THE CITY OF Anna

AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, JUNE 6, 2022 @ 7:00 P.M.

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, June 6, 2022, at the Anna ISD Board Room located at 201 E. 7th Street, to consider the following items:

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & 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 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planning Manager (LMECKE@annatexas.gov) by June 6, 2022, no later than 3:00 PM so it may be read into the record.

   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**

Planning & Zoning Commission Organizational Review

5. Annual Planning & Zoning Commission Review

   A. Elect a Planning & Zoning Commission Chairman.

   B. Elect a Planning & Zoning Commission Vice-Chairman.

Capital Improvements Advisory Committee

6. Call to Order and Establishment of Quorum

7. Consider/Discuss/Action on a recommendation regarding a modification to the impact fees.

8. Adjourn Capital Improvements Advisory Committee.

Consent Items

9. Consider/Discuss/Action to approve minutes of the May 2, 2022 Planning & Zoning Commission Meeting.

10. Consider/Discuss/Action on the Franklin Estates, Block A, Lot 1, Development Plat. Applicant: Scott Alex Franklin.

11. Consider/Discuss/Action on the Evans Westover Addition, Block A, Lots 1, 2, & 3, Replat. Applicant: Judy M. Evans.

12. Consider/Discuss/Action on the Three Creeks Ranch Estates, Block 1, Lots 3R & 4R, Replat. Applicant: Michael and Kristal Willoughby.

13. Consider/Discuss/Action on the Via Addition, Block A, Lots 1 & 2, Minor Plat. Applicant: Alexander and Mariah Burtness & Robert and Barbara Via.

14. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 4R, Replat. Applicant: Anna 31 Retail, LP.

15. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lots 1R & 3, Replat. Applicant: Anna Self Storage, LLC.

16. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lot 3, Site Plan. Applicant Anna Self Storage, LLC.

17. Consider/Discuss/Action on the Anacapri Laguna, Phase 1, Block A, Lots 1, 2, 3, 4 & 5, Preliminary Plat. Applicant: MCI Preferred Income Fund, LLC C/O Anacapri Laguna Azure, LLC.

18. Consider/Discuss/Action on the Anna 455 Addition, Block A, Lots 5 & 6, Preliminary Plat. Applicant: Brakes Plus, LLC.

19. Consider/Discuss/Action on the DHI-Anna, Block A, Lots 1-3, Preliminary Plat. Applicant: D.R. Horton – Texas, LTD.

Items for Individual Consideration

20. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lots 1R, 3R, 6, 7, 8, 9 & Block B, Lot 1, Replat. Applicant: Anna 31 Retail, LP.

21. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend standards for multiple-family residence development within portions of Subdistrict I & H of the existing Planned Development on one lot on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. Zoned: Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013). Applicant: Grand at Anna II Owner, LLC.

22. Consider/Discuss/Action on the Anna Town Square Addition, Block A, Lot 2, Concept Plan. Applicant: Grand at Anna II Owner, LLC.

23. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 0.4± acre located on the west side of N. Riggins Street, 670± north of Anthony Street from SF-1 Single-Family Residential District to Planned Development-SF-TH Townhome District with modified development standards. Applicant: Innovative Investments Inc.

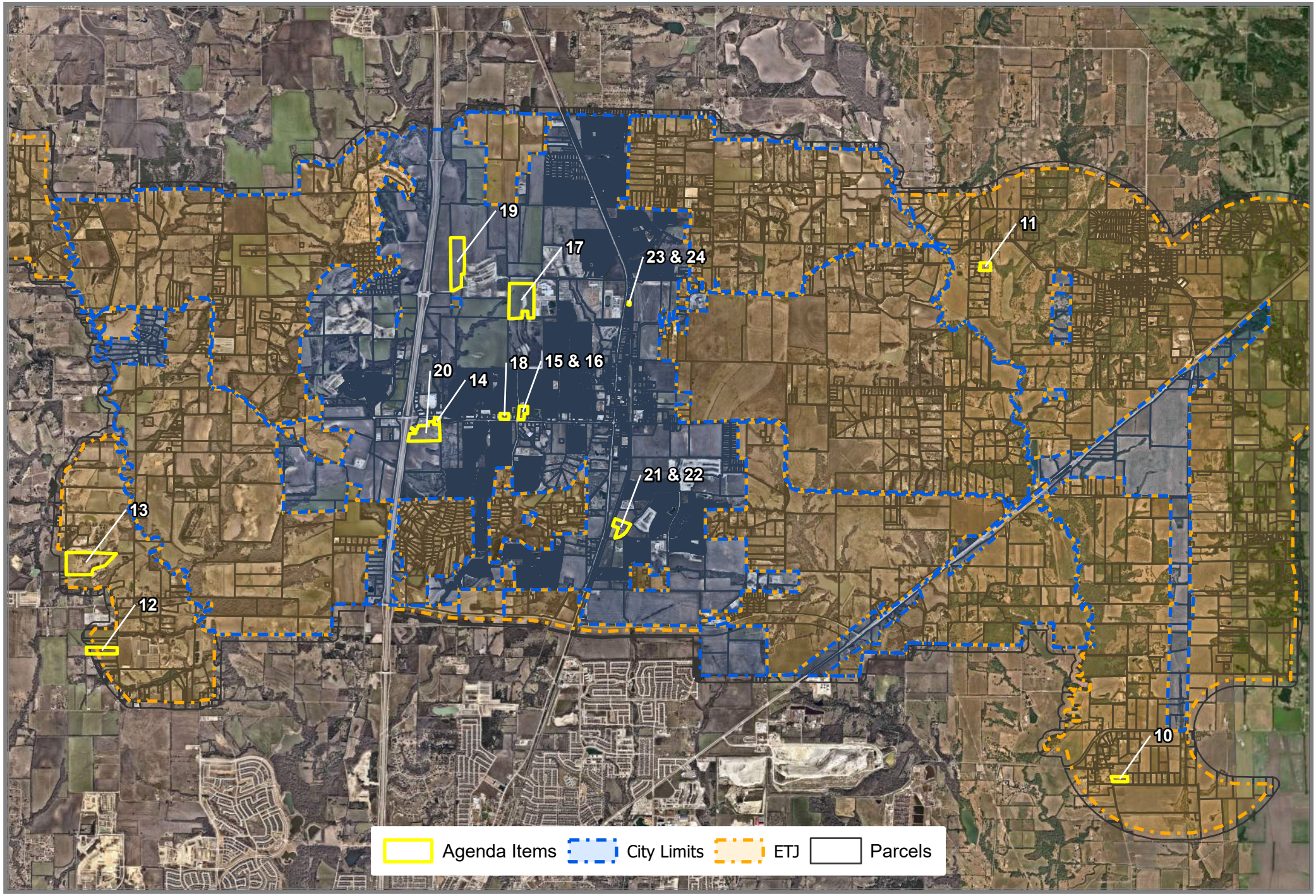
24. Consider/Discuss/Action on the Salida Del Sol, Block A, Lot 1, Concept Plan. Applicant: Innovative Investments Inc.

Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. June 3, 2022.

Lauren Mecke
Planning Manager

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.



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0 0.75 1.5 Miles

1:75,000

City of Anna, June 6th, 2022
Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 5/19/2022

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of Anna. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Anna, its officials or employees for any discrepancies, errors, or variances which may exist.

THE CITY OF Anna

Document Path: H:\Notification Maps\P&Z Overview Maps\P&Z Overview Maps.aprx

Item No. 5.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:
Annual Planning & Zoning Commission Review

A. Elect a Planning & Zoning Commission Chairman.
B. Elect a Planning & Zoning Commission Vice-Chairman.

SUMMARY:
In Section 9.01 (Organization) of Article 9 - Planning & Zoning Commission of the Home Rule Charter, it states:

> *In July of each year, or during the Commission's next meeting after July if the Commission does not meet in July, the Commission must elect from its members a Chairman, Vice Chairman, and Secretary to serve for one year beginning in that month.*

However, the appointment term has expired for the previous Chairman and Vice-Chairman. The Commission needs to elect and vote to fill the positions for this meeting.

FINANCIAL IMPACT:
N/A

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

Goal 4: High Performing, Professional City

STAFF RECOMMENDATIONS:
N/A

ATTACHMENTS:

Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/6/2022
Staff Contact: Gregory Peters

AGENDA ITEM:
Consider/Discuss/Action on a recommendation for the proposed Impact Fees.

SUMMARY:
The Public Works Department has been working with Kimley Horn to prepare updates to the City's Thoroughfare, Water, & Wastewater Master Plans, the City of Anna 10-year Capital Improvement Plan (CIP), and the City's Impact Fees. These updates are required due to a combination of accelerated growth, new and different types of development, and increases in the cost of constructing new public roads, water, and sewer systems.

The revised Thoroughfare, Water, & Wastewater Master Plans were presented to the Planning & Zoning Commission last month at the May 2, 2022 meeting. The Commission voted unanimously to recommend approval of the amendment to the Comprehensive Plan which was required for the Thoroughfare Plan changes. The master plans and the proposed Comprehensive Plan were presented to the City Council at their meeting on May 24, 2022. The Council approved the amendment unanimously.

The next step in the process is to review, make recommendations to, and adopt the revised 10-yr Capital Improvement Plan and proposed revisions to the City's Impact Fees. The 10-yr CIP identifies the major public roadway, water system, and sewer system improvements which will be required in the City over the next 10 years. The costs associated with these projects are an integral part of determining the correct impact fees to set for new development.

Impact Fees are charged to all new development in order to ensure that new growth pays a fair share of funding to cover their impacts on the City's public infrastructure. Impact Fees are then utilized to fund the construction of new major roads, water mains, sewer mains, and associated appurtenances so the community is able to handle the new growth.

Updates to the 10-yr CIP and Impact Fees have specific requirements as set forth by State Law, including the establishment of a review committee to make recommendations to the City Council. At the May 24, 2022 City Council Meeting, the Council selected the Planning & Zoning Commission and ETJ resident Leslie Voss to represent the City as the Capital Improvement Advisory Committee (CIAC) as required in Chapter 395 of the Texas Local Government Code.

Staff will present the CIAC with an overview of the process and the proposed changes to the 10-yr CIP and Impact Fees. Staff is seeking feedback from the CIAC and a recommendation t the City Council for the changes being proposed.

The 10-yr CIP and Impact Fees will then be brought forward to the City Council, where the changes will be adopted by City Ordinance.

FINANCIAL IMPACT:
The Impact Fees collected will fund the Capital Improvement Plan.

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

ATTACHMENTS:
1. PZ - Staff Report - CIAC review of 10-yr CIP and Impact Fees

APPROVALS:

Lauren Mecke, Planning Manager	Created/Initiated - 6/2/2022
Gregory Peters, Director of Public Works	New -
Lauren Mecke, Planning Manager	

CITY OF ANNA

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

June 6, 2022

10-YR Capital Improvement Plan and Impact Fee Update

Applicant: City of Anna

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for updates to the City of Anna 10-YR Capital Improvement Plan and Impact Fees.

SUMMARY:

The Public Works Department has been working with Kimley Horn to prepare updates to the City's Thoroughfare, Water, & Wastewater Master Plans, the City of Anna 10-year Capital Improvement Plan (CIP), and the City's Impact Fees. These updates are required due to a combination of accelerated growth, new and different types of development, and increases in the cost of constructing new public roads, water, and sewer systems.

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Impact Fees are charged to all new development in order to ensure that new growth pays a fair share of funding to cover their impacts on the City's public infrastructure. Impact Fees are then utilized to fund the construction of new major roads, water mains, sewer mains, and associated appurtenances so the community is able to handle the new growth.

Updates to the 10-yr CIP and Impact Fees have specific requirements as set forth by State Law, including the establishment of a review committee to make recommendations to the City Council. At the May 24, 2022 City Council Meeting, the Council selected the Planning & Zoning Commission and ETJ resident Leslie Voss to represent the City as the Capital Improvement Advisory Committee (CIAC) as required in Chapter 395 of the Texas Local Government Code.

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The 10-yr CIP and Impact Fees will then be brought forward to the City Council, where the changes will be adopted by City Ordinance.

ATTACHMENTS:

Master Thoroughfare Plan amended

Water Master Plan amended

Wastewater Master Plan amended

10-yr CIP Plan amended

Impact Fee Calculation Table amended

Item No. 9.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action to approve minutes of the May 2, 2022 Planning & Zoning Commission Meeting.

SUMMARY:
May 2, 2022 Planning & Zoning Commission Meeting Minutes.

FINANCIAL IMPACT:

STATEGIC CONNECTIONS:

STAFF RECOMMENDATIONS:

ATTACHMENTS:

1. 05-02-2022 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
May 2, 2022

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on May 2, 2022, at the Sue Evelyn Rattan Elementary School located at 1221 S. Ferguson Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

   The meeting was called to order at 7:05 pm.

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

2. Invocation and Pledge of Allegiance

   Vice Chairman Thomas 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 Vice Chairman Thomas, seconded by Commissioner Wenzel to recommend approval of consent items 5-13. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the April 4, 2022 Planning & Zoning Commission Meeting.

6. Consider/Discuss/Action on the Development Plat, Cedar Meadow RV Park Addition, Block A, Lot 1. Applicant: William L. Enox and Mary L. Enox.

7. Consider/Discuss/Action on the Final Plat, City of Anna Water Storage Tank Addition, Block A, Lot 1. Applicant: City of Anna.

8. Consider/Discuss/Action on the Final Plat, Coyote Meadows, Phase 1B. Applicant: TFCC Coyote, LLC.

9. Consider/Discuss/Action on the Preliminary Replat, Affi Addition, Block A, Lot 2R. Applicant: Sahi-Antoine LLC & Caldor Corporation.

10. Consider/Discuss/Action on the Preliminary Plat, Anacapri, Phases 2, 3, & 4. Applicant: Megatel Homes, LLC.

11. Consider/Discuss/Action on the Preliminary Plat, Chambers Grove. Applicant: Stratford Group.

12. Consider/Discuss/Action on the Preliminary Plat, Crystal Park, Phase 1. Applicant: Bloomfield Homes, LP.

13. Consider/Discuss/Action on the Revised Site Plan, Willow Creek Addition, Phase 1B, Block G, Lot 1R. Applicant: Marcus Property Company LLC.

Items for Individual Consideration

14. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for an amendment to the Master Thoroughfare Plan.

Mr. Greg Peters, Director of Public Works, gave a brief presentation.

The Public Hearing was opened at 7:28 p.m.

The Public Hearing was closed at 7:29 p.m.

A motion was made by Commissioner Grady, seconded by Commissioner Patterson-Herndon to recommend approval of the Master Thoroughfare Plan amendments. The vote was unanimous.

15. Consider/Discuss/Action on the Minor Plat, Pruitt's Place, Block A, Lots 1 & 2. Applicant: Estate of Michael Pruitt – Wayne Gartman Temporary Administrator.

Ms. Tittle gave a brief presentation.

Chairman Henke asked for clarification regarding the 40' frontage requirement in Subdivision Regulations.

Ms. Tittle and Mr. Altobelli provided clarification.

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

16. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend adopted and existing standards for multiple-family development within portions of Subdistrict I, F, & D of the existing Planned Development on one lot on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. Zoned: Planned Development (Ord. No 129-2004 & Ord. No. 691-2015). Applicant: Anna Town Square Partners I, LLC.

Mr. Altobelli gave a brief presentation.

The applicant gave a brief presentation.

The Public Hearing was opened at 7:56 p.m.

Mr. Glenn Brown, residing at 2109 Adriana Drive, spoke in favor of the request and commended the applicant for taking the steps and time necessary to work with the neighboring residents.

Ms. Tana Brown, residing at 2109 Adriana Drive, spoke in favor of the request and also commended the applicant and city staff for taking the time and steps necessary to work with the neighboring residents.

Ms. Elaine Holthe, residing at 2403 Maston Drive, spoke in favor of the request and wanted to express appreciation for the teamwork regarding Serenity at the Square project.

Ms. Stephanie Dingle, residing at 820 Anne Court, spoke in neutral of the request and wanted to show appreciation to the applicant for working with the residents.

Mr. Altobelli advised the Commission that staff and the applicant would like to add a couple more stipulations regarding the development. **1.** Ceiling height to 9' in height. **2.** Adding a minimum of 5,000 of commercial lease space.

Mr. Scott Intrieri, residing at 611 Haven Drive, spoke in opposition to the request and advised that he appreciates the fact that the applicant has tried to work with the residents, but a lot of residents are still not happy about the apartments coming in and that the residents feel defeated. Mr. Intrieri also advised that he is still concerned about traffic, congestion, and possible overflow parking within the neighborhood.

Mr. William Nabors, residing at 812 Anne Court, spoke in opposition to the request and expressed concerns about the traffic, overflow parking coming into the neighborhood, crime, and safety for the children in the neighborhood.

The applicant came back up to the podium to address the concerns that were mentioned regarding the traffic and the traffic light that is needed.

Mr. Greg Peters, Director of Public Works, addressed the traffic discussion and advised that a light is coming and is currently in the works. He also advised that it takes a little bit more time when a railroad is involved. He also advised that the city asked TXDOT for a traffic signal at the location back in 2018 and has continued to ask for one ever since.

Ms. Joana Eaton, residing at 2407 Thayne Drive, spoke in opposition and advised that residents feel defeated when it comes to the development and the residents should have received more information about the changes

The Public Hearing was closed at 8:26 p.m.

Commissioner Patterson-Herndon asked if the applicant had considered doing a parking garage to help alleviate some of the parking concerns.

The applicant advised that one of the original concept plans had a parking garage on it, but after speaking with staff and problems they had in the past with parking garages the applicant felt it best to keep the density and remove the idea of a parking garage.

A motion was made by Vice Chairman Thomas, seconded by Commissioner Wenzel to recommend approval of the zoning request with the additional Planned Development Stipulations as presented by Mr. Altobelli. The vote was unanimous.

17. Consider/Discuss/Action on the Concept Plan, Serenity at the Square, Block A, Lot 1. Applicant: Anna Town Square Partners I, LLC.

Mr. Altobelli gave a brief presentation.

A motion was made by Commissioner Wenzel, seconded by Vice Chairman Thomas to recommend approval of the Concept Plan. The vote was unanimous.

18. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend standards for multiple-family residence development within portions of Subdistrict I & H of the existing Planned Development on one lot on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. Zoned: Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013). Applicant: Grand at Anna II Owner, LLC.

Ms. Mecke gave a brief presentation and advised that the applicant wishes to table the item to allow time to meet with the residents of Anna Town Square.

The Public Hearing was opened at 8:33 p.m.

A motion was made by Vice Chairman Thomas, seconded by Commissioner Patterson-Herndon to approve the applicants request to table and hold open the Public Hearing until the June 6, 2022 Planning & Zoning Commission Meeting. The vote was unanimous.

19. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-1 Multiple-Family Residential Medium Density with modified development standards. Applicant: Anna 1340 Holdings, LLC.

Mr. Altobelli gave a brief presentation.

The applicant gave a brief presentation.

The Public Hearing was opened at 8:44 p.m.

Ms. Tana Brown, residing at 2109 Adriana Drive, spoke in opposition to the request and advised that she would like to see upgrades instead of reductions, she is not a fan of detention ponds counting towards green space, and would like to see these houses sold instead of rented out.

Mr. Altobelli addressed the Commission and pointed out where the amenities would be placed onsite and wanted to point out the area that will be preserved with the existing tree line.

The Public Hearing was closed at 8:47 p.m.

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

20. Consider/Discuss/Action on the Concept Plan, District Community, Block A, Lot 1. Applicant: Anna 1340 Holdings, LLC.

Mr. Altobelli gave a brief presentation.

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

21. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend adopted multiple-family residence development standards on one lot on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane. Zoned: Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (PD-C-1/MF-2/SF-60) (Ord. No. 861-2020). Applicant: Anna 51 Joint Venture.

Ms. Mecke gave a brief presentation.

The applicant gave a brief presentation.

The Public Hearing was opened at 9:04 p.m.

The Public Hearing was closed at 9:04 p.m.

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

22. Consider/Discuss/Action on the Concept Plan, Villages of Waters Creek, Block B, Lot 3. Applicant: Anna 51 Joint Venture.

Ms. Mecke gave a brief presentation.

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

Adjourn

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:09 p.m.

_____

Planning and Zoning Commissioner

ATTEST:

_____

Item No. 10.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the Franklin Estates, Block A, Lot 1, Development Plat. Applicant: Scott Alex Franklin.

SUMMARY:
Two single-family residences and four accessory buildings on one lot on 5.0± acres located on the east side of County Road 500, 170± feet north of County Road 832. Located within the Extraterritorial Jurisdiction (ETJ).

FINANCIAL IMPACT:
N/A

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
The Development Plat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

1. Franklin Estates Locator Map
2. PZ - STAFF REPORT (DP) Franklin Estates, Block A, Lot 1
3. Exhibit A - Franklin Estates Development Plat

Development Plat - Franklin Estates, Block A, Lot 1

H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Development Plat: Franklin Estates, Block A, Lot 1

Applicant: Scott Alex Franklin

AGENDA ITEM:

Consider/Discuss/Action on the Franklin Estates, Block A, Lot 1, Development Plat.

SUMMARY:

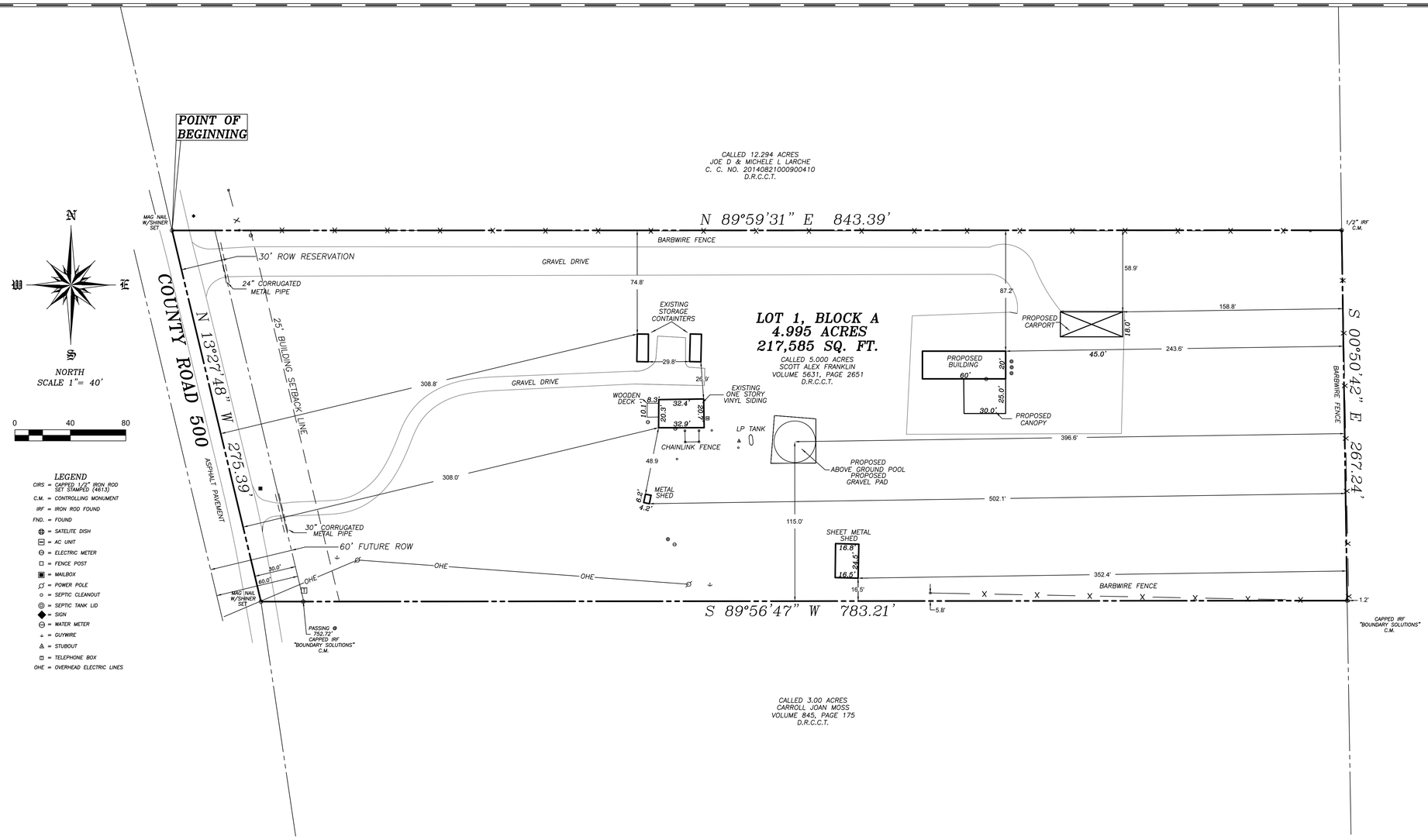
Two single-family residences and four accessory buildings on one lot on 5.0± acres located on the east side of County Road 500, 170± feet north of County Road 832. Located within the Extraterritorial Jurisdiction (ETJ).

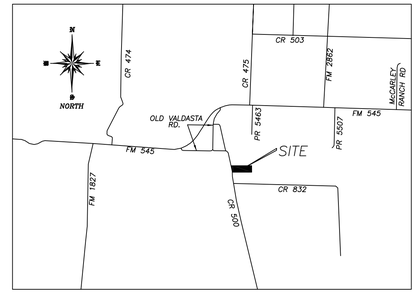
RECOMMENDATION:

The Development Plat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

Locator
Exhibit





LOCATION MAP
NOT TO SCALE

LOT 1
VALDASTA COUNTRY ESTATES
VOLUME L, 979
P.R.C.C.T.

NORTH
SCALE 1"= 40'

0 40 80

LEGEND

CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
C.M. = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
FND. = FOUND
= SATELITE DISH
= AC UNIT
= ELECTRIC METER
= FENCE POST
= MAILBOX
= POWER POLE
= SEPTIC CLEANOUT
= SEPTIC TANK LID
= SIGN
= WATER METER
= GUYWIRE
= STUBOUT
= TELEPHONE BOX
OHE = OVERHEAD ELECTRIC LINES

CERTIFICATE OF APPROVAL

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

_____
(Mayor)

_____
City Secretary

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. 48085C0190 J, Map Revision June 2, 2009, as published by the Federal Emergence Management Agency.

LEGAL DESCRIPTION

BEING a tract of land situated in the Jonathan Douthitt Survey, Abstract No. 251, Collin County, Texas and being all of a called 5.000 acre tract of land conveyed to Scott Alex Franklin as recorded in Volume 5361, Page 2651 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the centerline of County Road 500 at a Mag Nail with shiner stamped "4613" set for the northwest corner of the hereto described tract of land;

THENCE N 89°59'31" E a distance of 843.39' to a 1/2" iron rod found for the northeast corner;

THENCE S 00°50'42" E a distance of 267.24' to a 1/2" iron rod with plastic cap stamped "Boundary Solutions" found for the southeast corner of the called 5.000 acre tract of land;

THENCE S 89°56'47" W a distance of 752.72' passing a 1/2" iron rod with plastic cap stamped "Boundary Solutions" found for reference and continuing for a total distance of 783.21' to a Mag Nail with washer stamped "4613" set in the centerline of County Road 500;

THENCE N 13°27'48" W a distance of 275.39' to the POINT OF BEGINNING and containing 217,585 Square Feet or 4.995 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

EXHIBIT A

DEVELOPMENT PLAT
FRANKLIN ESTATES
LOT 1, BLOCK A
BEING 4.995 ACRES OUT OF THE JONATHAN DOUTHITT SURVEY
ABSTRACT NO. 251
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNERS
SCOTT ALEX FRANKLIN
8502 COUNTY ROAD 500
BLUE RIDGE, TEXAS 75424
(580) 467–6837

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

SCALE 1" = 40' DATE: APRIL 25, 2022 JOB No. 2022–79

Item No. 11.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the Evans Westover Addition, Block A, Lots 1, 2, & 3, Replat. Applicant: Judy M. Evans.

SUMMARY:
Three lots on 5.0± acres located on the east side of Westover Lane, 1,140± feet south of Farm-to-Market Road 2862. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the Replat is to subdivide one lot into three lots, dedicate lot and block boundaries, easements, and right-of-way necessary for future development.

FINANCIAL IMPACT:
N/A

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

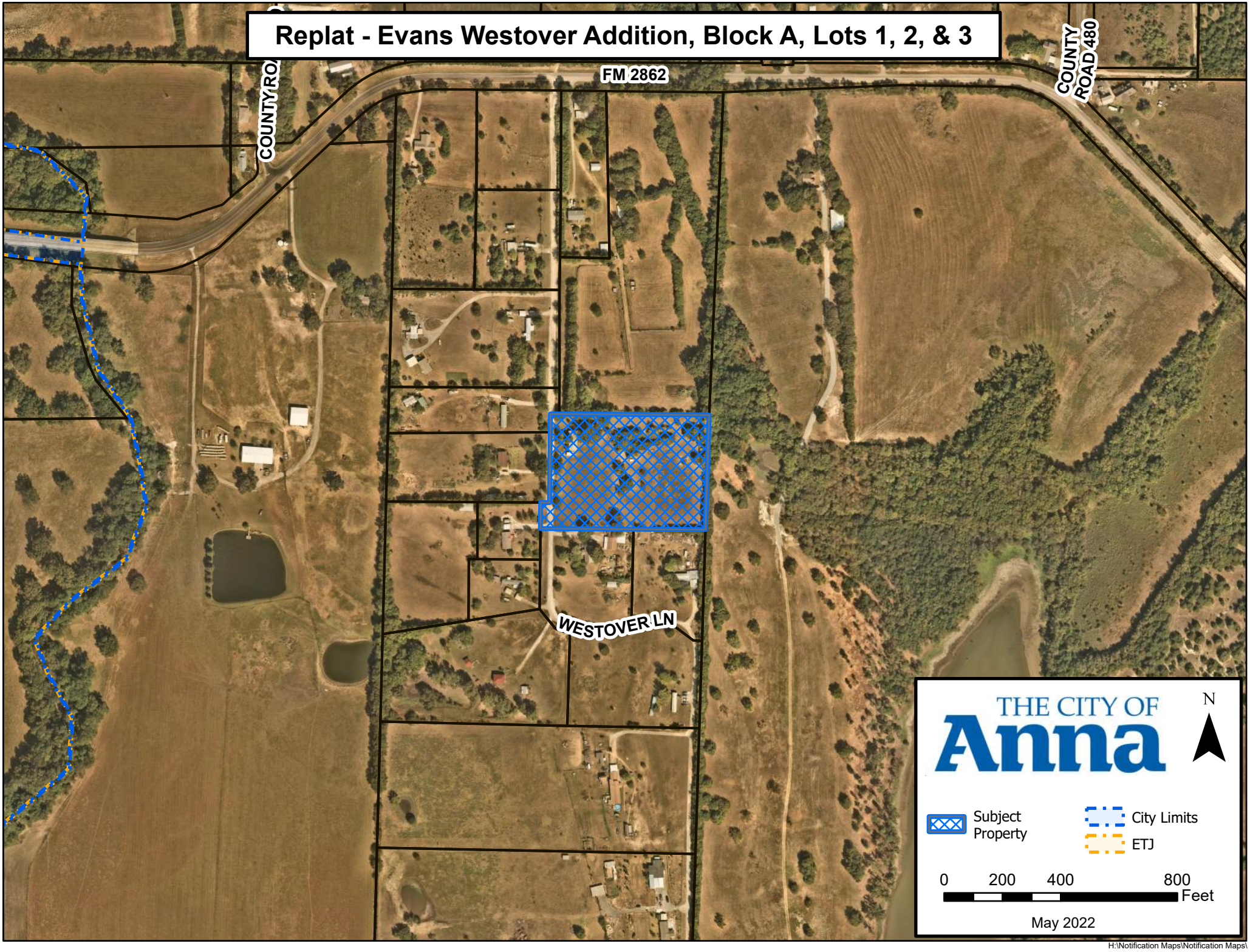
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
The Replat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

1. Evans Westover Addition Locator Map
2. PZ - STAFF REPORT (RP) Evans Westover Addition, Block A, Lots 1, 2, & 3
3. Exhibit A - Evans Westover Addition Replat

Replat - Evans Westover Addition, Block A, Lots 1, 2, & 3



H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Replat: Evans Westover Addition, Block A, Lots 1, 2, & 3

Applicant: Judy M. Evans

AGENDA ITEM:

Consider/Discuss/Action on the Evans Westover Addition, Block A, Lots 1, 2, & 3, Replat.

SUMMARY:

Three lots on 5.0± acres located on the east side of Westover Lane, 1,140± feet south of Farm-to-Market Road 2862. Zoned: Extraterritorial Jurisdiction (ETJ).

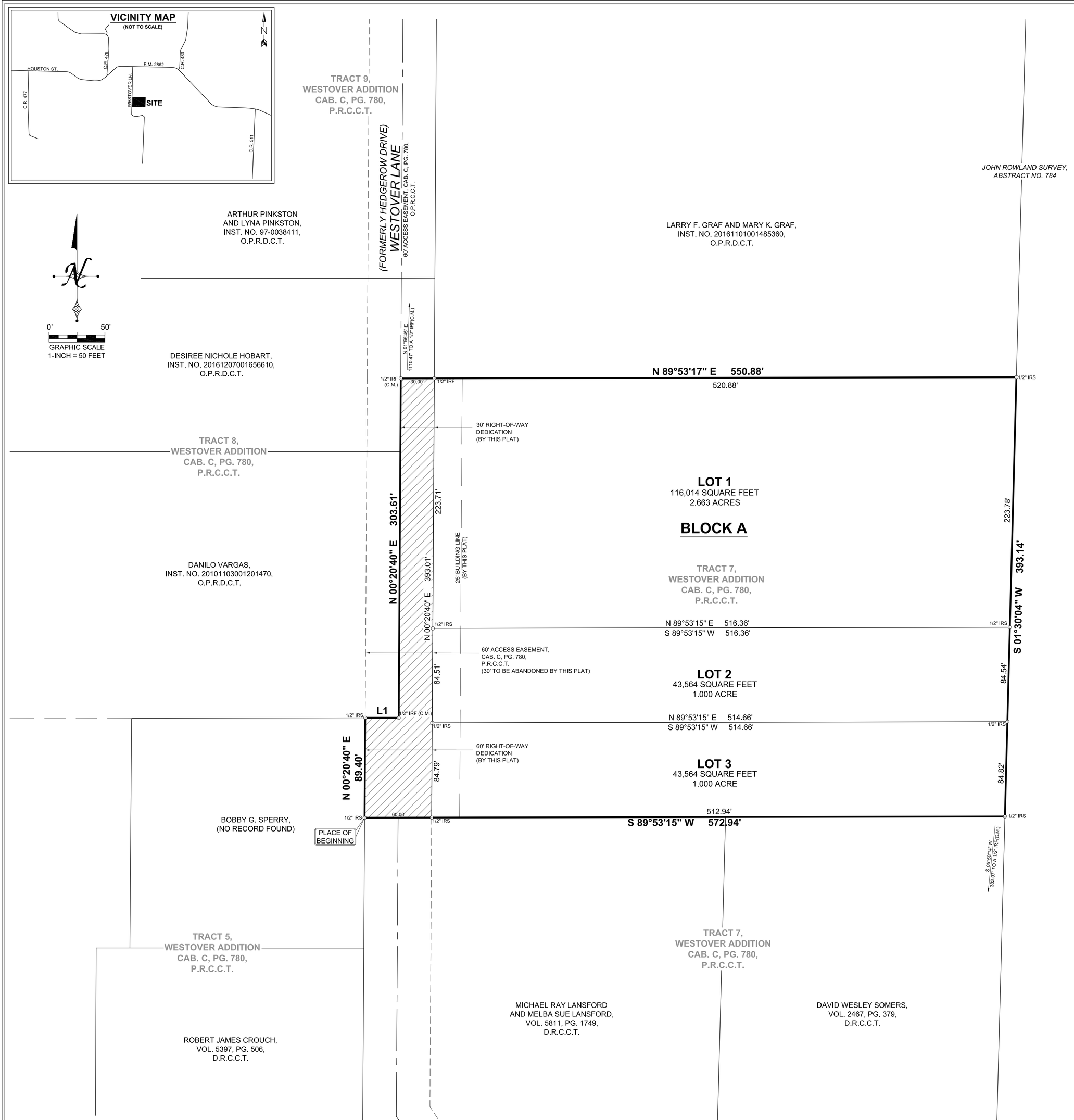
The purpose of the Replat is to subdivide one lot into three lots, dedicate lot and block boundaries, easements, and right-of-way necessary for future development.

RECOMMENDATION:

The Replat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

Locator
Exhibit



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Judy M. Evans is the sole owner of a tract of land located in the JOHN ROWLAND SURVEY, Abstract No. 784, (ETJ) of the City of Anna, Collin County, Texas, being a portion of Tract 7, of Westover Addition, an addition to the (ETJ) of the City of Anna, Collin County, Texas, according to the map or plat thereof recorded in Book C, Page 780, Deed Records, Collin County, Texas, and being the same tract of land described in Deed to Judy M. Evans, recorded in Instrument No. 20140207000120390, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the East line of a tract of land described in deed to Booby G. Sperry, at the Northwest corner of a tract of land described in deed to Michael Ray Lansford and Melba Sue Lansford, recorded in Volume 5811, Page 1749, Deed Records, Collin County, Texas, same being the Southwest corner of said Evans tract;

Thence North 00 deg. 20 min. 40 sec. East, a distance of 89.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the South line of a tract of land described in deed to Danillo Vargas, recorded in Instrument No. 20101103001201470, Official Public Records, Collin County, Texas, at the Northeast corner of said Sperry tract;

Thence North 89 deg. 53 min. 17 sec. East, a distance of 29.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the center of Westover Lane, at the Southeast corner of said Vergas tract;

Thence North 00 deg. 20 min. 40 sec. East, along said centerline, a distance of 303.61 feet to a 1/2 inch iron rod found in the East line of a tract of land described in deed to Desiree Nichole Hobart, recorded in Instrument No. 20161207001656610, Official Public Records, Collin County, Texas, and being the Northwest corner of said Evans tract;

Thence North 89 deg. 53 min. 17 sec. East, passing at a distance of 30.00 feet to a 1/2 inch iron rod found at the Southwest corner of a tract of land described in deed to Larry F. Graf and Mary K. Graf, recorded in Instrument No. 20161101001485360, Official Public Records, Collin County, Texas, and continuing a total distance of 550.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the West line of a tract of land described in deed to Brunhild Investments, Inc., recorded in Instrument No. 92-0033855, Official Public Records, Collin County, Texas, at the Southeast corner of said Graf tract;

Thence South 01 deg. 30 min. 04 sec. West, along said West line, a distance of 393.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the Northeast corner of a tract of land described in deed to David Wesley Somers, recorded in Volume 2467, Page 379, Deed Records, Collin County, Texas, same being the Southeast corner of said Evans tract;

Thence South 89 deg. 53 min. 15 sec. West, a distance of 572.94 feet to the PLACE OF BEGINNING and containing 217,613 square feet or 4.996 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Judy M. Evans, does hereby adopt this plat, designating the herein described property as **BLOCK A, LOTS 1, 2, & 3, EVANS WESTOVER ADDITION**, an addition to the Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon, the easements, as shown, for mutual use and accommodations of Collin County and all public utilities desiring to use or using same. All and any public utility and Collin County shall have the right to remove and keep removed all or part of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone.

This plat subject to all platting ordinances, rules, regulations and resolutions of Collin County.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Name: Judy M. Evans
Title: Owner

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 _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

HEALTH DEPARTMENT CERTIFICATION:

I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

_____
REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE
COLLIN COUNTY DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, R.P.L.S. 3691, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the corner monuments shown thereon were properly placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY / NOT FOR RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

GENERAL NOTES

1. All lots must utilize alternative type On-Site Sewage Facilities.
2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
3. Tree removal and/or grading for OSSF may be required on individual lots.
4. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
5. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
6. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
7. 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.

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.

UTILITY SERVICE PROVIDERS:

WATER: _____

ELECTRIC PROVIDERS: _____

TELEPHONE: _____

CERTIFICATE OF APPROVAL

APPROVED ON THIS THE _____ DAY OF _____, 20___, BY THE CITY COUNCIL, CITY OF ANNA, TEXAS.

_____
MAYOR

_____
CITY SECRETARY

EXHIBIT A

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.99'	N 89°53'17" E

SURVEYOR'S NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. THE PURPOSE OF THIS PLAT IS TO CREAT THREE (3) PLATTED LOTS FROM AN EXISTING PLATTED LOT.

4. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0180J, DATED 06/02/2009, ZONE X.

LEGEND

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
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

PROPERTY ADDRESS:
13226 WESTOVER LANE, ANNA, TX 75409

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202112208 PREPARATION DATE: 01/31/2022 DRAWN BY: TD

REPLAT
EVANS WESTOVER ADDITION
BLOCK A, LOTS 1, 2, & 3

217,613 SQUARE FEET OR 4.996 ACRES
BEING A PORTION OF TRACT 7, OF WESTOVER ADDITION, OUT OF THE JOHN ROWLAND SURVEY, ABSTRACT NO. 784, CITY OF ANNA (ETJ), COLLIN COUNTY, TEXAS

OWNER: JUDY M. EVANS
ADDRESS: 13226 WESTOVER LANE, ANNA, TX 75409
PHONE: 214-726-2233

Item No. 12.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the Three Creeks Ranch Estates, Block 1, Lots 3R & 4R, Replat. Applicant: Michael and Kristal Willoughby.

SUMMARY:
Two lots on 12.2± acres located on the west side of County Road 206 (Chambersville Road), 580± feet south of County Road 971. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the Replat is to dedicate lot and block boundaries, easements, and right-of-way necessary for future development.

FINANCIAL IMPACT:
N/A

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

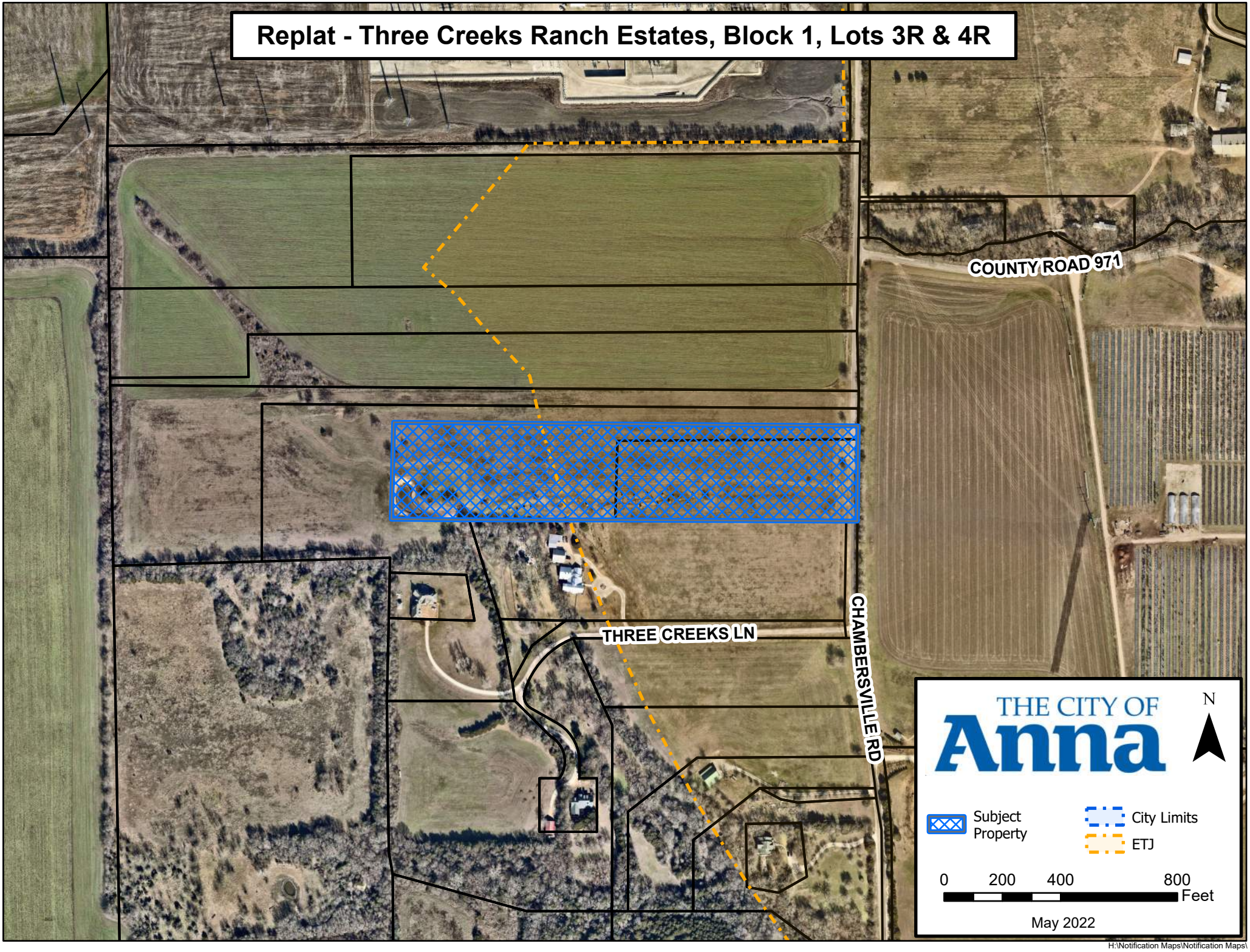
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
The Replat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

1. Three Creeks Ranch Estates Locator Map
2. PZ - STAFF REPORT (RP) Three Creeks Ranch Estates, Block 1, Lots 3R & 4R
3. Exhibit A - Three Creeks Ranch Estates Replat

Replat - Three Creeks Ranch Estates, Block 1, Lots 3R & 4R



H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Replat: Three Creeks Ranch Estates, Block 1, Lots 3R & 4R

Applicant: Michael and Kristal Willoughby

AGENDA ITEM:

Consider/Discuss/Action on the Three Creeks Ranch Estates, Block 1, Lots 3R & 4R, Replat.

SUMMARY:

Two lots on 12.2± acres located on the west side of County Road 206 (Chambersville Road), 580± feet south of County Road 971. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the Replat is to dedicate lot and block boundaries, easements, and right-of-way necessary for future development.

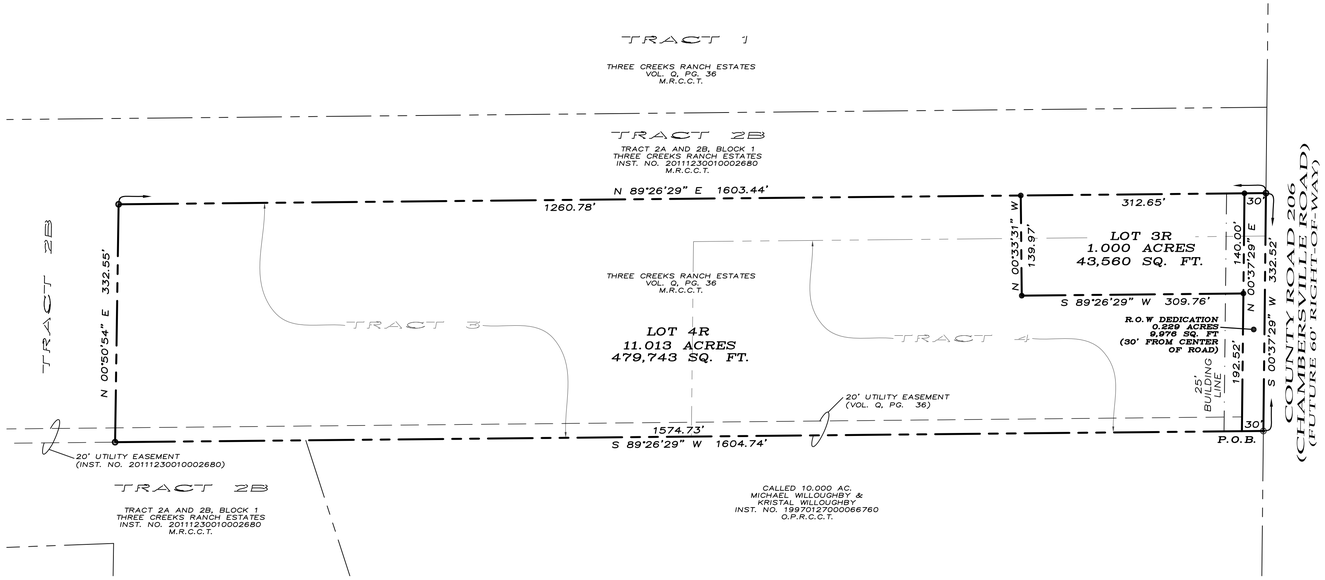
RECOMMENDATION:

The Replat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

Locator
Exhibit

JOB NO. 22010099



LEGAL DESCRIPTION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, MICHAEL WILLOUGHBY & KRISTAL WILLOUGHBY, are the owners of a tract or tracts of land situated in the ETJ of the City of Anna, Collin County, Texas out of the Joseph House, Abstract 439, and being all of Tracts 3 & 4, Three Creeks Ranch Estates, according to the plat recorded in Volume Q, Page 36, Map Records, Collin County, Texas, being more particularly described by metes and bounds as follows:

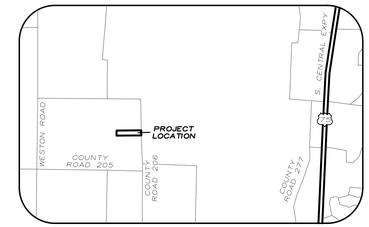
Beginning at a 5/8" steel rod found for the southeast corner of said Tract 4, common to the northeast corner of a called 10.000 acre tract of land described in the deed to Michael Willoughby and Kristal Willoughby, recorded in Instrument No. 19970127000066760, Official Public Records, Collin County, Texas, and in County Road 206 (Chambersville Road);

Thence South 89°26'29" West, with the southerly lines of said Tracts 4 & 3, and with the northerly line of said 10.000 acre tract, and with a northerly line of Tract 2B in Block 1 of Tract 2A and 2B, Block 1 of Three Creeks Ranch Estates, according to the plat thereof recorded in Instrument No. 20111230010002680, said Map Records, a distance of 1604.74 feet to a 1/2" steel rod found for the southwest corner of said Tract 3;

Thence North 00°50'54" East, with the westerly line of said Tract 3, and with an easterly line of said Tract 2B, a distance of 332.55 feet to a 1/2" steel rod found for the northwest corner of said Tract 3;

Thence North 89°26'29" East, with the northerly line of said Tract 3, a distance of 1603.44 feet to a 1/2" steel rod found for the northeast corner of said Tract 3, and in aforesaid County Road 206;

Thence South 00°37'29" West, with the easterly line of Tracts 3 & 4, and in said County Road 206, a distance of 332.52 feet to the Point-of-Beginning and containing 12.242 acres (533,279 square feet) of land, more or less.....



LOCATION MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MICHAEL WILLOUGHBY & KRISTAL WILLOUGHBY, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as the REPLAT OF TRACTS 3R& 4ROF THREE CREEKS RANCH ESTATES, 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_____day of_____, 2022.

_____
MICHAEL WILLOUGHBY

_____
KRISTAL WILLOUGHBY

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MICHAEL WILLOUGHBY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he 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

Commission Expires: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared KRISTAL WILLOUGHBY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he 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

Commission Expires: _____

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of McKinney, Texas.

_____ _____
Douglas W. Underwood Date
Registered Professional
Land Surveyor, No. 4709

STATE OF TEXAS §

COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas W. Underwood, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he 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

Commission Expires: _____

CERTIFICATE OF APPROVAL

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

_____
Mayor
City of Anna, Texas

ATTEST:

_____
City Secretary
City of Anna, Texas

EXHIBIT A

LEGEND

P.O.B.	POINT OF BEGINNING
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TX
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TX
●	1/2" STEEL ROD SET
⊗	5/8" STEEL ROD FOUND
○	1/2" STEEL ROD FOUND
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

~ GENERAL NOTES ~

1. Water Supply to be provided by The North Collin WSC.
2. Sewer service to be provided by a private sewer system approved by Collin County.
3. Electrical service is provided by GCEC.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The City of Anna will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Anna or the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the Texas State Plane Cordinate System (NAD-83) Texas North Central Zone (4202) Grid.
10. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM Map No. 48085C0135J, Dated June 02, 2009.
11. 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 withholdings of utilities and building certificates.
12. The purpose of this replat is to reconfigure Tracts 3 and 4 of Three Creeks Ranch Estates.

REPLAT OF
THREE CREEKS RANCH ESTATES
BLOCK 1, LOTS 3R & 4R

Being a replat of Tracts 3 & 4, Three Creeks Ranch Estates, according to plat recorded in Volume Q, Page 36, Map Records, Collin County, Texas
BEING 12.242 ACRES (533,279 SQUARE FEET) OF LAND IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 439
COLLIN COUNTY, TEXAS

04-28-22

OWNER
MICHAEL CRAIG WILLOUGHBY &
KRISTAL LOREE WILLOUGHBY
1275 THREE CREEKS LANE
CELINA, TX 75009

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

Item No. 13.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the Via Addition, Block A, Lots 1 & 2, Minor Plat. Applicant: Alexander and Mariah Burtness & Robert and Barbara Via.

SUMMARY:
Two lots on 50.4± acres located on the east side of County Road 209 (Bourland Bend), 1,630± feet north of Chambersville Road. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the Minor Plat is to dedicate lot and block boundaries and right-of-way necessary for future development.

FINANCIAL IMPACT:
N/A

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

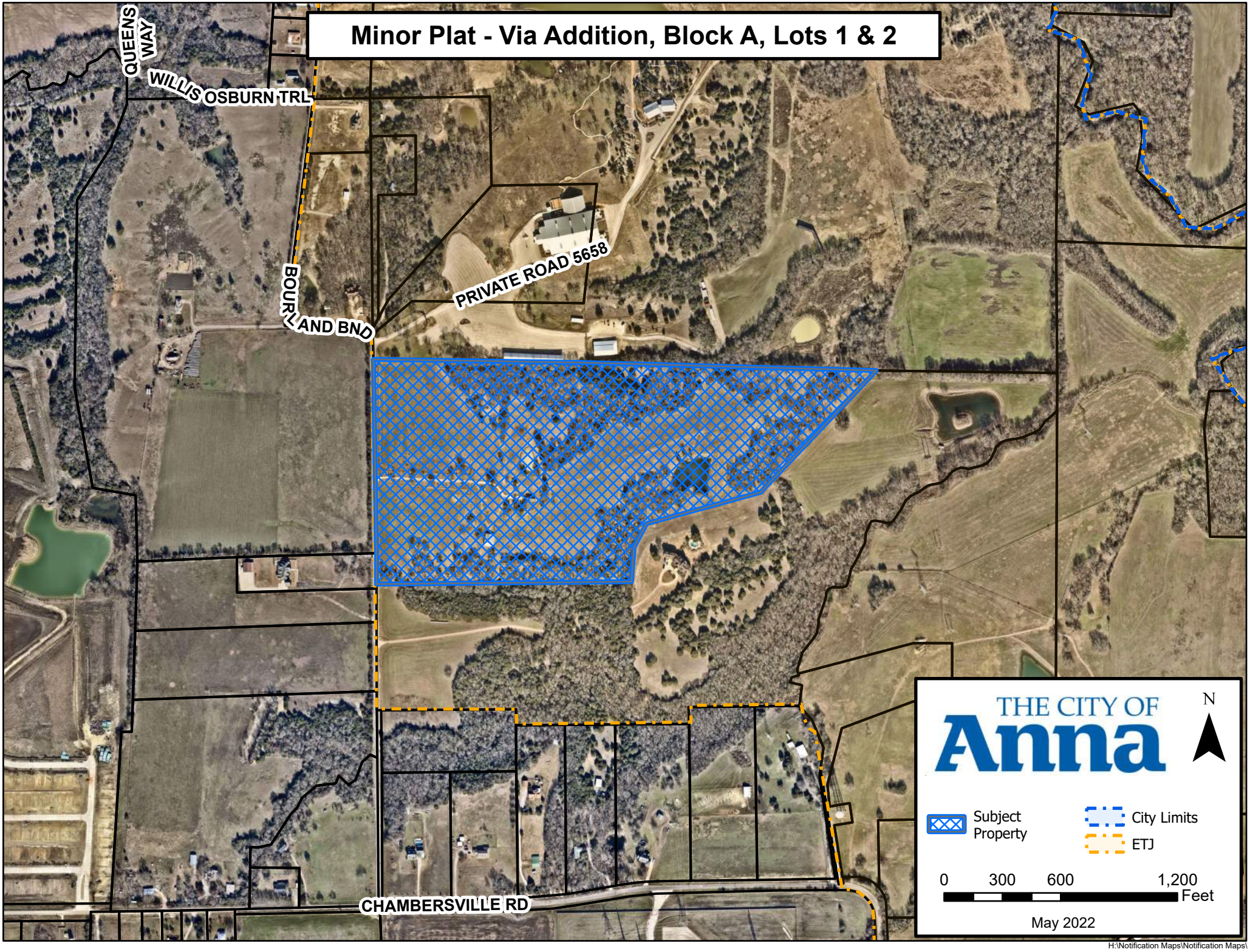
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
The Minor Plat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

1. Via Addition Locator Map
2. PZ - STAFF REPORT (MP) Via Addition, Block A, Lots 1 & 2
3. Exhibit A - Via Addition Minor Plat

Minor Plat - Via Addition, Block A, Lots 1 & 2



H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Minor Plat: Via Addition, Block A, Lots 1 & 2

Applicant: Alexander and Mariah Burtness & Robert and Barbara Via

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AGENDA ITEM:

Consider/Discuss/Action on the Via Addition, Block A, Lots 1 & 2, Minor Plat.

SUMMARY:

Two lots on 50.4± acres located on the east side of County Road 209 (Bourland Bend), 1,630± feet north of Chambersville Road. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the Minor Plat is to dedicate lot and block boundaries and right-of-way necessary for future development.

RECOMMENDATION:

The Minor Plat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

Locator
Exhibit

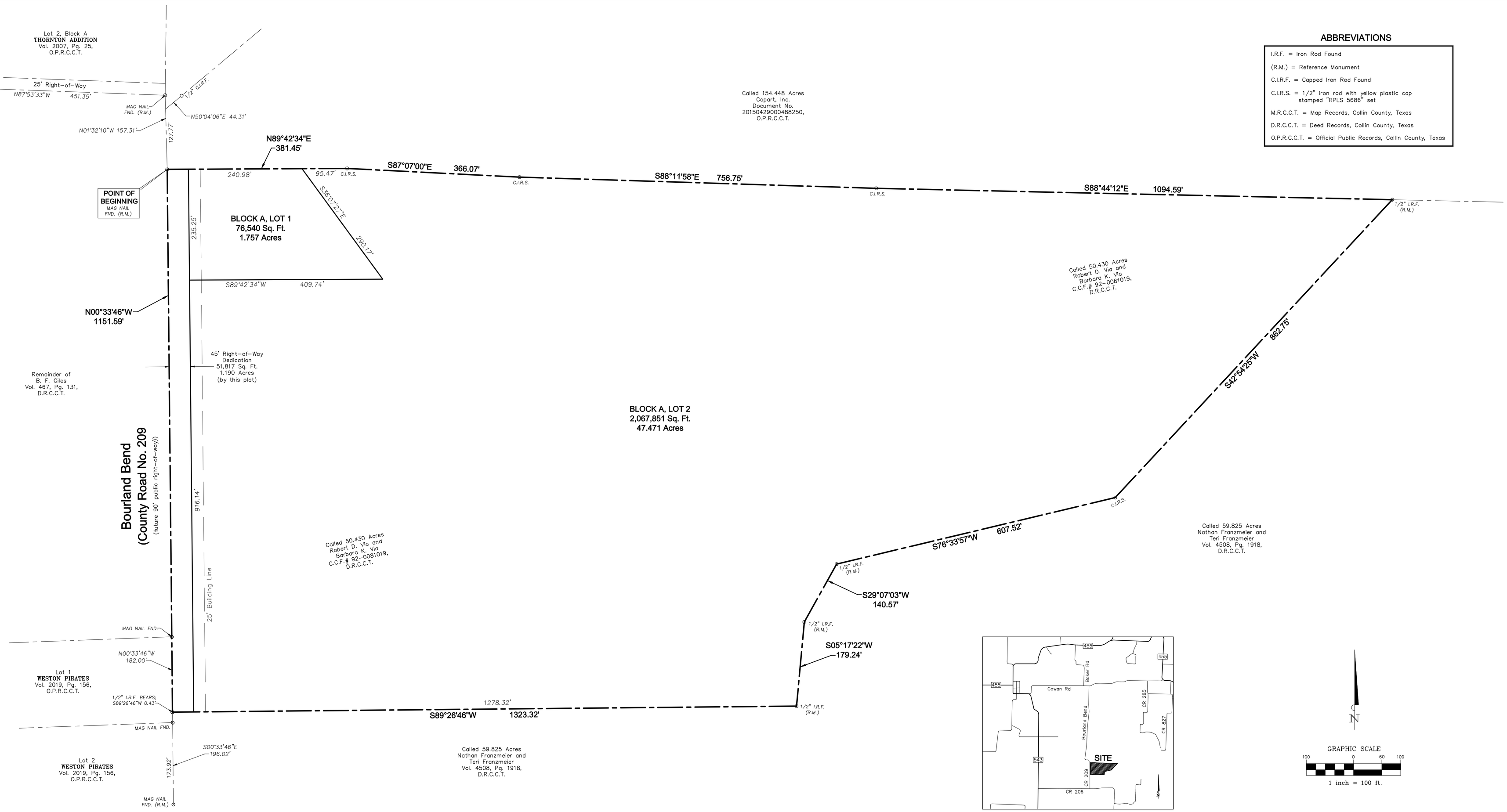


EXHIBIT A

General Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0135J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure 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 in any way.

2. The surveyor has relied on the title commitment provided by the Title Company shown hereon, with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999847312, at base point 0,0.

4. The herein described property is subject to the easement recorded in Volume 780, Page 571, D.R.C.C.T., said easement cannot be located, as it is centered on an underground pipeline, which was not uncovered at the time of this survey.

On-Site Sewage Facility Notes:

1. (Due to the site evaluator's determination that all lots are predominately class IV soils) All lots must utilize alternative type On-Site Sewage Facilities.

2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).

3. There were no permitted/approved existing structures with associated OSSF(s) on Lot 1 at the time of approval. Any existing structures or OSSFs on Lot 1 must be reviewed and permitted by Collin County Development Services prior to any use.

4. Tree removal and/or grading for OSSF may be required on individual lots.

5. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

6. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

7. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

Owner:

Robert D. Via and
Barbara K. Via
1383 Bourland Bend
Celina, Texas 75009
Phone: (972) 838-4464

Surveyor:

North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

MINOR PLAT

VIA ADDITION

LOTS 1-2, BLOCK A

2,196,211 Sq. Ft. / 50.418 Acres
in the
James Wilson Survey ~ Abstract No. 963
City of Anna Extraterritorial Jurisdiction
Collin County, Texas
Prepared Date: April, 2022 Scale: 1" = 100'

DATE: 04/21/2022	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2022-0047	SHEET NO.: 1 OF 2

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Robert D. Via and Barbara K. Via are the owners of a tract of land situated in the James Wilson Survey, Abstract No. 963, in Collin County, Texas, and being a part of that called 50.430 acre tract of land, described in deed to Robert D. Via and Barbara K. Via, as recorded under County Clerk's File No. 92–0081019, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a mag nail found for the northwesterly corner of said 50.430 acre tract, same being the southwesterly corner of a called 154.448 acre tract, described in deed to Copart, Inc., as recorded under Document No. 20150429000488250, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said corner also being in Bourland Bend (County Road No. 209), from which a mag nail found bears, North 01°31'10" West, a distance of 157.31';

THENCE along the northerly line of said 50.430 acre tract, the following (4) four courses and distances:

1. North 89°42'34" East, a distance of 381.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for an angle point;

2. South 87°07'00" East, a distance of 366.07' to a capped iron rod set for an angle point;

3. South 88°11'58" East, a distance of 756.75' to a capped iron rod set for an angle point;

4. South 88°44'12" East, a distance of 1094.59' to a 1/2" iron rod found for the northeasterly corner of said 50.430 acre tract, same being the most northerly northwest corner of a called 59.825 acre tract of land, described in deed to Nathan Franzmeier and Teri Franzmeier, as recorded in Volume 4508, Page 1918, D.R.C.C.T.;

THENCE along the common line between said 50.430 acre and 59.825 acre tracts, the following (5) five courses and distances:

1. South 42°54'25" West, a distance of 862.75' to a capped iron rod set for an angle point;

2. South 76°33'57" West, a distance of 607.52' to a 1/2" iron rod found for an angle point;

3. South 29°07'03" West, a distance of 140.57' to a 1/2" iron rod found for an angle point;

4. South 05°17'22" West, a distance of 179.24' to a 1/2" iron rod found for an angle point;

5. South 89°26'46" West, a distance of 1323.32' to a point for corner, being the southwesterly corner of said 50.430 acre tract, same being the most westerly northwest corner of said 59.825 acre tract, said corner also being in Bourland Bend, from which a mag nail found bears, South 89°26'46" West, a distance of 0.43'; ;

THENCE North 00°33'46" West, along the westerly line of said 50.430 acre tract, same being along Bourland Bend, a distance of 1151.59' to the **POINT OF BEGINNING** and containing 2,196,211 square feet or 50.418 acres of land, more or less.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Robert D. Via and Barbara K. Via, are the owners of the above described property and do hereby adopt this Plat designating the hereinabove described property as **VIA ADDITION, BLOCK A, LOTS 1–2**, and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the City of Anna and all public utilities desiring to use or using same. All and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of Anna and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna.

WITNESS MY HAND at Anna, Texas, this the _____ day of_____ , 2022.

_____
Robert D. Via

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Robert D. Via, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____day of _____, 2022.

_____
NOTARY PUBLIC in and for the State of Texas.

_____
Barbara K. Via

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Barbara K. Via, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____day of _____, 2022.

_____
NOTARY PUBLIC in and for the State of Texas.

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

Health Department Certification

I, as a representative of Collin County, Development Services, do hereby certify that the on–site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on–site sewage facilities are planned to be used.

_____ _____
Designated Representative for _____ Date
Collin County Developmental Services

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on–the–ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DODUCMENT.

_____ Date: _____
Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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 purposes and consideration therein expressed.

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

_____
NOTARY PUBLIC in and for the State of Texas

EXHIBIT A

Owner:
Robert D. Via and
Barbara K. Via
1383 Bourland Bend
Celina, Texas 75009
Phone: (972) 838–4464

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424–2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

MINOR PLAT
VIA ADDITION
LOTS 1-2, BLOCK A

2,196,211 Sq. Ft. / 50.418 Acres
in the
James Wilson Survey ~ Abstract No. 963
City of Anna Extraterritorial Jurisdiction
Collin County, Texas
Prepared Date: April, 2022 Scale: 1" = 100'

DATE: 04/21/2022	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2022–0047	SHEET NO.: 2 OF 2

Item No. 14.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 4R, Replat. Applicant: Anna 31 Retail, LP.

SUMMARY:
Pharmacy on one lot on 2.1± acres located at the southeast corner of W. White Street and S. Throckmorton Boulevard. Zoned: C-2 General Commercial.

The purpose of the Replat is to dedicate easements necessary for the construction of the pharmacy development.

FINANCIAL IMPACT:
N/A

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

Goal 1: Growing Anna Economy

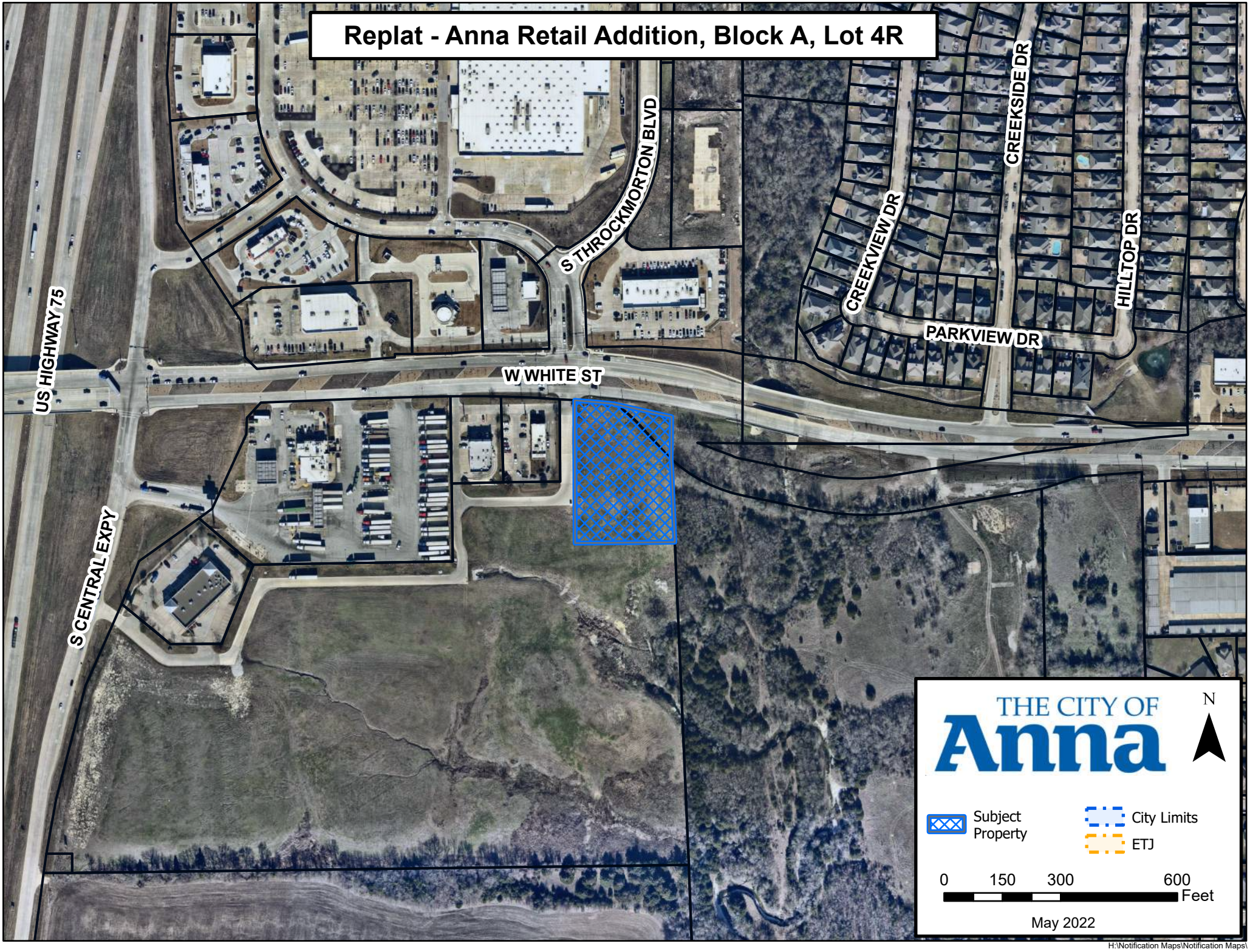
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
The Replat is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Anna Retail Addition Block A Lot 4R Locator Map
2. PZ - STAFF REPORT (RP) Anna Retail Addition, Bl A, Lt 4R
3. Exhibit A - Anna Retail Addn, BL A, Lt 4R - Replat

Replat - Anna Retail Addition, Block A, Lot 4R



H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Replat: Anna Retail Addition, Block A, Lot 4R

Applicant: Anna 31 Retail, LP

AGENDA ITEM:

Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 4R, Replat.

SUMMARY:

Pharmacy on one lot on 2.1± acres located at the southeast corner of W. White Street and S. Throckmorton Boulevard. Zoned: C-2 General Commercial.

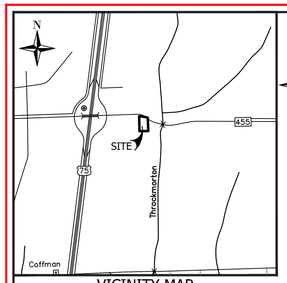
The purpose of the Replat is to dedicate easements necessary for the construction of the pharmacy development.

RECOMMENDATION:

The Replat is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is 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

N
0 40 80 Feet
SCALE
1" = 40'

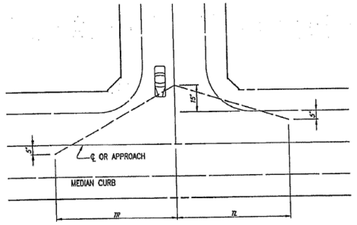


TABLE 9

MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION

MPH	I
30	110 + 200=310
35	130 + 250=380
40	130 + 325=475
45	165 + 400=565
50	190 + 475=665

(AASHTO P138, BRAKE REACTION DISTANCE + STOPPING SITE DISTANCE)

NOTES

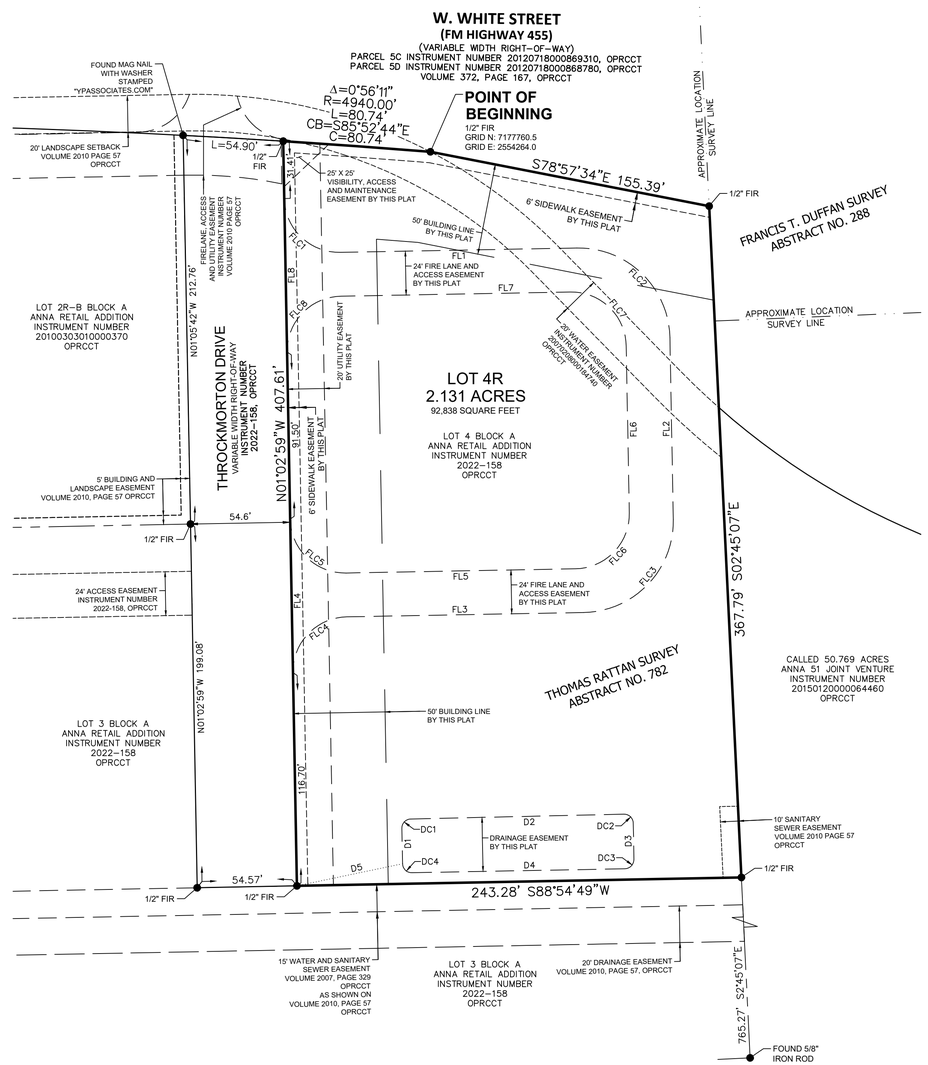
1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. Purpose of this REPLAT is to dedicate easements necessary for development.

3. 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.

4. 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.

LEGEND	
SYMBOL	DESCRIPTION
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
FIR	FOUND 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
BL	BUILDING LINE
UE	UTILITY EASEMENT
BTP	BY THIS PLAT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
( )	RECORD CALL



STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

WHEREAS, ANNA 31 RETAIL LP, is the owner of a 2.131 acre tract of land located in the Thomas Rattan Survey, Abstract Number 782, Collin County, Texas, being all of Lot 4, Block A of the Anna Retail Addition, recorded in Instrument Number 2022-158 of the Official Public Records of Collin County, Texas, (OPRCCT), said 2.131 acre tract as determined from a survey by Kenneth Yazel, RPLS 6182 on March 3, 2022 (ground distances are expressed in US survey feet using a projected combined scale factor of 1.000152710) and being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with cap stamped "ypassociates.com", having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7177760.5 and Easting 2554264.0, on the south right-of-way line of said FM Highway 455, the north line of said Lot 4;

THENCE South 78 degrees 57 minutes 34 seconds East, with the south right-of-way line of said F.M. Highway 455 and the north line of said Lot 4, a distance of 155.39 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the northeast corner of said Lot 4;

THENCE South 02 degrees 45 minutes 07 seconds East, with the east line of said Lot 4 and the west line of a called 50.769 acre tract conveyed to Anna 51 Joint Venture in a Warranty Deed with Vendor's Lien, recorded in Instrument Number 20150120000064460, OPRCCT, a distance of 367.79 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the southeast corner of said Lot 4 and the most east northeast corner of Lot 3 Block A of said Anna Retail Addition;

THENCE South 88 degrees 54 minutes 49 seconds West, with the south line of said Lot 4 and the north line of said Lot 3, a distance of 243.28 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the southwest corner of said Lot 4;

THENCE North 01 degrees 02 minutes 59 seconds West, with the west line of said Lot 4 and the west right-of-way line of Throckmorton Drive of said Anna Retail Addition, a distance of 407.61 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" on the south right-of-way line of said F.M. Highway 455 at the beginning of a curve to the right having a radius of 4940.00 feet and a chord bearing South 85 degrees 52 minutes 44 seconds East, a distance of 80.74 feet;

THENCE Southeasterly, with the south right-of-way line of said FM Highway 455 and through a central angle of 0 degrees 56 minutes 11 seconds an arc length of 80.74 feet to the **POINT OF BEGINNING** and containing 2.131 acres, or 92,838 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ANNA 31 RETAIL. LP, acting herein by and through it's duly authorized agent, David Claassen, does hereby adopt this plat designating the herein above described property as Lot 4R, Block A, Anna Retail Addition, 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.

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.

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 Lot 4R, 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.

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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

WITNESS my hand, this time_____day of _____, 2022.

ANNA 31 RETAIL, LP

By: DEC Properties, L.L.C
a Texas limited liability company
its general partner

By: _____
David E. Claassen
Manager

STATE OF TEXAS

COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David E Claassen, known to me to be the person or persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

_____
Notary Public

Exhibit A

REPLAT
ANNA RETAIL ADDITION
LOT 4R, BLOCK A
2.131 ACRES

SITUATED IN THE THOMAS RATTAN SURVEY
ABSTRACT NUMBER 782

CITY OF ANNA
COLLIN COUNTY, TEXAS

PREPARED APRIL 2022

FIRE LANE & ACCESS EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
FL1	N88°57'01"E	129.57'
FL2	S01°04'10"E	99.50'
FL3	S88°57'01"W	129.60'
FL4	N01°02'59"W	84.00'
FL5	N88°57'01"E	125.60'
FL6	N01°04'10"W	91.50'
FL7	S88°57'01"W	125.57'
FL8	N01°02'59"W	84.00'

FIRE LANE ACCESS EASEMENT CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
FLC1	90°00'00"	30.00'	47.12'	S46°02'59"E	42.43'
FLC2	89°58'49"	50.00'	78.52'	S46°03'35"E	70.70'
FLC3	90°01'11"	50.00'	78.56'	S43°56'25"W	70.72'
FLC4	90°00'00"	30.00'	47.12'	S43°57'01"W	42.43'
FLC5	90°00'00"	30.00'	47.12'	S46°02'59"E	42.43'
FLC6	90°01'11"	30.00'	47.13'	N43°56'25"E	42.43'
FLC7	89°58'49"	30.00'	47.11'	N46°03'35"W	42.42'
FLC8	90°00'00"	30.00'	47.12'	S43°57'01"W	42.43'

DRAINAGE EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
D1	N01°05'11"W	19.40'
D2	N88°42'18"E	116.65'
D3	S01°05'11"E	19.90'
D4	S88°57'01"W	116.64'
D5	N78°10'36"E	59.07'

DRAINAGE EASEMENT CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
DC1	89°47'29"	5.00'	7.84'	S43°48'34"W	7.06'
DC2	90°12'30"	5.00'	7.87'	N46°11'26"W	7.08'
DC3	84°57'00"	5.24'	7.77'	N43°55'55"E	7.07'
DC4	89°57'48"	5.00'	7.85'	S46°04'05"E	7.07'

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE

THAT, I, KENNETH H. YAZEL JR., do hereby certify that I prepared this plat and the field notes made part thereof from actual and accurate survey of the land and that the corner monuments shown thereof were properly placed under my personal supervision, in accordance with the Subdivisions regulations of the City of Anna, Texas.

_____
Kenneth H. Yazel Jr. Date

Registered Professional Land Surveyor No. 6182

STATE OF TEXAS

COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kenneth H. Yazel Jr., known to me to be the person or persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration herein expressed.

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

_____
Notary Public

APPROVED THIS _____DAY OF _____, 2022

BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS.

_____

MAYOR

_____

CITY SECRETARY

OWNER:
ANNA 31 RETAIL, LP
8400 WESTCHESTER, STE. 300
DALLAS, TX 75225
DAVID CLAASSEN
PHONE: 214.361.8300

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
KENNETH YAZEL
PHONE: 817.268.3316

ENGINEER:
NAFA ENGINEERING
4108 NW 143rd STREET
OKLAHOMA CITY, OK 73134
RIZ NAJMI
PHONE: 318.240.1887

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 Bedford, TX 76095 817.268.3316 ypassociates.com TBPELS 10194022

Item No. 15.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lots 1R & 3, Replat. Applicant: Anna Self Storage, LLC.

SUMMARY:
Self-storage facility on Lot 3 and vacant lot on 4.0± acres located at the northeast corner of W. White Street and S. Ferguson Parkway. Zoned: Planned Development (Ord. No. 964-2022, Ord. No. 709-2015, & Ord. No. 179-2005).

The purpose of the Replat is to dedicate lot and block boundaries and easements necessary for the construction of the self-storage facility and to subdivide the property.

FINANCIAL IMPACT:
N/A

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

Goal 1: Growing Anna Economy

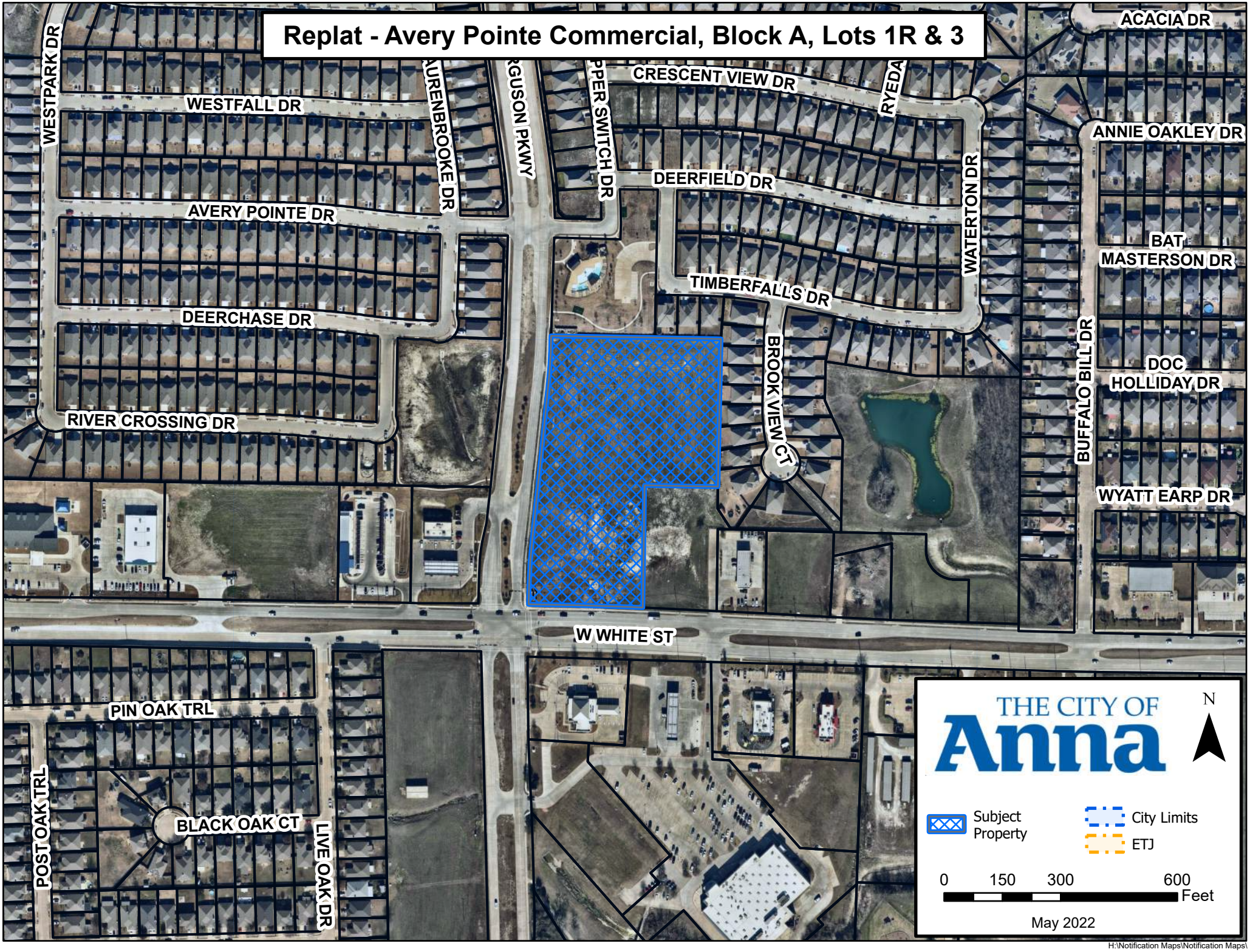
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
The Replat is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Avery Pointe Block A Lots 1R 3 Locator Map
2. PZ - STAFF REPORT (RP) Avery Pointe Commercial, Block A, Lots 1R & 3
3. Exhibit A - (RP) Avery Pointe Commercial, BL A, Lots 1R & 3

Replat - Avery Pointe Commercial, Block A, Lots 1R & 3



H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Replat: Avery Pointe Commercial, Block A, Lots 1R & 3

Applicant: Anna Self Storage, LLC

AGENDA ITEM:

Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lots 1R & 3, Replat.

SUMMARY:

Self-storage facility on Lot 3 and vacant lot on 4.0± acres located at the northeast corner of W. White Street and S. Ferguson Parkway. Zoned: Planned Development (Ord. No. 964-2022, Ord. No. 709-2015, & Ord. No. 179-2005).

The purpose of the Replat is to dedicate lot and block boundaries and easements necessary for the construction of the self-storage facility and to subdivide the property.

RECOMMENDATION:

The Replat is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit

NORTH

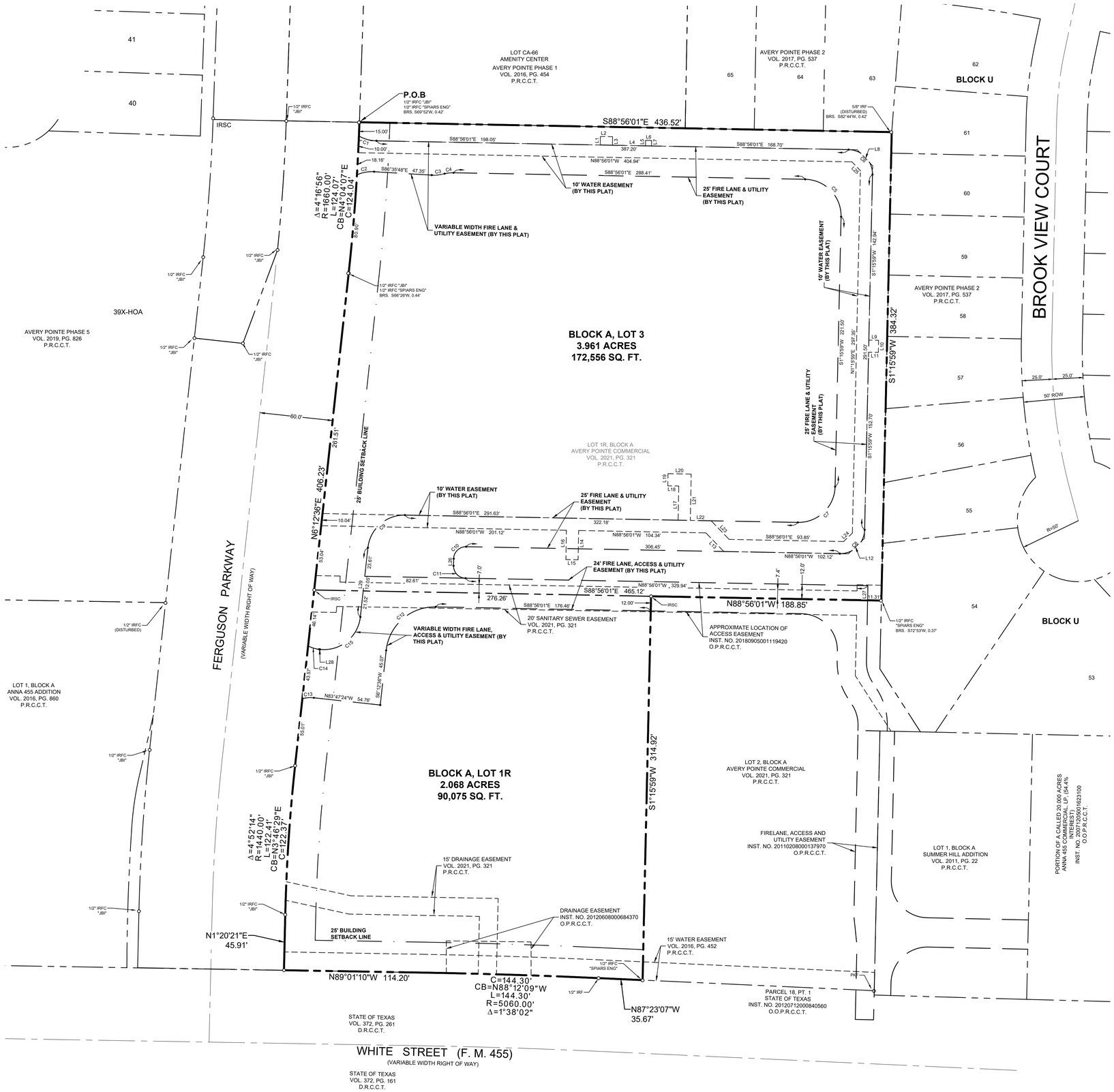
GRAPHIC SCALE IN FEET

40 0 20 40 80

1" = 40' @ 24X36

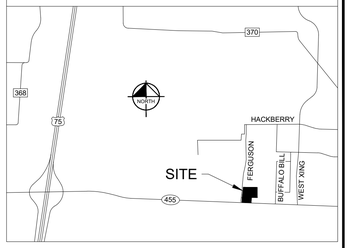
LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N01°03'59"E	7.00'	L17	N01°03'59"E	28.00'
L2	S88°56'01"E	10.00'	L18	N88°56'01"W	9.00'
L3	S01°03'59"W	7.00'	L19	N01°03'59"E	10.00'
L4	S88°56'01"E	27.08'	L20	S88°56'01"E	19.00'
L5	N01°03'59"E	4.50'	L21	S01°03'59"W	38.00'
L6	S88°56'01"E	5.00'	L22	S88°56'01"E	17.07'
L7	S01°03'59"W	4.50'	L23	S43°56'01"E	21.21'
L8	S43°50'01"E	18.27'	L24	N46°09'59"E	10.03'
L9	S88°44'01"E	8.00'	L25	N43°50'01"W	9.97'
L10	S01°15'59"W	10.00'	L26	N01°03'59"E	5.82'
L11	N88°44'01"W	8.00'	L27	N01°03'59"E	12.00'
L12	S46°09'59"W	18.30'	L28	N83°47'24"W	0.77'
L13	N43°56'01"W	21.21'	L29	S06°12'36"W	57.17'
L14	S01°03'59"W	24.00'			
L15	N88°56'01"W	10.00'			
L16	N01°03'59"E	24.00'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°42'27"	30.00'	15.03'	S74°34'47"E	14.87'
C2	27°25'20"	30.00'	14.36'	S79°41'32"W	14.22'
C3	16°14'02"	30.00'	8.50'	N85°17'11"E	8.47'
C4	13°53'49"	30.00'	7.28'	S84°07'05"W	7.26'
C5	90°12'00"	30.00'	47.23'	N43°50'01"W	42.50'
C6	90°11'55"	20.00'	31.49'	N43°50'01"W	28.33'
C7	89°48'00"	30.00'	47.02'	N46°09'59"E	42.35'
C8	89°47'49"	20.00'	31.35'	N46°10'05"E	28.23'
C9	84°51'24"	30.00'	44.43'	S48°38'18"W	40.48'
C10	90°00'00"	10.00'	15.71'	S46°03'59"W	14.14'
C11	89°59'56"	10.00'	15.71'	S43°55'59"E	14.14'
C12	84°51'23"	40.00'	59.24'	S48°38'17"W	53.97'
C13	21°51'57"	25.00'	9.54'	S85°16'39"W	9.48'
C14	21°43'18"	25.00'	9.48'	S72°55'45"E	9.42'
C15	90°00'00"	30.00'	47.12'	N51°12'36"E	42.43'



VICINITY MAP

N.T.S.



GENERAL NOTES:

1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999856573. Vertical Datum NAVD 88.
3. The purpose of this replat is to divide one lot into two lots and dedicate new easements for site development.
4. Notice - selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes and is subject to fines and withholding of utilities and building permits.

FLOOD STATEMENT:

According to Community Panel No. 480085C0155J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS.	NOT TO SCALE
FND.	FOUND
B.L.	BUILDING LINE
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING

Non-Residential Lot Table	
Lot No.	Acreage
1R	2.068
3	3.961
Total	6.029

EXHIBIT A

REPLAT

AVERY POINTE COMMERCIAL BLOCK A, LOTS 1R AND 3

BEING A REPLAT OF BLOCK A, LOT 1R
AVERY POINTE COMMERCIAL
AND BEING 6.029 ACRES SITUATED IN THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288,
CITY OF ANNA, COLLIN COUNTY, TEXAS
MAY, 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	MAY 2022	064546002	1 OF 2

OWNER:
Anna 455 Commercial, LP
10950 Research Rd.
Frisco, TX 75033
Ph: 214.387.3993
Contact: Craig Curry

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972.770.1300
Fax: 972.239.3820
Contact: Jonathan Kerby, PE

DWG NAME: K:\FRI_SURVEY\064546002-ANNA SELF STORAGE - ANNA\DWG\064546002 SELF STORAGE REPLAT.VER20.DWG PLOTTED BY MARX, MICHAEL 5/24/2022 4:51 PM LAST SAVED 5/24/2022 4:49 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS ANNA 455 COMMERCIAL, LP is the sole owners of the following described tract of land:

BEING a tract of land situated in the Francis T. Duffau Survey, Abstract No. 288, City of Anna, Collin County, Texas, and being all of Lot 1R, Block A of Avery Pointe Commercial, an addition to the City of Anna, Texas, according to the Replat, recorded in Volume 2021, Page 321 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap, stamped "JBI" found for the northwest corner of said Lot 1R and the southwest corner of Lot CA-66, Block U of Avery Pointe Phase 1, an addition to the City of Anna, Texas, according to the Final Plat, recorded in Volume 2016, Page 454 of the Plat Records of Collin County, Texas, same also being on the easterly right of way line of Ferguson Parkway, a variable width right of way as depicted in the Final Plat, recorded in Volume 2016, Page 452 of the Plat Records of Collin County, Texas, from said corner, a found 1/2-inch iron rod with a yellow plastic cap, stamped "SPIARS ENG", bears South 69°52' West, 0.42 feet;

THENCE South 88°56'01" East, departing the easterly right of way line of said Ferguson Parkway, along the northerly line of said Lot 1R, the southerly line of said Lot CA-66 and the southerly line of Lots 65, 64 and 63, Block U of Avery Pointe Phase 2, an addition to the City of Anna, Texas, according to the Final Plat, recorded in Volume 2017, Page 537 of the Plat Records of Collin County, Texas, a distance of 436.52 feet to the northeast corner of said Lot 1R and the southeast corner of said Lot 63, same being on the westerly line of Lot 61, Block U of said Avery Pointe Phase 2, from which, a found disturbed 5/8-inch iron rod bears South 82°44' West, 0.42 feet;

THENCE South 01°15'59" West, along the easterly line of said Lot 1R and the westerly line of Block U of said Avery Pointe Phase 2, a distance of 384.32 feet to the easterly, southeast corner of said Lot 1R and the northeast corner of Lot 2, Block A of said Avery Pointe Commercial, from which, a found 1/2-inch iron rod with a yellow plastic cap, stamped "SPIARS ENG", bears South 72°53' West, 0.37 feet;

THENCE North 88°56'01" West, departing the westerly line of said Block U, along the common line of said Lot 1R and said Lot 2, a distance of 188.85 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of said Lot 2;

THENCE South 01°15'59" West, along an easterly line of said Lot 1R and the westerly line of said Lot 2, a distance of 314.92 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "SPIARS ENG", found for the southerly, southeast corner of said Lot 1R and the southwest corner of said Lot 2 for corner, same being on the northerly right of way line of aforesaid White Street (F. M. 455);

THENCE North 87°23'07" West, along the southerly line of said Lot 1R and the northerly right of way line of said White Street (F. M. 455), a distance of 35.67 feet to a 1/2-inch iron rod found for the beginning of a tangent curve to the left with a radius of 5,060.00 feet, a central angle of 01°38'02", and a chord bearing and distance of North 88°12'09" West, 144.30 feet;

THENCE North 87°23'07" West, along the southerly line of said Lot 1R and the northerly right of way line of said White Street (F. M. 455), a distance of 35.67 feet to a 1/2-inch iron rod found for the beginning of a tangent curve to the left with a radius of 5,060.00 feet, a central angle of 01°38'02", and a chord bearing and distance of North 88°12'09" West, 144.30 feet;

THENCE in a westerly direction, continuing along the southerly line of said Lot 1R and the northerly right of way line of said White Street (F. M. 455), with said tangent curve to the left, an arc distance of 144.30 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 89°01'10" West, continuing along the southerly line of said Lot 1R and the northerly right of way line of said White Street (F. M. 455), a distance of 114.20 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said Lot 1R, same being the intersection of the northerly right of way line of said White Street (F. M. 455) with the easterly right of way line of said Ferguson Parkway;

THENCE North 01°20'21" East, along the westerly line of said Lot 1R and the easterly right of way line of said Ferguson Parkway, a distance of 45.91 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "JBI" found for the beginning of a tangent curve to the right with a radius of 1,440.00 feet, a central angle of 04°52'14", and a chord bearing and distance of North 03°46'29" East, 122.37 feet, from which, a found 1/2-inch iron rod with a yellow plastic cap, stamped "SPIARS ENG", bears South 72°08' West, 0.47 feet;

THENCE in a northerly direction, continuing along the westerly line of said Lot 1R and the easterly right of way line of said Ferguson Parkway, with said tangent curve to the right, an arc distance of 122.41 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "JBI" found for corner;

THENCE North 06°12'36" East, continuing along the westerly line of said Lot 1R and the easterly right of way line of said Ferguson Parkway, a distance of 406.23 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "JBI" found for the beginning of a tangent curve to the left with a radius of 1,660.00 feet, a central angle of 04°16'56", and a chord bearing and distance of North 04°04'07" East, 124.04 feet, from said corner, a found 1/2-inch iron rod with a yellow plastic cap, stamped "SPIARS ENG", bears South 66°26' West, 0.44 feet;

THENCE in a northerly direction, continuing along the westerly line of said Lot 1R and the easterly right of way line of said Ferguson Parkway, with said tangent curve to the left, an arc distance of 124.07 feet to the **POINT OF BEGINNING** and containing 6.029 acres (262,631 square feet) of land, more or less.

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Kimley-Horn and Associates, Inc.
All rights reserved

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA 455 COMMERCIAL, LP; acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **AVERY POINTE COMMERCIAL, BLOCK A, LOTS 1R AND 3,** 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.

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 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.

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.

This approved subject to all platting ordinances, rules, and regulations of the City of Anna, Texas.

WITNESS, my hand at _____, _____, this the _____ day of _____, 2022.

ANNA 455 COMMERCIAL, LP, a Texas limited partnership

By: **Anna 445 Commercial GP, LLC**, a Texas limited liability company,
Its General Partner

By: _____

_____
(Printed Name)

_____
(Title)

STATE OF TEXAS §
§
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

STATE OF TEXAS §
§
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

_____
Michael B. Marx
Registered Professional Land Surveyor
Texas Registration No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
(972) 335-3580
michael.marx@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
§
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

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

_____
Mayor

_____
City Secretary

EXHIBIT A

REPLAT
AVERY POINTE COMMERCIAL
BLOCK A, LOTS 1R AND 3

BEING A REPLAT OF BLOCK A, LOT 1R
AVERY POINTE COMMERCIAL
AND BEING 6.029 ACRES SITUATED IN THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288,
CITY OF ANNA, COLLIN COUNTY, TEXAS
MAY, 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	MAY 2022	064546002	2 OF 2

OWNER:
Anna 455 Commercial, LP
10950 Research Rd.
Frisco, TX 75033
Ph: 214.387.3993
Contact: Craig Curry

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972.770.1300
Fax: 972.239.3820
Contact: Jonathan Kerby, PE

DWG NAME: K:\FR_SURVEY\064546002-ANNA SELF STORAGE - ANNA\DWG\064546002 SELF STORAGE REPLAT VER2D.DWG PLOTTED BY MARX, MICHAEL 5/24/2022 4:51 PM LAST SAVED 5/24/2022 4:49 PM

Item No. 16.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lot 3, Site Plan. Applicant Anna Self Storage, LLC.

SUMMARY:
Self-storage facility on one lot on 4.0± acres located on the east side of S. Ferguson Parkway, 375± feet north of W. White Street. Zoned: Planned Development (Ord. No. 964-2022, Ord. No. 709-2015, & Ord. No. 179-2005).

The purpose of the Site Plan is to show the proposed self-storage facility development site improvements.

FINANCIAL IMPACT:
N/A

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

Goal 1: Growing Anna Economy

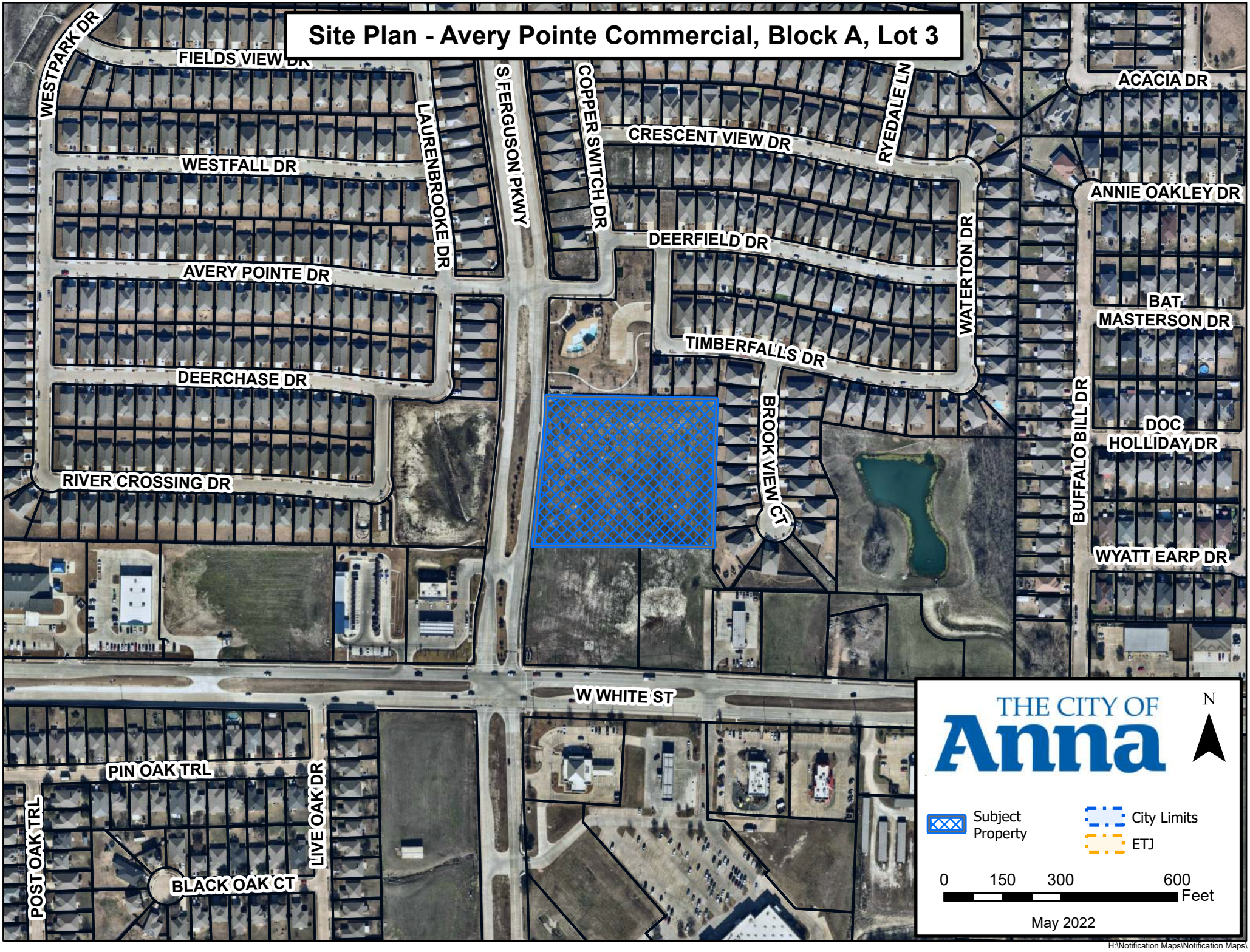
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
The Site Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Avery Pointe Block A Lot 3 Locator Map
2. PZ - STAFF REPORT (SP) Avery Pointe Commercial, Block A, Lot 3
3. Exhibit A - Avery Pointe Commercial Block A, Lot 3 Site Plan

Site Plan - Avery Pointe Commercial, Block A, Lot 3



H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Site Plan: Avery Pointe Commercial, Block A, Lot 3

Applicant: Anna Self Storage, LLC

AGENDA ITEM:

Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lot 3, Site Plan.

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RECOMMENDATION:

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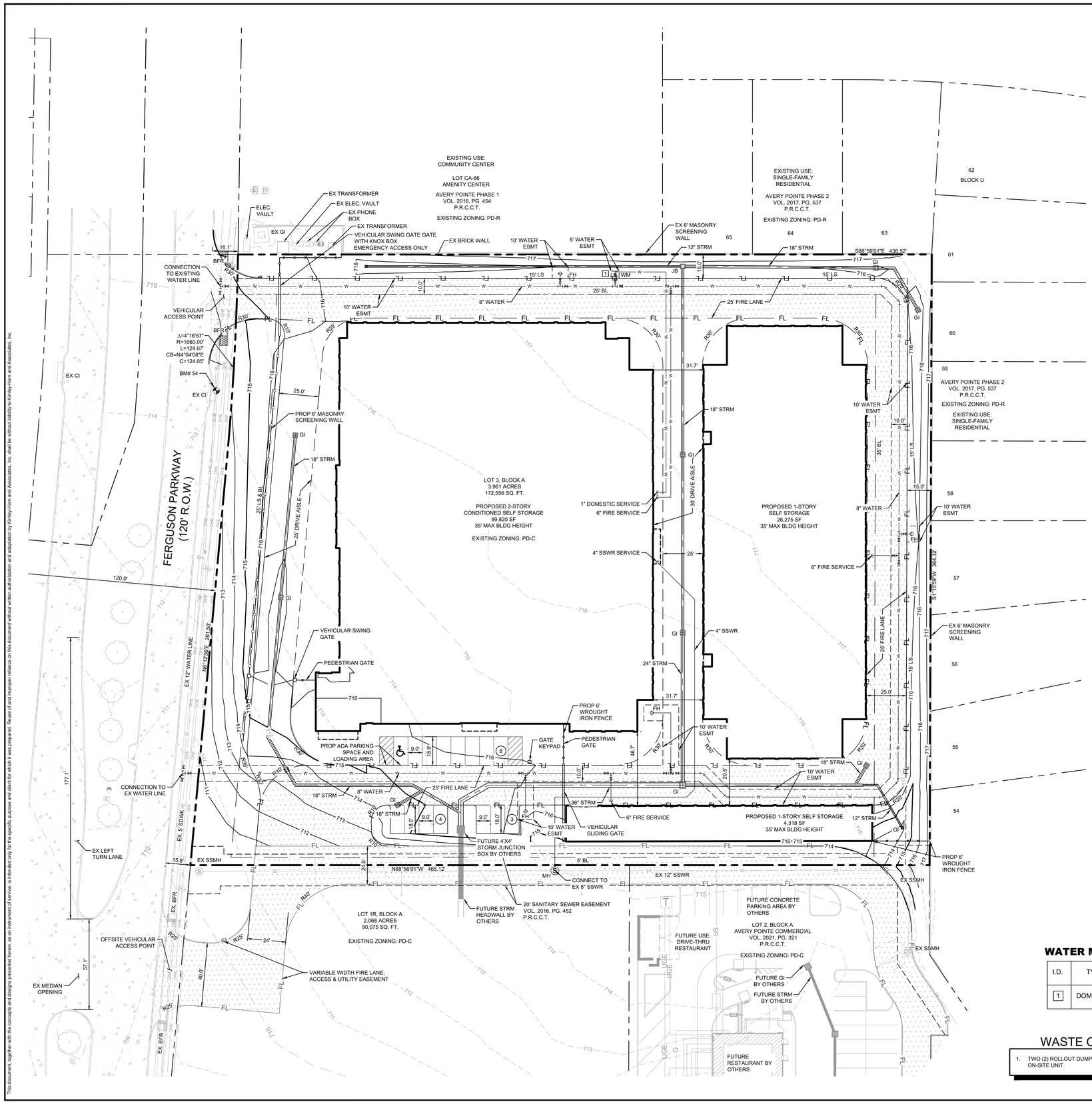
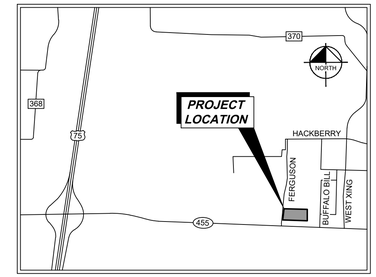
ATTACHMENTS:

Locator
Exhibit





VICINITY MAP

N.T.S.

N
W E
S

0 30' 60'
GRAPHIC SCALE 30'

LEGEND

FL	PROPOSED FIRE LANE
	PROPOSED BUILDING
♿	ACCESSIBLE PARKING SYMBOL
(x)	NUMBER OF PARKING SPACES
TYP.	TYPICAL
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
EX	EXISTING
PROP.	PROPOSED
FH	FIRE HYDRANT
WM	WATER METER
SSMH	MANHOLE
CI	CURB INLET
GI	GRATE INLET
LS	LANDSCAPE BUFFER
TRAN	TRANSFORMER

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
LOT NUMBER	LOT 3
ZONING	PD-C
LAND USE	STORAGE FACILITY
LOT AREA / SQ. FT. AND A.C.	172,556 SF, 3.96 ACRES
BUILDING FOOTPRINT AREA (TOTAL)	80,504 SF
BUILDING HEIGHT (number of stories)	2 STORIES, 1 STORY
BUILDING HEIGHT (FEET)	35' MAX
LOT COVERAGE	46.7%
PARKING	
PARKING REQUIRED (RATIO)	1 SPACE PER 100 UNITS PLUS 1 SPACE PER 1000 SF OFFICE
NUMBER OF STORAGE UNITS	739
TOTAL AREA OF OFFICE (SF)	550
PARKING REQUIRED	9
PARKING PROVIDED	15
ACCESSIBLE PARKING REQUIRED	1
ACCESSIBLE PARKING PROVIDED	1
LANDSCAPE AREA	
REQUIRED INTERNAL LANDSCAPE AREA	120 SF
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED	300 SF
TOTAL LANDSCAPE AREA	300 SF

EXHIBIT A

WATER METER SCHEDULE

I.D.	TYPE	SIZE	COUNT
1	DOMESTIC	1"	1

WASTE CONTAINER NOTE

1. TWO (2) ROLLOUT DUMPSTERS WILL BE PROVIDED AND STORED IN AN ON-SITE UNIT.

SITE PLAN
AVERY POINTE COMMERCIAL
BLOCK A, LOT 3
Being ±3.96 Acres Out Of The
F. DUFFAU SURVEY, Abstract No. 288
Abstract No.288
Zoned: PD
City of Anna, Collin County, Texas
May 27, 2022

Owner/Applicant:
Anna 455 Commercial LP
10950 Research Road
Frisco, Texas 75034
Contact: Clint Richardson
Phone: (214) 387-3993
Email: crichardson@bblandresources.com

Engineer:
Kimley-Horn and Associates, Inc.
13455 Noel Rd,
Two Galleria Office Tower, Ste. 700
Dallas, Texas 75240
Contact: Jonathan Kerby, P.E.
Phone: (972) 770-1300
Email: jonathan.kerby@kimley-korn.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer JONATHAN C. KERBY, P.E.
P.E. No. 127734 Date 05/27/2022

KHA PROJECT 064546002

DATE	MAY 2022
SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

SELF STORAGE

NORTH EAST CORNER OF NORTH FERGUSON PARKWAY & WEST WHITE STREET
CITY OF ANNA
COLLIN COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
SP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

USAGES
XREFS: xSite ; xEsMt ; xServ ; xUtil ; xSite-Basma ; xBldr-24X36 ; xHatchSetPan ; xStrm ; xEsMt-Basma ; xEsHch
ATTACHED IMAGES: SCREEN CALIBER
DATE/TIME SAVED: 05/27/2022 2:42 PM
DWG NAME: K:\DAL_CIV\064546002 - SELF STORAGE ANNA\CAD\PLAN SHEETS
DWG TYPE: Model Sheet (Portrait)

Item No. 17.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the Anacapri Laguna, Phase 1, Block A, Lots 1, 2, 3, 4 & 5, Preliminary Plat. Applicant: MCI Preferred Income Fund, LLC C/O Anacapri Laguna Azure, LLC.

SUMMARY:
Commercial lot, private community center lot, and two multiple-family residences lots on 50.0± acres located at the northeast corner of Rollins Road and Ferguson Parkway. Zoned: Planned Development (Ord. No. 887-2020).

The purpose of the Preliminary Plat is to propose right-of-way dedication, lot and block boundaries, and easements necessary for the future construction of the private community center improvements on Lot 3.

FINANCIAL IMPACT:
N/A

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

Goal 1: Growing Anna Economy

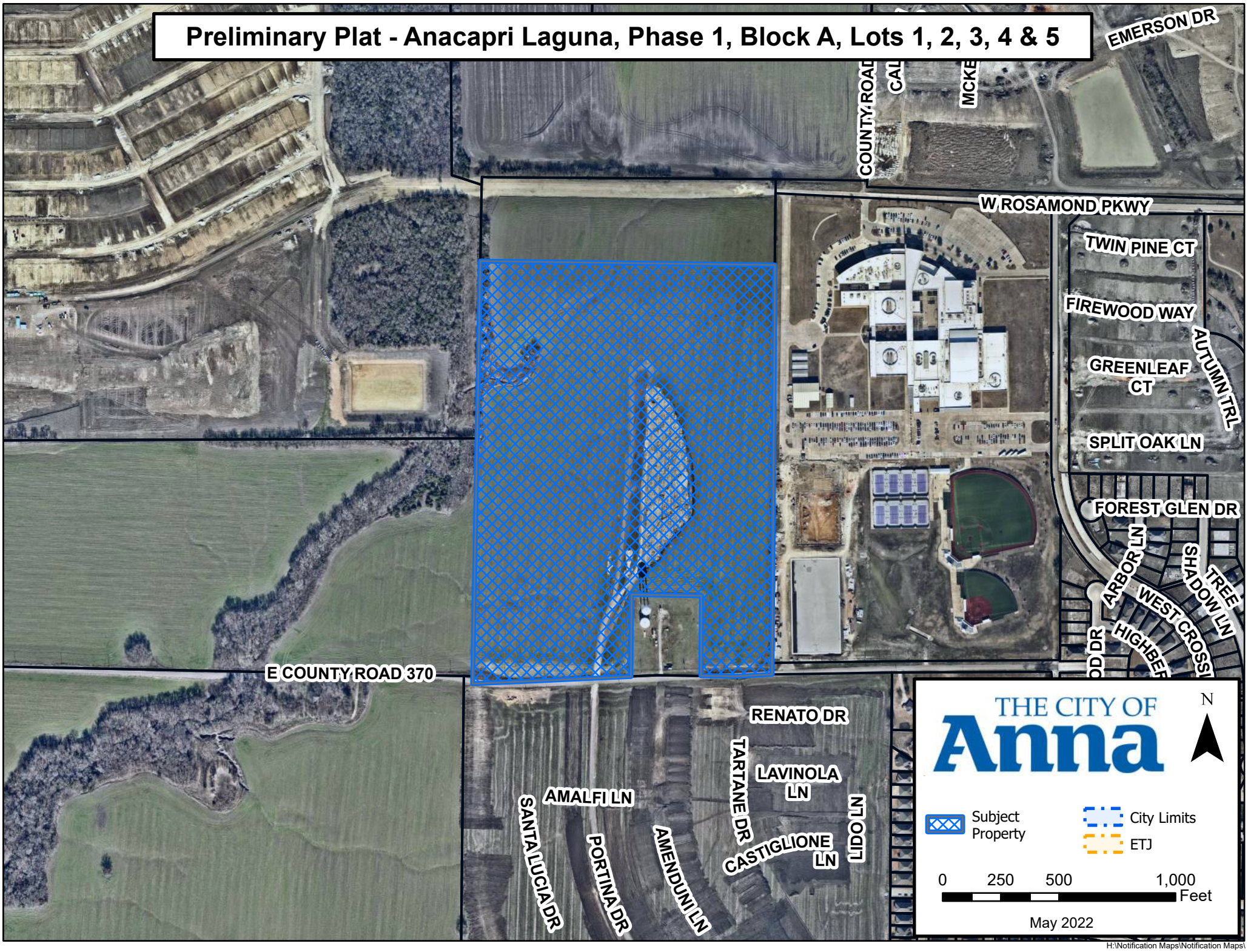
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Anacapri Laguna Locator Map
2. PZ - STAFF REPORT (PP) Anacapri Laguna, Ph 1, Bl A, Lts 1, 2, 3, 4, & 5
3. Exhibit A - Anacapri Laguna, PH 1 - Prel Plat

Preliminary Plat - Anacapri Laguna, Phase 1, Block A, Lots 1, 2, 3, 4 & 5



H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Preliminary Plat: Anacapri Laguna, Phase 1, Block A, Lots 1, 2, 3, 4 & 5

Applicant: MCI Preferred Income Fund, LLC C/O Anacapri Laguna Azure, LLC

AGENDA ITEM:

Consider/Discuss/Action on the Anacapri Laguna, Phase 1, Block A, Lots 1, 2, 3, 4, & 5, Preliminary Plat.

SUMMARY:

Commercial lot, private community center lot, and two multiple-family residences lots on 50.0± acres located at the northeast corner of Rollins Road and Ferguson Parkway. Zoned: Planned Development (Ord. No. 887-2020).

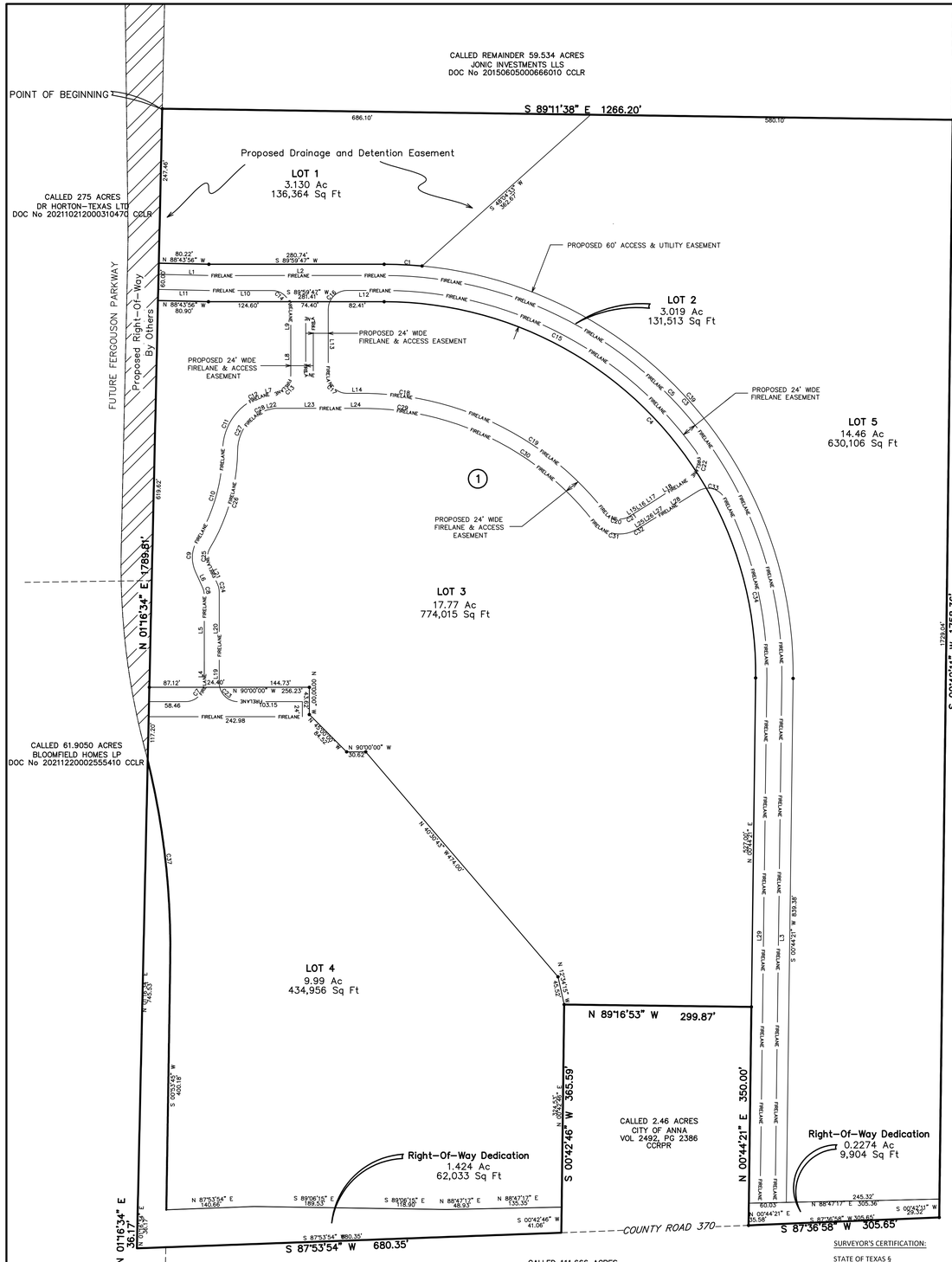
The purpose of the Preliminary Plat is to propose right-of-way dedication, lot and block boundaries, and easements necessary for the future construction of the private community center improvements on Lot 3.

RECOMMENDATION:

The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit



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.

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.

Fire Lane Easement
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.

VAM Esements
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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT _____ acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as _____, 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. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. 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 ordiances, rules, and regulations of the City of Anna, Texas
Witness my hand this the _____day of _____, 2022.

_____
Owner: XXXXXXX

_____
Owner: XXX

ANNA HIGH SCHOOL ADDITION
VOL 2011, PG 176 CCMR

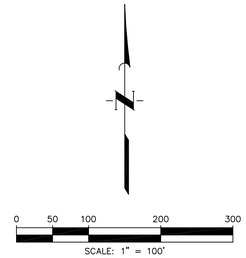
General Notes

1) AC . . . . . "Acre"
BL . . . . . "Building Line"
CCLR . . . . . "Collin County Land Records"
CCRPR . . . . . "Collin County Real Property Records"
Doc . . . . . "Document"
Esm . . . . . ."Easement"
IRF . . . . . ."Iron Rod Found"
IRS . . . . . ."Iron Rod Set"
ROW . . . . . "Right-of-Way"
Sq Ft . . . . . ."Square Feet"
Vol _ Pg _ . . ."Volume and Page"
● . . . . . ."Set 3/4-inch Iron Rod"
① . . . . . ."Block Number"

2) Per the Flood Insurance Rate Map (FIRM) No. 48085C01551 for Collin County, Texas as dated June 6, 2009, a portion of the subject tract is located in Shaded Zone A

3) All bearings shown hereon are based on the Texas Coordinate System, North Central Zone, NAD83.

4) It is unclear at this time if the proposed right-of-way of Ferguson Parkway will be dedicated via plat of seperate instrument. This proposed right-of-way, which is mainly located outside of the limits of this preliminary plat is being coordinated between the City and the adjacent landowner. Recordation of this proposed right-of-way will be shown on the final plat when this proposed right-of-way of officially dedicated.



A METES & BOUNDS description of a certain 50.02-acre tract of land, being all of a called 50.00-acre tract recorded in Document No. 20210830001753380 of the Collin County Land Records, with all bearing being based on the Teas Coordinate System, North Central Zone, NAD83, being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod marking the northwest corner of said 50.00-acre tract, being the southwest corner of the remainder of a called 59.534-acre tract to Jonic Investments LLC, recorded in Document No. 20150605000666010 of the Collin County Land Records (CCLR) also being in the east line of a called 275-acre tract to DR Horton-Texas LTD. Recorded in Document No. 20210212000310470 of the CCLR;

THENCE, South 89°11'38" East, along the north line of the said 50.00-acre tract, being common with the south line of said remainder acre tract, 1266.20 feet to a set 3/4-inch iron rod with cap stamped "Quiddity" in the west line of Anna High School Addition recorded in Volume 2011, Page 176 in the Collin County Map Records;

THENCE, South 00°42'11" West, along the west line of said High School Tract, 1758.36 feet to a found 3/8-inch iron rod found in the County Road 370, being in the north line of a called 111.666-acre tract to Anacapri Laguna Azure LLC recorded in Document No. 20210405000666850 of the CCLR;

THENCE, South 87°36'58" West, along the north line of said 111.666-acre tract being in County Road 370, a distance of 305.65 feet to a Magnail;

THENCE, North 00°44'21" East, 350.00 feet to a found railroad spike marking the northeast corner of a called 2.460-acre tract to the City of Anna recorded in Volume 4792 Page 2386 of the Collin County Real Property Records;

THENCE, North 89°16'53" West, along the north line of said 2.460-acre tract, 299.87 feet to a found 1-inch iron rod marking the northwest corner of said 2.460-acre tract;

THENCE, South 00°42'46" West, 365.59 feet to a found nail in the north line of said 111.666-acre tract being the southwest corner of said 2.46-acre tract;

THENCE, South 87°53'54" West, along the north line of said 111.666-acre tract, 680.35 feet to a found 5/8-inch iron rod;

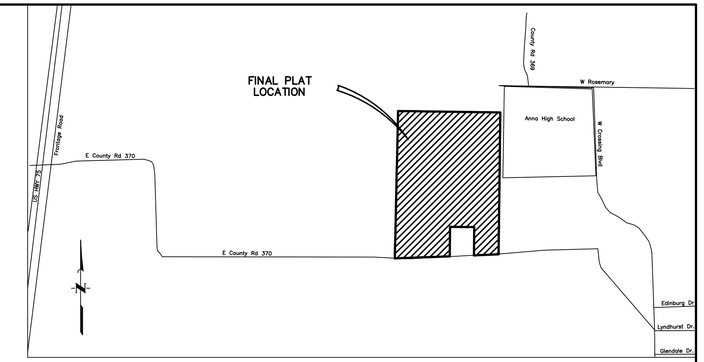
THENCE, North 01°16'34" East, along the east line of a called 61.9050-acre tract to Bloomfield Homes LP recorded in Document No. 20211220002555410 of the CCLR, and the east line of aforementioned 275-acre tract, 1825.99 feet to the POINT OF BEINGINNG CONTAINING 50.02 acres of land in Collin County Texas.

CERTIFICATE OF APPROVAL
APPROVED on this the _____day of _____, 20____, by the City Council, City of Anna, Texas.

_____
Mayor

_____
City Secretary

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.



VICINITY MAP
NOT TO SCALE
COLLIN COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	655.00'	60.85'	60.83'	N 87°20'32" W	5°19'23"
C3	655.00'	976.51'	888.56'	N 41°58'15" W	85°25'11"
C4	595.00'	942.34'	846.89'	N 44°37'56" W	90°44'34"
C5	644.50'	1020.73'	917.35'	S 44°37'56" E	90°44'34"
C6	25.00'	6.01'	6.00'	S 06°09'04" E	13°46'50"
C7	30.00'	7.07'	7.05'	N 06°44'48" E	13°29'36"
C8	30.00'	12.72'	12.63'	N 12°09'01" W	24°18'02"
C9	54.00'	52.04'	50.05'	N 03°18'24" E	55°12'53"
C10	287.74'	151.17'	149.44'	N 15°51'48" E	30°06'06"
C11	91.99'	82.47'	79.74'	N 25°30'19" E	51°22'00"
C12	88.06'	40.74'	40.37'	N 64°12'28" E	26°30'14"
C13	30.42'	47.82'	43.05'	N 44°49'18" E	90°03'57"
C14	30.00'	47.13'	42.43'	N 45°00'07" W	90°00'13"
C15	605.50'	575.33'	553.93'	N 62°47'00" W	54°26'26"
C16	30.00'	47.12'	42.43'	S 44°59'53" W	89°59'47"
C17	30.00'	47.05'	42.37'	S 44°55'38" E	89°51'17"
C18	490.28'	117.46'	117.18'	S 82°10'58" E	13°43'36"
C19	492.86'	321.90'	316.21'	S 56°39'44" E	37°25'18"
C20	30.00'	44.03'	40.18'	S 79°59'31" E	84°04'56"
C21	6.11'	0.00'	0.00'	N 57°57'54" E	0°00'11"
C22	30.00'	48.60'	43.46'	N 10°50'54" E	92°49'23"
C23	54.00'	7.02'	7.01'	N 03°43'27" E	7°26'53"
C24	30.00'	12.72'	12.63'	N 12°09'01" W	24°18'02"
C25	30.00'	28.91'	27.80'	N 03°18'24" E	55°12'53"
C26	311.74'	164.01'	162.12'	N 15°50'32" E	30°08'37"
C27	67.99'	61.19'	59.15'	N 25°26'49" E	51°33'58"
C28	64.06'	29.67'	29.40'	N 64°10'46" E	26°32'04"
C29	466.28'	111.54'	111.28'	S 82°10'21" E	13°42'22"
C30	468.90'	306.25'	300.84'	S 56°39'49" E	37°25'18"
C31	54.00'	79.25'	72.32'	S 79°59'33" E	84°04'56"
C32	30.00'	0.00'	0.00'	N 57°57'53" E	0°00'11"
C33	30.00'	49.71'	44.21'	S 74°34'13" E	94°55'59"
C34	605.50'	294.24'	291.36'	S 13°10'56" E	27°50'34"
C35	25.00'	4.18'	4.18'	S 05°31'55" W	9°35'09"
C37	1260.00'	322.51'	321.63'	S 06°26'13" E	14°39'55"
C38	1260.00'	322.51'	321.63'	S 06°26'13" E	14°39'55"
C39	655.00'	976.51'	888.56'	S 41°58'15" E	85°25'11"

LINE	BEARING	DISTANCE
L1	S 88°43'56" E	84.01'
L2	N 89°58'46" E	277.19'
L3	S 00°44'21" W	833.76'
L4	N 00°00'00" W	28.64'
L5	N 00°00'00" W	111.73'
L6	N 24°18'02" W	28.29'
L7	N 78°32'13" E	8.22'
L8	N 00°00'00" W	56.93'
L9	N 00°00'00" W	40.34'
L10	S 89°59'47" W	101.68'
L11	N 88°43'56" W	80.78'
L12	S 89°59'47" W	59.61'
L13	S 00°00'00" E	97.29'
L14	S 89°51'17" E	33.11'
L15	N 57°57'48" E	14.99'
L16	N 57°57'48" E	9.00'
L17	N 57°57'48" E	18.56'
L18	N 57°12'34" E	65.53'
L19	N 00°00'00" W	28.64'
L20	N 00°00'00" W	116.90'
L21	N 24°18'02" W	33.45'
L22	N 77°32'05" E	7.41'
L23	N 90°00'00" E	111.87'
L24	S 89°51'17" E	36.90'
L25	N 57°57'48" E	14.99'
L26	N 57°57'48" E	9.00'
L27	N 57°57'48" E	19.84'
L28	N 57°59'15" E	62.83'
L29	S 00°44'21" W	836.92'

Exhibit A

PRELIMINARY PLAT OF

ANACAPRI LAGUNA

PHASE 1

BLOCK A, LOTS 1, 2, 3, 4, & 5
A SUBDIVISION OF 50.02 ACRES OF LAND
OUT OF THE
MARTIN MOORE SURVEY, ABSTRACT No. 649
CITY OF ANNA, TEXAS
COLLIN COUNTY, TEXAS
MAY 2022

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 _____, 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 _____, 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: _____

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §

COUNTY OF COLLIN §

THIS is to certify that I, Eddie Martinez, Registered Professional Land Surveyor Number 5274 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 FOR REVIEW – NOT FOR RECORDATION

Eddie Martinez
Registered Professional Land Surveyor No. 5274

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 Eddie Martinez , 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: _____

DEVELOPER/OWNER:
MEGATEL HOMES, LLC
2101 CEDAR SPRINGS RD, STE 700
DALLAS, TEXAS 75201
(214) 396-4233
CONTACT PERSON: STEVE MAGLISCEAU

ENGINEER/LAND SURVEYOR
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000
CONTACT PERSON: ALEK STRIMPLE

C:\Users\DSB\OneDrive – Jones & Carter\Documents\Anna-Capri Prelim Plat V4.dwg May 22,2022 – 5:47pm DSB

Item No. 18.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the Anna 455 Addition, Block A, Lots 5 & 6, Preliminary Plat. Applicant: Brakes Plus, LLC.

SUMMARY:
Automobile repair, minor on Lot 6 and vacant lot on 3.0± acres located on the north side of W. White Street, 435± feet west of S. Ferguson Parkway. Zoned: Planned Development (Ord. No. 709-2015 & Ord. No. 179-2005).

The purpose of the Preliminary Plat is to propose lot and block boundaries, and easements necessary for the future minor automobile repair development on Lot 6.

FINANCIAL IMPACT:
N/A

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

Goal 1: Growing Anna Economy

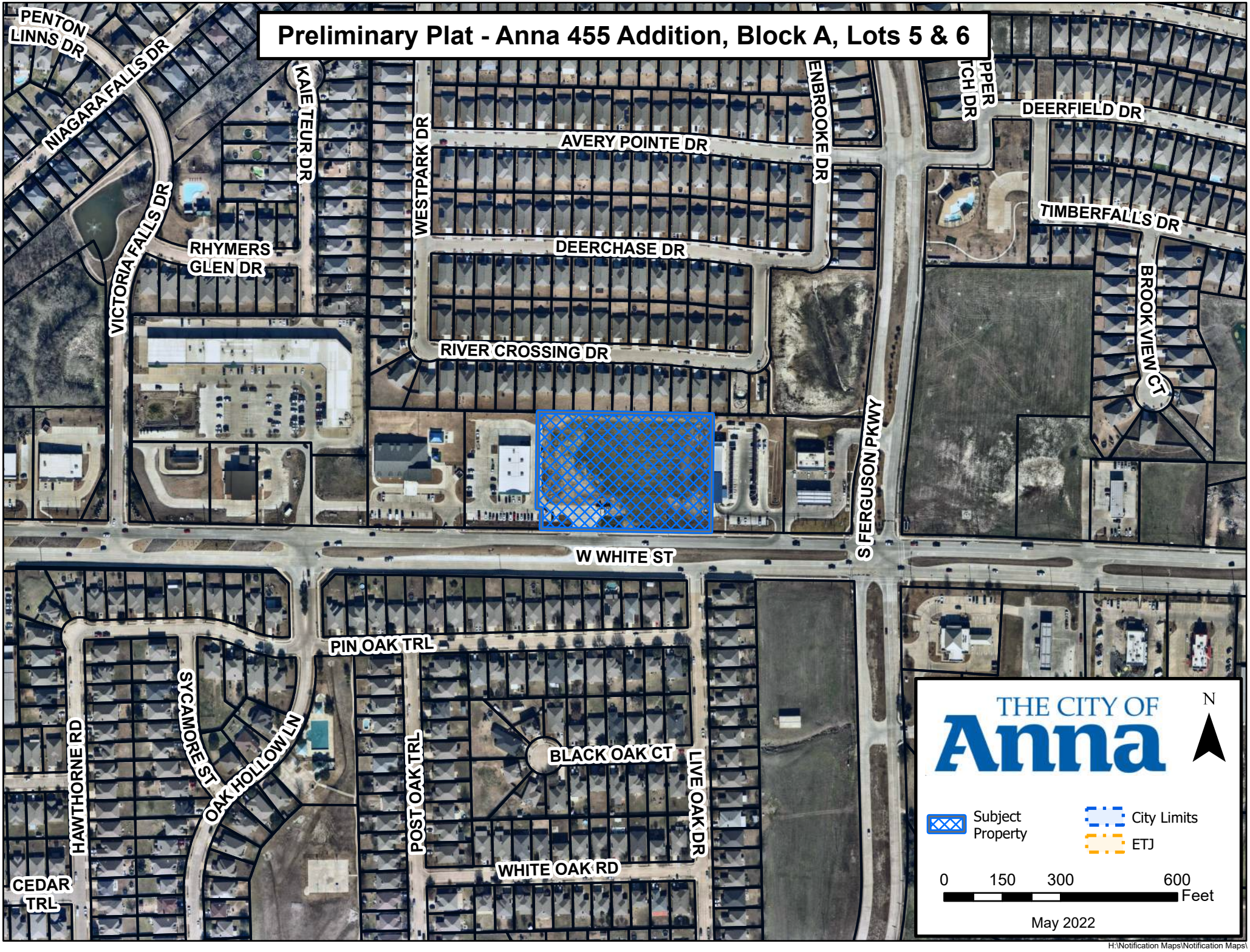
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Anna 455 Addition Locator Map
2. PZ - STAFF REPORT (PP) Anna 455 Addition, Bl A, Lts 5 & 6
3. Exhibit A - Anna 455 Addn, Bl A, Lts 5 & 6 - Prel. Plat

Preliminary Plat - Anna 455 Addition, Block A, Lots 5 & 6



H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Preliminary Plat: Anna 455 Addition, Block A, Lots 5 & 6

Applicant: Brakes Plus, LLC

AGENDA ITEM:

Consider/Discuss/Action on the Anna 455 Addition, Block A, Lots 5 & 6, Preliminary Plat.

SUMMARY:

Automobile repair, minor on one lot and vacant lot on 3.0± acres located on the north side of W. White Street, 435± feet west of S. Ferguson Parkway. Zoned: Planned Development (Ord. No. 709-2015 & Ord. No. 179-2005).

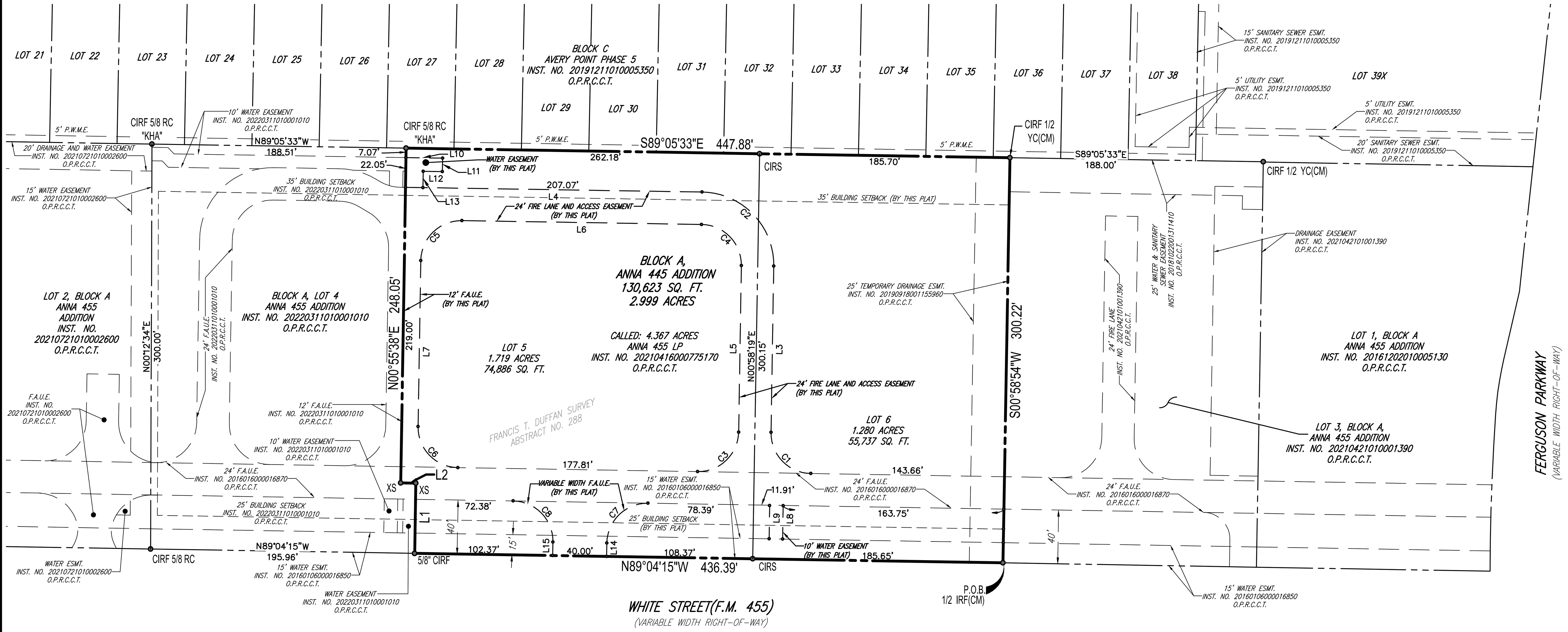
The purpose of the Preliminary Plat is to propose lot and block boundaries, and easements necessary for the future minor automobile repair development on Lot 6.

RECOMMENDATION:

The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit



LEGEND

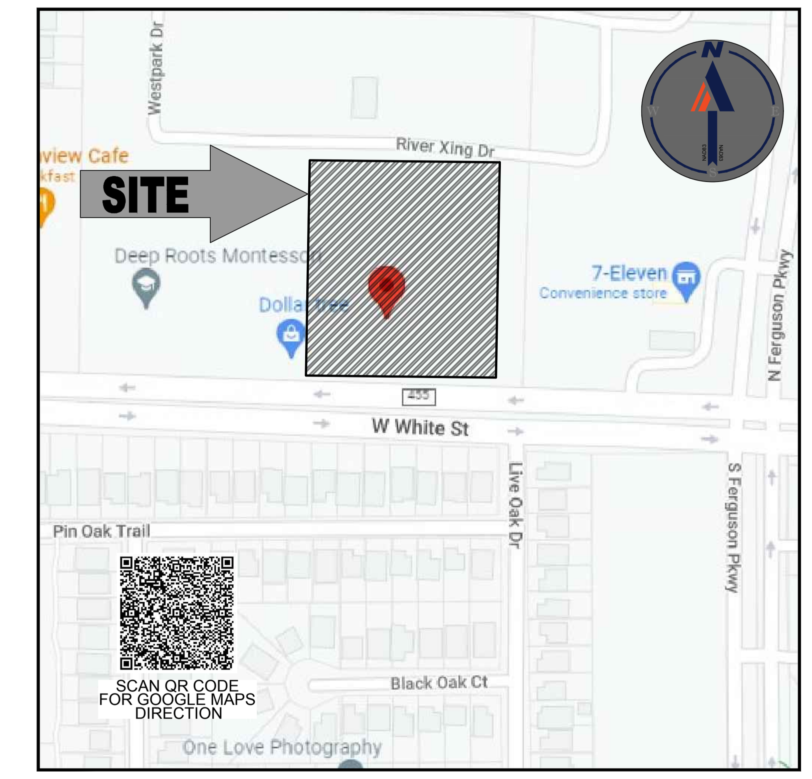
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
XS	X-CUT SET
CIRS	CAPPED IRON ROD SET STAMPED "BOHLER ENG"
CIRF	CAPPED IRON ROD FOUND STAMPED "______"
PFC	POINT FOR CORNER
RC	RED PLASTIC CAP
YC	YELLOW PLASTIC CAP
P.W.M.E.	PUBLIC WALL MAINTENANCE EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
ESMT.	EASEMENT
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
F.M.	FARM TO MARKET
( )	ORIGINAL BOUNDARY CALL
(CM)	CONTROLLING MONUMENT

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	47.12'	090°00'00"	30.00'	30.00'	S44°04'15"E	42.43'
C2	84.84'	090°01'18"	54.00'	54.02'	N44°04'54"W	76.38'
C3	47.12'	090°00'00"	30.00'	30.00'	N45°55'45"E	42.43'
C4	47.14'	090°01'18"	30.00'	30.01'	N44°04'54"W	42.43'
C5	47.11'	089°58'48"	30.00'	29.99'	S45°55'02"W	42.42'
C6	47.11'	089°58'28"	30.00'	29.99'	S44°03'36"E	42.42'

LINE TABLE

NO.	BEARING	LENGTH
L1	N00°55'38"E	52.00'
L2	N89°04'22"W	11.21'
L3	S00°55'45"W	123.20'
L4	S89°05'33"E	219.98'
L5	N00°55'45"E	123.17'
L6	S89°05'33"E	177.80'
L7	S00°55'38"W	123.03'
L8	S00°55'45"W	24.66'
L9	S00°55'45"W	24.66'
L10	S89°05'33"E	27.17'
L11	S00°54'27"W	10.00'
L12	S89°05'33"E	14.27'
L13	N00°54'27"E	12.05'



LOCATION MAP

SCALE: N.T.S.

60 30 15 0 60

1"= 60'

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, ANNA 455, LP are the sole owners of the following tract of land situated in the City of Anna, Collin County, Texas, being a part of the Francis T. Duffan Survey, Abstract No. 288, being part of a called 4.367 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Anna 455, LP, as recorded in Instrument No. 20210416000775170, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows;

BEGINNING at a one-half inch iron rod found at the southeast corner of said 4.367 acre tract of land and the southwest corner of Lot 3, Block A, Anna 455 Addition, an addition to the City of Anna, as recorded in Instrument No. 20210421010001390, O.P.R.C.C.T., said iron rod being in the north line of White Street-F.M. 455(a variable width right-of-way);

THENCE North 89 degrees 04 minutes 15 seconds West, a distance of 436.39 feet to five-eighths capped iron rod found at the corner at the southeast corner of Lot 4, Block A, according to the plat Anna 455 Addition, recorded by Instrument Number 20220311010001010, Official Public Records, Collin County, Texas, from which a five-eighths inch iron rod with red plastic cap found at the southwest corner of said 4.367 acre tract of land, the southwest corner of said Lot 4 and the southeast corner of Lot 2, Block A, Anna 455 Addition Phase 5, an addition to the City of Anna, as recorded in Instrument No. 20210721010002600, O.P.R.CC.T. bears North 89 degrees 04 minutes 15 seconds West a distance of 195.96 feet;

THENCE over and across said 4.367 acre tract of land and along the east line of said Lot 4, the following courses and distances:

North 00 degrees 55 minutes 38 seconds East, a distance of 52.00 feet over and across said 4.367 acre tract to a chiseled "X" cut in concrete set;

North 89 degrees 04 minutes 22 seconds West, a distance of 11.21 feet to a chiseled "X" cut in concrete set;

North 00 degrees 55 minutes 38 seconds East, a distance of 248.05 feet to a five-eighths inch capped iron rod stamped "KHA" found at the northeast corner of said Lot 4, said capped iron rod being in the north line of said 4.367 acres tract and the south line of Avery Point, Phase 5 according to the plat recorded in Instrument Number 20191211010005350, O.P.R.C.C.T. from which a one-half inch iron rod with yellow plastic cap bears South 89 degrees 05 minutes 33 seconds East, a distance of 188 feet.

THENCE South 89 degrees 05 minutes 33 seconds East, a distance of 447.88 feet to a one-half inch iron rod with yellow plastic cap found at the northeast corner of said 4.367 acre tract of land and the northwest corner of said Lot 3, from which a one-half inch iron rod with yellow plastic cap found at the northeast corner of said Lot 3 and the northwest corner of Lot 1, Block A, Anna 455 Addition, an addition to the City of Anna, as recorded in Instrument No. 20161202010005130, O.P.R.C.C.T. bears South 89 degrees 01 minutes 06 seconds East a distance of 185.70 feet;

THENCE South 00 degrees 58 minutes 54 seconds West, a distance of 300.22 feet to the **POINT OF BEGINNING** containing 130,623 square feet or 2.999 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA 455, LP.; acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as, **BLOCK A, LOTS 5 AND 6, 455 ANNA ADDITION,** 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.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that 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.

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.

This approved subject to all platting ordinances, rules, and regulations of the City of Anna, Texas.

WITNESS, my hand, this the _____ day of ___________________, 2022.

BY:

____

Authorized Signature of Owner

____

Printed Name and Title

STATE OF TEXAS §

COUNTY OF __________________§

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared __________________________, Owner, 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 considerations therein expressed.

Given under my hand and seal of office,this the _____ day of ___________________, 2022.

____

Notary Public, State of Texas

____

My Commission Expires On:

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Aaron S. Andree, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the comer monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Anna.

Dated this the ___ day of ______, 2022.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Aaron S. Andree
Registered Professional Land Surveyor No. 6920

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Aaron S. Andree, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ______, 2022.

____

Notary Public, State of Texas

Approved this _______ day of _______________ 2022, by the City Council of the City of Anna, Texas.

____
Mayor

____
City secretary

GENERAL NOTES:

1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum(NAVD) 88 using GEIOD12A.
2. According to Community Panel No. 48085C0155J, dated JUNE 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. Although this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.
3. The zoning of the subject tract is Planning Development-C (PD -C), according to City of Anna Zoning Map and per City of Anna Ordinance No. 709-2015. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
4. Notice: Selling a portion of this addition by metes and bounds is a violations of the city Subdivision Ordinance and State platting statues and is subject to fines and withholding of utilities and building certificates.

Exhibit A

PRELIMINARY PLAT

ANNA 455 ADDITION
BLOCK A, LOTS 5 & 6,

2.999 ACRES OUT OF THE
FRANCIS T. DUFFAN, ABSTRACT NO. 288;
CITY OF ANNA, COLLIN COUNTY, TEXAS

EXPRESS OIL CHANGE 10 MINUTE SERVICE
1800 SOUTHPARK DR.
BIRMINGHAM, AL 35244
205-943-5770

APPLICANT:
BRAKES PLUS, LLC
1800 SOUTHPARK DR.
BIRMINGHAM, AL 35244
PHONE: (205) 943-5770
CONTACT: ANDY GOLDEN

OWNER
ANNA 455, LP
5944 LUTHER LANE STE 725
DALLAS, TX 75225-5962

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD.
SUITE 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: AARON ANDREE

BOHLER
2600 NETWORK BLVD SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

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LAND SURVEYING · PROGRAM MANAGEMENT · LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN · PERMITTING SERVICES · TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD210079	05/18/22	JG	ASA	ASA	1" = 60'	1 OF 1

BOHLER ENGINEERING- ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.

Item No. 19.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the DHI-Anna, Block A, Lots 1-3, Preliminary Plat.
Applicant: D.R. Horton – Texas, LTD.

SUMMARY:
Multiple-family residence on Lot 1 and two vacant lots on three lots on 39.7± acres located at the northeast corner of future Throckmorton Boulevard and future Rosamond Parkway. Zoned: Planned Development (Ord. No. 881-2020).

The purpose of the Preliminary Plat is to propose right-of-way dedication, lot and block boundaries, and easements necessary for the future construction of the multiple-family residences.

FINANCIAL IMPACT:
N/A

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

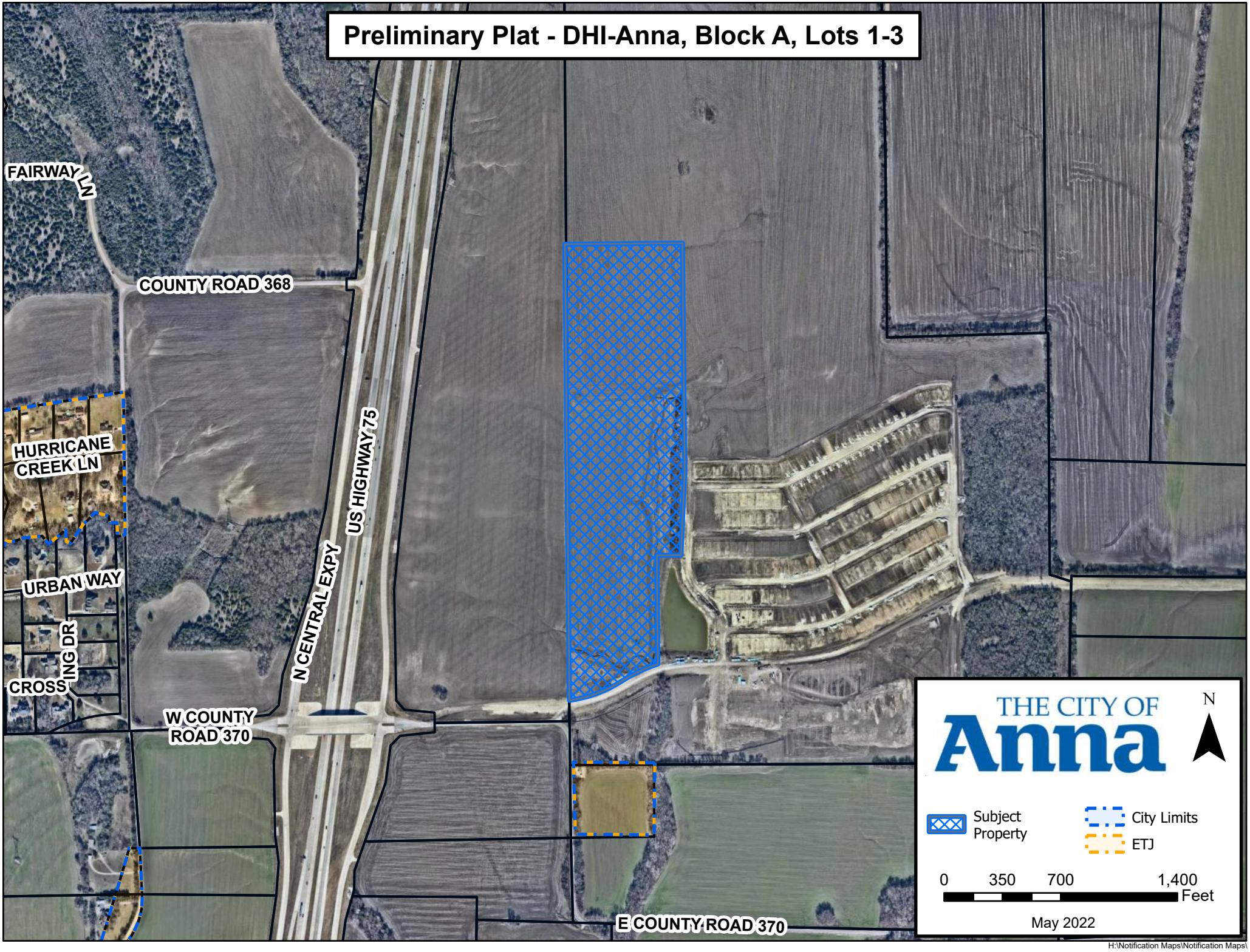
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. DHI-Anna Locator Map
2. PZ - STAFF REPORT (PP) DHI-Anna, Bl A, Lts 1-3
3. Exhibit A - DHI Anna, Bl A, Lts 1-3 - Preliminary Plat

Preliminary Plat - DHI-Anna, Block A, Lots 1-3



H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Preliminary Plat: DHI-Anna, Block A, Lots 1-3

Applicant: D.R. Horton – Texas, LTD.

AGENDA ITEM:

Consider/Discuss/Action on the DHI-Anna, Block A, Lots 1-3, Preliminary Plat.

SUMMARY:

Three multiple-family residence lots on 39.7± acres located at the northeast corner of future Throckmorton Boulevard and future Rosamond Parkway. Zoned: Planned Development (Ord. No. 881-2020).

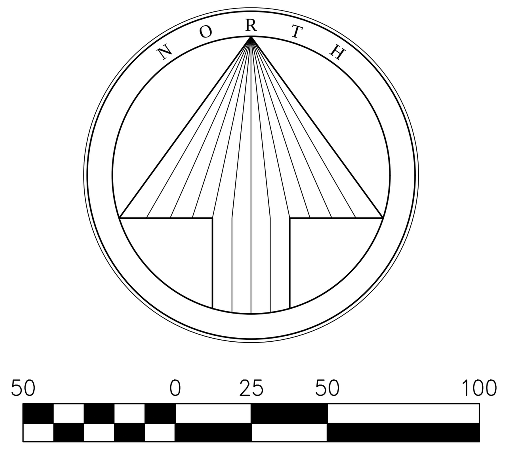
The purpose of the Preliminary Plat is to propose right-of-way dedication, lot and block boundaries, and easements necessary for the future construction of the multiple-family residences on Lot 1.

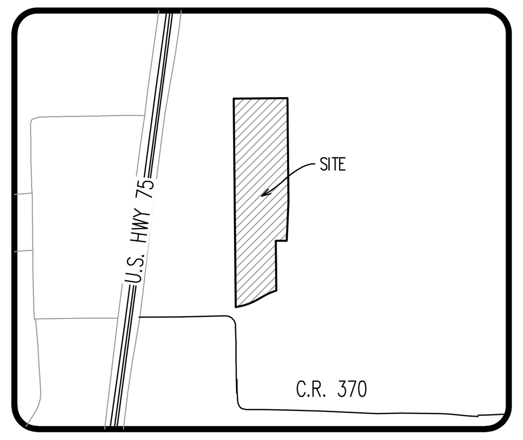
RECOMMENDATION:

The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit



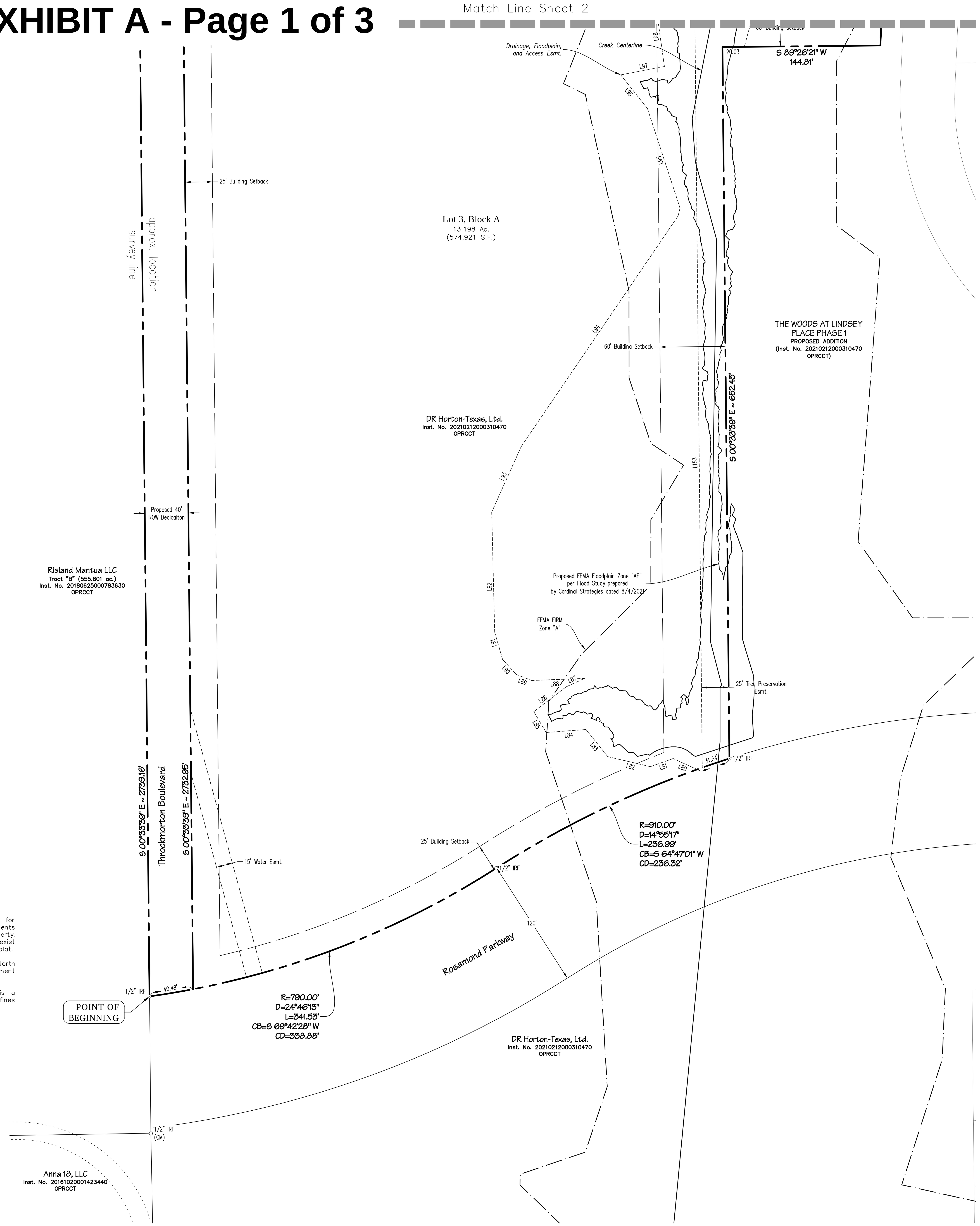


LOCATION MAP
1" = 2000'

LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. No protected trees exist on the subject property.



Easement Line Table		
Line #	Length	Direction
L1	85.83'	S 89°26'21" W
L2	288.28'	S 89°26'21" W
L3	125.35'	S 89°26'21" W
L4	24.00'	N 00°33'39" W
L5	95.75'	N 89°26'21" E
L6	344.92'	N 00°33'39" W
L7	121.21'	N 00°33'39" W
L8	24.00'	N 89°26'21" E
L9	97.00'	S 00°33'39" E
L10	163.16'	N 89°26'21" E
L11	66.90'	S 89°26'21" W
L12	83.69'	S 89°26'21" W
L13	369.18'	N 00°33'39" W
L14	66.90'	N 89°26'21" E
L15	92.69'	N 89°26'21" E
L16	92.69'	S 89°26'21" W
L17	220.55'	S 89°26'21" W
L18	364.92'	N 00°33'39" W
L19	220.55'	N 89°26'21" E
L20	364.92'	S 00°33'39" E

Easement Line Table		
Line #	Length	Direction
L21	8.08'	S 00°33'39" E
L22	10.00'	S 89°26'21" W
L23	8.50'	N 00°33'39" W
L24	9.15'	S 00°33'39" E
L25	10.00'	S 89°26'21" W
L26	9.15'	N 00°33'39" W
L27	28.77'	S 00°33'39" E
L28	10.00'	N 89°26'21" E
L29	28.77'	N 00°33'39" W
L30	7.82'	N 01°07'18" W
L31	10.00'	N 88°52'42" E
L32	8.73'	S 01°07'18" E
L33	18.47'	S 00°33'39" E
L34	10.00'	S 89°26'21" W
L35	18.47'	N 00°33'39" W
L36	9.22'	N 45°33'39" W
L37	10.00'	N 44°26'21" E
L38	6.68'	S 45°33'39" E
L39	8.62'	S 45°33'39" E
L40	10.00'	S 44°26'21" W

Easement Line Table		
Line #	Length	Direction
L41	7.86'	N 45°33'39" W
L42	8.05'	N 89°26'21" E
L43	10.00'	S 00°33'39" E
L44	8.05'	S 89°26'21" W
L45	8.50'	S 89°26'21" W
L46	15.00'	N 00°33'39" W
L47	8.50'	N 89°26'21" E
L48	7.89'	S 89°26'21" W
L49	10.00'	N 00°33'39" W
L50	7.89'	N 89°26'21" E
L51	8.55'	N 44°26'21" E
L52	10.00'	S 45°33'39" E
L53	7.02'	S 44°26'21" W
L54	8.50'	S 00°33'39" E
L55	15.00'	S 89°26'21" W
L56	8.50'	N 00°33'39" W
L57	28.78'	S 00°33'39" E
L58	10.00'	S 89°26'21" W
L59	28.78'	N 00°33'39" W
L60	8.31'	S 89°26'21" W

Easement Line Table		
Line #	Length	Direction
L61	10.00'	N 00°33'39" W
L62	8.31'	N 89°26'21" E
L63	8.00'	S 89°26'21" W
L64	15.00'	N 00°33'39" W
L65	8.00'	N 89°26'21" E
L66	7.65'	N 00°33'39" W
L67	10.00'	N 89°26'21" E
L68	7.65'	S 00°33'39" E
L69	8.08'	S 00°33'39" E
L70	10.00'	S 89°26'21" W
L71	8.50'	N 00°33'39" W
L72	80.69'	S 89°26'21" W
L73	80.69'	N 89°26'21" E
L74	5.65'	S 22°42'39" W
L75	5.59'	S 22°20'41" E
L76	5.65'	S 22°42'40" W
L77	193.82'	S 00°33'39" E
L78	194.43'	N 00°33'39" W
L80	24.05'	N 65°31'50" W
L81	22.18'	S 70°28'43" W

Easement Line Table		
Line #	Length	Direction
L82	40.13'	N 76°46'54" W
L83	31.88'	N 38°41'13" W
L84	36.65'	S 85°41'13" W
L85	22.23'	N 30°33'33" W
L86	37.37'	N 52°30'44" E
L87	18.53'	N 65°20'02" E
L88	48.43'	S 87°44'34" W
L89	15.18'	N 68°48'28" W
L90	18.74'	N 42°12'15" W
L91	25.95'	N 16°11'12" W
L92	110.20'	N 01°24'23" W
L93	65.73'	N 24°13'01" E
L94	255.81'	N 34°12'48" E
L95	96.06'	N 18°07'34" W
L96	39.48'	N 38°26'20" W
L97	40.81'	N 79°08'20" E
L98	68.56'	N 07°59'42" W
L99	24.60'	S 71°58'02" E
L100	55.97'	N 09°11'33" E
L101	37.60'	N 07°12'55" W

Easement Line Table		
Line #	Length	Direction
L102	47.81'	N 02°04'53" W
L103	72.34'	N 15°56'14" W
L104	59.61'	N 32°25'15" W
L105	64.89'	N 67°06'31" W
L106	16.74'	N 29°34'11" W
L107	30.13'	N 30°27'45" E
L108	80.02'	N 63°38'09" E
L109	55.17'	S 34°34'24" E
L110	42.41'	N 00°11'32" W
L111	63.94'	N 01°37'36" E
L112	99.58'	N 07°13'02" E
L113	130.71'	N 08°19'38" W
L114	90.38'	N 00°17'04" W
L115	21.77'	N 02°19'11" E
L116	126.36'	N 30°40'56" E
L117	41.65'	N 87°05'49" E
L118	33.31'	S 15°09'54" E
L119	68.99'	S 14°03'07" W
L120	78.12'	S 26°12'47" W
L121	43.27'	S 01°42'54" E

Easement Line Table		
Line #	Length	Direction
L122	58.96'	S 10°52'46" E
L123	70.07'	S 06°21'45" E
L124	52.33'	S 04°25'49" W
L125	96.97'	S 01°12'37" W
L126	74.57'	S 01°10'48" E
L127	10.32'	S 44°25'55" E
L128	7.89'	N 66°48'08" E
L129	57.32'	N 03°29'07" W
L130	44.56'	N 18°05'34" E
L131	131.22'	N 14°15'53" E
L132	116.02'	N 07°05'54" E
L133	161.88'	N 04°53'58" E
L134	39.96'	N 43°41'43" E
L135	23.24'	S 36°31'27" E
L136	22.51'	S 48°39'21" W
L137	47.13'	S 05°05'06" E
L138	85.34'	S 05°46'16" W
L139	103.43'	S 02°46'12" W
L140	29.62'	S 24°31'14" W
L141	18.89'	S 11°51'25" E

Easement Line Table		
Line #	Length	Direction
L142	21.27'	S 05°08'00" E
L143	41.22'	S 07°16'31" W
L144	103.95'	S 12°46'26" W
L145	86.08'	S 05°08'03" W
L146	68.59'	S 09°35'47" W
L147	69.30'	S 45°09'33" W
L148	60.56'	S 15°12'23" W
L149	595.00'	S 89°27'14" W
L150	1344.08'	N 00°33'39" W
L151	480.19'	N 02°33'19" E
L152	146.14'	N 89°26'21" E
L153	685.57'	N 00°33'39" W

PRELIMINARY PLAT

DHI ANNA

LOTS 1-3, BLOCK A
BEING 39.655 ACRES GROSS / 37.142 ACRES NET
IN THE
E. WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

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Rowlett, TX 75088
Telephone (214) 607-4244
Contact:

DEVELOPER
DHI Communities
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Arlington, TX 76011
Telephone (817) 390-8270
Contact: Eric Overton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
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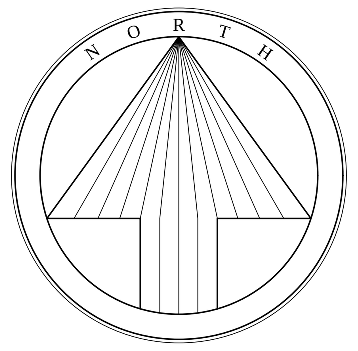
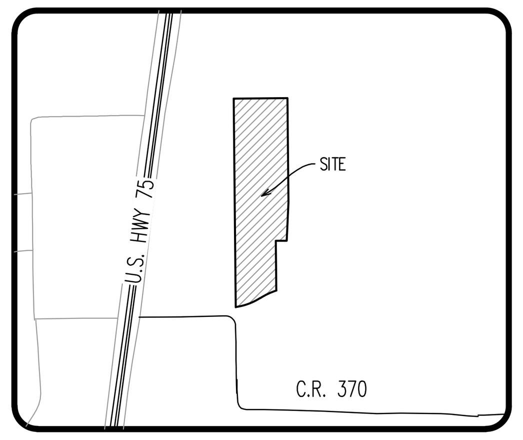
EXHIBIT A - Page 2 of 3



50 0 25 50 100
1 inch = 50ft.



LOCATION MAP
1" = 2000'

LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
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IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
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AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
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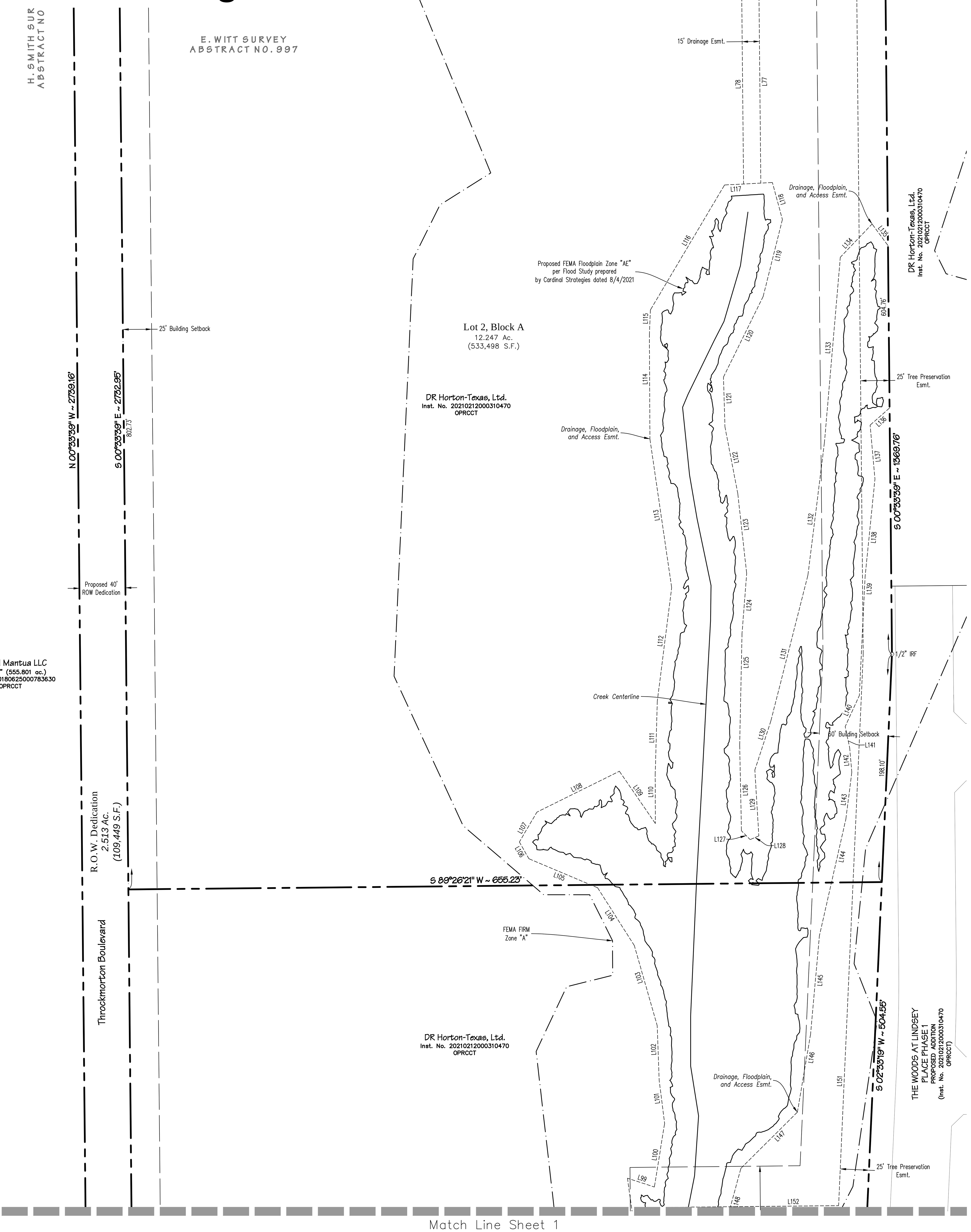
NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. No protected trees exist on the subject site.



Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	14.57'	30.00'	14.42'	N 76°39'06" W	27°49'05"
C2	18.46'	15.00'	17.32'	S 54°10'29" W	70°31'44"
C3	38.05'	54.00'	37.26'	N 70°22'37" W	40°22'03"
C4	21.14'	30.00'	20.70'	N 70°22'37" W	40°22'03"
C5	47.12'	30.00'	42.43'	N 44°26'21" E	90°00'00"
C6	42.77'	54.00'	41.66'	N 22°07'48" E	45°22'54"
C7	23.76'	30.00'	23.15'	N 22°07'48" E	45°22'54"
C8	47.12'	30.00'	42.43'	S 45°33'39" E	90°00'00"
C9	61.61'	30.00'	51.34'	N 30°36'26" E	117°39'51"
C10	82.62'	54.00'	74.80'	N 15°36'26" E	87°39'51"
C11	27.79'	30.00'	26.81'	N 32°54'01" E	53°04'41"
C12	27.79'	30.00'	26.80'	N 34°01'40" W	53°03'58"
C13	13.59'	54.00'	13.55'	N 53°21'11" W	14°24'55"
C14	23.26'	30.00'	22.68'	N 68°21'11" W	44°24'55"
C15	14.57'	30.00'	14.42'	S 75°31'49" W	27°49'05"
C16	14.57'	30.00'	14.42'	S 75°31'49" W	27°49'05"
C17	47.12'	30.00'	42.43'	N 45°33'39" W	90°00'00"
C18	31.42'	30.00'	30.00'	N 29°26'21" E	60°00'00"
C19	13.59'	54.00'	13.55'	N 52°13'54" E	14°24'55"
C20	23.26'	30.00'	22.68'	N 67°13'54" E	44°24'55"

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C21	14.57'	30.00'	14.42'	S 76°39'06" E	27°49'05"
C22	7.85'	5.00'	7.07'	S 44°26'21" W	90°00'00"
C23	7.85'	5.00'	7.07'	S 44°26'21" W	90°00'00"
C24	47.12'	30.00'	42.43'	S 44°26'21" W	90°00'00"
C25	47.12'	30.00'	42.43'	N 45°33'39" W	90°00'00"
C26	47.12'	30.00'	42.43'	N 44°26'21" E	90°00'00"
C27	47.12'	30.00'	42.43'	S 45°33'39" E	90°00'00"
C30	50.12'	988.50'	50.11'	S 02°19'22" W	2°54'18"
C31	101.19'	1011.50'	101.15'	S 00°54'33" W	5°43'55"
C32	49.15'	988.50'	49.14'	S 00°31'57" E	2°50'55"
C33	101.53'	1011.50'	101.48'	S 01°59'01" E	5°45'03"
C34	75.13'	988.50'	75.12'	S 02°40'54" E	4°21'18"
C35	24.30'	188.50'	24.28'	N 04°23'51" E	7°23'05"
C36	43.11'	211.50'	43.04'	N 02°15'01" E	11°40'45"
C37	50.26'	28.50'	44.00'	N 46°56'02" E	101°02'45"
C38	35.66'	161.50'	35.59'	S 88°52'10" E	12°39'07"
C39	41.36'	107.23'	41.10'	S 84°08'48" E	22°05'50"
C40	51.43'	125.46'	51.07'	S 82°40'20" E	23°29'17"
C41	31.91'	220.32'	31.89'	N 78°34'59" E	8°17'57"
C42	82.28'	124.56'	80.79'	S 86°43'47" E	37°50'52"

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C43	84.66'	112.67'	82.68'	S 89°22'04" E	43°03'07"
C44	40.02'	180.12'	39.94'	N 75°23'44" E	12°43'51"
C45	67.86'	152.01'	67.29'	S 83°18'49" E	25°34'34"
C46	21.39'	239.43'	21.38'	S 74°45'42" E	5°07'09"
C47	89.50'	111.39'	87.11'	N 81°37'04" E	46°02'20"
C48	79.23'	33.57'	62.08'	S 51°33'55" E	135°14'13"
C49	113.81'	181.34'	111.95'	S 00°32'10" W	35°57'32"
C50	36.90'	196.50'	36.84'	S 13°29'34" E	10°45'30"
C51	72.64'	268.93'	72.42'	S 00°22'33" E	15°28'31"
C52	31.69'	1197.91'	31.69'	S 11°21'31" W	1°30'57"
C53	80.02'	189.20'	79.43'	S 00°46'11" W	24°13'58"
C54	96.07'	194.68'	95.10'	S 00°09'24" W	28°16'30"
C55	68.58'	203.50'	68.26'	S 04°38'23" W	19°18'33"
C56	60.36'	220.38'	60.17'	S 12°51'39" E	15°41'31"
C57	29.32'	88.50'	29.19'	S 11°12'56" E	18°58'57"
C58	106.52'	313.80'	106.01'	S 08°00'00" W	19°26'54"
C59	46.60'	43.50'	44.40'	N 66°46'08" E	61°22'32"
C60	32.35'	146.50'	32.28'	S 88°52'10" E	12°39'07"
C61	47.44'	122.23'	47.15'	S 84°04'33" E	22°14'20"
C62	45.18'	110.46'	44.86'	S 82°30'28" E	23°26'06"

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C63	29.35'	205.32'	29.33'	N 78°31'54" E	8°11'26"
C64	92.17'	139.56'	90.51'	S 86°43'38" E	37°50'34"
C65	73.37'	97.66'	71.66'	S 89°22'04" E	43°02'47"
C66	43.62'	195.12'	43.53'	N 75°26'17" E	12°48'35"
C67	74.60'	167.01'	73.99'	S 83°24'03" E	25°35'39"
C68	20.10'	224.43'	20.10'	S 74°49'19" E	5°07'55"
C69	77.95'	96.39'	75.85'	N 81°37'02" E	46°20'19"
C70	115.32'	48.57'	90.08'	S 51°32'48" E	136°02'48"
C71	104.50'	166.34'	102.79'	S 00°36'59" W	35°59'44"
C72	39.52'	211.50'	39.46'	S 13°27'59" E	10°42'20"
C73	77.12'	283.93'	76.88'	S 00°19'57" E	15°33'42"
C74	32.61'	1212.91'	32.61'	S 11°21'04" W	1°32'26"
C75	73.44'	174.20'	72.90'	S 00°50'25" W	24°09'22"
C76	103.12'	209.68'	102.08'	N 00°12'21" E	28°10'37"
C77	63.53'	188.50'	63.23'	S 04°38'23" W	19°18'33"
C78	56.25'	205.38'	56.07'	S 12°51'39" E	15°41'31"
C79	34.29'	103.50'	34.13'	S 11°12'56" E	18°58'57"
C80	106.67'	328.80'	106.20'	S 07°34'10" W	18°35'15"

PRELIMINARY PLAT

DHI ANNA

LOTS 1-3, BLOCK A
BEING 39.655 ACRES GROSS / 37.142 ACRES NET
IN THE
E. WITT SURVEY, ABSTRACT NO. 997
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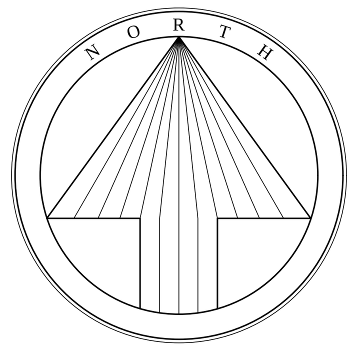
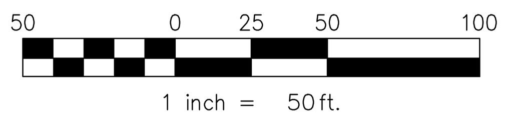
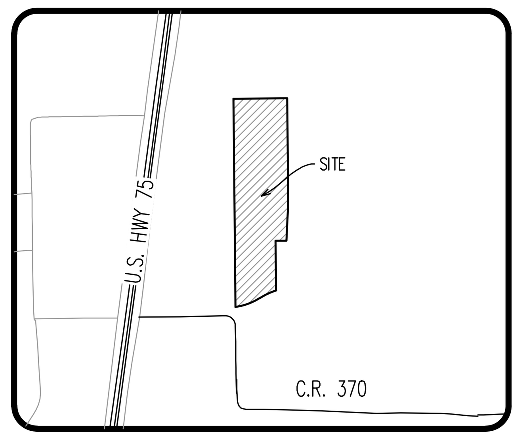
TBPELS No. F-2121 and No. F-10043100
Contact: Kevin Wier

Scale: 1"=50' May, 2022 SEI Job No. 21-323

EXHIBIT A - Page 3 of 3







LOCATION MAP
1" = 2000'

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
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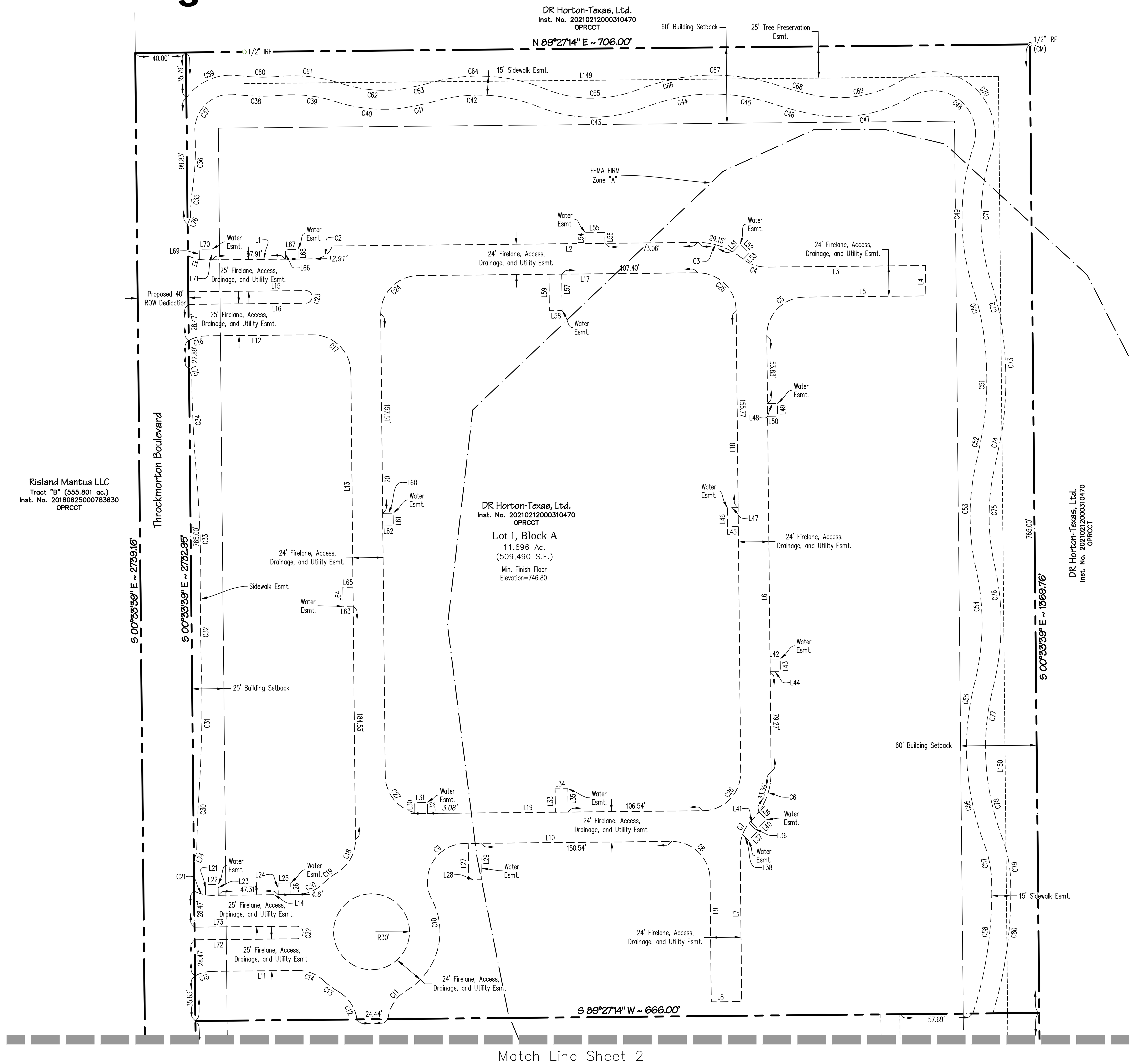


SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Anna, Texas.

Dated this the _____ day of ______________________, 2022.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS REGISTERED DARREN K. BROWN 5252 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

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.

FIRE LANE EASEMENT

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.

TREE PRESERVATION & BERMING

Along the northern property boundary of Lot 3 and eastern property boundary of Lots 1, 2, & 3, a 25-foot Tree Preservation easement shall be established where the existing natural tree line shall be preserved and in areas where no trees existing a buffer shall be established consisting of 3-inch minimum caliber trees planted staggered at 25-foot centers with an undulating berm a minimum of three (3) feet in height up to six (6) feet in height.

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the E. Witt Survey, Abstract No. 997, City of Anna, Collin County, Texas, being part of a tract conveyed to DR Horton-Texas, Ltd., by deed recorded in Instrument No. 20210212000310470 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the west line of Tract "B", conveyed to Risland Mantua LLC, recorded in Instrument No. 20180625000783630 OPRCCT, a point from which a 1/2" iron rod found for the most southerly southeast corner thereof, and being the northeast corner of a tract conveyed to Anna 18, LLC, recorded in Instrument No. 20161020001423440 OPRCCT, bears S 00°33'39" E, 125.53 feet;

THENCE N 00°33'39" W, 2739.16 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE departing said line, into and through said DR Horton tract, the following:

N 89°27'14" E, 706.00 feet to a 1/2" iron rod found;

S 00°33'39" E, 1369.76 feet to a 1/2" iron rod found;

S 02°33'19" W, 504.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 89°26'21" W, 144.81 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 00°33'39" E, 652.43 feet to a 1/2" iron rod found;

A non-tangent curve to the left having a central angle of 14°55'17", a radius of 910.00 feet, a chord of S 64°47'01" W - 236.32 feet, an arc length of 236.99 feet to a 1/2" iron rod found;

And a reverse curve having a central angle of 24°46'13", a radius of 790.00 feet, a chord of S 69°42'28" W - 338.88 feet, an arc length of 341.53 feet to the POINT OF BEGINNING with the subject tract containing 1,727,358 square feet or 39.655 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, DR HORTON-TEXAS LTD, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the hereinabove described property as DHI ANNA ADDITION, LOTS 1-3, BLOCK A an addition to the City of Anna, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the County of Collin, Texas.

Witness our hands at Collin County, Texas, this _________ day of __________________________, 2022.

____

By: ____________________________________

Name: ____________________________________

Title: ____________________________________

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared ____________________________, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

PRELIMINARY PLAT

DHI ANNA

LOTS 1-3, BLOCK A
BEING 39.655 ACRES GROSS / 37.142 ACRES NET
IN THE
E. WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER	DEVELOPER	ENGINEER / SURVEYOR
DR Horton-Texas Ltd 4306 Miller Road Rowlett, TX 75088 Telephone (214) 607-4244 Contact:	DHI Communities 1341 Horton Circle Arlington, TX 76011 Telephone (817) 390-8270 Contact: Eric Overton	Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Kevin Wier

Item No. 20.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the Anna Retail Addition, Block A, Lots 1R, 3R, 6, 7, 8, 9 and Block B, Lot 1, Replat. Applicant: Anna 31 Retail, LP.

SUMMARY:
Multiple-family residence lot, five vacant commercial lots, and common area lot on 26.0± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W. White Street (FM 455). Zoned: C-2 General Commercial.

The purpose of the Replat is to dedicate right-of-way, lot and block boundaries, and easements necessary for subdividing the property.

ISSUES:

The applicant is requesting a waiver from adopted city standards located within both the Subdivision Regulations and Design Standards.

1. Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

Attached (Exhibit B) is the applicants justification letter dated May 10, 2022, associated with the waiver request.

FINDINGS:

Where the City Council finds that undue hardships will result from strict compliance with a certain provision(s) of the subdivision regulations and design regulations, or where the purposes of the regulations may be served to a greater extent by an alternative proposal, the City Council may approve a waiver/suspension from any portion of the regulations so that substantial justice may be done and the public interest is secured, provided that the waiver/suspension shall not have the effect of nullifying the intent and purpose of the regulations, and further provided that the city council shall not approve a waiver/suspension unless it makes findings based upon the evidence presented to it in each specific case that:

(A) Granting the waiver/suspension will not be detrimental to the public safety,

health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;

- The request is not detrimental to public health, safety, or welfare and does not prevent orderly subdivision of the surrounding properties. The property owner is proposing a 50-foot access easement that will connect future Throckmorton Boulevard to the existing access easement, acting as a private street.

(B) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;

- This large tract of land has a unique shape due to the surrounding properties being platted prior to a regional or master plan. Creating Lot 9 as a separate lot, is in conformance with Sec. 9.02.087 (Lots) by not creating an irregular, severely elongated lot.

(C) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the property owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;

- This large tract of land has a unique shape due to the surrounding properties being platted prior to a regional or master plan. The access easement acts as a private street. If the access easement were required to be an improved street, the City would be required to own and maintain the road.

(D) The waiver/suspension will not in any manner vary the provisions of the zoning ordinance, comprehensive plan (as amended), or any other adopted plan(s) or ordinance(s) of the city; and

- The waiver request is specific to one standard contained within the Subdivision Ordinance and Design Standards.

FINANCIAL IMPACT:

N/A

STATEGIC CONNECTIONS:

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

Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

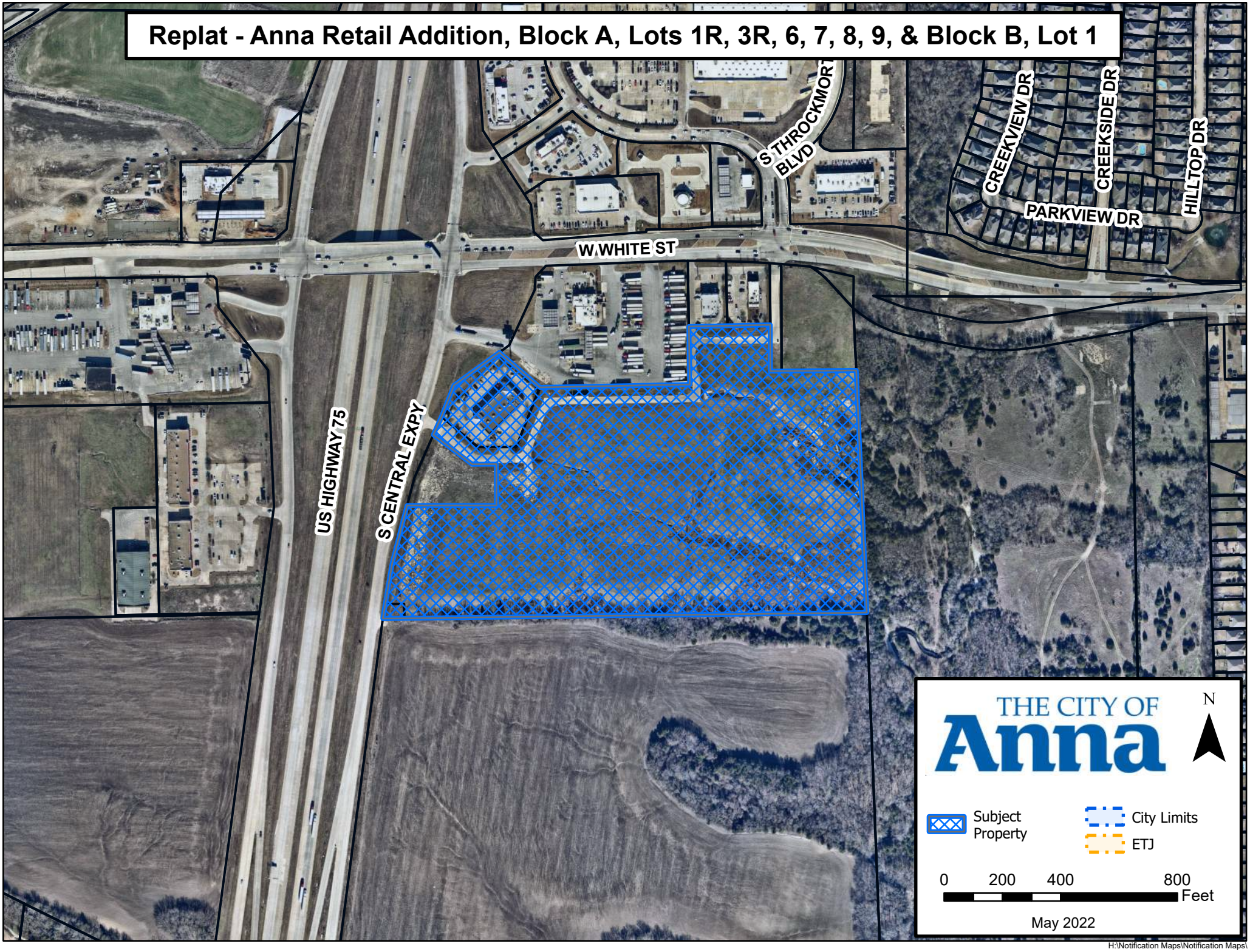
STAFF RECOMMENDATIONS:

Due to the multiple access easements through Lot 9, staff is amenable to the variance request. Upon approval of the waiver, the Replat is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Anna Retail Addition Block A, Lots 1R, 3R, 6, 7, 8, 9 & Block B, Lot 1 Locator Map
2. PZ - STAFF REPORT (RP) Anna Retail Addition, Bl A, Lt 1R,3R, 6, 7, 8, 9 & BL B, Lt 1
3. Exhibit A (RP) Anna Retail BL A & B
4. Waiver Request Anna Retail, BL A, Lt 9

Replat - Anna Retail Addition, Block A, Lots 1R, 3R, 6, 7, 8, 9, & Block B, Lot 1



H:\Notification Maps\Notification Maps\

CITY OF ANNA

Planning & Zoning Commission

June 6, 2022

Replat: Anna Retail Addition, Block A, Lot 1R, 3R, 6, 7, 8, 9 and Block B, Lot 1

Applicant: Anna 31 Retail, LP

AGENDA ITEM:

Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 1R, 3R, 6, 7, 8, 9 and Block B, Lot 1, Replat.

SUMMARY:

Multiple-family residence lot, five vacant commercial lots, and common area lot on 26.0± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W. White Street (FM 455). Zoned: C-2 General Commercial.

The purpose of the Replat is to dedicate right-of-way, lot and block boundaries, and easements necessary for subdividing the property.

ISSUES:

The applicant is requesting a waiver from adopted city standards located within both the Subdivision Regulations and Design Standards.

1. Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

Attached (Exhibit B) is the applicants justification letter dated May 10, 2022, associated with the waiver request.

FINDINGS:

Where the City Council finds that undue hardships will result from strict compliance with a certain provision(s) of the subdivision regulations and design regulations, or where the purposes of the regulations may be served to a greater extent by an alternative

proposal, the City Council may approve a waiver/suspension from any portion of the regulations so that substantial justice may be done and the public interest is secured, provided that the waiver/suspension shall not have the effect of nullifying the intent and purpose of the regulations, and further provided that the city council shall not approve a waiver/suspension unless it makes findings based upon the evidence presented to it in each specific case that:

(A) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;

- *The request is not detrimental to public health, safety, or welfare and does not prevent orderly subdivision of the surrounding properties. The property owner is proposing a 50-foot access easement that will connect future Throckmorton Boulevard to the existing access easement, acting as a private street.*

(B) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;

- *This large tract of land has a unique shape due to the surrounding properties being platted prior to a regional or master plan. Creating Lot 9 as a separate lot, is in conformance with Sec. 9.02.087 (Lots) by not creating an irregular, severely elongated lot.*

(C) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the property owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;

- *This large tract of land has a unique shape due to the surrounding properties being platted prior to a regional or master plan. The access easement acts as a private street. If the access easement were required to be an improved street, the City would be required to own and maintain the road.*

(D) The waiver/suspension will not in any manner vary the provisions of the zoning ordinance, comprehensive plan (as amended), or any other adopted plan(s) or ordinance(s) of the city; and

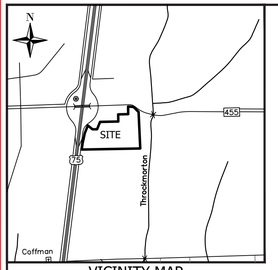
- *The waiver request is specific to one standard contained within the Subdivision Ordinance and Design Standards.*

RECOMMENDATION:

Due to the multiple access easements through Lot 9, staff is amenable to the variance request. Upon approval of the waiver, the Replat is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit A – Replat
Exhibit B – Waiver Request Letter



VICINITY MAP
NOT TO SCALE

NOTES

1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. Purpose of this replat is to subdivide the property into 3 lots and dedicate easements necessary for development.

3. 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.

4. Fire Lane Easements shall maintain 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 the Fire Department and emergency use.

5. Access Easements 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.

6. No appurtenance between 2.5' and 10' may be placed in a Visibility, Access and Maintenance Easement.

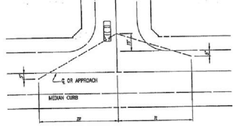
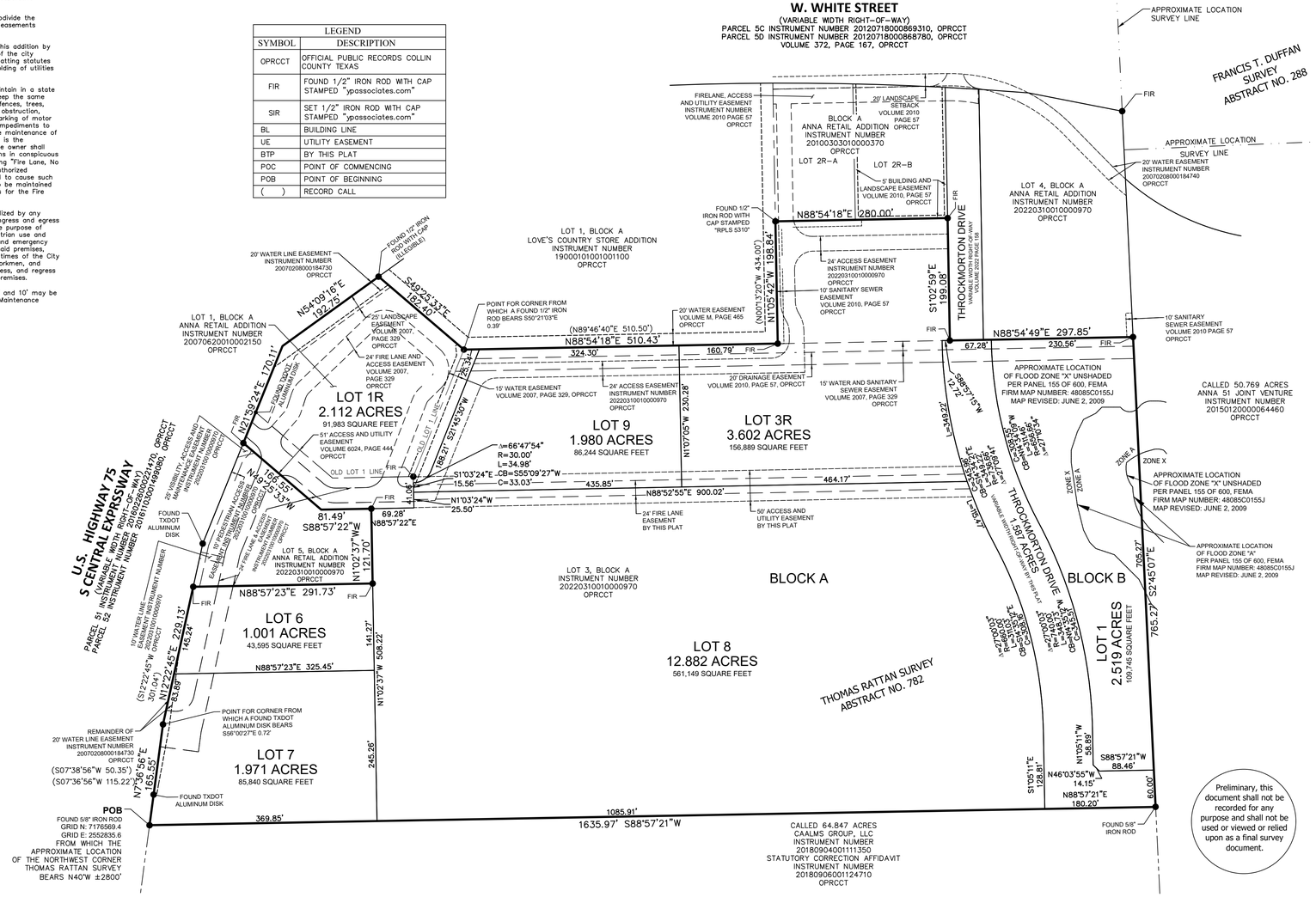


TABLE 9
MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION

MPH	I
30	110 + 200=310
35	130 + 250=380
40	130 + 325=475
45	165 + 400=565
50	190 + 475=665

(AASHTO P138, BRAKE REACTION DISTANCE + STOPPING SITE DISTANCE)

LEGEND	
SYMBOL	DESCRIPTION
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
FIR	FOUND 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
BL	BUILDING LINE
UE	UTILITY EASEMENT
BTP	BY THIS PLAT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
( )	RECORD CALL



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

OWNER/DEVELOPER:
ANNA 31 RETAIL, LP
DAVID CLAASSEN
8400 WESTCHESTER, STE. 300
DALLAS, TX 75225

HWY 75/ANNA PROPERTY, LP
DAVID CLAASSEN
8400 WESTCHESTER, STE. 300
DALLAS, TX 75225

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316

LOT TABLE
7 LOTS
1 PUBLIC STREET DEDICATION

APPROVED THIS _____DAY OF _____, 2022

BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS.

_____

MAYOR

_____

CITY SECRETARY

EXHIBIT A

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

WHEREAS, ANNA 31 RETAIL LP and HWY 75/ANNA PROPERTY LP, are the owners of a 27.653 acre tract of land located in the Thomas Rattan Survey, Abstract Number 782, Collin County, Texas, being all of Lot 3, Block A of the Anna Retail Addition, recorded in Instrument Number 2022-158 of the Official Public Records of Collin County, Texas, (OPRCCT) and part of Lot 1, Block A of Anna Retail Addition, recorded in Instrument 2007-329, OPRCCT, said 27.653 acre tract as determined from a survey by Kenneth Yazel, RPLS 6182 on February 28, 2022 (ground distances are expressed in US survey feet using a projected combined scale factor of 1.000152710) and being more particularly described as follows:

BEGINNING at a found 5/8" iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7176569.4 and Easting 2552835.6, on the east right-of-way line of U.S. Highway 75 (Variable Width Right-of-Way)at the southwest corner of said Lot 3;

THENCE North 07 degrees 36 minutes 56 seconds East (Grid Bearings based on said Texas Coordinate System), with the west line of said Lot 3 and the east right-of-way line of said Highway 75, passing a found TXDOT aluminum disk at a distance of 50.20 feet, continuing a total distance of 165.55 feet to a point for corner from which a found TXDOT aluminum disk bears South 56 degrees 00 minutes 27 seconds East a distance of 0.72 feet;

THENCE North 12 degrees 22 minutes 45 seconds East, continuing with the east right-of-way line of said Highway 75, a distance of 229.13 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at an ell corner of said Lot 3 and the southwest corner of Lot 5, Block A of said Anna Retail Addition, recorded in Instrument Number 20220310010000970, OPRCCT;

THENCE North 88 degrees 57 minutes 23 seconds East, with a north line of said Lot 3 and south line of said Lot 5, a distance of 291.73 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at an ell corner of said Lot 3 and the southeast corner of said Lot 5;

THENCE North 01 degrees 02 minutes 37 seconds West, with a west line of said Lot 3 and the east line of said Lot 5, a distance of 121.70 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at an ell corner of said Lot 3 and the northeast corner of said Lot 5;

THENCE South 88 degrees 57 minutes 22 seconds West, with a south line of said Lot 3 and the north line of said Lot 5, a distance of 81.49 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at an angle point on said south line of Lot 3 and an angle point on said north line of Lot 5;

THENCE North 49 degrees 25 minutes 33 seconds West, continuing with a south line of said Lot 3 and the north line of said 5, a distance of 166.55 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at an ell corner of said Lot 3, the northwest corner of Lot 5 and on the east right-of-way line of said Highway 75;

THENCE North 21 degrees 59 minutes 24 seconds East, with the east right-of-way line of said Highway 75, a passing distance of 53.81 feet to a found TXDOT aluminum disk on the south line of said Lot 1 and continuing with the east right-of-way line of said Highwy 75, a total distance of 170.11 feet on the north line of said Lot 1;

THENCE North 54 degrees 09 minutes 16 seconds East, with the north line of said Lot 1 and the east right-of-way line of said Highway 75, a distance of 192.75 feet to a found 1/2" iron rod with an illegible cap at an angle point on said north line of Lot 1 and the southwest corner of Lot 1, Block A of the Love's County Store Addition, recorded in Instrument Number 19000101001001100, OPRCCT;

THENCE South 49 degrees 25 minutes 33 seconds East, with the north line of said Lot 1 and the south line of Lot 1 of said Love's County Store Addition, a distance of 182.40 feet to a point for corner at the northeast corner of said Lot 1, the northwest corner of said Lot 3 and at an angle point on said south line of Lot 1, Love's County Store Addition, from which a found 1/2" iron rod bears South 50 degrees 21 minutes 03 seconds East, a distance of 0.39 feet;

THENCE North 88 degrees 54 minutes 18 seconds East, with the north line of said Lot 3 and the south line of said Lot 1, Love's County Store Addition, a distance of 510.43 feet to a found 1/2" iron rod with cap stamped "ypassociates.com"at the southeast corner of said Lot 1, Love's County Store Addition and an inner ell corner of said Lot 3;

THENCE North 01 degrees 05 minutes 42 seconds West, with the west line of said Lot 3 and the east line of said Lot 1, Love's County Store Addition, a distance of 198.84 feet to a found 1/2" iron rod with cap stamped "RPLS 5810" at the southwest corner of Lot 2R-A, Block A of said Anna Retail Addition;

THENCE North 88 degrees 54 minutes 18 seconds East, with the north line of said Lot 3 and the south line of said Lot 2R-A, a distance of 280.00 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the southeast corner of Lot 2R-B, Block A of said Anna Retail Addition and on the west right-of-way line of Throckmorton Drive (variable width) recorded in Instrument Number 2022-158, OPRCCT;

THENCE South 01 degrees 02 minutes 59 seconds East, with the east line of said Lot 3 and the west right-of-way line of said Throckmorton Drive, a distance of 199.08 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at an ell corner of said Lot 3;

THENCE North 88 degrees 54 minutes 49 seconds East, with the north line of said Lot 3, a distance of 297.85 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the eastern most northeast corner of said Lot 3;

THENCE South 02 degrees 45 minutes 07 seconds East, with the east line of said Lot 3, a distance of 765.27 feet to a found 5/8" iron rod at the southeast corner of said Lot 3 and the northeast corner of a called 64.847 acre tract conveyed to CAALMS GROUP, LLC in a Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 20180906001124710, OPRCCT;

THENCE South 88 degrees 57 minutes 21 seconds West, with the south line of said Lot 3and the north line of said 64.847 acre tract, a distance of 1635.97 feet to the POINT OF BEGINNING and containing 27.653 acres, or 1,204,583 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, ANNA 31 RETAIL LP and HWY 75/ANNA PROPERTY LP, acting herein by and through it's duly authorized agent, David Claassen does hereby adopt this plat designating the herein above described property as Lots 1R,3R,6,7,8,9 of Block A and Lot 1 of Block B, Anna Retail Addition, 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 plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

WITNESS my hand, this time_____day of _____, 2022.

ANNA 31 RETAIL LP

By: DEC Properties, L.L.C
a Texas limited liability company
Its general partner

By: _____
David E. Claassen
Manager

STATE OF TEXAS

COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David E. Claassen, known to me to be the person or persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

_____
Notary Public

HWY 75/ANNA PROPERTY LP

By: DEC Properties, L.L.C
a Texas limited liability company
Its general partner

By: _____
David E. Claassen
Manager

STATE OF TEXAS

COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David E. Claassen, known to me to be the person or persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

_____
Notary Public

SURVEYOR'S CERTIFICATE

THAT, I, KENNETH H. YAZEL JR., do hereby certify that I prepared this plat and the field notes made part thereof from actual and accurate survey of the land and that the corner monuments shown thereof were properly placed under my personal supervision, in accordance with the Subdivisions regulations of the City of Anna, Texas.

_____

Kenneth H. Yazel Jr. Date

Registered Professional Land Surveyor No. 6182

STATE OF TEXAS

COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kenneth H. Yazel Jr., known to me to be the person or persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration herein expressed.

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

_____
Notary Public

FINAL REPLAT
LOTS 1R,3R,6,7,8,9 of BLOCK A and Lot 1 of Block B
ANNA RETAIL ADDITION
27.653 ACRES

BEING A REPLAT OF LOT 1 AND LOT 3, BLOCK A
ANNA RETAIL ADDITION
SITUATED IN THE THOMAS RATTAN SURVEY
ABSTRACT NUMBER 782

CITY OF ANNA
COLLIN COUNTY, TEXAS

PREPARED MAY 2022

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
TBPELS 10194022

DAVID E. CLAASSEN INVESTMENTS, INC. 8400 WESTCHESTER, SUITE 300, DALLAS, TEXAS 75225 (214) 361-8300 FAX (214) 361-1155
david@claasseninvestments.com

David E. Claassen
President

May 10, 2022

Planning & Zoning Commission and Council
City of Anna
3223 North Powell Parkway
Anna, Texas 75409

RE: Waiver Request – Final Replat, Anna Retail Addition

Zoning & Council Members:

I have submitted a Final Replat for consideration by the City Council at an upcoming meeting. We respectfully request that this Replat be approved with a waiver to the following requirements:

Sec.9.02.087 (b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

This waiver is requested based on the following:

> Lot 9 of this Replat does not adjoin a dedicated ROW. However, the Lot has an existing improved 24' access easement on the plat which goes through the property on the north and on the west. In addition, another 24' access easement on the south of the Lot will be plated with this Final Replat. All of these platted access easements provide direct access to Central Expressway, Hwy. 455 and the future Throckmorton Drive. This is the only lot within this Final Replat that does not adjoin a dedicated ROW and it is because of the location being situated directly behind Loves.

I appreciate your consideration of this waiver request and approval of the Final Replat.

Sincerely,

Anna 31 Retail, LP

David E. Claassen

Item No. 21.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a request to amend standards for multiple-family residence development within portions of Subdistrict I & H of the existing Planned Development on one lot on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. Zoned: Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013). Applicant: Grand at Anna II Owner, LLC.

SUMMARY:
REMARKS:

The subject property is located within portions of District I (Southern Town Center Adjacency Zone) and District H (Southern Town Center Zone) of the Anna Crossing zoning. Both districts allow three stories or 50 fifty-foot tall, multiple-family residence by-right. Similar to the property and zoning to the north, staff is recommending the property be rezoned rather than amended in order to clean-up the zoning district boundary associated with the current request. Additionally, the applicant is requesting the same MF-2 Multiple-Family Residential – High Density (MF-2) development standards pertaining to parking, fencing, and refuse facilities that were previously granted for the property to the north (Ord. No. 943-2021) on September 28, 2021.

A concept plan, Anna Town Square Addition, Block A, Lot 2, accompanies this request.

Surrounding Land Uses and Zoning

North Proposed multiple-family residences (The Grand at Anna Town Square)
East Across Finley Boulevard, proposed multiple-family residences (Serenity at the Square) and Common Area lot (Anna Crossing, Phase 1A).
South Single-family residence, detached zoned Single-Family Residence – Large Lot.
West D.A.R.T. R.O.W. and Common Area Lot (Anna Town Square Detention Pond)

Proposed Planned Development Stipulations

Design Standards – The language in the proposed stipulations re-establishes the allowed use with the same maximum height of 3 stories or 50 feet.

Parking – Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance require a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the required parking is required to be covered.

 The applicant is proposing to reduce only the required parking for one-bedroom and studio units to 1.5 space and reduce the amount of covered parking to 40%.

 The zoning will maintain the required two (2) spaces per two or more-bedroom units and additional 0.25 visitor parking requirements.

Screening fence – The MF-2 zoning requires border fencing of masonry construction not less than eight feet in height be installed along the property line on any perimeter not abutting a public street right-of-way.

 The applicant is requesting to install a six-foot-high ornamental metal fence with masonry columns. Additionally, along any perimeter not abutting a public right-of-way the site will include a 20-foot-wide landscape buffer with vegetative screening.

Refuse Facilities – Rather than have multiple dumpsters, the application is proposing one compactor on-site and utilize a valet wase service to collect residents' trash directly on scheduled days.

To help support and justify the modified standards the applicant has provided additional information (Exhibit 1).

ISSUES:

Parking: The applicant is requesting to reduce the amount of parking allocated for 1-bedroom and studio units to 1.5 per unit while maintaining requirements for larger units and guest parking. Additionally, the applicant is requesting to reduce the amount of covered parking from 75% to 40%.

Screening Fence: To soften the visual appearance between the multiple-family residence development and surrounding residential developments (both multiple-family) the applicant is requesting to install wrought iron fencing with masonry columns rather than a solid masonry wall. Additionally, along property boundaries not abutting street R.O.W., the applicant is proposing a 20-foot-wide landscape buffer comprised of trees planted staggered at 25-foot centers.

Refuse Facility: Rather than having multiple dumpster locations that could be in close proximity to neighboring developments, the applicant is requesting to install one trash compactor and utilize a valet wase service to collect residents' trash directly on scheduled days.

SUMMARY:

Request to rezone 11.1± acres located at the southwest corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family-

High Density (PD-MF-2) with modified development standards for multiple-family residences on one lot.

The proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan. The multiple-family residence land use is currently allowed by-right on the property. The proposed development stipulations/restrictions allow for a superior development than what would be allowed under existing zoning allowances.

FINANCIAL IMPACT:
N/A

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
If the Planning & Zoning Commission is in agreement with the proposed amendments as presented by the applicant the Commission should include the following restrictions as part of their motion.

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).

2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-2 Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.

A. Maximum height (feet): 50 feet (3-story)

B. Maximum number of units: 222

C. Parking: A minimum of 1.5 off-street parking spaces shall be provided per one-bedroom and studio units, two (2) spaces per two or more-bedroom units, plus 0.25 per dwelling unit for visitor parking.

D. Covered Parking: 40% of the required unit parking must be covered to include

garages.

E. Perimeter Fence: Border screening and fencing on any perimeter not abutting a public right-of-way shall consist of the following:

i. Ornamental metal fence, such as wrought iron or tubular steel no less than six feet in height along with masonry columns at no more than 50-foot intervals.

ii. 20-foot-wide landscape buffer consisting of a vegetative screen comprised of minimum 3” caliber trees planted staggered at 25-foot centers.

F. Refuse facilities: Development shall have a minimum of one compactor onsite. Each compactor facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Development will utilize a valet waste service to collect residents’ trash directly on scheduled days.

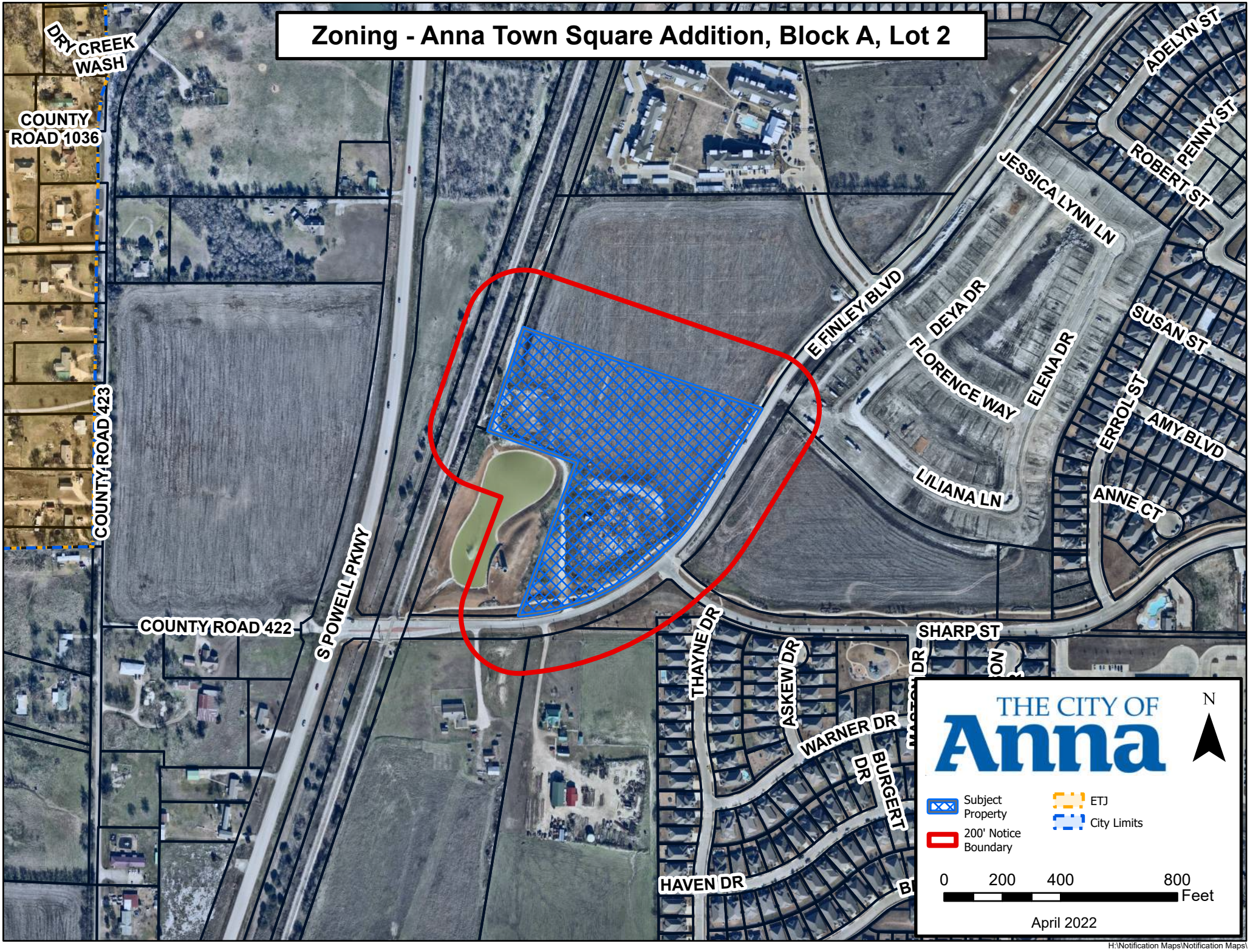
3. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.

4. The Concept Plan will expire after two (2) years of approval.

ATTACHMENTS:

1. Anna Town Square, Block A, Lot 2 Locator Map
2. PZ - STAFF REPORT (Zoning) Anna Town Square, Block A, Lot 2 - The Grand at ATS PH 2
3. Exhibit A - Anna Town Square, BL A, Lt 2 - Concept Plan
4. Exhibit 1 - Zoning Standard Amendments
5. Responses Received - PZ

Zoning - Anna Town Square Addition, Block A, Lot 2



H:\Notification Maps\Notification Maps\

CITY OF ANNA

PLANNING & ZONING COMMISSION

June 6, 2022

Public Hearing: Zoning – PD-MF-2 (The Grand at Anna Town Square, Phase II)

Applicant: Grand at Anna II Owner, LLC

DESCRIPTION:

Request to amend standards for multiple-family residence development within portions of Subdistrict I & H of the existing Planned Development on one lot on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. The property is currently zoned Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013).

REMARKS:

The subject property is located within portions of District I (Southern Town Center Adjacency Zone) and District H (Southern Town Center Zone) of the Anna Crossing zoning. Both districts allow three stories or 50 fifty-foot tall, multiple-family residence by-right. Similar to the property and zoning to the north, staff is recommending the property be rezoned rather than amended in order to clean-up the zoning district boundary associated with the current request. Additionally, the applicant is requesting the same MF-2 Multiple-Family Residential – High Density (MF-2) development standards pertaining to parking, fencing, and refuse facilities that were previously granted for the property to the north (Ord. No. 943-2021) on September 28, 2021.

A concept plan, Anna Town Square Addition, Block A, Lot 2, accompanies this request.

Surrounding Land Uses and Zoning

North	Proposed multiple-family residences (The Grand at Anna Town Square)
East	Across Finley Boulevard, proposed multiple-family residences (Serenity at the Square) and Common Area lot (Anna Crossing, Phase 1A).
South	Single-family residence, detached zoned Single-Family Residence – Large Lot.
West	D.A.R.T. R.O.W. and Common Area Lot (Anna Town Square Detention Pond)

Proposed Planned Development Stipulations

Design Standards – The language in the proposed stipulations re-establishes the allowed use with the same maximum height of 3 stories or 50 feet.

Parking – Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance require a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25

spaces per dwelling unit for visitor parking. Additionally, 75% of the required parking is required to be covered.

- The applicant is proposing to reduce only the required parking for one-bedroom and studio units to 1.5 space and reduce the amount of covered parking to 40%.

- The zoning will maintain the required two (2) spaces per two or more-bedroom units and additional 0.25 visitor parking requirements.

Screening fence – The MF-2 zoning requires border fencing of masonry construction not less than eight feet in height be installed along the property line on any perimeter not abutting a public street right-of-way.

- The applicant is requesting to install a six-foot-high ornamental metal fence with masonry columns. Additionally, along any perimeter not abutting a public right-of-way the site will include a 20-foot-wide landscape buffer with vegetative screening.

Refuse Facilities – Rather than have multiple dumpsters, the application is proposing one compactor on-site and utilize a valet wase service to collect residents' trash directly on scheduled days.

To help support and justify the modified standards the applicant has provided additional information (Exhibit 1).

ISSUES:

Parking: The applicant is requesting to reduce the amount of parking allocated for 1-bedroom and studio units to 1.5 per unit while maintaining requirements for larger units and guest parking. Additionally, the applicant is requesting to reduce the amount of covered parking from 75% to 40%.

Screening Fence: To soften the visual appearance between the multiple-family residence development and surrounding residential developments (both multiple-family) the applicant is requesting to install wrought iron fencing with masonry columns rather than a solid masonry wall. Additionally, along property boundaries not abutting street R.O.W., the applicant is proposing a 20-foot-wide landscape buffer comprised of trees planted staggered at 25-foot centers.

Refuse Facility: Rather than having multiple dumpster locations that could be in close proximity to neighboring developments, the applicant is requesting to install one trash compactor and utilize a valet wase service to collect residents' trash directly on scheduled days.

SUMMARY:

Request to rezone 11.1± acres located at the southwest corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family-

High Density (PD-MF-2) with modified development standards for multiple-family residences on one lot.

The proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan. The multiple-family residence land use is currently allowed by-right on the property. The proposed development stipulations/restrictions allow for a superior development than what would be allowed under existing zoning allowances.

RECOMMENDATION:

If the Planning & Zoning Commission is in agreement with the proposed amendments as presented by the applicant the Commission should include the following restrictions as part of their motion.

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).

2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-2 Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.

A. Maximum height (feet): 50 feet (3-story)

B. Maximum number of units: 222

C. Parking: A minimum of 1.5 off-street parking spaces shall be provided per one-bedroom and studio units, two (2) spaces per two or more-bedroom units, plus 0.25 per dwelling unit for visitor parking.

D. Covered Parking: 40% of the required unit parking must be covered to include garages.

E. Perimeter Fence: Border screening and fencing on any perimeter not abutting a public right-of-way shall consist of the following:

i. Ornamental metal fence, such as wrought iron or tubular steel no less than six feet in height along with masonry columns at no more than 50-foot intervals.

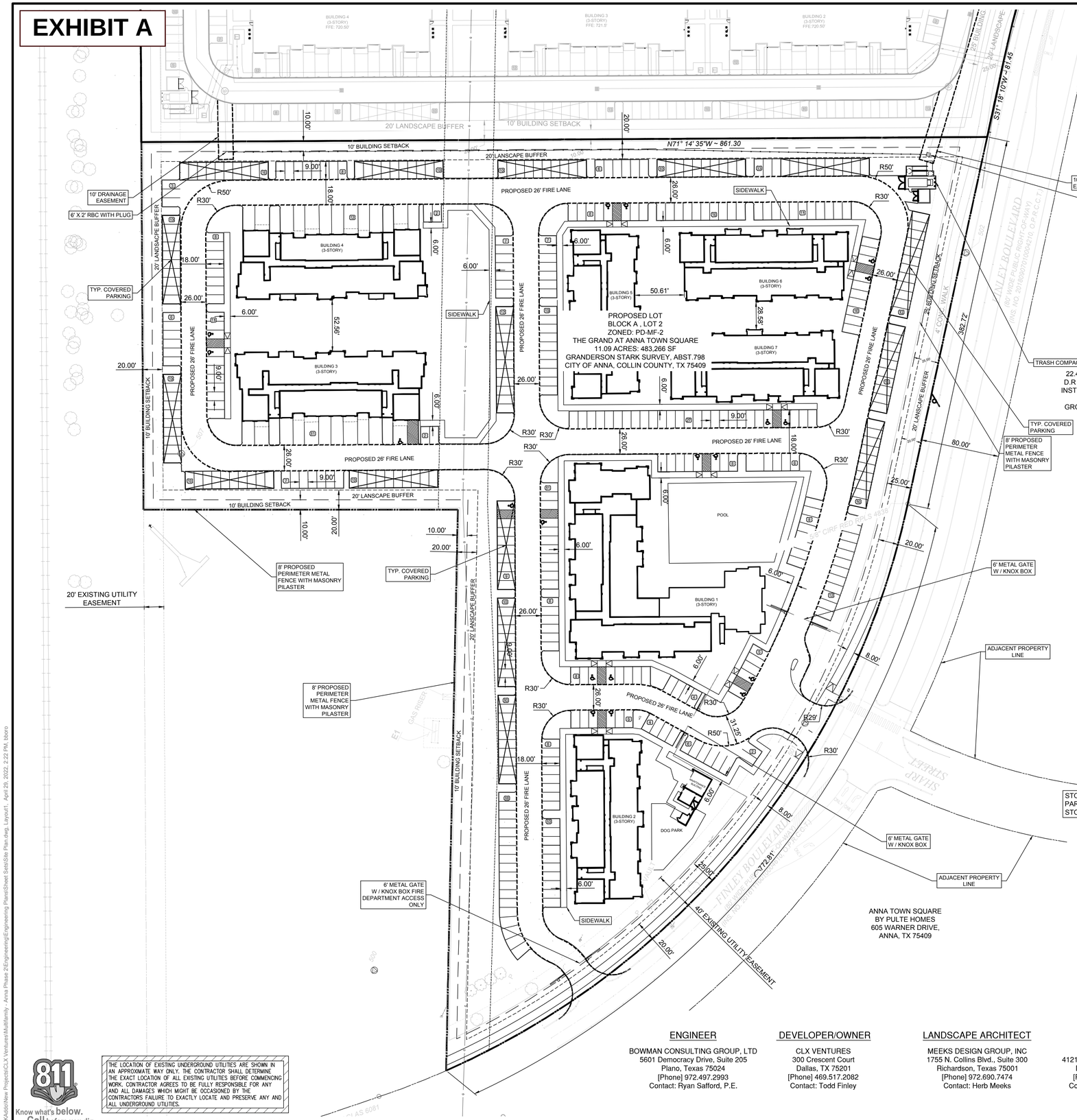
ii. 20-foot-wide landscape buffer consisting of a vegetative screen comprised of minimum 3” caliber trees planted staggered at 25-foot centers.

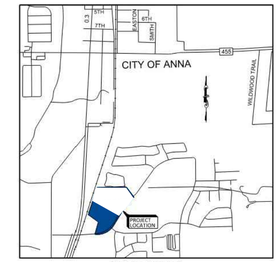
F. Refuse facilities: Development shall have a minimum of one compactor onsite. Each compactor facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Development will utilize a valet waste service to collect residents' trash directly on scheduled days.

3. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.

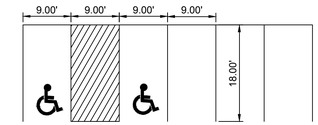
4. The Concept Plan will expire after two (2) years of approval.

EXHIBIT A





* VICINITY MAP *
(NOT TO SCALE)



TYPICAL PARKING SPACE
DIMENSION (NOT TO SCALE)

SCALE: 1 INCH = 50 FT

PROPOSED LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- STD. 6" CONCRETEE CURB
- FIRE LANE
- WATER LINE — 8"W
- SANITARY LINE — 8"S
- SANITARY MANHOLE
- STORM DRAIN LINE — SD
- STORM MANHOLE
- STORM INLET
- FIRE HYDRANT

ANNA SITE DATA TABLE	
ITEM	
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD-MF-2
LAND USE (FROM ZONING ORDINANCE)	MF-2
LOT AREA (SQUARE FEET & ACRES)	11.09 AC (483,266 SF)
BUILDING FOOTPRINT AREA (SQUARE FEET)	89,494 SF
BUILDING HEIGHT(# STORIES)	3 STORY
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT	45'
LOT COVERAGE (PERCENT-XXX%)	18.52%
MULTIFAMILY UNITS	
# OF STUDIO/MINIMUM SQUARE FEET	3 UNITS / 575 SF
# OF 1 BEDROOM/ MINIMUM UNIT SIZE	56 UNITS / 648 SF 48 UNITS / 729 SF
# OF 2 BEDROOM/ MINMUM UNIT SIZE	43 UNITS / 987 SF 64 UNITS / 1026 SF 2 UNITS/ 1155 SF
# OF 3 BEDROOM/ MINMUM UNIT SIZE	6 UNITS / 1320 SF
TOTAL UNIT COUNT	222
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	
STUDIO AND 1 BEDROOM	1.5 SPACES PER DWELLING UNIT
2 BEDROOM	2 SPACES PER DWELLING UNIT
3 BEDROOM	2 SPACES PER DWELLING UNIT
GUEST PARKING	0.25 SPACES PER UNIT
REQUIRED PARKING(# SPACES)	447
PROVIDED SPACES (# SPACES)	454
ACCESSIBLE PARKING REQUIRED (#SPACES)	12
ACCESSIBLE PARKING PROVIDED (#SPACES)	19
A MINIMUM OF 179 OF THE PARKING SPACES MUST BE COVERED. OF THE 179 SPACES, THERE MUST BE A MINIMUM OF 23 GARAGES SPACES.	

ANNA SITE DATA TABLE	
LANDSCAPE AREA (INCLUDING TURF AREA)	
INTERNAL LANDSCAPE AREA (SQUARE FEET- 8 FEET PER PARKING SPACE)	102,194 SF
OPEN SPACE AREA REQUIRED	
1 BEDROOM = 600 SF OPEN SPACE	90,000 SF
EACH ADDITIONAL BEDROOM OVER 1 BEDROOM = 300 SF OPEN SPACE	21,600 SF
TOTAL OPEN SPACE REQUIRED	111,600 SF
OPEN SPACE AREA PROVIDED	
SITE LANDSCAPE	97,291 SF
SITE AMENITIES	41,448 SF
TOTAL OPEN SPACE PROVIDED	138,739 SF

PROPOSED PERIMETER FENCE TO BE CONSTRUCTED WITH METAL & MASONRY PILASTER

STORM WATER MANAGEMENT FOR PHASE 2 IS ACCOUNTED THROUGH TWO DETENTION PONDS DESIGNED AS PART OF THE PHASE 1 LOCATED NORTH OF THE SUBJECT SITE. STORM WATER WILL BE CONVEYED USING STORM DRAINS LOCATED AT THE NORTHEAST AND NORTHWEST CORNERS OF THE PROPERTY.

REVISION	DESCRIPTION	DATE

CONCEPT PLAN

ANNA TOWN SQUARE ADDITION
LOT 2, BLOCK A
11.09 ACRES
GRANDERSON STARK SURVEY, ABST. 798
CITY OF ANNA, COLLIN COUNTY, TX 75409

ENGINEER
BOWMAN CONSULTING GROUP, LTD
5601 Democracy Drive, Suite 205
Plano, Texas 75024
[Phone] 972.497.2993
Contact: Ryan Safford, P.E.

DEVELOPER/OWNER
CLX VENTURES
300 Crescent Court
Dallas, TX 75201
[Phone] 469.517.2082
Contact: Todd Finley

LANDSCAPE ARCHITECT
MEEKS DESIGN GROUP, INC
1755 N. Collins Blvd., Suite 300
Richardson, Texas 75001
[Phone] 972.690.7474
Contact: Herb Meeks

ARCHITECT
GSR ANDRADE
4121 Commerce St., Suite #1
Dallas, Texas 75226
[Phone] 214.824.7040
Contact: Welly Supangat

Bowman
© Bowman Consulting Group, Ltd.
TBPE Firm Registration No. F-14309
5601 Democracy Drive, Suite 205
Plano, Texas 75024
Phone: (972) 497-2990
Fax: (512) 327-4062
www.bowman.com

DESIGN	DRAWN	CHKD	DATE:	JOB No.	SHEET
BB	MP	RS	4/28/2022	XXXXXX-XX-XXX	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF RYAN C. SAFFORD, P.E. ON APRIL 29 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

PRELIMINARY NOT FOR CONSTRUCTION

S:\Addto\New Projects\CLX Ventures\Multifamily - Anna Phase 2\Engineering\Engineering Plans\Sheet Sets\Site Plan.dwg, Layout1, April 29, 2022, 2:22 PM, bboro

CLX VENTURES

EXHIBIT 1

The Grand at Anna Town Square Phase 2 – Zoning Standard Amendments

Parking Ratio

MF-2 Standard	Proposed Parking
• Calls for 2 spaces per dwelling unit; plus 75% of the parking must be covered; an additional 0.25 spaces per unit for visitor parking is required.	• One-half (1.5) spaces per one-bedroom and studio units, two (2) spaces per two or more-bedroom units. With this ratio and our unit mix, we would need 369 parking spaces. Our concept site plan has 440 parking spaces which includes tandem spaces and 18 handicap spaces. ➢ Our justification for this amendment is based on actual unit mix. We have a much larger percent of 1 and 2 bedrooms in our unit mix. Our historical data and experience indicate our development will have more than adequate parking. ➢ Studios = 3 ➢ 1 Bedroom = 147 ➢ 2 Bedroom = 68 ➢ 3 Bedroom = 6 • We are proposing to have 148 covered spaces out of the proposed required parking (369 spaces). This is approximately 40% covered spaces which includes a minimum of 24 garages. ➢ In our experience 30% to 40% covered spaces is the max that residents will rent. Covered parking should be based on market demand since these cost for these improvements must be passed on to the residents.

Unit Size

MF-2 Standard	Proposed Minimum Unit Size
• According to staff, the city does not have any ordinance that regulates unit size for multi-family dwelling units.	• Studio minimum unit size: 575 SF • 1 bedroom minimum unit size: 648 SF • 2 bedroom minimum unit size: 1026 SF • 3 bedroom minimum unit size: 1,320 SF

Screening Fence

MF-2 Standard	Proposed Screening Fence
• 8' tall masonry border fence along property line not abutting a public street or right of way.	• Perimeter fence to be constructed with metal and masonry pilaster. ➢ Justification: Our site is surrounded by public street and right of way on two sides. The other two sides are surrounded by multi-family zoning.

THE CITY OF
Anna

Please circle one:

In favor of request | Neutral to request | Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Jose Luis Moreno-Villarreal
Name (Please Print)

José Luis Moreno Villarreal
Signature

2402 THAYNE DR, ANNA, TEXAS, 75409
Address

4-24-22
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

From: Michelle Salazar
Sent: Thursday, May 19, 2022 3:45 PM
To: Lauren Mecke; Ross Altobelli
Subject: The Grand Phase-2

I oppose the zoning changes requested by the developers of The Grand Apartments Phase-2 in Anna Town Square (The Reduction of parking: 2 spaces per dwelling unit to 1.5 for one-bedroom and studio units. As well as Changing of an 8' masonry border wall abutting the retaining pond and the Grand Phase-1 to a perimeter fence constructed with metal and masonry pilaster) until the developers work together with the homeowners in Anna Town Square collaboratively to:
1) Reach solutions that address homeowners concerns about the zoning changes requested
2) Develop and agree upon a site plan that integrates The Grand Phase-2 into the ATS Community

Best regards,
Michelle Salazar
2403 Wilson Dr, Anna, TX
214-836-4865

From: Keith Morse
Sent: Thursday, May 19, 2022 6:21 PM
To: Ross Altobelli; Lauren Mecke
Subject: Opposition to Grand Apartments Phase-2

Dear Mr. Altobelli/ Ms. Mecke,

My family is sending this email to state our opposition to the various zoning changes requested by the developers of The Grand Apartments Phase-2 in Anna Town Square. There are a lot of questions in regard to these changes, mainly why is there a reduction of parking from 2 spaces per dwelling unit to 1.5 for one-bedroom and studio units and how can they guarantee that no more than 2 people live in the smaller units? Why are they changing a more aesthetically and safer 8' masonry border wall adjacent to the retaining pond and the Grand Phase-1 apartments? Why is it changing to a perimeter fence constructed with metal and masonry pilaster? We feel that developers need to work closer together with the homeowners in Anna Town Square and provide the answers we need. If we had our druthers, the property would be developed into smaller senior homes which would have a less of a population and traffic impact. Right now, we just one main outlet from Anna Town Square at the intersection of Powell and Findley. With the increase in current housing increases in ATS, the traffic has been increasing and the time it takes to cross onto Powell is increasing exponentially. Without a traffic light in the near future and the expansion of Powell coming, safety is a great concern. With any development of this type, there needs to be another outlet onto Powell with planned traffic lights. One final note, is that we moved here we were told that DART buses or trains would be soon to come?

Too many issues with too few answers.

Keith, Jayne and Janssen Morse

Lauren Mecke

From: Oliver Berghaus
Sent: Thursday, May 19, 2022 11:13 PM
To: Ross Altobelli; Lauren Mecke
Subject: Oppose zoning changes for The Grand Apartments Phase 2 in ATS

Good evening,
I oppose the zoning changes requested by the developers of The Grand Apartments Phase-2 in Anna Town Square (The Reduction of parking: 2 spaces per dwelling unit to 1.5 for one-bedroom and studio units. As well as Changing of an 8' masonry border wall abutting the retaining pond and the Grand Phase-1 to a perimeter fence constructed with metal and masonry pilaster) until the developers work together with the homeowners in Anna Town Square collaboratively to:
1) Reach solutions that address homeowners concerns about the zoning changes requested
2) Develop and agree upon a site plan that integrates well, The Grand Phase-2 into the ATS Community

Please provide me with a receipt of this opposition.

Thank you.

Oliver Berghaus
2407 Wilson Dr
Anna, TX 75409
214-505-4787

Lauren Mecke

From: Terry Ronning
Sent: Friday, May 20, 2022 10:47 AM
To: Lauren Mecke
Subject: rezoning of Grand Apartments

To Whom it may concern:

I would like to express an opinion against the approval of the amendment request for the above project. We as residence of ATS had no input as to allowing more apartments into our addition. Therefore, I request that the City of Anna stay with their higher standards for the project. I am not understanding why the city puts requirements into the bylaws then bows down to developers and giving into any and most all of requests for changes in the requirements. Traffic and parking are going to be huge issues for ATS. There will be more than approx. 1700 units in a very small area. This density is or should not be allowed n a residential community. Please vote to reject their proposals!

Thank your for allowing me to express my views.

Terry Ronning
2101 Nuehoff Dr

Lauren Mecke

From: Katie Rotella
Sent: Monday, May 23, 2022 6:30 AM
To: Lauren Mecke
Subject: Anna Town Square Homeowner Concerns Regarding The Grand Phase-2

Anna City Planning & Zoning and City Council,

I oppose the zoning changes requested by the developers of The Grand Apartments Phase-2 in Anna Town Square (The Reduction of parking: 2 spaces per dwelling unit to 1.5 for one-bedroom and studio units. As well as Changing of an 8' masonry border wall abutting the retaining pond and the Grand Phase-1 to a perimeter fence constructed with metal and masonry pilaster) until the developers work together with the homeowners in Anna Town Square collaboratively to:
1) Reach solutions that address homeowners concerns about the zoning changes requested
2) Develop and agree upon a site plan that integrates well, The Grand Phase-2 into the ATS Community

Requested Zoning Variance & Concerns Expressed by Anna Town Square Homeowners:

- Requested Zoning Variance
  - Reduction of parking (2 spaces per dwelling unit to 1.5 for one-bedroom and studio units).
    - More than one adult driver is anticipated to live in one-bedroom and studio units, thus requiring 2 parking spaces per dwelling.
      - Approximately 92% of the work force living in Anna drive outside of Anna to their place of employment.
    - There is no public transportation in Anna. At the time this land was zoned for multifamily dwelling, DART rail was expected to be supporting transportation infrastructure.
    - Streets in Anna Town Square will not support overflow parking from The Grand Phase-2.
    - How will charging stations be integrated into parking spaces for electric cars?
    - How will parking be regulated/monitored (access fobs, limit parking permits per unit)
    - We oppose parking of RV's, Boats, Trailers within Anna Town Square. In fact, such is against current HOA guidelines.
    - Will there be onsite security in the parking areas?

  - Change of an 8' masonry border wall abutting the retaining pond and the Grand Phase-1 to be changed to a perimeter fence constructed with metal and masonry pilaster.
    - A nondescript metal fence is of great concern as this lacks any quality standard
    - Fence or wall, either one, needs to blend in aesthetically with the general rock/brick motif in Anna Town Square
    - Residents would like to see a rendition of proposed quality metal fence with masonry pilaster.
    - Residents would like to see a rendition of 8' masonry border wall if the fence variance were to be denied.

- The development of The Grand and Grand Phase-2 needs to be designed and built with the overall aesthetics and best interest of the Anna Town Square Community in mind.
    - What amenities will be provided for residents of The Grand Phase-2 such as:
        - Park area in green space
        - Picnic tables in park area
        - Playground equipment
        - Dogpark, etc.
    - How will the visual appearance of The Grand Phase-2 integrate into the ATS Community as one enters ATS at Finley and Hwy. 5?
    - What is the "mixed use" building space noted on the site plan?
    - How often will the valet trash be picked up?
    - How often will the dumpster be emptied?
    - What is the back-up plan for when trash overflows at the dumpster? (i.e., the City calling CARDS to make an extra pick-up and the complex being fined)

- The Anna Town Square Community has a lot of safety and infrastructure concerns that need to be addressed. As a member of the ATS Community we would like to see the developers of The Grand and The Grand Phase-2 be an active partner in solving safety and infrastructure problems.
    - Join the other developers, homeowners, and City of Anna in collaborating to:
        - Expedite Leonard Avenue being fully developed from White Street to The Outer Loop.
        - Expedite the planned traffic light at Hwy. 5 and Finley Avenue (currently in planning phase)
        - Expedite development and construction of turn lanes on Hwy. 5, from Hwy. 5 (north and South) to Finley (East)
        - Facilitate speed limit change on Hwy. 5 between The Outer Loop & White St. (reduction to 45mph or lower appropriate speed limit).
        - Continue to be a collaborative community partner in Anna Town Square

Sincerely,
Katie and Rob Rotella

Lauren Mecke

From: Glenn Brown
Sent: Tuesday, May 24, 2022 2:47 PM
To: Lauren Mecke; Ross Altobelli
Subject: Support: The Grand Phase-2 requested zoning variance

Good Afternoon Mr. Altobelli and Ms. Mecke,

The developers of The Grand Phase-2 met with interested residents of Anna Town Square. As a result of the information shared and their response to homeowners' comments, I can now, and do support the zoning variance requested by the developers of The Grand Phase-2.

Sincerely,

Glenn A. Brown, Ph.D.
2109 Adriana Dr.
Anna, Tx 75409

Ph. 214-766-6267

Sent from my iPhone

Item No. 22.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Anna Town Square Addition, Block A, Lot 2, Concept Plan. Applicant: Grand at Anna II Owner, LLC.

SUMMARY:
Multiple-Family Residences and commercial on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way.

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the conceptual layout and related site improvements associated with the future multiple-family development. The concept plan complies with the zoning districts area regulations as requested by the zoning case.

FINANCIAL IMPACT:
N/A

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

Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
If the zoning amendment is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

ATTACHMENTS:

1. Anna Town Square Block A Lot 2 Concept Plan Locator Map
2. PZ - STAFF REPORT (CP) - Anna Town Square, BL A, Lt 2
3. Exhibit A (CP) Anna Town Square, BL A, Lt 2

Concept Plan - Anna Town Square Addition, Block A, Lot 2

H:\Notification Maps\Notification Maps\

CITY OF ANNA

PLANNING & ZONING COMMISSION

June 6, 2022

Concept Plan: Anna Town Square, Block A, Lot 2

Applicant: Grand at Anna II Owner, LLC

AGENDA ITEM:

Consider/Discuss/Action on the Anna Town Square, Block A, Lot 2, Concept Plan.

SUMMARY:

Multiple-Family Residences and commercial on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way.

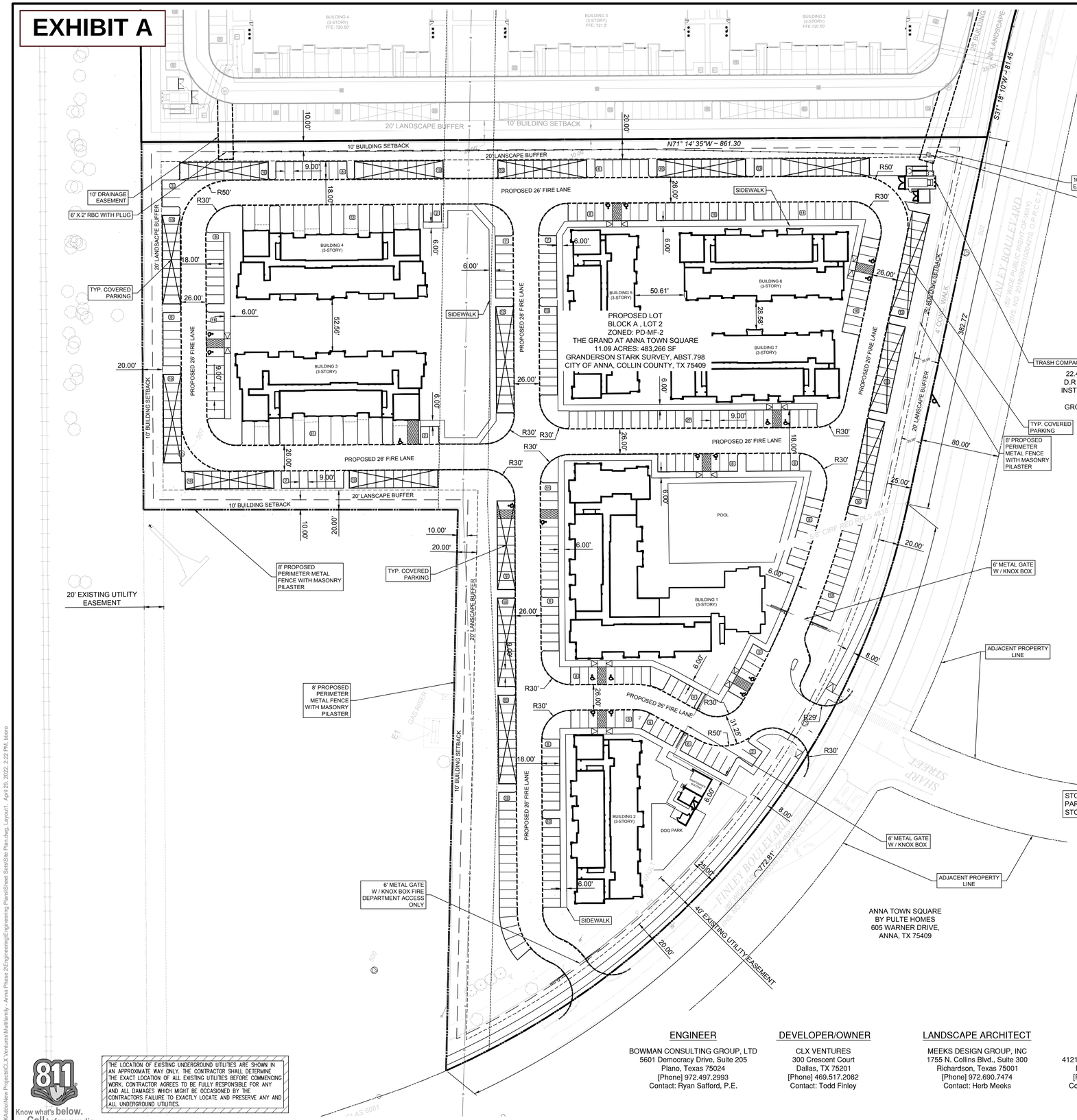
This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the conceptual layout and related site improvements associated with the future multiple-family development. The concept plan complies with the zoning districts area regulations as requested by the zoning case.

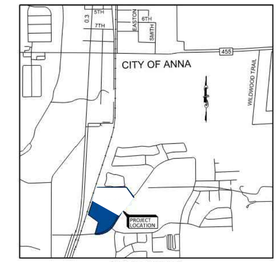
RECOMMENDATION:

If the zoning amendment is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

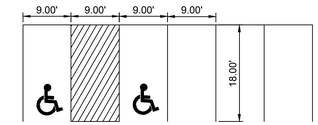
ATTACHMENTS:
Locator
Exhibit

EXHIBIT A





* VICINITY MAP *
(NOT TO SCALE)



TYPICAL PARKING SPACE
DIMENSION (NOT TO SCALE)

SCALE: 1 INCH = 50 FT

PROPOSED LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- STD. 6" CONCRETEE CURB
- FIRE LANE
- WATER LINE — 8"W
- SANITARY LINE — 8"S
- SANITARY MANHOLE
- STORM DRAIN LINE — SD
- STORM MANHOLE
- STORM INLET
- FIRE HYDRANT

ANNA SITE DATA TABLE	
ITEM	
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD-MF-2
LAND USE (FROM ZONING ORDINANCE)	MF-2
LOT AREA (SQUARE FEET & ACRES)	11.09 AC (483,266 SF)
BUILDING FOOTPRINT AREA (SQUARE FEET)	89,494 SF
BUILDING HEIGHT(# STORIES)	3 STORY
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT	45'
LOT COVERAGE (PERCENT-XXX%)	18.52%
MULTIFAMILY UNITS	
# OF STUDIO/MINIMUM SQUARE FEET	3 UNITS / 575 SF
# OF 1 BEDROOM/ MINIMUM UNIT SIZE	56 UNITS / 648 SF 48 UNITS / 729 SF
# OF 2 BEDROOM/ MINMUM UNIT SIZE	43 UNITS / 987 SF 64 UNITS / 1026 SF 2 UNITS/ 1155 SF
# OF 3 BEDROOM/ MINMUM UNIT SIZE	6 UNITS / 1320 SF
TOTAL UNIT COUNT	222
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	
STUDIO AND 1 BEDROOM	1.5 SPACES PER DWELLING UNIT
2 BEDROOM	2 SPACES PER DWELLING UNIT
3 BEDROOM	2 SPACES PER DWELLING UNIT
GUEST PARKING	0.25 SPACES PER UNIT
REQUIRED PARKING(# SPACES)	447
PROVIDED SPACES (# SPACES)	454
ACCESSIBLE PARKING REQUIRED (#SPACES)	12
ACCESSIBLE PARKING PROVIDED (#SPACES)	19
A MINIMUM OF 179 OF THE PARKING SPACES MUST BE COVERED. OF THE 179 SPACES, THERE MUST BE A MINIMUM OF 23 GARAGES SPACES.	

ANNA SITE DATA TABLE	
LANDSCAPE AREA (INCLUDING TURF AREA)	
INTERNAL LANDSCAPE AREA (SQUARE FEET- 8 FEET PER PARKING SPACE)	102,194 SF
OPEN SPACE AREA REQUIRED	
1 BEDROOM = 600 SF OPEN SPACE	90,000 SF
EACH ADDITIONAL BEDROOM OVER 1 BEDROOM = 300 SF OPEN SPACE	21,600 SF
TOTAL OPEN SPACE REQUIRED	111,600 SF
OPEN SPACE AREA PROVIDED	
SITE LANDSCAPE	97,291 SF
SITE AMENITIES	41,448 SF
TOTAL OPEN SPACE PROVIDED	138,739 SF

PROPOSED PERIMETER FENCE TO BE CONSTRUCTED WITH METAL & MASONRY PILASTER

STORM WATER MANAGEMENT FOR PHASE 2 IS ACCOUNTED THROUGH TWO DETENTION PONDS DESIGNED AS PART OF THE PHASE 1 LOCATED NORTH OF THE SUBJECT SITE. STORM WATER WILL BE CONVEYED USING STORM DRAINS LOCATED AT THE NORTHEAST AND NORTHWEST CORNERS OF THE PROPERTY.

REVISION	DESCRIPTION	DATE

CONCEPT PLAN

ANNA TOWN SQUARE ADDITION
LOT 2, BLOCK A
11.09 ACRES
GRANDERSON STARK SURVEY, ABST. 798
CITY OF ANNA, COLLIN COUNTY, TX 75409

ENGINEER
BOWMAN CONSULTING GROUP, LTD
5601 Democracy Drive, Suite 205
Plano, Texas 75024
[Phone] 972.497.2993
Contact: Ryan Safford, P.E.

DEVELOPER/OWNER
CLX VENTURES
300 Crescent Court
Dallas, TX 75201
[Phone] 469.517.2082
Contact: Todd Finley

LANDSCAPE ARCHITECT
MEEKS DESIGN GROUP, INC
1755 N. Collins Blvd., Suite 300
Richardson, Texas 75001
[Phone] 972.690.7474
Contact: Herb Meeks

ARCHITECT
GSR ANDRADE
4121 Commerce St., Suite #1
Dallas, Texas 75226
[Phone] 214.824.7040
Contact: Welly Supangat

Bowman
© Bowman Consulting Group, Ltd.
TBPE Firm Registration No. F-14309
5601 Democracy Drive, Suite 205
Plano, Texas 75024
Phone: (972) 497-2990
Fax: (512) 327-4062
www.bowman.com

DESIGN	DRAWN	CHKD	DATE:	JOB No.	SHEET
BB	MP	RS	4/28/2022	XXXXXX-XX-XXX	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF RYAN C. SAFFORD, P.E. ON APRIL 29 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

PRELIMINARY NOT FOR CONSTRUCTION

S:\Addto\New Projects\CLX Ventures\Multifamily - Anna Phase 2\Engineering\Engineering Plans\Sheet Sets\Site Plan.dwg, Layout1, April 29, 2022, 2:22 PM, bboro

Item No. 23.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 0.4± acre located on the west side of N. Riggins Street, 670± north of Anthony Street from SF-1 Single-Family Residential District to Planned Development-SF-TH Townhome District with modified development standards. Applicant: Innovative Investments Inc.

SUMMARY:
The rezoning request is from SF-1 Single-Family Residential District (SF-1) to Planned Development-SF-TH Townhome District (PD-SF-TH).

HISTORY:

In October 2021 a similar rezoning request was presented to the city for the subject property (SF-TH Townhome District with modified development standards). The request was associated with an 8-unit townhome development on one lot with modified development standards.

REMARKS:

The current zoning request is to allow a six (6) unit townhouse development with modified development standards. The SF-TH district is intended to provide for a medium density residential environment of attached townhome units.

A Planned Development (PD) district is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

A Concept Plan, Salida Del Sol, Block A, Lot 1, accompanies this rezoning request (Exhibit A).

<u>Surrounding Land Use and Zoning</u>

The area of the request is currently developed as a single-family residence, detached

neighborhood. The surrounding zoning is Single-Family Residential District - 1 (SF-1). The SF-1 zoning is designed to accommodate the standard single-family residential development. The typical lot size within this neighborhood is 7,500 square feet, which is larger than most existing/proposed single-family residential subdivisions. The properties to the north, south, and west are developed as single-family residences detached and to the east, across N. Riggins Street is the DART rail line.

Proposed Planned Development Stipulations

The applicant is proposing to modify existing development standards of the SF-TH zoning district. Townhouse units would be allowed by-right and subject to the following additional standards;

1. Minimum Lot Width (feet): 15
2. Minimum Lot Depth (feet): 95
3. Min. Lot area/size (feet): 2,500 per unit
4. Rear Entry provision (removed)
5. Residential off-street parking 10' min. driveway width
6. General Landscape Standard Allow mature tree (25 feet or greater) within 25 feet of the nearest overhead utility.

Attached, Exhibit 1, is the applicants proposed justification associated with the modified standards request.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

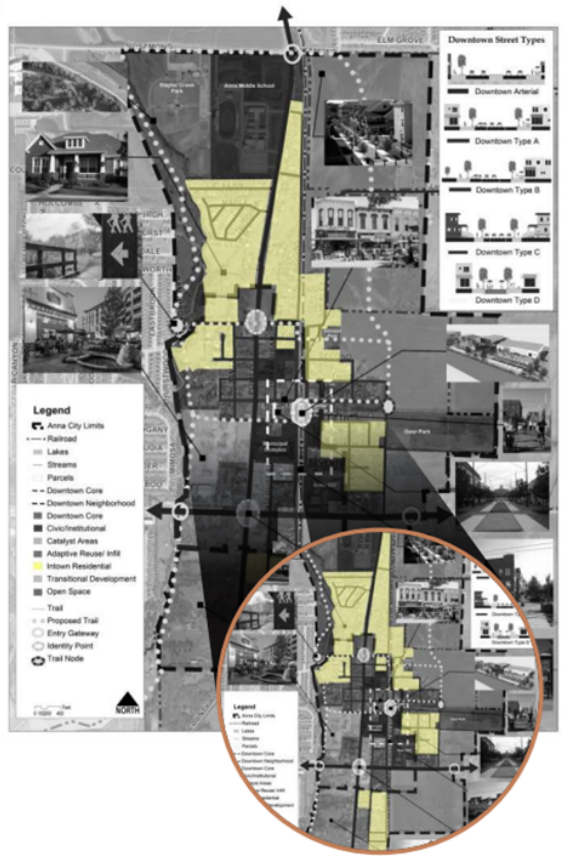
Future Land Use Map – The Future Land Use Map designates this property within the Downtown Master Plan limits classified as "Intown Residential"

Intown Residential

Downtown Anna contains several pockets of historic residential fabric that surround the Downtown Core, defining the character of this area and supporting it as a unique and diverse district. As the community grows over time, reinvestment in the Intown Residential areas will remain essential in maintaining and elevating the quality of each neighborhood. These areas, along with surrounding undeveloped parcels, can provide the critical residential base necessary to support the businesses envisioned for Downtown. Additionally, there is an opportunity to provide a wide range of more urban housing products that could accommodate people at all stages of their lives. Future land use decisions in this area should emphasize sound neighborhood placemaking principles, such as walkable streets and amenitized open spaces, to reinforce civic life and allow neighbors to maintain connections throughout their community.

The following primary building types are appropriate in Intown Residential (Detached residential):

The following secondary building types are appropriate in Intown Residential (Churches, Civic Structures, Accessory Structures, Open Spaces):



Kimley»Horn

ANNA 2050 DOWNTOWN MASTER PLAN 21

Townhomes (although not listed as a primary building type) are shown in the illustrations as appropriate primary building types. The requested PD language would allow for an urban style of development within ¾ mile of the heart of the Downtown Core as identified in the Anna 2050 Downtown Master Plan. The proposed land use is consistent with the Master Plan due to providing the critical residential base necessary to support businesses envisioned for Downtown and providing for a more urban housing product that could accommodate people at all stages of their lives.

ISSUES:

The city's zoning regulations were adopted to promote health, safety, morals, and general welfare of the community. They're made in accordance with the spirit of the comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare, to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. These regulations are made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of

buildings and encouraging the most appropriate use of land throughout the city.

While the proposed SF-TH land use is supported by the Downtown Master Plan, the zoning request is seeking to modify adopted standards which are intended to provide for the orderly, safe, health, and uniform development within the city.

There are three (3) regulations the applicant is seeking relief that would not be needed if the development was reduced by one (1) townhouse unit.

1. minimum lot area (2,700 per unit).

2. minimum lot width (20 feet per unit plus side yard requirements).

3. Residential driveway to serve two car garages shall be not less than eleven (11) feet nor more than twenty (20) feet in width at the property line.

When considering planned development zoning requests City officials need to identify what benefits the particular request brings to the city as well as benefits to the surrounding area/neighborhoods.

The applicants general statement citing the reason for the reduced lot area and lot width provides no justification behind the variance request:

"The variance will allow for units to be developed on this site which complement the Anna 2050 Downtown Master Plan; specifically, Intown Residential"

FINANCIAL IMPACT:
N/A

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
Below are recommended restrictions if the Commission votes in favor of the zoning request:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).

2. Standards and Area Regulations: Development must comply with the development

standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the SF-TH Townhome District (SF-TH) and the Planning and Development Regulations except as otherwise specified herein.

i. Permitted land use: Townhouse

ii. Lot Area (feet): 2,500 per unit

iii. Min. Lot Width (feet): 15

iv. Min. Lot Depth (feet): 95

v. Removal of the miscellaneous prevision requiring rear entry off-street parking.

vi. Minimum 10-foot residential driveway width

vii. Allow mature tree (25 feet or greater) within 25 feet of the nearest overhead utility.

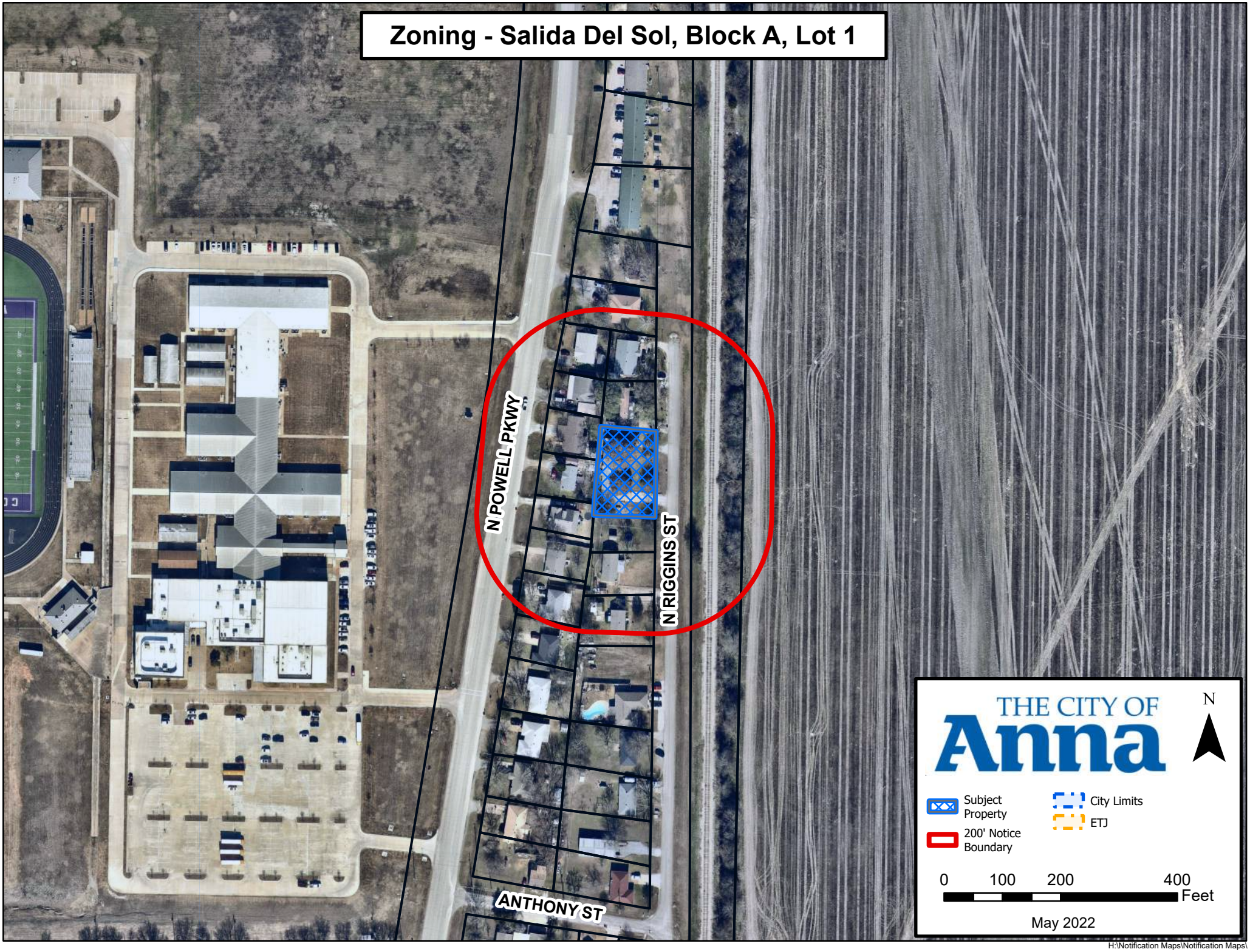
3. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.

4. The Concept Plan will expire after two (2) years of approval.

ATTACHMENTS:

1. Salida Del Sol Zoning Locator Map
2. PZ - STAFF REPORT (REZONING) Salida Del Sol
3. Exhibit A - Salida Del Sol, Bl A, Lt 1 - Concept Plan
4. Exhibit 1 - Salida Del Sol (PD justification)
5. Response 1

Zoning - Salida Del Sol, Block A, Lot 1



H:\Notification Maps\Notification Maps\

CITY OF ANNA

PLANNING & ZONING COMMISSION

June 6, 2022

Public Hearing: Zoning – PD-SF-TH (Salida Del Sol)

Applicant: Innovative Investments Inc.

DESCRIPTION:

Request to rezone 0.4± acre located on the west side of N. Riggins Street, 671± feet north of Anthony Street.

The rezoning request is from SF-1 Single-Family Residential District (SF-1) to Planned Development-SF-TH Townhome District (PD-SF-TH).

HISTORY:

In October 2021 a similar rezoning request was presented to the city for the subject property (SF-TH Townhome District with modified development standards). The request was associated with an 8-unit townhome development on one lot with modified development standards.

REMARKS:

The current zoning request is to allow a six (6) unit townhouse development with modified development standards. The SF-TH district is intended to provide for a medium density residential environment of attached townhome units.

A Planned Development (PD) district is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

A Concept Plan, Salida Del Sol, Block A, Lot 1, accompanies this rezoning request (Exhibit A).

Surrounding Land Use and Zoning

The area of the request is currently developed as a single-family residence, detached neighborhood. The surrounding zoning is Single-Family Residential District - 1 (SF-1). The SF-1 zoning is designed to accommodate the standard single-family residential development. The typical lot size within this neighborhood is 7,500 square feet, which is larger than most existing/proposed single-family residential subdivisions. The properties to the north, south, and west are developed as single-family residences detached and to the east, across N. Riggins Street is the DART rail line.

Proposed Planned Development Stipulations

The applicant is proposing to modify existing development standards of the SF-TH zoning district. Townhouse units would be allowed by-right and subject to the following additional standards;

1. Minimum Lot Width (feet):	15
2. Minimum Lot Depth (feet):	95
3. Min. Lot area/size (feet):	2,500 per unit
4. Rear Entry provision	(removed)
5. Residential off-street parking	10’ min. driveway width
6. General Landscape Standard	Allow mature tree (25 feet or greater) within 25 feet of the nearest overhead utility.

Attached, Exhibit 1, is the applicants proposed justification associated with the modified standards request.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

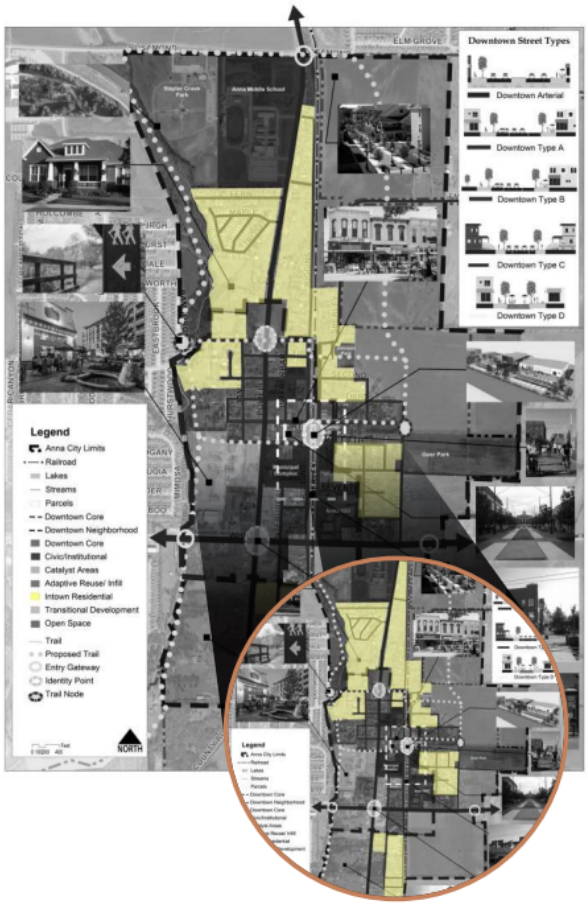
Future Land Use Map – The Future Land Use Map designates this property within the Downtown Master Plan limits classified as "Intown Residential"

Intown Residential

Downtown Anna contains several pockets of historic residential fabric that surround the Downtown Core, defining the character of this area and supporting it as a unique and diverse district. As the community grows over time, reinvestment in the Intown Residential areas will remain essential in maintaining and elevating the quality of each neighborhood. These areas, along with surrounding undeveloped parcels, can provide the critical residential base necessary to support the businesses envisioned for Downtown. Additionally, there is an opportunity to provide a wide range of more urban housing products that could accommodate people at all stages of their lives. Future land use decisions in this area should emphasize sound neighborhood placemaking principles, such as walkable streets and amenitized open spaces, to reinforce civic life and allow neighbors to maintain connections throughout their community.

The following primary building types are appropriate in Intown Residential (Detached residential):

The following secondary building types are appropriate in Intown Residential (Churches, Civic Structures, Accessory Structures, Open Spaces):



Kimley»Horn

ANNA 2050 DOWNTOWN MASTER PLAN 21

Townhomes (although not listed as a primary building type) are shown in the illustrations as appropriate primary building types. The requested PD language would allow for an urban style of development within ¾ mile of the heart of the Downtown Core as identified in the Anna 2050 Downtown Master Plan. The proposed *land use* is consistent with the Master Plan due to providing the critical residential base necessary to support businesses envisioned for Downtown and providing for a more urban housing product that could accommodate people at all stages of their lives.

ISSUES:

The city's zoning regulations were adopted to promote health, safety, morals, and general welfare of the community. They're made in accordance with the spirit of the comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare, to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; [and] to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. These regulations are made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

While the proposed SF-TH land use is supported by the Downtown Master Plan, the zoning request is seeking to modify adopted standards which are intended to provide for the orderly, safe, health, and uniform development within the city.

There are three (3) regulations the applicant is seeking relief that would not be needed if the development was reduced by one (1) townhouse unit.

1. Minimum lot area (2,700 per unit).

2. Minimum lot width (20 feet per unit plus side yard requirements).

3. Residential driveway to serve two car garages shall be not less than eleven (11) feet nor more than twenty (20) feet in width at the property line.

When considering planned development zoning requests City officials need to identify what benefits the particular request brings to the city as well as benefits to the surrounding area/neighborhoods.

The applicants general statement citing the reason for the reduced lot area and lot width provides no justification behind the variance request:

> *"The variance will allow for units to be developed on this site which complement the Anna 2050 Downtown Master Plan; specifically, Intown Residential"*

SUMMARY:

Request to rezone 0.4± acre from Single-Family Residence-1 (SF-1) to Planned Development-Single-Family Residence – Townhome (PD-SF-TH) to allow from a townhouse unit development with modified development standards.

RECOMMENDATION:

Below are recommended restrictions if the Commission votes in favor of the zoning request:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).

2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the SF-TH Townhome District (SF-TH) and the Planning and Development Regulations except as otherwise specified herein.

    i. Permitted land use: Townhouse

    ii. Lot Area (feet): 2,500 per unit

    iii. Min. Lot Width (feet): 15

    iv. Min. Lot Depth (feet): 95

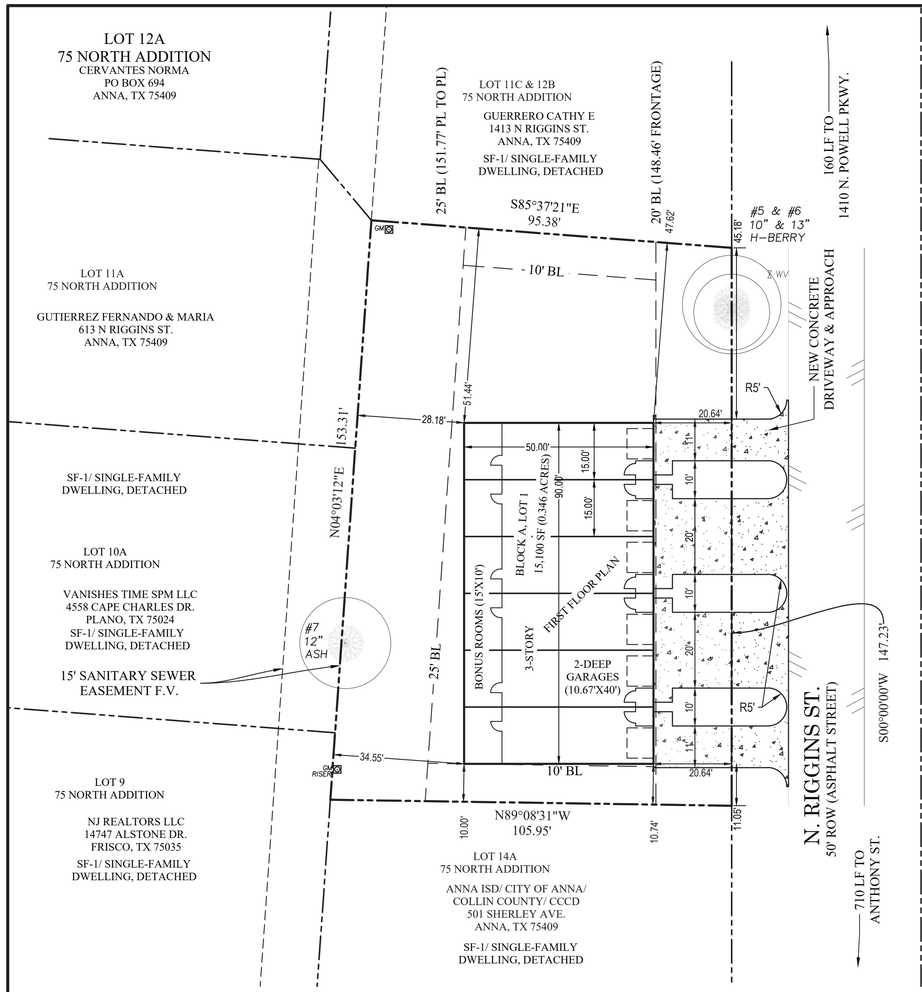
    v. Removal of the miscellaneous prevision requiring rear entry off-street parking.

    vi. Minimum 10-foot residential driveway width

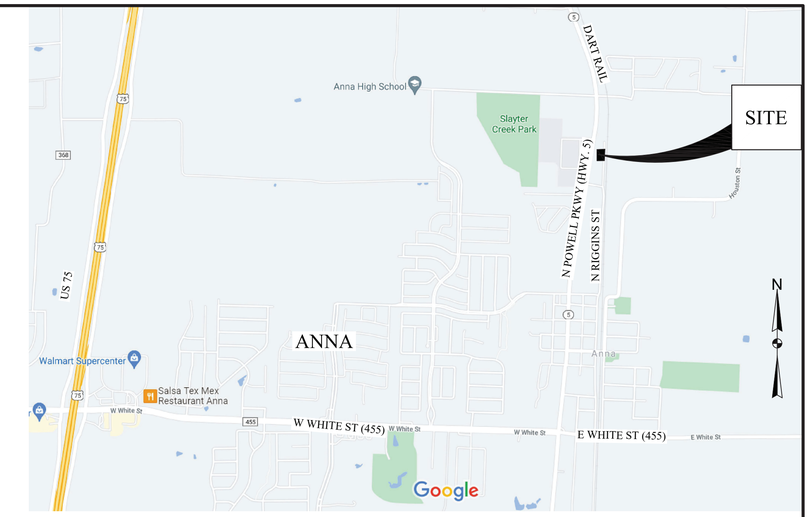
    vii. Allow mature tree (25 feet or greater) within 25 feet of the nearest overhead utility.

3. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.

4. The Concept Plan will expire after two (2) years of approval.



SITE PLAN



SITE LOCATOR MAP

GRAPHIC SCALE 1"=1000'
1000 0 1000 2000

SITE DATA SUMMARY TABLE (1409 N. RIGGINS STREET)	
Item	Lot 1
General Site Data	
Existing Zoning (from Zoning Map)	SF-1
Proposed Zoning	PD-TH
Land Use (from Zoning Ordinance)	Townhouse
Lot Area (square feet & acres)	15,110
Building Footprint Area (square feet)	4,500
Total Building Area (square feet)	13,500
Building Height (# stories)	3
Building Height (feet - distance to tallest building element)	35 feet
Lot Coverage (percent - x.xx%) Bldg. only	30%
Lot Coverage (percent - x.xx%) Bldg., Lead Walk & Driveway	39%
Parking	
Parking Ratio (from Zoning Ordinance)	2/Dwelling
Required Parking (# spaces) - 6 Units	12
Provided Parking (# spaces)	12
Accessible Parking Required (# spaces)	0
Acessible Parking Provided (# spaces)	0
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 sf/parking space)	96
Additional interior landscape area provided (sf)	411
Total Landscape Area (square feet)	9,218

Exhibit A

ENGINEER

J. S. Ground Engineering, LLC
4108 Dundee Court
Colleyville, Texas 76034
Firm Registration No. F-1276
Jeff Ground, PE, CFM (817) 320-5330
jsg@jsgroundengineering.com

BUILDER/OWNER

DSH CONSTRUCTION LLC
208 South Johnson, Suite 315
McKinney, TX 75069
Derek Humphreys (903) 357-3286
derek@dshbuild.com

CITY APPROVAL STAMPS

NO.	DATE	REVISIONS	APP.

CONCEPT PLAN

SALIDA DEL SOL
BLOCK A, LOT 1

Gwynn Morrison Survey, Abstract No. 559
Part of Lots 10, 11 & 14; (15,110 SF)
75 NORTH ADDITION, COLLIN CO.

J. S. Ground Engineering, LLC
4108 Dundee Court (817) 320-5330 ph.
Colleyville, Texas 76034 jsg@jsgroundengineering.com
Firm Registration No. F-1276

SCALE: DGN. BY: JSG
DATE: JANUARY 31, 2022 DWN. BY: WJW
JSGE NO. DWG. NO.

STATE OF TEXAS
JEFFREY S. GROUND
82648
LICENSED
PROFESSIONAL ENGINEER
1-31-22

SHEET NO.
C1

Density: Density is only stated as "Medium" Density per Sec. 9.04.015 SF-TH; a specific number of units per acre is not provided. High Density is defined as a maximum of 25 units per gross acre in Sec. 9.04.020 (j), MF-2 Multiple-Family Residential - High Density (Miscellaneous Provisions). Medium Density is defined as a maximum of 12 units per gross acre in Sec. 9.04.019 (j), MF-1 Multiple-Family Residential - Medium Density (Miscellaneous Provisions).

Salida Del Sol calculates at 17 units per gross acre; however, only 6 units are proposed for this project. Each unit will be sprinklered for fire protection with two (2) points of entry and exit for safety. The variance for this density will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential (ref. page 21). This project is within the identified "Intown residential" area.

Lot area (feet): Appendix 1 shows zoning SF-TH to have a lot area of 2,700 sf per unit.

Salida Del Sol calculates at 2,517 sf per unit. The lot depth is less than 160' and the width varies as the shape is not uniform. This project is a three-story structure under the 35' maximum height and the building covers 30% of the lot. The variance for lot area per unit will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential (ref. page 21). This project is within the identified "Intown residential" area.

Minimum lot depth (feet): Appendix 1 shows zoning SF-TH to have a minimum lot depth of 160 feet.

Salida Del Sol has a minimum lot depth of 95.38' and the proposed project is within the front and rear setbacks. The variance for minimum lot depth will allow for a project to be developed on this site which complements the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential (ref. page 21). This project is within the identified "Intown residential" area.

Sec. 9.04.015(d)(2), SF-TH Townhome District (Height & Area Requirements; Lot Area): This section specifies minimum lot sizes for townhouses shall be 2,700 square feet per dwelling unit.

Salida Del Sol calculates at 2,517 sf per unit. This project is a three-story structure under the 35' maximum height and the building covers 30% of the lot. The variance for minimum lot size per dwelling unit will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential. This project is within the identified "Intown residential" area.

Sec. 9.04.015(g)(1), SF-TH Townhome District (Miscellaneous provisions, rear entry off-street parking): This section specifies rear entry off-street parking shall be provided.

Salida Del Sol has a wide shallow lot and to provide rear entry parking does not complement the adjacent single-family residents to the rear. The present site layout respects the vegetative green space all the properties in this area share at the rear of their lots. The variance for rear entry off-street parking will allow for units to be developed on this site which complement the adjacent zoning and properties as there is not an alley way along the rear property lines in this neighborhood.

Sec. 9.06.006(a)(5), LANDSCAPE REGULATIONS (Minimum landscaping requirements; General, horizontal location to nearest overhead utility line): This section specifies no trees with a maximum mature height of 25 feet or greater may be planted within 25 feet measured horizontally from the nearest overhead utility line.

Salida Del Sol is a shallow lot of 95.38' depth. There are overhead utility lines along the front and rear of the lot. The variance for horizontal spacing from overhead utility lines will allow for this project to plant trees within the 20' front yard setback.

THE CITY OF
Anna

Please circle one:

In favor of request Neutral to request *Opposed to request*

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Charles R Bridges
Name (Please Print)

Signature

1410 Walls edge way, oakpoint tx 75068
Address

6.1.2022
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. 24.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/6/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the Salida Del Sol, Block A, Lot 1, Concept Plan. Applicant: Innovative Investments Inc.

SUMMARY:
Townhouse residences on 0.4± acre located on the west side of N. Riggins Street, 670± feet north of Anthony Street.

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the future townhouse development and related site improvements. The concept plan complies with the zoning districts area regulations as requested by the zoning case.

FINANCIAL IMPACT:
N/A

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:
If the zoning amendment is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

ATTACHMENTS:

1. Salida Del Sol Concept Plan Locator Map
2. PZ - STAFF REPORT (CP) - Salida Del Sol, Bl A, Lt 1
3. Exhibit A - Salida Del Sol, Bl A, Lt 1 - Concept Plan

Concept Plan - Salida Del Sol, Block A, Lot 1

H:\Notification Maps\Notification Maps\

CITY OF ANNA

PLANNING & ZONING COMMISSION

June 6, 2022

Concept Plan: Salida Del Sol, Block A, Lot 1

Applicant: Innovative Investments Inc.

AGENDA ITEM:

Consider/Discuss/Action on the Salida Del Sol, Block A, Lot 1, Concept Plan.

SUMMARY:

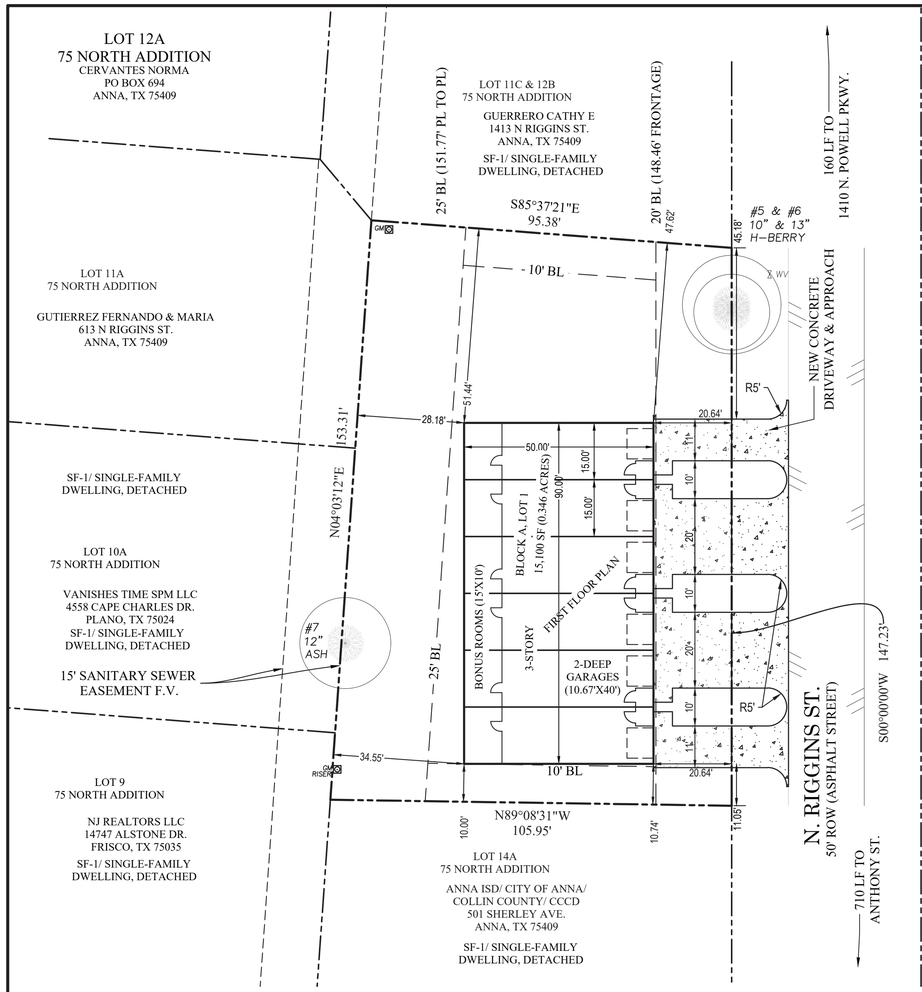
Townhouse residences on 0.4± acre located on the west side of N. Riggins Street, 670± feet north of Anthony Street.

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the future townhouse development and related site improvements. The concept plan complies with the zoning districts area regulations as requested by the zoning case.

RECOMMENDATION:

If the zoning amendment is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

ATTACHMENTS:
Locator
Exhibit



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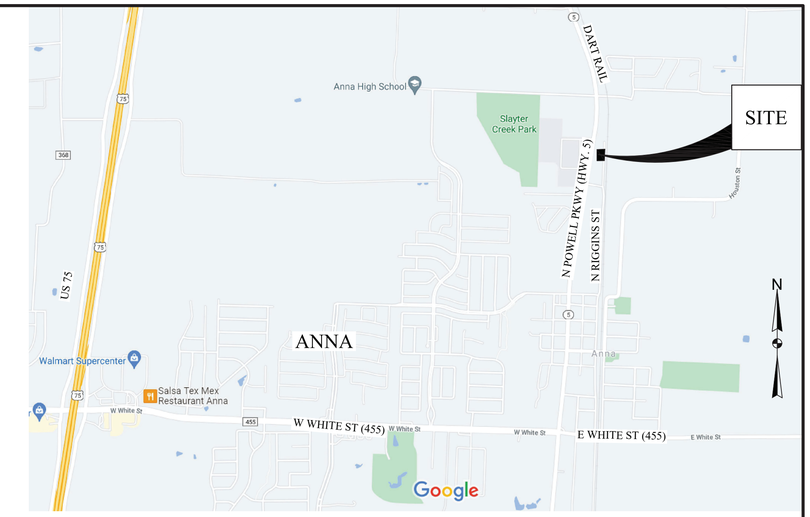

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