AGENDA

City Council Meeting

Tuesday, February 8, 2022 @ 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 February 8, 2022, at the Anna ISD Board Room located at 201 E. 7th Street, Anna, Texas, 75409, 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 three 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. Recognition of the Finance Department for receiving the Comptroller's Transparency Stars Award.

5. **Work Session.**

a. Presentation on a five-year strategic staffing plan developed for the Anna Police Department. (Police Chief Dean Habel)

b. Discussion on reducing the number of commissioners serving on the Diversity and Inclusion Advisory Commission (Assistant City Manager Ryan Henderson)

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 City Council Meeting Minutes for January 25, 2022. (City Secretary Carrie Land)

b. Review the 2021 Attendance Report for City Council, Boards and Commissions. (City Secretary Carrie Land)

c. Review Minutes of the December 2, 2021, Joint Community Development Corporation Board and Economic Development Corporation Board Meetings. (Director of Economic Development Joey Grisham)

d. Review Planning & Zoning Commission Meeting Minutes from December 6, 2021, and January 3, 2022. (Director of Development Services Ross Altobelli)

e. Approve an Ordinance amending Article A3.000 Development Fees within Appendix A: Fee Schedule of the City of Anna Code of Ordinances. (Director of Development Services Ross Altobelli)

f. Approve a Resolution regarding the Hynes Addition, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli).

g. Approve a Resolution regarding the Lands of Lauria, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)

h. Approve a Resolution regarding the Anna Ranch, Phases 2 & 3, Preliminary Plat. (Director of Development Services Ross Altobelli)

i. Approve a Resolution regarding the Anna Town Square Addition, Block A, Lots 1 & 2, Preliminary Plat. (Director of Development Services Ross Altobelli)

j. Approve a Resolution approving the City of Anna's participation in the Texoma Council of Governments Low Income Household Water Assistance Program and Authorize the City Manager to execute the agreement. (Director of Finance Alan Guard)

k. Acting as the Anna Housing Finance Corporation ("AHFC") Board of Directors, approve resolutions approving substantially final partnership documents for the Parmore Anna (Senior Living) financing. (Director of Economic Development Joey Grisham)

l. Approve an Ordinance Calling the May 7, 2022, General Election. (City Secretary Carrie Land)

7. **Items For Individual Consideration.**

a. Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding the Anna Crossing, Phase 5, Block 5, Lot 10R, Replat. (Director of Development Services Ross Altobelli)

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 exception

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). Meeting Procedures

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). Potential commercial/retail development.

d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). Boards and Commissions

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 February 4, 2022.

_____

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. 1.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact:

AGENDA ITEM:
Call to Order, Roll Call, and Establishment of Quorum.

SUMMARY:

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Item No. 3.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact:

AGENDA ITEM:
Neighbor Comments.

SUMMARY:

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Item No. 4.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact:

AGENDA ITEM:
Reports.

SUMMARY:
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

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Item No. 4.a.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Jim Proce
Alan Guard

AGENDA ITEM:
Recognition of the Finance Department for receiving the Comptroller's Transparency Stars Award.

SUMMARY:
Texas Comptroller Glenn Hegar announced that the City of Anna is the latest local government entity to achieve specific procurement transparency goals through the Comptroller's Transparency Stars program.

Anna has now received all five Transparency Stars!

The Transparency Stars program recognizes local governments, school boards, and special districts that provide easy online access to important financial data, where setting the highest bar, for ethical standards, best practices, accounting standards and financial management are documented and certified.

With more than 2,500 eligible agencies in Texas, a little over 200 agencies have achieved some level of certification. However, Anna has now received all five stars, being one of only 14 cities to accomplish this prestigious goal.

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 - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Item No. 5.a.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Dean Habel

AGENDA ITEM:
Presentation on a five-year strategic staffing plan developed for the Anna Police Department. (Police Chief Dean Habel)

SUMMARY:
As a part of the ongoing strategic plan initiatives, the Police Department has provided a plan which projects the future potential growth of the department as the City grows. This answers the question of where we will be headed as our population and our demands for service increase over the next few years. While none of us can predict the future, we must have a plan and prepare for being responsive to the forecasts we see ahead, yet be agile enough to make the required adjustments that may be needed along the way.

The Police Department has provided for a presentation on a 5-year strategic staffing plan developed for the Anna Police Department. by Dr. Eric Fritsch from Justice Research Consultants, who will present the results of a 5-year staffing assessment, and give recommendations on future hiring projections for the agency.

FINANCIAL IMPACT:
Dependent upon the decision of Council and future action items.

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

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Anna PD - Strategic Staffing Plan

APPROVALS:

Dean Habel, Police Chief	Created/Initiated - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Anna Police Department

Five-Year Strategic Staffing Plan

Final Report

October 2021

Report Prepared By:
Eric J. Fritsch, Ph.D.
Justice Research Consultants, LLC
Denton, TX 76210

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In May 2021, the Anna Police Department (APD) contracted with Justice Research Consultants, LLC and it's principal researcher, Eric J. Fritsch, Ph.D.,[1] for the development of a five-year strategic staffing plan. The impetus for this staffing assessment and projection is to understand the impact both current and expected residential and commercial development and growth will have on police services provided to the community.

The growth is partially due to continued residential population increases within the City of Anna. Conservatively, it is estimated that the population of the City of Anna will grow 5.9% annually over the next several years. In addition, the growth is due to infrastructure changes within the City of Anna. Once almost exclusively a residential community, the City of Anna is projected to become a major hub for shopping, entertainment, healthcare, recreation, and employment through the development of the 75 Center, Anna Business Center, and the revitalization of Downtown Anna.

The purpose of this project is to determine the number of personnel needed within Anna PD in order to maintain its high-quality police services to residents and visitors due to this rapid growth. Various methodologies were employed during the study including analysis of existing departmental and city data and reports, assessment of national best practices applicable to APD, and the development of statistical models to validate and project patrol staffing needs. The project team was tasked with developing a five-year strategic patrol staffing plan for APD.

This report is structured in five primary sections and provides the reader with data, information, and analysis that lead to recommendations relevant to the strategic patrol staffing plan of the Anna Police Department. The five sections are as follows:

- **Section I: Patrol Staffing;**
- **Section II: Strategic Staffing Plan – Staffing the Patrol Function;**
- **Section III: Investigations Staffing;**
- **Section IV: Non-Sworn Personnel Staffing, and;**
- **Section V: Summary of Staffing Recommendations by Fiscal Year.**

[1] The author's police staffing assessment credentials and experience are presented in Appendix A.

SECTION I: PATROL STAFFING

This report specifically focuses on the uniformed patrol function within the Anna Police Department (APD) and the number of patrol officers needed over the next five years. Table 1 illustrates the current patrol staffing levels. There are currently 20 authorized patrol officers (includes patrol corporals), excluding the four patrol sergeants, within APD.

Table 1 – Patrol Staffing

Position	Authorized Personnel
Patrol Sergeant	4
Patrol Corporal	4
Patrol Officer	16
	Total: 24

MODELING PATROL STAFFING NEEDS

The primary issue addressed in this report focuses on the question: How many sworn police officers should be assigned to patrol in the Anna Police Department (APD) through fiscal year 2026-2027?

The methodology employed to answer the above question was the use of the Model for the Allocation of Patrol Personnel (MAPP). MAPP is a validated allocation model created by the author and has been successfully used in other cities and jurisdictions to accurately project the number of officers required in patrol, utilizing variable service level schemes and performance objectives.

The MAPP is designed to determine the number of officers that need to be assigned to patrol based on established performance objectives. The model first determines the number of officers needed to answer calls for service and then builds upon that number to ensure that enough officers are assigned to patrol so that performance objectives can be met. There are six performance objectives for patrol used in this model. Each is discussed below.

- **Ability to meet response time goals for Priority 1 calls for service**

It is crucial for APD officers to be geographically disbursed throughout the community so they are able to respond rapidly to Priority 1 calls. Priority 1 calls involve crimes in-progress and incidents that put citizens in imminent danger where rapid response matters. These incidents are critical, where minutes, and even seconds, can have a major impact on the outcome of the incident. Rapid response to Priority 1 calls for service can increase the probability of arrest of the suspect at the scene of the offense, decrease injuries suffered by the victim, decrease property loss and

destruction, and deescalate the situation due to officer presence. It is imperative in order to meet this objective that officers must be immediately sent to the scene once the dispatcher has obtained sufficient information regarding the nature of the call and that officers respond rapidly. The MAPP takes into account the number of officers that need to be assigned to patrol in order to meet response time goals to Priority 1 calls.

- **Ability to meet response time goals for Priority 2 calls for service**

It is also important for officers to respond quickly to Priority 2 calls to ensure the situation does not escalate into a more serious incident. Therefore, the MAPP takes into account the number of officers that need to be assigned to patrol in order to meet response time goals to Priority 2 calls.

- **Ability to meet response time goals for Priority 3 calls for service**

Although these calls are not as critical, it is also important for officers to be able to respond to Priority 3 calls in a reasonable amount of time primarily for citizen satisfaction purposes. Therefore, the MAPP takes into account the number of officers that need to be assigned to patrol in order to meet the department's response time goal for Priority 3 calls.

- **Having an officer available to immediately respond to a Priority 1 call**

APD must have officers available who can immediately respond to a Priority 1 call for service. If all on-duty officers are busy on other calls for service and activities, then the responses to Priority 1 calls will be delayed. In order to ensure sufficient immediate availability, a performance objective is set in the MAPP for the percentage of Priority 1 calls for which there should be at least one officer available to respond. This model then takes that percentage into account in determining the number of officers that need to be assigned to patrol.

- **Visibility of officers**

The public likes to see police officers as they carry out their daily activities. They also like to see police officers in their neighborhoods. It is important for the police to be visible to citizens in order to make citizens feel safe and to deter potential criminal activity. Therefore, the MAPP sets visibility objectives for patrol and determines how many officers need to be assigned to patrol to meet these objectives.

- **Officer Self-Initiated and Administrative Time**

The MAPP also takes into account additional performance objectives that are essential to the patrol function. First, officers are expected to spend a certain percentage of their on-duty time performing

self-initiated activities such as enforcing traffic violations, stopping suspicious persons, and patrolling locations known for criminal activity. Second, officers spend a certain percentage of their time on administrative activities as well such as activities related to the start and end of each patrol shift as well as meal breaks. The MAPP accounts for these additional activities performed by officers when determining the number of officers that need to be assigned to patrol.

PURPOSE OF THE BASE MODEL: ESTABLISHING THE CONCURRENT VALIDITY OF THE MAPP

The initial objective in the modeling process was to develop a valid mathematical model that replicates the 2019 conditions of patrol in APD by building a base MAPP. *APD data from 2020 were also assessed, but due to the COVID-19 Pandemic, were determined to be an anomaly*. The 2019 APD data were a more accurate reflection of a typical year within APD patrol and were therefore used in the modeling process.

Validity addresses the accuracy of the modeling process and refers to the extent to which the MAPP is able to measure the 2019 conditions of patrol in APD. Although the validity of the MAPP has been demonstrated in prior studies, it is critical to reassess its validity as it applies to APD patrol. The validity of the MAPP as it applies to APD patrol is tested by building a base MAPP as described in the next section of this report.

By utilizing the data presented in the next section, if the base MAPP, through a complex series of statistical computations and algorithms, can identify the 2019 authorized number of officers assigned to APD patrol, then the concurrent validity of the MAPP is demonstrated. In other words, there is concurrent validity if the number of patrol officers needed in APD according to the base MAPP is the same as the number of patrol officers assigned to APD at the time of the analysis (i.e., 2019 calendar year data). Concurrent validity is a complex and objective means of determining the validity of the MAPP. As demonstrated in the next section, the research team was successful in building a valid base MAPP and establishing the concurrent validity of the MAPP as it applies to APD. Establishing concurrent validity verifies the accuracy of the MAPP and its ability to be used to accurately determine APD patrol staffing needs in the future.

BUILDING THE BASE MODEL: MAPP VARIABLES

The initial objective in the modeling process was to build a base MAPP which reflects the 2019 conditions of patrol in APD. A total of 38 variables were used in the development of the base MAPP for APD. In this section, each of the variables is discussed along with the data assessed to arrive at their values.

Calls for Service and Service Time Variables

The main concept behind the MAPP is to account for all activities performed by APD patrol officers and the amount of time it takes to perform these activities. In order to accomplish this, it is necessary to assess calls for service in the City of Anna.

The data assessed for calls for service include dispatched calls only since data on self-initiated and administrative activities are accounted for in a separate part of the MAPP. The calls for service data were provided to the research team by the Collin County Sheriff's Office (CCSO) which manages the dispatch function for APD and its records management system (RMS). The data include all calls for service, by priority level, for calendar year 2019. This section includes all call sources except R, S, and O within the CCSO RMS. These call sources are self-initiated activities which is why they were excluded from this part of the analysis. The MAPP input values for calls for service are illustrated in Table 2. The values for 2019 were used in the development of the base MAPP.

Table 2 –Base MAPP Input Values for Annual Number of Calls for Service by Priority Level

MAPP Variable	2019
Annual Number of Priority 1 CFS	710
Annual Number of Priority 2 CFS	910
Annual Number of Priority 3, 4, & 5 CFS	3,691
Total	**5,311**

Service time is calculated based on the elapsed time from when an officer is en route to the scene to when the officer clears the call. It includes the time spent on each call by the primary unit assigned the call. The average service time for calls for service were provided to the research team by the Collin County Sheriff's Office which manages the dispatch function for APD and its records management system. The data include the average service time, by priority level, for calendar year 2019. Table 3 shows the average service time for calls for service for each priority level as entered into the base MAPP.

Table 3 – Base MAPP Input Values for Average Service Time for Calls for Service by Priority Level

MAPP Variable	2019
Average Service Time for Priority 1 Calls	45 minutes, 19 seconds
Average Service Time for Priority 2 Calls	34 minutes, 42 seconds
Average Service Time for Priority 3, 4, & 5 Calls	31 minutes, 32 seconds

Call for Service Data – Back-up Units

Since the goal of the MAPP is to account for all patrol activity time, it is necessary to account for the time officers spend backing up other patrol units. Data on the annual back-up unit responses by priority level in 2019 were unable to be easily extracted from CCSO and its records management system. Therefore, the research team utilized a multiplier factor to make projections on the number of back-up unit responses in 2019 by priority level.

The multiplier factor was developed from back-up unit response data obtained by the research team in prior staffing assessments and through consultation with the APD command staff. Since Priority 1 calls for service are the most serious calls received by APD, all Priority 1 calls receive at least one-back up unit and sometimes more depending on the severity of the call (e.g., fatality accident). Therefore, the multiplier factor for Priority 1 calls was 1.5 so the number of Priority 1 calls for service in 2019 illustrated in Table 2 (i.e., 710) was multiplied by 1.5 to determine the total number of back-up unit responses in 2019 as reflected in Table 4.

The same methodology was followed to determine the number of back-up unit responses to Priority 2 and 3, 4, & 5 calls for service. Back-up responses are less common for Priority 2 and 3, 4, & 5 calls for service due to the reduced severity of the call. Therefore, the multiplier factor for Priority 2 was 0.6 and the multiplier factor for Priority 3, 4, & 5 was 0.2 (see Table 4). The identified multiplier factor allows one back-up unit response for 60% of the Priority 2 calls for service and one back-up unit response for 20% of the Priority 3, 4, & 5 calls for service. These percentages, along with the multiplier factor for Priority 1 calls for service, were then used, in addition to the data previously illustrated in Table 2, to determine the input values for the base MAPP on the annual number of back-up unit responses by priority level (see Table 4).

Table 4 – Base MAPP Input Values for Number of Back-up Unit Responses by Priority Level

MAPP Variable	Calls for Service - 2019	Multiplier Factor	Back-up Responses - 2019
Annual Number of Priority 1 Back-up Responses	710	1.5	1,065
Annual Number of Priority 2 Back-up Responses	910	0.6	546
Annual Number of Priority 3, 4, & 5 Back-up Responses	3,691	0.2	739

In addition to the number of back-up unit responses, it is necessary to account for the service time of these back-up unit responses as well. Since data on the annual back-up unit responses by priority level in 2019 were unable to be easily extracted from the CCSO records management system, the service time for the back-up unit responses could not be extracted either. Therefore, the average service time for the primary unit responses illustrated in Table 3 was used as the back-up unit

response time as well. This allows each back-up unit to remain on the scene for the same length of time as the primary unit. Table 5 shows the average service time for back-up unit responses for each priority level as entered into the base MAPP.

Table 5 – Base MAPP Input Values for Average Service Time for Back-up Unit Responses by Priority Level

MAPP Variable	2019
Average Back-up Time for Priority 1 Calls	45 minutes, 19 seconds
Average Back-up Time for Priority 2 Calls	34 minutes, 42 seconds
Average Back-up Time for Priority 3, 4, & 5 Calls	31 minutes, 32 seconds

Self-Initiated and Administrative Time Variables

The self-initiated time an officer spends on-duty is also taken into consideration in the development of the MAPP. This includes time in which an officer can target "hot spots," perform directed patrol activities, participate in community policing activities, stop suspicious individuals, and make traffic stops, as well as other activities. In order to build the base MAPP and replicate the 2019 state of affairs in APD patrol, the total number of self-initiated activities performed by patrol officers and the average service time of these activities in calendar year 2019 were assessed and provided to the research team by CCSO personnel. The amount of time APD patrol officers spent on self-initiated activities in 2019 was 7.81 minutes per hour per patrol officer (see Table 6); 13.02% of each patrol shift.

The MAPP also takes into account the administrative time an officer spends on-duty. Administrative time includes meal breaks, vehicle check/maintenance, briefing/roll call, shift preparation activities as well as end of shift activities, and paperwork that is not completed on calls for service. The amount of administrative time spent by APD patrol officers was set at 13 minutes per hour per patrol officer (see Table 6); 21.7% of each patrol shift.

Table 6 – Base MAPP Input Values for Self-Initiated and Administrative Time

MAPP Variable	2019
Self-Initiated Time in Minutes per Hour per Officer	7.81
Administrative Time in Minutes per Hour per Officer	13.0

Response Time Variables

In order to determine the number of officers needed to meet the response time goals to calls for service, it is necessary to assess three variables. First, the actual response time values for APD must be established. Response times are based on the amount of time from the call being dispatched to an officer to arrival of the officer on the scene. Therefore, the response times include the hold time in dispatch while a dispatcher is waiting for an officer to become available to answer

the call for service which is why response times are higher for Priority 3 calls (see Table 7). The response time values in Table 7 were provided to the research team by CCSO personnel and are based on 2019 data.

Second, the response time objectives established in the MAPP require that the size of the geographic area covered by patrol be taken into account. The City of Anna encompasses 15 square miles. This value was used in the development of the base MAPP (see Table 7).

Third, average response speed to emergency and non-emergency calls for service must be determined. Since data on average response speeds were not available from APD, the average response speeds from previous allocation studies conducted by the research team were used. These response speeds were validated in a study supported by the National Highway Traffic Safety Administration. The response speeds may seem low but they take into account the time in which the officer must stop at stop lights (for non-emergency activities), slow down due to traffic conditions, as well as other circumstances which cause the patrol vehicle to slow down. The response time data used in the development of the base MAPP are presented in Table 7.

Table 7 – Base MAPP Input Values for Response Time Variables

MAPP Variable	2019
Response Time for Priority 1 Calls	5 minutes, 11 seconds
Response Time for Priority 2 Calls	6 minutes, 39 seconds
Response Time for Priority 3, 4, & 5 Calls	9 minutes, 31 seconds
Area (*square miles*)	15 square miles
Average Response Speed to Emergency Calls for Service	39 mph
Average Response Speed to Non-Emergency Calls for Service	19 mph

Immediate Availability Variables

It is critical for APD to have enough patrol officers on-duty to be able to immediately respond to Priority 1 calls for service. In determining the number of officers needed to have an officer immediately available to respond to an emergency call for service, two variables are taken into account. First, the percentage of time an officer is available to immediately respond to an emergency call for service was determined. The immediate availability standard was set at 95% by APD personnel which was then used in the base MAPP (see Table 8). For the base MAPP, the percentage of time one patrol officer will be available to immediately respond to a Priority 1 call for service was set at 95% and is certainly a reasonable expectation due to both the rarity and severity of Priority 1 calls.

Second, when determining the number of officers needed to provide an immediate response to a Priority 1 call for service, it is assumed that there are occasions when an officer who is on another

call for service or self-initiated or administrative activity can clear that call or activity and respond to the Priority 1 call. When the officer is finished responding to the Priority 1 call for service, then the officer can return to the previous call or activity if necessary. Therefore, a certain percentage of calls for service, self-initiated activities, and administrative activities can be preempted if an officer is needed to respond to a Priority 1 call for service. However, it is argued that some calls for service or self-initiated activities cannot or should not be preempted because of the severity of the call for service, potential escalation, or because of citizen satisfaction reasons. The values established for the immediate availability performance objective are illustrated in Table 8. These values are policy decisions/administrative goals which were provided to the research team by APD personnel.

Table 8 – Base MAPP Input Values for Immediate Availability Variables

MAPP Variable	2019
Percentage of time an officer will be available to immediately respond to a Priority 1 call	95%
Percentage of calls for service that cannot be preempted	40%
Percentage of administrative activities that cannot be preempted	10%
Percentage of self-initiated activities that cannot be preempted	30%

Visibility Variables

In order to determine the number of officers needed to meet the visibility performance objective, it is necessary to assess three variables. First, the visibility objective for two types of roadways must be set: 1) highway and arterial roadways, and 2) collector and residential streets. These objectives are based on the answer to the following questions: 1) how often should a patrol officer pass any given point on a highway or arterial roadway? and 2) how often should a patrol officer pass any given point on a collector or residential street? Basically, if a person was to stand on a street, how often should they see a patrol officer? The visibility objectives were set at 4 hours for highway and arterial roadways and 24 hours for collector and residential streets. These standards were provided to the research team by APD personnel. These standards basically mean that an officer should pass any given point on a highway or arterial roadway once every 4 hours and any given point on a collector or residential street every 24 hours. It is also important to remember that this performance objective is basically an average. Therefore, there will be some residential roadways in which an officer is seen more frequently than once every 24 hours. Likewise, there will be some residential roadways in which an officer is seen less frequently than the visibility objective.

Second, the visibility objectives established in the MAPP require that the number of roadway miles be taken into account. The number of highway/arterial and collector/residential roadway miles was provided to the research team by APD personnel. The City of Anna documents 30 miles of highway/arterial roadways and 100 miles of collector/residential streets. Third, average patrol

speed must be determined. Since average patrol speeds were not available from APD, the average patrol speeds from previous allocation studies conducted by the research team were used. These patrol speeds were validated in a study supported by the National Highway Traffic Safety Administration. The patrol speeds may seem low but they take into account the time in which the officer must stop at stop signs, slow down to verify or dispel suspicious circumstances, and identify precursors to criminal activity. The visibility objective data used in the development of the MAPP are presented in Table 9.

Table 9 – Base MAPP Input Values for Visibility Variables

MAPP Variable	2019
Visibility Objective – Highway/Arterial Roadways (*hours*)	4
Visibility Objective – Collector/Residential Streets (*hours*)	24
Miles of Highway and Arterial Roadways	30
Miles of Collector and Residential Streets	100
Average Patrol Speed – Highway/Arterial Roadways	24 mph
Average Patrol Speed – Collector/Residential Streets	14 mph

Weights for Performance Objectives

As discussed, the MAPP focuses on several performance objectives. By weighting the performance objectives, APD command staff can decide which of the performance objectives is most important and thus should hold more weight in determining the number of officers that need to be assigned to patrol. The weights must add up to 100%. For example, if APD command staff feels that each performance objective is equally important, then a 20% weight is assigned to each performance objective. A 25% weight was assigned to the response time to Priority 1 calls objective, the immediate availability objective, and the patrol visibility objective. A 15% weight was assigned to the response time to Priority 2 calls objective while a 10% weight as assigned to the response time to Priority 3 calls objective (see Table 10). The Priority 1 response time objective, the immediate availability objective, and the patrol visibility objective are most important and thus will hold more weight in the determination of the number of officers that should be assigned to patrol.

Table 10 – Base MAPP Input Values for Performance Objective Weights

MAPP Variable	2019
Response Time Goal for Priority 1 Calls Objective Weight	25%
Immediate Availability Objective Weight	25%
Patrol Visibility Objective Weight	25%
Response Time Goal for Priority 2 Calls Objective Weight	15%
Response Time Goal for Priority 3 Calls Objective Weight	10%

Leave Percentage

The annual number of hours of leave taken by patrol officers for each category of leave (i.e., vacation leave, sick leave, holiday leave, among others) in 2019 was utilized by the research team to calculate the leave percentage. Patrol officers averaged 154.83 hours of leave per officer in 2019; leave percentage of 7.42%. This leave percentage is considered low by the research team in comparison to other patrol staffing assessments it has conducted.

Two Officer Units

The percentage of time patrol units are staffed with two officers was also taken into account in the development of the base MAPP. The use of two officer units is not used in APD; the value was set at 0% in the base MAPP.

Percentage of Patrol Sergeant Time Spent as Primary Unit Responder to CFS

The percentage of time patrol sergeants spend as primary responders to calls for service was also taken into account in the development of the base MAPP. Based on data provided to the research team by APD personnel, the percentage of time a patrol sergeant spends as a primary unit responder to calls for service was set at 10% in the base MAPP. Ideally, APD will reduce the percentage of time patrol sergeants spend as primary responders as additional patrol officers are hired. Patrol sergeants need to spend their time supervising patrol officers, not serving as primary responders to calls for service except under exigent circumstances. Patrol sergeants who are the primary responder on a call for service are unavailable to supervise patrol officers. It is reasonable for patrol sergeants to serve as back-up unit responders, because they can both supervise the primary responder and be available for supervision of other on-duty patrol officers as needed. This aligns with best practices within law enforcement and should become a goal of the APD command staff as they implement this strategic staffing plan.

RESULTS OF THE BASE MAPP MODELING PROCESS

Table 11 illustrates the value for each variable used in the development of the base MAPP which depicts the 2019 state of conditions in APD patrol. The base MAPP is an accurate reflection of the 2019 conditions in APD patrol and the concurrent validity (i.e., accuracy) of the MAPP has been established. Validation is always completed to a known factor. In this case, the known factor is the number of authorized APD patrol officers in 2019 (n=12).

Table 11 – MAPP Variables and Determination of Staffing Needs

Call for Service and Service Time Variables	Base MAPP: 2019 Data	Variables Changed for 5-Year Strategic Staffing Plan
Annual number of Priority 1 CFS (includes primary unit only)	710	**1,000**
Annual number of Priority 2 CFS (includes primary unit only)	910	**1,282**
Annual number of Priority 3, 4, & 5 (includes primary unit only)	3,691	**5,200**
Average service time per Priority 1 CFS (includes primary unit only)	45 min., 19 sec.	
Average service time per Priority 2 CFS (includes primary unit only)	34 min., 42 sec.	
Average service time per Priority 3, 4, & 5 CFS (includes primary unit only)	31 min., 32 sec.	
Annual number of back-up unit responses to Priority 1 CFS	1,065	**1,500**
Annual number of back-up unit responses to Priority 2 CFS	546	**769**
Annual number of back-up unit responses to Priority 3, 4, & 5 CFS	739	**1,040**
Average service time per back-up response to Priority 1 CFS	45 min., 19 sec.	
Average service time per back-up response to Priority 2 CFS	34 min., 42 sec.	
Average service time per back-up response to Priority 3, 4, & 5 CFS	31 min., 32 sec.	
Self-Initiated and Administrative Time Variables		
Performance objective - Self-initiated time in minutes per hour per officer	7.81 minutes	**24 minutes**
Performance objective - Administrative time in minutes per hour per officer	13.0 minutes	
Response Time Variables		
Performance objective – Response time goal for Priority 1 calls *(minutes)*	5 min., 11 sec.	**4 minutes**
Performance objective – Response time goal for Priority 2 calls *(minutes)*	6 min., 39 sec.	**8 minutes**
Performance objective – Response time goal for Priority 3 calls *(minutes)*	9 min., 31 sec.	**10 minutes**
Area *(square miles)*	15 square miles	
Average response speed *(mph)* for emergency activities	39 mph	
Average response speed *(mph)* for non-emergency activities	19 mph	
Immediate Availability Variables		
Performance objective - Percentage of time an officer will be available to immediately respond to a Priority 1 call	95 percent	
Percentage of calls for service that cannot be preempted	40 percent	
Percentage of administrative activities that cannot be preempted	10 percent	
Percentage of self-initiated activities that cannot be preempted	30 percent	
Visibility Variables		
Performance objective - Visibility objective *(hours)*, highway/arterial roadways	4.0 hours	
Performance objective - Visibility objective *(hours)*, collector/residential roadways	24.0 hours	
Number of miles, highway/arterial roadways	30 miles	
Number of miles, collector/residential roadways	100 miles	
Average patrol speed, highway/arterial roadways *(mph)*	24 mph	
Average patrol speed, collector/residential roadways (*mph*)	14 mph	
Weights for Performance Objectives		
Response time goal for Priority 1 calls objective weight (percentage)	25 percent	
Immediate availability objective weight (percentage)	25 percent	
Patrol visibility objective weight (percentage)	25 percent	
Response time goal for Priority 2 calls objective weight (percentage)	15 percent	
Response time goal for Priority 3 calls objective weight (percentage)	10 percent	
Leave Percentage		
Average Percentage of Time on Leave	7.42 percent	
Additional Variable		
Percentage of time patrol units staffed with two officers	0.0 percent	
Percentage of time patrol sergeant spends as primary unit responder to CFS	10.0 percent	

SECTION II: STRATEGIC PATROL STAFFING PLAN

Since concurrent validity was established in the development of the base MAPP, this section of the report focuses on building a strategic staffing plan for APD patrol and the predictive validity of the MAPP. Predictive validity addresses the ability of the MAPP to accurately determine the results that will occur in the future when additional patrol officers are added in APD. Since the base MAPP demonstrated the concurrent validity of the MAPP as a mathematical replication of the 2019 conditions within APD patrol, the MAPP can accurately determine future patrol staffing needs by modifying the variables utilized in the base MAPP. Any of the values in the base MAPP can be modified and the patrol staffing needs to meet the new performance objective accurately determined. Therefore, the predictive validity of the MAPP can be established and the APD command staff can have confidence that the increases in patrol staffing will result in the intended benefits.

BUILDING THE STRATEGIC STAFFING PLAN FOR PATROL

As illustrated in Table 11, the rows highlighted in blue reflect the variables that were changed from the base MAPP to build the strategic staffing plan for APD patrol. *All other variables remained the same as used in the base MAPP*. The changes made to the base MAPP and the need for additional patrol officers over the next five years are discussed in this section. All values used in the development of the base MAPP fit within the expected norms established by the research team in prior staffing studies with the exception of the variables discussed in this section of the report.

1) Self-initiated time in minutes per hour per officer

Self-initiated time in minutes per hour per officer was increased from the current 7.81 minutes in the base MAPP calculated on actual 2019 data to 24 minutes (i.e., 40% of each shift) in the MAPP developed for the strategic patrol staffing plan as illustrated in Table 11. This will allow patrol officers to spend 40% of each shift on self-initiated, proactive, and community-based activities. *The self-initiated standard was set by APD personnel as the expected self-initiated performance objective for APD patrol officers.*

2) Calls for Service and Back-up Unit Responses

Calls for service responses for both primary and back-up units are expected to increase over the next five years within APD due to the residential and commercial development and growth previously discussed. Regarding residential growth, it is excepted, the City of Anna will sustain an annual population growth percentage of 5.9% over the next several years.

Connecting call for service growth to population growth is a conservative means to calculate increases in calls for service since it assumes there are no changes in other factors, besides population numbers, that impact calls for service. As an example, commercial establishments

typically generate more calls for service than a single-family residence. An increase in commercial establishments in the City of Anna, and the in migration this may cause, are not reflected in resident population figures. As another example, multi-family residential properties typically generate more calls for service than single-family residences, even if the population numbers of both are the same. As the City of Anna moves to multi-family housing as its growth continues, more calls for service can be expected.

In addition to single-family residences, the future development in the City of Anna will also focus on both commercial, office, retail, and restaurant space as well multi-family residential properties. The commercial, office, retail, and restaurant space will cause in migration from residents of neighboring communities which are not reflected in the City of Anna population numbers.

Therefore, an adjustment to the 5.9% annual increase to calls for service due to City of Anna population growth must be made. In order to account for the calls for service which will be generated from the commercial, office, retail, and restaurant growth, the annual percentage increase in calls for service was adjusted from 5.9% due to population growth alone to an estimated 7.9% to account for commercial development changes within the city beginning in calendar year 2024. Calendar year 2024 was used as the benchmark for the start of the expected 7.9% annual increase in calls for service to allow for the start of the development of the 75 Center, Anna Business Center, and the revitalization of Downtown Anna.

In sum, in order to make future projections for calls for service, the research team applied a 5.9% annual growth percentage to the calls for service used in the development of the base MAPP as illustrated in Table 11 for calendar years 2022 and 2023. Then, a 7.9% annual growth percentage to calls for service was used for calendar years 2024, 2025, and 2026. The calls for service and back-up unit response values highlighted in blue in Table 11 are the expected number of calls for service and back-up unit response values in calendar year 2026; five-year projection with a 5.9% annual growth percentage for two years and a 7.9% annual growth percentage for three years.

3) Response Times to Calls for Service

As reflected in Table 11, response time values were modified to develop the strategic patrol staffing plan. In 2019, the average response time for Priority 1 calls was 5 minutes, 11 seconds. Priority 1 calls involve crimes in-progress and incidents that put citizens in imminent danger where rapid response matters. These incidents are critical, where minutes, and even seconds, can have a major impact on the outcome of the incident. Rapid response to Priority 1 calls for service can increase the probability of arrest of the suspect at the scene of the offense, decrease injuries suffered by the victim, decrease property loss and destruction, and deescalate the situation due to officer presence. Based on input from the APD command staff, the response

time goal for Priority 1 calls was lowered to 4 minutes in the development of the strategic patrol staffing plan (see Table 11).

In 2019, the average response time for Priority 2 calls was 6 minutes, 39 seconds. Based on input from the APD command staff, the response time goal for Priority 2 calls was slightly increased to 8 minutes in the development of the strategic patrol staffing plan. In addition, based on input from the APD command staff, the response time for Priority 3 calls was slightly increased from the 2019 value of 9 minutes, 31 seconds in the base MAPP to 10 minutes in the MAPP developed for the strategic patrol staffing plan (see Table 11). The increased response time goals slightly mitigate the impact of decreasing the response time goal to Priority 1 calls for service. It is further justified by the less urgent nature of Priority 2 and 3 calls for service within APD due to their call prioritization standards which were reviewed by the research team.

All of the other variables in the base MAPP remained the same in the MAPP developed for the strategic patrol staffing plan.

Based on the modifications made to the validated base MAPP for the strategic patrol staffing plan, APD patrol staffing increases are necessary to increase the capacity of the APD patrol officers to absorb expected increases in calls for service, to increase self-initiated time, and to decrease Priority 1 response times. With these changes, APD patrol will align with contemporary patrol staffing standards and be able to continue to offer the level of police service expected by the community.

Recommendation #1: Based on the results of the validated MAPP, it is recommended that 30 patrol officers be assigned within APD by the end of fiscal year 2026-27.

Currently, Anna PD has 20 patrol officer FTE (this number includes the 4 patrol corporals) allocated to the patrol function, excluding sergeants. Therefore, this recommendation is 10 additional patrol officers above the current authorized patrol staffing of 20.

Implementation Timeframe:

FY 2022-23 – Add 2 patrol officers
FY 2023-24 – Add 2 patrol officers
FY 2024-25 – Add 2 patrol officers
FY 2025-26 – Add 2 patrol officers
FY 2026-27 – Add 2 patrol officers

This represents an increase of 10 patrol officers over the current patrol allocation of 20 officers which includes the 4 patrol corporals. Staffing changes of this magnitude do not typically occur

quickly. Therefore, the strategic patrol staffing plan will accomplish the addition of 10 patrol officers over a five-year period. The City of Anna needs to make steady progress towards the goal of adding 10 patrol officers over the next 5 years. Without additional staffing, the APD patrol officers will not be able to absorb the expected increases in calls for service and increase self-initiated activities without negatively impacting other patrol performance objectives (e.g., response times, immediate availability, and patrol visibility).

The implementation of the strategic patrol staffing plan as designed will allow APD patrol officers to do the following:

- Annually respond to an expected 5.9% annual increase in calls for service in 2022 and 2023 due to population growth and then a 7.9% annual increase in calls for service in 2024, 2025, and 2026 due to population and commercial growth;

- Respond to Priority 1 calls for service in 4 minutes, Priority 2 calls for service in 8 minutes, and Priority 3 calls for service in 10 minutes;

- Have one officer available to immediately respond to a Priority 1 call for service 95% of the time;

- Provide a significant level of police visibility in the community;

- Spend 40% of their shift on self-initiated activities;

- Spend 21.7% of their shift on administrative activities; and,

- Maintain the current leave rate for patrol officers.

APD's Future: Points to Consider

In concluding this report, a few points to consider are offered as APD implements a strategic patrol staffing plan. First, since the validity of the MAPP was established, it is expected the benefits described in the previous section will be realized as patrol staffing increases occur (i.e., ability to handle increases in calls for service, increased self-initiated time, and decreased Priority 1 response time without negatively impacting other patrol performance objectives). It is recommended that APD personnel measure the benefits obtained each year as staffing increases occur to further validate the results of the added patrol personnel.

Second, the APD command staff should be cognizant of the benchmarks established for patrol in this report and measure their maintenance annually. For example, the patrol staffing levels are

established to allow APD patrol officers to respond to an annual increase in calls for service. If the annual increase in calls for service is larger or smaller than projected, then new benchmarks for annual calls for service should be established through trend analysis and the patrol staffing increases recommended in this report should be adjusted accordingly.

In conclusion, these points are offered because the patrol modeling process is a dynamic process that needs to be routinely revisited because other variables besides the ones included in the model can impact the variables utilized in the modeling process. For example, as noted, the expected calls for service may actually be higher or lower than projected due to growth in the City of Anna. The model included in Table 11 is stagnant at this point based on the input values included during the modeling process. As variables both inside and outside the model change, the model should be refined to reflect current conditions. In the end, this can lead to a need for more than or less than the projected number of patrol officers over the next five years.

PATROL SUPERVISION

Currently, Anna PD has 20 patrol officer FTE (this number includes the 4 patrol corporals) allocated to the patrol function and 4 patrol sergeants. With the implementation of this strategic staffing plan, 10 additional patrol officers will be added to APD. The 4 patrol sergeants directly report to the Assistant Chief of Police. To align with contemporary staffing standards for law enforcement agencies, Anna PD should hire a patrol lieutenant to directly supervise the 4 patrol sergeants and oversee the entire patrol function for APD. The patrol lieutenant would directly report to the Assistant Chief of Police. The addition of a patrol lieutenant with the growth in APD also maintains efficient unity of command and span of control. Therefore, the following recommendation is offered.

Recommendation #2: Add 1 Patrol Lieutenant within Anna PD.

Implementation Timeframe: FY 2022-23 – Add 1 Patrol Lieutenant

TRAFFIC PERSONNEL

Currently, Anna PD does not have an officer solely responsible for traffic enforcement. Traffic enforcement is currently the responsibility of all patrol officers and will continue to be even with the addition of traffic personnel. The addition of a traffic officer will allow APD to have a single point of contact for all traffic complaints from citizens and have an officer solely focused on traffic enforcement. The officer would also be responsible for responding to traffic accidents. In addition, depending on the training provided to the officer, the traffic officer can also be responsible for hit and run investigations and commercial vehicle enforcement.

As the population of the City of Anna continues to grow, the addition of a traffic officer is a needed position and aligns with best practices in law enforcement. Therefore, the following recommendation is offered.

Recommendation #3: Add 1 traffic officer within Anna PD.

Implementation Timeframe: FY 2023-24 – Add 1 traffic officer

SECTION III: INVESTIGATION STAFFING

This section of the report focuses on the detective staffing levels within APD. Table 12 illustrates the current authorized staffing levels within investigations.

Table 12 – Investigation Staffing

Position	Classification	Current Authorized Personnel
Investigation Sergeant	Sworn	1
Detective	Sworn	3

ASSESSING STAFFING NEEDS WITHIN INVESTIGATIONS

Investigative units can be categorized in many ways. One of the categorization means is to divide criminal investigations into reactive and proactive units. Even though each unit may provide both reactive and proactive services, one of the two characterizations is prominent in each unit. The activities of reactive units are primarily determined by incidents that have been reported by a citizen to a patrol officer that has been routed to the investigation's sergeant for further review and then assigned to a detective for follow-up investigation. Based on the severity of the offense, not all cases are assigned for follow-up investigation because they are either unlikely to be solved or because staffing levels limit the number of cases that can be assigned to detectives.

For each offense, the sergeant reads the initial report completed by the patrol officer and makes a case assignment decision based on the initial report. The sergeant takes into account several factors, as applicable, in deciding to assign a case or not including, seriousness of the offense, witness to the crime, knowledge of suspect's name, traceable property, specific method of operation, value of property, and presence of usable physical evidence, among others.

Within criminal investigations in law enforcement agencies, it is common for an equilibrium to be established in reactive investigative units regarding the number of new cases assigned each month to a detective and the total number of cases on the active caseload of each detective. Sergeants may not assign certain cases when the equilibrium thresholds informally established in the unit have been reached. The impact may be greatest on cases that may be able to be solved with moderate to significant investigative effort. Due to current vacancies and the caseloads of the current detectives, these marginal cases are less likely to be assigned.

The workload of reactive investigations is quantifiable by assessing the number of cases referred to the investigation's supervisor for further review and the case assignment practices within investigations. The APD investigative processes are traditional reactive processes.

Case Assignment Analysis

The case assignment process determines the workload within investigations that are reactive. In order to assess APD case assignment practices, the research team assessed the number of new cases assigned to each investigator by month from 2017-2020. There are two general measures of detective workload used in staffing assessments. The first is the overall caseload of the detective. The overall caseload is the total number of cases assigned to a detective and is the traditional measure of detective workload. The major weakness with this measure is that it is an inadequate reflection of the current activity of an individual detective. Some of the assigned cases may be awaiting forensic analysis while others may be waiting for additional witnesses to be interviewed. These types of cases are not being actively worked by the detectives, but they are still counted as part of their overall caseload.

The second measure of detective workload is the number of new cases assigned to each detective each month. The second measure is the preferred measure to use in investigative staffing assessments because it is seen as a more accurate reflection of the current activity of detectives. Research on the criminal investigations process has routinely shown that around 95% of all cases cleared by arrest are cleared within the first 30 days. After 30 days, it is either unlikely that the case is going to be solved or the detective is waiting on evidence to be processed or lab results to be returned. Detectives are not spending much time on these types of cases, unless it is a major case, but they are still counted in their overall caseload. A revolving 30-day measure of the number of new cases assigned to each detective is seen as a more accurate measure of detective workload and is therefore used in this assessment.

APD provided the research team with data on the total number of new cases assigned to each detective by month from 2017-2020 which is the primary measure used in this report to determine detective staffing needs. The monthly averages from 2017-2020 for each detective are provided in Table 13. As previously discussed, the average number of cases assigned by month to each detective is the preferred measure to use in investigative staffing assessments because it is seen as a more accurate reflection of the current activity of detectives.

As reflected in Table 13, the first APD detective was assigned an average of 12.9 new cases per month in 2017, an average of 19.1 new cases per month in 2018, an average of 19.9 new cases per month in 2019, and an average of 30.8 new cases per month in 2020. The second detective, which began in late 2017, was assigned an average of 22.3 new cases per month in 2018, an average of 25.6 new cases per month in 2019, and an average of 46.3 new cases per month in 2020.

Table 13 – Average Number of New Cases Assigned to Detectives Each Month

Detective	2017	2018	2019	2020
Detective 1	12.9	19.1	19.9	30.8
Detective 2	N/A	22.3	25.6	46.3

How many new cases should be assigned to a detective each month? National standards on the number of new cases that should be assigned to a detective in a month do not exist. The ***general standard*** set by the research team based on prior research, including time and motion studies in investigative units completed by the team, is a maximum of 12 cases per month for violent crimes or 20 cases per month for property crimes.

Certainly, there are exceptions to this general standard based on the severity of the offense being investigated (e.g., a detective cannot investigate 12 murders each month) and complexity of the investigation (e.g., a detective cannot investigate 20 multistate burglary organizations each month) which is why it is considered a ***general standard*** allowing for supervisory discretion and a general threshold. Numerous factors impact the optimal number of new cases that should be assigned to a detective with the type of offense and complexity of the investigation being two prominent factors. In sum, the "12 cases per month for violent crimes or 20 cases per month for property crimes" ***general standard*** should be seen as a reasonable maximum standard. However, the standard should not be viewed as an absolute standard to allow for variation in caseload assignments based on supervisory discretion.

An assessment of the type of offenses assigned to detectives illustrates that the majority of offenses investigated by APD detectives are property crimes. As illustrated in Table 13, in 2020, detectives were assigned far more cases each month in comparison to the general standard presented. Since then, an additional detective has been assigned to investigations, increasing the number of detectives to three.

As mentioned, the City of Anna will continue its residential growth and expand its commercial growth over the next five years and calls for service are expected to increase as well. Some of those calls for service will involve criminal activity which will require follow-up investigation by a detective. Although three detectives are sufficient for the current investigative workload, additional personnel will be needed in the future. Therefore, the following recommendation is offered.

Recommendation #4: Add 1 detective within Anna PD.

Implementation Timeframe: FY 2025-26 – Add 1 detective

SECTION IV: NON-SWORN PERSONNEL STAFFING

Currently, APD has one non-sworn position. The person provides administrative assistance to APD command staff and serves as APD's records clerk. The primary record clerk responsibilities are to process requests for police reports and body worn or in-car camera video. With the implementation of body worn cameras, the amount of video collected by police departments has increased dramatically. As Anna PD continues to add patrol personnel based on this strategic staffing plan, the need for full-time records clerks will increase. Likewise, the need for administrative assistance for the APD command staff is essential. Therefore, the following recommendation is offered.

Recommendation #5: Expand the one non-sworn position into two positions (one full-time administrative assistant and one full-time records clerk) and add one additional full-time records clerk. Upon implementation, this recommendation will provide APD with one full-time administrative assistant and two full-time records clerks.

Implementation Timeframe: **FY 2023-24 – Add 1 non-sworn position to allow for one full-time administrative assistant and one full-time records clerk**
FY 2026-27 – Add 1 records clerk

Currently within APD, the property and evidence function is the responsibility of the investigations sergeant. The property and evidence function includes the responsibility for the intake, custody, and release/destruction of a wide variety of property, including found property and physical evidence associated with a crime. The primary activities include property/evidence intake, item disposal, return of seized property to citizens, and transfer of evidence within APD and to external labs for analysis.

The investigations sergeant maintains the integrity and condition of all property/evidence received, ensuring it is not compromised for court exhibit or damaged before it is released to its rightful owner. All property/evidence received must be documented along with the strict maintenance of chain of custody records. The sergeant must document all movement of the property from the time it is received until its final release, disposal, or other disposition.

As law enforcement agencies grow, the property and evidence function is civilianized and a full-time non-sworn employee is hired for the role. The property and evidence workload is primarily determined by the activity of APD sworn personnel, especially patrol and investigations. With expected staffing increases within patrol and investigations as part of the implementation of this strategic staffing plan, the following recommendation is offered.

<u>Recommendation #6</u>: Add one full-time property and evidence technician. The technician can also prepare cases for filing with the Collin County District Attorney's Office. This will relieve detectives from this responsibility.

<u>Implementation Timeframe</u>: **FY 2022-23 – Add 1 property and evidence technician**

SECTION V: SUMMARY OF STAFFING RECOMMENDATIONS BY FISCAL YEAR

The personnel staffing recommendations for the next five years are included in Table 14.

Table 14 – Summary of Staffing Recommendations by Fiscal Year

Positions – FY 2022-2023	Classification	Number of Positions
Patrol Lieutenant	Sworn	1
Patrol Officer	Sworn	2
Property and Evidence Technician	Non-Sworn	1
Total New Positions		**4**
Positions – FY 2023-2024	**Classification**	**Number of Positions**
Non-Sworn position to allow full-time administrative assistant and full-time records clerk	Non-Sworn	1
Patrol Officer	Sworn	2
Traffic Officer	Sworn	1
Total New Positions		**4**
Positions – FY 2024-2025	**Classification**	**Number of Positions**
Patrol Officer	Sworn	2
Total New Positions		**2**
Positions – FY 2025-2026	**Classification**	**Number of Positions**
Detective	Sworn	1
Patrol Officer	Sworn	2
Total New Positions		**3**
Positions – FY 2026-2027	**Classification**	**Number of Positions**
Patrol Officer	Sworn	2
Records Clerk	Non-Sworn	1
Total New Positions		**3**

APPENDIX A

Eric J. Fritsch, Ph.D.
Police Staffing Assessment Credentials and Experience

Dr. Fritsch holds a doctoral degree (Ph.D.) in Criminal Justice from Sam Houston State University. He also earned a master's degree (M.A.) in Criminal Justice and Criminology and a baccalaureate degree (B.S.) in Law Enforcement and Police Science.

Dr. Fritsch has substantial prior experience working with law enforcement agencies throughout the United States and has completed work internationally. In particular, he has over 20 years of experience conducting staffing assessments for law enforcement agencies. Over the past few years, he has completed or is currently completing staffing assessments for the following law enforcement agencies in the United States:

1) Aberdeen, WA Police Department;
2) Allen, TX Police Department;
3) Anaheim, CA Police Department;
4) Andover, KS Police Department;
5) Bay Area Rapid Transit, CA Police Department;
6) Buena Park, CA Police Department;
7) Burnet, TX Police Department;
8) Cibolo, TX Police Department;
9) Clayton, MO Police Department;
10) Dallas Area Rapid Transit, TX Police Department;
11) Denton, TX Police Department;
12) DeSoto, TX Police Department;
13) Elk Grove, CA Police Department;
14) El Paso, TX Police Department;
15) Farmers Branch, TX Police Department;
16) Fredericksburg, VA Police Department;
17) Frisco, TX Police Department;
18) Fullerton, CA Police Department;
19) Georgetown, TX Police Department;
20) Guilford County, NC Sheriff's Office;
21) Hutto, TX Police Department;
22) Lenexa, KS Police Department;
23) Los Angeles World Airports Police Department;
24) Marble Falls, TX Police Department;
25) McKinney, TX Police Department;
26) Middleton, WI Police Department;
27) Midland, TX Police Department;
28) Monona, WI Police Department;
29) North Richland Hills, TX Police Department;
30) Oconomowoc, WI Police Department;
31) Overland Park, KS Police Department;
32) Papillion, NE Police Department;
33) Princeton, TX Police Department;
34) Prosper, TX Police Department;
35) Richardson, TX Police Department;
36) Riley County, KS Police Department;

37) Rowlett, TX Police Department;
38) Sachse, TX Police Department;
39) Santa Ana, CA Police Department;
40) Shelby County, AL Sheriff's Office;
41) Sherman, TX Police Department;
42) Show Low, AZ Police Department;
43) Sierra Vista, AZ Police Department;
44) St. Martin Parish, LA Sheriff's Office;
45) University of North Texas Health Science Center Police Department;
46) Van Alstyne, TX Police Department;
47) Weatherford, TX Police Department;
48) Westminster, CA Police Department; and,
49) Wheat Ridge, CO Police Department

Dr. Fritsch has conducted police staffing work internationally as well. He has completed patrol allocation and deployment studies for the Norwegian National Police, Regina Saskatchewan Canada Police Service and Riyadh Saudi Arabia. In addition, he conducted training on police patrol allocation and deployment modeling to Turkish Gendarmerie commanders in Istanbul, Turkey in May 2014.

In recognition of his expertise in conducting police staffing assessments, Dr. Fritsch provided training on "how to" conduct police staffing assessments at the 2013 annual meeting of the International Association of Law Enforcement Planners.

Dr. Fritsch is a national expert on police staffing, patrol allocation and deployment strategies. In addition, Dr. Fritsch developed proprietary software called the Model for the Allocation of Patrol Personnel (MAPP). MAPP is one of only a very few modern police patrol allocation and deployment models in existence and is the only model that has been stringently validated. In addition, Dr. Fritsch has completed the only in-depth study of police staffing sold nationally as a primary book: *Police Patrol Allocation and Deployment* (Prentice-Hall, 2009).

Finally, Dr. Fritsch serves as a professor in the Department of Criminal Justice at the University of North Texas (UNT) where he has worked for 25 years. He has taught graduate level research methods for over 20 years at UNT and has authored *Applied Research Methods in Criminal Justice and Criminology (*New York: McGraw-Hill, 2014) demonstrating his research expertise.

Item No. 5.b.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Ryan Henderson

AGENDA ITEM:
Discussion on reducing the number of commissioners serving on the Diversity and Inclusion Advisory Commission (Assistant City Manager Ryan Henderson)

SUMMARY:
At the July 14, 2020, City Council meeting, the City Council established the Diversity and Inclusion Advisory Commission. The approved resolution specified that the Commission was to include 11 members. Staff would like to make a future recommendation that the Advisory Commission be reduced to seven members (in line with the city's other boards and commissions) due to inconsistencies in attendance. The reduction of members would also allow the Commission to reduce the number of subcommittees, particularly the ones that have become inactive.

Dependent on the direction provided by Council for this work session item, an amended resolution would be presented to Council at the February 22 City Council meeting.

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 3: Anna – Great Place to Live

STAFF RECOMMENDATION:
Staff makes no recommendation for this work session item.

ATTACHMENTS:
1. DI Attendance Official 2021-2022

APPROVALS:

Ryan Henderson, Assistant City Manager	Created/Initiated - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Name	5-Jan	2-Feb	2-Mar	6-Apr	4-May	Absenses
Pete Cain	Present	Absent	Present	Present	Absent	2
Dyanne Lockridge	Present	Present	Present	Present	Present	0
Curtis Scretchen	Present	Present	Present	Present	Present	0
~~Amanda Kellam~~	~~Present~~	~~Present~~	~~Present~~	~~Present~~	~~-~~	~~0~~
~~Lottia Windham~~	~~Absent~~	~~Present~~	~~Absent~~	~~Present~~	~~Absent~~	~~3~~
Roxxanne Aragon	Present	Present	Present	Present	Present	0
Rose Williams	Present	Present	Present	Absent	Present	1
Gina Maria Ottavio	Present	Present	Present	Present	Absent	1
~~Kathryn Ross~~	~~Present~~	~~Present~~	~~Present~~	~~Absent~~	~~Absent~~	~~2~~
Malverse Jackson	Present	Present	Present	Absent	-	1
Kimberly Jones	Present	Absent	Present	Absent	Present	2

Name	1-Jun	15-Jul	3-Aug	7-Sep	5-Oct	2-Nov	7-Dec	4-Jan	
Pete Cain	Present	Present	Present	Present	Cancelled	Present	Present	Absent	1
Dyanne Lockridge	Present	Present	Present	Absent	Cancelled	Present	Present	Absent	2
Alfredo Fernandez	Present	Present	Present	Present	Cancelled	Absent	Present	Present	1
Alycia Green	Present	Present	Present	Absent	Cancelled	Present	Present	Absent	1
Sinisa Slavnic	Present	Present	Present	Present	Cancelled	Present	Present	Present	0
Roxxanne Aragon	Present	Present	Present	Present	Cancelled	Present	Absent	Present	1
Rose Williams	Present	Absent	Present	Absent	Cancelled	Absent	Present	Absent	4
Gina Maria Ottavio	Present	Present	Present	Present	Cancelled	Absent	Present	Present	1
Maria Ervin	Absent	Present	Present	Present	Cancelled	Absent	Present	Absent	3
Blair Rackham	Present	Absent	Present	Present	Cancelled	Present	Present	Absent	2
Kimberly Jones	Absent	Absent	Present	Present	Cancelled	Absent	Absent	Absent	5

Item No. 6.a.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Carrie Land

AGENDA ITEM:
Approve City Council Meeting Minutes for January 25, 2022. (City Secretary Carrie Land)

SUMMARY:
Approve City Council Meeting Minutes for January 25, 2022

FINANCIAL IMPACT:
N/A

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

STAFF RECOMMENDATION:
Approve

ATTACHMENTS:
1. CCmin20220125 (DRAFT)

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Regular City Council Meeting
Meeting Minutes

Tuesday, January 25, 2022 @ 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 January 25, 2022, at the Anna ISD Board Room located at 201 E. 7th Street, Anna, Texas, 75409, to consider the following items.

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

Mayor Pike called the meeting to order at 6:30 PM.

Council Member Carver was absent.

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

Mayor Pike led the Invocation and Pledge of Allegiance.

3. **Neighbor Comments.**

The following individuals addressed the City Council with regard to the traffic hazards at the entrance of Anna Town Square and requested the City Council take immediate action to work with TxDOT to rectify the situation:

- Jonathan Schwyzer
- Francis Colls
- Kay Hickey
- Scott Intrieri

4. **Reports.**

None.

5. **Work Session.**

a. Staff update on Traffic Studies in key locations across the City of Anna, including the results of the studies. (Director of Public Works Greg Peters, P.E.)

In 2021, the City of Anna contracted with three different traffic engineering firms to conduct traffic studies in multiple locations throughout the City of Anna, including:
 Traffic Signal Warrant Studies on SH 5 at Finley Boulevard and at

Rosamond Parkway
 Traffic signal warrant studies on FM 455 at Oak Hollow Drive and at Willow Creek Drive/Westfield Drive
 Traffic Signal and Turning Movement Studies on FM 455 at US 75 and at Throckmorton/Walmart

Director of Public Works Peters provided a PowerPoint presentation of the results of the traffic studies and discussed the next steps in the process to seek traffic improvements in areas where they are warranted.

Director of Public Works Peters provided a sample letter to neighbors who wished to send a letter to their County/State representative(s) expressing their desire and support for the installation of a traffic control signal at SH 5 (S Powell Pkwy) and Finley Boulevard (Co Rd 422) and urging the representatives to encourage TxDOT to install the signal.

City Manager Proce and Mayor Pike encouraged all Anna neighbors to contact their elected County and State officials regarding the traffic improvements needed in the above-mentioned areas.

b. Discuss plans for funding the final engineering and construction of the future Hurricane Creek Regional Wastewater Treatment Plant. (Director of Public Works Greg Peters, P.E.)

Director of Public Works Peters provided a PowerPoint presentation providing project information, including cost and timing, as well as revenue sources, current available funds, and future funding options.

c. Presentation by Michael Hanschen regarding the Mantua/Risland project. (Director of Economic Development Joey Grisham)

Michael Hanschen with the Risland Corporation provided an update on the Mantua project that includes part of Anna and Van Alstyne.

6. **Consent Items.**

MOTION: Council Member Miller moved to approve Consent Items 6. a. through 6.h. Council Member Toten seconded. Motion carried 5-0 (Council Member Atchley was out of the room at the time of the vote).

a. Approve Meeting Minutes for City Council Meeting held January 11, 2022. (City Secretary Carrie Land)

b. Approve a Resolution adopting Amendment to Professional Services Agreement for Municipal Judge Services. (City Manager Jim Proce)

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO ACT ON THE CITY'S BEHALF IN EXECUTING THE FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR MUNICIPAL JUDGE SERVICES

c. Acting as the Anna Housing Finance Corporation Board of Directors, approve an Agreement to engage the services of Chapman and Cutler, LLP related to the Parmore Senior Living Project. (Director of Economic Development Joey Grisham)

Anna Housing Finance Corporation (HFC) staff recommends entering into an Agreement for legal services with Chapman & Cutler, LLP. related to the Parmore Senior Living Project. Ryan Bowen is an expert on matters related to HFCs, PFCs and tax credit projects, and has been involved in multiple deals across the country.

d. Acting as the Anna Public Facility Corporation Board of Directors, approve a Memorandum of Understanding (MOU) with JPI Village Waters Creek Development, LLC. (Director of Economic Development Joey Grisham)

Staff has been working with JPI on a proposed project at the Villages at Waters Creek located on FM 455. This Memorandum of Understanding (MOU) is non-binding and outlines the partnership between the developer and the Anna PFC. The document has been approved by legal counsel and staff recommends approval.

e. Acting as the Anna Public Facility Corporation ("APFC") Board of Directors, approve and ratify the execution by the APFC President of that certain letter agreement between the APFC and Hilltop Securities, Inc. dated January 14, 2022. (Director of Economic Development Joey Grisham)

This item approves and ratifies a letter of agreement with Hilltop Securities, Inc. related to the JPI Villages at Waters Creek project that was signed by PFC Board President Nate Pike. The document was reviewed and approved by legal counsel.

f. Approve a Resolution authorizing the purchase and installation of replacement parts for the Phase 1 Rehabilitation of the John R. Geren Wastewater Treatment Plant in accordance with the City of Anna Community Improvement Program (CIP). (Director of Public Works Greg Peters, P.E.)

The John R. Geren Wastewater Treatment Plant is located on the east side of Slayter Creek and just south of the Soil Conservation Service Reservoir located adjacent to Lakeview Estates. The plant is in need of replacement parts and rehabilitation, which have been shown in the City CIP as a four-phase project.

The Phase 1 Rehabilitation includes the replacement of the bar screens and sludge press.

The original budget for Phase 1 of the rehabilitation was set at $170,000 for only replacement of the bar screen. Since that time, we have seen prices increase. In addition, the belt press has also become problematic and is regularly failing. Staff is recommending the replacement of both at this time, as the Utility Fund balance has the necessary funds to include the required $33,422.50 for the belt press replacement. The funding source is the Utility Non Bond Fund.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE PURCHASE OF WASTEWATER TREATMENT EQUIPMENT IN THE AMOUNT NOT TO EXCEED TWO HUNDRED TWENTY-EIGHT THOUSAND NINE HUNDRED SEVENTY-TWO DOLLARS AND FIFTY CENTS ($228,972.50); AND PROVIDING FOR AN EFFECTIVE DATE.

g. Approve a Resolution authorizing the City Manager to execute easement dedication documents and payment for a sanitary sewer easement across the Dickey Tract as required for the Hurricane Creek Sanitary Sewer System. (Director of Public Works Greg Peters, P.E.)

Staff has been working with the Holland/Dickey family since 2019 regarding the acquisition of a sanitary sewer easement for the construction of the Hurricane Creek Regional Sewer system. The family worked with staff to reach an agreed upon price based on an appraisal conducted on the property. Now that the project will be bidding soon, the family is ready to execute the necessary documents and finalize the easement.

The City previously discussed a price of $100,000 for the easement with the family, which is in-line with the appraised value and the discussions between the City and the family over the past two years. In addition, the family has already granted the City right-of-entry to the property which allowed us to continue to move the project forward. Staff recommends approval of the resolution so that the City can finalize the documents with the family and make final payment.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, FINDING THAT A PUBLIC NECESSITY EXISTS FOR ACQUISITION OF A PERMANENT SANITARY SEWER EASEMENT ON AND UNDER 2.869 ACRES OF REAL PROPERTY AND A TEMPORARY CONSTRUCTION EASEMENT PROVIDING LIMITED RIGHTS ON AND UNDER 2.869 ACRES OF REAL PROPERTY, MORE OR LESS; AUTHORIZING THE CITY MANAGER, STAFF, CONTRACTORS, AND THE CITY'S ATTORNEYS TO ACQUIRE SAID EASEMENTS BY ANY LAWFUL MEANS, INCLUDING BUT NOT LIMITED TO NEGOTIATIONS, AND, IF NECESSARY, PROCEEDINGS IN EMINENT DOMAIN; PROVIDING AN EFFECTIVE DATE.

h. Approve a Resolution to amend, restate, and replace the Development Agreement related to development and design regulations for multiple-family residence located at the northeast corner of Finley Boulevard and Florence Way otherwise known as Parmore-Anna. (Director of Development Services Ross Altobelli).

The applicant is requesting an amendment to the automatic termination provisions in Section 4 of the Original Agreement by changing the entity name from TDI Affordable Housing, LLC, to Parmore Anna Holdings, LLC, which is an entity of the Anna Housing Finance Corporation. The proposed amendments have been reviewed and approved to form by the City Attorney.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AN AMENDED

AND RESTATED DEVELOPMENT AGREEMENT WITH ANNA TOWN CENTER MIXED USE, LLC RELATING TO DEVELOPMENT AND DESIGN REGULATIONS FOR MULTIPLE-FAMILY RESIDENCE DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF FINLEY BOULEVARD AND FLORENCE WAY.

7. **Items For Individual Consideration.**

a. Annexation - Coyote Meadows (Director of Development Services Ross Altobelli)

1) Consider/Discuss/Action on a Resolution approving an Agreement regarding services including a plan for municipal services regarding 150.2± acres generally located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway.

A RESOLUTION ADOPTING A CONDITIONAL AGREEMENT REGARDING SERVICES RELATED TO ANNEXATION OF A 150.2± ACRE TRACT OF LAND

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

2) Conduct a public hearing to consider public comments regarding annexation of 150.2± acres generally located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway.

Mayor Pike opened the public hearing at 8:13 PM.

No comments received.

Mayor Pike closed the public hearing at 8:13 PM

3) Consider/Discuss/Action on an Ordinance annexing 150.2± acres generally located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway.

TFCC Coyote, LLC, has submitted a petition to annex 150.2± acres of land located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway.

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.

MOTION: Mayor Pike moved to approve. Council Member Miller seconded. Motion carried 5-1 (Council Member Toten opposed).

b. Zoning - Coyote Meadows (Director of Development Services Ross Altobelli)

The applicant has submitted an annexation and zoning petition to establish a planned development district to be located entirely within the City limits. The planned development will meet the design and development standards established with Res. No. 2021-10-1033 (Coyote Meadows Development Agreement). The request is in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Comprehensive Plan, as well as Res. No. 2021-10-1033. For these reasons, staff is in support of the annexation and zoning request.

1) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to zone 153.6± acres located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway. Currently zoned: Agricultural District (AG) and Extraterritorial Jurisdiction (ETJ). Applicant: TFCC Coyote, LLC.

Mayor Pike opened the public hearing at 8:15 PM.

Mayor Pike closed the public hearing at 8:15 PM.

(Property zoned under this Planned Development ordinance is generally located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway)

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

MOTION: Council Member Ussery moved to approve. Council Member Atchley seconded. Motion carried 5-1 (Council Member Toten opposed).

2) Consider/Discuss/Action on a Resolution regarding the Coyote Meadows, Preliminary Plat.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING COYOTE MEADOWS, PRELIMINARY PLAT.

MOTION: Council Member Vollmer moved to approve. Council Member Miller seconded. Motion carried 5-1 (Council Member Toten opposed).

c. Consider/Discuss/Action on appointment of a Boards and Commissions Interview Committee. (City Secretary Carrie Land)

The Interview Committee consists of three City Council Members to review Board and Commission appointments. They are to review applications, conduct interviews, and bring appointment recommendations to the City Council.

The deadline for submitting applications is April 1 by 5:00 PM. Applications are available on the City website and in the City Secretary's Office.

Interviews will be conducted on Saturday and Sunday, April 9 and 10, 2022.

Mayor Pike moved to appoint a Boards and Commissions Interview Committee consisting of Council Member Toten, Council Member Carver, and Mayor Pike. Council Member Vollmer seconded. Motion carried 6-0.

d. Consider/Discuss/Action on a Resolution approving an Incentive Agreement for new Economic Development with Anna Investments Group, LLC. (Director of Economic Development Joey Grisham)

Anna Investments Group, LLC is planning to construct a Dairy Queen restaurant in Anna and is asking for assistance with impact fees. Staff is recommending a grant of $53,187 (amount of water/wastewater/irrigation impact fees) to be paid once the group meets the incentive requirements: invest at least $1 million, create at least 10 jobs, and receive a certificate of occupancy within nine months of execution of the Agreement.

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

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

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

a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). *Bunetto v. City of Anna*, Civil Action No. 4:21-cv-00413, United States District Court, Eastern District of Texas, Sherman Division; *Miller Mendel, Inc. v. City of Anna, Texas, et al.*, U.S. District Court, Eastern District of Texas, Marshall Division; Case No. 2:21-cv-00445-JRG.

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

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

d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). Boards and Commissions; Meeting Procedures

MOTION: Council Member Vollmer moved to enter Closed Session. Council Member Toten seconded. Motion carried 6-0.

Mayor Pike recessed the meeting at 8:28 PM.

Mayor Pike reconvened the meeting at 10:03 PM.

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

No action.

10. **Adjourn.**

Mayor Pike adjourned the meeting at 10:03 PM.

Approved on February 8, 2022.

_____
Mayor Nate Pike

ATTEST:

_____
City Secretary Carrie L. Land

Item No. 6.b.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Carrie Land

AGENDA ITEM:
Review the 2021 Attendance Report for City Council, Boards and Commissions. (City Secretary Carrie Land)

SUMMARY:
Review the 2021 Attendance Report for City Council, Boards and Commissions.

FINANCIAL IMPACT:
N/A

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

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Council and Boards Attendance Official
2. 20220203 APLE Task Force Attendance

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

CITY COUNCIL ATTENDANCE

p = present a = absent

DATE	Nate Pike	Kevin Toten	Josh Vollmer	Stan Carver II	Randy Atchley	Danny Ussery	Lee Miller
8/24/2021	p	p	p	p	p	p	p
1/12/2021	p	p	p	p	p	p	p
1/26/2021	p	p	p	p	p	p	p
2/9/2021	p	p	p	p	p	p	p
2/16/2021	p	a	a	p	a	p	p
2/23/2021	p	p	p	p	p	p	p
3/9/2021	p	p	p	zoom	p	zoom	p
3/23/2021	p	p	p	a	p	p	p
4/13/2021	p	p	p	p	p	p	p
4/27/2021	p	p	p	p	p	p	p
5/11/2021	p	p	p	p	p	p	p
5/25/2021	p	p	p	p	p	p	p
6/8/2021	p	p	p	p	p	p	p
6/22/2021	p	p	p	p	p	p	p
7/13/2021	p	p	p	p	p	p	p
7/27/2021	p	p	p	p	p	p	p
8/10/2021	p	p	p	a	p	a	p
8/24/2021	p	p	p	p	p	p	p
8/31/2021	a	p	p	p	p	p	p
9/7/2021	a	p	p	p	p	p	p
9/14/2021	p	p	p	p	p	p	p
9/28/2021	p	p	a	p	p	p	p
10/12/2021	p	p	p	p	p	p	p
10/26/2021	p	p	p	p	p	p	p
11/9/2021	p	p	p	p	p	p	p
12/14/2021	p	p	p	p	p	p	p
Year absence	2	2	2	2	1	1	0

DIVERSITY & INCLUSION ADVISORY COMMISSION

Name	5-Jan	2-Feb	2-Mar	6-Apr	4-May	Absenses
Pete Cain	Present	Absent	Present	Present	Absent	2
Dyanne Lockridge	Present	Present	Present	Present	Present	0
Curtis Scretchen	Present	Present	Present	Present	Present	0
~~Amanda Kellam~~	~~Present~~	~~Present~~	~~Present~~	~~Present~~	~~-~~	~~0~~
~~Lottia Windham~~	~~Absent~~	~~Present~~	~~Absent~~	~~Present~~	~~Absent~~	~~3~~
Roxxanne Aragon	Present	Present	Present	Present	Present	0
Rose Williams	Present	Present	Present	Absent	Present	1
Gina Maria Ottavio	Present	Present	Present	Present	Absent	1
~~Kathryn Ross~~	~~Present~~	~~Present~~	~~Present~~	~~Absent~~	~~Absent~~	~~2~~
Malverse Jackson	Present	Present	Present	Absent	-	1
Kimberly Jones	Present	Absent	Present	Absent	Present	2

Name	1-Jun	15-Jul	3-Aug	7-Sep	5-Oct	2-Nov	7-Dec	4-Jan	
Pete Cain	Present	Present	Present	Present	Cancelled	Present	Present	Absent	1
Dyanne Lockridge	Present	Present	Present	Absent	Cancelled	Present	Present	Absent	2
Alfredo Fernandez	Present	Present	Present	Present	Cancelled	Absent	Present	Present	1
Alycia Green	Present	Present	Present	Absent	Cancelled	Present	Present	Absent	1
Sinisa Slavnic	Present	Present	Present	Present	Cancelled	Present	Present	Present	0
Roxxanne Aragon	Present	Present	Present	Present	Cancelled	Present	Absent	Present	1
Rose Williams	Present	Absent	Present	Absent	Cancelled	Absent	Present	Absent	4
Gina Maria Ottavio	Present	Present	Present	Present	Cancelled	Absent	Present	Present	1
Maria Ervin	Absent	Present	Present	Present	Cancelled	Absent	Present	Absent	3
Blair Rackham	Present	Absent	Present	Present	Cancelled	Present	Present	Absent	2
Kimberly Jones	Absent	Absent	Present	Present	Cancelled	Absent	Absent	Absent	5

EDC/CDC CORPORATIONS ATTENDANCE				p = present	a = absent	2021	
Date	**Anthony Richardson**	**Rocio Gonzalez**	**Bruce Norwood**	**Michelle Hawkins**	**Kylee Kelley**	**Shane Williams**	**Matthew Seago**
7-Jan	P	P	P	P	N/A	P	P
4-Feb	p	p	p	p	N/A	p	p
4-Mar	p	p	p	a	N/A	p	p
1-Apr	p	a	p	a	N/A	p	p
6-May	p	p	p	p	N/A	p	p
3-Jun	p	p	p	p	p	a	p
1-Jul	p	p	p	p	p	p	p
26-Jul	*p*	*p*	*a*	*p*	*p*	*p*	*a*
5-Aug	p	a	a	p	p	p	a
7-Oct	p	p	p	a	p	p	p
4-Nov	p	p	p	a	p	p	a
2-Dec	p	a	p	p	p	p	resigned
TOTAL ABSEN	**0**	**3**	**1 reg 1 special**	**4**	**0**	**1**	**2 reg 1 special**

Italics = special called

Column2

BOARD OF ADJUSTMENTS ATTENDANCE p = present a = absent

Date	Jon Hendricks	Kelly Herndon	Nick Rubits	Brent Thomas	Tony Bellefond	Sandy Setliff	David Briggs
20-Oct							
20-Nov							
20-Dec							
	Jon Hendricks	Kelly Herdon-Patterson	Sandy Setliff	Elinor Williams	Tony Bellefond	Greg Williams	Brian Ward
02.10.21	p	p	P	p	p	p	A
	Jon Hendricks	Kelly Herdon-Patterson	Greg Williams	David Nylec	Tony Bellefond	Choya Morrison	Brian Ward
09.29.21	p	p	A	p	A	p	A

PARKS ADVISORY BOARD ATTENDANCE

p = present a = absent

	Cheryl Merritt	Michelle Clemens	Eldon Baker	Joe Crowder	Jon Hendricks	Eirik Hansen	LeQuey Douglas
20-Jul	p	p	p	p	p	p	p
20-Aug	p	p	p	p	p	p	p
20-Sep	p	p	p	p	p	p	p
20-Oct	p	p	p	p	p	p	p
November 16, 2020	p	p	p	p	p	p	p
December 2020	Did not have a meeting						
January 19, 2021	a	p	p	p	p	p	p
February 2021	Did not have a meeting						
March 29, 2021	p	p	p	p	a	p	p
April 19, 2021	p	a	p	p	a	p	p

	Jonathon Schwy	Michelle Clemens	Eldon Baker	Joe Crowder	Mackenzie Jenks	Eirik Hansen	LeQuey Douglas
24-May-21	p	p	p	p	p	p	p
21-Jun	p	p	p	p	p	p	p
19-Jul	p	p	p	p	p	p	p
16-Aug	p	a	p	a	p	p	a
20-Sep	not have a meeting						
Total Absences	0	2	0	1	0	0	1

2021 PLANNING AND ZONNING ATTENDANCE

p = present A = absent

Column16368	LaToya Grady	Brent Thomas	Donald Henke	Alonzo Tutson	Nick Rubits	Duane Hayes
01.04.21	p	p	p	p	excused A	p
02.01.21	p	p	p	p	excused A	p
03.01.21	p	p	p	p	p	A
04.05.21	p	p	A	p	A	p
05.03.21	p	A	p	p	p	A
	LaToya Grady	Brent Thomas	Donald Henke	Alonzo Tutson	Nick Rubits	Paul Wenzel
06.01.21	p	p	p	p	p	p
07.06.21	p	p	p	p	A	p
08.02.21	p	A	A	p	p	p
09.07.21	p	p	p	p	p	p
10.04.21	p	p	p	Resigned	p	A
	LaToya Grady	**Brent Thomas**	**Donald Henke**	**Patterson-Her**	**Nick Rubits**	**Paul Wenzel**
11.01.21	p	p	p	p	p	p
12.06.21	p	A	A	p	p	A
2021 Total absenses	0	3	3	0	4	2

APLE - Task Force Meetings Attendance

Thursday, February 3, 2022 9:17 AM

APLE TASK FORCE MEMBER	12/08/21 (In person)	12/20/21 TEAMS	1/5/22 TEAMS	1/8/22 N TX LIBRARY TOURS	1/26/22 TEAMS	1/28/22 S TEXAS TOURS	2/2/22 FOCUS GROUP TEAMS		
KEVIN TOTEN	X	O	X	O	x	O	O		
DANNY USSERY	X	X	X	O COVID	x	X	X		
KYLEE KELLEY	X	X	X	X	x	O	X		
MACKENZIE JENKS	O	X	X	X	x	X	X		
NICK RUBITS	X	X	O	O	RESIGNED				
ALFREDO FERNANDEZ	X	X	X	X	x	X	X		
KELLY HERNDON-PATTERSON	X	X	X	X	x	X	X		
ALEXIA SWANPOOL	X	X	X	X	x	X	X		
BRAD DUNCAN	X	X	X	O	x	X (1 LIBRARY w group)	X		
ELDEN BAKER	X	O	X	X	x	X	X		

X = ATTENDED; O = ABSENT

Item No. 6.c.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact:

AGENDA ITEM:
Review Minutes of the December 2, 2021, Joint Community Development Corporation Board and Economic Development Corporation Board Meetings. (Director of Economic Development Joey Grisham)

SUMMARY:

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

ATTACHMENTS:
1. December 2 2021 Signed Minutes

APPROVALS:

Kimberly Garduno, Economic Development Coordinator	Created/Initiated - 2/1/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Officers:
Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:
Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development

Anna Community Development Corporation and Anna Economic Development Corporation Regular Meeting Minutes

Thursday, December 2, 2021, at 6:00 pm
City of Anna, City Hall, Council Chambers
111 N. Powell Parkway, Anna, Texas 75409

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a regular called meeting at 6:00 p.m. on Thursday, December 2, 2021, at the Anna City Hall Council Chambers, Anna, Texas 75409.

A video recording of the open session portions of the meeting may be viewed online at the City of Anna's website: https://www.annatexas.gov/962/AgendasMinutes

CDC and EDC Board Members Present: Anthony Richardson, Shane Williams, Rocio Gonzalez, Kylee Kelley Bruce Norwood, Michelle Hawkins, and Matthew Seago. **CDC and EDC Board Members Absent:** None. **Others Present:** Joey Grisham (Director of Economic Development), Taylor Lough (Assistant Director of Economic Development), and Lee Miller (Mayor Pro Tem) **Others Participating Remotely**: Clark McCoy (Attorney).

1. **Call to Order. Roll Call and Establishment of Quorum.**
   The meeting was called to order by Anthony Richardson, Board President, at 6:05 p.m.

2. **Invocation and Pledge.**
   Invocation and Pledge of Allegiance were led by Anthony Richardson.

3. **Neighbor Comments.**
   None.

4. **Consent Agenda.**
   - **a.** Consider/Discuss/Act on approving minutes from the November 4, 2021, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
   - **b.** Consider/Discuss/Act on approving minutes from the November 4, 2021, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

Officers:
Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:
Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development

Shane Williams made a motion on behalf of the CDC and EDC to approve the consent agenda. Kylee Kelley seconded the motion. All were in favor. Motion passed.

5. **CLOSED SESSION (exceptions):**
    a. **Deliberate regarding the purchase, exchange, lease or value of real property**. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase; Anna Business Park.
    b. **Consult with legal counsel** 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); Grant program; Lease agreement and professional services contract.
    c. **Discuss or deliberate Economic Development Negotiations**: (1) To discuss or deliberate regarding commercial or financial information that the Board of Directors has received from a business prospect that the Board of Directors seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the Board 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) Anna Business Park Property; potential commercial, retail and medical projects.

Bruce Norwood made a motion to enter closed session. Michelle Hawkins seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:08 p.m.

6. **Reconvene into open session and take any action on closed session items.**
Anthony Richardson made a motion to reconvene into open session. Matthew Seago seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 6:15 p.m.

7. **Individual Consideration**
    a. **Consider/Discuss/Act on a resolution approving a Land Lease Agreement with New Cingular Wireless PCS, LLC for a cell tower at the Anna Business Park.**

Joey Grisham explained that the EDC has been discussing placing a cell tower on the Anna Business Park for the last few months. A draft agreement was sent to the Board. The tower would take 3,600 square feet of space on land the EDC would continue to own. The initial 5-year lease with option to renew with 12% increase up to 9 times. The EDC would also have a revenue share for each tenant on the tower. The increase cellular service to the southern portion of Anna would be a benefit.

Clark McCoy stated there is some language in the agreement that we are waiting for so if approved, please do so subject to legal form. He also explained the Public Works Director has reviewed as well.

Bruce Norwood made a motion on behalf of the CDC to approve a resolution authorizing the Board President to execute an option and land lease agreement with New Cingular

Wireless PCS, LLC subject to approval as to legal form. Shane Williams seconded the motion. All were in favor. Motion passed.

Bruce Norwood made a motion on behalf of the EDC to approve a resolution authorizing the Board President to execute an option and land lease agreement with New Cingular Wireless PCS, LLC subject to approval as to legal form. Matthew Seago seconded the motion. All were in favor. Motion passed.

b. **Consider/Discuss/Act on a resolution approving an agreement for retail marketing and recruitment services. (CDC)**

Joey Grisham explained that retail and restaurant recruitment is crucial for a community. While density brings the commercial, we know our neighbors want to purchase goods in Anna. Since the Economic Development Strategic Plan, we have discussed hiring a third party. Last meeting four separate groups presented to the Board. Jason Claunch partnered with Retail Strategies. Staff would like to work with Jason in a separate manner so he could focus on downtown or other projects and the other groups could focus on the national recruitment. Grisham provided an overview of the other three firms: Retail Strategies, The Retail Coach, and Navi Retail.

Anthony Richardson stated he believed staff could work with each group. Kylee Kelley appreciated Navi Retail's analytical approach. Michelle Hawkins liked Navi's description of themselves as boutique.

Bruce Norwood also appreciated the description of Navi Retail. He also liked The Retail Coach's presentation.

Joey Grisham added these groups would be responsible for setting up meetings for us at various events. Their studies and information would be completely customizable, beyond what staff could access ourselves.

Anthony Richardson stated there could be a value to Navi Retail not having customers in the area. They may be able to think outside the box. The Retail Coach has a team member who is from McKinney. He asked if they would be able to work together.

Anthony Richardson made a motion to approve a resolution authorizing the Economic Development Director to execute a contract for retail recruitment and marketing and enter into a professional services agreement with Navi Retail not to exceed $48,000 subject to approval as to legal form. Shane Williams seconded the motion. All were in favor. Motion passed.

8. **Director's Report**
   a. **September Sales Tax Report**
      The month of September resulted in an increase of almost 20% more sales tax revenue than September 2020. Joey Grisham explained we ended the year $400,000 more than projected and continue to trend 20% more year over year.
   b. **Strategic Plan Update**
      A printed copy of the annual report for FY2021 was provided to the Board and the City Council. A monthly update was also in the packet for October and

November. Several key items will be accomplished this fiscal year. Newsletter subscribers and LinkedIn followers increased.

c. **ED Coordinator Search Update**
Kimberly Garduno will begin December 13. She is currently Assistant to the City Manager in DeSoto and previously worked in Mesquite. She is a Baylor grad and has a Masters in Public Administration from the University of Texas at Dallas. She will be introduced at the next Council meeting and attending future Board meetings.

d. **ICSC Red River (Feb. 1-3) in Dallas**
Please let staff know if you would like to attend. The event will be held at the Kay Baily Convention Center. Two years ago the Anna EDC hosted a booth at the same show in Fort Worth. We will have a booth again. The Board meeting may need to move to the following week February 10th.

9. **Receive reports from staff or Board Members about items of community interest.**
The Business Appreciation Lunch will be held on Thursday, December 16th at 11:30 a.m. at First Anna.

The Christmas Parade will take place Saturday, December 11th at Noon, a vendor fair will also be held that afternoon and the Christmas Tree Lighting starts at 5:00 p.m.

10. **Adjourn.**
Anthony Richardson made a motion to adjourn the meeting at 7:11 p.m. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

APPROVED:

Anthony D Richardson (Jan 31, 2022 11:11 CST)

Anthony Richardson
President of CDC/EDC

ATTESTED:

Rocio Gonzalez
Secretary of CDC/EDC

Item No. 6.d.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Review Planning & Zoning Commission Meeting Minutes from December 6, 2021, and January 3, 2022. (Director of Development Services Ross Altobelli)

SUMMARY:

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

ATTACHMENTS:
1. 12-6-2021 PZ Minutes (Watermark)
2. 01-03-2022 PZ Minutes (Watermark with Draft)

APPROVALS:

Salena Tittle, Planner II	Created/Initiated - 2/2/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

MINUTES
PLANNING AND ZONING COMMISSION
December 6, 2021

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on December 6, 2021, in the Anna ISD Board Room located at 201 E 7th Street, to consider the following items.

Before the meeting began, Ross Altobelli made an announcement to the audience that the applicant for Agenda Item No. 24 had requested to table the item to the January 3rd, 7:00 p.m Planning & Zoning Commission Meeting.

1. Call to Order and Establishment of Quorum

   The meeting was called to order at 7:08 pm.

   Commissioners present were Latoya Grady, Nick Rubits, Dennis Ogan, and Kelly Patterson-Herndon. Commissioners Donald Henke, Brent Thomas, and Paul Wenzel were absent. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle. Councilman Toten was also in attendance.

2. Invocation and Pledge of Allegiance

   Commissioner Ogan 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.

4. Location Map

Consent Items

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Rubits to recommend approval of consent items 5-22. The vote was unanimous.

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

6. Consider/Discuss/Action on a recommendation regarding Anna Elementary No. 3, Block 1, Lots 1R & 2, Replat. Applicant: Anna ISD – Brad Duncan

7. Consider/Discuss/Action on a recommendation regarding Anna Elementary No. 3, Block 1, Lots 1R & 2, Revised Site Plan. Applicant: Anna ISD – Brad Duncan

8. Consider/Discuss/Action on a recommendation regarding Advantage Self Storage Addition, Block A, Lot 3R, Site Plan. Applicant: Anna Weston Holdings, LLC

9. Consider/Discuss/Action on a recommendation regarding Anna Storage Addition, Block A, Lot 1, Final Plat. Applicant: Cody Neef

10. Consider/Discuss/Action on a recommendation regarding Anna Retail Addition, Block A, Lots 3, 4, & 5, Replat. Applicant: Anna 31 Retail, LP

11. Consider/Discuss/Action on a recommendation regarding Anna Retail Addition, Block A, Lot 4, Site Plan. Applicant: Anna 31 Retail, LP

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12. Consider/Discuss/Action on a recommendation regarding updating Buzz Center Addition, Block A, Lots 1 & 2, Final Plat. Applicant: Dr. Uma Chintapalli

13. Consider/Discuss/Action on a recommendation regarding updating Buzz Center Addition, Block A, Lots 1 & 2, Site Plan. Applicant: Dr. Uma Chintapalli

14. Consider/Discuss/Action on a recommendation regarding Clementine Addition, Block A, Lot 1, Final Plat. Applicant: Scott Barnett

15. Consider/Discuss/Action on a recommendation regarding Deer Springs Estates, Block A, Lot 1, Development Plat. Applicant: Shawn & Latricia Smith

16. Consider/Discuss/Action on a recommendation regarding Meadow Vista, Phase 1, Final Plat. Applicant: Bloomfield Homes, LP

17. Consider/Discuss/Action on a recommendation regarding Parmore – Anna, Block A, Lot 1, Final Plat. Applicant: Anna Town Center Mixed Use, LLC

18. Consider/Discuss/Action on a recommendation regarding Parmore – Anna, Block A, Lot 1, Site Plan. Applicant: Anna Town Center Mixed Use, LLC

19. Consider/Discuss/Action on a recommendation regarding Senter Estates, Block A, Lot 1, Development Plat. Applicant: Denise Senter & Brett Kilpatrick

20. Consider/Discuss/Action on a recommendation regarding Avery Pointe Commercial, Block A, Lots 1R, 2R, & 3, Replat. Applicant: Anna 455 Commercial, LLC

21. Consider/Discuss/Action on a recommendation regarding Anna ISD Park Addition, Block A, Lot 1R, Replat. Applicant: Anna ISD - Brad Duncan

22. Consider/Discuss/Action on a recommendation regarding Anna ISD Park Addition, Block A, Lot 1R, Revised Site Plan. Applicant: Anna ISD - Brad Duncan

Items for Individual Consideration

24. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend the zoning on 6.0± acres located on the north side of W. White Street, 293± feet east of S. Ferguson Parkway to allow mini-warehouse by Specific Use Permit with modified parking standards on Lot 3 and to reduce the existing 15-foot Residential Buffering standard to 10-feet on Lot 2R. Zoned: Planned Development-General Commercial (PD-C-2) (Ord. No.'s 709-2015, 226-2005, & 179-2005). Applicant: Anna 455 Commercial, LLC & Retail Buildings, Inc.

    B) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lots 3, Concept Plan.

    C) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 2R, Site Plan.

    Mr. Altobelli gave a brief presentation and advised the Commission that the applicant has requested to table to the January 3rd, 7:00 p.m. Planning & Zoning Commission Meeting.

    The Public Hearing was opened at 7:13 p.m.

    Mr. Lee Norment, residing at 1341 Timberfalls Drive, spoke in opposition and advised his reasons were due to fears of decreased property values, increase in crime, and light spillover.

    Mr. Stephen Fletcher Sr., residing at 101 Cedar Canyon Drive, spoke in opposition and advised his reasons were due to fears of light spillover, increase in crime, rats, trash, and smell.

Ms. Julia Norvell, residing at 1524 Westfall Drive, spoke in opposition and advised her reasons were due to fears of increased traffic, decrease in home values, increased crime, the production and storage of drugs, increased theft, and that the project in general would be an eyesore.

Mr. William Brush, residing at 1330 Crossvine Drive, spoke in opposition and advised his reasons were due to fears of increased crime, not knowing who will be running the facility, and the building being too tall and an eyesore for the residents it backs up to.

Mr. John Oglesby, residing at 1333 Crescent View Lane, spoke in opposition and advised his reasons were due to fears of decreased property values, increased traffic, the facility not having ownership as of yet, an eyesore for the residents, and homelessness using the units to sleep in at night.

Staff also received an Opinion Card from Ms. Sierra Flanigan, residing at 1337 Timberfalls Drive, advising that she is also in opposition to the project. Ms. Flanigan stated in writing that the proposed borders her property and that a 2-story building would impact her greatly. The lights would more than likely be on all night with traffic at all hours of the night and her bedroom faces the property. Ms. Flanigan also advised that there are two other storage facilities within a mile of this very location and she feels the property could be used in a better way that fits the residential area.

The Public Hearing was closed at 7:30 p.m.

Commissioner Patterson-Herndon asked staff to verify what the sales-tax revenue with this type of use versus retail and restaurant use types.

Mr. Altobelli and Ms. Mecke advised they would obtain that information for the Commission when the project comes before them on January 3rd.

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to recommend tabling the request to the January 3rd Planning & Zoning Commission Meeting per the applicant's request. The vote was unanimous.

23. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend Planned Development-General Commercial/Multiple Family – High Density (PD-C-2/MF-2) (Ord. No. 648-2014) in order to amend existing multifamily residence development standards. Located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Applicant: Brian Bischoff / Q Seminole Anna Town Center, LP

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 7:35 p.m.

Mr. Jack Rowe gave a brief presentation on behalf of the applicant.

Commissioner Patterson-Herndon asked for verification that there would be visitor parking.

Mr. Altobelli verified that there would be visitor parking and that the applicant is meeting all zoning requirements as it relates to such.

The Public Hearing was closed at 7:47 p.m.

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to recommend approval of the zoning amendment request. The vote was unanimous.

B) Consider/Discuss/Action on a recommendation regarding the Anna Town Center, Block A, Lot 5R, Concept Plan.

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Ogan, seconded by Commissioner Rubits to recommend approval of the Concept Plan. The vote was unanimous.

C) Consider/Discuss/Action on a recommendation regarding the Anna Town Center, Block A, Lot 5R, Preliminary Replat.

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Ogan, seconded by Commissioner Rubits to recommend approval of the Preliminary Replat. The vote was unanimous.

25. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E Single-Family Residential – Large Lot (SF-E) to SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z) and Restricted Commercial District (C-1). Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capital Management, LLC.

Ms. Mecke gave a brief presentation.

Commissioner Ogan asked for clarification on the temporary zoning of SF-E – Large Lot.

Ms. Mecke advised that when the property was annexed into the City, it was provided with the SF-E zoning until the property is developed.

The Public Hearing was opened at 7:52 p.m.

Mr. Kevin Stuckey and Mr. Ashton Miller with McAdams provided a brief presentation.

Commissioner Rubits asked for clarification on the location of the entrance to the commercial part of the proposed development.

Mr. Miller advised.

Commissioner Patterson-Herndon asked about amenities and what would be provided.

Mr. Altobelli advised they would provide trail connectivity and that there is a park adjacent to the site.

Ms. Ruthie Poole, residing at 10024 Slater Creek Road, spoke in opposition and advised her reasons were due to fears that the applicant was trying to place too many homes on the site, the applicant only cares about quantity not quality, increased traffic, and decreased home values.

Ms. Michelle Andrews, residing at 9893 Slater Creek Road, spoke in opposition and advised her reasons were due to fears that the new residents would use their private road, that they pay for, as access into their neighborhood, and that the applicant only cares about quantity and not quality. Ms. Andrews also expressed concerns about drainage.

Mr. Altobelli clarified to the Commission and the residents in the audience that there are no proposed connection points to the Slater Creek private road.

Mr. James Oglesby, residing at 10028 Slater Creek Road, spoke in opposition and advised that his reasons were due to fears that drainage would become a problem when and if it is pushed across the road and on to his property, and visibility issues from the Slater Creek private road to get out on W. White Street. Mr. Oglesby also asked what type of fencing would be placed around the subdivision.

Mr. Stuckey advised that they would be placing a 6’ cedar fence around the property.

Mr. Altobelli also advised that it is part of city staff review to ensure a 15’ to 25’ visibility triangle to ensure visibility on to W. White Street.

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The Public Hearing was closed at 8:17 p.m.

A motion was made by Commissioner Ogan, seconded by Commissioner Grady to recommend approval of the zoning request. The vote was 3-1 with Commissioner Patterson-Herndon voting against the zoning request.

B) Consider/Discuss/Action on a recommendation regarding the LuxNova Residential & Commercial, Concept Plan.

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Grady, seconded by Commissioner Ogan to recommend approval of the Concept Plan. The vote was 3-1 with Commissioner Patterson-Herndon voting against the Concept Plan.

26. Workshop: Provide feedback for proposed development Crystal Park.

Mr. Altobelli gave a brief presentation and introduction of Bloomfield Homes.

Mr. Jim Douglas, from Bloomfield Homes, provided a brief presentation of their proposed project and advised that they are currently working with staff before making a formal submittal.

Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:35 p.m.

_____
Donald Henke
Planning and Zoning Commission Chairman

ATTEST:

_____

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MINUTES
PLANNING AND ZONING COMMISSION
January 3, 2022

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on January 3, 2022, at the Anna City Hall located at 111 N. Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

   The meeting was called to order at 7:01 pm.

   Commissioners present were Brent Thomas, Latoya Grady, Nick Rubits, Dennis Ogan, Kelly Patterson-Herndon, and Paul Wenzel. Chairman Donald Henke was absent. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle. Councilman Toten was also in attendance.

2. Invocation and Pledge of Allegiance

   Commissioner Ogan 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.

4. Location Map

Consent Items

Commissioner Patterson-Herndon made a motion to remove Consent Agenda Item No. 5 and Consent Agenda Item No. 12. The motion was seconded by Commissioner Ogan. The vote was unanimous.

A motion was then made by Commissioner Patterson-Herndon, seconded by Commissioner Grady to approve Consent Agenda Items 6-11 and 13-16. The vote was unanimous.

Commissioner Patterson-Herndon advised the Commission that her reasons for removing Consent Agenda Item No. 5 were for the following reasons:

Consent Agenda Item No. 5 – Discrepancy in Public Hearing Item No. 24 referencing "Ms. Altobelli" instead of "Mr. Altobelli". Also, a correction to Commissioner Patterson-Herndon's question regarding Public Hearing Item No. 24 in reference to Sales Tax Comparison.

A motion was made by Commissioner Grady, seconded by Commissioner Rubits to approve Consent Agenda Item No. 5 with the above referenced modifications. The vote was unanimous.

Commissioner Patterson-Herndon advised the Commission that her reason for removing Consent Agenda Item No. 12 was for the following reason:

Consent Agenda Item No. 12 – Discrepancy in Staff Report that referenced the proposed use in that it would be "Retail/Restaurant" when the correct use would be Pharmacy.

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Rubits to approve Consent Agenda Item No. 12 with the above referenced modifications. The vote was unanimous.

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5. Consider/Discuss/Action to approve minutes of the December 6, 2021 Planning & Zoning Commission Meeting.

6. Consider/Discuss/Action on a recommendation regarding the De La Torre Estates, Block A, Lot 1, Development Plat. Applicant: Ruben & Rosa De La Torre.

7. Consider/Discuss/Action on a recommendation regarding the Reston Ranch, Block A, Lot 1, Development Plat. Applicant: Angela Reston.

8. Consider/Discuss/Action on a recommendation regarding the Miller Addition, Block A, Lot 1, Development Plat. Applicant: Glen Hobart Miller.

9. Consider/Discuss/Action on a recommendation regarding the NTM Masonry Estates, Block A, Lots 1 & 2, Final Plat. Applicant: NTM Masonry Company, LLC.

10. Consider/Discuss/Action on a recommendation regarding the J. A. Greer Addition, Block A, Lot 1, Final Plat. Applicant: Joe and Becky Greer.

11. Consider/Discuss/Action on a recommendation regarding the Persimmon Drive, Final Plat. Applicant: Anna 51 Joint Venture.

12. Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lot 4, Site Plan. Applicant: Anna 31 Retail, LP.

13. Consider/Discuss/Action on a recommendation regarding the Anna Town Square Addition, Block A, Lots 1 & 2, Preliminary Plat. Applicant: John Arnold / Anna Town Center Mixed Use LLC.

14. Consider/Discuss/Action on a recommendation regarding the Anna Town Square Addition, Block A, Lot 1, Site Plan. Applicant: John Arnold / Anna Town Center Mixed Use LLC.

15. Consider/Discuss/Action on a recommendation regarding the Foster Crossing Addition, Block A, Lot 1, Preliminary Plat. Applicant: Sam Franklin, Manager, East Foster LLC.

16. Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phase 2, Preliminary Plat. Applicant: Harlan Properties, Inc.

Items for Individual Consideration

17. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend the zoning on 6.0± acres located on the north side of W. White Street, 293± feet east of S. Ferguson Parkway to allow mini-warehouse by Specific Use Permit with modified parking standards on Lot 3 and to reduce the existing 15-foot Residential Buffering standard to 10-feet on Lot 2R. Zoned: Planned Development-General Commercial (PD-C-2) (Ord. No.'s 709-2015, 226-2005, & 179-2005). Applicant: Anna 455 Commercial, LLC & Retail Buildings, Inc.

The Public Hearing was opened at 7:13 p.m.

Ms. Mecke gave a brief presentation.

Applicant, Grey Reid with the Davis Group, gave a brief presentation.

Commissioner Grady asked the applicant if the facility will be fully staffed until 10:00 p.m. when the facility closes.

Mr. Reid advised the facility will be fully staffed until 8:00 p.m. but that the gates will lock at 10 p.m.

Commissioner Grady asked if the facility will be providing extra security.

Mr. Reid advised there will not be any extra security.

Vice-Chairman Thomas asked the applicant, when staff leaves at 8:00 p.m., will they return at 10:00 p.m. when the facility closes for the evening.

Mr. Reid advised that he would have to get back with staff on that particular question. Mr. Reid advised he would need to check with the operator to determine whether or not staff would, for sure, leave at 8:00 p.m. or if they will, in fact, be onsite until closing at 10:00 p.m.

Commissioner Grady advised the applicant of her concerns and advised that she would like to know if someone will, in fact, be coming back onsite to check on things.

Commissioner Patterson-Herndon asked if the $160,000 in taxes, listed in applicant's presentation, would be just to the City of Anna or to County.

Mr. Reid advised that the amount is what would be paid to the City of Anna and Anna ISD.

Commissioner Patterson-Herndon asked the applicant what someone would do if they had an entire room or house in one of the storage units but only had one rollaway trash bin.

Mr. Reid advised that furniture was something someone would come pick up versus trash.

Commissioner Patterson-Herndon advised that someone passing by who sees the pile up of furniture would view that as trash.

Mr. Reid advised that furniture would be left in the unit if someone didn't want it. If there was an over flow of trash or anything outside of the unit, it would be the responsibility of staff to ensure it is cleaned up.

Commissioner Patterson-Herndon asked the applicant what else they would possibly propose at that location if the storage facility was not approved.

Mr. Reid advised that if their use was not approved, it would go back to the owner who would then need to find another potential buyer with some other use.

Commissioner Ogan asked staff and the applicant if there was any data that would show that a building like this, or facility like this, would impact the property values of the adjacent homeowners.

Mr. Reid advised that they did not have any data that would show that property values for the neighboring residents, would decrease.

Mr. Altobelli advised that staff did not have any information that would indicate property values decreasing because of a facility like this one but studies could always support the fact that it decreases property value and some studies indicate that it does not impact property values.

Commissioner Ogan asked staff if they had any input from the police department as it pertains to security concerns regarding this type of facility.

Mr. Altobelli advised that staff did not have any input from the police department however, the facility is proposed to be a secured site.

Commissioner Patterson-Herndon asked staff how tall this particular building is going to be compared to the other buildings in the area along White Street.

Mr. Altobelli advised that the zoning allows for a 2-story building but that the applicant would need to answer exactly how tall the facility is going to be. Mr. Altobelli also advised the Commission that the applicant was proposing to limit the back half of the lot to a single story.

Mr. Reid advised that the current concept proposes the 2-story building to be 35-feet.

Commissioner Rubits asked the applicant if the Southeast, East, and West sides were proposed to have a wall.

Mr. Reid advised that the north and east sides currently have a wall already but they are proposing to mimic the same wall for the remainder.

Commissioner Rubits asked the applicant if they would allow people to live in their storage units.

Mr. Reid advised the Commission that they do not allow people to live in their storage unit.

Commissioner Wenzel asked staff how they should vote with three separate requests listed in the Planned Development.

Mr. Altobelli advised the Commission that there are three separate requests and proceeded to list each request. Mr. Altobelli advised the Commission that they can vote on them separately if they choose.

Ms. Mecke advised the Commission that staff received 25 responses to the legal notification that were mailed out. Of those 25 responses, 23 were in opposition and 2 were in favor.

Mr. John Oglesby, residing at 1333 Crescent View Drive, spoke in opposition and advised his reasons were due to possible property values declining and increased traffic concerns with all of the new residential development. Mr. Oglesby also expressed that this facility would be best suited elsewhere and if the facility staff leaves at 7:00 p.m., there is nothing stopping someone from moving into one of the units.

Mr. William Brush, residing at 1330 Crossvine Drive, spoke in opposition and advised his reasons were due to concerns of the height of the building causing less privacy for his home, light pollution, potential criminal activity after 7:00 p.m. when staff has left for the evening, and a decrease in property values. Mr. Brush also stated that garbage rollouts were for the birds.

Ms. Jessica Hurley, residing at 1701 Avery Pointe Drive, spoke in opposition and advised her reasons were due to the fact that it does not meet the Comprehensive Plan. Ms. Hurley proceeded to read the Community Commercial Zoning description from the city's Comprehensive Plan. Mr. Hurley also listed the guidelines from the Comprehensive Plan and listed examples of businesses that are desired for the Community Commercial.

Mr. Abraham DiPaolo, residing at 304 Waterton Drive, filled out a speaker card in order to speak in opposition. However, when his name was called, Mr. DiPaolo advised the Commission that his concerns were addressed and he no longer wished to speak.

Mr. Lee Norment, residing at 1341 Timberfalls Drive, spoke in opposition and advised his concerns were due to possible decreased property values and possible security issues.

Mr. Zeshan Atiq, residing at 1301 Crescent View Drive, spoke in opposition and advised his concerns were due to possible increased crime and traffic violators and accidents. Mr. Atiq also advised that he called existing storage facilities in the area and found that they are not full and are only at a 50% occupancy rate.

Mr. Matt Burns, residing at 1301 Chapel Hill Drive, spoke in opposition and advised his concerns were due to possible decreased property values and individuals possibly living in the units, Mr. Burns also advised that he was opposed to the 35-foot height allowance and that he feels the facility is out of place at that particular location.

Ms. Julia Norvel, residing at 1524 Westfall Drive, filled out a speaker card in opposition but chose not to speak. Ms. Tittle, Planner II for the city, read Ms. Norvel's opposition card to advise the Commission of her concerns. Ms. Norvell is in opposition due to concerns of possible decrease in property values, increase in traffic, possible illegal activity onsite such as, drugs, drug labs, firearms concealed within the unit(s). Ms. Norvell also advised that the P&Z guidelines state: "to protect properties from incompatible adjacent land uses and to preserve the character of the community." Ms. Norvell advised that City Council is supposed to represent the citizens of Anna and wants to know how a 700 storage unit facility would make Anna a better place to live.

Mr. Clint Richardson, residing at 10950 Research Road in Frisco, on behalf of the property owner, spoke in favor of the request and advised the Commission and the audience that the home builder of the existing homes was not interested in this particular piece of land so no matter what, this piece will be commercial and the residents knew

that when they bought their homes. Mr. Richardson also advised that this use is the lowest impact as it pertains to traffic compared to other uses that could potentially come in and would be allowed by right.

Mr. Nathan Nicholson, residing at 1609 Fields View Drive, spoke in opposition and advised that he would just like the Commission and the applicant to listen to the residents and their concerns and know that most of the residents are opposed to this facility.

Mr. James Chumley, residing at 612 Stars Drive, spoke in favor and advised that he is pro development. Mr. Chumley asked that the applicant ensure the facility is meeting security.

The Public Hearing was closed at 8:14 p.m.

Commissioner Rubits reminded the Commission that there is a lot of opposition but to also keep in mind the other uses that could potentially go onto this site and would not need approval. Commissioner Rubits also advised the Commission that he agrees with the applicant and staff that this is the best use for the property.

Commissioner Wenzel reminded the audience that this vote was just a recommendation and that Council would have the final say.

Commissioner Grady reminded the Commission that they should be listening to the residents and that they are clearly opposed to this use.

Commissioner Rubits made a motion to approve all three items but to add a stipulation that the facility be staffed at all times that the gate can be accessed. The motion failed to have a second.

Commissioner Grady made a motion to approve item 1 (to reduce the landscape buffer along Lot 2R) but to deny items 2 & 3 (request for the Specific Use Permit to allow for the use of a storage facility and modify development standards associated with the facility). The motion was seconded by Commissioner Ogan. The vote was 4-2 with Commissioner Rubits and Commissioner Patterson-Herndon voting against the motion.

B) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 3, Concept Plan.

Mr. Altobelli gave a brief presentation.

A motion was made by Commissioner Grady, seconded by Commissioner Wenzel to recommend denial of the Concept Plan. The vote was 4-2 with Commissioner Rubits and Commissioner Patterson-Herndon voting against the motion.

C) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 2R, Site Plan.

Mr. Altobelli gave a brief presentation.

A motion was made by Commissioner Wenzel, seconded by Commissioner Patterson-Herndon to recommend approval the Site Plan. The vote was unanimous.

18. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E Single-Family Residential – Large Lot (SF-E) to SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z) and Restricted Commercial District (C-1). Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capital Management, LLC.

The Public Hearing was opened at 8:37 p.m.

Ms. Mecke gave a brief presentation. Ms. Mecke advised that the applicant was continuing to work through staff's comments and because of this, has requested to table and hold the Public Hearing open the item to the February 7, 2022 Planning & Zoning Commission Meeting.

Vice-Chairman Thomas noted that the item will be tabled and held open to the February 7, 2022 Planning & Zoning Commission Meeting.

19. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to zone 153.6± acres located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway. Currently zoned: Agricultural District (AG) and Extraterritorial Jurisdiction (ETJ). Applicant: TFCC Coyote, LLC.

The Public Hearing was opened at 8:46 p.m.

Ms. Mecke and Mr. Altobelli gave a brief presentation.

Applicant provided the Commission with a brief presentation.

Mr. John Beazley, address P.O. Box 673, spoke in opposition and advised his concerns were due to traffic and possible flooding around the adjacent properties.

The applicant advised that they will be providing some infrastructure in order to assist with drainage.

Mr. Altobelli was able to show the area on a map, of where staff is working with the applicant and TXDOT on possible roadway improvements.

Mr. James Chumley, residing at 612 Stars Drive, asked that a light and sidewalks be added along the right-of-way for the safety of the residents.

The Public Hearing was closed at 8:58 p.m.

A motion was made by Commissioner Grady, seconded by Commissioner Rubits to recommend approval of the zoning request. The vote was unanimous.

B) Consider/Discuss/Action on a recommendation regarding the Coyote Meadows, Preliminary Plat.

Ms. Mecke gave a brief presentation and advised that staff is recommending approval with a waiver to the 1,000-foot connection requirement per the subdivision regulations.

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Rubits to recommend approval of the Preliminary Plat. The vote was unanimous.

Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:02 p.m.

_____
Donald Henke
Planning and Zoning Commission Chairman

ATTEST:

_____

DRAFT

Item No. 6.e.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Ross Altobelli
Marc Marchand

AGENDA ITEM:
Approve an Ordinance amending Article A3.000 Development Fees within Appendix A: Fee Schedule of the City of Anna Code of Ordinances. (Director of Development Services Ross Altobelli)

SUMMARY:
Staff recently identified a grammatical error between how the Park land dedication fee is supposed to be calculated per the Subdivision Ordinance regulations (Sec. 9.02.135) and how the fee is actually calculated per Appendix A (Fee Schedule).

Within the Subdivision Ordinance under Section 9.02.135 (Park land and public facility dedication) under the General requirement for dedication of land and payment of park development fee it states that the dedication of land is based on dwelling units and that plats shall contain a clear fee simple dedication of one acres of land for each 50 proposed dwelling units. Further it clarifies that a "dwelling unit" means each individual residence, including individual residences in a multifamily structure.

Sec. 9.02.135 Park land and public facility dedication

(c) General requirement: Dedication of land and payment of park development fee.

(1) Dedication of land based on dwelling units. Prior to a plat being filed with the county clerk of Collin County, Texas for a development of a residential area within the city and in accordance with city ordinances, such plat shall contain a clear fee simple dedication of one acre of land for each 50 proposed dwelling units. As used in these subdivision regulations, a "dwelling unit" means each individual residence, including individual residences in a multifamily structure, designed and/or intended for inhabitation by a single family.

Within the Fee Schedule (Appendix A) the cash in lieu of park land dedication is calculated based on number of lots rather than per dwelling unit.

ARTICLE A3.000 DEVELOPMENT FEES

Sec. A3.005 Plat fees

e) Fees and charges shall be calculated in accordance with the following schedule:

(10) Cash in lieu of park land dedication: Cash in lieu of park land dedication will be $600 per lot and payable prior to filing a final plat at the county.

This error drastically reduces the fee amount collected by the city if the cash in lieu of land dedication is determined based on;

- Impractical size of the development; or
- If the city determines that sufficient park area is already in the public domain for the area of the proposed development; or
- If the recreation potential for the area would be better served by expanding or improving existing neighborhood parks.

Staff is recommending that the language within Appendix A (Fee Schedule) be amended to match the Subdivision language which requires the Park Development fee to be based on number of dwelling units rather than lots.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:
Recommended for approval as submitted

ATTACHMENTS:
1. Ordinance Amendment - Park Development Fee

APPROVALS:

Ross Altobelli, Director of Development Services	Created/Initiated - 1/31/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

CITY OF ANNA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE ANNA CITY CODE OF ORDINANCES BY AMENDING APPENDIX A (FEE SCHEDULE) 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 Schedule of Fees; and

WHEREAS, the City Council of the City of Anna ("City Council") has determined that there is conflicting language between Article 9.02 ("Subdivision Regulations") in Chapter 9 (Planning and Development Regulations) and Appendix A ("Fee Schedule") of the Anna City Code of Ordinances ("Anna Code");

WHEREAS, the City Council has determined that it would be advantageous and beneficial to the City and its citizens to amend the Fee Schedule language to match the Subdivision Regulations.

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 City Code of Ordinances, ("Anna Code"), the following amendments are made to Article A3.000 (Development Fees) of Appendix A (Fee Schedule) are hereby amended as follows

ARTICLE A3.000 DEVELOPMENT FEES

[…]

Sec. A3.005 Plat fees

[…]

e) Fees and charges shall be calculated in accordance with the following schedule:

[…]

(10) Cash in lieu of park land dedication: Cash in lieu of park land dedication will be $600 per dwelling unit and payable prior to filing a final plat at the county.

[…]

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 8th day of February 2022.

ATTESTED:	APPROVED:
_____	_____
Carrie L. Land, City Secretary	Nate Pike, Mayor

Item No. 6.f.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve a Resolution regarding the Hynes Addition, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli).

SUMMARY:
Single-family residence and five accessary buildings on one lot on 6.9± acres located on the south side of Brynlee James Lane, 2,100± feet east of County Road 479. Located within the Extraterritorial Jurisdiction (ETJ).

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

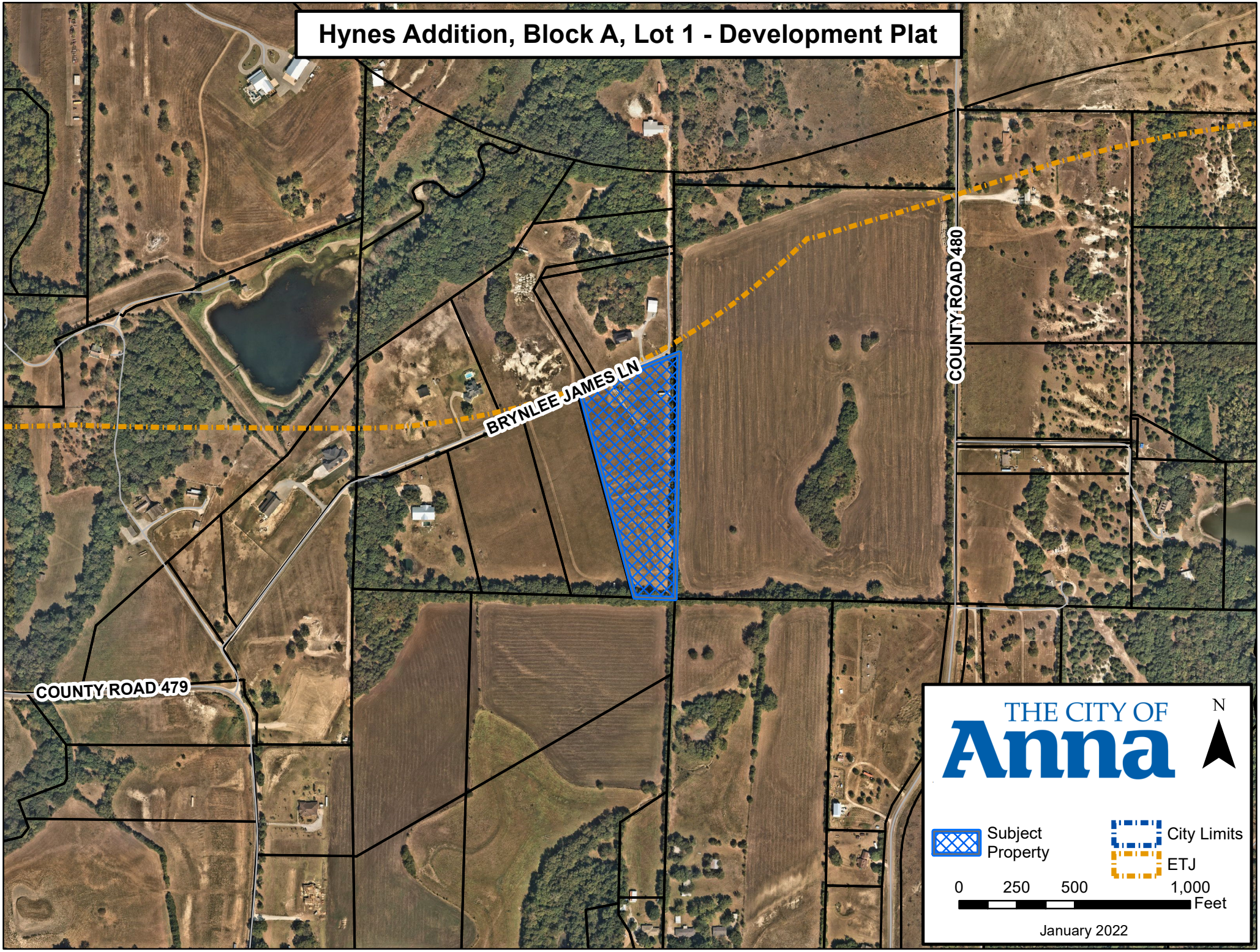
STAFF RECOMMENDATION:
Recommended for approval.

ATTACHMENTS:
1. Hynes Addition Block A Lot 1 Locator Map
2. RESOLUTION - (DP) Hynes Addition DP BL A Lt 1
3. Exhibit A (STAMPED) - (DP) Hynes Development Plat

APPROVALS:

Salena Tittle, Planner II	Created/Initiated - 1/31/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Hynes Addition, Block A, Lot 1 - Development Plat



L:\Planning & Development\Project Review\Anacapri Zoning (Megatel)\Locator\Notification Location Map.mxd

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING HYNES ADDITION, BLOCK A, LOT 1, DEVELOPMENT 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, James and Janet Hynes have submitted an application for the approval of the Hynes Addition, Block A, Lot 1, Development Plat; 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 Development Plat.

The City Council hereby approves the Hynes Addition, Block A, Lot 1, Development Plat attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 8th day of February, 2022.

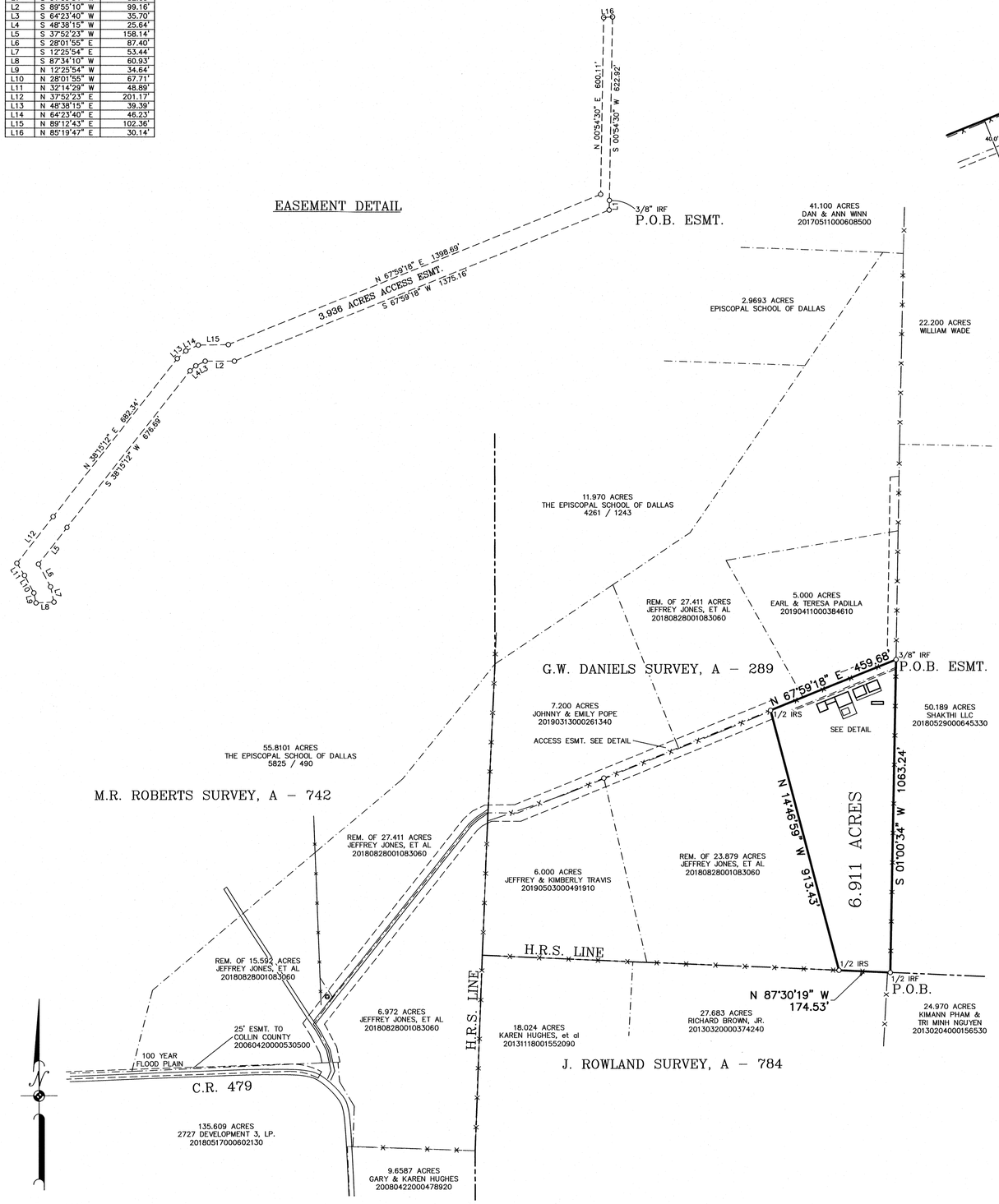
ATTEST: APPROVED:

_____ _____

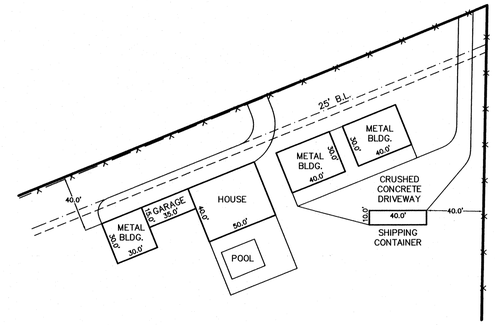
City Secretary, Carrie L. Land Mayor, Nate Pike

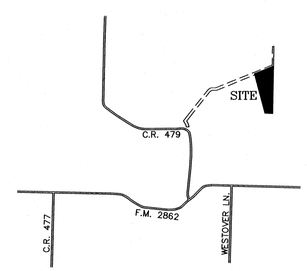
ALL IRON RODS SET UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	S 01°00'34" W	32.60'
L2	S 89°55'10" W	99.16'
L3	S 64°23'40" W	35.70'
L4	S 46°38'15" W	25.64'
L5	S 37°52'23" W	158.14'
L6	S 28°01'55" E	87.40'
L7	S 12°25'54" E	53.44'
L8	S 87°34'10" W	60.93'
L9	N 12°25'54" W	34.64'
L10	N 28°01'55" W	67.71'
L11	N 32°14'29" W	48.89'
L12	N 37°52'23" E	201.17'
L13	N 46°38'15" E	39.39'
L14	N 64°23'40" E	46.23'
L15	N 89°12'43" E	102.36'
L16	N 85°19'47" E	30.14'



SCALE: 1" = 200'





VICINITY MAP

LEGAL DESCRIPTION

BEING a tract or parcel of land situated Collin County, Texas, being part of the G.W. Daniels Survey, Abstract No. 289, being all of a 6.911 acre tract of land as described in a Warranty Deed from Jeffery L. Jones and Lillian Maley to James Brendon Hynes and wife, Janet Lim Hynes as recorded in/under Clerk's File No. 20210401000653290 of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the southeast corner of said 6.911 acre tract;
THENCE N 87°30'19" W along a fence and the south line of said 6.911 acre tract, a distance of 174.53 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 6.911 acre tract;
THENCE N 14°46'59" W along the west line of said 6.911 acre tract, a distance of 913.43 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 6.911 acre tract;
THENCE N 67°59'18" E along a fence and the north line of said 6.911 acre tract, a distance of 459.68 feet to a 3/8 inch iron rod found for a corner at the northeast corner of said 6.911 acre tract;
THENCE S 01°00'34" W along a fence and the east line of said 6.911 acre tract, a distance of 1063.24 feet returning to the Point of Beginning and containing 6.911 acres of land.

SURVEYOR'S CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Donald S. Holder
R.P.L.S. No. 5266

STATE OF TEXAS
REGISTERED
DONALD S. HOLDER
5266
PROFESSIONAL
LAND SURVEYOR

Date: January 4, 2022
Scale: 1" = 200'

NOTES:

1. Bearings are based on WGS84.
2. According to the Flood Insurance Rate Map No. 48085C0090J dated June 2, 2009, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. 60' access easement as recorded in/under Clerk's File Nos. 20190503000491910, 20190313000261340 and 20190411000384610 of the Official Public Records of Collin County, Texas ***does affect*** the above described tract of land.

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

APPROVED
FEBRUARY 8, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
FEBRUARY 7, 2022
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

DEVELOPMENT PLAT
HYNES ADDITION
BLOCK A, LOT 1
G.W. DANIELS SURVEY, A-289
(6.911 ACRES)
CITY OF ANNA,
COLLIN COUNTY, TEXAS
JANUARY, 2022

Owner:
James & Janet Hynes
19542 Castillo Lane
Santa Clarita, CA 91350

Surveyor:
Owens Land Surveying
P.O. Box 1025
2616 Stonewall Street
Greenville, Texas 75403
903-450-9837

LEGEND

POWER POLE	WATER VALVE	MAILBOX	UNDERGROUND CABLE MARKER
WATER METER	FIRE HYDRANT	CLEAN OUT	
GAS METER	ELECTRIC METER	TELEPHONE PEDESTAL	

WOOD FENCE
BARBED WIRE FENCE
CHAINLINK FENCE

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875
FIRM REG. CERT. #10022400
P.O. BOX 1115
GREENVILLE, TX 75403

DATE: JAN. 12, 2022	SCALE: 1" = 200'
DRAWN BY: B. EBERT	JOB NO.: 2021-807

Item No. 6.g.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Lands of Lauria, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)

SUMMARY:

Single-family residence and 10 accessory buildings on one lot on 2.0± acres located on the east side of Red Fox Road, at the intersection of Rabbit Run Road and Red Fox Road. Located within the Extraterritorial Jurisdiction (ETJ).

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for Approval

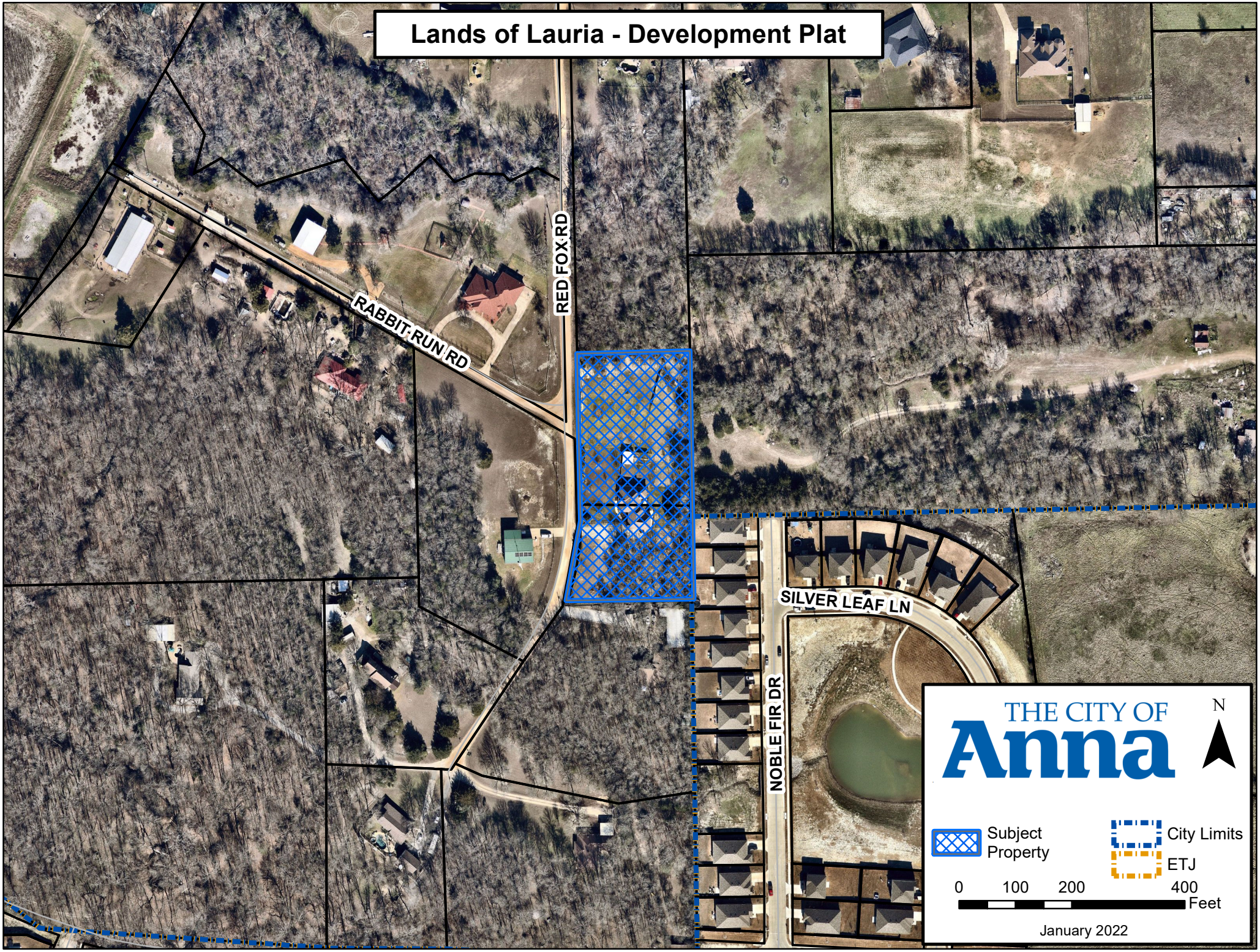
ATTACHMENTS:

1. Lands of Lauria Locator Map
2. RESOLUTION - (DP) Lands of Lauria DP BL A Lt 1
3. Exhibit A (STAMPED) - Lands Lauria Development Plat

APPROVALS:

Salena Tittle, Planner II	Created/Initiated - 1/31/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Lands of Lauria - Development Plat



L:\Planning & Development\Project Review\Anacapri Zoning (Megatel)\Locator\Notification Location Map.mxd

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LANDS OF LAURIA, BLOCK A, LOT 1, DEVELOPMENT 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, Mansi and Saurabh Lauria have submitted an application for the approval of the Lands of Lauria, Block A, Lot 1, Development Plat; 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 Development Plat.

The City Council hereby approves the Lands of Lauria, Block A, Lot 1, Development Plat attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 8th day of February, 2022.

ATTEST: APPROVED:

_____ _____

City Secretary, Carrie L. Land Mayor, Nate Pike

SITE PROPOSED IMPROVEMENTS:

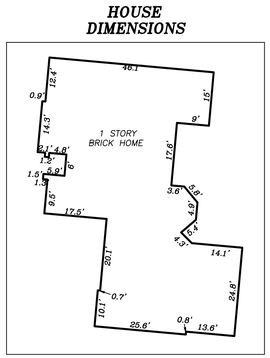
1–A: Metal Garage 20 ft x 45ft with concrete slab foundation for storing truck and trailer + Hand wash station with electric power points, with driveway access in front
1–B: Open Area, Concrete+gravel on side and driveway access in front 10ft x 25 ft
1–C: Climate controlled/Storage Room/Prep/Work Office 10 ft x 20 ft
2: Internet Antenna Tower for Residential internet/Satellite TV/Dish– 60ft height on a 4x4x4 concrete block
3–a,b,c: Nursery/Green house covered for Plants, Hydroponics, Flower gardens, Vegetables, fruits and herbs and herb garden
4: Mother in Law Suite (with 1 Bed, 1 Living, 1 full bath, 1 BASIC Kitchen)~ 550 sq ft
5: Front Fence and Iron gate installation ~ 200 ft
6: Solar Panels Farm with Battery house.
7: Backyard Swimming Pool and Patio extension ~ 25 ft x 15 ft or more
8: She Shed/She Cave 8ft x12 ft with Electrical connection
9: Nursery utility items Storage and office 10 ft x 20 ft
10: Animal Shed Barn 15 ft x 30 ft

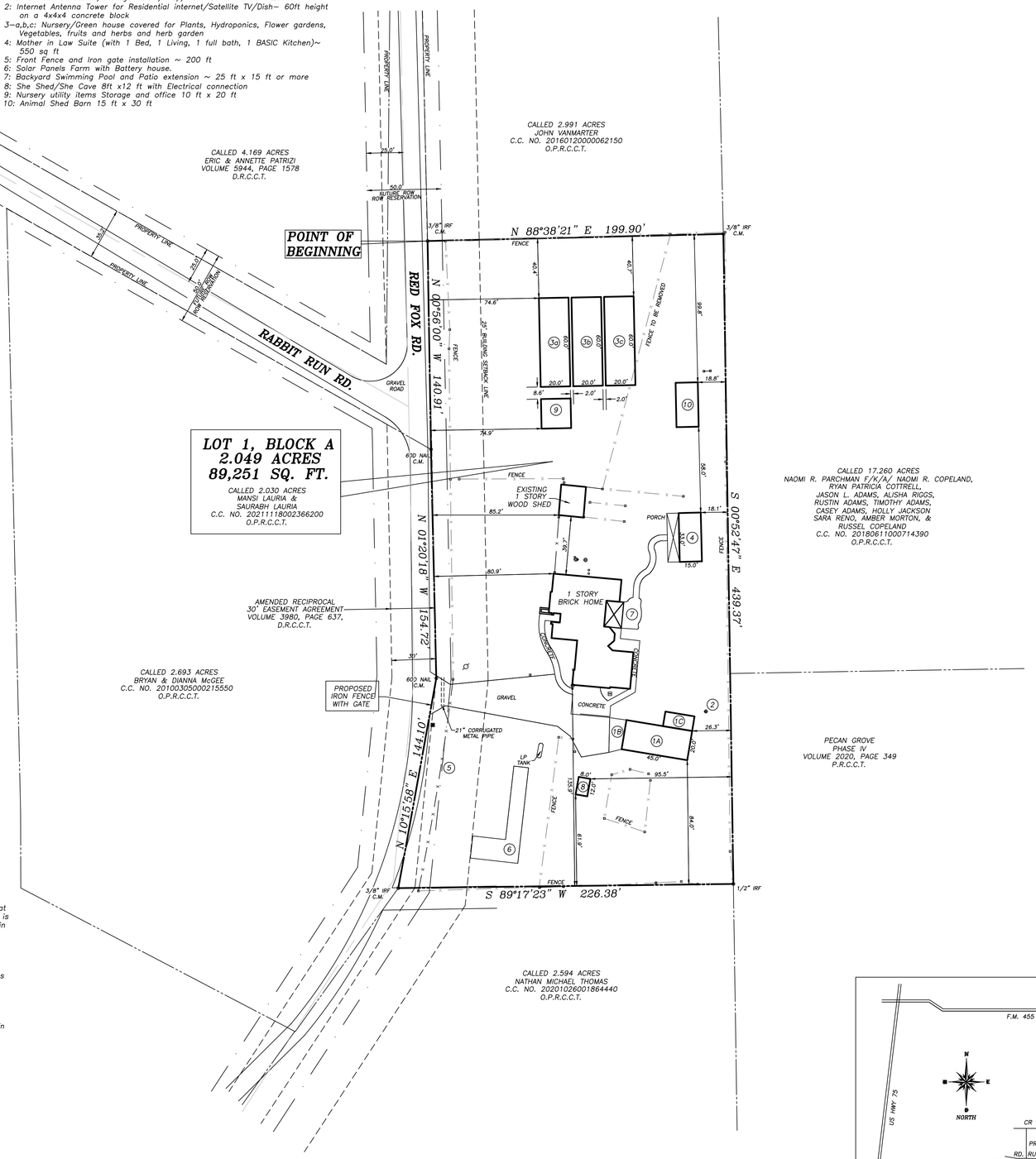
N
W E
S

NORTH
SCALE 1"= 40'
0 40 80

LEGEND

C.M. = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
FND. = FOUND
= ANTENNAE
= AC UNIT
= ELECTRIC BOX
= FENCE POST
= MAILBOX
= POWER POLE
= SEPTIC CLEANOUT
= SEPTIC TANK LID





LEGAL DESCRIPTION

BEING a tract of land situated in the Joe Slater Survey, Abstract No. 868, Collin County, Texas and being all of the called 2.030 acre tract of land conveyed to Mansi Lauria and Saurabh Lauria as recorded in County Clerk No. 2021111800236620O of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the northwest corner of the called 2.030 acre tract of land, and said iron rod being the southwest corner of a called 2.991 acre tract of land conveyed to John Vanmarter in County Clerk No. 2016012000062150 of the Official Public Records of Collin County, Texas, and said iron rod being in the east line of Red Fox Rd. as described in the Amended Reciprocal Easement Agreement recorded in Volume 3980, Page 637 of the Deed Records of Collin County, Texas;

THENCE N 88°38'21" E a distance of 199.90' to a 3/8" iron rod found for the northeast corner of the called 2.030 acre tract of and southeast corner of the called 2.991 acre tract of land, and said iron rod being in the west line to a called 17.260 acre tract of land conveyed to Ryan Patricia Cottrell, Jason Adams, Alisha Riggs, Rustin Adams, Timothy Adams, Casey Adams, Holly Jackson, Sara Reno, Amber Morton, and Russel Copeland as recorded in County Clerk No. 2018061100071439O of the Official Public Records of Collin County, Texas;

THENCE S 00°52'47" E a distance of 439.37' to a 1/2" iron rod found for the southeast corner of the called 2.030 acre tract of land and said iron rod being the northeast corner of a called 2.594 acre tract of land conveyed to Nathan Michael Thomas as recorded in County Clerk No. 2020102600186444O of the Official Public Records of Collin County, Texas, and said iron rod also being in the west line of Pecan Grove Phase IV, an addition to the City of Anna as shown on the Plat thereof recorded in Volume 2020, Page 349 of the Plat Records of Collin County, Texas;

THENCE S 89°17'23" W a distance of 226.38' to a 3/8" iron rod found for the southwest corner of the called 2.030 acre tract of land and the northwest corner of the called 2.594 acre tract of land;

THENCE N 10°15'58" E a distance of 144.10' to a 60D Nail found for corner;

THENCE N 01°20'18" W a distance of 154.72' to a 60D Nail found for corner;

THENCE N 00°56'00" W a distance of 140.91' to the POINT OF BEGINNING and containing 89,251 Square Feet or 2.049 acres of land.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2019. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613

STATE OF TEXAS REGISTERED DAVID J. SURDUKAN 4613 PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2022, by the City Council of the City of Anna Texas.

_____
(Mayor)

_____
City Secretary

APPROVED
FEBRUARY 8, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
FEBRUARY 7, 2022
P&Z COMMISSION
CITY OF ANNA

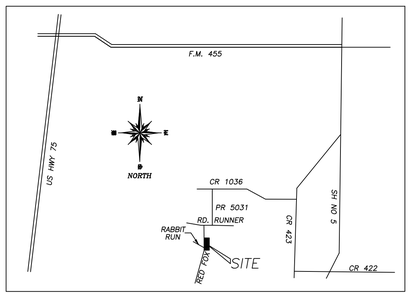
EXHIBIT A

GENERAL NOTES;

1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2022, Surdukan Surveying, Inc.
4. The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within months of the date of this survey.
5. The original copy will have original signatures, stamp seal and an impression seal.
6. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
7. Water service to this site is provided by the City of Anna.
8. Sanitary Sewer will be provided by an approved onsite OSSF – permits through Collin County.
9. Gas will be Liquid propane.
10. Electric is provided by Grayson–Collin Electric Company.
11. Solid waste will be provided through a private trash company.

FLOODPLAIN NOTE:

This property falls in Zone X according to the Flood Insurance Rate Maps, Panel No. 48085C0155J Map Revision June 2, 2009, as published by the Federal Emergence Management Agency.



LOCATION MAP
NOT TO SCALE

DEVELOPMENT PLAT
LANDS OF LAURIA
LOT 1, BLOCK A
BEING 2.030 ACRES OUT OF THE
J. SLATER SURVEY
ABSTRACT NO. 868
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNERS
MANSI & SAURABH LAURIA
8188 RED FOX RD.
ANNA, TEXAS 75409
(937) 369–5044

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924–8200
FIRM NO. 10069500

SCALE 1" = 40' DATE: JANUARY 10, 2022 JOB No. 2021–179

Item No. 6.h.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve a Resolution regarding the Anna Ranch, Phases 2 & 3, Preliminary Plat. (Director of Development Services Ross Altobelli)

SUMMARY:
176 single-family dwelling, detached lots, 123 single-family dwelling, attached lots, and 19 common area lots on 65.6± acres located at the northeast and southeast corners of Leonard Avenue and E. Foster Crossing Road. Zoned: Planned Development-Single-Family Residence (SF-60) and Townhome District (SF-TH) (Ord. No. 933-2021).

The purpose for the Preliminary Plat is to propose rights-of-way, lot and block boundaries, and easements necessary for the creation of a single-family residential development.

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:
Recommended for approval.

ATTACHMENTS:
1. Anna Ranch Phases 2 3 Locator Map
2. RESOLUTION (PP) Anna Ranch, Phases 2 & 3
3. Exhibit A (STAMPED) - Anna Ranch, Phase 2 & 3 PP

APPROVALS:

Salena Tittle, Planner II	Created/Initiated - 2/2/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Anna Ranch, Phases 2 & 3 - Preliminary Plat

L:\Planning & Development\Project Review\Anacapri Zoning (Megatel)\Locator\Notification Location Map.mxd

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RANCH, PHASES 2 & 3, PRELIMINARY 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 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Harlan Properties, Inc. has submitted an application for approval of the Anna Ranch, Phases 2 & 3, Preliminary Plat; 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 Preliminary Plat

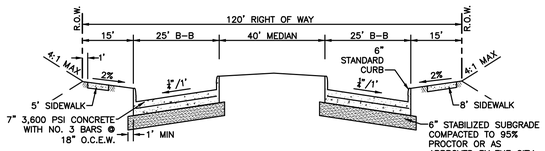
The City Council hereby approves the Anna Ranch, Phases 2 & 3, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 8th day of February, 2022.

ATTEST: APPROVED:

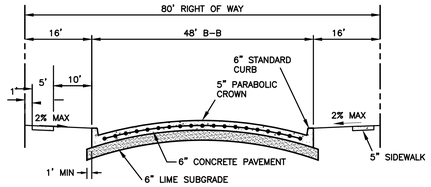
_____ _____

City Secretary, Carrie L. Land Mayor, Nate Pike



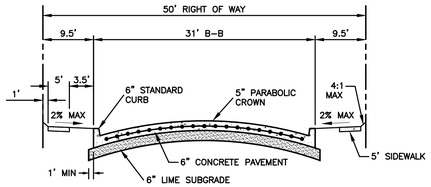
LEONARD AVENUE STREET SECTION

NTS



E. FOSTER CROSSING ROAD STREET SECTION

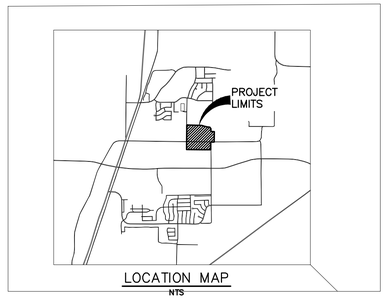
NTS



NOTE:
PAVEMENT SECTION TO BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.

LOCAL RESIDENTIAL STREET SECTION

NTS



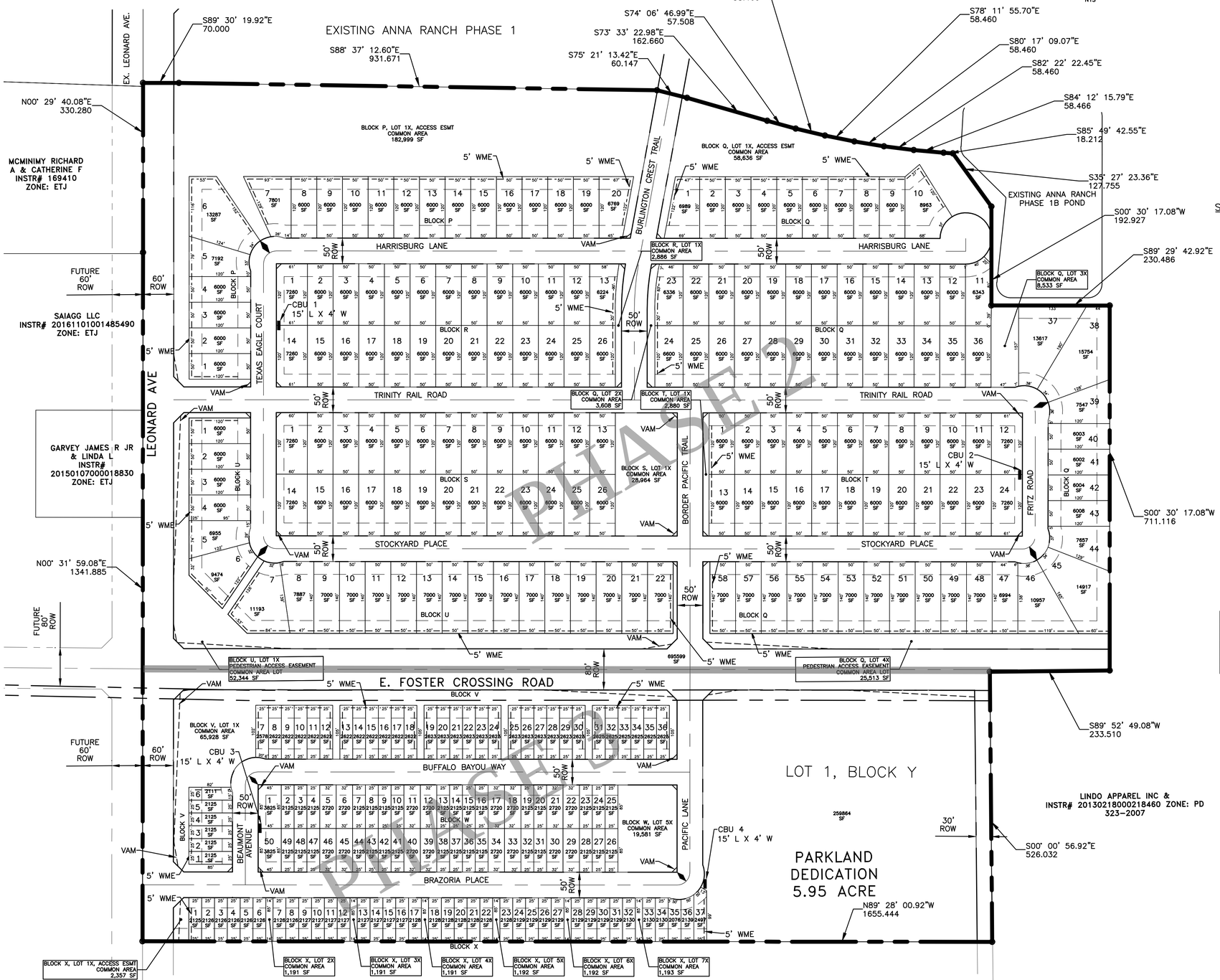
LOCATION MAP

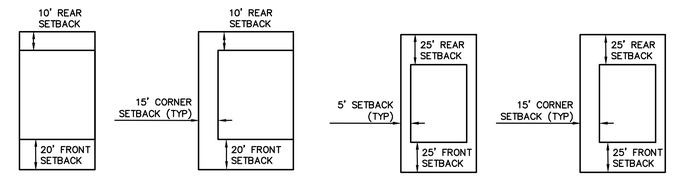
NTS

N

0 50 100 200

1" = 100'





STANDARD LOT — CORNER LOT

TYPICAL SF-TH LOT SETBACKS

NTS

STANDARD LOT — CORNER LOT

TYPICAL SF-60 LOT SETBACKS

NTS

PRELIMINARY PLAT NOTES:

1. THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
2. LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
3. PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
4. THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
5. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
6. EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
7. 10' UTILITY EASEMENTS ARE PROPOSED ADJACENT TO STREET FRONTAGES OF LOTS.
8. SIDEWALKS ARE REQUIRED ALONG STREETS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ADJACENT TO HOA MAINTAINED LOTS AND THOROUGHFARES. THE BUILDER WILL CONSTRUCT SIDEWALKS ADJACENT TO RESIDENTIAL LOTS AT THE TIME OF HOME CONSTRUCTION.
9. DEDICATION OF HALF OF LEONARD AVENUE RIGHT OF WAY SHALL BE DEDICATED WITH THE ADJACENT PROPERTY AT THE TIME OF FINAL PLAT.
10. WALLS OVER 4' IN HEIGHT SHALL BE OWNED AND MAINTAINED BY THE HOA. IRON FENCING IS TO BE OWNED AND MAINTAINED BY THE HOA.
11. PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA MAP NUMBER 48085C0160J, DATED JUNE 2, 2009.

APPROVED
FEBRUARY 8, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
FEBRUARY 7, 2022
P&Z COMMISSION
CITY OF ANNA

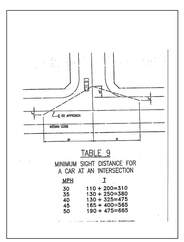
EXHIBIT A

LEGEND

STREET CHANGE

LAND USE DATA TABLE

AREA DESCRIPTION	NUMBER OF LOTS	AREA (ACRE FEET)
SINGLE FAMILY LOTS	176	26.447 AC
TOWNHOUSE LOTS	123	6.648 AC
OPEN SPACE LOTS	18	10.592 AC
PARK DEDICATION	1	5.966 AC
ROW AREA	–	15.969 AC
TOTAL	65.622 AC	



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF TAYLOR R. FREEMAN, TEXAS P.E. #139214 ON 1/24/2022
THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

PRELIMINARY PLAT
FOR
ANNA RANCH, PHASES 2 & 3

LOTS 1–20, 1X, BLOCK P; LOTS 1–58, 1X, BLOCK Q;
LOTS 1–26, 1X, BLOCK R; LOTS 1–26, 1X, BLOCK S;
LOTS 1–24, 1X, BLOCK T; LOTS 1–22, 1X, BLOCK U.
LOTS 1–36, 1X, BLOCK V; LOTS 1–50, 1X, BLOCK W.
LOTS 1–37, 1X, BLOCK X; LOT 1, 1X, BLOCK Y;
LOT 1, 1X, BLOCK Z; LOT 1, 1X, BLOCK AA;
LOT 1, 1X, BLOCK BB;
OUT OF THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288 AND
THE JOHN ELLETT SURVEY, ABSTRACT NO. 296
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
33.095 ACRES / 299 RESIDENTIAL LOTS
19 COMMON AREA LOTS / 16.558 ACRES
GROSS AREA: 65.622 ACRES
ZONING: PD 933-2021

OWNER/DEVELOPER:
SURESH SHRIDHARANI
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE #103
IRVING, TX 75062
OFFICE: (972) 659-0655

LJA Engineering, Inc.
6060 North Central Expressway
Suite 440
Dallas, Texas 75206
Contact: Taylor Freeman
Phone 469.621.0710
FRN - F-1386
Office: 214-451-0868

CITY PROJECT NO. NT400-0020 JANUARY 2022 SCALE: 1" = 100' SHEET 1 OF 2

PHASE 2
PHASE 3

Date\Time : Wed, 26 Jan 2022 - 11:45am User Name : jgarrison
Path\Name : S:\WTX-LAND\0220\400 LAND\415 Preliminary Plat\Anna Ranch Remainder\0220PPLKM.dwg

SINGLE–FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK P LOT 1	6,000 SF
BLOCK P LOT 2	6,000 SF
BLOCK P LOT 3	6,000 SF
BLOCK P LOT 4	6,000 SF
BLOCK P LOT 5	7,192 SF
BLOCK P LOT 6	13,287 SF
BLOCK P LOT 7	7,801 SF
BLOCK P LOT 8	6,000 SF
BLOCK P LOT 9	6,000 SF
BLOCK P LOT 10	6,000 SF
BLOCK P LOT 11	6,000 SF
BLOCK P LOT 12	6,000 SF
BLOCK P LOT 13	6,000 SF
BLOCK P LOT 14	6,000 SF
BLOCK P LOT 15	6,000 SF
BLOCK P LOT 16	6,000 SF
BLOCK P LOT 17	6,000 SF
BLOCK P LOT 18	6,000 SF
BLOCK P LOT 19	6,000 SF
BLOCK P LOT 20	6,769 SF

SINGLE–FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK Q LOT 41	6,002 SF
BLOCK Q LOT 42	6,004 SF
BLOCK Q LOT 43	6,008 SF
BLOCK Q LOT 44	7,657 SF
BLOCK Q LOT 45	14,917 SF
BLOCK Q LOT 46	10,957 SF
BLOCK Q LOT 47	6,994 SF
BLOCK Q LOT 48	7,000 SF
BLOCK Q LOT 49	7,000 SF
BLOCK Q LOT 50	7,000 SF
BLOCK Q LOT 51	7,000 SF
BLOCK Q LOT 52	7,000 SF
BLOCK Q LOT 53	7,000 SF
BLOCK Q LOT 54	7,000 SF
BLOCK Q LOT 55	7,000 SF
BLOCK Q LOT 56	7,000 SF
BLOCK Q LOT 57	7,000 SF
BLOCK Q LOT 58	7,000 SF
BLOCK R LOT 1	7,260 SF
BLOCK R LOT 2	6,000 SF

SINGLE–FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK S LOT 17	6,000 SF
BLOCK S LOT 18	6,000 SF
BLOCK S LOT 19	6,000 SF
BLOCK S LOT 20	6,000 SF
BLOCK S LOT 21	6,000 SF
BLOCK S LOT 22	6,000 SF
BLOCK S LOT 23	6,000 SF
BLOCK S LOT 24	6,000 SF
BLOCK S LOT 25	6,000 SF
BLOCK S LOT 26	6,000 SF
BLOCK T LOT 1	6,000 SF
BLOCK T LOT 2	6,000 SF
BLOCK T LOT 3	6,000 SF
BLOCK T LOT 4	6,000 SF
BLOCK T LOT 5	6,000 SF
BLOCK T LOT 6	6,000 SF
BLOCK T LOT 7	6,000 SF
BLOCK T LOT 8	6,000 SF
BLOCK T LOT 9	6,000 SF
BLOCK T LOT 10	6,000 SF

SINGLE–FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK Q LOT 1	6,989 SF
BLOCK Q LOT 2	6,000 SF
BLOCK Q LOT 3	6,000 SF
BLOCK Q LOT 4	6,000 SF
BLOCK Q LOT 5	6,000 SF
BLOCK Q LOT 6	6,000 SF
BLOCK Q LOT 7	6,000 SF
BLOCK Q LOT 8	6,000 SF
BLOCK Q LOT 9	6,000 SF
BLOCK Q LOT 10	8,963 SF
BLOCK Q LOT 11	6,343 SF
BLOCK Q LOT 12	6,000 SF
BLOCK Q LOT 13	6,000 SF
BLOCK Q LOT 14	6,000 SF
BLOCK Q LOT 15	6,000 SF
BLOCK Q LOT 16	6,000 SF
BLOCK Q LOT 17	6,000 SF
BLOCK Q LOT 18	6,000 SF
BLOCK Q LOT 19	6,000 SF
BLOCK Q LOT 20	6,000 SF

SINGLE–FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK R LOT 3	6,000 SF
BLOCK R LOT 4	6,000 SF
BLOCK R LOT 5	6,000 SF
BLOCK R LOT 6	6,000 SF
BLOCK R LOT 7	6,000 SF
BLOCK R LOT 8	6,000 SF
BLOCK R LOT 9	6,000 SF
BLOCK R LOT 10	6,000 SF
BLOCK R LOT 11	6,000 SF
BLOCK R LOT 12	6,000 SF
BLOCK R LOT 13	6,224 SF
BLOCK R LOT 14	7,260 SF
BLOCK R LOT 15	6,000 SF
BLOCK R LOT 16	6,000 SF
BLOCK R LOT 17	6,000 SF
BLOCK R LOT 18	6,000 SF
BLOCK R LOT 19	6,000 SF
BLOCK R LOT 20	6,000 SF
BLOCK R LOT 21	6,000 SF
BLOCK R LOT 22	6,000 SF

SINGLE–FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK T LOT 11	6,000 SF
BLOCK T LOT 12	7,260 SF
BLOCK T LOT 13	6,000 SF
BLOCK T LOT 14	6,000 SF
BLOCK T LOT 15	6,000 SF
BLOCK T LOT 16	6,000 SF
BLOCK T LOT 17	6,000 SF
BLOCK T LOT 18	6,000 SF
BLOCK T LOT 19	6,000 SF
BLOCK T LOT 20	6,000 SF
BLOCK T LOT 21	6,000 SF
BLOCK T LOT 22	6,000 SF
BLOCK T LOT 23	6,000 SF
BLOCK T LOT 24	7,260 SF
BLOCK U LOT 1	6,000 SF
BLOCK U LOT 2	6,000 SF
BLOCK U LOT 3	6,000 SF
BLOCK U LOT 4	6,000 SF
BLOCK U LOT 5	6,955 SF
BLOCK U LOT 6	9,474 SF

SINGLE–FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK Q LOT 21	6,000 SF
BLOCK Q LOT 22	6,000 SF
BLOCK Q LOT 23	6,336 SF
BLOCK Q LOT 24	6,600 SF
BLOCK Q LOT 25	6,000 SF
BLOCK Q LOT 26	6,000 SF
BLOCK Q LOT 27	6,000 SF
BLOCK Q LOT 28	6,000 SF
BLOCK Q LOT 29	6,000 SF
BLOCK Q LOT 30	6,000 SF
BLOCK Q LOT 31	6,000 SF
BLOCK Q LOT 32	6,000 SF
BLOCK Q LOT 33	6,000 SF
BLOCK Q LOT 34	6,000 SF
BLOCK Q LOT 35	6,000 SF
BLOCK Q LOT 36	6,000 SF
BLOCK Q LOT 37	13,617 SF
BLOCK Q LOT 38	15,754 SF
BLOCK Q LOT 39	7,547 SF
BLOCK Q LOT 40	6,003 SF

SINGLE–FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK R LOT 23	6,000 SF
BLOCK R LOT 24	6,000 SF
BLOCK R LOT 25	6,000 SF
BLOCK R LOT 26	6,000 SF
BLOCK S LOT 1	7,260 SF
BLOCK S LOT 2	6,000 SF
BLOCK S LOT 3	6,000 SF
BLOCK S LOT 4	6,000 SF
BLOCK S LOT 5	6,000 SF
BLOCK S LOT 6	6,000 SF
BLOCK S LOT 7	6,000 SF
BLOCK S LOT 8	6,000 SF
BLOCK S LOT 9	6,000 SF
BLOCK S LOT 10	6,000 SF
BLOCK S LOT 11	6,000 SF
BLOCK S LOT 12	6,000 SF
BLOCK S LOT 13	6,000 SF
BLOCK S LOT 14	7,260 SF
BLOCK S LOT 15	6,000 SF
BLOCK S LOT 16	6,000 SF

SINGLE–FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK U LOT 7	11,193 SF
BLOCK U LOT 8	7,887 SF
BLOCK U LOT 9	7,000 SF
BLOCK U LOT 10	7,000 SF
BLOCK U LOT 11	7,000 SF
BLOCK U LOT 12	7,000 SF
BLOCK U LOT 13	7,000 SF
BLOCK U LOT 14	7,000 SF
BLOCK U LOT 15	7,000 SF
BLOCK U LOT 16	7,000 SF
BLOCK U LOT 17	7,000 SF
BLOCK U LOT 18	7,000 SF
BLOCK U LOT 19	7,000 SF
BLOCK U LOT 20	7,000 SF
BLOCK U LOT 21	7,000 SF
BLOCK U LOT 22	7,000 SF

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK V LOT 1	2,125 SF
BLOCK V LOT 2	2,125 SF
BLOCK V LOT 3	2,125 SF
BLOCK V LOT 4	2,125 SF
BLOCK V LOT 5	2,125 SF
BLOCK V LOT 6	2,111 SF
BLOCK V LOT 7	2,578 SF
BLOCK V LOT 8	2,622 SF
BLOCK V LOT 9	2,622 SF
BLOCK V LOT 10	2,622 SF
BLOCK V LOT 11	2,622 SF
BLOCK V LOT 12	2,622 SF
BLOCK V LOT 13	2,622 SF
BLOCK V LOT 14	2,622 SF
BLOCK V LOT 15	2,622 SF
BLOCK V LOT 16	2,622 SF
BLOCK V LOT 17	2,622 SF
BLOCK V LOT 18	2,622 SF
BLOCK V LOT 19	2,623 SF
BLOCK V LOT 20	2,623 SF

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK W LOT 31	2,125 SF
BLOCK W LOT 32	2,125 SF
BLOCK W LOT 33	2,720 SF
BLOCK W LOT 34	2,720 SF
BLOCK W LOT 35	2,125 SF
BLOCK W LOT 36	2,125 SF
BLOCK W LOT 37	2,125 SF
BLOCK W LOT 38	2,125 SF
BLOCK W LOT 40	2,720 SF
BLOCK W LOT 41	2,125 SF
BLOCK W LOT 42	2,125 SF
BLOCK W LOT 43	2,125 SF
BLOCK W LOT 44	2,125 SF
BLOCK W LOT 46	2,720 SF
BLOCK W LOT 47	2,125 SF
BLOCK W LOT 48	2,125 SF
BLOCK W LOT 49	2,125 SF
BLOCK W LOT 50	3,825 SF
BLOCK X LOT 1	2,125 SF
BLOCK X LOT 2	2,126 SF

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK V LOT 21	2,623 SF
BLOCK V LOT 22	2,623 SF
BLOCK V LOT 23	2,623 SF
BLOCK V LOT 24	2,623 SF
BLOCK V LOT 25	2,623 SF
BLOCK V LOT 26	2,623 SF
BLOCK V LOT 27	2,623 SF
BLOCK V LOT 28	2,623 SF
BLOCK V LOT 29	2,623 SF
BLOCK V LOT 30	2,623 SF
BLOCK V LOT 31	2,625 SF
BLOCK V LOT 32	2,625 SF
BLOCK V LOT 33	2,625 SF
BLOCK V LOT 34	2,625 SF
BLOCK V LOT 35	2,625 SF
BLOCK V LOT 36	2,625 SF
BLOCK W LOT 1	3,825 SF
BLOCK W LOT 2	2,125 SF
BLOCK W LOT 3	2,125 SF
BLOCK W LOT 4	2,125 SF

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK X LOT 3	2,126 SF
BLOCK X LOT 4	2,126 SF
BLOCK X LOT 5	2,126 SF
BLOCK X LOT 6	2,126 SF
BLOCK X LOT 7	2,126 SF
BLOCK X LOT 8	2,126 SF
BLOCK X LOT 9	2,127 SF
BLOCK X LOT 10	2,127 SF
BLOCK X LOT 11	2,127 SF
BLOCK X LOT 12	2,127 SF
BLOCK X LOT 13	2,127 SF
BLOCK X LOT 14	2,127 SF
BLOCK X LOT 15	2,127 SF
BLOCK X LOT 16	2,127 SF
BLOCK X LOT 17	2,128 SF
BLOCK X LOT 18	2,128 SF
BLOCK X LOT 19	2,128 SF
BLOCK X LOT 20	2,128 SF
BLOCK X LOT 21	2,128 SF
BLOCK X LOT 22	2,128 SF

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK W LOT 6	2,720 SF
BLOCK W LOT 7	2,125 SF
BLOCK W LOT 8	2,125 SF
BLOCK W LOT 9	2,125 SF
BLOCK W LOT 10	2,125 SF
BLOCK W LOT 12	2,720 SF
BLOCK W LOT 13	2,125 SF
BLOCK W LOT 14	2,125 SF
BLOCK W LOT 15	2,125 SF
BLOCK W LOT 16	2,125 SF
BLOCK W LOT 19	2,125 SF
BLOCK W LOT 20	2,125 SF
BLOCK W LOT 23	2,125 SF
BLOCK W LOT 24	2,125 SF
BLOCK W LOT 25	2,125 SF
BLOCK W LOT 26	2,125 SF
BLOCK W LOT 27	2,125 SF
BLOCK W LOT 28	2,125 SF
BLOCK W LOT 29	2,720 SF
BLOCK W LOT 30	2,720 SF

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK X LOT 23	2,128 SF
BLOCK X LOT 24	2,129 SF
BLOCK X LOT 25	2,129 SF
BLOCK X LOT 26	2,129 SF
BLOCK X LOT 27	2,129 SF
BLOCK X LOT 28	2,129 SF
BLOCK X LOT 29	2,129 SF
BLOCK X LOT 30	2,129 SF
BLOCK X LOT 31	2,129 SF
BLOCK X LOT 32	2,130 SF
BLOCK X LOT 33	2,130 SF
BLOCK X LOT 34	2,130 SF
BLOCK X LOT 35	2,076 SF
BLOCK X LOT 36	2,139 SF

OPEN SPACE	
BLOCK & LOT NUMBERS	AREA
BLOCK P, LOT 1X, ACCESS ESMT	182,999 SF
BLOCK Q, LOT 1X, ACCESS ESMT	58,636 SF
BLOCK Q, LOT 2X	3,608 SF
BLOCK Q, LOT 3X	8,533 SF
BLOCK Q, LOT 4X, ACCESS ESMT	25,513 SF
BLOCK R, LOT 1X	2,886 SF
BLOCK S, LOT 1X	28,964 SF
BLOCK T, LOT 1X	2,880 SF
BLOCK U, LOT 1X, ACCESS ESMT	52,344 SF
BLOCK V, LOT 1X	65,928 SF
BLOCK W, LOT 5X	19,581 SF
BLOCK X, LOT 1X, ACCESS ESMT	2,357 SF
BLOCK X, LOT 2X	1,191 SF
BLOCK X, LOT 3X	1,191 SF
BLOCK X, LOT 4X	1,191 SF
BLOCK X, LOT 5X	1,192 SF
BLOCK X, LOT 6X	1,192 SF
BLOCK X, LOT 7X	1,193 SF
BLOCK Y, LOT 1	259,864 SF

RIGHT OF WAY	
BLOCK & LOT NUMBERS	AREA
ROW	695,599 SF

LAND USE DATA TABLE

AREA DESCRIPTION	NUMBER OF LOTS	AREA (ACRE FEET)
SINGLE FAMILY LOTS	176	26.447 AC
TOWNHOUSE LOTS	123	6.648 AC
OPEN SPACE LOTS	18	10.592 AC
PARK DEDICATION	1	5.966 AC
ROW AREA	–	15.969 AC
TOTAL	65.622 AC	

LEGAL DESCRIPTION
65.622 ACRES

BEING A 65.622 ACRE TRACT OF LAND SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798 AND THE DAVID E.W. BABB SURVEY ABSTRACT NO. 33, CITY OF ANNA, COLLIN COUNTY, TEXAS AND BEING PART OF A 360.545 ACRE TRACT OF LAND CONVEYED TO HARLAN PROPERTIES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20121228001650300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 65.622 ACRE TRACT, WITH BEARING BASIS BEING THE MONUMNETED NORTH LINE OF SAID 360.545 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF A 69.511 ACRE TRACT OF LAND CONVEYED TO GEHAN HOMES, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20201012001765080, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE EAST LINE OF SAID 360.545 ACRE TRACT AND THE WEST LINE OF A 171.349 ACRE TRACT OF LAND CONVEYED TO 335 VALLEY TWO, INC. (A 60% INTEREST) AND LINDO APPAREL, INC. (A 40% INTEREST), AS RECORDED IN COUNTY CLERK'S FILE NO. 20130218000218460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 360.545 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 171.349 ACRE TRACT BEARS NORTH 00 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 1965.24 FEET;

THENCE, ALONG SAID EAST LINE OF SAID 360.545 ACRE TRACT AND SAID WEST LINE OF 171.349 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 711.12 FEET TO AN 80D NAIL FOUND FOR CORNER;

SOUTH 89 DEGREES 52 MINUTES 49 SECONDS WEST, A DISTANCE OF 233.51 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 57 SECONDS EAST, A DISTANCE OF 526.03 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89 DEGREES 28 MINUTES 01 SECONDS WEST, OVER AND ACROSS SAID 360.545 ACRE TRACT, A DISTANCE OF 1655.44 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 360.545 ACRE TRACT, PASSING AT A DISTANCE OF 530.64 FEET A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 360.545 ACRE TRACT AND THE SOUTHEAST CORNER OF A 16.376 ACRE TRACT OF LAND CONVEYED TO TEX PROPERTIES GROUP, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190816000999330, OFFCIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID 360.545 ACRE TRACT AND THE EAST LINE OF SAID 16.376 ACRE TRACT AND THE EAST LINE OF A 1.000 ACRE TRACT OF LAND CONVEYED TO JAMES PENNY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190923001175690, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 1341.88 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 16.376 ACRE TRACT AND THE SOUTHEAST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. McMINIMY, AND WIFE CATHERINE F. McMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 330.28 FEET TO AN "X" CUT IN CONCRETE SET FOR THE SOUTHWEST CORNER OF AFORESAID 69.511 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF SAID 360.545 ACRE TRACT AND THE COMMON EAST RIGHT–OF–WAY LINE OF LEONARD AVENUE (A 60' RIGHT–OF–WAY) OF ANNA ELEMENTARY NO. 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018–253, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 360.545 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 69.511 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 37 MINUTES 13 SECONDS EAST, A DISTANCE OF 931.67 FEET TO A POINT FOR CORNER;

SOUTH 75 DEGREES 21 MINUTES 13 SECONDS EAST, A DISTANCE OF 60.15 FEET TO A POINT FOR CORNER;

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 162.66 FEET TO A POINT FOR CORNER;

SOUTH 74 DEGREES 06 MINUTES 47 SECONDS EAST, A DISTANCE OF 57.51 FEET TO A POINT FOR CORNER;

SOUTH 76 DEGREES 06 MINUTES 42 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 11 MINUTES 56 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A POINT FOR CORNER;

SOUTH 80 DEGREES 17 MINUTES 09 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A POINT FOR CORNER;

SOUTH 82 DEGREES 22 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A POINT FOR CORNER;

SOUTH 84 DEGREES 12 MINUTES 16 SECONDS EAST, A DISTANCE OF 58.47 FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 49 MINUTES 43 SECONDS EAST, A DISTANCE OF 18.21 FEET TO A POINT FOR CORNER;

SOUTH 35 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCE OF 127.76 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 192.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 230.49 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 65.622 ACRES, OR 2,858,502 SQUARE FEET OF LAND.

EASEMENT LANGUAGE

VAM EASEMENT

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY , ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER, AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT, AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS, SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

EASEMENT LANGUAGE

ACCESS EASEMENT

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.

EASEMENT LANGUAGE

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS:
THE PORTION OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF TAYLOR R. FREEMAN, TEXAS P.E. #139214 ON 1/24/2022
THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

APPROVED
FEBRUARY 8, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
FEBRUARY 7, 2022
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

LOT TABLE

PRELIMINARY PLAT
FOR
ANNA RANCH, PHASES 2 & 3

LOTS 1–20, 1X, BLOCK P; LOTS 1–58, 1X, BLOCK Q;
LOTS 1–26, 1X, BLOCK R; LOTS 1–26, 1X, BLOCK S;
LOTS 1–24, 1X, BLOCK T; LOTS 1–22, 1X, BLOCK U.
LOTS 1–36, 1X, BLOCK V; LOTS 1–50, 1X, BLOCK W.
LOTS 1–37, 1X, BLOCK X; LOT 1, 1X, BLOCK Y;
LOT 1, 1X, BLOCK Z; LOT 1, 1X, BLOCK AA;
LOT 1, 1X, BLOCK BB;
OUT OF THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288 AND
THE JOHN ELLETT SURVEY, ABSTRACT NO. 296
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
33.095 ACRES / 299 RESIDENTIAL LOTS
19 COMMON AREA LOTS / 16.558 ACRES
GROSS AREA: 65.622 ACRES
ZONING: PD 933–2021

OWNER/DEVELOPER:
SURESH SHRIDHARANI
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE #103
IRVING, TX 75062
OFFICE: (972) 659–0655

LJA Engineering, Inc.
6060 North Central Expressway
Suite 440
Dallas, Texas 75206
Contact: Taylor Freeman
Phone 469.621.0710
FRN - F-1386
Office: 214-451-0868

Date\Time : Wed, 26 Jan 2022 – 11:45am User Name : jgarrison
Path\Name : S:\NTX-LAND\0020\400 LAND\415 Preliminary Plat\Anna Ranch Remainder\0020PPLVM.dwg

Item No. 6.i.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve a Resolution regarding the Anna Town Square Addition, Block A, Lots 1 & 2, Preliminary Plat. (Director of Development Services Ross Altobelli)

SUMMARY:
Multiple-family residences on Lot 1 and vacant lot on 24.5± acres located at the northwest corner of Finley Boulevard and Florence Way. Zoned: Planned Development-Multiple-Family – High Density (PD-MF-2) (Ord. No. 129-2004 and Ord. No. 627-2013).

The purpose for the preliminary plat is to propose lot and block boundaries and easements necessary for the creation of the multiple-family residential development on Lot 1.

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

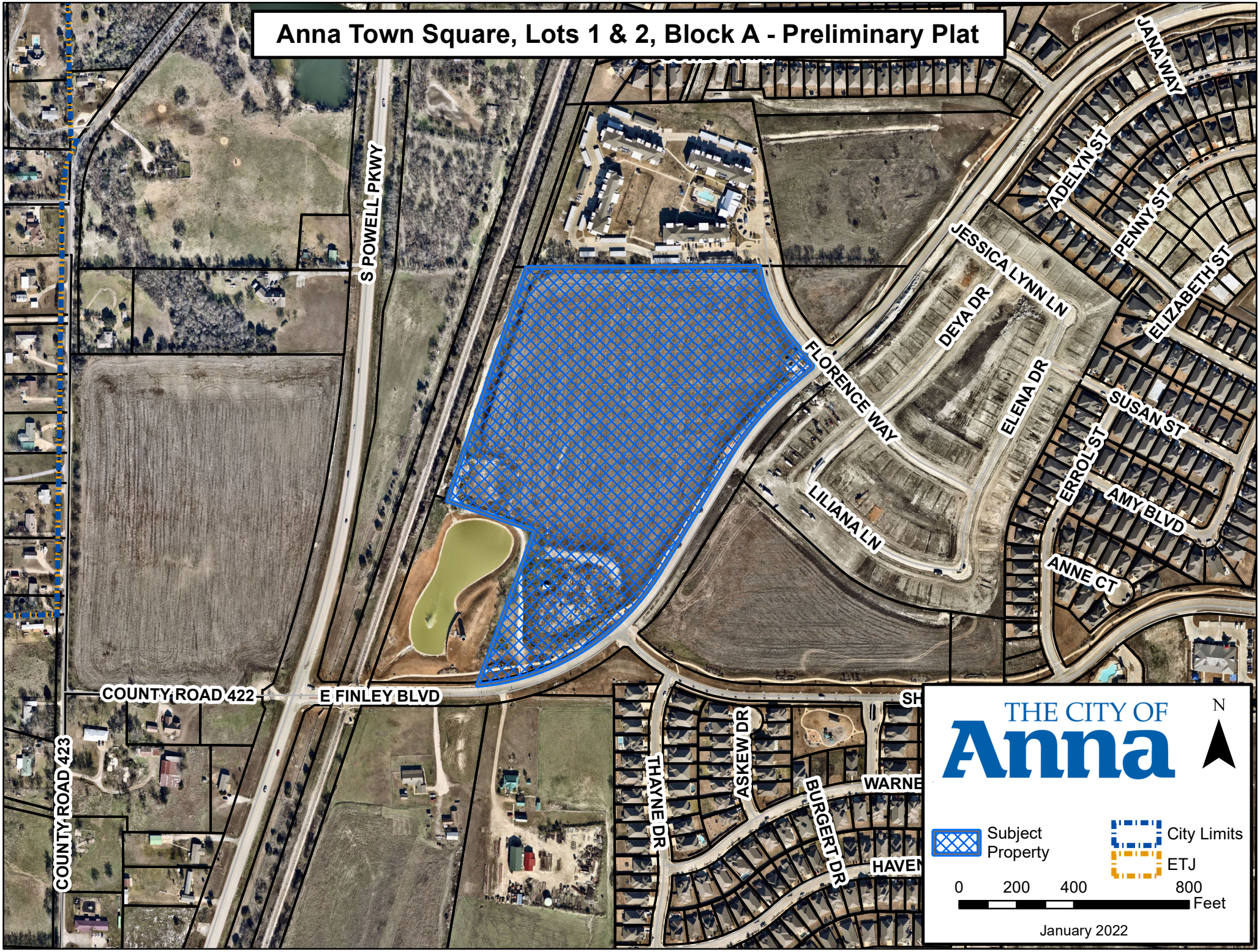
STAFF RECOMMENDATION:
Recommended for approval.

ATTACHMENTS:
1. Anna Town Square Lots 1&2 Block A Locator Map
2. RESOLUTION (PP) Anna Town Square Addition, Block A, Lots 1 & 2
3. Exhibit A (STAMPED) - Anna Town Square Addition Preliminary Plat

APPROVALS:

Salena Tittle, Planner II	Created/Initiated - 2/2/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Anna Town Square, Lots 1 & 2, Block A - Preliminary Plat



L:\Planning & Development\Project Review\Anacapri Zoning (Megatel)\Locator\Notification Location Map.mxd

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA TOWN SQUARE ADDITION, BLOCK A, LOTS 1 & 2, PRELIMINARY 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 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, John Arnold / Anna Town Center Mixed Use LLC has submitted an application for approval of the Anna Town Square Addition, Block A, Lots 1 & 2, Preliminary Plat; 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 Preliminary Plat

The City Council hereby approves the Anna Town Square Addition, Block A, Lots 1 & 2, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

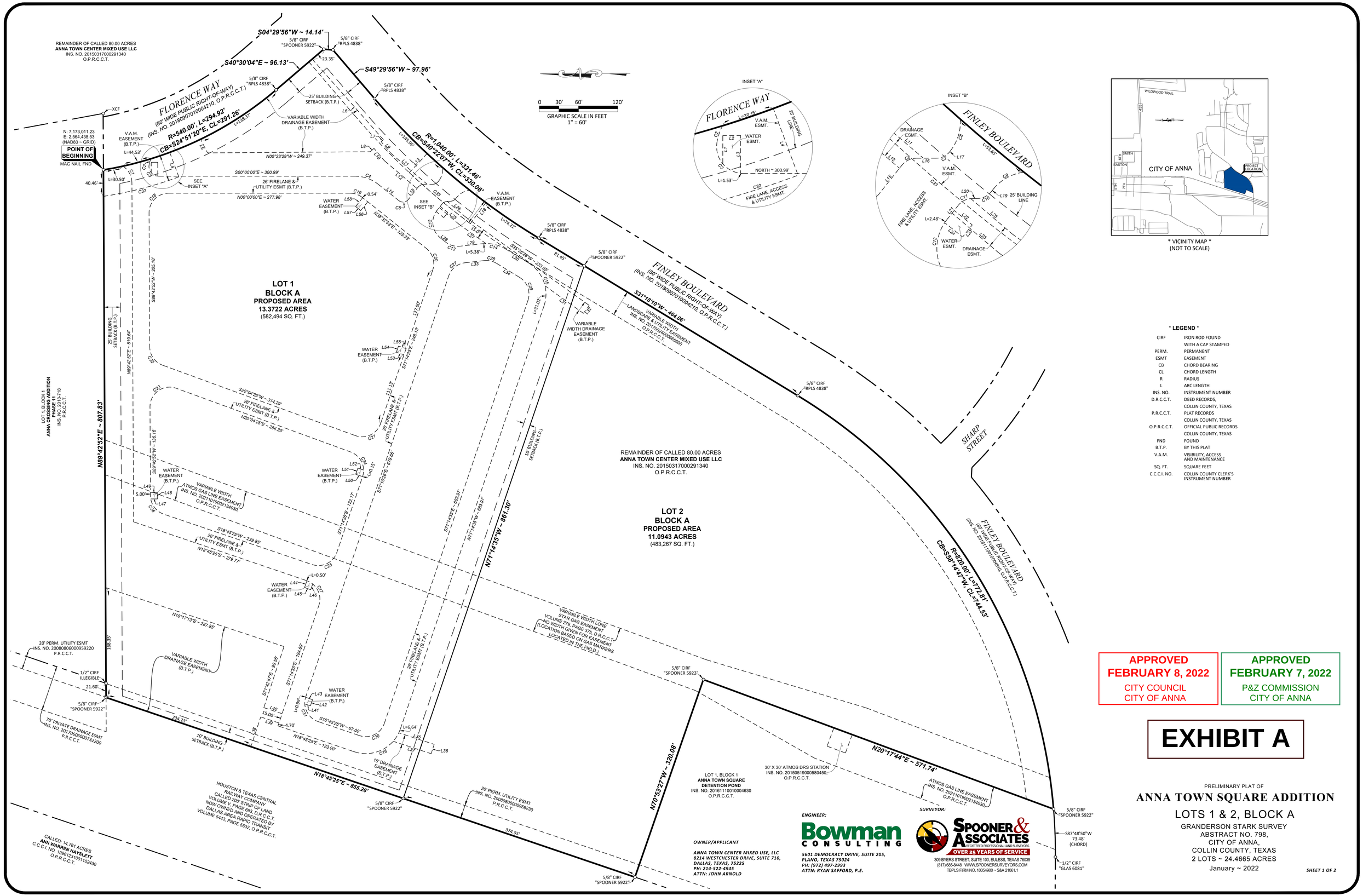
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 8th day of February, 2022.

ATTEST:

_____
City Secretary, Carrie L. Land

APPROVED:

_____
Mayor, Nate Pike



*** LEGEND ***

CIRF	IRON ROD FOUND WITH A CAP STAMPED
PERM.	PERMANENT
ESMT	EASEMENT
CB	CHORD BEARING
CL	CHORD LENGTH
R	RADIUS
L	ARC LENGTH
INS. NO.	INSTRUMENT NUMBER
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
FND	FOUND
B.T.P.	BY THIS PLAT
V.A.M.	VISIBILITY, ACCESS AND MAINTENANCE
SQ. FT.	SQUARE FEET
C.C.C.I. NO.	COLLIN COUNTY CLERK'S INSTRUMENT NUMBER

APPROVED
FEBRUARY 8, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
FEBRUARY 7, 2022
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

PRELIMINARY PLAT OF

ANNA TOWN SQUARE ADDITION

LOTS 1 & 2, BLOCK A

GRANDERSON STARK SURVEY
ABSTRACT NO. 798,
CITY OF ANNA,
COLLIN COUNTY, TEXAS
2 LOTS ~ 24.4665 ACRES
January ~ 2022

SHEET 1 OF 2

OWNER/APPLICANT

ANNA TOWN CENTER MIXED USE, LLC
8214 WESTCHESTER DRIVE, SUITE 710,
DALLAS, TEXAS, 75225
PH: 214-522-4945
ATTN: JOHN ARNOLD

ENGINEER:

Bowman CONSULTING

5601 DEMOCRACY DRIVE, SUITE 205,
PLANO, TEXAS 75024
PH: (972) 497-2993
ATTN: RYAN SAFFORD, P.E.

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 21061.1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	15.90'
L2	N00°00'00"E	10.00'
L3	N90°00'00"E	21.22'
L4	N69°37'51"E	40.00'
L5	N63°07'08"E	23.39'
L6	N48°30'54"E	164.59'
L7	S42°59'37"E	4.63'
L8	S42°59'37"E	7.63'
L9	S49°59'34"W	23.95'
L10	S49°59'34"W	24.43'
L11	S40°26'23"W	72.25'
L12	S40°26'23"W	65.98'
L13	N46°55'41"W	40.00'
L14	S38°17'06"W	41.11'
L15	S51°27'07"E	24.35'
L16	S00°00'00"E	12.68'
L17	S51°27'55"E	0.86'
L18	S53°23'26"E	40.00'
L19	N51°27'07"W	2.06'
L20	N00°00'00"E	3.26'
L21	N51°27'07"W	11.94'
L22	N38°32'53"E	14.98'
L23	N51°27'07"W	10.00'
L24	N38°32'53"E	14.88'
L25	S40°26'23"W	39.48'
L26	S40°26'23"W	35.78'
L27	S35°35'28"W	50.74'
L28	S38°32'53"W	10.52'
L29	S06°18'47"E	34.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S31°18'10"W	41.28'
L31	S35°35'28"W	72.29'
L32	S54°24'32"E	15.00'
L33	N06°18'47"W	29.48'
L34	N31°18'10"E	41.28'
L35	S18°01'04"W	57.02'
L36	N71°58'56"W	15.00'
L37	S18°01'04"W	61.19'
L38	S71°42'47"E	47.96'
L39	N18°17'13"E	29.38'
L40	N18°17'13"E	29.50'
L41	N18°45'25"E	9.16'
L42	N71°14'35"W	10.00'
L43	N18°45'25"E	11.23'
L44	N71°14'35"W	11.12'
L45	N18°45'25"E	10.00'
L46	N71°14'35"W	9.23'
L47	N00°17'08"W	10.08'
L48	S89°42'52"W	10.00'
L49	N00°17'08"W	10.50'
L50	N18°45'25"E	11.05'
L51	N71°14'35"W	10.00'
L52	N18°45'25"E	9.28'
L53	N18°45'25"E	12.27'
L54	N71°14'35"W	10.00'
L55	N18°45'25"E	12.27'
L56	N51°27'07"W	17.26'
L57	S38°32'53"W	10.00'
L58	N51°27'07"W	17.26'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	30.00'	29.68'	N61°22'13"E	28.49'
C2	30.00'	10.00'	N71°35'12"W	9.95'
C3	15.00'	25.88'	S49°25'57"W	22.79'
C4	56.00'	37.68'	N19°16'27"E	36.97'
C5	10.00'	15.40'	S07°20'17"E	13.92'
C6	12.00'	10.78'	N25°43'33"W	10.42'
C7	10.66'	9.96'	S24°41'06"E	9.61'
C8	30.00'	22.07'	S72°32'39"E	21.58'
C9	30.00'	23.37'	N29°08'03"W	22.78'
C10	11.50'	10.33'	S25°43'33"E	9.98'
C11	11.50'	10.33'	N25°43'33"W	9.98'
C12	30.00'	47.12'	S83°32'53"W	42.43'
C13	30.00'	23.49'	S16°07'03"W	22.89'
C14	56.00'	36.76'	N12°29'42"E	36.11'
C15	56.00'	75.70'	N70°01'47"E	70.07'
C16	56.00'	87.96'	S26°14'35"E	79.20'
C17	30.00'	47.12'	N63°45'25"E	42.43'
C18	30.00'	47.27'	N45°08'34"W	42.53'
C19	30.00'	20.18'	N19°16'27"E	19.81'
C20	30.00'	36.76'	N73°39'09"E	34.50'
C21	30.00'	47.81'	S25°35'05"E	42.91'
C22	30.00'	36.46'	S54°53'39"W	34.26'
C23	30.00'	57.78'	N35°06'21"W	49.26'
C24	30.00'	46.43'	N64°24'55"E	41.94'
C25	30.00'	47.12'	S26°14'35"E	42.43'
C26	30.00'	37.15'	S54°14'08"W	34.82'
C27	30.00'	34.00'	N38°46'41"W	32.21'
C28	30.00'	19.70'	N12°29'42"E	19.34'
C29	30.00'	40.55'	N70°01'47"E	37.54'
C30	30.00'	47.12'	S26°14'35"E	42.43'
C31	30.00'	47.12'	S63°45'25"W	42.43'
C32	580.00'	119.24'	S14°28'46"E	119.03'
C33	1080.00'	121.82'	S39°50'27"W	121.75'

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, ANNA TOWN CENTER MIXED USE, LLC is the sole owner of a 24.4665 acre tract of land located in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas, said 24.4665 acre tract of land being a portion of a called 80.00 acre tract of land conveyed to **ANNA TOWN CENTER MIXED USE, LLC**, by deed thereof filed for record in Collin County Clerk's Instrument No. 20150317000291340, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 24.4665 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found on the north property line of the said 80.00 acre tract, said mag nail found being at the intersection of the south lot line of Lot 1, Block 1, Anna Crossing Addition Phase 11, being an Addition to the City of Anna, Collin County, Texas, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2018-718, O.P.R.C.C.T., with the west right-of-way line of Florence Way (being an 80 feet wide public right-of-way at this point, as shown on and dedicated by plat of Anna Crossing Phase 7, being an Addition to the City of Anna, Collin County, Texas, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 20180907010004210, O.P.R.C.C.T), said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,173,011.23 and E: 2,564,438.53, said beginning point also being at the beginning of a curve to the left having a radius of 540.00 feet;

THENCE departing the said lot line, along the said right-of-way line and along the said curve to the left, an arc length of 294.92 feet and across a chord which bears South 24°51'20" East, a chord length of 291.26 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found;

THENCE continuing along the said right-of-way line the following courses and distances:

South 40°30'04" East, 96.13 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found;

South 04°29'56" West, 14.14 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found at the intersection of the said west right-of-way line of Florence Way with the northerly right-of-way line of Finley Boulevard (being an 80 feet wide public right-of-way at this point, as shown on and dedicated by the said plat of Anna Crossing Phase 7);

THENCE along the said northerly right-of-way line of Finley Boulevard the following courses and distances:

South 49°29'56" West, 97.96 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found at the beginning of a curve to the left having a radius of 1,040.00 feet;

Along the said curve to the left, an arc length of 331.46 feet and across a chord which bears South 40°22'07" West, a chord length of 330.06 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found;

South 31°18'10" West, at a distance of 81.45 feet passing a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found, continuing along the said northerly right-of-way line, in all a total distance of 464.06 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found at the beginning of a curve to the right having a radius of 820.00 feet;

Along the said curve to the right, an arc length of 772.81 feet and across a chord which bears South 58°14'47" West, a chord length of 744.53 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the southeast lot corner of Lot 1, Block 1, Anna Town Square Detention Pond, being an Addition to the City of Anna, Collin County, Texas, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 20161110010004630, O.P.R.C.C.T., from which a 1/2 inch iron rod with a cap stamped "GLAS 6081" found at a point of curvature on the said north right-of-way line and the south lot line of said Lot 1 (Anna Town Square Detention Pond), bears South 87°48'50" West (chord bearing), 73.48 feet (chord length)

THENCE North 20°17'44" East, departing the said northerly right-of-way line and along the southeast lot line of said Lot 1 (Anna Town Square Detention Pond), 571.74 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the east lot corner of said Lot 1 (Anna Town Square Detention Pond);

THENCE North 70°53'27" West, along the northeast lot line of said Lot 1 (Anna Town Square Detention Pond), 320.08 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found on the southeast property line of a called 200 feet wide strip of land conveyed to Houston & Texas Central Railway Company (now owned and operated by Dallas Area Rapid Transit) by deed recorded in Volume V, Page 693, D.R.C.C.T.;

THENCE North 18°45'25" East, along the said southeast railroad property line, 855.26 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found on the said north property line of the 80.00 acre tract;

THENCE North 89°42'52" East, departing the said southeast property line and along the said north property line, at a distance of 21.60 feet passing a 1/2 inch iron rod with an illegible cap found at the southwest lot corner of said Lot 1 (Anna Crossing Addition Phase 11), continuing along the said south lot line of Lot 1 (Anna Crossing Addition Phase 11), in all a total distance of 807.83 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **24.4665 acres (1,065,761 square feet)** of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT WE, ANNA TOWN CENTER MIXED USE, LLC, owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as ANNA TOWN SQUARE ADDITION, an Addition to the City of Anna, and do hereby dedicate to the public use forever the streets, alleys and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accomodation of garage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, or patrolling without the necessity at any time of procurring the permision of anyone.

Witness my hand this the _____ day of _____, 2022.

ANNA TOWN CENTER MIXED USE, LLC

_____

_____, Managing Principal

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, a duly authorized agent for Anna Town Center Mixed Use, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of_____, 2022.

_____

Notary Public, State of Texas

* SURVEYOR'S STATEMENT *

I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on-the-ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

THIS DOCUMENT IS A
PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
January 3, 2022

_____

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
Spooner & Associates, Inc.
TBPLS Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2022.

_____

Notary Public, State of Texas

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.000152710. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48085C0160; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- 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.
- 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.

* GENERAL NOTES *

- This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.
- The area or areas shown on the plat as "VAM" (Visibility , Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

CERTIFICATE OF APPROVAL:

APPROVED on this the _____ day of _____, 2022, by the City Council, City of Anna, Texas.

_____

Mayor

_____

City Secretary

APPROVED
FEBRUARY 8, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
FEBRUARY 7, 2022
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

OWNER/APPLICANT

ANNA TOWN CENTER MIXED USE, LLC
8214 WESTCHESTER DRIVE, SUITE 710,
DALLAS, TEXAS, 75225
PH: 214-522-4945
ATTN: JOHN ARNOLD

ENGINEER:

Bowman CONSULTING
5601 DEMOCRACY DRIVE, SUITE 205,
PLANO, TEXAS 75024
PH: (972) 497-2993
ATTN: RYAN SAFFORD, P.E.

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 21061.1

PRELIMINARY PLAT OF
ANNA TOWN SQUARE ADDITION
LOTS 1 & 2, BLOCK A
GRANDERSON STARK SURVEY
ABSTRACT NO. 798,
CITY OF ANNA,
COLLIN COUNTY, TEXAS
2 LOTS ~ 24.4665 ACRES
January ~ 2022

Item No. 6.j.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Alan Guard

AGENDA ITEM:

Approve a Resolution approving the City of Anna's participation in the Texoma Council of Governments Low Income Household Water Assistance Program and Authorize the City Manager to execute the agreement. (Director of Finance Alan Guard)

SUMMARY:

The Texoma Council of Governments has received funds through the American Recovery Plan Act (ARPA) to provide financial assistance to low income households for the payment of utility bills. Collin County is one of the counties the Texoma COG has been authorized to provide services. The Texoma COG has reached out to the City of Anna to solicit our participation in the program. The City would only have to provide confirmation of the neighbor's residency and outstanding balances. The City would not have to provide any financial match.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
GOAL #4 - HIGH PERFORMING, PROFESSIONAL CITY

STAFF RECOMMENDATION:

Adopt the Resolution.

ATTACHMENTS:

1. City of Anna LIHWAP Letter
2. Low Income Household Water Assistance Program
3. Resolution TCOG LIHWAP

APPROVALS:

Alan Guard, Finance Director	Created/Initiated - 2/1/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

TCOG energy services

1117 Gallagher Drive, Suite 200
Sherman, Texas 75090
www.tcog.com
(903) 813-3541 Phone

TO: Water Department, CITY OF ANNA

FR: Judy Fullylove, Energy Services Director

RE: Low-Income Housing Water Assistance Program (LIHWAP)

Enclosure: LIHWAP WATER PROVIDER AGREEMENT

Texoma Council of Governments has been contracted to administer the Low-Income Household Water Assistance Program (LIHWAP) for Collin, Cooke, Denton, Fannin, Grayson, Hunt, and Rockwall counties. The program is funded through the Consolidated Appropriations Act and the American Rescue Plan Act of 2021 for emergency water and wastewater assistance.

The program's purpose is to assist low-income households that pay a high proportion of income for drinking water and wastewater services by providing funds to owners or operators of public water systems or treatment works.

Priorities of the program are:

- Disconnected Services - restoration of water and wastewater services to eligible households;
- Pending Disconnections - payment of arrearages to prevent disconnections of water/wastewater services.

Program guidelines require a completed and signed Water Provider Agreement before the disbursement of funds. The agreement outlines the responsibilities of Texoma Council of Governments and the water utility provider.

Feel free to contact me directly should you have questions concerning the program. I can be reached at 903-813-3537, Monday – Thursday 8:00am – 5:00pm.

LOW INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM (LIHWAP)
"WATER PROVIDER AGREEMENT"

PURPOSE. The purpose of the Low Income Household Water Assistance Program (LIHWAP) grant is to provide emergency assistance to low-income households, particularly those with the lowest incomes that pay a high proportion of household income for water, storm water, drinking water, wastewater/sewer, and groundwater services collectively named (Water Services).

The Water Services Provider (Water Provider or Vendor), agrees to the terms of the LIHWAP grant and to accept payment from LIHWAP agencies only for eligible LIHWAP clients to whom Water Provider continues to provide Water Services. The Water Assistance Provider (Agency), agrees to make payments only for eligible LIHWAP clients.

PARTIES. This Water Provider Agreement is by and between:

Texoma Council of Governments

Water Assistance Provider (Agency)

City of Anna

Water Services Provider (Water Provider)

The Agency and Water Provider are each a Party to the Water Provider Agreement and collectively known as the Parties.

Water Provider and Agency agree to assist eligible LIHWAP clients in the following Texas counties:

Collin

WATER SERVICES. Water Services provided and billed by Water Provider:

- [x] Water Fees
- [ ] Stormwater Fees
- [ ] Wastewater
- [x] Sewer Fees
- [x] Groundwater Fees
- [ ] Other:_____

TERM. This Water Provider Agreement shall be effective from the 1st day of January, in the year 2022, for a period not to exceed one year from the effective date, although the Parties can agree in writing to extensions for up to one additional year. Either Party may terminate this Water Provider Agreement by written notice. Such written notice of termination shall not affect any obligation by either Party incurred prior to the receipt of such notice.

NOTICE. Notice shall be sent via certified mail to the addresses below with return receipt requested.

City of Anna

(Water Provider Name)

P O Box 776, Anna, TX 75409

(Water Provider Mailing Address)

months of billing history and usage is available. Water Provider will transmit such billing history via electronic mail or facsimile as soon as possible, but no later than forty-eight hours following the request.

- Work with Agency and eligible LIHWAP client to explore the feasibility of offering flexible payment arrangements that may include, without limitation, waiving security deposits, reconnect fees, application fees, and all other fees whenever possible.

- Not discriminate against eligible LIHWAP client in price or services, including the availability of deferred payment plans, level or average payment plans, discount, budget, advance payment or other credit plans.

- Not refuse to provide water service or otherwise discriminate in the marketing and provision of water service to any eligible LIHWAP client because of race, creed, color, national origin, ancestry, sex, marital status, age, lawful source of income, level of income, disability, financial status, location of client in an economically distressed geographic area, or qualification for low-income or water-efficiency services.

- Allow Agency forty-five days from the date of pledge for assistance payment to forward payment to the Water Provider. Water Provider agrees not to consider the portion of the eligible LIHWAP client's account to be paid by the Agency delinquent if said payment is received within the above mentioned forty-five day period, and Water Provider is provided with a verbal or signed pledge from the Agency within forty-five days of identifying an eligible LIHWAP client.

- Not interrupt service if eligible LIHWAP client is eligible under PUC regulations, or other state agency regulations (as applicable), and enters into an agreement with the Water Provider concerning how the eligible LIHWAP client will pay the balance owed Water Provider and the eligible LIHWAP client is meeting the obligation under such agreement.

- If the Agency has paid for an initial deposit or similar refundable instrument, upon the termination of service to the eligible LIHWAP client, the Water Provider shall return funds including interest (after any balance owed) to the Agency in accordance with PUC regulations or 10 Texas Administrative Code §6.312(f) (as applicable).

- Not apply LIHWAP payments to account balances that have previously been written off or paid with other funds.

- Not apply LIHWAP payments to commercial accounts. LIHWAP payments must only be applied to residential accounts.

- Clearly enter, on LIHWAP household bills, the amount of LIHWAP payment(s) received in a manner which identifies the payment as received from LIHWAP or at least the amount paid by LIHWAP shown as credited.

- Continually maintain accurate records of LIHWAP credit balances and annually reconcile accounts. After one year, credit balances must be refunded to the Agency, in compliance with LIHWAP Water Provider Refund Policies.

- Not exchange the household's credit authorization for cash or give any cash equivalent for excess credit.

- Cooperate with any Federal, State, or local investigation, audit, or program review. Understand that failure to cooperate with any Federal, State, or local investigation, audit, or program review may result in the immediate disqualification from participation in the LIHWAP.

- Water Provider's application materials should include language that authorizes the Water Provider to release the applicant's information as described below to the Agency, Texas Department of Housing and Community

12976

(Water Provider Certificate of Convenience and Necessity # (CCN))

Texoma Council of Governments

(Agency Name)

1117 Gallagher Dr., STE 200, Sherman, TX 75090

(Agency Mailing Address)

AGENCY REPRESENATIONS. The Agency named above represents and warrants to Water Provider that it is an entity under contract with the Texas Department of Housing and Community Affairs (TDHCA) and as such is authorized and has received funding from the TDHCA to provide bill payment assistance service for eligible LIHWAP clients. In addition, the Agency further represents and warrants to Water Provider that it has determined eligible LIHWAP clients to be eligible under the LIHWAP guidelines. The funds will be used to cover and/or reduce arrearages, rates and fees associated with reconnection, or prevention of disconnection of service, and to pay either partially or in full an eligible LIHWAP client's current due water bill, known as "Eligible Costs" related to Water Services.

WATER PROVIDER'S REPRESENTATIONS. The Water Provider named above represents and warrants that it will apply any payments received from Agency to the eligible LIHWAP client's account related to Eligible Costs.

Both parties acknowledge that this Water Provider Agreement and the services provided by the Water Provider are governed by and subject to the federal and state laws and regulations in accordance with the LIHWAP.

AMENDMENTS. Any and all amendments to this Water Provider Agreement shall be in writing, approved by TDHCA, and agreed upon by both Parties.

WATER PROVIDER'S RESPONSIBLITIES. Water Provider will, with reference to an eligible LIHWAP client:

- Provide the Agency with at least one designated contact person who shall be available to respond by telephone and email to all reasonable inquiries regarding eligible LIHWAP clients and client accounts including but not limited to bills, payments, and services.

- Provide water services to each eligible and approved household for which payment is provided under LIHWAP.

- Extend the potential LIHWAP application for water services for up to ten calendar days while the Agency determines whether the potential LIHWAP applicant is eligible pursuant to the LIHWAP.

- Upon accepting payment from Agency for the eligible LIHWAP client, continue or restore water services to eligible LIHWAP client with no increases in charges, service charges or other charges or fees affecting the total cost of the bill, except as allowed by the stated tariff cost registered with the Public Utility Commission "PUC".

- In the event the Agency requires the eligible LIHWAP client to pay a portion of the bill prior to having a pledge made on their account on or before the disconnect date, as stated in the client's Disconnect Notice as required by PUC regulations, nothing in this agreement requires the Water Provider to delay a disconnect if the eligible LIHWAP client has not paid their required portion.

- Invoice the eligible LIHWAP client in accordance with Water Provider's normal billing practices.

- Upon verbal or written request from Agency, provide at no cost to the Agency the eligible LIHWAP client's billing and usage history for previous twelve months, or available history plus monthly estimates if less than twelve

Affairs, Texas State Auditor's Office, Office of the Attorney General of Texas, U.S. Department of Health and Human Services, the U.S. Department of Health and Human Services Internal Auditor, or the designee of any of these governmental agencies.

- Data related to a eligible LIHWAP client's Water Services and payments must be provided within a timeframe specified by the Agency at no cost and must be provided in the format requested by the Agency. The data must be provided to the Agency for the purposes of verification, research, evaluation, analysis, and reporting. The eligible LIHWAP client's signed LIHWAP application will authorize the Water Provider to release this information to the Agency.

AGENCY RESPONSIBLITIES. The Agency will:

- Accept written referrals for LIHWAP benefits by the Water Provider, and evaluate whether the referral is eligible as an eligible LIHWAP client.

- Obtain written permission for Agency to request and have access to eligible LIHWAP client information, including confidential or personal account information, credit and payment history, from eligible LIHWAP client's seeking Agency assistance. Social Security numbers are not required for the LIHWAP program and may not be disclosed to Agency.

- Provide to Water Provider, at Water Provider's request, eligible LIHWAP client's written permission for Agency's access to eligible LIHWAP client's information as stated above.

- Review invoice(s) submitted by the Water Provider. The Agency may request additional documentation and/or clarification of charges as needed. No payment will be made without all required documentation/clarification of charges.

- Not provide payments on behalf of an eligible LIHWAP client to Water Provider without having adequate funds to pay such payments.

- Provide payment to the Water Provider after receipt of proper invoices, and any additional required documentation or clarification, for services rendered pursuant to this Water Provider Agreement, upon full compliance by the Water Provider with the terms herein within 45 days.

- Determine if a client is LIHWAP eligible within ten calendar days of contacting Water Provider.

- Provide Water Provider a list of names, telephone numbers and e-mail addresses of Agency staff designated to make payments on behalf of the Agency and eligible LIHWAP clients, if requested from Water Provider.

- Comply with all relevant state and federal laws and regulations in its implementation of the LIHWAP. Follow all supplemental terms and conditions as set forth by the U.S. Department of Health and Human Services. The Agency shall provide notice of any changes or amendments to policies or guidelines for the LIHWAP.

CONFIDENTIALITY. The terms of any confidential transaction under this Water Provider Agreement or any other information exchanged by the Agency and Water Provider relating to any transaction shall not be disclosed to any person not employed or retained by the Agency or Water Provider, their affiliates, or brokers, except to the extent disclosure is 1) required by law; 2) necessary to disclose to the other Party in connection with a dispute between the Parties; 3) otherwise permitted by written consent of the other Party; 4) required by guarantors to be disclosed; 5) information which must be disclosed to a third Party to transmit water; 6) to meet reliability council, regulatory, administrative, judicial, governmental, or regulated commodity exchange requirements where necessary; or 7) information which was or is hereafter in the public domain (except by breach of this Water Provider Agreement.

Authorized Water Provider Signature Date

Typed Name of Authorized Signature Title

( )

Water Provider Telephone Number

Water Provider Email Address

Authorized Agency Signature Date

Eric Bridges, Executive Director

Typed Name of Authorized Signature Title

( ) 903-813-3512

Agency Telephone Number

ebridges@texoma.cog.tx.us

Agency Email Address

CITY OF ANNA, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, APPROVING PARTICIPATION IN THE TEXOMA COUNCIL OF GOVERNMENTS LOW INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM (LIHWAP) AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

WHEREAS, The City Council of the City of Anna, Texas (the "City Council") finds that from time to time some of Anna's neighbors need assistance to pay their water bills; and

WHEREAS, The Texoma Council of Governments administers a program in Collin County to provide financial assistance for low income households that need assistance to pay their water bills; and

WHEREAS, The Texoma Council Governments has solicited the City of Anna to participate in the LIHWAP; and

WHEREAS, staff is confident it can administer its roles and responsibilities under the program and recommends the City's participation.

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

Section 1. Recitals Incorporated.

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

Section 2. **Acknowledgement**

The City Council hereby approves the City of Anna's participation in the LIHWAP attached as Exhibit A, and authorizes, ratifies, and approves the City Manager to execute the agreement.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 8th day of February, 2022.

ATTESTED:	APPROVED:
_____	_____
Carrie L. Smith, City Secretary	Nate Pike, Mayor

Item No. 6.k.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Joey Grisham

AGENDA ITEM:

Acting as the Anna Housing Finance Corporation ("AHFC") Board of Directors, approve resolutions approving substantially final partnership documents for the Parmore Anna (Senior Living) financing. (Director of Economic Development Joey Grisham)

SUMMARY:

This item is related to the Parmore Senior Living project planned in the Anna Town Square Development. JPI is now working with a different lender (InterTek) and the following documents reflect the change.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Approve.

ATTACHMENTS:

1. partnership resolution 4867-9402-4453 v4
2. sole member resolution (gp) 4867-4375-8341 v4

APPROVALS:

Joey Grisham, Economic Development Director	Created/Initiated - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

ANNA SENIOR LIVING, LP

PARTNERSHIP RESOLUTIONS

_____, 2022

ANNA SENIOR LIVING GP, LLC, a Texas limited liability company (the *"General Partner"*), the sole general partner of ANNA SENIOR LIVING, LP, a Texas limited partnership (the *"Partnership"*) hereby adopts the following resolutions:

1. LEASE OF REAL PROPERTY

WHEREAS, the General Partner is the sole general partner of the Partnership; and

WHEREAS, the Anna Housing Finance Corporation (the *"Member"*), a Texas public, nonprofit, housing finance corporation, is the sole member of the General Partner; and

WHEREAS, Nate Pike, an individual, is the President of the Member (the *"President"*); and

WHEREAS, Parmore Anna Holdings, LLC (the *"Ground Lessor"*) will acquire certain real property located in the City of Anna, Collin County, Texas (the *"Real Property"*) on which a multifamily project for low-income seniors is to be constructed, developed and operated, to be known as "Parmore Anna Apartments" (the *"Apartment Complex"*); and

WHEREAS, the Ground Lessor will enter into a Ground Lease (the *"Ground Lease"*) with the Partnership pursuant to which the Ground Lessor will lease the Real Property to the Partnership for a 99-year term; and

WHEREAS, in connection with the lease of the Real Property from the Ground Lessor, the Partnership and/or the General Partner will be required to enter into various documents to evidence such leasehold interest, including but not limited to the Ground Lease (collectively, the *"Ground Lease Documents"*);

RESOLVED, that the prior actions of the President (or any other officer of the General Partner), acting on behalf of the General Partner, acting on behalf of the Partnership, with respect to the lease of the Real Property, including but not limited to the execution of the Ground Lease, are hereby ratified and approved;

RESOLVED, that (a) the Partnership is authorized to lease the Real Property and to execute and deliver the Ground Lease Documents; (b) the General Partner acting on its own behalf or on behalf of the Partnership, is hereby authorized to execute and deliver the Ground Lease Documents and to do all things necessary or desirable to facilitate the lease of the Real Property and the construction, development and operation of the Apartment Complex thereon; and (c) the President (or in his absence, any other officer of the General Partner), acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, are each hereby

individually authorized to (i) to execute and deliver the Ground Lease Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to facilitate the lease of the Real Property and the construction, development and operation of the Apartment Complex thereon.

2. EQUITY FINANCING

WHEREAS, CREA Parmore Anna, LLC, a Delaware limited liability company, along with its successors and assigns (the *"Equity Provider"*) has agreed to provide equity financing up to [$16,982,881] to the Partnership for the development of the Apartment Complex (the *"Equity Financing"*); and

WHEREAS, in connection with the Equity Financing, the General Partner will enter into an Amended and Restated Agreement of Limited Partnership for the Partnership (the *"Partnership Agreement"*) with the Equity Provider, CREA SLP, LLC, an Indiana limited liability company (the *"Special Limited Partner"*) and Anna Senior Living SLP, LLC (the *"Class B Limited Partner"*); and

WHEREAS, the Partnership Agreement calls for the Partnership and/or the General Partner to enter into certain documents associated with the Equity Financing, including but not limited to a Development Agreement, a Guaranty Agreement, a Partnership Management Agreement, and a Property Management Agreement (collectively, with the Partnership Agreement and such other documents and certificates in connection with the purposes set forth in this Resolution, the *"Equity Documents"*);

RESOLVED, that (a) the Partnership is authorized to obtain the Equity Financing from the Equity Provider or its affiliates and to execute and deliver the Equity Documents; (b) the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to execute and deliver the Equity Documents and do all things necessary and desirable to facilitate the Equity Financing; and (c) the President (or in his absence, any other officer of the General Partner), acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby individually authorized to (i) execute and deliver the Equity Documents, with such changes as the President (or in his absence, any other officer of the General Partner) in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to cause the Partnership to obtain the Equity Financing and perform the Partnership's and/or the General Partner's obligations thereunder.

3. GOVERNMENTAL NOTE FINANCING

WHEREAS, the Collin County Housing Finance Corporation (the *"Governmental Lender"*) has agreed to issue its Multifamily Housing Revenue Note (Parmore Anna), Series 2022A and its Multifamily Housing Revenue Note (Parmore Anna), Series 2022B in the aggregate principal amount of up to $25,000,000 (together, the *"Governmental Notes"*); and

WHEREAS, the proceeds from the sale of the Governmental Notes will be loaned by the Governmental Lender to the Partnership to finance a portion of the development of the Apartment Complex (the *"Governmental Note Financing"*) pursuant to a Borrower Loan Agreement between the Governmental Lender and the Partnership (the *"Borrower Loan Agreement"*); and

WHEREAS, the Partnership has requested that InterBank, an Oklahoma State Banking Corporation, in such capacity, the *"Funding Lender*") enter into that certain Funding Loan Agreement (the *"Funding Loan Agreement"*), by and among the Governmental Lender, Wilmington Trust, National Association, as fiscal agent (*"Fiscal Agent*") and the Funding Lender, under which the Funding Lender will make a loan (the *"Funding Loan*") to the Governmental Lender, the proceeds of such Funding Loan are being loaned to the Partnership under that certain Borrower Loan Agreement; and

WHEREAS, in connection with the Borrower Loan Agreement, the Governmental Note Financing and the Funding Loan, the Partnership will execute a Multifamily Note (Tranche A) and a Multifamily Note (Tranche B) (together, the *"Borrower Notes"*) payable to the Governmental Lender and assigned to the Fiscal Agent to secure the Funding Loan; and

WHEREAS, in connection with the Governmental Note Financing and the execution of the Borrower Loan Agreement and the Funding Loan Agreement, the Partnership and/or the General Partner shall enter into any and all documents, including but not limited to, a Regulatory Agreement and Declaration of Restrictive Covenants, a Tax Certificate and Agreement, a Continuing Disclosure Agreement, a Construction Funding Agreement, a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, an Assignment and Subordination of Developer Fees, Pledge and Security Agreement, an Assignment of Architect's Agreement, an Assignment of Equity Interests, Pledge and Security Agreement, an Assignment of Construction Contract, an Assignment of Management Agreement, and Assignment of Project Documents, a Deposit Account Control Agreement, an Agreement of Environmental Indemnification and a Replacement Reserve Agreement and any and all other types of agreements, certificates or documents necessary for the Governmental Lender to issue the Governmental Notes and for the Partnership to consummate the Governmental Note Financing and the Funding Loan (collectively, with the Governmental Notes, the Borrower Loan Agreement, the Funding Loan Agreement and the Borrower Notes, the *"Governmental Note Financing Documents"*);

RESOLVED, that (a) the Partnership is authorized to borrow the proceeds of the Governmental Note from the Governmental Lender and to execute and deliver the Governmental Note Financing Documents; (b) the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to execute and deliver the Governmental Note Financing Documents and do all things necessary to facilitate the Governmental Note Financing and the Funding Loan; and (c) the President, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby authorized to (i) execute and deliver the Governmental Note Financing Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to cause the

Partnership to obtain the Governmental Note Financing and the Funding Loan and the Partnership's and/or the General Partner's obligations thereunder.

4. TAXABLE LOAN FINANCING

WHEREAS, InterBank (in such capacity, the *"Taxable Lender"*) has agreed to issue a loan to the Partnership in the aggregate principal amount of up to $7,500,000 to finance a portion of the development of the Apartment Complex (the *"Taxable Loan Financing"*) pursuant a Construction Loan Agreement between the Taxable Lender and the Partnership (the *"Construction Loan Agreement"*); and

WHEREAS, in connection with the Construction Loan Agreement, the Partnership will execute a Multifamily Construction Note (the *"Taxable Note"*) payable to the Construction Lender; and

WHEREAS, in connection with the Taxable Loan Financing and the execution of the Construction Loan Agreement, the Partnership and/or the General Partner shall enter into any and all documents, including but not limited to, a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, an Assignment and Subordination of Developer Fees, Pledge and Security Agreement, an Assignment of Architect's Agreement and Plans and Specifications, an Assignment of Equity Interests, Pledge and Security Agreement, an Assignment of Construction Contract, an Assignment of Management Agreement, an Assignment of Project Documents and an Agreement of Environmental Indemnification and any and all other types of agreements, certificates or documents necessary for the Partnership to consummate the Taxable Loan Financing (collectively, with the Construction Loan Agreement and the Taxable Notes, the *"Taxable Loan Financing Documents"*);

RESOLVED, that (a) the Partnership is authorized to borrow the proceeds of the Taxable Note from the Taxable Lender and to execute and deliver the Taxable Loan Financing Documents; (b) the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to execute and deliver the Taxable Loan Financing Documents and do all things necessary to facilitate the Taxable Loan Financing; and (c) the President, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby authorized to (i) execute and deliver the Taxable Loan Financing Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to cause the Partnership to obtain the Taxable Loan Financing and the Partnership's and/or the General Partner's obligations thereunder.

5. AUTHORIZATION AND RATIFICATION

RESOLVED, that the President (or in his absence, any other officer of the General Partner), acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to (a) sign, certify to, acknowledge, deliver, accept, file, and record any and all instruments and documents required under the Ground Lease Documents, the Equity Documents,

the Governmental Note Financing Documents and the Taxable Loan Financing Documents and (b) take, or cause to be taken, any and all such action, in the name and on behalf of the General Partner, and the Partnership as such person shall deem to be necessary, desirable or appropriate in order to effect the purposes of the foregoing resolutions; and

FURTHER RESOLVED, that any and all action taken by the President (or any other officer of the General Partner), acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, prior to the date this consent is actually executed in effecting the purposes of the foregoing resolutions is hereby approved, ratified, and adopted in all respects.

6. AUTHORIZED REPRESENTATIVE

WHEREAS, the resolutions adopted on December 14, 2021 (the *"Signature Authority Resolution"*), designating Payton Mayes, Manager and CEO of the special limited partner of the Partnership, Anna Senior Living SLP, LLC (the *"SLP*") as an Authorized Representative of the General Partner and the Partnership, with the authority to execute documents and take actions relating to the Operational Matters on behalf of the General Partner, on its own behalf or on behalf of the Partnership, have not been revoked or amended and are in full force and effect; and

RESOLVED, that in furtherance of the Signature Authority Resolution the following individuals are hereby designated as Authorized Signatories of the SLP to request advances from InterBank and the Fiscal Agent on behalf of the Partnership: Payton Mayes, Manager and CEO, Mollie Fadule, authorized representative, Blake Taylor, authorized representative, and Beth Beach, authorized representative; and

FURTHER RESOLVED, that the resolutions herein shall govern in the event of a conflict with the Signature Authority Resolution.

[Remainder of Page Intentionally Left Blank]

PASSED AND APPROVED this ___ day of _____, 2022.

ANNA SENIOR LIVING GP, LLC

By: Anna Housing Finance Corporation, its Sole Member

By _____
Nate Pike
President

[Signature Page to Partnership Resolutions]

ANNA HOUSING FINANCE CORPORATION

The undersigned officer of Anna Housing Finance Corporation (the *"Sole Member"*), hereby certifies that he is the duly elected qualified and acting President of the Board of Directors (the *"Board"*) of the Sole Member, and hereby certifies that true, correct and complete copies of certain resolutions adopted by the Board at its February 8, 2022 meeting are attached hereto as *Exhibit A* (the *"Resolutions"*). The Resolutions have not been amended or revoked and are now in full force and effect.

Dated: February 8, 2022

By _____
Nate Pike
President

EXHIBIT A

ANNA HOUSING FINANCE CORPORATION

RESOLUTION OF THE SOLE MEMBER OF
ANNA SENIOR LIVING GP, LLC

February 8, 2022

ANNA HOUSING FINANCE CORPORATION, a Texas public, nonprofit housing finance corporation duly organized and validly existing under the laws of the State of Texas (the *"Member"*), hereby adopts the following resolutions:

1. ASSIGNMENT OF OWNERSHIP OF GENERAL PARTNER

WHEREAS, Anna Senior Living SLP, LLC, a Texas limited liability company (the *"Assignor"*) is the sole member of Anna Senior Living GP, LLC, a Texas limited liability company, the general partner (the *"General Partner"*) of Anna Senior Living, LP, a Texas limited partnership (the *"Partnership"*); and

WHEREAS, the Assignor intends to assign all of its ownership interests in the General Partner to the Member pursuant to an assignment agreement (the *"Assignment Agreement"*); and

WHEREAS, Nate Pike, an individual, is the President of the Member (the *"President"*);

RESOLVED, that (a) the Member is authorized to take assignment to the Assignor's ownership interests in the General Partner, (b) the Member is hereby authorized to execute and deliver the Assignment Agreement and to do all things necessary or desirable to facilitate the assignment of the ownership interests in the General Partner; and (c) the President (or in his absence, any officer of the Member), acting on behalf of the Member, is hereby individually authorized to execute and deliver the Assignment Agreement, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable.

2. LEASE OF REAL PROPERTY

WHEREAS, the Member is a public nonprofit housing finance corporation duly organized and existing pursuant to the laws of the State of Texas; and

WHEREAS, upon execution and delivery of the Assignment Agreement as set forth in Section 1, the Member will be the sole member of the General Partner; and

WHEREAS, the General Partner is the sole general partner of the Partnership; and

WHEREAS, Parmore Anna Holdings, LLC (the *"Ground Lessor"*) will acquire certain real property located in the City of Anna, Collin County, Texas (the *"Real Property"*) on which a

multifamily project for low-income seniors is to be constructed, developed and operated, to be known as "Parmore Anna Apartments" (the *"Apartment Complex"*); and

WHEREAS, the Ground Lessor will enter into a Ground Lease (the *"Ground Lease"*) with the Partnership pursuant to which the Ground Lessor will lease the Real Property to the Partnership for a 99-year term; and

WHEREAS, in connection with the lease of the Real Property from the Ground Lessor, the Partnership and/or the General Partner and/or the Member will be required to enter into various documents to evidence such leasehold interest, including but not limited to the Ground Lease (collectively, the *"Ground Lease Documents"*);

RESOLVED, that the prior actions of the President (or any other officer of the Member), acting on its own behalf or on behalf of the General Partner, acting on behalf of the Partnership, with respect to the lease of the Real Property, including but not limited to the execution of the Ground Lease, are hereby ratified and approved;

RESOLVED, that (a) the Partnership is authorized to lease the Real Property and to execute and deliver the Ground Lease Documents; (b) the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby authorized to execute and deliver the Ground Lease Documents and to do all things necessary or desirable to facilitate the lease of the Real Property and the construction, development and operation of the Apartment Complex thereon; (c) the Member, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby authorized to execute and deliver the Ground Lease Documents and to do all things necessary or desirable to facilitate the lease of the Real Property and the construction, development and operation of the Apartment Complex thereon; and (d) the President (or in his absence, any officer of the Member), acting on behalf of the Member, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby individually authorized to (i) execute and deliver the Ground Lease Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to facilitate the lease of the Real Property and the construction, development and operation of the Apartment Complex thereon.

3. EQUITY FINANCING

WHEREAS, CREA Parmore Anna, LLC, a Delaware limited liability company, along with its successors and assigns, (the *"Equity Provider"*) has agreed to provide equity financing up to $[16,982,881] to the Partnership for the development of the Apartment Complex (the *"Equity Financing"*); and

WHEREAS, in connection with the Equity Financing, the General Partner will enter into an Amended and Restated Agreement of Limited Partnership for the Partnership (the *"Partnership Agreement"*) with the Equity Provider, CREA SLP, LLC, an Indiana limited liability company (the *"Special Limited Partner"*) and Anna Senior Living SLP, LLC, a Texas limited liability company (the *"Class B Limited Partner"*); and

WHEREAS, the Partnership Agreement calls for the Partnership and/or the General Partner and/or the Member to enter into certain documents associated with the Equity Financing, including but not limited to a Development Agreement, a Guaranty Agreement, a Partnership Management Agreement, and a Property Management Agreement (collectively, with the Partnership Agreement and such other documents and certificates in connection with the purposes set forth in this Resolution, the *"Equity Documents"*);

RESOLVED, that (a) the Partnership is authorized to obtain the Equity Financing from the Equity Provider or its affiliates and to execute and deliver the Equity Documents; (b) the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to execute and deliver the Equity Documents and do all things necessary and desirable to facilitate the Equity Financing; (c) the Member, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby authorized to execute and deliver the Equity Documents and do all things necessary to facilitate the Equity Financing; and (d) the President (or in his absence, any officer of the Member), acting on behalf of the Member, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby individually authorized to (i) execute and deliver the Equity Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to cause the Partnership to obtain the Equity Financing and perform the Partnership's and/or the General Partner's obligations thereunder.

4. GOVERNMENTAL NOTE FINANCING

WHEREAS, the Collin County Housing Finance Corporation (the *"Governmental Lender"*) has agreed to issue its Multifamily Housing Revenue Note (Parmore Anna), Series 2022A and its Multifamily Housing Revenue Note (Parmore Anna), Series 2022B in the aggregate principal amount of up to $25,000,000 (together, the *"Governmental Notes"*); and

WHEREAS, the proceeds from the sale of the Governmental Notes will be loaned by the Governmental Lender to the Partnership to finance a portion of the development of the Apartment Complex (the *"Governmental Note Financing"*) pursuant to a Borrower Loan Agreement between the Governmental Lender and the Partnership (the *"Borrower Loan Agreement"*); and

WHEREAS, the Partnership has requested that InterBank, an Oklahoma State Banking Corporation, (in such capacity, the *"Funding Lender*") enter into that certain Funding Loan Agreement (the *"Funding Loan Agreement"*), by and among the Governmental Lender, Wilmington Trust, National Association, as fiscal agent (*"Fiscal Agent*") and the Funding Lender, under which the Funding Lender will make a loan (the *"Funding Loan*") to the Governmental Lender, the proceeds of such Funding Loan are being loaned to the Partnership under that certain Borrower Loan Agreement; and

WHEREAS, in connection with the Borrower Loan Agreement, the Governmental Note Financing and the Funding Loan, the Partnership will execute a Multifamily Note (Tranche A)

and a Multifamily Note (Tranche B) (together, the *"Borrower Notes"*) payable to the Governmental Lender and assigned to the Fiscal Agent to secure the Funding Loan; and

WHEREAS, in connection with the Governmental Note Financing and the execution of the Borrower Loan Agreement and the Funding Loan Agreement, the Partnership and/or the General Partner shall enter into any and all documents, including but not limited to, a Regulatory Agreement and Declaration of Restrictive Covenants, a Tax Certificate and Agreement, a Continuing Disclosure Agreement, a Construction Funding Agreement, a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, an Assignment and Subordination of Developer Fees, Pledge and Security Agreement, an Assignment of Architect's Agreement, an Assignment of Equity Interests, Pledge and Security Agreement, an Assignment of Construction Contract, an Assignment of Management Agreement, and Assignment of Project Documents, a Deposit Account Control Agreement, an Agreement of Environmental Indemnification and a Replacement Reserve Agreement and any and all other types of agreements, certificates or documents necessary for the Governmental Lender to issue the Governmental Notes and for the Partnership to consummate the Governmental Note Financing and the Funding Loan (collectively, with the Governmental Notes, the Borrower Loan Agreement, the Funding Loan Agreement and the Borrower Notes, the *"Governmental Note Financing Documents"*);

RESOLVED, that (a) the Partnership is authorized to borrow the proceeds of the Governmental Notes from the Issuer and to execute and deliver the Governmental Note Financing Documents; (b) the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to execute and deliver the Governmental Note Financing Documents and do all things necessary to facilitate the issuance and sale of the Governmental Notes; (c) the Member, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby authorized to execute and deliver the Governmental Note Financing Documents and do all things necessary to facilitate the Governmental Note Financing; and (d) the President (or in his absence, any officer of the Member), acting on behalf of the Member, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby individually authorized to (i) execute and deliver the Governmental Note Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to cause the Partnership to obtain the Governmental Note Financing and the Partnership's and/or the General Partner's obligations thereunder.

5. TAXABLE LOAN FINANCING

WHEREAS, InterBank (in such capacity, the *"Taxable Lender"*) has agreed to issue a loan to the Partnership in the aggregate principal amount of up to $7,500,000 to finance a portion of the development of the Apartment Complex (the *"Taxable Loan Financing"*) pursuant a Construction Loan Agreement between the Taxable Lender and the Partnership (the *"Construction Loan Agreement"*); and

WHEREAS, in connection with the Construction Loan Agreement, the Partnership will execute a Multifamily Construction Note (the *"Taxable Note"*) payable to the Construction Lender; and

WHEREAS, in connection with the Taxable Loan Financing and the execution of the Construction Loan Agreement, the Partnership and/or the General Partner shall enter into any and all documents, including but not limited to, a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, an Assignment and Subordination of Developer Fees, Pledge and Security Agreement, an Assignment of Architect's Agreement and Plans and Specifications, an Assignment of Equity Interests, Pledge and Security Agreement, an Assignment of Construction Contract, an Assignment of Management Agreement, an Assignment of Project Documents and an Agreement of Environmental Indemnification and any and all other types of agreements, certificates or documents necessary for the Partnership to consummate the Taxable Loan Financing (collectively, with the Construction Loan Agreement and the Taxable Notes, the *"Taxable Loan Financing Documents"*);

RESOLVED, that (a) the Partnership is authorized to borrow the proceeds of the Taxable Note from the Taxable Lender and to execute and deliver the Taxable Loan Financing Documents; (b) the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to execute and deliver the Taxable Loan Financing Documents and do all things necessary to facilitate the Taxable Loan Financing; (c) the Member, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby authorized to execute and deliver the Taxable Loan Financing Documents and do all things necessary to facilitate the Taxable Loan Financing; and (d) the President (or in his absence, any officer of the Member), acting on behalf of the Member, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby individually authorized to (i) execute and deliver the Taxable Loan Financing Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to cause the Partnership to obtain the Taxable Loan Financing and perform the Partnership's and/or the General Partner's obligations thereunder.

6. EXECUTION OF PARTNERSHIP RESOLUTION

RESOLVED, that upon the Member's execution and delivery of the Assignment Agreement, and upon the General Partner's admission to the Partnership, the General Partner is hereby authorized to execute and deliver a Partnership Resolution (the *"Partnership Resolution"*), the form of which is attached hereto as Exhibit A-1, in order to authorize the Partnership's participation in the transactions described herein and in the Partnership Resolution; and

FURTHER RESOLVED, that the President (or in his absence, any other officer of the General Partner), acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized, without any further action or consent from the Member, to execute and deliver the Partnership Resolution.

7. CONSTRUCTION CONTRACT

WHEREAS, in connection with the construction and development of the Apartment Complex, the Parmore Anna Contractor, LLC will serve as general contractor (the *"General Contractor"*); and

WHEREAS, the Member is the sole member of the General Contractor; and

WHEREAS, the General Contractor, will enter into a construction contract with the Partnership (the *"Construction Contract"*) and a master subcontract with JPI Construction, LLC, (the *"Master Subcontract* and together with the Construction Contract, the *"Construction Documents"*);

RESOLVED, that the President (or in his absence, any officer of the Member), acting on behalf of the General Contractor, is hereby individually authorized to (i) execute and deliver the Construction Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to cause the General Contractor to perform the General Contractor's obligations thereunder.

8. AUTHORIZATION AND RATIFICATION

RESOLVED, that the President (or in his absence, any officer of the Member), acting on behalf of the Member, acting on its own behalf or on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is individually authorized to (a) sign, certify to, acknowledge, deliver, accept, file, and record any and all instruments and documents, and (b) take, or cause to be taken, any and all such action, in the name and on behalf of the Member, the General Partner, and the Partnership as such person shall deem to be necessary, desirable, or appropriate in order to effect the purposes of the foregoing resolutions.

FURTHER RESOLVED, that any and all action taken by the President (or in his absence, any officer of the Member), acting on behalf of the Member, acting on its own behalf or on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, prior to the date this consent is actually executed in effecting the purposes of the foregoing resolutions is hereby approved, ratified, and adopted in all respects.

9. FINAL EFFECT

RESOLVED, that the foregoing resolutions replace, in its entirety, the Resolution of the Sole Member of Anna Senior Living GP, LLC, as adopted on December 14, 2021.

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EXHIBIT A-1

FORM OF PARTNERSHIP RESOLUTION

ANNA SENIOR LIVING, LP

PARTNERSHIP RESOLUTIONS

_____, 2022

ANNA SENIOR LIVING GP, LLC, a Texas limited liability company (the *"General Partner"*), the sole general partner of ANNA SENIOR LIVING, LP, a Texas limited partnership (the *"Partnership"*) hereby adopts the following resolutions:

1. LEASE OF REAL PROPERTY

WHEREAS, the General Partner is the sole general partner of the Partnership; and

WHEREAS, the Anna Housing Finance Corporation (the *"Member"*), a Texas public, nonprofit, housing finance corporation, is the sole member of the General Partner; and

WHEREAS, Nate Pike, an individual, is the President of the Member (the *"President"*); and

WHEREAS, Parmore Anna Holdings, LLC (the *"Ground Lessor"*) will acquire certain real property located in the City of Anna, Collin County, Texas (the *"Real Property"*) on which a multifamily project for low-income seniors is to be constructed, developed and operated, to be known as "Parmore Anna Apartments" (the *"Apartment Complex"*); and

WHEREAS, the Ground Lessor will enter into a Ground Lease (the *"Ground Lease"*) with the Partnership pursuant to which the Ground Lessor will lease the Real Property to the Partnership for a 99-year term; and

WHEREAS, in connection with the lease of the Real Property from the Ground Lessor, the Partnership and/or the General Partner will be required to enter into various documents to evidence such leasehold interest, including but not limited to the Ground Lease (collectively, the *"Ground Lease Documents"*);

RESOLVED, that the prior actions of the President (or any other officer of the General Partner), acting on behalf of the General Partner, acting on behalf of the Partnership, with respect to the lease of the Real Property, including but not limited to the execution of the Ground Lease, are hereby ratified and approved;

RESOLVED, that (a) the Partnership is authorized to lease the Real Property and to execute and deliver the Ground Lease Documents; (b) the General Partner acting on its own behalf or on behalf of the Partnership, is hereby authorized to execute and deliver the Ground Lease Documents and to do all things necessary or desirable to facilitate the lease of the Real Property and the construction, development and operation of the Apartment Complex thereon; and (c) the President (or in his absence, any other officer of the General Partner), acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, are each hereby

individually authorized to (i) to execute and deliver the Ground Lease Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to facilitate the lease of the Real Property and the construction, development and operation of the Apartment Complex thereon.

2. EQUITY FINANCING

WHEREAS, CREA Parmore Anna, LLC, a Delaware limited liability company, along with its successors and assigns (the *"Equity Provider"*) has agreed to provide equity financing up to [$16,982,881] to the Partnership for the development of the Apartment Complex (the *"Equity Financing"*); and

WHEREAS, in connection with the Equity Financing, the General Partner will enter into an Amended and Restated Agreement of Limited Partnership for the Partnership (the *"Partnership Agreement"*) with the Equity Provider, CREA SLP, LLC, an Indiana limited liability company (the *"Special Limited Partner"*) and Anna Senior Living SLP, LLC (the *"Class B Limited Partner"*); and

WHEREAS, the Partnership Agreement calls for the Partnership and/or the General Partner to enter into certain documents associated with the Equity Financing, including but not limited to a Development Agreement, a Guaranty Agreement, a Partnership Management Agreement, and a Property Management Agreement (collectively, with the Partnership Agreement and such other documents and certificates in connection with the purposes set forth in this Resolution, the *"Equity Documents"*);

RESOLVED, that (a) the Partnership is authorized to obtain the Equity Financing from the Equity Provider or its affiliates and to execute and deliver the Equity Documents; (b) the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to execute and deliver the Equity Documents and do all things necessary and desirable to facilitate the Equity Financing; and (c) the President (or in his absence, any other officer of the General Partner), acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby individually authorized to (i) execute and deliver the Equity Documents, with such changes as the President (or in his absence, any other officer of the General Partner) in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to cause the Partnership to obtain the Equity Financing and perform the Partnership's and/or the General Partner's obligations thereunder.

3. GOVERNMENTAL NOTE FINANCING

WHEREAS, the Collin County Housing Finance Corporation (the *"Governmental Lender"*) has agreed to issue its Multifamily Housing Revenue Note (Parmore Anna), Series 2022A and its Multifamily Housing Revenue Note (Parmore Anna), Series 2022B in the aggregate principal amount of up to $25,000,000 (together, the *"Governmental Notes"*); and

WHEREAS, the proceeds from the sale of the Governmental Notes will be loaned by the Governmental Lender to the Partnership to finance a portion of the development of the Apartment Complex (the *"Governmental Note Financing"*) pursuant to a Borrower Loan Agreement between the Governmental Lender and the Partnership (the *"Borrower Loan Agreement"*); and

WHEREAS, the Partnership has requested that InterBank, an Oklahoma State Banking Corporation, in such capacity, the *"Funding Lender*") enter into that certain Funding Loan Agreement (the *"Funding Loan Agreement"*), by and among the Governmental Lender, Wilmington Trust, National Association, as fiscal agent (*"Fiscal Agent*") and the Funding Lender, under which the Funding Lender will make a loan (the *"Funding Loan*") to the Governmental Lender, the proceeds of such Funding Loan are being loaned to the Partnership under that certain Borrower Loan Agreement; and

WHEREAS, in connection with the Borrower Loan Agreement, the Governmental Note Financing and the Funding Loan, the Partnership will execute a Multifamily Note (Tranche A) and a Multifamily Note (Tranche B) (together, the *"Borrower Notes"*) payable to the Governmental Lender and assigned to the Fiscal Agent to secure the Funding Loan; and

WHEREAS, in connection with the Governmental Note Financing and the execution of the Borrower Loan Agreement and the Funding Loan Agreement, the Partnership and/or the General Partner shall enter into any and all documents, including but not limited to, a Regulatory Agreement and Declaration of Restrictive Covenants, a Tax Certificate and Agreement, a Continuing Disclosure Agreement, a Construction Funding Agreement, a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, an Assignment and Subordination of Developer Fees, Pledge and Security Agreement, an Assignment of Architect's Agreement, an Assignment of Equity Interests, Pledge and Security Agreement, an Assignment of Construction Contract, an Assignment of Management Agreement, and Assignment of Project Documents, a Deposit Account Control Agreement, an Agreement of Environmental Indemnification and a Replacement Reserve Agreement and any and all other types of agreements, certificates or documents necessary for the Governmental Lender to issue the Governmental Notes and for the Partnership to consummate the Governmental Note Financing and the Funding Loan (collectively, with the Governmental Notes, the Borrower Loan Agreement, the Funding Loan Agreement and the Borrower Notes, the *"Governmental Note Financing Documents"*);

RESOLVED, that (a) the Partnership is authorized to borrow the proceeds of the Governmental Note from the Governmental Lender and to execute and deliver the Governmental Note Financing Documents; (b) the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to execute and deliver the Governmental Note Financing Documents and do all things necessary to facilitate the Governmental Note Financing and the Funding Loan; and (c) the President, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby authorized to (i) execute and deliver the Governmental Note Financing Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to cause the

Partnership to obtain the Governmental Note Financing and the Funding Loan and the Partnership's and/or the General Partner's obligations thereunder.

4. TAXABLE LOAN FINANCING

WHEREAS, InterBank (in such capacity, the *"Taxable Lender"*) has agreed to issue a loan to the Partnership in the aggregate principal amount of up to $7,500,000 to finance a portion of the development of the Apartment Complex (the *"Taxable Loan Financing"*) pursuant a Construction Loan Agreement between the Taxable Lender and the Partnership (the *"Construction Loan Agreement"*); and

WHEREAS, in connection with the Construction Loan Agreement, the Partnership will execute a Multifamily Construction Note (the *"Taxable Note"*) payable to the Construction Lender; and

WHEREAS, in connection with the Taxable Loan Financing and the execution of the Construction Loan Agreement, the Partnership and/or the General Partner shall enter into any and all documents, including but not limited to, a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, an Assignment and Subordination of Developer Fees, Pledge and Security Agreement, an Assignment of Architect's Agreement and Plans and Specifications, an Assignment of Equity Interests, Pledge and Security Agreement, an Assignment of Construction Contract, an Assignment of Management Agreement, an Assignment of Project Documents and an Agreement of Environmental Indemnification and any and all other types of agreements, certificates or documents necessary for the Partnership to consummate the Taxable Loan Financing (collectively, with the Construction Loan Agreement and the Taxable Notes, the *"Taxable Loan Financing Documents"*);

RESOLVED, that (a) the Partnership is authorized to borrow the proceeds of the Taxable Note from the Taxable Lender and to execute and deliver the Taxable Loan Financing Documents; (b) the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to execute and deliver the Taxable Loan Financing Documents and do all things necessary to facilitate the Taxable Loan Financing; and (c) the President, acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is hereby authorized to (i) execute and deliver the Taxable Loan Financing Documents, with such changes as the President in his discretion believes to be necessary or desirable, and such other documents and instruments in connection therewith as may be necessary or desirable and (ii) do all things necessary or desirable to cause the Partnership to obtain the Taxable Loan Financing and the Partnership's and/or the General Partner's obligations thereunder.

5. AUTHORIZATION AND RATIFICATION

RESOLVED, that the President (or in his absence, any other officer of the General Partner), acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, is authorized to (a) sign, certify to, acknowledge, deliver, accept, file, and record any and all instruments and documents required under the Ground Lease Documents, the Equity Documents,

the Governmental Note Financing Documents and the Taxable Loan Financing Documents and (b) take, or cause to be taken, any and all such action, in the name and on behalf of the General Partner, and the Partnership as such person shall deem to be necessary, desirable or appropriate in order to effect the purposes of the foregoing resolutions; and

FURTHER RESOLVED, that any and all action taken by the President (or any other officer of the General Partner), acting on behalf of the General Partner, acting on its own behalf or on behalf of the Partnership, prior to the date this consent is actually executed in effecting the purposes of the foregoing resolutions is hereby approved, ratified, and adopted in all respects.

6. AUTHORIZED REPRESENTATIVE

WHEREAS, the resolutions adopted on December 14, 2021 (the *"Signature Authority Resolution"*), designating Payton Mayes, Manager and CEO of the special limited partner of the Partnership, Anna Senior Living SLP, LLC (the *"SLP*") as an Authorized Representative of the General Partner and the Partnership, with the authority to execute documents and take actions relating to the Operational Matters on behalf of the General Partner, on its own behalf or on behalf of the Partnership, have not been revoked or amended and are in full force and effect; and

RESOLVED, that in furtherance of the Signature Authority Resolution the following individuals are hereby designated as Authorized Signatories of the SLP to request advances from InterBank and the Fiscal Agent on behalf of the Partnership: Payton Mayes, Manager and CEO, Mollie Fadule, authorized representative, Blake Taylor, authorized representative, and Beth Beach, authorized representative; and

FURTHER RESOLVED, that the resolutions herein shall govern in the event of a conflict with the Signature Authority Resolution.

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PASSED AND APPROVED this ___ day of _____, 2022.

ANNA SENIOR LIVING GP, LLC

By: Anna Housing Finance Corporation, its Sole Member

By _____
Nate Pike
President

Item No. 6.I.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Carrie Land

AGENDA ITEM:
Approve an Ordinance Calling the May 7, 2022, General Election. (City Secretary Carrie Land)

SUMMARY:
In accordance with the general laws and Constitution of the State of Texas and the Charter of the City of Anna, a City Council Member's election is to be held on the first Saturday in May. It is necessary to order an election to be held on May 7, 2022 for the purpose of electing three (3) City Council Members for Places 2, 4, and 6.

The election will be held as a joint election administered by the Collin County Elections Administrator. The Election Services Contract will be between Collin County Elections Administrator, the City of Anna, and various other political subdivisions..

The polling location will be moved from the Anna ISD Board Room to the new City Hall Lobby.

FINANCIAL IMPACT:
Total Cost $9,168.64

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

STAFF RECOMMENDATION:
Approval

ATTACHMENTS:
1. Ord Election Order 2022

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON MAY 7, 2022 FOR THE PURPOSE OF ELECTING THREE (3) CITY COUNCIL MEMBERS; DESIGNATING POLLING PLACES; ORDERING NOTICES OF ELECTION TO BE GIVEN; ADOPTING A VOTING SYSTEM; AUTHORIZING EXECUTION OF JOINT ELECTION CONTRACTS; PROVIDING SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the general laws and Constitution of the State of Texas and the Charter of the City of Anna, Texas, a Municipal Officers' election is to be held on the first Saturday in May; and

WHEREAS, it is necessary that the City Council of the City of Anna order an election to be held on the 7th day of May 2022, 7:00 a.m. to 7:00 p.m., for the purpose of electing a three (3) City Council Members for Places 2, 4, and 6 on the governing body of the City of Anna, Texas; and

WHEREAS, the election shall be held as a joint election administered by the Collin County Elections Administrator in accordance with the provisions of the Texas Election Code, the Charter of the City of Anna, and an Election Services Contract between the Collin County Elections Administrator, the City of Anna, and various other political subdivisions in Collin County; and

WHEREAS, the Collin County Commissioner's Court has formally adopted the ExpressVote Universal Voting System, EVS 6.0.2.0 consisting of Electionware election management software, ExpressVote ballot marking device, ExpressTouch curbside voting device, DS200 precinct tabulator/scanner, DS450 high speed central scanner, and DS850 high speed central scanner; and

WHEREAS, the ExpressVote Universal Voting System, EVS 6.0.2.0 consisting of Electionware election management software, ExpressVote ballot marking device, Express Touch curbside voting device, DS200 precinct tabulator/scanner, DS4S0 high speed central scanner, and DS850 high speed central scanner have been certified by both the Texas Secretary of State and the United States Election Assistance Commission;

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

SECTION 1. ELECTION ORDER

An election is hereby ordered to be held by the City of Anna, Texas, on Saturday, May 7, 2022, for the purpose of electing three (3) City Council members for Places 2, 4, and 6 on the governing body of the City of Anna, Texas. Polling locations for the election will be determined in the Joint General and Special Election Services Contract ("Election

Services Contract") to be entered into with the Collin County Elections Administrator. The polling locations shall be open between the hours of 7:00 a.m. and 7:00 p.m. the date of the election. The election will be conducted in accordance with the Election Services Contract, by and between the City, and various other political subdivisions in Collin County, Texas.

SECTION 2. ELECTION NOTICE

That the City Secretary is hereby directed to cause notice of said election to be published at least once, not earlier than the 30th day or later than the 10th day, before election day as provided in Section 4.003(a)(1) of the Texas Election Code; and shall be posted on the bulletin board used for posting notices of the City Council meetings not later than the 21st day before election day. A copy of the published notice that contains the name of the newspaper and the date of publication shall be retained as a record of such notice, and the person posting the notice shall make a record at the time of posting stating the date and place of posting in accordance with Texas Election Code Section 4.005.

SECTION 3. EARLY VOTING

That early voting by personal appearance by any qualified Collin County resident shall be conducted at the Anna City Hall Lobby. 120 W. 7th Street, Anna, Texas 75409, or at any of the other Collin County Vote Center locations established by the Election Services Contract. Early voting by personal appearance for the May 7, 2022, election will be conducted by the Collin County Elections Administration.

The dates and times for early voting by personal appearance are as follows:

Monday	April 25, 2022	8:00 a.m. to 5:00 p.m.
Tuesday	April 26, 2022	8:00 a.m. to 5:00 p.m.
Wednesday	April 27, 2022	8:00 a.m. to 5:00 p.m.
Thursday	April 28, 2022	8:00 a.m. to 7:00 p.m.
Friday	April 29, 2022	8:00 a.m. to 5:00 p.m.
Saturday	April 30, 2022	7:00 a.m. to 7:00 p.m.
Monday	May 2, 2022	7:00 a.m. to 7:00 p.m.
Tuesday	May 3, 2022	7:00 a.m. to 7:00 p.m.

SECTION 4. ELECTION DAY POLLING PLACE

On May 7, 2022, Election Day, the polls shall be open from 7:00 a.m. to 7:00 p.m. and conducted at the Anna City Hall Lobby, 120 W. 7th Street, Anna, Texas 75409 or at any of the other Collin County Vote Center locations established by the Election Services Contract.

SECTION 5. EARLY VOTING BY MAIL

That applications for early voting ballot by mail shall be mailed to: Bruce Sherbet

Elections Administrator, 2010 Redbud Blvd., Ste. 102, McKinney, Texas 75069. Applications for early voting ballot by mail must be received no later than the close of business on Tuesday, April 26, 2022.

SECTION 6. RUNOFF ELECTION

That if a run-off election becomes necessary, the Collin County Elections Administrator will conduct the run-off election to be held on Saturday, June 18, 2022.

SECTION 7. ELECTRONIC VOTING EQUIPMENT

That in accordance with Section 123.001 of the Texas Election Code, the ExpressVote Universal Voting System, EVS 6.0.2.0 consisting of Electionware election management software, ExpressVote ballot marking device, Express Touch curbside voting device, DS200 precinct tabulator/scanner, DS4S0 high speed central scanner, and DS850 high speed central scanner approved by the Secretary of State are hereby adopted for the election on May 7, 2022.

SECTION 8. ADMINISTRATION AND PROCEDURES OF THE ELECTION

The City Manager is hereby authorized and directed to enter into joint election agreements for said election with Collin County Elections Administration and other political subdivisions and to execute such election agreements for said election.

SECTION 9. ELECTION OFFICIALS

That pursuant to the Election Services Contract, the Collin County Elections Administrator shall serve as Early Voting Clerk for the election. Presiding Election Judges and Alternate Presiding Election Judges appointed to serve at said polling places shall be those election officials furnished by Collin County Elections Administrator.

SECTION 10. EARLY VOTING BALLOT BOARD

That an Early Voting Ballot Board shall be created to process early voting results in accordance with Section 87.007 of the Texas Election Code. The Early Voting Ballot Board shall be made up of members appointed in the manner stated in the Election Services Contract and the Presiding Judge and Alternate Presiding Judge of the Early Voting Ballot Board shall be the election officials listed in the Election Services Contract.

SECTION 11. SAVINGS, SEVERABILITY AND REPEALING CLAUSES

That should any word, sentence, paragraph, subdivision, clause, phrase or section of this resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution, which shall remain in full force and effect.

SECTION 12. EFFECTIVE DATE

That this ordinance shall become effective immediately from and after its passage.

APPROVED AND ADOPTED by the City Council of the City of Anna, Texas on this the _____ day of _____ 2022.

ATTESTED:	APPROVED:
_____	_____
City Secretary Carrie L. Land	Mayor Nate Pike

JOINT GENERAL AND SPECIAL ELECTION SERVICES CONTRACT
("Election Services Contract")

ELECTION SERVICES AGREEMENT

BETWEEN

THE COLLIN COUNTY ELECTIONS ADMINISTRATOR
("Contracting Election Officer")

AND THE BELOW LISTED POLITICAL SUBDIVISIONS
("Participating Political Subdivisions")

CITY OF ALLEN
CITY OF ANNA
CITY OF BLUE RIDGE
CITY OF CARROLLTON
CITY OF CELINA
CITY OF FAIRVIEW
CITY OF FARMERSVILLE
CITY OF FRISCO
CITY OF GARLAND
CITY OF LUCAS
CITY OF MELISSA
CITY OF MURPHY
CITY OF NEVADA
TOWN OF NEW HOPE
CITY OF PARKER
CITY OF PROSPER
CITY OF SACHSE
TOWN OF SAINT PAUL
CITY OF WYLIE
ALLEN INDEPENDENT SCHOOL DISTRICT
ANNA INDEPENDENT SCHOOL DISTRICT
CELINA INDEPENDENT SCHOOL DISTRICT
COMMUNITY INDEPENDENT SCHOOL DISTRICT
FRISCO INDEPENDENT SCHOOL DISTRICT
LOVEJOY INDEPENDENT SCHOOL DISTRICT
MELISSA INDEPENDENT SCHOOL DISTRICT
PROSPER INDEPENDENT SCHOOL DISTRICT
ROCKWALL INDEPENDENT SCHOOL DISTRICT
WHITEWRIGHT INDEPENDENT SCHOOL DISTRICT
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 5
MCKINNEY MUNICIPAL UTILITY DISTIRCT NO. 1
MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2
BEAR CREEK SPECIAL UTILITY DISTRICT
NORTH COLLIN SPECIAL UTILITY DISTRICT
SEIS LEGOS SPECIAL UTILITY DISTRICT
WESTMINSTER SPECIAL UTILITY DISTRICT

FOR THE CONDUCT OF A JOINT ELECTION

TO BE HELD ON SATURDAY, MAY 7, 2022

TO BE ADMINISTERED BY THE COLLIN COUNTY ELECTIONS ADMINISTRATOR

1) ADMINISTRATION AND STATUTORY AUTHORITY

a) Bruce Sherbet ("Bruce Sherbet") is the duly appointed County Elections Administrator ("Elections Administrator") of Collin County, Texas and the Department Head of the Collin County Elections Department. As such, Mr. Sherbet is the Election Administrator of Collin County, Texas and authorized by Subchapter D of Chapter 31 of Title 3 of the Texas Election Code to enter into this Election Services Contract with the contracting authorities of the Participating Political Subdivision.

b) The contracting authorities of the Participating Political Subdivisions listed on the cover page of this Election Services Contract are hereby participating in the Joint Election to be held in Collin County, Texas on Saturday, May 7, 2022, under Chapter 271 of Title 16 of the Texas Election Code ("Joint Election") and are hereby contracting with the Elections Administrator of Collin County, Texas to perform the election services set forth in this Election Services Contract under Subchapter D of Chapter 31 of Title 3 of the Texas Election Code.

2) DUTIES AND SERVICES OF THE CONTRACTING ELECTION OFFICER

a) The Contracting Election Officer shall be responsible for performing the following duties and shall furnish the following services and equipment:

i) The Contracting Election Officer will prepare and publish the required Notice of Election and post the required orders and resolutions to the Collin County website.

ii) The Contracting Election Officer shall arrange for appointment, notification (including writ of election), training and compensation of all presiding judges, alternate judges, the judge of the Central Count Station and judge of the Early Voting Ballot Board.

iii) The Contracting Election Officer shall be responsible for notification of each Election Day and Early Voting presiding judge and alternate judge of his or her appointment. The presiding election judge of each Vote Center will use his/her discretion to determine when additional workers are needed during peak voting hours.

iv) The Contracting Election Officer will determine the number of clerks to work in the Central Count Station and the number of clerks to work on the Ballot Board.

(1) Election judges shall attend the Contracting Election Officer's school of instruction (Election Law Class). A training event calendar will be provided.

(2) Election judges shall be responsible for picking up and returning election supplies to the county election warehouse located at 2010 Redbud Blvd., Suite 102, McKinney. Compensation for this pickup and delivery of supplies will be $25.00.

v) The Contracting Election Officer shall compensate each election judge and worker. Each judge shall receive $14.00 per hour, each alternate judge shall receive $13.00 per hour for, and each clerk shall receive $12.00 per hour for services rendered. Overtime will be paid to each person working over 40 hours per week.

b) The Contracting Election Officer shall procure, prepare, and distribute voting machines, election kits and election supplies.

i) The Contracting Election Officer shall secure election kits, which include the legal documentation required to hold an election and all supplies.

ii) The Contracting Election Officer shall secure the tables, chairs, and legal documentation required to run the Central Count Station.

iii) The Contracting Election Officer shall provide all lists of registered voters required for use on Election Day and for the early voting period required by law.

iv) The Contracting Election Officer shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.

(1) Equipment includes the rental of ExpressVote Universal voting machines, ExpressTouch curbside voting machines, ADA compliant headphones and keypads, DS200 ballot counters, voting signs and election supply cabinets.

(2) Supplies include paper ballot cards, Early Voting and Election Day supply kits, provisional ballot kits, security seals, pens, tape, markers, etc.

3) The Contracting Election Officer, Bruce Sherbet, shall be appointed the Early Voting Clerk.
   a) The Contracting Election Officer shall supervise and conduct Early Voting by mail and in person and shall secure personnel to serve as Early Voting Deputies.
   b) The Contracting Election Officer shall select the Early Voting Polling Locations and arrange for the use of each.
   c) Early Voting by personal appearance for the Participating Political Subdivision shall be conducted during the early voting dates and times and at the locations listed in Exhibit "A" attached and incorporated by reference into this Election Services Contract.
   d) All applications for an Early Voting mail ballot shall be received and processed by the Collin County Elections Administration Office located at 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069.
      i) Applications for mail ballots erroneously mailed to the Participating Political Subdivisions shall immediately be faxed to the Contracting Officer for timely processing. The original application shall then be forwarded to the Contracting Election Officer for proper retention.
      ii) All Federal Post Card Applications (FPCA) will be sent a mail ballot. No postage is required.
   e) All Early Voting ballots (those cast by mail and those cast by personal appearance) shall be prepared for counting by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election Code. The Contracting Officer shall appoint the presiding judge of this Board.

4) The Contracting Election Officer shall select the Election Day Vote Centers and arrange for the use of each.
   a) The Participating Political Subdivisions shall assume the responsibility of remitting their portion of cost of all employee services required to provide access, provide security or provide custodial services for the Vote Centers.
   b) The Election Day Vote Centers are listed in Exhibit "B", attached and incorporated by reference into this Election Services Contract.

5) The Contracting Election Officer shall be responsible for establishing and operating the Central Count Station to receive and tabulate the voted ballots in accordance with Section 127.001 of the Election Code and of this agreement. The Central Count Station Manager shall be Bruce Sherbet. The Central Count Station Judge shall be Kathi-Ann Rivard. The Tabulation Supervisor shall be Brian Greisbach.
   a) The Tabulation Supervisor shall prepare, test and run the county's tabulation system in accordance with statutory requirements and county policies, under the auspices of the Contracting Election Officer.
   b) The Public Logic and Accuracy Test of the electronic voting system shall be conducted in accordance with Election Law. The Contracting Election Officer will post the required Notice of Logic and Accuracy testing.
   c) Election night reports will be available to the Participating Political Subdivisions at the Central Counting Station on election night. Provisional ballots will be tabulated after election night in accordance with state law.
   d) The Contracting Election Officer shall prepare the unofficial canvass report after all precincts have been counted, and will provide a copy of the unofficial canvass to the Participating Political Subdivisions as soon as possible after all returns have been tallied.
   e) The Contracting Election Officer shall be appointed the custodian of the voted ballots and shall retain all election materials for a period of 22 months.

i) Pending no litigation and as prescribed by law, the voted ballots shall be shredded 22 months after the election.

f) The Contracting Election Officer shall conduct a manual count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the Participating Political Subdivisions in a timely manner. If applicable, a written report shall be submitted to the Secretary of State as required by Section 127.201 of the aforementioned code.

6) DUTIES AND SERVICES OF THE PARTICIPATING POLITICAL SUBDIVISIONS.

a) The Participating Political Subdivisions shall assume the following duties:

i) Each Participating Political Subdivision will prepare, adopt, and publish all legally required election orders, resolutions, and other documents required by, or of, their governing bodies. Each Participating Political Subdivision is required to send Collin County Elections Department a copy of any election order or resolution related to this Joint Election within three business days of publishing, adopting or ordering it.

ii) The Participating Political Subdivision shall provide the Contracting Election Officer with an updated map and street index of their jurisdiction in an electronic (shape file preferred) or printed format as soon as possible but no later than Tuesday, February 22, 2022.

iii) The Participating Political Subdivision shall procure and provide the Contracting Election Officer with the ballot layout and Spanish interpretation in an electronic format.

(1) The Participating Political Subdivision shall deliver to the Contracting Election Officer as soon as possible, but no later than 5:00 PM Monday, February 28, 2022, the official wording for the Participating Political Subdivision's May 7, 2022, Joint General and Special Election.

(2) The Participating Political Subdivisions shall approve the "blue line" ballot format within 24 hours of receiving the proof and prior to the final printing.

iv) The Participating Political Subdivisions shall share in the cost and compensate the Contracting Election Officer for all associated cost including any additional verified cost incurred in the process of running this election or for a manual count, this election may require, consistent with charges and hourly rates shown on Exhibit "C" for required services.

b) The Participating Political Subdivisions shall pay the Contracting Election Officer 90% of the estimated cost to run the said election prior to Friday, April 1, 2022. The Contracting Election Officer shall place the funds in a "contract fund" as prescribed by Section 31.100 of the Texas Election Code. The deposit should be made payable to the "Collin County Treasury" with a note "for election services" included with the check documentation and delivered to the Collin County Treasury, 2300 Bloomdale Rd., #3138, McKinney, Texas 75071.

c) The Participating Political Subdivision shall pay the cost of conducting said election, less partial payment, including the 10% administrative fee, pursuant to the Texas Election Code, Section 31.100, within 30 days from the date of final billing. Additionally, all payments in excess of the final cost to perform the election will be refunded to the participating Political Subdivision.

d) COST OF SERVICES. See Exhibits "C" and "D"

f) GENERAL PROVISIONS

i) Nothing contained in this Election Services Contract shall authorize or permit a change in the officer with whom or the place at which any document or record relating to the Participating Political Subdivision's May 7, 2022, Joint General and Special Election is to be filed, or the place at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.

ii) Upon request, the Contracting Election Officer will provide copies of all invoices and other charges received in the process of running said election for the Participating Political Subdivision.

iii) A Participating Political Subdivision canceling their election pursuant to Section 2.053 of the Texas Election Code shall pay the Contracting Officer a contract preparation fee of $75.00 and will not be liable for any further costs incurred by the Contracting Officer.

iv) The Contracting Officer shall file copies of this contract with the County Judge and the County Auditor of Collin County, Texas.

WITNESS BY MY HAND THIS ____DAY OF _____2022.

_____
Bruce Sherbet, Elections Administrator
Collin County, Texas

WITNESS BY MY HAND THIS ____ DAY OF _____ 2022.

By: _____
Jim Proce, City Manager
City of Anna

Attest: _____
Carrie Land, City Secretary
City of Anna

Exhibit "A"

May 7, 2022
Joint General and Special Election
Collin County Early Voting Locations, Dates and Hours

Polling Place	Address	City
Collin County Elections - Main	2010 Redbud Blvd, Ste. 102	McKinney 75069
Allen ISD Service Center	1451 North Watters Road	Allen 75002
Allen Municipal Courts Facility	301 Century Parkway	Allen 75013
Anna City Hall Lobby	120 W. 7th Street	Anna 75409
Blue Ridge ISD Administration Building	318 West School Street	Blue Ridge 75424
Carpenter Park Rec Ctr	6701 Coit Road	Plano 75024
Christ United Methodist Church	3101 Coit Road	Plano 75075
Collin College Celina Campus	2505 Kinship Parkway	Celina 75009
Collin College Farmersville Campus	501 S. Collin Parkway	Farmersville 75442
Collin College Frisco Campus	9700 Wade Blvd.	Frisco 75035
Collin College Higher Education Center	3452 Spur 399	McKinney 75069
Collin College McKinney Campus	2200 University Drive	McKinney 75071
Collin College Plano Campus	2800 Spring Creek Parkway	Plano 75074
Collin College Wylie Campus	391 Country Club Road	Wylie 75098
Community ISD Board Room	611 FM 1138 North	Nevada 75173
Frisco Fire Station #8	14700 Rolater Road	Frisco 75034
Gay Library	6861 W. Eldorado Pkwy	McKinney 75070
Haggard Library	2501 Coit Road	Plano 75075
Hunt Middle School	4900 Legendary Dr.	Frisco 75034
Josephine City Hall	201 Main Street	Josephine 75173
Lavon City Hall	120 School Road	Lavon 75166
Lovejoy ISD Administration Bldg	259 Country Club Road	Allen 75002
Lucas Community Center	665 Country Club Road	Lucas 75002
Maus Middle School	12175 Coit Road	Frisco 75035
McKinney Fire Station #5	6600 W Virginia Parkway	McKinney 75070
McKinney Fire Station #7	861 Independence Parkway	McKinney 75070
McKinney Fire Station #9	4900 Summit View Drive	McKinney 75071
McKinney Fire Station #10	1150 Olympic Crossing	McKinney 75071
Melissa City Hall	3411 Barker Avenue	Melissa 75454
Michael J Felix Community Center	3815-E Sachse Road	Sachse 75048
Murphy Community Center	205 N. Murphy Road	Murphy 75094
New Hope Town Hall	121 Rockcrest Road	New Hope 75071
Old Settlers Recreation Center	1201 E Louisiana St	McKinney 75069
Parker City Hall	5700 E. Parker Road	Parker 75002
Parr Library	6200 Windhaven Parkway	Plano 75093
Plano ISD Administration Center	2700 W. 15th Street	Plano 75075
Princeton Public Works	255 Monte Carlo Blvd	Princeton 75407
Prosper Town Hall	250 W. First St.	Prosper 75078
Wylie Senior Recreation Center	800 Thomas Street	Wylie 75098

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
24-Apr	**25-Apr** **Early Voting** **8am – 5pm**	**26-Apr** **Early Voting** **8am – 5pm**	**27-Apr** **Early Voting** **8am – 5pm**	**28-Apr** **Early Voting** **8am – 5pm**	**29-Apr** **Early Voting** **8am – 5pm**	**30-Apr** **Early Voting** **7am – 7pm**
1-May	**2-May** **Early Voting** **7am – 7pm**	**3-May** **Early Voting** **7am – 7pm**	**4-May**	**5-May**	**6-May**	**7-May**

Exhibit "B"

May 7, 2022
Joint General and Special Election
Collin County Election Day Vote Centers 7am - 7pm

Polling Place	Address	City
Aldridge Elementary School	720 Pleasant Valley Lane	Richardson 75080
Allen ISD Service Center	1451 North Watters Road	Allen 75002
Allen Municipal Courts Facility	301 Century Parkway	Allen 75013
Anna City Hall Lobby	120 W. 7th Street	Anna 75409
Armstrong Middle School	3805 Timberline Drive	Plano 75074
Blue Ridge ISD Admin Bldg	318 West School Street	Blue Ridge 75424
Bowman Middle School	2501 Jupiter Road	Plano 75074
Carpenter Middle School	3905 Rainier Road	Plano 75023
Carpenter Park Recreation Center	6701 Coit Road	Plano 75024
Christ United Methodist Church	3101 Coit Road	Plano 75075
Clark High School	523 W. Spring Creek Pkwy	Plano 75023
Collin College Celina Campus	2505 Kinship Parkway	Celina 75009
Collin College Farmersville Campus	501 S. Collin Parkway	Farmersville 75442
Collin College Frisco Campus	9700 Wade Blvd	Frisco 75035
Collin College Higher Education Center	3452 Spur 399	McKinney 75069
Collin College McKinney Campus	2200 University Drive	McKinney 75071
Collin College Plano Campus	2800 Spring Creek Pkwy	Plano 75074
Collin College Wylie Campus	391 Country Club Road	Wylie 75098
Collin County Elections Office	2010 Redbud Blvd, Ste. 102	McKinney 75069
Community ISD Board Room	611 FM 1138 North	Nevada 75173
Dowell Middle School	301 Ridge Road	McKinney 75070
Fairview Town Hall	372 Town Place	Fairview 75069
First Baptist Church Branch	7011 FM 546	Princeton 75407
Frisco Fire Station #8	14700 Rolater Road	Frisco 75034
Gay Library	6861 W Eldorado Pkwy	McKinney 75070
Haggar Elementary School	17820 Campbell Road	Dallas 75252
Haggard Library	2501 Coit Road	Plano 75075
Hunt Middle School	4900 Legendary Drive	Frisco 75034
Josephine City Hall	201 Main Street	Josephine 75173
Lavon City Hall	120 School Road	Lavon 75166
Lovejoy ISD Administration Bldg	259 Country Club Road	Allen 75002
Lowry Crossing City Hall	1405 S. Bridgefarmer Road	Lowry Crossing 75069
Lucas Community Center	665 Country Club Road	Lucas 75002
Maus Middle School	12175 Coit Road	Frisco 75035
McKinney Fire Station #5	6600 W Virginia Parkway	McKinney 75070
McKinney Fire Station #7	861 Independence Pkwy	McKinney 75070
McKinney Fire Station #9	4900 Summit View Drive	McKinney 75071
McKinney Fire Station #10	1150 Olympic Crossing	McKinney 75071
Melissa City Hall	3411 Barker Avenue	Melissa 75454
Michael J Felix Community Center	3815-E Sachse Road	Sachse 75048
Miller Elementary School	5651 Coventry Drive	Richardson 75082
Murphy Community Center	205 N. Murphy Road	Murphy 75094
New Hope Town Hall	121 Rockcrest Road	New Hope 75071
Old Settlers Recreation Center	1201 E Louisiana St	McKinney 75069

Rev 1/20/2022 11:43 AM NG

Exhibit "B"

May 7, 2022
Joint General and Special Election
Collin County Election Day Vote Centers 7am - 7pm

Polling Place	Address	City
Parker City Hall	5700 E. Parker Road	Parker 75002
Parr Library	6200 Windhaven Pkwy	Plano 75093
Plano ISD Administration Center	2700 W. 15th Street	Plano 75075
Princeton Public Works	255 Monte Carlo Blvd	Princeton 75407
Prosper Town Hall	250 W. First St.	Prosper 75078
Royse City ISD Mike McKinney Maint Facility	1420 FM 1777	Royse City 75189
Shepton High School	5505 Plano Parkway	Plano 75093
Shiloh Missionary Baptist Church	920 E. 14th Street	Plano 75074
Stonebridge United Methodist Church	1800 S. Stonebridge Drive	McKinney 75070
Tom Muehlenbeck Recreation Center	5801 W. Parker Road	Plano 75093
UTD Callier Clinical Research Center	811 Synergy Park Blvd	Richardson 75080
Weston Community Center	117 Main Street	Weston 75097
Woodcreek Church	3400 E. Renner Road	Richardson 75082
Wylie Senior Recreation Center	800 Thomas Street	Wylie 75098

Collin County Election Services Estimate
May 7, 2022 General and Special Election

City of Anna

Registered Voters	10,917
Percentage	0.90%

Category	Cost Per Unit	Estimated Election Expenses	Estimated Entity Expenses
Early Voting by Mail			
Kits - Mail Ballots	$ 1.15	$ 4,370.00	$ 39.13
Postage	$ 0.88	$ 3,344.00	$ 29.94
Paper Ballot Printing Services	$ 0.31	$ -	$ -
Paper Ballot Shipping (per box)	$ 30.00	$ -	$ -
Ballot Stock - BOD	$ 0.10	$ 380.00	$ 3.40
Category Subtotal		$ 8,094.00	$ 72.47
General Election Expenses			
Mileage	Per Election	$ 500.00	$ 4.48
Van / Car Rental	Per Election	$ 18,000.00	$ 161.16
Election Night Receiving Cover	Per Election	$ 3,359.20	$ 30.08
Polling Place Rental	Per Election	$ 2,110.80	$ 18.90
Notice of Election	Per Election	$ 18,600.00	$ 166.53
Security - EV	Per Election	$ 1,122.30	$ 10.05
Security - ED	Per Election	$ 1,253.75	$ 11.23
Early Voting Ballot Board	Per Election	$ 5,310.87	$ 47.55
FICA - Election Workers	Per Election	$ 21,671.94	$ 194.03
County Employee/IT Overtime - EV	Per Election	$ 29,765.78	$ 266.50
Process Pollworker Checks - EV	$ 1.50	$ 468.00	$ 4.19
Process Pollworker Checks - ED	$ 1.50	$ 696.00	$ 6.23
Process Election Judge Notices	$ 1.50	$ 145.50	$ 1.30
Drayage Per Location - ED	$ 180.00	$ 20,880.00	$ 186.94
Drayage Per Location - EV	$ 180.00	$ 14,040.00	$ 125.70
Category Subtotal		$ 137,924.14	$ 1,234.87
Programming			
Coding Servies	25 Days	$ 41,250.00	$ 369.32
Balotar Programming	Per Election	$ 893.00	$ 8.00
Category Subtotal		$ 42,143.00	$ 377.32
Early Voting by Personal Appearance			
Election Judge OT - EV	$ 21.00	$ 20,795.25	$ 186.19
Alternate Judge OT - EV	$ 19.50	$ 16,171.55	$ 144.79
Clerk OT - EV (5 per location)	$ 18.00	$ 30,986.10	$ 277.43
ES&S Support Staff / Field Techs - EV	28 Days	$ 24,960.00	$ 223.47
Equipment Assembly - EV	$ 50.00	$ 1,950.00	$ 17.46
Category Subtotal		$ 94,862.90	$ 849.33
Election Day			
ES&S Support Staff/Field Techs - ED	7 Days	$ 3,840.00	$ 34.38
Equipment Assembly - ED	$ 50.00	$ 2,900.00	$ 25.96
Category Subtotal		$ 6,740.00	$ 60.35
Tabulation			
Election Night Vendor Support	5 Days	$ 22,625.00	$ 202.57
Notice of Inspection/Tabulation Test	Per Election	$ 3,000.00	$ 26.86
Category Subtotal		$ 25,625.00	$ 229.43

City of Anna

Registered Voters	10,917
Percentage	0.90%

Category	Cost Per Unit	Estimated Election Expenses	Estimated Entity Expenses
Supply Cost			
Ballots - Card Stock ExpressVote - EV	$ 0.32	$ 19,840.00	$ 177.63
Ballots - Card Stock ExpressVote - ED	$ 0.32	$ 16,320.00	$ 146.12
Test Ballots	$ 0.29	$ 1,102.00	$ 9.87
Kits - ED	$ 51.00	$ 2,652.00	$ 23.74
Kits - EV	$ 19.00	$ 1,463.00	$ 13.10
Kits - Provisional EV	$ 38.10	$ 1,981.20	$ 17.74
Kits - Provisional ED	$ 38.10	$ 2,933.70	$ 26.27
Polling Place Maps - EV	$ 25.00	$ 975.00	$ 8.73
Polling Place Maps - ED	$ 25.00	$ 1,450.00	$ 12.98
Signs Metal (5 per location)	$ 5.00	$ 2,425.00	$ 21.71
Signs Wood	$ 2.00	$ 194.00	$ 1.74
Ballot Card Stock - Provisional - EV (50 PL)	$ 0.14	$ 409.50	$ 3.67
Ballot Card Stock - Provisional - ED (50 PL)	$ 0.14	$ 609.00	$ 5.45
Ballots - Sample - EV (1 per location)	$ 0.29	$ 16.97	$ 0.15
Ballots - Sample - ED (1 per location)	$ 0.29	$ 25.23	$ 0.23
Ballots - Sample All Race - EV (50 per location)	$ 0.87	$ 2,544.75	$ 22.78
Ballots - Sample All Race - ED (50 per location)	$ 0.87	$ 3,784.50	$ 33.88
Printer Labels - EV (1 roll per location)	$ 5.00	$ 195.00	$ 1.75
Printer Labels - ED (1 roll per location)	$ 5.00	$ 290.00	$ 2.60
Category Subtotal		$ 59,210.85	$ 530.13
Equipment			
Cabinet Security - EV	$ 200.00	$ 10,400.00	$ 93.11
Cabinet Security - ED	$ 200.00	$ 15,400.00	$ 137.88
Computer Cabinet - EV	$ 50.00	$ 1,950.00	$ 17.46
DS200 Ballot Counter - EV	$ 350.00	$ 18,200.00	$ 162.95
DS200 Ballot Counter - ED	$ 350.00	$ 26,950.00	$ 241.29
ExpressVote - EV (9 per location)	$ 200.00	$ 96,600.00	$ 864.89
Expres Vote - ED (9 per location)	$ 200.00	$ 141,800.00	$ 1,269.57
ExpressTouch - EV	$ 200.00	$ 7,800.00	$ 69.84
ExpressTouch - ED	$ 200.00	$ 11,600.00	$ 103.86
Category Subtotal		$ 330,700.00	$ 2,960.85
Personnel			
Election Judge - EV	$ 14.00	$ 37,414.58	$ 334.98
Election Judge - ED	$ 14.00	$ 11,593.12	$ 103.80
Alternate Election Judge - EV	$ 13.00	$ 31,898.10	$ 285.59
Alternate Election Judge - ED	$ 13.00	$ 9,902.49	$ 88.66
Clerk - EV (3 per location)	$ 12.00	$ 99,707.40	$ 892.71
Clerk - ED (3 per location)	$ 12.00	$ 32,718.84	$ 292.94
Judge Delivery - EV	$ 25.00	$ 975.00	$ 8.73
Judge Delivery - ED	$ 25.00	$ 1,450.00	$ 12.98
Category Subtotal		$ 225,659.53	$ 2,020.39
Election Expense			$ 8,335.13
Cost		$ 930,959.41	$ 8,335.13
10% Administrative Fee			$ 833.51
Total Cost			$ 9,168.64
90% Deposit Due by April 1, 2022			$ 8,251.78
Less Deposit			
Less Payment			
Final Amount Due			

Exhibit "D"

May 7, 2022 General and Special Election Services

Political Subdivision	Registered Voters	Share Percentage
City of Allen	68155	5.59%
City of Anna	10917	0.90%
City of Blue Ridge	528	0.04%
City of Carrollton	345	0.03%
City of Celina	11395	0.93%
Town of Fairview	8341	0.68%
City of Farmersville	2084	0.17%
City of Frisco	69881	5.73%
City of Garland	174	0.01%
City of Lucas	5847	0.48%
City of Melissa	9764	0.80%
City of Murphy	13942	1.14%
City of Nevada	971	0.08%
Town of New Hope	505	0.04%
City of Parker	4140	0.34%
Town of Prosper	16926	1.39%
City of Sachse	6327	0.52%
Town of St. Paul	778	0.06%
City of Wylie	32434	2.66%
Collin County	666726	54.68%
Allen Independent School District	71136	5.83%
Anna Independent School District	13141	1.08%
Celina Independent School District	10213	0.84%
Community Independent School District	10011	0.82%
Frisco Independent School Distirct	105394	8.64%
Lovejoy Independent School Distirct	12375	1.01%
Melissa Independent School District	12363	1.01%
Prosper Independent School District	40498	3.32%
Rockwall Independent School Distsrict	5	0.00%
Whitewright Independent School District	55	0.00%
Collin County Municipal Utility District No. 5	0	0.00%
McKinney Municipal Utility District No. 1	2940	0.24%
McKinney Municipal Utility District No. 2	250	0.02%
Bear Creek Special Utility District	4289	0.35%
North Collin Special Utility District	3954	0.32%
Seis Legos Special Utility District	1466	0.12%
Westminster Special Utility District	1061	0.09%
Total	1219331	

Item No. 7.a.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding the Anna Crossing, Phase 5, Block 5, Lot 10R, Replat. (Director of Development Services Ross Altobelli)

SUMMARY:
Single-family dwelling, detached, and HOA lot on 0.2± acre located at the northeast corner of Mathew Drive and Elizabeth Street. Zoned: Planned Development-SF-60 Single-Family Residential (Ord. No. 129-2004 & Ord. No. 627-2013).

The purpose of the replat is to consolidate two lots.

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:
Recommended for approval.

ATTACHMENTS:
1. Anna Crossing Phase 5 Replat Locator Map
2. PZ - STAFF REPORT (RP) Anna Crossing, Phase 5, Block 5, Lot 10R
3. Exhibit A (STAMPED) - Anna Crossing, Phase 5 Replat
4. Responses Anna Crossing PH 5 Replat

APPROVALS:

Salena Tittle, Planner II	Created/Initiated - 2/3/2022
Jim Proce, City Manager	Final Approval - 2/4/2022

Anna Crossing Phase 5 - Replat

L:\Planning & Development\Project Review\Anacapri Zoning (Megatel)\Locator\Notification Location Map.mxd

CITY OF ANNA

Planning & Zoning Commission

February 7, 2022

Replat: Anna Crossing, Phase 5, Block 5, Lot 10R

Applicant: Anna Town Square Homeowners Association, Inc. & Michael Comeaux

---

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 5, Block 5, Lot 10R, Replat.

SUMMARY:

Single-family dwelling, detached, and HOA lot on 0.2± acre located at the northeast corner of Mathew Drive and Elizabeth Street. Zoned: Planned Development-SF-60 Single-Family Residential (Ord. No. 129-2004 & Ord. No. 627-2013).

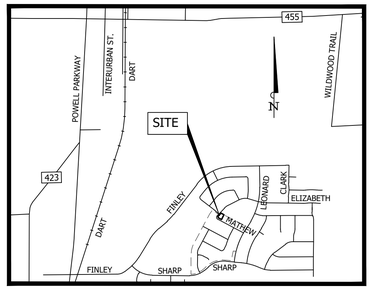
The purpose of the replat is to consolidate two lots.

RECOMMENDATION:

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit



VICINITY MAP
NOT TO SCALE
ANNA, TEXAS

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §

COUNTY OF TARRANT §

THIS is to certify that I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838 for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
MICHAEL DAN DAVIS
4838
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 N. MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

STATE OF TEXAS §

COUNTY OF TARRANT §

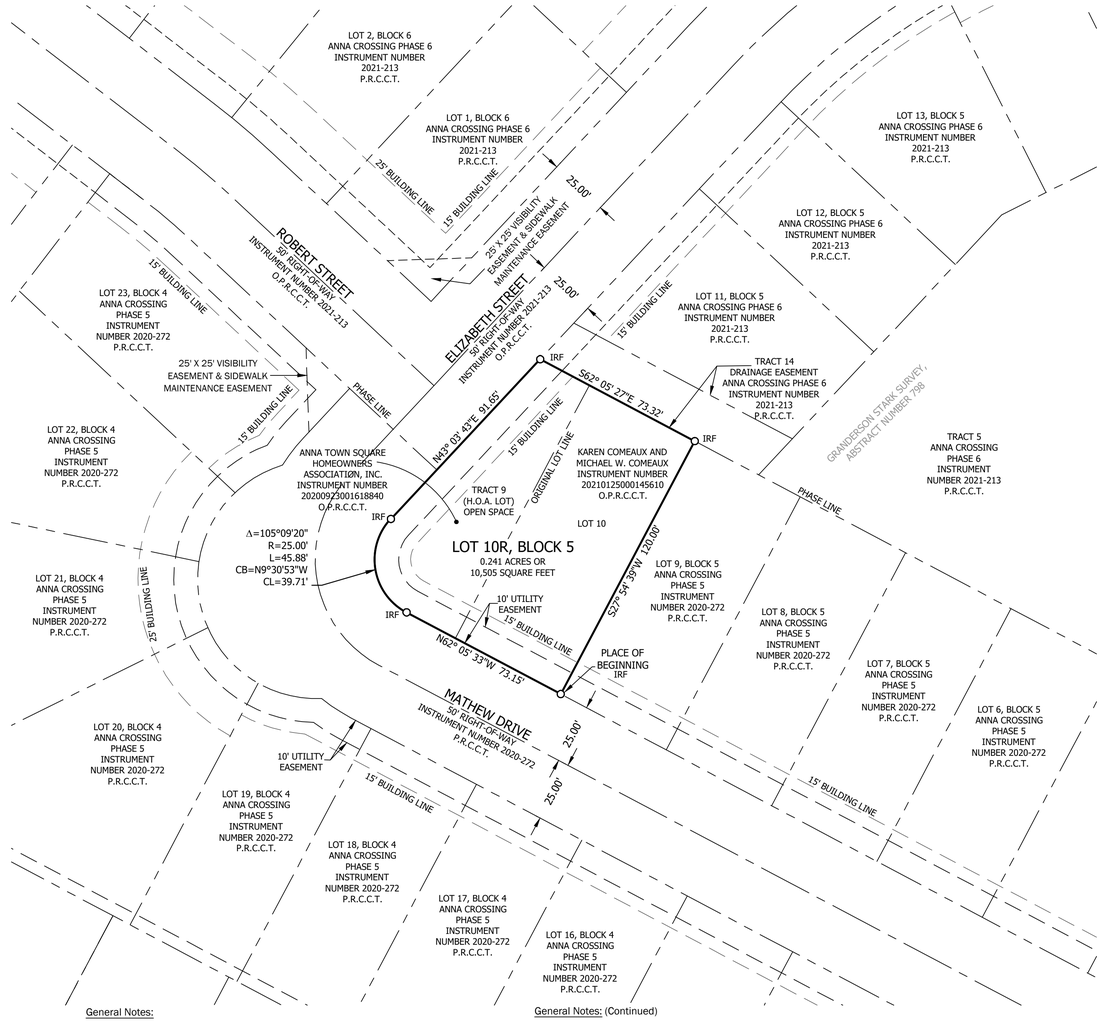
BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

_____

Notary Public in and for the State of Texas

My Commission Expires: _____

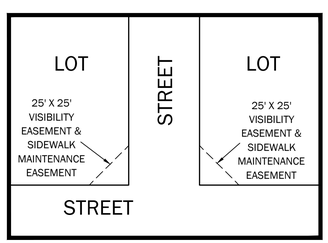


N

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

Δ	CENTRAL ANGLE
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
MIN. FF ELEV.	MINIMUM FINISH FLOOR ELEVATION
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
IRF =	5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND
IRS =	5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" SET
25' V.A.M. ESMT.	25' VISIBILITY, ACCESS, MAINTENANCE & SIDEWALK EASEMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
SF	SQUARE FEET
AC	ACRES



VISIBILITY EASEMENT DETAIL
NOT TO SCALE

General Notes:

1. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. 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.

3. All specified Tracts are to be owned and maintained by the Home Owners Association.

4. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48085C0160J, dated June 2, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

5. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

6. All iron rods found (IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.

7. Screen wall and retaining walls to be owned and maintained by the Home Owner's Association.

8. ZONING REQUIREMENTS:

Minimum Lot Size: 6,000 SF

Minimum Lot Width: 50' at Building line

Minimum Lot Depth: 110'

Minimum Front Yard Setback: 15' (Min. Driveway 20' length)

Minimum Rear Yard Setback: 10'

Side Yard Setback: 5'

Side Corner Yard: 15'

Masonry Percentage: 80%

Minimum Trees: Two (3") Caliper

Maximum Height: 2.5 Stories or 35 feet

Maximum Lot Coverage: 60%

9. **The purpose of this replat is to combine Tract 9 (H.O.A. Lot) Common Area Lot and Lot 10, Block 5, Anna Crossing Phase 5 into 1 residential lot.**

General Notes: (Continued)

11. The area or areas shown on the plat as "VAM" (Visibility , Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

12. 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.

DRAINAGE EASEMENT
STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA
This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors:
The Tract 14, as shown on the plat is called "Drainage Easement." The Drainage Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage Easement and/or Detention Area.

OWNER'S CERTIFICATE:

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, KAREN COMEAUX, MICHAEL W. COMEAUX and ANNA TOWN SQUARE HOMEOWNERS ASSOCIATION, INC., acting by and through the undersigned, its duly authorized agent is the owner of that certain tract of land in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas; and being all of that certain tract of land described as Tract 9 and Lot 10, Block 5, ANNA CROSSING PHASE 5 (hereinafter referred to as Tract 9 and/or Lot 10), an addition to the City of Anna, Collin County, Texas, according to the plat recorded in Instrument Number 2020-272, Plat Records, Collin County, Texas (P.R.C.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeasterly corner of said Lot 10, same being the Southwesterly corner of that certain tract of land described as Lot 9, Block 5 of said ANNA CROSSING PHASE 5 (hereinafter referred to as Lot 9), same also being the existing Northeasterly right-of-way line of Mathew Drive (50' right-of-way), as recorded in Instrument Number 2020-272, P.R.C.C.T.;

THENCE North 62 degrees 05 minutes 33 seconds West with the common line between said Lot 10 and the existing Northeasterly right-of-way line of said Mathew Drive, pass at a distance of 50.00 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southwesterly corner of said Lot 10, same being the Southeasterly corner of said Tract 9, continue with said course for a total distance of 73.15 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the beginning of a curve to the right, whose long chord bears North 09 degrees 30 minutes 53 seconds West, a distance of 39.71 feet;

THENCE Northerly with the transition of the existing Northeasterly right-of-way line of said Mathew Drive to the existing Southeasterly right-of-way line of Elizabeth Street (50' right-of-way), as recorded in Instrument Number 2020-272, P.R.C.C.T., with said curve to the right, having a radius of 25.00 feet, through a central angle of 105 degrees 09 minutes 20 seconds, for an arc distance of 45.88 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 43 degrees 03 minutes 43 seconds East with the common lien between said Tract 9 and the existing Southeasterly right-of-way line of said Elizabeth Street, a distance of 91.65 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwesterly corner of said Tract 9, same being the Westerly corner of that certain tract of land described as Tract 14, Anna Crossing Phase 6 (hereinafter referred to as Tract 14), an addition to the City of Anna, Collin County, Texas, according to the plat recorded in Instrument Number 2021-213, P.R.C.C.T.;

THENCE South 62 degrees 05 minutes 27 seconds East, departing the existing Southeasterly right-of-way line of said Elizabeth Street, with the common line between said Tract 9 and said Tract 14, pass at a distance of 23.32 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeasterly corner of said Tract 9, same being the Northwesterly corner of said Lot 10, continue with said course for a total distance of 73.32 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeasterly corner of said Lot 10, same being the Northwesterly corner of said Lot 9;

THENCE South 27 degrees 54 minutes 39 seconds West, departing the Southwesterly line of said Tract 14, with the common line between said Lot 10 and said Lot 9, a distance of 120.00 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 0.241 acre (10,505 square feet) of land.

OWNER'S CERTIFICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **KAREN COMEAUX, MICHAEL W. COMEAUX and ANNA TOWN SQUARE HOMEOWNERS ASSOCIATION, INC.** acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOT 10R, BLOCK 5, ANNA CROSSING PHASE 5,** 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.
WITNESS my hand this the ____ day of _____, 2022.

ANNA TOWN SQUARE HOMEOWNERS ASSOCIATION, INC.

_____

Owner: John Arnold, President

KAREN COMEAUX

_____

Owner:

MICHAEL W. COMEAUX

_____

Owner:

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally **John Arnold**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

_____

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally **KAREN COMEAUX**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

_____

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally **MICHAEL W. COMEAUX**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

_____

Notary Public in and for the State of Texas

My Commission Expires: _____

CERTIFICATE OF APPROVAL

APPROVED on the _____ day of _____, 2022, by the City Council, City of Anna, Texas.

_____

Mayor
City of Anna, Texas

ATTEST:

_____

City Secretary
City of Anna, Texas

APPROVED
FEBRUARY 8, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
FEBRUARY 7, 2022
P&Z COMMISSION
CITY OF ANNA

REPLAT
OF
ANNA CROSSING PHASE 5
LOT 10R, BLOCK 5
0.241 ACRE OUT OF THE
GRANDERSON STARK SURVEY, ABSTRACT NUMBER 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
1 RESIDENTIAL LOT

EXHIBIT A

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO. 090-21-019

SURVEYOR / ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
PHONE: (817) 842-2094
FAX: (817) 842-2095
CONTACT: MICHAEL DAVIS, RPLS

OWNER:
KAREN COMEAUX AND
MICHAEL W. COMEAUX
809 MATHEW DRIVE
ANNA, TEXAS 75409
(LOT 10)

OWNER:
ANNA TOWN SQUARE
HOMEOWNERS ASSOCIATION, INC.
8214 WESTCHESTER, SUITE 710
DALLAS, TEXAS 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

Planning & Development
City of Anna
Received January 24, 2022

From: Jason Wilson
To: Lauren Mecke
Subject: Zoning Response
Date: Monday, January 24, 2022 5:00:29 PM

Good afternoon,

This email is regarding the Replat notice for Anna Crossing Phase 5, Block 5, Lot 10R. Please consider this email as me being ***in favor*** of the aforementioned notice.

Thank you

Jason Wilson

(940) 631-0682

Planning & Development
City of Anna
Received February 1, 2022

THE CITY OF
Anna

REPLY FORM

Please circle or check one:

_____ In favor of request _____ Neutral to request ✓ Opposed to request

Comments:

Built up enough in the neighborhood. No greenspace left, just houses.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Wesley Mascho
Name (Please Print)

Wesley Mascho
Signature

901 Mathew Dr.
Address

1-31-2022
Date

Please return form to:

USPS Mail:
City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:
Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

Item No. 8.

City Council Agenda
Staff Report

Meeting Date: 2/8/2022
Staff Contact:

AGENDA ITEM:
Closed Session (Exceptions).

SUMMARY:

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 2/4/2022
Jim Proce, City Manager	Final Approval - 2/4/2022