

AGENDA



City Council Meeting

Tuesday, September 28, 2021 @ 6:30 PM

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

The City Council of the City of Anna will meet at 6:30 PM, on September 28, 2021, at the Anna ISD Board Room, Located at 201 E. 7th Street, 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. *Proclamation recognizing September and October as North Texas Community Cleanup Challenge Months.*

5. Work Session.

6. 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 the City Council Meeting Minutes for the September 7th and September 14th Council Meetings. (City Secretary Carrie Land)
- b. Approve a Resolution approving the sale of certain real property acquired at a delinquent tax foreclosure sale, as provided by Section 34.05 of the Texas Property Tax Code. (Director of Finance Alan Guard)
- c. Development Agreement - AnnaCrossing, Phase 1C Addition (Director of Development Services Ross Altobelli)
Approve a Resolution entering into a development agreement with East Foster, LLC to establish development and design regulations for further development on 8.3± acres located at the northeast corner of E Foster Crossing and Vail Lane.
- d. Development Agreement - Parmore-Anna (Director of Development Services Ross Altobelli)
Approve a Resolution entering into a development agreement with Anna Town Center Mixed Use, LLC to establish development and design regulations for further development on 9.9± acres located on the northeast corner of Finley Boulevard and Florence Way.
- e. Development Agreement - The Grand at Anna Town Square (Director of Development Services Ross Altobelli)
Approve a Resolution entering into a development agreement with Anna Town Center Mixed Use, LLC to establish development and design regulations for further development on 13.4± acres located at the southwest corner of Finley Boulevard and Florence Way.
- f. Review Minutes of the July 15, 2021, Diversity and Inclusion Advisory Commission Meeting. (Assistant City Manager Ryan Henderson)
- g. Review Minutes of the August 3, 2021, Diversity and Inclusion Advisory Commission Meeting. (Assistant City Manager Ryan Henderson)
- h. Approve a Contract and Authorize Execution of Same for the Purchase, Installation and Storage of a 30' Lighted Artificial Christmas Tree from Lone Star Lighting (Director of Neighborhood Services Marc Marchand)

7. Items For Individual Consideration.

- a. Anna Crossing Phase 1C Addition, Zoning & Concept Plan (Director of Development Services Ross Altobelli)
 - 1) Conduct a public hearing to consider public comments regarding a request to rezone 8.3± acres located at the northeast corner of E Foster Crossing and Vail Lane from Planned Development-General Commercial (PD-C-2) to Planned Development-Multiple-Family - High Density (PD-MF-2) to allow for multiple-family residences on one lot.
 - 2) Consider/Discuss/Action on an Ordinance approving the PD-MF-2 rezoning request to allow for a multiple-family residence development with modified development standards.
 - 3) Consider/Discuss/Action on a recommendation on a Resolution approving the Concept Plan, Anna Crossing Phase 1C Addition, Block G, Lot 1, associated with the rezoning request.

- b. Parmore-Addition, Zoning, Concept Plan, & Preliminary Plat (Director of Development Services Ross Altobelli)
 - 1) Conduct a public hearing to consider public comments regarding a request to rezone 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) to Planned Development-Multiple-Family- High Density (PD-MF-2).
 - 2) Consider/Discuss/Action on an Ordinance approving the PD-MF-2 rezoning request to allow for a multiple-family residence development with modified development standards.
 - 3) Consider/Discuss/Action on a recommendation on a Resolution approving the Concept Plan, Parmore Addition, Block A, Lot 1, associated with the rezoning request.
 - 4) Consider/Discuss/Action on a recommendation on a Resolution approving the Preliminary Plat, Parmore Addition, Block A, Lot 1, associated with the development of a multiple-family residence.
- c. The Grand at Anna Town Square - Zoning & Concept Plan (Director of Development Services Ross Altobelli)
 - 1) Conduct a public hearing to consider public comments regarding a request to rezone 13.4± acres located at the southwest corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) to Planned Development-Multiple-Family- High Density (PD-MF-2).
 - 2) Consider/Discuss/Action on an Ordinance approving the PD-MF-2 zoning request to allow for a multiple-family residence development with modified development standards.
 - 3) Consider/Discuss/Action on a recommendation on a Resolution approving the Concept Plan, The Grand at Anna Town Square, Block A, Lot 1, associated with the rezoning request.
- d. Vaquero DG Westminster, Zoning & Preliminary Plat (Director of Development Services Ross Altobelli)
 - 1) Conduct a public hearing to consider public comments regarding a request to rezone 2.5± acres located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862 from Single-Family – Large Lot (SF-E) to General Commercial (C-2).
 - 2) Consider/Discuss/Action on an Ordinance approving the C-2 rezoning request.
 - 3) Consider/Discuss/Action on a recommendation on a Resolution approving the Preliminary Plat, Vaquero DG Westminster, Block A, Lot 1, associated with the rezoning request and development of the property.
- e. Consider/Discuss/Action on an Ordinance changing the speed limit for SH 121 in the City limits of Anna, Texas to 65 miles per hour. (Director of Public Works

Greg Peters, P.E.)

- f. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute an Impact Fee Reimbursement agreement for Anna Crossing with Anna Crossing AMC, Limited. (Director of Public Works Greg Peters, P.E.)
- g. Consider authorization of the City Manager to publish notice of an Ordinance creating a Stormwater Utility for the City of Anna in the Anna Melissa Tribune. (Director of Public Works Greg Peters, P.E.)
- h. Acting as the Anna Public Facility Corporation Board of Directors, Consider/Discuss/Action on corporate bylaws, and appoint offices of president, vice-president, secretary, and executive director. (Director of Economic Development Joey Grisham)
- i. Acting as the Anna Public Facility Corporation, Consider/Discuss/Act on approving a Municipal Advisory Agreement with Hilltop Securities, Inc. (Director of Economic Development Joey Grisham)
- j. Consider/Discuss/Action on an Ordinance Amending the FY2020 - 2021 Budget. (City Manager Jim Proce)

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). Municipal Facilities
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).
- d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074).

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.

- 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.**

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 September 24, 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.