

**NOTICE OF THE MEETING OF THE  
GOVERNING BOARD OF THE  
CITY OF HOWE**

**NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE GOVERNING BODY OF THE CITY OF HOWE, TEXAS WILL BE HELD ON THE 13<sup>th</sup> DAY OF DECEMBER 2022 AT 6:00 P.M., AT 700 W. HANING, HOWE, TEXAS AT WHICH TIME THE FOLLOWING SUBJECTS WILL BE DISCUSSED, TO WIT:**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE TO FLAGS**

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

**PUBLIC REQUEST** - At this time comments will be taken from the audience on any subject on the agenda. All comments are limited to a maximum of three minutes. In accordance with the Open Meetings Act, Council may not discuss or act on any of the items not posted on the agenda.

**CURRENT BUSINESS**

Consider/approve consent items which are marked by an \*.

- \* Minutes of October 18, 2022 Meeting
- \* Finance statements - August 2022
- \* Grayson County Library Contract
- \* Grayson County Road Agreement
- \* Fire Protection County Contract

1. Discuss, consider, and act upon to approve the Consent agenda.
2. Discuss, consider, and act upon Noble Ridge Development Agreement.

## **PUBLIC HEARING**

Consider an application Requested by: Howe Land Partners, LLC, a Texas limited liability company (“HLP”), Horizon Capital Partners, LLC, a Texas limited liability company (“HCP”) and Cothran Malibu, L.P., a Texas limited partnership (“Cothran”).

Property Description: A TRACT OF LAND, CONSISTING OF 219.798± ACRES OF LAND LOCATED IN THE MARY MILLER SURVEY, ABSTRACT NO. 776, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS, HERETOFORE PARTIALLY ZONED SF-1 AND PARTIALLY ZONED PD-1. For the purpose of a zoning request seeking amendments to the City of Howe Zoning Ordinance and creation of City of Howe Planned Development District-4 (PD-4) (Noble Ridge). [Residential - Single Family Residential or Two Family Residential.]

ORDINANCE NO. 801  
CITY OF HOWE, TEXAS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS, AMENDING HOWE’S ZONING ORDINANCE, AS AMENDED, TO REZONE A TRACT OF LAND, CONSISTING OF 219.798± ACRES OF LAND LOCATED IN THE MARY MILLER SURVEY, ABSTRACT NO. 776, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS, HERETOFORE PARTIALLY ZONED PD-1; PROVIDING THAT THE TRACT IS HEREBY REZONED AS A PLANNED DEVELOPMENT DISTRICT AND PLACED IN THE PLANNED DEVELOPMENT DISTRICT-4 ZONING CLASSIFICATION; DESCRIBING THE TRACT TO BE REZONED; PROVIDING A PENALTY CLAUSE, SAVINGS AND REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

### **End Public Hearing**

3. Discuss, consider, and act upon the requested Zone Change from SF-1 and Partial PD-1 to PD-4 described above and passage of Ordinance No. 801

## **PUBLIC HEARING**

Consider an application Requested by: Cothran Malibu, L.P., a Texas limited partnership (“Cothran”)

Property Description: A TRACT OF LAND, CONSISTING OF 110.4 (42.6, 67.8) ± ACRES OF LAND LOCATED IN THE MARY MILLER SURVEY, ABSTRACT NO. 776 AND THE THOMAS TOBY SURVEY, ABSRACT NO. 1251, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS. For the purpose of a zoning request seeking amendments to the City of Howe Zoning Ordinance and creation of City of Howe Planned Development District-5 (PD-5) (Noble Ridge). [C-2 Commercial; Multifamily subject to a minimum

setback of 325 feet off of the property line along U.S. Highway 75 frontage and other applicable limitations.]

ORDINANCE NO. 802  
CITY OF HOWE, TEXAS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS, AMENDING HOWE'S ZONING ORDINANCE, AS AMENDED, TO REZONE A TRACT OF LAND, CONSISTING OF 110.4 (42.6, 67.8) ± ACRES OF LAND LOCATED IN THE MARY MILLER SURVEY, ABSTRACT NO. 776 AND THE THOMAS TOBY SURVEY, ABSTRACT NO. 1251, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS; PROVIDING THAT THE TRACT IS HEREBY REZONED AS A PLANNED DEVELOPMENT DISTRICT AND PLACED IN THE PLANNED DEVELOPMENT DISTRICT-5 ZONING CLASSIFICATION; DESCRIBING THE TRACT TO BE REZONED; PROVIDING A PENALTY CLAUSE, SAVINGS AND REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**End Public Hearing**

4. Discuss, consider, and act upon the requested Zone Change from C-2 to PD-5 described above and passage of Ordinance No. 802

RESOLUTION NO. 2022-0010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS CONSENTING TO THE CREATION OF NOBLE RIDGE MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY, WHICH LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF HOWE

5. Discuss, consider, and act upon Resolution No. 2022-0010, Consenting the Creation of a MUD District.

RESOLUTION NO. 2022-0011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS CONSENTING TO THE INCLUSION OF CERTAIN LAND IN A MUNICIPAL UTILITY DISTRICT.

6. Discuss, consider, and act upon Resolution No. 2022-0011, Consenting the Inclusion of Certain Land in the MUD District.

RESOLUTION NO. 2022-0009

A RESOLUTION RELATED TO THREE (3) INTER-LOCAL AGREEMENTS BETWEEN THE CITIES OF HOWE AND ANNA, HOWE AND MELISSA, AND HOWE VAN ALSTYNE, UNDER WHICH THE CITY OF HOWE AGREES TO TRANSFER A PORTION OF ITS CONTRACTUAL MINIMUM ANNUAL VOLUME WATER OBLIGATION WITH THE GREATER TEXOMA UTILITY AUTHORITY TO THE CITIES OF ANNA, MELISSA, AND VAN ALSTYNE IN EXCHANGE FOR AN AGREED PAYMENT FROM ANNA, MELISSA, AND VAN ALSTYNE AND AUTHORIZING THE EXECUTION AND ADMINISTRATION OF SAID INTER-LOCAL AGREEMENTS

7. Discuss, consider, and act upon Resolution 2022-0009, Interlocal Agreement between Anna, Melissa, Howe and Van Alstyne.
8. Discuss, consider, and act upon Interlocal Agreements with Anna, Melissa, and Van Alstyne to sell part of Howe's MAV( Take or Pay).
9. Discuss, consider, and act upon awarding Solid Waste Contract starting May 1, 2023. See attached binder and sealed envelope.
10. Discuss, consider, and act upon Pre-Development and Professional Services Agreement: Hughes St./Duke St.
11. Discuss, consider, and act upon Notice of Candidate Filing. December 19<sup>th</sup>, 2022 1<sup>st</sup> day to file.
12. Discuss, consider, and act upon Proclamation 2022-0001.
13. Discuss, consider, and act upon Jason Jones becoming a Howe Reserve Officer.
14. Discuss, consider, and act upon the lease/purchase agreement between the City of Howe and Independent Financial to purchase Police vehicle in the amount of \$62,999.98, and authorize City Administrator, Jeff Stanley, to execute and sign all documents pertaining to the purchase.
15. Discuss, consider, and act upon the mayor's nomination of Madison Snapp to the Planning and Zoning Board.
16. The Fire Department will present the Fire Fighter of the Year Award.
17. Departmental Reports questions.

## **ADJOURN**

Notes to agenda:

The Council may vote and/or act upon each of the items listed in the Agenda.

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 Meetings Act, Chapter 551, Government Code Vernon's Texas Codes Annotated in accordance with the authority contained in Section 551.071 – Consultation with attorney, Section 551.072 – Deliberation regarding real property, Section 551.073 – Deliberation regarding prospective gift, Section 551.074 – Personnel, Section 551.076 – Deliberation regarding security devices, and Section 551.087 – Deliberation regarding economic development negotiations.

Dated this 9th day of December 2022,

By \_\_\_\_\_

This is to certify that I, Regina Harris, City Secretary, posted this agenda in the outside display at 3:30 p.m. on December 9th, 2022, at the City Hall of the City of Howe, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

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Regina Harris  
City Secretary