

## AGENDA



### City Council Meeting

**Tuesday, August 22, 2023 at 6:00 PM**

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

The City Council of the City of Anna will meet on August 22, 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.**
- 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. Recognize May, June, and July "We Notice!" Designees. (Code Compliance Officer Mike Wherland)

**5. Consent Items.**

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

- a. Approve City Council Meeting Minutes for August 8, 2023. (City Secretary Carrie Land)
- b. Review Monthly Financial Report for the Month Ending July 31, 2023. (Budget Manager Terri Doby)
- c. Review Minutes of the July 20, 2023, Joint Community Development Corporation and Economic Development Corporation Board Meetings. (Director of Economic Development Joey Grisham)
- d. Review Minutes of the July 6, 2023 Planning & Zoning Commission Meeting. (Director of Development Services Ross Altobelli)
- e. Approve a Resolution regarding the Anna Crossing, Phase 9, Final Plat. (Director of Development Services Ross Altobelli)
- f. Approve a Resolution regarding the Anna High School #1 Addition, Block 1, Lot 1R, Revised Site Plan. (Director of Development Services Ross Altobelli)
- g. Approve a Resolution regarding the Arden Park Phase 1, Final Plat. (Director of Development Services Ross Altobelli)
- h. Approve a Resolution regarding the Arden Park Phase 1, Site Plan. (Director of Development Services Ross Altobelli)
- i. Approve a Resolution regarding the Arden Park Phase 1, Block C, Lot 1X, Site Plan. (Director of Development Services Ross Altobelli)
- j. Approve a Resolution regarding the Avery Pointe Commercial, Block A, Lot 4, Revised Site Plan. (Director of Development Services Ross Altobelli)
- k. Approve a Resolution regarding the Boston Addition, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)
- l. Approve a Resolution regarding the Holt Subdivision, Block A, Lots 1-4, Final Plat. (Director of Development Services Ross Altobelli)
- m. Approve a Resolution regarding the Holt Subdivision, Block A, Lots 1-4, Site Plan. (Director of Development Services Ross Altobelli)
- n. Approve a Resolution regarding the Jefferson at Anna Finley, Block A, Lot 1, Final Plat. (Director of Development Services Ross Altobelli)

- o. Approve a Resolution regarding the Jefferson at Anna Finley, Block A, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)
- p. Approve a Resolution regarding the Leonard Trails, Phase 1, Final Plat. (Director of Development Services Ross Altobelli)
- q. Approve a Resolution regarding the One Anna Two Addition, Block B, Lot 1R, Replat. (Director of Development Services Ross Altobelli)
- r. Approve a Resolution regarding the One Anna Two Addition, Block B, Lot 1R, Site Plan. (Director of Development Services Ross Altobelli)
- s. Approve a Resolution regarding the Quail Creek Run Place, Block A, Lots 4R, 5 & 6, Preliminary Replat. (Director of Development Services Ross Altobelli)
- t. Approve a Resolution regarding the Riata 455, Block A, Lots 1 & 2, Preliminary Plat. (Director of Development Services Ross Altobelli)
- u. Approve a Resolution regarding the Skoburg Anna Ranch, Concept Plan. (Director of Development Services Ross Altobelli)
- v. Approve a Resolution regarding the Skoburg Anna Ranch Addition, Preliminary Plat. (Director of Development Services Ross Altobelli)
- w. Approve a Resolution regarding The Woods at Lindsey Place, Phase 2A, Final Plat. (Director of Development Services Ross Altobelli)
- x. Approve a Resolution regarding The Woods at Lindsey Place, Phase 2B, Final Plat. (Director of Development Services Ross Altobelli)
- y. Approve a Resolution regarding the Wal-Mart Anna Addition, Block A, Lot 4, Revised Site Plan. (Director of Development Services Ross Altobelli)
- z. Approve a Resolution making revisions to the Investment Policy. (Finance Director Alan Guard)
- aa. Approve a Resolution accepting a petition and setting a public hearing under Section 372.009 of the Texas Local Government Code on the advisability of the creation of a public improvement district and improvements within the City of Anna, Texas for the Meadow Vista development and authorizing issuance of notice by the City Secretary of Anna, Texas regarding the public hearing. (Director of Economic Development Joey Grisham)
- bb. Approve a Resolution approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Anna, Texas Special Assessment Revenue Bonds Series, 2023 (The Woods at Lindsey Place Public Improvement District Improvement Area #1). (Director of Economic Development Joey Grisham)

**6. Items For Individual Consideration.**

- a. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend an existing planned development (Ord. No. 648-2014) on 12.2± acres located on the south side of Hackberry Drive, 160± feet east of U.S. Highway 75 to allow for Building Materials, Hardware (Indoors) with modified development standards. (Planning Manager Lauren Mecke)
- b. Consider/Discuss/Action on a Resolution regarding Anna Town Center Addition, Block A, Lot 15, Concept Plan. (Planning Manager Lauren Mecke)
- c. Consider/Discuss/Action on a Resolution regarding Anna Town Center Addition, Block A, Lot 15, Preliminary Replat. (Planning Manager Lauren Mecke)
- d. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 18.8± acres located at the northwest corner of N. Powell Parkway and Rosamond Parkway from Planned Development (Ord. No. 797-2018) to Planned Development to allow for a nonresidential and multiple-family residence development with modified development standards.(Director of Development Services Ross Altobelli)
- e. Conduct a Public Hearing/Consider/Discuss/Action on amending Chapter 9 of the Anna Code of Ordinances by Repealing and Replacing Article 9.04 Zoning Ordinance and Repealing Article 9.06 Landscaping Regulations. (Director of Development Services Ross Altobelli)
- f. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone two vacant lots 0.5± acre located at the southwest corner of W. Second Street and N. Riggins Street from SF-1 Single-Family Residential to Downtown (DT) District to allow for future development of a Health Club. (Planner II Salena Tittle)
- g. First Reading of a Resolution authorizing the Anna Community Development Corporation to enter into a loan agreement with Government Capital Corporation to finance land acquisition. (Director of Economic Development Joey Grisham)
- h. Second Reading of a Resolution authorizing the Anna Community Development Corporation to enter into a loan agreement with Government Capital Corporation to finance land acquisition. (Director of Economic Development Joey Grisham)
- i. Consider/Discuss/Action on a Resolution ratifying and authorizing the Anna Community Development Corporation to enter into a loan agreement with Government Capital Corporation to finance land acquisition. (Director of Economic Development Joey Grisham)

- j. Consider/Discuss/Action on a Resolution approving a minimum value to lien ratio with respect to First Amendment to The Woods at Lindsey Place Subdivision Improvement Agreement. (Director of Economic Development Joey Grisham)
- k. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute a Park Fee Development Agreement by and between the City of Anna, Texas and Skorburg Lot Development, LLC; in a form approved by the City Attorney; and providing for an effective date. (Interim Assistant City Manager Greg Peters, P.E.)

**7. Closed Session (Exceptions).**

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

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

The Council further reserves the right to enter into Executive Session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.

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

This is to certify that I, Carrie L. Land, City Secretary, posted this Agenda on the City's website ([www.annatexas.gov](http://www.annatexas.gov)) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 08/18/2023.

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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.