

AGENDA



City Council Meeting Planning and Zoning Commission Meeting

Tuesday, June 27, 2023 at 6:00 PM

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

The City Council and Planning and Zoning Commission of the City of Anna will meet on June 27, 2023 at 6:00 PM in the Anna Municipal Complex-Council Chambers, located at 120 W. 7th Street, to consider the following items.

Welcome to the City Council meeting. 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.**

- a. City Council (Mayor Pike)
- b. Planning and Zoning Commission (Chairperson Patterson-Herndon)

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 (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Reports.**

Receive reports from Staff or the City Council about items of community interest.

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

- a. City Secretary to administer the Oath of Office to Place 3 City Council Member, Stan Carver II. (City Secretary Carrie Land)
5. **Work Session.**
 - a. Discussion and Direction regarding proposed updates to the Zoning Ordinance. (Director of Development Services Ross Altobelli)
 - b. Adjourn the Planning and Zoning Commission Meeting. (Planning and Zoning Commission Chair Patterson-Herndon)
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 June 13, 2023 & June 20, 2023. (City Secretary Carrie Land)
 - b. Review Monthly Financial Report for the Month Ending May 31, 2023. (Budget Manager Terri Doby)
 - c. Approve the Quarterly Investment Report for the Period Ending March 31, 2023. (Finance Director Alan Guard)
7. **Items For Individual Consideration.**
 - a. Consider/Discuss/Action on a Resolution approving a Chapter 380 Grant Agreement with AnaCapri Laguna Azure, LLC. (Director of Economic Development Joey Grisham)
 - b. Consider/Discuss/Action on a Resolution approving a Development Agreement with Bloomfield Homes, LP for the Meadow Vista Development. (Director of Economic Development Joey Grisham)
 - c. Consider/Discuss/Action on the adoption of an Ordinance authorizing the issuance and sale of City of Anna, Texas General Obligation Bonds, Series 2023; levying and annual ad valorem tax and providing for the security for and payment of said bonds; approving an Official Statement; and enacting other provisions relating to the subject. (Finance Director Alan Guard)
 - d. Consider/Discuss/Action on a Resolution approving an Agreement Regarding Services including a plan for municipal services for 16.1± acres of land generally located on the south side of County Road 427, 530± east of County Road 425 (future Leonard Avenue). (Director of Development Services Ross Altobelli)
 - e. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to annex 16.1± acres of land generally located on the south side of County Road 427, 530± east of County Road 425 (future Leonard Avenue). (Director of Development Services Ross Altobelli)
 - f. Consider/Discuss/Action on a Resolution regarding Skorburg Anna Ranch Subdivision Improvement Agreement. (Director of Development Services Ross Altobelli)
 - g. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 170± acres located on the north and south side of E. Foster Crossing Road, 1,645± feet east of future Leonard Avenue from Planned Development to Planned Development to allow for single-family residences and multiple-family residences built to SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, & SF-Z Single-Family Residence District - Zero lot line homes, and MF-2 Multiple-Family Residential - High Density with modified

development standards. (Director of Development Services Ross Altobelli)

- h. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 2.4± acres located on the north side of W. White Street, 635± feet east of Ferguson Parkway from Planned Development (Ord. No. 709-2015), SF-E Single-Family Residential - Large Lot, & Planned Development (Ord. No. 673-2014) to C-1 Restricted Commercial to allow for an office, retail, and restaurant development. (Planner II Salena Tittle)
- i. Consider/Discuss/Action on a Resolution regarding The Shops at Avery Pointe, Block A, Lot 1, Concept Plan. (Planner II Salena Tittle)
- j. Consider/Discuss/Action on a Resolution entering into a development agreement with Dosti Partners LLC to establish development and design regulations for multiple-family residences and commercial uses on 54.9± acres located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road to Planned Development to allow for a multiple-family residence, hotel and private club/banquet hall development with modified development standards (Planning Manager Lauren Mecke)
- k. Consider/Discuss/Action on a Resolution approving an Agreement Regarding Services including a plan for municipal services for on 54.9± acres located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road. (Planning Manager Lauren Mecke)
- l. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to annex on 54.9± acres located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road. (Planning Manager Lauren Mecke)
- m. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to establish zoning on 54.9± acres located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road to Planned Development to allow for a multiple-family residence, hotel and private club/banquet hall development with modified development standards. (Planning Manager Lauren Mecke)
- n. Consider/Discuss/Action on a Resolution regarding The Preserve, Block A, Lot 1, Concept Plan. (Planning Manager Lauren Mecke)
- o. Consider/Discuss/Action on appointment of a Mayor Pro Tem. (City Secretary Carrie Land)
- p. Consider/Discuss/Action on appointment of a Deputy Mayor Pro Tem. (City Secretary Carrie Land)
- q. Consider/Discuss/Action on appointment of boards and commissions liaisons. (City Secretary Carrie Land)
 - i. Board of Adjustments
 - ii. Diversity and Inclusion Advisory Commission
 - iii. Economic Development Corporation and Community Development Corporation Boards
 - iv. Parks Advisory Board
 - v. Planning and Zoning Commission
- r. Acting as the Anna Housing Finance Corporation Board of Directors, Consider/Discuss/Action on appointment of officer positions. (City Secretary Carrie Land)
- s. Acting as the Anna Public Facility Corporation Board of Directors, Consider/Discuss/Action on appointment of officer positions.(City Secretary Carrie Land)

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

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

- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071).
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).
- d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). Boards and Commissions

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 the Anna Municipal Complex bulletin board at or before 5:00 p.m. on .06/23/2023.

Carrie L. Land, City Secretary

1. The Council may vote and/or act upon each of the items listed in this agenda. Notwithstanding the foregoing or any other statement in this Agenda, the Council shall not take action on any item until after providing opportunity for public testimony under the "Neighbor Comments" item or after any public hearing held under applicable law.
2. The Council reserves the right to retire into closed 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.