

The proposed budget amendment includes funding for the following purposes as provided for in the projected revenues as follows:

Revenue for sales taxes and building permits is exceeding FY2021 budget projections as a result of the continued and planned explosive growth in our community. This explosive growth is also resulting in the need for additional staff, equipment, and services, in order to maintain the quality of services for our neighbors. As there have been multiple community needs identified, it is prudent to provide for those needs in alignment with the Strategic Goals of the City.

In early April, projections for single family housing starts (permits) have met the entire fiscal year projection of 700. With a first quarter amendment of an additional 75 (projecting 775) and with a modest amendment of an additional 75, projecting 850 for FY21, we can cover the recurring costs which have been added to the financial model going forward.

Additionally, the Fund Balance and Working Capital Reserve Policy, that is included in the City's Financial Policies, states that it is the goal of the City is to achieve and maintain an unassigned fund balance in the General Fund equal to 40% of total appropriations. A balance of more than 40% is considered excessive (and could adversely affect bond ratings.) The unassigned fund balance of the General Fund at the end of FY2020 was at 63.5% as reported in the recently approved audit. As such, this action will reduce the fund balance by \$875,000 to fund the identified capital one-time expenditures.

The attached budget amendment amends the existing budget providing for several recurring costs for personnel and related expenses, one-time expenses for direly needed equipment, and allows the City Manager to transfer out the excess funds to the Non-Bond Capital Projects Fund.

This budget amendment will add additional staffing as noted:

- Add a **Communications Manager** to the City Manager's Office to use all forms of media and communication to build, maintain and manage the City's branding and marketing (1.0 FTE)
- **Four Police Officers** to expand patrol capabilities, seed the beginning of the development of a narcotics unit within the 9-12 months, and augment the development of diversity in hiring in public safety through new hires and the use of the police academy. (4.0 FTEs)
- Add an **Economic Development Intern** to assist in the work of the Economic Development Corporation in the community (0.45 FTE).

Other additional expenditures include:

- **Information Technology Telecom (\$54,000)** Prior years were budgeted by individual departments unchecked by prior administration and overages were covered by department operating funds. With the addition of an Information Technology Manager, all line item budgets for TELECOM were moved to the Information Technology department to provide for closer monitoring and administration of these items to ensure the proper management and funding for these items as an internal service provider to the departments. This level of funding will more accurately meet current needs.
- **Development Services Software (\$36,000)** When FY2020 concluded, the remaining project budget fell into fund balance as required by financial policy in place. This transfer moves funding from fund balance back to the project budget to be concluded in FY2021.
- **Fire Overtime (\$100,000)** As reliance on volunteers has decreased, overtime expenses have increased. The last 6 months have seen major changes in the department as well as unplanned events. Overtime generators included: time to fill vacancies, additional fulltime staff, numerous Firefighter COVID-19 infections (sick leave) that required mandatory staffing backfilling, unplanned upstaffing for Presidential election (double staffing for 3 days) and the winter weather event.
- **Fire Machinery & Equipment (\$31,000)** Replace existing skid unit for Brush 1 to increase safety, reliability, and firefighting effectiveness in wildland applications. Current skid unit is approximately 30 years old, has been remounted 3 times on separate vehicle chassis, and is in need of significant repair. Existing skid unit may be auctioned and sold once removed for nominal salvage value. Upgrade will allow Brush 1 to transition into Brush 2 (reserve unit) upon delivery of the new Brush 1 unit recently purchased through the Texas Forestry Service Grant program. This will provide for the required reserve unit to be in place.

- **Police Tools & Equipment (\$8,500)** Purchase five additional electronic ticket writers in order to be able to satisfy the demand being created with the hiring of new officers.
- **Police Duty Gear (\$35,000)** For the purchase of outer vest carriers and associated attachments for uniformed patrol personnel and summer uniforms for each sworn officer; Various studies have shown the health benefits of uniformed officers wearing outer vests to distribute the weight of assigned equipment more evenly. Moving the weight from the gun belt to the upper body reduces back pain improving an officer's overall health. Additionally, these outer carriers allow for better air flow under the vest while on the officer and allow officers who are on break or working on paperwork the ability to take the outer vest off to cool off.
- **Police Duty Gear (\$49,000)** Purchase of ten Motorola handheld radios necessary for the seven new officers scheduled to be hired in the near-term along additionally addressing the need for spares.
- **Police Duty Gear (\$10,000)** Purchase additional guns and ammunition to equip the newly hired officers.
- **Police Maintenance & Repair - Equipment (\$5,500)** The reprogramming of all radios became necessary to communicate with Dispatch when Collin County switched their system over to a digital platform. This had to be done quickly to comply with the county specifications. The work has already been performed and we have been invoiced for the service that was provided. This action would properly expense this item to the appropriate account.
- **Police Contract Services (\$52,000)** To renew five-year contract with Axon International for the purchase of 15 Tasers, along with training and replacement cartridges. The amount is to pay all five years in full. The increase in the number of Tasers is necessary due to increased staffing in sworn personnel. The use of Tasers has become a necessity in an evolving law enforcement environment that requires that less-lethal options be available.
- **Fire Machinery & Equipment (\$400,000)** Acquire a second transport ambulance to begin fire-based EMS operations at the new Central Fire Station. AMR will relocate and become the backup response agency to AFD. Second Unit is requested to supply adequate reserve to current fleet. Included in the costs is a Life Pak 15 Heart Monitor, Lucas CPR Device, Stair Chair, Stryker EMS Cot and Loading System, 2 computers, Cradle Point, DSHS Licensing, and Mobile Radio with Dual Heads. Expected delivery is 9 to 10 months. The allocation for this item may be reimbursable by Federal finding opportunities yet to be determined.
- **Capital Facilities Machinery & Equipment (\$475,000)** Purchase of three single trailer mount generators and installation of quick connect systems at three sites.
- **Economic Development (\$83,596)** Carrying forward unused marketing and promotion funds from FY2020. These items were approved by the EDC/CDC.

In the event that the generators or the ambulance being allocated can be funded through the American Recovery Act, we will make those amendments adjustments at the appropriate time.

FINANCIAL IMPACT:

Amend the FY2021 Adopted Budget.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

Approve the FY2020 - 2021 Second Quarter Budget Amendment Ordinance.

ATTACHMENTS:

1. Second Quarter Budget Amendment Ordinance
2. Second Quarter Budget Amendment Exhibit

APPROVALS:

Terri Doby, Budget Manager
Jim Proce, City Manager

Created/Initiated - 4/8/2021
Final Approval - 4/8/2021

CITY OF ANNA

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 875-2020 ADOPTING THE BUDGET FOR THE 2020-2021 FISCAL YEAR; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, on September 8, 2020, the City Council of the City of Anna, Texas ("City Council"), after a duly noticed public hearing as required under Texas Local Gov't Code §102.106, and in accordance with applicable provisions of the City of Anna, Texas Home-Rule Charter ("Charter"), adopted a budget of all municipal appropriations and expenditures for the 2020-2021 fiscal year; and

WHEREAS, the City is authorized to make this budget amendment by majority vote of the City Council under Section 7.09 of the Charter;

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

SECTION 1. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council with respect to the budget amendments described herein.

SECTION 2. The City Council of the City officially finds, determines, and declares that the City of Anna 2020-2021 fiscal year budget is hereby amended with respect to its General Fund (10), Non-Bond Capital Projects Fund (50), Community Development Corporation (89), and Economic Development Corporation (90) as set forth in the original budget adopted under Ordinance No. 875-2020 by replacing the information regarding said funds with the information relating to said funds set forth in the attached Exhibit A, incorporated herein for all purposes.

SECTION 4. Upon adoption and execution of this ordinance, the City Secretary is directed to attach same and its exhibits to the original City of Anna 2020-2021 fiscal year budget in all places where said budget is filed as of public record or posted for public inspection.

SECTION 5. If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this ordinance would have been enacted without such invalid provision.

SECTION 6. It is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place,

and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

PASSED, APPROVED, AND ADOPTED on first and final reading on this 13th day of April, 2021.

ATTESTED:

APPROVED:

City Secretary, Carrie Land

Mayor, Nate Pike

CITY OF ANNA
DETAIL OF RECOMMENDED FY2020-21 BUDGET AMENDMENTS

GENERAL FUND

Revenue:					
Account	Dept	Account Title	Budget	Change	Revised Budget
10-400-5225		Sales Tax Revenue-General	\$ 1,765,000	\$ 300,000	\$ 2,065,000
10-420-5305		Residential Building Permits	\$ 2,241,000	\$ 205,000	\$ 2,446,000
TOTAL REVENUE				\$ 505,000	

Expense:					
Account	Dept	Account Title	Budget	Change	Revised Budget
10-406-6101	City Manager	Salaries	\$ 642,201	\$ 26,000	\$ 668,201
10-406-6114	City Manager	Payroll Taxes-City Part FICA	\$ 49,130	\$ 2,000	\$ 51,130
10-406-6121	City Manager	Health Insurance	\$ 80,903	\$ 4,000	\$ 84,903
10-406-6125	City Manager	TMRS Retirement	\$ 91,320	\$ 4,000	\$ 95,320
TOTAL				\$ 36,000	

Justification:

Add Communications Manager (1.0 FTE) to provide services in light of the explosive growth in our community.

Account	Dept	Account Title	Budget	Change	Revised Budget
10-410-6783	Information Technology	Telecom	\$ 53,846	\$ 54,000	\$ 107,846

Justification:

Prior years were budgeted by departments unchecked by prior administration. With the addition of a Information Technology Manager, all line item budgets for TELECOM were moved to the Information Technology department. This level of funding will more accurately meet current needs.

Account	Dept	Account Title	Budget	Change	Revised Budget
10-420-6708	Development Services	IT Support Services	\$ -	\$ 36,000	\$ 36,000

Justification:

When FY2020 concluded, the remaining project budget fell into fund balance. This transfer moves funding from fund balance back to the project budget to be concluded in FY2021.

Account	Dept	Account Title	Budget	Change	Revised Budget
10-543-6708	Fire	Salaries - Overtime	\$ 58,482	\$ 100,000	\$ 158,482

Justification:

As reliance on volunteers has decreased, overtime expenses have increased. The last 6 months have seen major changes in the department as well as unplanned events. Overtime generators included: time to fill vacancies, more fulltime staff, several Firefighter COVID-19 infections (sick leave) that required backfilling, unplanned upstaffing for Presidential election (double staffing for 3 days) and the winter weather event.

Account	Dept	Account Title	Budget	Change	Revised Budget
10-543-6911	Fire	Machinery & Equipment	\$ -	\$ 31,000	\$ 31,000

Justification:

Replace existing skid unit for Brush 1 to increase safety, reliability, and firefighting effectiveness in wildland applications. Current skid unit is approximately 30 years old, has been remounted 3 times on separate vehicle chassis, and is in need of significant repair. Existing skid unit may be auctioned and sold once removed. Upgrade will allow Brush 1 to transition into Brush 2 (reserve) upon delivery of the new Brush 1 unit purchased through the Texas Forestry Service Grant program.

CITY OF ANNA
DETAIL OF RECOMMENDED FY2020-21 BUDGET AMENDMENTS

Account	Dept	Account Title	Budget	Change	Revised Budget
10-550-6101	Police	Salaries	\$ 1,864,352	\$ 60,000	\$ 1,924,352
10-550-6114	Police	Payroll Taxes-City Part FICA	\$ 147,693	\$ 5,000	\$ 152,693
10-550-6121	Police	Health Insurance	\$ 268,029	\$ 11,000	\$ 279,029
10-550-6125	Police	TMRS Retirement	\$ 274,537	\$ 9,000	\$ 283,537
10-550-6127	Police	Worker's Compensation	\$ 73,712	\$ 3,000	\$ 76,712
TOTAL				\$ 88,000	

Justification:

Add Police Officers (4.0 FTE) to provide services in light of the explosive growth in our community.

Account	Dept	Account Title	Budget	Change	Revised Budget
10-550-6215	Police	Tools & Equipment	\$ 17,600	\$ 8,500	\$ 26,100

Justification:

Purchase five additional electronic ticket writers in order to be able to satisfy the demand being created with the hiring of new officers.

Account	Dept	Account Title	Budget	Change	Revised Budget
10-550-6220	Police	Duty Gear	\$ 14,000	\$ 94,000	\$ 108,000

Justification (\$35,000):

For the purchase of outer vest carriers and associated attachments for uniformed patrol personnel and summer uniforms for each sworn officer; Various studies have shown the health benefits of uniformed officers wearing outer vests to distribute the weight of assigned equipment more evenly. Moving the weight from the gun belt to the upper body reduces back pain improving an officer's overall health. Additionally, these outer carriers allow for better air flow under the vest while on the officer and allow officers who are on break or working on paperwork the ability to take the outer vest off to cool off.

Justification (\$49,000) :

Purchase of ten Motorola handheld radios necessary for the seven new officers scheduled to be hired in the near-term along with the need for spares. The Motorola radios have shown to have performance that is superior to that of the Kenwoods which most of the Anna PD officers carry.

Justification (\$10,000):

Purchase additional guns and ammunition to equip the newly hired officers.

Account	Dept	Account Title	Budget	Change	Revised Budget
10-550-6302	Police	Maint & Repair - Equipment	\$ 4,500	\$ 5,500	\$ 10,000

Justification:

The reprogramming of all radios became necessary to communicate with Dispatch when Collin County switched their system over to a digital platform. This had to be done quickly to comply with the county specifications. The work has already been performed and we have been invoiced for the service that was provided.

Account	Dept	Account Title	Budget	Change	Revised Budget
10-550-6703	Police	Contract Services	\$ 154,156	\$ 52,000	\$ 206,156

Justification:

To renew five year contract with Axon International for the purchase of 15 Tasers, along with training and replacement cartridges. The amount is to pay all five years in full. The increase in the number of Tasers is necessary due to increased staffing in sworn personnel. The use of Tasers has become a necessity in an evolving law enforcement environment that requires that less-lethal options be available.

TOTAL GENERAL FUND EXPENSE	\$ 505,000
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CITY OF ANNA
DETAIL OF RECOMMENDED FY2020-21 BUDGET AMENDMENTS

NON-BOND CAPITAL PROJECTS

Revenue:					
Account	Dept	Account Title	Budget	Change	Revised Budget
10-400-9800	Administration	Transfers Out (Non-Bond Capital)	\$ 425,000	\$ 875,000	\$ 1,300,000
50-400-5800	Administration	Transfers In	\$ 425,000	\$ 875,000	\$ 1,300,000
Justification: Transfer out to the Non-Bond Capital Projects Fund from General Fund fund balance in excess of 40%.					

Expense:					
Account	Dept	Account Title	Budget	Change	Revised Budget
50-543-6215	Fire	Tools & Equipment	\$ 11,500	\$ 110,000	\$ 121,500
50-543-6299	Fire	IT Supplies	\$ -	\$ 20,000	\$ 20,000
50-543-6911	Fire	Machinery & Equipment	\$ -	\$ 270,000	\$ 270,000
			TOTAL	\$ 400,000	
Justification: Acquire a second transport ambulance to begin fire-based EMS operations at the new Central Fire Station. AMR will relocate and become the backup response agency to AFD. Second Unit is requested to supply adequate reserve to current fleet. Included in the costs is a Life Pak 15 Heart Monitor, Lucas CPR Device, Stair Chair, Stryker EMS Cot and Loading System, 2 computers, Cradle Point, DSHS Licensing, and Mobile Radio with Dual Heads.					

Expense:					
Account	Dept	Account Title	Budget	Change	Revised Budget
50-627-6911	Capital Facilities	Machinery and Equipment	\$ -	\$ 475,000	\$ 475,000
Justification: Purchase of three single trailer mount generators and installation of quick connect systems at three sites.					

COMMUNITY DEVELOPMENT CORPORATION

Expense:					
Account	Dept	Account Title	Budget	Change	Revised Budget
89-825-6735	Community Development	Promotional Expense	\$ 93,000	\$ 53,596	\$ 146,596
Justification: Carrying forward unused marketing and promotion funds from FY2020.					

Account	Dept	Account Title	Budget	Change	Revised Budget
89-825-6101	Community Development	Salaries		\$ 15,000	\$ 15,000
89-825-6114	Community Development	Payroll Taxes-City Part FICA		\$ 1,300	\$ 1,300
89-825-6127	Community Development	Worker's Compensation		\$ 700	\$ 700
			TOTAL	\$ 17,000	
Justification: Add Economic Development Intern (0.45 FTE).					

ECONOMIC DEVELOPMENT CORPORATION

Expense:					
Account	Dept	Account Title	Budget	Change	Revised Budget
90-825-6735	Economic Development	Promotional Expense	\$ -	\$ 30,000	\$ 30,000
Justification: Carrying forward unused marketing and promotion funds from FY2020					

**CITY OF ANNA
GENERAL FUND BY CATEGORY
FY2020-21**

	Actual 2018-19	Budget 2019-20	Adopted 2020-21	Revised 2020-21
BEGINNING BALANCES	\$ 4,619,185	\$ 4,324,683	\$ 5,331,397	\$ 6,445,513
REVENUES:				
Property Taxes	\$ 4,876,783	\$ 5,892,319	\$ 6,736,415	\$ 6,736,415
Sales Tax	1,835,421	1,911,312	2,205,000	2,505,000
Charges for Services	145,592	118,700	151,600	151,600
Licenses and Permits	1,334,823	1,272,750	2,147,100	2,552,100
Franchise and Local Taxes	612,332	646,600	601,600	601,600
Investment Income	138,658	129,714	70,000	70,000
Other Revenues	226,012	63,150	13,300	13,300
Intergovernmental	93,190	118,190	133,195	133,195
Fines	87,431	80,000	80,000	80,000
Donations	7,425	2,000	-	-
TOTAL OPERATIONAL REVENUE	\$ 9,357,667	\$ 10,234,735	\$ 12,138,210	\$ 12,843,210
Transfers from other funds	-	-	-	-
TOTAL REVENUES	\$ 9,357,667	\$ 10,234,735	\$ 12,138,210	\$ 12,843,210
TOTAL AVAILABLE RESOURCES	\$ 13,976,852	\$ 14,559,418	\$ 17,469,607	\$ 19,288,723
EXPENDITURES:				
Payroll	\$ 4,934,344	\$ 6,761,871	\$ 8,193,387	\$ 8,759,685
Supplies	372,144	409,480	489,068	582,642
Maintenance	282,408	219,576	226,860	234,360
Services	2,332,516	2,135,912	2,200,937	2,384,032
Capital Outlay	174,975	-	67,326	347,326
Capital Improvement	-	256,349	350,000	350,000
Contingency	-	300,000	-	-
TOTAL OPERATIONAL EXPENDITURES	\$ 8,096,387	\$ 10,083,188	\$ 11,527,578	\$ 12,658,045
Transfers to other funds	33,522	151,545	609,246	1,307,779
TOTAL EXPENDITURES	\$ 8,129,909	\$ 10,234,733	\$ 12,136,824	\$ 13,965,824
ENDING FUND BALANCES	\$ 5,846,943	\$ 4,324,685	\$ 5,332,783	\$ 5,322,899
Fund Balance Percentage	72.2%	42.9%	46.3%	42.1%