



CITY OF ANNA AGENDA NOTICE – CITY COUNCIL

December 8, 2015

6:30 p.m. – Anna City Hall

The City Council of the City of Anna will meet in Workshop Session at 6:30 p.m., on December 8, 2015 at Anna City Hall, located at 111 N. Powell Parkway (Hwy 5), regarding the following items:

1. Call to Order.
2. Roll Call and Establishment of Quorum.
3. Briefing and Discussion on Oakridge Development (Maurice Swanke)
4. 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**); acquisition of right-of-way, easements, and land for municipal facilities.
 - c. discuss or deliberate personnel matters (**Tex. Gov't Code §551.074**); City Manager annual 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.

5. Consider/Discuss/Action on any items listed on posted agenda for the City Council Work Session or any Closed Session occurring during this Workshop, as necessary.

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.

6. Adjourn.

This is to certify that I, Carrie L. Smith, City Secretary, posted this agenda 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. December 4, 2015.

Carrie L. Smith, City Secretary

1. The Council may vote and/or act upon each of the items listed in this agenda.
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CITY OF ANNA AGENDA NOTICE – CITY COUNCIL MEETING

December 8, 2015

7:30 p.m. – Anna City Hall

The City Council of the City of Anna will meet in Regular Session at 7:30 p.m., on December 8, 2015, at the Anna City Hall, located at 111 North Powell Parkway (Hwy 5), 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.
2. Invocation and Pledge of Allegiance.
3. Citizen comments. *Citizens are allowed three minutes to speak. The Council is unable to respond to or discuss any issues that are brought up during this section that are not on the 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. 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.*

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.

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 the City Council Minutes for November 10, 2015 (Carrie Smith)
 - b. Approve a Resolution authorizing the execution of an Interlocal Agreement with the Collin County Governmental Purchasers Forum (Clayton Fulton)
 - c. Approve a Resolution renewing tower license agreements with AirCanopy Internet Services, Inc d/b/a Rise Broadband. (Clayton Fulton)
 - d. Approve a Resolution regarding a Special Event Permit for the annual Christmas Parade.
6. Consider/Discuss/Action on a Resolution instituting Annexation proceedings, and setting the dates, times, and places for public hearings for the voluntary annexation of a 21.4 acre tract of land located in the Hiram Brinlee Survey, Abstract No. 30 (St. Charles Apts. Inc., owner); a 47.6 acre tract of land located in the John Chambers Survey, Abstract No. 223 and the Samuel Craft Survey, Abstract No. 165 (Bhagat Holdings Ltd., owner); a 15 acre tract located in the Jonathan Douthit Survey, Abstract No. 251 (McGuffey Living Trust, owner); an 18.53 acre tract of land located in the William Kitchings Survey, Abstract No. A0505 and the W E Throckmorton Survey, Abstract No. A0899 (Anna Outer Loop Ltd, owner formerly the Seminole 20 Ltd.); and a 15.4 acre tract of land located in the W E Throckmorton Survey, Abstract No. A0899 (William & Nora Steward, owners).
7.
 - a. Conduct a Public Hearing on creation of the Villages of Hurricane Creek Tax Increment Reinvestment Zone (TIRZ).
 - b. Consider/Discuss/Action on an Ordinance approving the creation of the Villages of Hurricane Creek TIRZ (Clayton Fulton)
8.
 - a. Conduct a Public Hearing on a request to amend the zoning and development standards in Ordinance No. 179-2005 on approximately 15.7 acres of land located in the Francis T. Daffau Survey, A0288 north of FM 455 on the east and west sides of Ferguson Parkway. (Maurice Schwanke)
 - b. Consider/Discuss/Action regarding an Ordinance amending the development standards in Ordinance No. 179-2005 on approximately 15.7 acres of land located in the F.T. Daffau Survey, A0288 north of FM

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.

455 on the east and west sides of Ferguson Parkway. (Maurice Schwanke)

9. 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**); acquisition of right-of-way, easements, and land for municipal facilities.
 - c. discuss or deliberate personnel matters (**Tex. Gov't Code §551.074**); City Manager annual 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

10. Consider/Discuss/Action on any items listed on the posted agenda or any closed session occurring during this meeting, as necessary
11. Adjourn.

This is to certify that I, Carrie L. Smith, City Secretary, posted this agenda 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. December 4, 2015.

Carrie L. Smith, 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.

ANNA CITY COUNCIL

MINUTES
WORKSHOP SESSION

November 10, 2015

The City Council of the City of Anna met in Workshop Session on the above date at Anna City Hall, located at 111 N. Powell Parkway (Hwy 5), regarding the following items:

1. Call to Order.

Mayor Crist called the meeting to order at 6:30 pm.

2. Roll Call and Establishment of Quorum.

Mayor Mike Crist and Council Members Justin Burr, Lauren Lovato, Chad Barnes, Nathan Bryan and Dick Dowd were present. John Beazley was absent.

3. 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**); acquisition of right-of-way, easements, and land for municipal facilities.
- c. discuss or deliberate personnel matters (**Tex. Gov't Code §551.074**); City Manager annual 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.

MOTION: Council Member Barnes moved to adjourn to closed session at 6:31 p.m. Council Member Lovato seconded. Motion carried 6-0.

Mayor Crist reconvened the meeting at 7:20 p.m.

4. Consider/Discuss/Action on any items listed on posted agenda City of Anna City Council Regular Meeting or any Closed Session occurring during this Workshop, as necessary.

MOTION: Council Member Dowd moved to take no action. Council Member Barnes seconded. Motion carried 6-0.

5. Adjourn.

Council Member Barnes moved to adjourn at 7:22 pm. Council Member Bryan seconded. Motion carried 6-0.

Approved on the ____ day of _____, 2015.

ATTEST:

City Secretary Carrie L. Smith

Mayor Mike Crist

ANNA CITY COUNCIL

MINUTES
REGULAR SESSION

November 10, 2015

The City Council of the City of Anna met in Regular Session on the above date at Anna City Hall, located at 111 North Powell Parkway (Hwy 5), to consider the following items.

1. Call to Order.

Mayor Crist called the meeting to order at 7:32 pm.

Mayor Mike Crist and Council Members Justin Burr, Lauren Lovato, Chad Barnes, Nathan Bryan and Dick Dowd were present. John Beazley was absent.

2. Invocation and Pledge of Allegiance.

Mayor Crist led the Invocation and Pledge of Allegiance.

3. Citizen comments. *Citizens are allowed 3 minutes to speak. The Council is unable to respond to or discuss any issues that are brought up during this section that are not on the 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.*

No comments

4. 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.*

- Due to the Thanksgiving Holiday, the next regular meeting will be held December 8.

5. Recognition of 2015 Citizen Academy Participants (Jessica Perkins)

Judith Waldrop
Christian Landers
Rene Martinez
Pete Drayer
Brent Thomas
Teddie Barner

Danny Ussery
Felicia Flagg
Lorenzo Gonzalez
Timothy Box
Donald Jacobs
Veronickah Ricano

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

- a. Approve the City Council Minutes for October 27, 2015 (Carrie Smith)**
- b. Approve Planning and Zoning Minutes for October 5, 2015 (Maurice Schwanke)**
- c. Presentation of Quarterly Investment Report (Clayton Fulton)**
- d. Approve a Resolution approving a development plat of the Morris Addition (Maurice Schwanke)**

RESOLUTION 2015-11-125: A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A DEVELOPMENT PLAT OF THE MORRIS ADDITION.

- e. Approve a Resolution approving a preliminary plat of Camden Parc, Phase 3 (Maurice Schwanke)**

RESOLUTION 2015-11-126: A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A PRELIMINARY PLAT OF CAMDEN PARC, PHASE 3.

- f. Approve Resolutions amending/extending the agreements with Collin County for Animal Control and Animal Sheltering Services for FY 2016 (Chief Jenks)**

RESOLUTION NO. 2015-11-127: A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING EXTENSION OF THE AGREEMENTS WITH COLLIN COUNTY FOR ANIMAL CONTROL SERVICES.

RESOLUTION NO. 2015-11-127: A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING EXTENSION OF THE

AGREEMENTS WITH COLLIN COUNTY FOR ANIMAL SHELTERING SERVICES.

MOTION: Council Member Barnes moved to approve consent items. Council Member Bryan seconded. Motion carried 6-0.

7. Conduct a Public Hearing on the creation of the Villages of Hurricane Creek Tax Increment Reinvestment Zone (Clayton Fulton)

Presentation by: First Southwest Representative Jim Sabonis

Mayor Crist opened the public hearing at 7:56 p.m.

No comments

Mayor Crist tabled the public hearing to the December 8, 2015 meeting.

8. Consider/Discuss/Action on a Resolution Approving Interlocal Agreements with the cities of Van Alstyne and Howe regarding purchase of water (Clayton Fulton)

RESOLUTION NO. 2015-11-129: A RESOLUTION RELATED TO TWO INTERLOCAL AGREEMENTS BETWEEN THE CITIES OF ANNA AND VAN ALSTYNE, AND THE CITIES OF ANNA AND HOWE IN WHICH VAN ALSTYNE AND HOWE AGREE TO TRANSFER A PORTION OF THEIR RESPECTIVE CONTRACTUAL MINIMUM TAKE OR PAY WATER OBLIGATION WITH THE GREATER TEXOMA UTILITY AUTHORITY TO THE CITY OF ANNA IN EXCHANGE FOR AN AGREED PAYMENT FROM ANNA AND AUTHORIZING THE EXECUTION AND ADMINISTRATION OF SAID INTER-LOCAL AGREEMENTS

MOTION: Council Member Barnes moved to approve. Council Member Bryan seconded. Motion carried 6-0.

9. Consider/Discuss/Action on a Ordinance abandoning a portion of the prescriptive right-of-way for CR 422 (Maurice Schwanke)

ORDINANCE NO. 706-2015: AN ORDINANCE BY THE CITY OF ANNA, TEXAS, VACATING AND ABANDONING A PORTION OF PRESCRIPTIVE RIGHT-OF-WAY IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798 IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS; DECLARING THAT SAID RIGHT OF WAY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE

MAYOR OF THE CITY TO EXECUTE A QUITCLAIM DEED RELEASING THE PUBLIC'S RIGHT, TITLE AND INTEREST IN A CERTAIN PORTION OF SAID RIGHT OF WAY; PROVIDING FOR SEVERABILITY OF THE ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

MOTION: Council Member Barnes moved to approve. Council Member Bryan seconded. Motion carried 6-0.

- 10. Consider/Discuss/Action on a Resolution instituting Annexation proceedings, and setting the dates, times, and places for public hearings for the voluntary annexation of a 21.4 acre tract of land located in the Hiram Brinlee Survey, Abstract No. 30 (St. Charles Apts. Inc., owner); a 47.6 acre tract of land located in the John Chambers Survey, Abstract No. 223 and the Samuel Craft Survey, Abstract No. 165 (Bhagat Holdings Ltd., owner); and a 15 acre tract located in the Jonathan Douthit Survey, Abstract No. 251 (McGuffey Living Trust, owner) (Maurice Schwanke)**

***RESOLUTION NO. 2015-11-130:** A RESOLUTION ESTABLISHING THE DATES, TIMES, AND PLACES FOR PUBLIC HEARINGS FOR THE VOLUNTARY ANNEXATION A 21.4 ACRE TRACT OF LAND IN THE HIRAM BRINLEE SURVEY, ABSTRACT NO. 30; A 47.6 ACRE TRACT OF LAND IN THE JOHN CHAMBERS SURVEY, ABSTRACT NO. 223 AND THE SAMUEL CRAFT SURVEY, ABSTRACT NO. 165; AND A 15 ACRE TRACT OF LAND IN THE JONATHAN DOUTHIT SURVEY, ABSTRACT NO. 251.*

MOTION: Council Member Barnes moved to approve. Council Member Bryan seconded. Motion carried 6-0.

- 11. Consider/Discuss/Action on a Resolution casting a ballot for the Collin Central Appraisal District Board of Directors (City Council)**

***RESOLUTION NO. 2015-11-131:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, VOTING FOR A CANDIDATE OR CANDIDATES FOR THE BOARD OF DIRECTORS, CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY.*

MOTION: Council Member Bryan moved to approve casting 8 votes for candidate Politz. Council Member Barnes seconded. Motion carried 6-0.

12. Consider/Discuss/Action regarding an Ordinance amending the Anna City Code of Ordinances regarding meters and billing by amending Part II, Article 49, Section 7.02. (Clayton Fulton)

ORDINANCE NO. 707-2015: AN ORDINANCE OF THE CITY OF ANNA, TEXAS, AMENDING THE ANNA CITY CODE OF ORDINANCES REGARDING METERS AND BILLING BY AMENDING PART II (GENERAL ORDINANCES), ARTICLE 49, SECTION 7.02; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

MOTION: Mayor Crist moved to approve. Council Member Burr seconded. Motion carried 6-0.

13. 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); acquisition of right-of-way, easements, and land for municipal facilities;

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.

Council did not enter into closed session.

14. Consider/Discuss/Action on any items listed on posted agenda Workshop Session or any closed session occurring during this Regular Meeting, as necessary.

No action taken.

15. Adjourn.

MOTION: Council Member Barnes moved to adjourn at 8:07 p.m. Council Member Bryan seconded. Motion carried 6-0.

Approved on the _____ day of _____, 2015.

ATTEST:

City Secretary Carrie L. Smith

Mayor Mike Crist

PROPOSED



City Council Agenda Staff Report

Date: 12/8/2015
Staff Contact: Clayton Fulton
Exhibits: Yes

AGENDA SUBJECT:

Approve a Resolution authorizing the execution of an Interlocal Agreement with the Collin County Governmental Purchasers Forum

SUMMARY:

The Collin County Purchasing Department administers a purchasing forum that allows entities to cooperatively purchase goods and/or services that have been competitively bid by other public entities.

The attached ILA would authorize the City to legally purchase goods/services under contracts executed with other entities provided the contractor agrees to participate in the same ILA and is stipulated in their contract.

Cooperative purchasing allows for the City to take advantage of volume pricing provided to larger organizations. Additionally, the ILA allows for more efficient, effective, and economical procurements.

STAFF RECOMMENDATION:

Approve the resolution.



City Council Agenda Staff Report

Date: September 8, 2015
Staff Contact: Clayton Fulton
Exhibits: Yes

AGENDA SUBJECT:

Approve a Resolution renewing tower license agreements with AirCanopy Internet Services, Inc d/b/a Rise Broadband.

SUMMARY:

The City currently has tower license agreements with AirCanopy Internet Services, Inc d/b/a Rise Broadband (Rise Broadband) allowing them to mount telecommunications equipment on our water towers located at 1111 CR 370 E (near the AISD high school) and 3300 N. Powell Parkway (at the Public Works offer).

The current contracts expired in November of 2015, the attached resolution would authorize the City Manager to renew new agreements with Rise Broadband for a 4 year period with updated rates.

In exchange for the use of our water towers, each agreement has a rate of \$800 a month for the first two years and \$1,000 a month for the final two years. Rise Broadband currently pays \$700 per month per agreement.

STAFF RECOMMENDATION:

Approve the resolution.



City Council Agenda Staff Report

Date: December 8, 2015
Staff Contact: Maurice Schwanke
Exhibits: Yes

AGENDA SUBJECT:

Approve a Resolution regarding a Special Event Permit for the annual Christmas Parade.

SUMMARY:

The Greater Anna Chamber of Commerce has planned a Christmas Parade event to be held on Saturday, December 12th, 2015. Preparation will start at approximately 9:00 a.m. with the actual parade starting at 12:00 noon. A street block request has been submitted and approved to close Hwy 5 (Powell Pkwy) and Fourth Street (TX Dot approval) and the approval from the Police Department and Planning & Development. The parade starts at the Anna ISD Middle school site and proceeds southerly with Powell Parkway to 4th Street then east on 4th Street to Sherley Street then southerly on Sherley Street to the Anna ISD Administration Building. The attached map identifies the proposed route.

The Park Board recommended approval of the Special Event Permit at a special meeting held on Monday, November 23rd, 2015.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution



City Council Agenda Staff Report

Date: December 8, 2015
Staff Contact: Maurice Schwanke
Exhibits: Yes

AGENDA SUBJECT:

Consider/Discuss/Action on a Resolution instituting Annexation proceedings, and setting the dates, times, and places for public hearings for the voluntary annexation of a 21.4 acre tract of land located in the Hiram Brinlee Survey, Abstract No. 30 (St. Charles Apts. Inc., owner) a 47.6 acre tract of land located in the John Chambers Survey, Abstract No. 223 and the Samuel Craft Survey, Abstract No. 165 (Bhagat Holdings Ltd., owner) a 15 acre tract located in the Jonathan Douthit Survey, Abstract No. 251 (McGuffey Living Trust, owner) a 18.53 acre tract of land located in the William Kitchings Survey, Abstract No. A0505 and the W E Throckmorton Survey, Abstract No. A0899 (Anna Outer Loop Ltd, owner formerly the Seminole 20 Ltd.) and a 15.4 acre tract of land located in the W E Throckmorton Survey, Abstract No. A0899 (Stewart William & Nora Stewart, owners).

SUMMARY:

In November of 2010 the City Council accepted and approved non-annexation development agreements with Charles Apts. Inc. on 21.4 acres of Land, the Bhagat Holdings Ltd on 47.6 acres of land, the McGuffey Living Trust on 15 acres of land, the Anna Outer Loop Ltd on 18.53 acres of Land and William & Nora Stewart on 15.4 acres of land. The properties owned by the Stewarts and the Anna Outer Loop Ltd. are located at the northeast corner of US 75 and the Collin County Outer Loop). The properties owned by Charles Apts. Inc. and Bhagat Holdings Ltd. are located on the south side of SH 121, and the property owned by McGuffey Living Trust is located at the northwest corner of FM 545 and FM 2862.

The agreements with Charles Apts. Inc., Bhagat Holdings Ltd., and William and Nora Stewart expired in 2011 and the agreements with Anna Outer Loop Ltd (Seminole 20 Ltd.) and McGuffey Living Trust expire in December of this year. Per the terms of the agreements, the respective owner are deemed to have properly filed with the City a petition consenting to voluntary annexation of the respective properties to be completed upon or after the end of the term.

It is the recommendation of the Staff that the City Council act on these agreements to ensure protection of land uses adjacent to Hwy 75 north of Collin County Outer Loop, and the Sam Rayburn Memorial Highway. Approval of this resolution would establish a

schedule for public hearings to be conducted on January 12th and January 26th on the annexation of each tract. If approved, Staff will send out a notice to the property owners 30 days in advance of the first public hearing as required in state law.

STAFF RECOMMENDATION:

Staff recommends approval of the attached resolution.



City Council Agenda Staff Report

Date: December 8, 2015
Staff Contact: Clayton Fulton
Exhibits: No

AGENDA SUBJECT:

Conduct a Public Hearing regarding the creation of the Villages of Hurricane Creek Tax Increment Reinvestment Zone

SUMMARY:

The City Council scheduled November 10, 2015 at 7:30 p.m. as the date and time for the public hearing on the creation of the Villages of hurricane Creek Tax Reinvestment Zone (TIRZ). That hearing was held open until December 8, 2015 at 7:30 p.m.

STAFF RECOMMENDATION:

None



City Council Agenda Staff Report

Date: December 8, 2015
Staff Contact: Clayton Fulton
Exhibits: Yes

AGENDA SUBJECT:

Approve an Ordinance creating the Villages of Hurricane Creek Tax Reinvestment Zone (TIRZ).

SUMMARY:

In February 2015, the City Council approved the Villages of Hurricane Creek (VHC) subdivision improvement agreement (SIA). The agreement replaced a previous facilities agreement adopted in 2004.

Among other things, the SIA authorized the creation of a public improvement district (PID), the creation of a tax increment reinvestment zone (TIRZ), and bound the developer (Centurion American) to certain performance standards and dedication of property to the City for park land and a future fire station.

The PID has been created and the attached ordinance would create the TIRZ. The TIRZ will be coterminous with and support the PID. Included with the creation of the TIRZ is the preliminary TIRZ plan. Staff has been working with our financial advisors and a consultant to create the plan. The attached plan mirrors the requirements for the TIRZ as set forth in the SIA. The Council will appoint a TIRZ board (in a separate meeting) to manage the TIRZ. Initially the TIRZ board will review the TIRZ plan and submit to the Council for final approval. There are still opportunities for Council and staff to make any necessary adjustments to the TIRZ plan before it is finalized.

The SIA required the TIRZ to be created in 2015. By creating the TIRZ now, tax year 2015 is established as the baseline value of the property. As property in the TIRZ is developed and increases in value beyond the baseline year, a portion of the new property tax revenue will be reinvested into the TIRZ. The TIRZ proceeds will be used to support the PID bonds that will be issued to construct major off-site and on-site infrastructure required to service the property in the TIRZ.

The preliminary TIRZ plan sets forth following requirements of the TIRZ:

- Limit TIRZ proceeds to 50% of the new property tax revenue generated in the TIRZ
- Establish a 30 year limit to the TIRZ
- Limit TIRZ funded projects to \$7.4 million
- Calculate TIRZ credits on a parcel by parcel basis

Other than funds generated by the TIRZ, the City of Anna will not be obligated to use City funds to pay for PID bonds issued for the Villages of Hurricane Creek development.

STAFF RECOMMENDATION:

Approve the ordinance creating the TIRZ.



City Council Agenda Staff Report

Date: December 8, 2015

Staff Contact: Maurice Schwanke

Exhibits: Yes

AGENDA SUBJECT: (a) Conduct a Public Hearing on a request to amend the zoning and development standards in Ordinance No. 179-2005 on approximately 15.7 acres of land located in the Francis T. Daffau Survey, A0288; AND (b) Consider/Discuss/Action regarding an Ordinance amending the development standards in Ordinance No. 179-2005 on 15.7 acres of land located in the F.T. Daffau Survey, A0288.

SUMMARY: The Anna 455 Commercial, LP has submitted a request to amend the zoning and development standards on three tracts of land totaling approximately 15.7 acres of land. The subject properties are located on the north of side of W. White Street (FM 455) north of Anna Market Center and the Oak Hollow Subdivision. This request would change the Building and Area requirements on the remaining land area within Commercial/Retail Tract C to reflect current C-2 area requirements in the General Commercial District regulations.

The Planning and Zoning Commission recommended approval of the zoning request at their meeting November 2nd, 2015. The vote was unanimous.

STAFF RECOMMENDATION: Staff recommends approval of this ordinance.



City Council Agenda Staff Report

Date: December 8, 2015

Staff Contact: Maurice Schwanke

Exhibits: Yes

AGENDA SUBJECT: (a) Conduct a Public Hearing on a request to amend the zoning and development standards in Ordinance No. 179-2005 on approximately 15.7 acres of land located in the Francis T. Daffau Survey, A0288; AND (b) Consider/Discuss/Action regarding an Ordinance amending the development standards in Ordinance No. 179-2005 on 15.7 acres of land located in the F.T. Daffau Survey, A0288.

SUMMARY: The Anna 455 Commercial, LP has submitted a request to amend the zoning and development standards on three tracts of land totaling approximately 15.7 acres of land. The subject properties are located on the north of side of W. White Street (FM 455) north of Anna Market Center and the Oak Hollow Subdivision. This request would change the Building and Area requirements on the remaining land area within Commercial/Retail Tract C to reflect current C-2 area requirements in the General Commercial District regulations.

The Planning and Zoning Commission recommended approval of the zoning request at their meeting November 2nd, 2015. The vote was unanimous.

STAFF RECOMMENDATION: Staff recommends approval of this ordinance.