



AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, AUGUST 3, 2020 @ 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, August 3, 2020, at the Anna City Hall located at 111 North Powell Parkway, 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 Planner II Lauren Mecke (LMECKE@annatexas.gov) by August 3, 2020, no later than 5:00 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**

Consent Items

5. Consider/Discuss/Action on a recommendation regarding the 2826 Storage Addition, Block A, Lot 1 Development Plat. Applicant: David Surdukan
6. Consider/Discuss/Action on a recommendation regarding the Froehlich Estate, Block A, Lot 1 Development Plat. Applicant: Karel Froehlich
7. Consider/Discuss/Action on a recommendation regarding the Vaclavick Estates, Block A, Lot 1 Development Plat. Applicant: David Surdukan
8. Consider/Discuss/Action on a recommendation regarding the Rojas Estates, Block A, Lot 1 Minor Plat. Applicant: David Surdukan
9. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 1R Replat. Applicant: David Cox
10. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 1R Revised Site Plan. Applicant: David Cox
11. Consider/Discuss/Action on setting the 2021 Planning & Zoning Commission calendar.
12. Consider/Discuss/Action to approve minutes of the July 6, 2020 Planning and Zoning meeting.

Public Hearing Items

13. One Two Anna Addition, Block A, Lot 1 Zoning & Concept Plan

A) Conduct a public hearing to consider public comments regarding a request to amend Planned Development-846-2020 located at the northwest corner of U.S. Highway 75 frontage road and White Street (FM 455) in order to incorporate additional land.

B) Consider/Discuss/Action on a recommendation regarding the request to amend zoning of the current planned development to incorporate additional acreage resulting from TXDOT right-of-way abandonment.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, One Two Anna Addition, Block A, Lot 1 associated with the rezoning request.

Adjourn

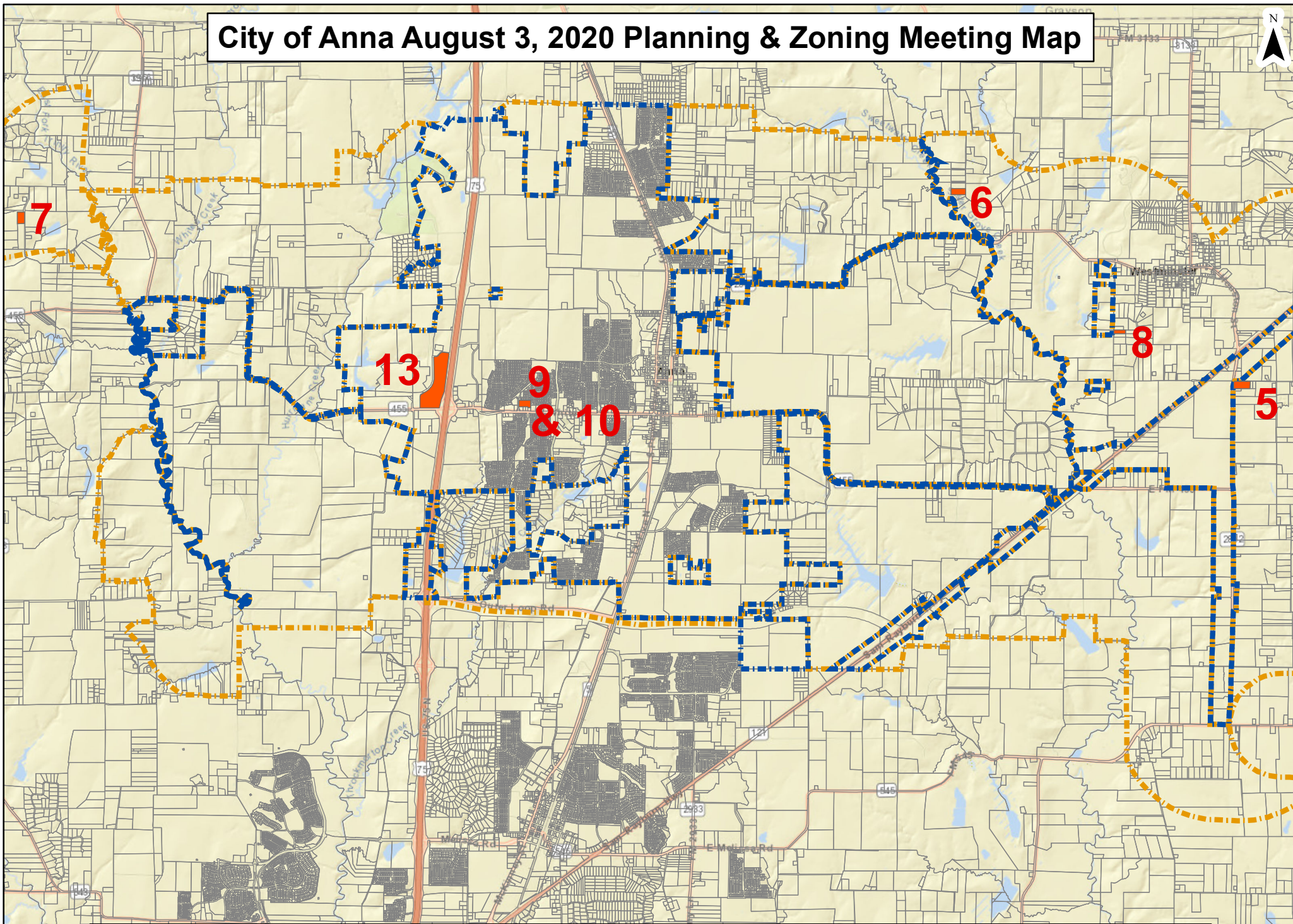
This is to certify that I, Ross Altobelli, Director of Development Services, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. July 31, 2020.



Ross Altobelli
Director of Development Services

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 9729243325 two working days prior to the meeting so that appropriate arrangements can be made

City of Anna August 3, 2020 Planning & Zoning Meeting Map



CITY OF ANNA
Planning & Zoning Commission
August 3, 2020

Development Plat: 2826 Storage Addition, Block A, Lot 1

Applicant: David Surdukan

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the 2826 Storage Addition, Block A, Lot 1 Development Plat.

SUMMARY:

Storage and RV parking on one lot on 7.5± acres located at the southeast corner of Houston Street (FM 2862) and County Road 513. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

Recommend for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Development Plat- 2862 Storage Addition Block A, Lot 1

SAM RAYBURN MEMORIAL HWY

COUNTY ROAD 513

COUNTY ROAD 1067

FM 2862

THE CITY OF

Anna

Proposed Site

Parcels

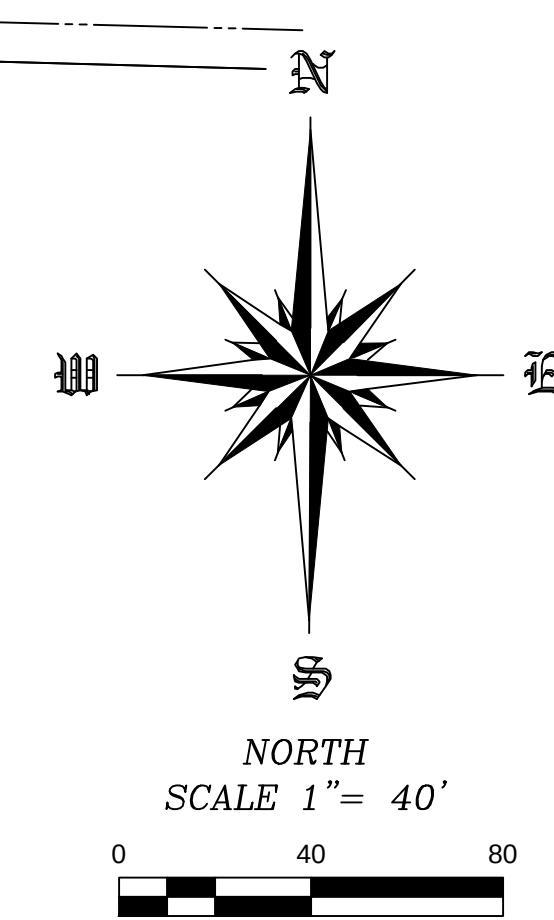
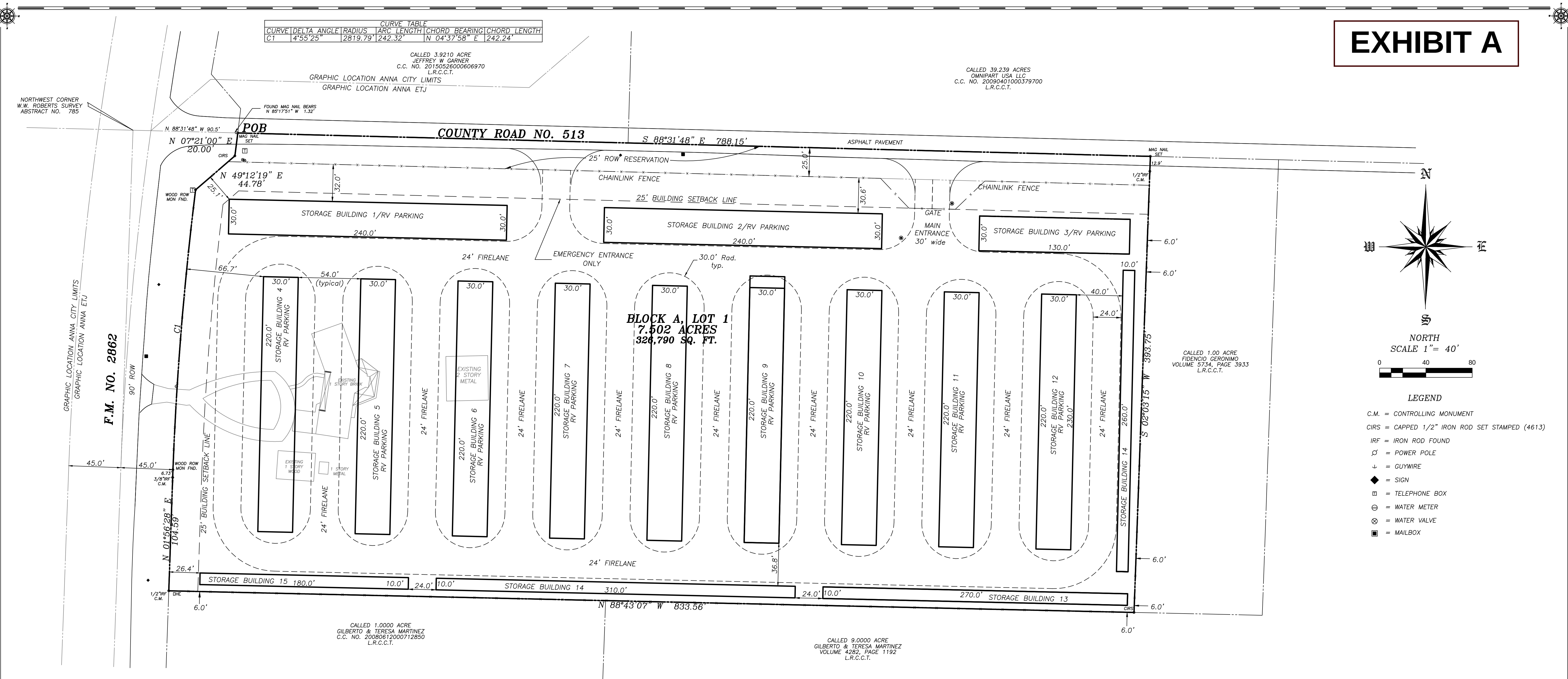
City Limits

ETJ

0 200 400 800 Feet

N

EXHIBIT A



- LEGEND
- C.M. = CONTROLLING MONUMENT
 - CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
 - IRF = IRON ROD FOUND
 - ⚡ = POWER POLE
 - ↓ = GUYWIRE
 - ◆ = SIGN
 - ☐ = TELEPHONE BOX
 - ⊕ = WATER METER
 - ⊗ = WATER VALVE
 - = MAILBOX

LEGAL DESCRIPTION

BEING a tract of land situated in the W.W. Roberts Survey, Abstract No. 785, Collin County, Texas, and being all of a called 7.50 acre tract as conveyed to Kathryn Elizabeth Pingsterhaus in Executor's Special Warranty Deed in County Clerk No. 2020010800033030 of the Official Public Records of Collin County, Texas and being more particularly described in metes and bounds as follows:

BEGINNING at a Mag Nail Set at the northwest corner of the called 7.50 acre tract and said Mag Nail being the southwest corner of a called 3.91 acre tract of land conveyed to Jeffrey Garner in County Clerk No. 20150526000606970 of the Official Public Records of Collin County, Texas and said Mag Nail also being the east Right-of-Way (ROW) line of County Road 2862 and the center line of County Road 513;

THENCE S 88°31'48" E with County Road 513 a distance of 788.15' to a Mag Nail set in County Road 513 for the northeast corner of said 7.50 acre tract and said Mag Nail being in the south line of a called 39.239 acre tract as conveyed to Omnipart USA, LLC, in County Clerk No. 20090401000379700 of the Official Public Records of Collin County, Texas and said Mag Nail also being the northwest corner of a called 1.00 acre tract as conveyed to Fidencio Geronimo in Volume 5734, Page 3953 of the Official Public Records of Collin County, Texas;

THENCE S 02°03'15" W with the common line of the called 7.50 acre tract and the called 1.00 acre tract a distance of 393.75' to a capped 1/2" iron rod stamped 4613 set for the southeast corner of the called 7.50 acre tract, and said iron rod being in the north line of a tract of land as conveyed to Gilberto and Teresa Martinez in Volume 4282, Page 1192 of the Official Public Records of Collin County, Texas;

THENCE N 88°43'07" W with the south line of the called 7.50 acre tract a distance of 833.56' to a 1/2" iron rod found for the southwest corner of the called 7.50 acre tract in the east ROW line of County Road 2862 and said iron rod also being the northwest corner of a called 1.00 acre tract as conveyed to Gilberto and Teresa Martinez in County Clerk No. 20080612000712850 of the Official Public Records of Collin County, Texas;

THENCE along the east ROW line of County Road 2862 the following calls;

THENCE N 01°56'28" E passing a 3/8" iron rod at 97.96' and continuing a total distance of 104.59' to a wood ROW monument found for corner at the beginning of a curve to the right;

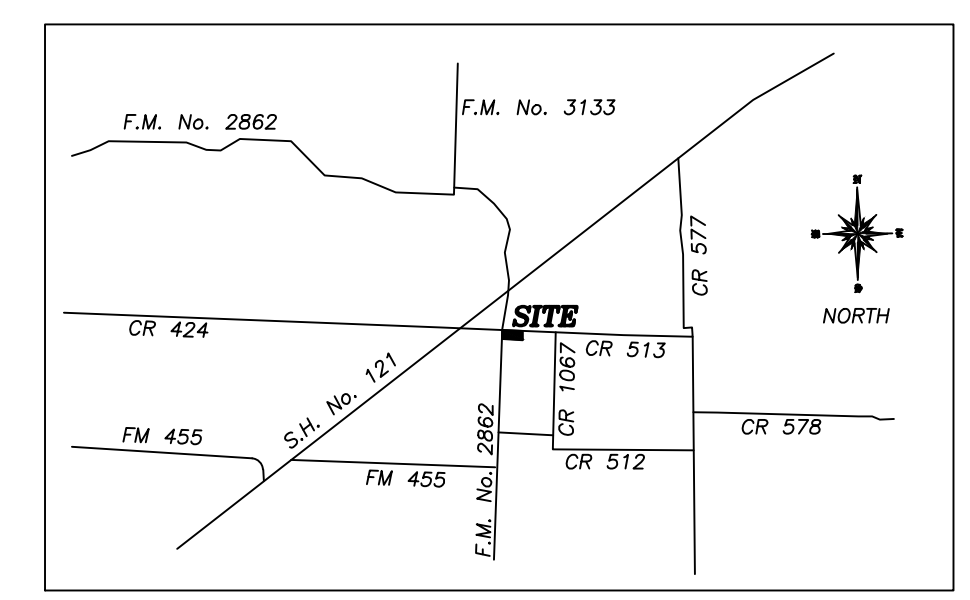
THENCE along the curve to the right having a central angle of 4°55'25", a radius of 2819.79', an arc length of 242.32', a chord bearing of N 04°37'58" E, and a chord distance of 242.24' to a wood ROW monument found for corner;

THENCE N 49°12'19" E a distance of 44.78' to a capped 1/2" iron rod stamped 4613 set for corner;

THENCE N 07°21'00" E a distance of 20.00' to the POINT OF BEGINNING, and containing 326,790 square feet or 7.502 acres of land.

GENERAL NOTES:

- The surveyor has not abstracted subject property.
- This survey is subject to all easements of record.
- Copyright 2020, Surdukan Surveying, Inc.
- 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 3 months of the date of this survey.
- The basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (GRS96) Epoch 2002.0.
- Existing water service to this site is provided by Westminister Special Utility District.
- Sanitary Sewer is an existing system on site.
- Existing electric is provided by Grayson-Collin Electric Company.
- Solid waste will be provided through a private solid waste company.
- Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.



VICINITY MAP
NOT TO SCALE

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, 2017. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613



CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2020, by the City Council of the City of Anna Texas

(Mayor)

City Secretary

DEVELOPMENT PLAT
2862 STORAGE ADDITION
BLOCK A, LOT 1
BEING 7.502 ACRES OUT OF THE
W.W. ROBERTS SURVEY
ABSTRACT NO. 785
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNER
KATHRYN PINGSTERHAUS
8379 F.M. 2862
ANNA, TEXAS 75409
(972) 633-0303

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

CITY OF ANNA
Planning & Zoning Commission
August 3, 2020

Development Plat: Froehlich Estate, Block A, Lot 1

Applicant: Kay Froehlich

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Froehlich Estate, Block A, Lot 1 Development Plat.

SUMMARY:

Single-family dwelling, detached on one lot on 5.1± acres located on the west side of CR 479, 2,500± feet north of Houston Street (FM 2862). Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

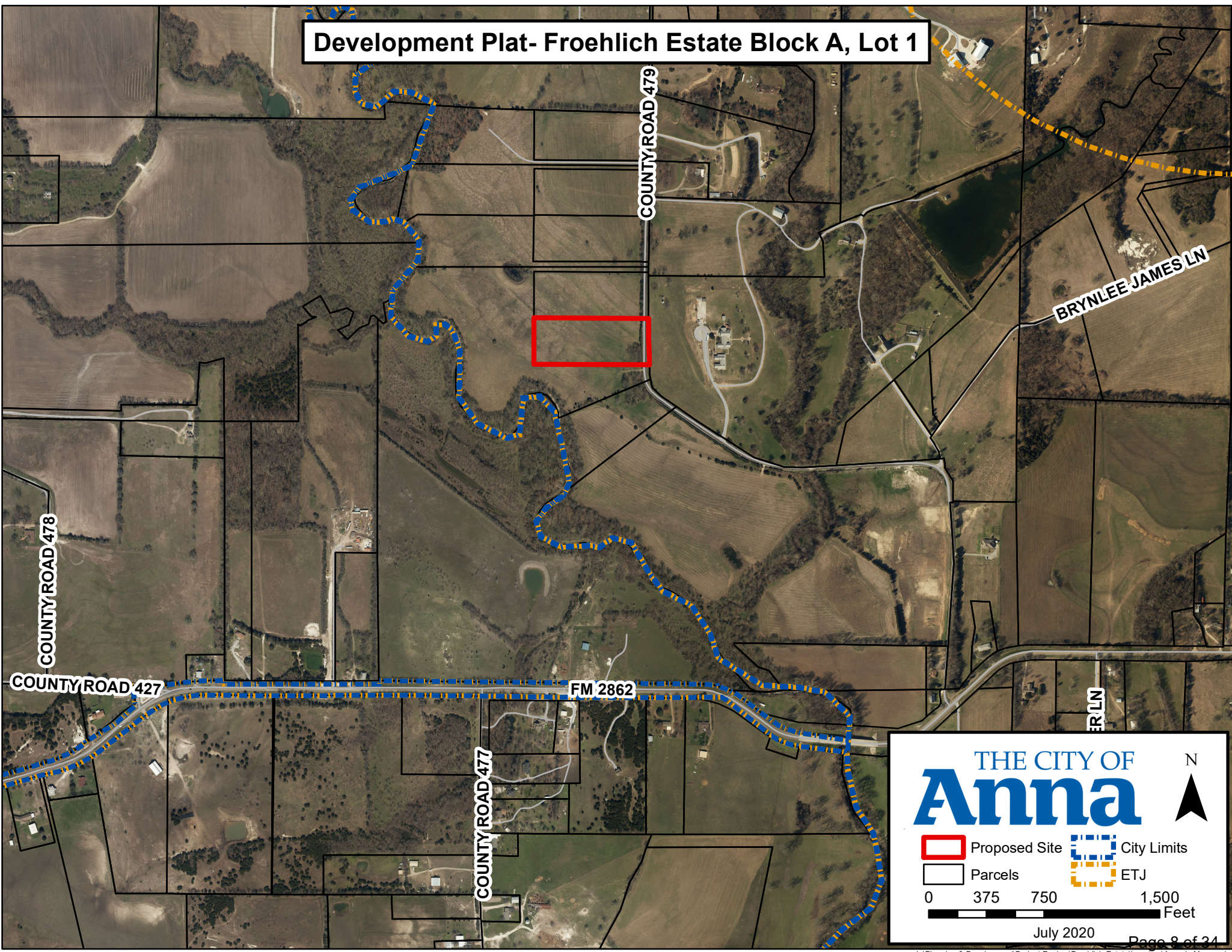
Recommend for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Development Plat- Froehlich Estate Block A, Lot 1

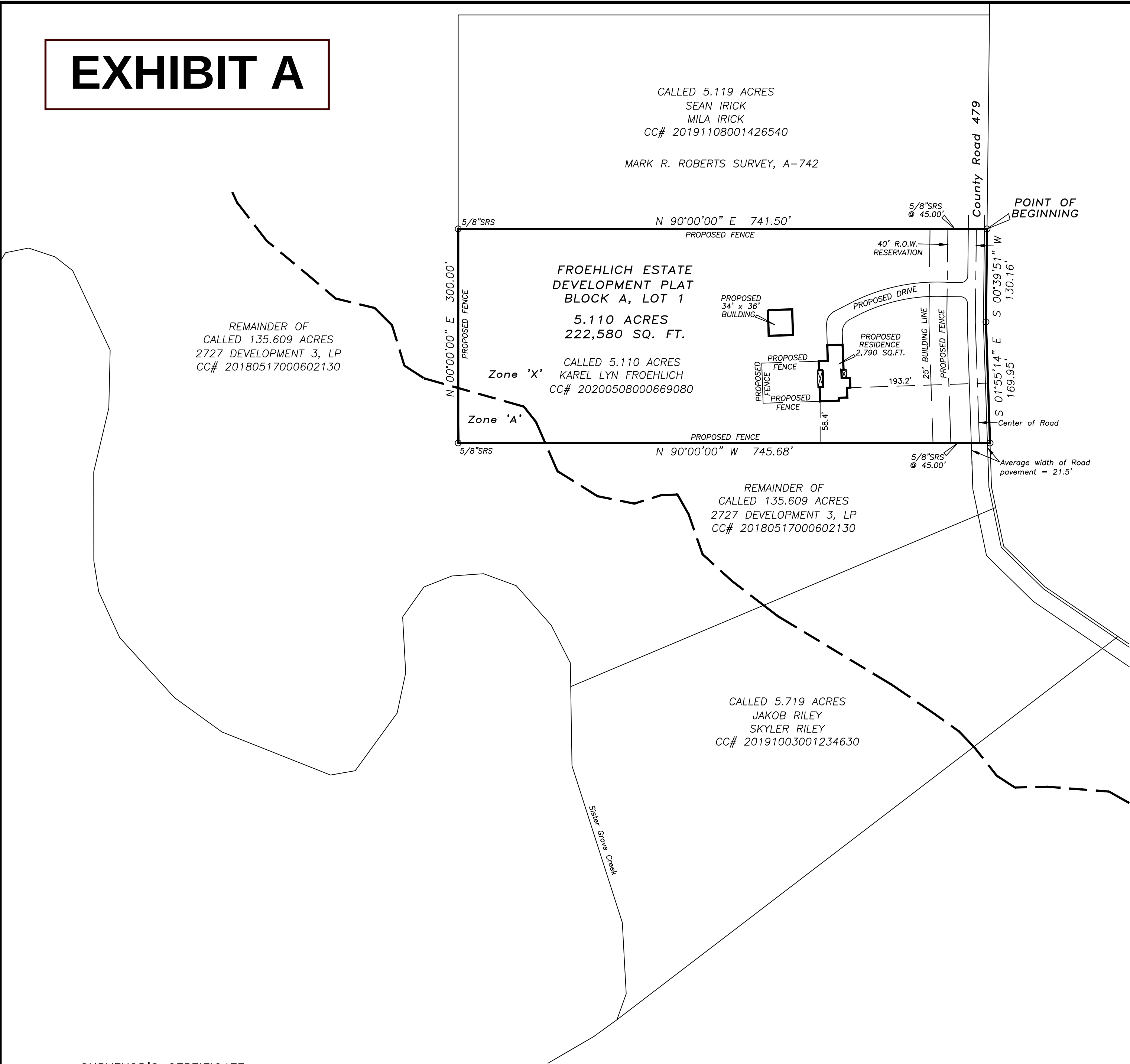


THE CITY OF
Anna

Proposed Site
Parcels
City Limits
ETJ

0 375 750 1,500 Feet

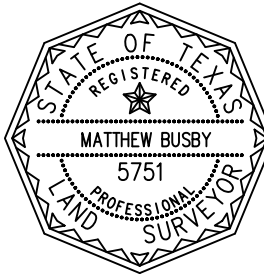
EXHIBIT A



SURVEYOR'S CERTIFICATE:

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of March, 2020; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

Development Plat
July 8, 2020



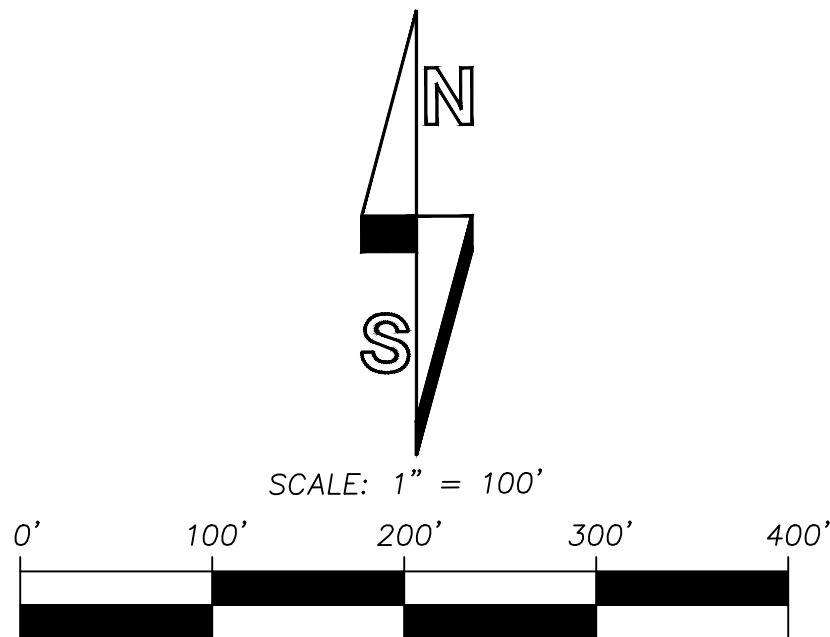
Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

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 City Subdivision Ordinance and State Platting Statutes and is subject to fines and withholdings of utilities and building certificates.

STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION
BEING all that tract of land in Collin County, Texas, out of the Mark R. Roberts Survey, A-742, and being all of that called 5.110 acres of land described in a deed to Karel Lyn Froehlich as recorded under CC# 20200508000669080 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point on the East side of County Road No. 479, at the Northeast corner of said 5.110 acres, and at the Southeast corner of that called 5.119 acres of land described in deed to Sean Irick and Mila Irick as recorded under CC# 20191108001426540 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds West, 45.00 feet for witness;

THENCE along the East line of said 5.110 acres and the East side of County Road No. 479 as follows:

South 00 degrees 39 minutes 51 seconds West, 130.16 feet;
South 01 degrees 55 minutes 14 seconds East, 169.95 feet to a point for corner at the Southeast corner of said 5.110 acres, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds West, 45.00 feet for witness;

THENCE North 90 degrees 00 minutes 00 seconds West, 745.68 feet to a 5/8 inch steel rod set for corner at the Southwest corner of said 5.110 acres;

THENCE North 00 degrees 00 minutes 00 seconds East, 300.00 feet to a 5/8 inch steel rod set at the Northwest corner of said 5.110 acres, and at the Southwest corner of said 5.119 acres;

THENCE North 90 degrees 00 minutes 00 seconds East, 741.50 feet along the South line of said 5.119 acres to the POINT OF BEGINNING, containing 5.110 acres or 222,580 square feet of land.

FLOOD DEFINITIONS
F.I.R.M. 48085C0070J, dated June 2, 2009.

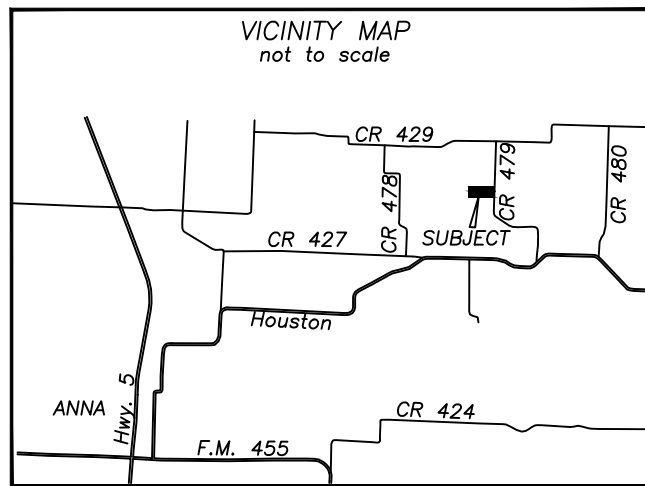
Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined."

Notes:

Easement to Grayson-Collin Electric, Vol. 1927, Pg. 603 - Blanket.
Easement to Grayson-Collin Electric, Vol. 5731, Pg. 3692 - Blanket.

Note: Verify exact location of underground utilities prior to construction.
Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"
Note: Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.



LEGEND
SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

FROEHLICH ESTATE
DEVELOPMENT PLAT
BLOCK A, LOT 1

5.110 ACRES
MARK R. ROBERTS SURVEY, A-742
COLLIN COUNTY, TEXAS

SURVEYOR:

Boundary Solutions
116 McKinney St.
Farmersville, TX
214-499-8472
Matthew Busby

OWNER:

Karel Froehlich
7207 Duffield Drive
Dallas, TX 75248
469-964-8430

CITY OF ANNA
Planning & Zoning Commission
August 3, 2020

Development Plat: Vaclavik Estates, Block A, Lot 1

Applicant: David Surdukan

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Vaclavik Estates, Block A, Lot 1 Development Plat.

SUMMARY:

Single-family dwelling, detached on one lot on 5.0± acres located on the west side of CR 217 (Eden Street), 1,300± feet south of County Road 177. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

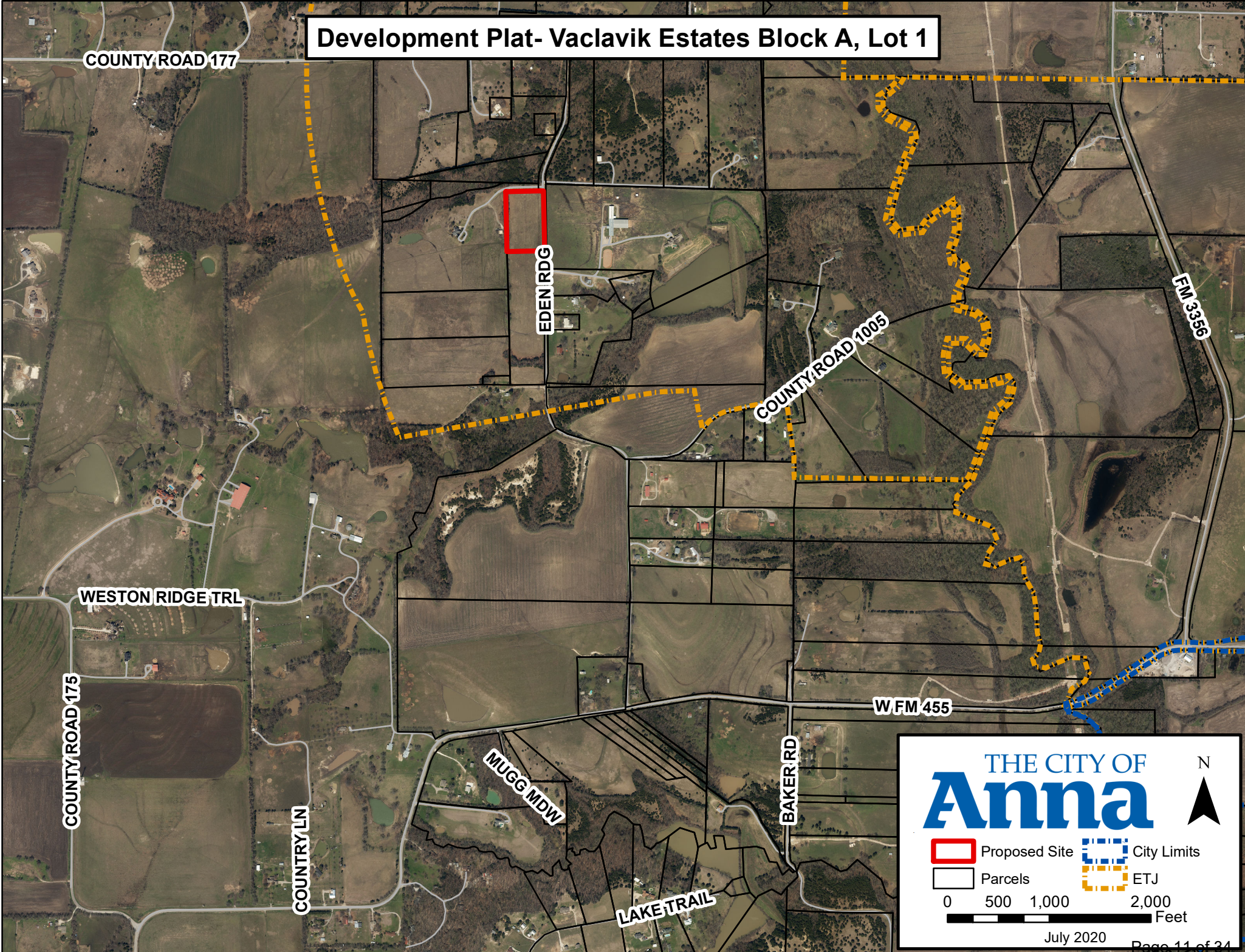
Recommend for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Development Plat- Vaclavik Estates Block A, Lot 1



THE CITY OF

Anna

N

Proposed Site

City Limits

Parcels

ETJ

0 500 1,000 2,000 Feet

EXHIBIT A

CALLLED 26.26 ACRES
FRED & JANICE OBERLENDER
C.C. NO. 2008092400115490
L.R.C.C.T.

CALLLED 26.26 ACRES
FRED & JANICE OBERLENDER
C.C. NO. 2008092400115490
L.R.C.C.T.

NORTH WEST CORNER
THOMAS ALLEN SURVEY
ABSTRACT NO. 12

LOT 1, BLOCK A
5.000 ACRES
217,800 SQ. FT.

CALLLED 5.00 ACRES
COLLIN & MINDY VACLAVIK
C.C. NO. 20180503000541440
L.R.C.C.T.

PROPERTY ID: 2718200

25' BUILDING LINE

30' ROW RESERVATION

CALLLED 11.9 ACRES
ESTATE OF - KENNETH W HENDRIX
C.C. NO. 20160517030016030
L.R.C.C.T.

CALLLED 49.55 ACRES
EARL & JOANN MIKOLITCH
VOLUME 4794, PAGE 1383
L.R.C.C.T.

CALLLED 49.55 ACRES
OWNERS EARL & JOANN MIKOLITCH
DBA STARFIRE EQUESTRIAN CENTER
VOLUME 4794, PAGE 1383
L.R.C.C.T.



LEGEND

- C.M. = CONTROLLING MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
CIRF = CAPPED 1/2" IRON ROD FOUND
IRF = IRON ROD FOUND
□ = AC UNIT
⊙ = ELECTRIC METER
X = ELECTRIC PIN FLAG
↓ = GUY WIRE
⊞ = IRRIGATION CONTROL VALVE
⊛ = LIGHT POLE
■ = MAILBOX
ohe = OVERHEAD ELECTRIC SERVICE LINE
⌋ = POWER POLE
□ = FENCE POST
⊙ = STUB OUT
□ = TELEPHONE BOX
⊙ = WATER METER
⊙ = WATER VALVE

FLOOD NOTE:

No portion of this tract lie within a 100 year flood plain according to the Flood Insurance Rate Map, Panel No. 4808500135J, Dated June 2, 2009 and published by the Federal Emergency Management Agency.

GENERAL NOTES:

- The surveyor has not abstracted subject property.
- This survey is subject to all easements of record.
- Copyright 2020, Surdukan Surveying, Inc.
- 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 3 months of the date of this survey.
- The basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
- Existing water service to this site is provided by a well.
- Sanitary Sewer is an existing system on site.
- Existing electric is provided by Grayson-Collin Electric Company.
- Solid waste will be provided through a private solid waste company.
- Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

LEGAL DESCRIPTION
5.000 ACRES

BEING a tract of land situated in the Thomas Allen Survey, Abstract No. 12, Collin County, Texas, and being all of a called 5.000 acres tract conveyed to Collin and Mindy VACLAVIK as recorded in County Clerks No. 20200701001012180 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in County Road No. 217, said nail being at the northeast corner of said 5.000 acre tract;

THENCE S 88°34'57" W a distance of 368.24' to a capped 1/2" iron rod stamped "4613" found for corner;

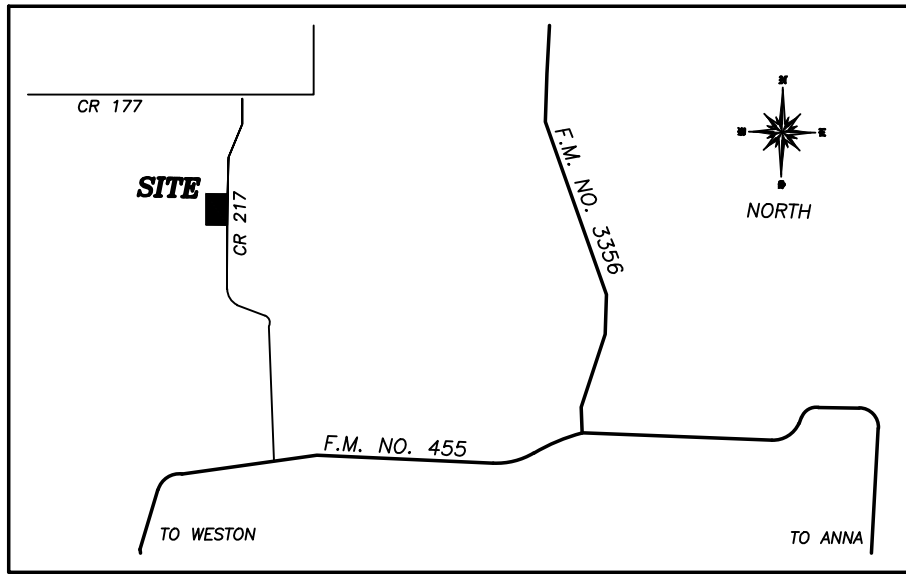
THENCE N 01°15'22" W a distance of 588.77' to a 1/2" iron rod found for corner;

THENCE N 88°34'57" E a distance of 371.61' to a mag nail found in County Road No. 217;

THENCE S 00°55'41" E following County Road No. 217 a distance of 588.79' to the POINT OF BEGINNING and containing 217,800 square feet or 5.000 acres of land.

I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Development Plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found or properly placed, under my personal supervision.

DAVID J. SURDUKAN
Registered Professional Land Surveyor
Registration No. 4613



VICINITY MAP
NOT TO SCALE

DEVELOPMENT PLAT
VACLAVIK ESTATES
BLOCK A, LOT 1
BEING 5.000 ACRES OUT OF THE
THOMAS ALLEN SURVEY
ABSTRACT NO. 12
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNER
COLLIN & MINDY VACLAVIK
0 EDEN RIDGE
CELINA, TX 75009
(469) 236-8291

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

SCALE 1" = 50'

DATE: JULY 1, 2020

JOB NO. 2015-23

CITY OF ANNA
Planning & Zoning Commission
August 3, 2020

Minor Plat: Rojas Estates, Block A, Lot 1

Applicant: David Surdukan

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Rojas Estates, Block A, Lot 1 Minor Plat.

SUMMARY:

Single-family dwelling, detached on one lot on 2.5± acres located at the east side of CR 511, 900± feet west of White Oak Circle. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

Recommend for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Minor Plat- Rojas Estates Block A, Lot 1

WHITE OAK CIR

S CHURCH ST

COUNTY ROAD 511

PRIVATE ROAD 5603

COUNTY ROAD 424

COUNTY ROAD 513

COUNTY ROAD 509

SAM RAYBURN MEMORIAL HWY

THE CITY OF
Anna

N



Proposed Site

City Limits

Parcels

ETJ

0 375 750 1,500 Feet

July 2020

EXHIBIT A

CALLLED 18.06 ACRES
GLENN DAVIS
C.C. NO. 20110830000915630
L.R.C.C.T.

CALLLED 2.100 ACRES
BOBBY DEAN JR & VICTORIA MELTON
C.C. NO. 20200116000072810
L.R.C.C.T.

CALLLED 10.7096 ACRES
BRUNHILD INVEST INC
C.C. NO. 98-0073879
L.R.C.C.T.

CALLLED 400.1924 ACRES
BRUNHILD INVEST INC
C.C. NO. 19920522000338550
L.R.C.C.T.

CALLLED 2.714 ACRES
BRUNHILD INVEST INC
C.C. NO. 99-0143708
L.R.C.C.T.

CALLLED 7.714 ACRES
BRUNHILD INVEST INC
C.C. NO. 99-0143708
L.R.C.C.T.

CALLLED 2.715 ACRES
DAVID & ANGELA HUTH
C.C. NO. 20200108000031990
L.R.C.C.T.

BLOCK A, LOT 1
2.337 ACRES
101,792 SQUARE FEET

POINT OF BEGINNING

GENERAL NOTES:

1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2020, 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 3 months of the date of this survey.
5. The basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
7. Existing water service to this site is provided by Westminster Special Utility District.
8. Sanitary Sewer is an existing system on site.
9. Existing electric is provided by Grayson-Collin Electric Company.
10. Solid waste will be provided through a private solid waste company.
11. Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

All lots must utilize alternative type On-Site Sewage Facilities.

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).

The P.E. As-Built submitted with the plat shows all OSSF components for lot 1 to be completely within the boundaries of lot 1.

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

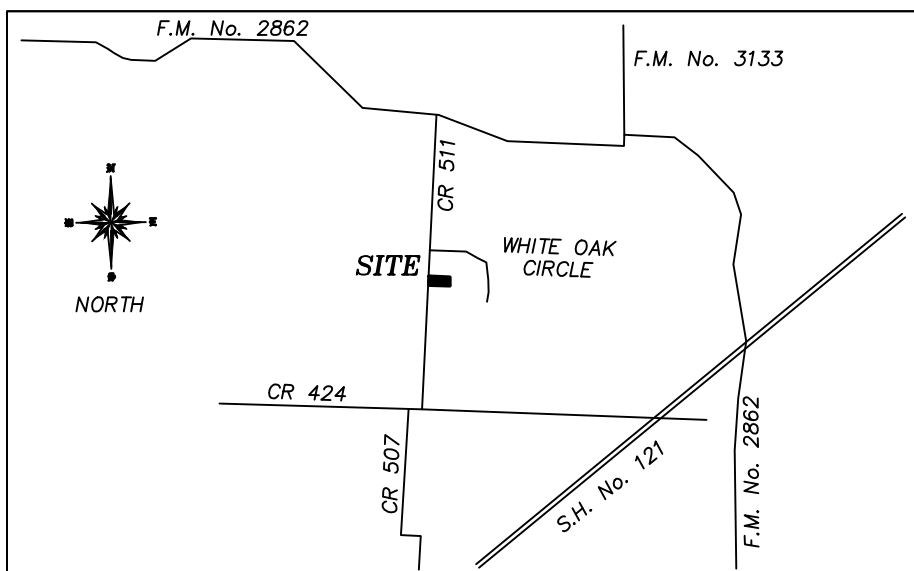
There are no water wells on Lots 1 of this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

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.

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the onsite sewer facilities described on this plat conform to applicable OSSF laws of the State of Texas, 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



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, Daniel Rojas, is the owners of a tract of land situated in the John Rowland Survey, Abstract No. 784, City of Anna ETJ, Collin County, Texas, and being all of a 2.500 acre tract conveyed to Daniel Rojas as recorded in Instrument No. 20200518000718480, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a mag nail found for corner in County Road No. 511, said nail being at the southwest corner of said 2.500 acre tract;
THENCE N 00°14'26" E following the west line of said 2.500 acres and County Road No. 511 a distance of 177.75' to a pk nail found for corner;
THENCE S 89°56'25" E a distance of 612.67' to a capped 1/2" iron rod stamped "Premier" found for corner;
THENCE S 00°14'26" W a distance of 177.75' to a capped 1/2" iron rod stamped "Premier" found for corner;
THENCE N 89°56'25" W a distance of 612.67' to the POINT OF BEGINNING and containing 108,902 Square Feet or 2.500 Acres of land.

OWNER'S CERTIFICATIONS

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Daniel Rojas, does hereby adopt this plat designating the hereinabove described property as **ROJAS ESTATES, BLOCK A, LOTS 1**, an addition in the ETJ of 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 the _____ day of _____, 2020.

DANIEL ROJAS - OWNER

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 DANIEL ROJAS, 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, this _____ day of _____, 2020.

Notary Public in and for Collin County, Texas

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat 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.

David J. Surdukan
Registered Professional Land Surveyor
Registration No. 4613

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. Surdukan, 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, this _____ day of _____, 2020.

Notary Public in and for Collin County

My Commission Expires: _____

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2020, by the City Council of the City of Anna Texas

(Mayor)

City Secretary

MINOR PLAT
ROJAS ESTATES
BLOCK A, LOT 1
BEING 2.500 ACRES OUT OF THE
JOHN ROWLAND SURVEY
ABSTRACT NO. 784
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNER
DANIEL ROJAS
120 MEADOW VIEW LANE
ANNA, TEXAS 75409
(214) 578-7892

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

PROPERTY ID NO. 2815542

DATE: JULY 8, 2020

JOB No. 2020-54

SCALE 1" = 40'

CITY OF ANNA
Planning & Zoning Commission
August 3, 2020

Replat: Victoria Falls Center Addition, Block A, Lot 1R

Applicant: David Cox

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 1R Replat.

SUMMARY:

Shopping Center on one lot on 4.7± acres located on the east side of Victoria Falls Drive, 205± feet north of White Street. Zoned Planned Development-119-2003-General Commercial (PD-119-2003).

The purpose of this replat is to modify the limits of the private drainage and detention easement.

RECOMMENDATION:

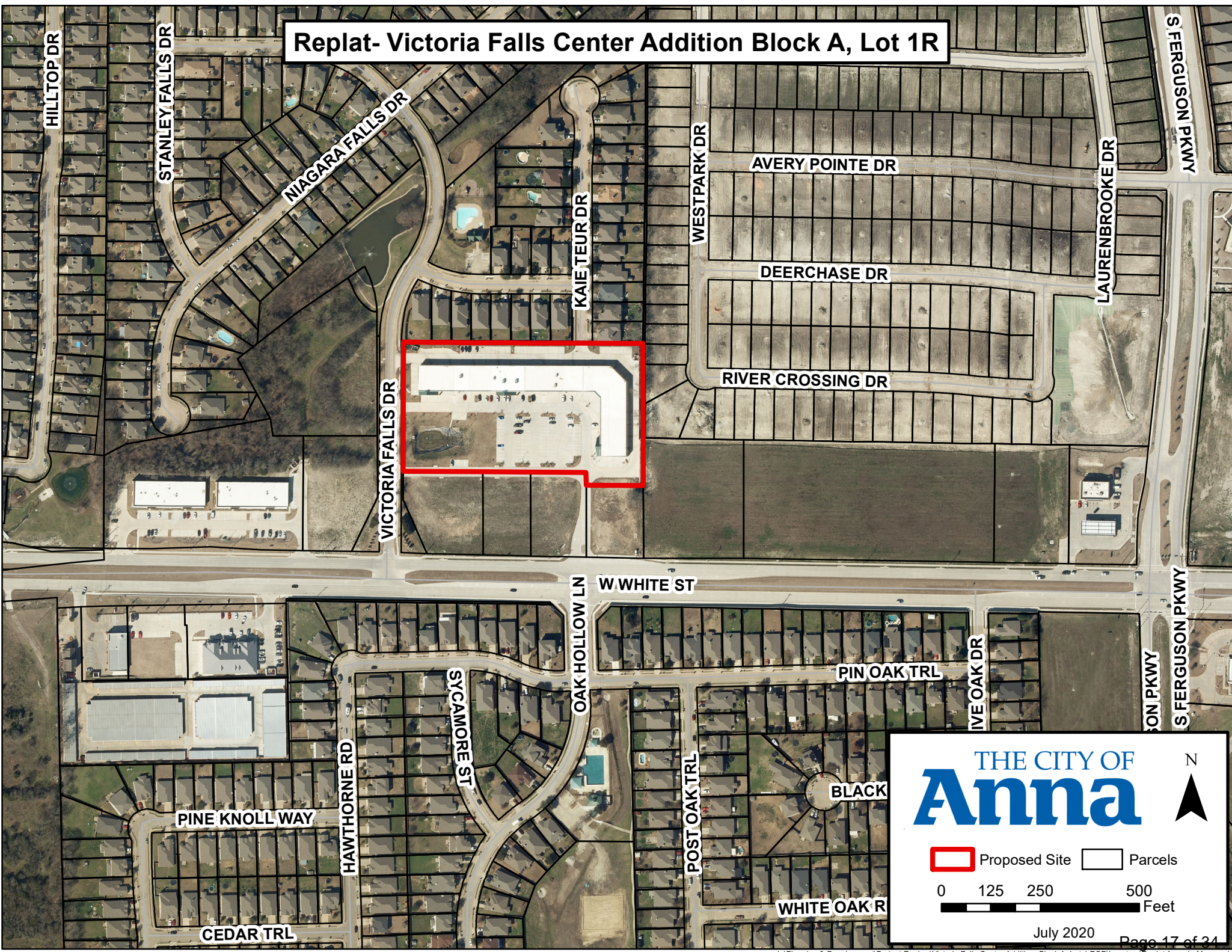
Recommend for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Replat- Victoria Falls Center Addition Block A, Lot 1R



THE CITY OF

Anna

N



 Proposed Site



 Parcels

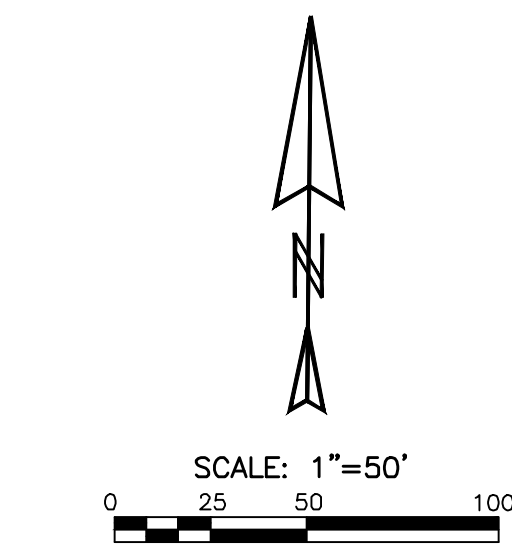
0 125 250 500



 Feet

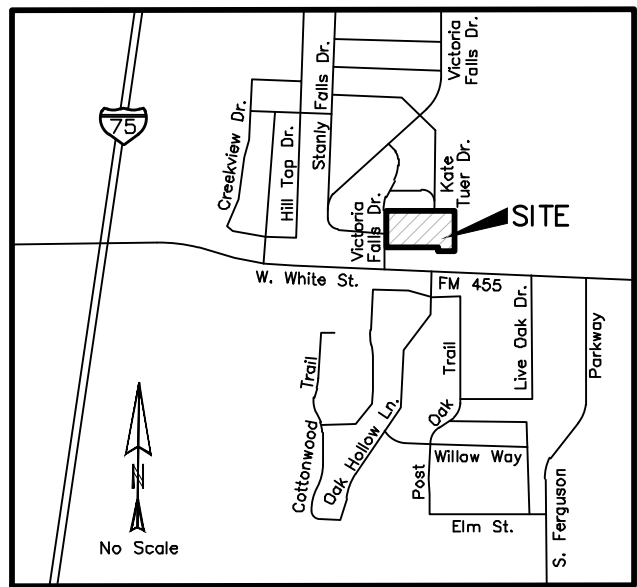
July 2020

Page 17 of 24



LEGEND

FIR Found Iron Rod
SIR 5/8" Set Iron Rod with yellow plastic cap stamped "WESTWOOD PS"
CM Controlling Monument
Easement Abandonment Area



VICINITY MAP
NTS

FLOOD CERTIFICATE
As determined from FLOOD INSURANCE RATE MAPS for Collin County, the subject property does not appear to lie within a Special Flood Hazard Area (100 year flood), Map Panel Number 48085C0155J, and dated June 2, 2009, subject property lies in Zone X.

- NOTES:**
- 1) The bearing basis for this plat is a bearing of N00°00'10"W for the east line of Victoria Falls Drive as indicated on the plat of The Falls, Phase 1A, as recorded in Volume O, Page 615, Map Records of Collin County, Texas.
 - 2) 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 certificates.
 - 3) Purpose of replat is to modify the existing private drainage and detention easement as recorded in The Falls, Phase 1A, Volume O, Page 615, Map Records of Collin County, Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, L. LYNN KADLECK, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulation of the City of Anna, Texas.

DATED this the ____ day of _____, 2020.

**PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES**
L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952



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 L. Lynn Kadleck, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020

Notary Public, State of Texas

OWNER'S DEDICATION

STATE OF TEXAS }
COUNTY OF COLLIN }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, RR-LI ENTERPRISES, LP are the owners of the herein described property, does hereby adopt this replat designating the herein described property as **LOT 1R, BLOCK A, VICTORIA FALLS CENTER ADDITION**, an addition to the City of Anna, Collin County, Texas and does hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon; the easements, as shown, for the mutual use and accommodating 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 buildings, 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 the City of Anna and all public utilities shall have the right to construct, reconstruct, inspect, patrol, monitor 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

The Fire Lane Easement shown on this plat shall be for the use of emergency vehicles and shall not be blocked for any reason. The owners of each lot shall be responsible for the maintenance and repair of the pavement and subgrade within the easement area and the City shall not be responsible for maintenance and/or repair of the Fire Lane Easement area, except for necessary repairs to the City facilities and in which case, the pavement shall be restored to the same or better condition as existing prior to the repair.

The Access Easement shown on this plat shall be for the use and benefit of all owners, visitors and the general public for access to and from the property within this platted area. The owners of each lot shall be responsible for the maintenance and repair of the pavement and subgrade within the easement area and the City shall not be responsible for maintenance and/or repair of the Access Easement area.

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2020.

BY: RR-LI ENTERPRISES, LP
By: RR-LI, LLC, its General Partner

BY: _____
Robert Wayne Richardson
Managing Partner

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Robert Richardson as managing partner of RR-LI, LLC, General Partner of RR-LI Enterprises, LP, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2020, by the City Council of the City of Anna, Texas

Mayor, City of Anna, Texas

City Secretary

**REPLAT
LOT 1R, BLOCK A
VICTORIA FALLS CENTER ADDITION**

BEING A REPLAT OF LOT 1, BLOCK A
VICTORIA FALLS CENTER ADDITION
A 4.701 ACRE TRACT IN THE

FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER

RR-LI ENTERPRISES, LP
4100 VIRGINIA PARKWAY
MCKINNEY, TX 75070
(214) 773-4470

PREPARED: JULY 08, 2020 BY:
KADLECK & ASSOCIATES

a Division of **Westwood**

Westwood Professional Services, Inc. westwoodps.com
2740 Dallas Pkwy., Ste. 280 Plano, TX 75093
Phone: (214) 473-6600 Toll Free (888) 937-5150
TBPE Firm Reg. No. 11756 TBPLS Firm Reg. No. 10074301

CITY OF ANNA
Planning & Zoning Commission
August 3, 2020

Revised Site Plan: Victoria Falls Center Addition, Block A, Lot 1R

Applicant: David Cox

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 1R Revised Site Plan.

SUMMARY:

Shopping Center on one lot on 4.7± acres located on the east side of Victoria Falls Drive, 205± feet north of White Street. Zoned Planned Development-119-2003-General Commercial (PD-119-2003).

The purpose for this revised site plan is to provide additional parking spaces.

RECOMMENDATION:

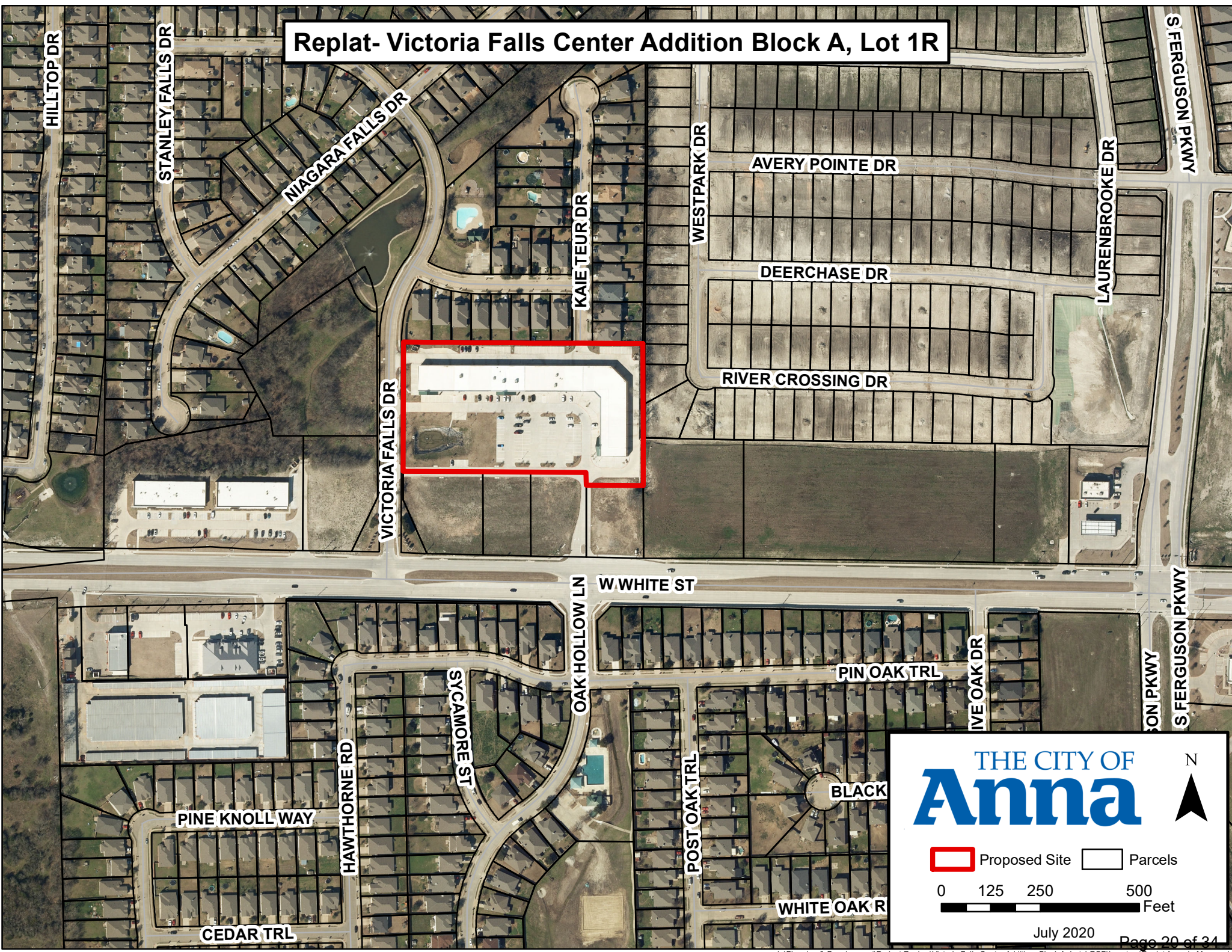
Recommend for approval subject to approval of civil plans.

ATTACHMENTS:

Locator

Exhibit

Replat- Victoria Falls Center Addition Block A, Lot 1R



THE CITY OF
Anna

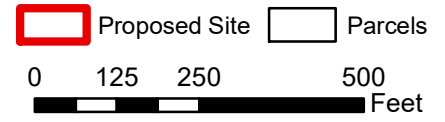
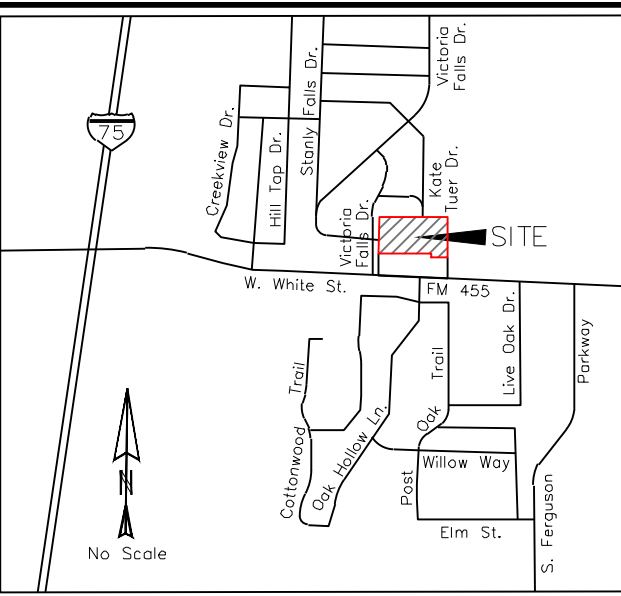
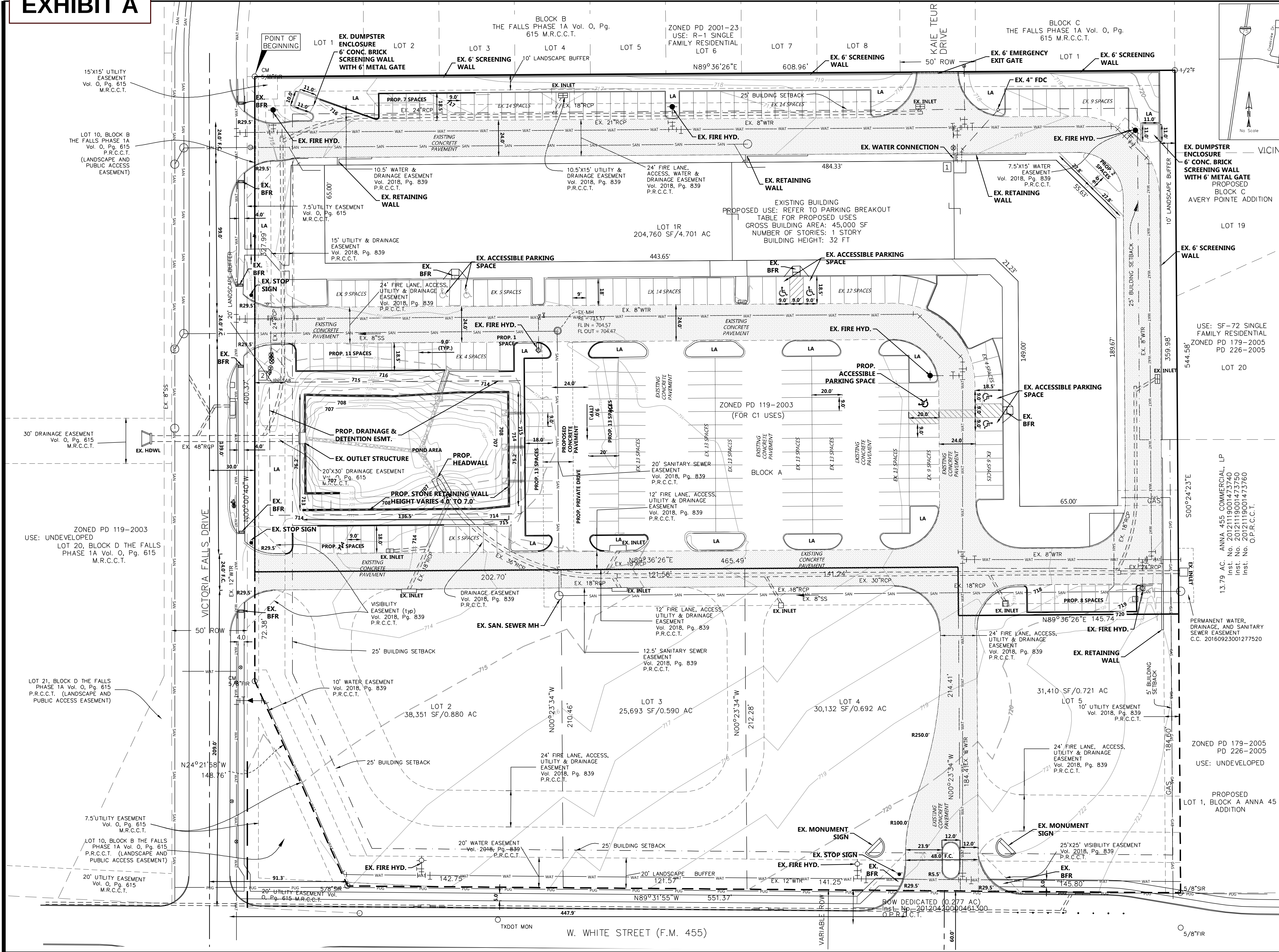


EXHIBIT A



CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

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

1" = 30'

SITE DATA	
ITEM	LOT 1R, BLOCK A
General Site Data	
Zoning	PD 119-2003
Land use (from Zoning Ordinance)	C-2
Lot Area (square feet & acres)	204,760 SF/4.701 AC
Building Footprint Area (square feet)	45,000 SF
Total Building Area (square feet)	45,000 SF
Building Height (# stories)	1
Building Height (feet - distance to tallest building element)	35
Lot Coverage (percent - x.xx%)	22.0%
Parking	
Parking Ratio (from Zoning Ordinance)	SEE PARKING BREAKOUT TABLE
Required Parking (# spaces)	245 SPACES
Provided Parking (# spaces)	247 SPACES
Accessible Parking Required	7 SPACES
Accessible Parking Provided	7 SPACES
Landscape Area (including turf areas)	
Required interior landscape area (square feet - 8 square feet per parking space)	1,976
Additional interior landscape area provided (square feet)	3,288
Total Landscape Area (square feet)	38,461

LEGEND	
R	RADIUS
FC	FACE OF CURB
BFR	BARRIER FREE RAMP
LA	LANDSCAPE AREA
TYP.	TYPICAL
W	WATER VALVE
---	EXISTING FIRE LANE
---	PROPOSED RETAINING WALL
---	PROPOSED INDEX CONTOUR
---	PROPOSED INTERVAL CONTOUR
---	EXISTING INDEX CONTOUR
---	EXISTING INTERVAL CONTOUR

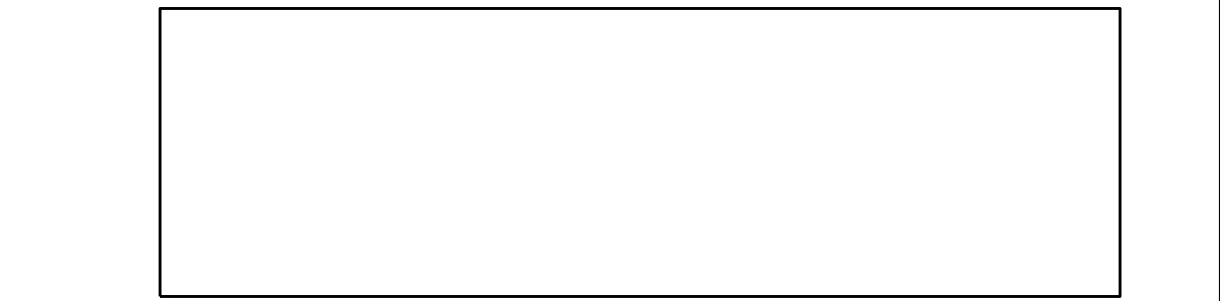
Building Use	SF	Parking Ratio	Required Parking
General Retail	32,300	1/250	128.4
Rest/Café	7,500	1/100	75
Specialty/Gym	5,200	1/125	41.6
TOTAL REQUIRED	45,000		245
TOTAL PROVIDED			247

WATER METER SCHEDULE						
ID	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEWER	REMARK
1	NEC OF EXISTING BUILDING	DOMESTIC	2"	1	6"	EXISTING
2	VICTORIA FALLS DRIVE	IRRIGATION	2"	1	N/A	EXISTING

OWNER:
ROBERT RICHARDSON
4100 VIRGINIA PARKWAY
MCKINNEY, TEXAS 75070
(214)-802-2946
ntxppe@mindspring.com

TBM: Square with "X" cut on top curb to curb inlet on the west side of Victoria Falls Drive approximately 375 feet north of FM 455.
Elevation 713.51

TBM: Square with "x" cut on southeast corner of sidewalk, at the end of the sidewalk, on the west side of Kaie Teur Drive at the north property line of the subject property.
Elevation 718.08



REVISED SITE PLAN
LOT 1R, BLOCK A
VICTORIA FALLS CENTER ADDITION
A 4.701 ACRE TRACT IN THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARED JULY, 2020
THE PURPOSE OF THIS REVISED SITE PLAN IS TO PROVIDE ADDITIONAL
52 PARKING SPACES & MODIFICATION OF THE DETENTION BASIN

DESIGNED:	LLK
CHECKED:	LLK
DRAWN:	HR
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	
INITIAL ISSUE:	07/08/20
REVISIONS:	

PREPARED FOR:
ROBERT RICHARDSON
4100 VIRGINIA PARKWAY
MCKINNEY, TEXAS 75070

Westwood
PRELIMINARY
FOR INITIAL REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES
Engineer: LYN KILGUS, PE
P.E. No.: 47258
Date: 07-11-2020

LOT 1R, BLOCK A
VICTORIA FALLS CENTER ADDITION
CITY OF ANNA, COLLIN COUNTY, TEXAS

Westwood
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TBP's FIRM REGISTRATION NO. 10074302

SHEET NUMBER:
1.03
PROJECT NUMBER: 0008328.02 DATE: 07/27/20

CITY OF ANNA
Planning & Zoning Commission
August 3, 2020

Staff Items

AGENDA ITEM 11:

Consider/Discuss/Action on setting the 2021 Planning & Zoning Commission calendar.

AGENDA ITEM 12:

Consider/Discuss/Action to approve minutes of the July 6, 2020 Planning & Zoning meeting.

DRAFT 2021 - ZONING, PLAN, AND PLAT SUBMITTAL CALENDAR

*SUBMITTAL DATE <i>1st Wednesday following a regularly scheduled P&Z meeting</i>	1ST REVIEW MEETING (STAFF)	STAFF COMMENTS AVAILABLE	**CORRECTED PLANS RETURNED	P&Z DATE	ZONING & RESIDENTIAL REPLAT PUBLIC HEARING NOTICES (STAFF)	CITY COUNCIL DATE
				1st Monday of the month	18 days prior to CC Date (15 days Required)	2nd & 4th Tuesday of the month
Dec 09, 2020	12/18/20	12/21/20	12/28/20	01/04/21		01/12/21
					01/07/21	01/26/21
Jan 06, 2021	01/15/21	01/18/21	01/25/21	02/01/21		02/09/21
					02/04/21	02/23/21
Feb 03, 2021	02/12/21	02/15/21	02/22/21	03/01/21		03/09/21
					03/04/21	03/23/21
Mar 08, 2021 (Monday)	03/12/21	03/15/21	03/22/21	04/05/21		04/13/21
					04/08/21	04/27/21
Apr 07, 2021	04/16/21	04/19/21	04/26/21	05/03/21		05/11/21
					05/06/21	05/25/21
May 05, 2021	05/14/21	05/17/21	05/24/21	06/01/21 (Tuesday)		06/08/21
					06/03/21	06/22/21
Jun 09, 2021	06/18/21	06/21/21	06/28/21	07/06/21 (Tuesday)		07/13/21
					07/08/21	07/27/21
Jul 07, 2021	07/16/21	07/19/21	07/26/21	08/02/21		08/10/21
					08/05/21	08/24/21
Aug 09, 2021 (Monday)	08/13/21	08/16/21	08/23/21	09/07/21 (Tuesday)		09/14/21
					09/09/21	09/28/21
Sep 08, 2021	09/17/21	09/20/21	09/27/21	10/04/21		10/12/21
					10/07/21	10/26/21
Oct 06, 2021	10/15/21	10/18/21	10/25/21	11/01/21		11/09/21
					11/04/21	11/23/21
Nov 10, 2021	11/19/21	11/22/21	11/29/21	12/6/21		12/14/21
					12/09/21	12/28/21
Dec 08, 2021	12/17/21	12/20/21	12/27/21	01/03/21		01/11/22
					01/06/22	01/25/22

All dates are tentative and may be adjusted for holidays, meeting cancellations, etc.

*No later than 4:00 P.M. on the submittal day

**Corrected plans MUST be returned to Planning by 11:00 A.M.

MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2020

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on July 6, 2020, at 111 N. Powell Parkway, Anna City Hall, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:00 p.m.

Members present were Wayne Barton, Alonzo Tutson, Danny Ussery, Donald Henke, Brent Thomas, and Nick Rubits. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings, and Kevin Johnson with Clark McCoy present via Zoom.

2. Invocation and Pledge of Allegiance

Commissioner Barton 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.

There were no citizen comments.

Chairman Tutson thanked Commissioner Callaham for his service to the community and welcomed new members, Nick Rubits and Brent Thomas. He also congratulated Commissioner Henke on his reappointment.

4. Location Map

5. Planning and Zoning Commission Training.

Clark McCoy, City Attorney, was present via Zoom to present a brief training course to the commission covering zoning and platting, parliamentary procedure, and ethics.

6. Annual Planning and Zoning Commission Review

A) Elect a Planning & Zoning Commission Chairman.

A motion was made by Commissioner Barton, seconded by Commissioner Thomas to nominate Alonzo Tutson for Planning & Zoning Commission Chairman. Commissioner Henke, Commissioner, Barton, Commissioner Thomas, Commissioner Rubits, and Commissioner Ussery voted yes. Chairman Tutson abstained.

B) Elect a Planning & Zoning Commission Vice-chairman.

A motion was made by Commissioner Ussery, seconded by Chairman Tutson to nominate Wayne Barton for Planning & Zoning Commission Vice-chairman. Commissioner Henke, Chairman Tutson, Commissioner Thomas, Commissioner Rubits, and Commissioner Ussery voted yes. Commissioner Barton abstained.

C) Elect a Planning & Zoning Commission Secretary.

A motion was made by Commissioner Barton, seconded by Chairman Tutson to nominate staff for Planning & Zoning Commission Secretary. The vote in favor was unanimous.

D) Review/Discuss/Action on additional items as necessary

There were no additional items.

13. Consider/Discuss/Action on a recommendation for an alternative screening material. Applicant David Cox

Mr. Altobelli gave a brief presentation and answered questions from the Commission.

Screening requirements currently state that masonry or metal with landscaping is required. This is meant for ground screening. The Commission can grant this variance if it's not a part of the site plan. This building has already been built and the variance will not affect health, safety, or public welfare. The applicant is proposing metal R-paneling. Staff is aware the ordinance will require updating on this subject.

Commissioner Rubits asked if the paneling will be painted to match the building.

David Cox, 1810 Lakeshore Court, McKinney, TX, property owner, was in attendance to respond that the paneling would not be painted but will be purchased in a matching color.

Commissioner Ussery inquired about the wind/storm rating of the screening material.

Mr. Cox responded that it would be up to standards.

Commissioner Barton commented that the standard is typically 90 mph.

Commissioner Henke added that the R-paneling was a very common solution.

Commissioner Barton asked staff why the variance was brought before the Commission instead of the Zoning Board of Adjustments. Mr. Altobelli clarified that City Ordinance specifically states the variance request go before the Planning and Zoning Commission.

Commissioner Barton asked the applicant why there was a variation in the presented height.

Mr. Cox responded that this was for the designers to insure that the paneling properly hides the equipment.

A motion was made by Commissioner Henke seconded by Chairman Tutson to recommend approval of the alternative screening material. The vote was unanimous.

7. Consider/Discuss/Action on a recommendation regarding the G2 Motorsports Park Addition, Block A, Lot 1, Development Plat. Applicant: Cecil A. Cheshier, P.E.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The applicant is proposing to construct a motorsports park and site improvements. It is in the ETJ therefore the County will review, as well as, the Fire Marshall.

Commissioner Rubits asked for clarification on why the plat was a consent item.

Mr. Altobelli responded that the property is in the ETJ so staff reviews it for items such as a 25 ft setback and 40 ft of frontage but there is no zoning in the ETJ.

Commissioner Henke noted that a development of this size could provide jobs and economic development.

Commissioner Rubits inquired who would be responsible for paying if fire and emergency services were sent to the site.

Councilman Nathan Bryan was present on behalf of the City Council and responded that the owners will receive a bill for services rendered.

Commissioner Thomas verified that because the item has staff approval he can safely assume it meet city requirements.

Ms. Mecke further informed the Commission that a development plat is not filed with the County.

A motion was made by Commissioner Henke seconded by Commissioner Ussery to recommend approval of the development plat. The vote was unanimous.

8. Consider/Discuss/Action on a recommendation regarding The KCM Addition, Block A, Lot 1, Development Plat. Applicant: David Surdukan

Located in the ETJ and in order for the owners to get building permits they are completing the development plat process.

A motion was made by Commissioner Thomas seconded by Commissioner Ussery to recommend approval of the development plat. The vote was unanimous.

9. Consider/Discuss/Action on a recommendation regarding the Mangum Addition, Block A, Lots 1 and 2, Final Plat. Applicant: David Surdukan

Located in the ETJ, applicants are proposing a final plat to create 2 lots. They have R.O.W. frontage.

Commissioner Barton expressed concern that one lot was almost all in the flood plain but clarified that the County was the flood plain administrator for the ETJ.

Commissioner Henke confirmed with staff that there was access to the second lot.

Commissioner Henke also made known he was social acquaintances with the property owner. He was not asked to abstain from the vote because there were no conflicts of interest in knowing the owner.

A motion was made by Commissioner Thomas seconded by Commissioner Ussery to recommend approval of the final plat. The vote was unanimous.

10. Consider/Discuss/Action on a recommendation regarding the Pecan Grove, Phase II, Amending Plat. Applicant: Pecan Grove Phase II Ltd.

The purpose of this plat is correct scriveners' error in the legal description to show correct metes and bounds.

Commissioner Rubits and Commissioner Thomas confirmed with staff that the plat was solely to correct scriveners' errors and would not change the setbacks.

A motion was made by Commissioner Ussery, seconded by Commissioner Thomas to recommend approval of the amending plat. The vote was unanimous.

11. Consider action to approve minutes of the June 1, 2020 Planning and Zoning meeting.

Chairman Tutson thanked staff for detailed minutes.

A motion was made by Commissioner Barton to approve the minutes, seconded by Commissioner Henke. Commissioners Barton, Henke, Thomas and Ussery, and Chairman Tutson voted yes. Commissioner Rubits abstained.

12. A) Conduct a public hearing regarding the Anna Crossing, Phase 7, Block 3, Lots 1R-5R, Replat. Applicant: Bannister Engineering

Applicant is abandoning the 25 ft building on Cody Drive. They will gain 5 ft of buildable area in the back yard of the lots and will maintain 20 ft rear yards.

B) Consider/ Discuss/ Action on a recommendation regarding the Anna Crossing, Phase 7, Block 3, Lots 1R-5R, Replat.

It was clarified for the Commission by staff that homeowners would not be able to access the property off of Cody Drive.

Commissioner Barton stated that he had concerns in the past and still does about the block length.

Ms. Mecke added that one response in favor of the replat was received from D.R.Horton.

The public hearing was closed at 8:45 p.m.

A motion was made by Commissioner Rubits seconded by Chairman Tutston to recommend approval of the replat. The vote was unanimous.

14. Adjourn

Commissioner Thomas thanked the veteran members of the Commission and staff for making him feel welcomed and expressed that he was looking forward to working with everyone.

A motion was made by Commissioner Rubits seconded by Commissioner Henke to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:57 p.m.

Alonzo Tutson

Planning and Zoning Commission Chairman

ATTEST:

CITY OF ANNA

Planning & Zoning Commission

August 3, 2020

Zoning & Concept Plan: One Two Anna Addition, Block A, Lot 1

Applicant: Tommy Vilbig

DESCRIPTION:

Request to amend Planned Development-846-2020 located at the northwest corner of U.S. Highway 75 frontage road and White Street in order to incorporate additional land.

REMARKS:

The applicant is requesting to amend the existing zoning to incorporate additional acreage resulting from TXDOT right-of-way abandonment.

The subject property is currently undeveloped. A concept plan, One Two Anna Addition, Block A, Lot 1 accompanies this request as Agenda Item 13C.

History

The property owner, Standridge Companies, acquired 1.4± acres of land from TXDOT due to right-of-way abandonment associated with the U.S. Highway 75 improvements. The proposed development of the tract, Exhibit B, is for an automobile service station and retail store with associated site improvements.

Surrounding Land Uses and Zoning

North	Vacant land zoned Planned Development-846-2020
East	U.S. Highway 75
South	Across White Street, truck stop zoned General Commercial (C-2)
West	Vacant land zoned Planned Development-846-2020

SUMMARY:

Request to amend Planned Development-846-2020 located at the northwest corner of U.S. Highway 75 frontage road and White Street in order to incorporate additional acreage resulting from TXDOT right-of-way abandonment. For these reasons, staff is in support of the rezoning request.

RECOMMENDATION:

Recommended for approval as submitted.

Zoning & Concept Plan - One Two Anna Addition Block A, Lot 1

COUNTY ROAD 368

S STANDRIDGE BLVD

SUZIE LN

N CENTRAL EXP

US HIGHWAY 75

N CENTRAL EXP

S CENTRAL EXPY

US HIGHWAY 75

S CENTRAL EXPY

US HIGHWAY 75

S THROCKMORTON BLVD

CREEKVIEW DR

HILLTOP DR

WILEY FARM

DE DR

W WHITE ST

THE CITY OF
Anna

N



Proposed Site Parcels

0 250 500 1,000
Feet

July 2020

EXHIBIT A

ZONING DESCRIPTION

BEING a tract of land situated in the Thomas Rattan Survey, Abstract No. 782, and the W.S. Rattan Survey, Abstract No. 752, City of Anna, Collin County, Texas, and being part of a called 81.8447 acre tract described in Special Warranty Deeds to One Anna Two, LTD. recorded in Instrument No. 20070201000151600 and 20070201000151610, Official Public Records, Collin County, Texas, and being part of US Highway No. 75 (a variable width right-of-way) created by Deed to the State of Texas recorded in Volume 655, Page 446, Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the southwest end of a right-of-way clip at the intersection of US Highway No. 75 (a variable width right-of-way) and F.M. Road No. 455 (a variable width right-of-way);

THENCE with the north right-of-way line of said F.M. Road No. 455, the following courses and distances:

South 88°25'18" West, a distance of 212.62 feet to a point for corner;
South 42°37'34" West, a distance of 8.09 feet to a point for corner;
South 88°25'18" West, a distance of 10.51 feet to a point at the beginning of a tangent curve to the right having a central angle of 5°20'30", a radius of 1036.00 feet, a chord bearing and distance of North 88°54'27" West, 96.55 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 96.58 feet to a point at the beginning of a reverse curve to the left having a central angle of 5°27'53", a radius of 1164.00 feet, a chord bearing and distance of North 88°58'10" West, 110.98 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 111.02 feet to a point for corner;
South 88°17'53" West, a distance of 231.32 feet to a point at the beginning of a tangent curve to the right having a central angle of 0°58'55", a radius of 1100.00 feet, a chord bearing and distance of South 88°47'21" West, 18.85 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 18.85 feet to a point for corner;
South 89°16'48" West, a distance of 65.59 feet to a point at the beginning of a tangent curve to the right having a central angle of 0°22'41", a radius of 1100.00 feet, a chord bearing and distance of South 89°28'08" West, 7.26 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 7.26 feet to a point for corner;
South 89°39'29" West, a distance of 66.00 feet to a point for corner;
South 88°17'53" West, a distance of 165.65 feet to a point for the southwest corner of said One Anna Two, LTD. tract and the southeast corner of a tract of land described in Special Warranty Deed to Don Collins, Ted K. Tedford, and Steve Cameron recorded in Volume 5257, Page 4877, Deed Records, Collin County, Texas;

THENCE with the east line of said Collins, Tedford and Cameron Tract, the following courses and distances:

North 1°20'55" West, a distance of 505.70 feet to a point at the beginning of a tangent curve to the right having a central angle of 18°39'00", a radius of 500.00 feet, a chord bearing and distance of North 7°58'36" East, 162.03 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 162.75 feet to a point in the east right-of-way line of Standridge Boulevard (an 80-foot wide right-of-way) for corner;

THENCE with said east right-of-way line, the following courses and distances:

North 59°07'48" East, a distance of 391.38 feet to a point at the beginning of a tangent curve to the left having a central angle of 59°53'49", a radius of 750.00 feet, a chord bearing and distance of North 29°10'54" East, 748.83 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 784.05 feet to a point for corner;

North 0°46'01" West, a distance of 1076.02 feet to a point at the beginning of a tangent curve to the right having a central angle of 1°48'11", a radius of 620.03 feet, a chord bearing and distance of North 0°08'05" East, 19.51 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 19.51 feet to a point at the southwest end of a right-of-way clip for corner;

THENCE with said right-of-way clip, North 50°48'21" East, a distance of 39.85 feet to a point the south right-of-way line of said Standridge Boulevard for corner;

THENCE with said south right-of-way line, the following courses and distances:

South 80°48'39" East, a distance of 12.54 feet to a point at the beginning of a tangent curve to the left having a central angle of 57°41'07", a radius of 230.00 feet, a chord bearing and distance of North 70°20'47" East, 221.91 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 231.56 feet to a point for corner;

North 41°30'14" East, a distance of 110.79 feet to a point at the beginning of a tangent curve to the right having a central angle of 56°06'46", a radius of 170.00 feet, a chord bearing and distance of North 69°33'37" East, 159.92 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 166.49 feet to a point for corner;

South 82°23'00" East, a distance of 281.75 feet to the northeast terminus of a corner clip found at the intersection of said Standridge Boulevard and said US Highway No. 75 for corner;

THENCE with said corner clip, South 37°23'00" East, a distance of 42.43 feet to a point in the west right-of-way line of said US Highway No. 75 for corner;

THENCE with said west right-of-way line, the following courses and distances:

South 7°37'00" West, a distance of 1962.16 feet to a point for corner;

South 20°21'30" West, a distance of 400.57 feet to a point for corner;

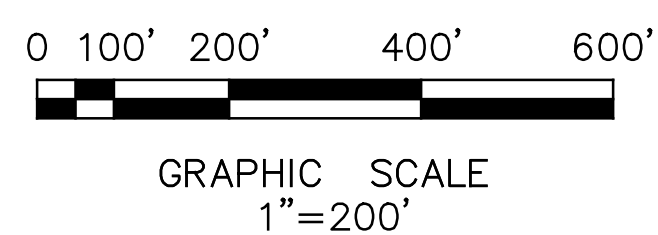
South 6°59'15" West, a distance of 407.71 feet to a point at the northeast terminus of a right-of-way corner clip found at the intersection of said US Highway No. 75 and said F.M. Road No. 455 for corner;

THENCE with said right-of-way corner clip South 47°42'16" West, a distance of 51.74 feet to the **POINT OF BEGINNING** and containing 38 acres or 2,198,638 square feet of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

	EXISTING LOT LINES
	FORMER LOT LINES
	LANDSCAPE SETBACK
I.R.F.	IRON ROD FOUND
	EXISTING EASEMENTS
	EXISTING ELECTRIC LINE
	EXISTING POWER POLE & GUY
	EX. UNDERGROUND TELEPHONE
	UNDERGROUND CABLE MARKER
	EXISTING GAS LINE
	EXISTING GAS METER
	EXISTING STREET OR FLOOD LIGHT
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM SEWER LINE
	EXISTING CONTOUR LINES
	EXISTING SPOT ELEVATION
	EXISTING ASPHALT PAVING
	EXISTING CONCRETE PAVING
	EXISTING CURB
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING PIPE BOLLARD
	EXISTING DITCH CENTERLINE
	EXISTING FENCE

CONSTRUCTION ORDER
 PREPARED BY
 DATE



SITE DATA Q1-1916 SITE	
BLOCK A - LOT 1	
SITE AVERAGE	2.32
ZONING	PD-846-2020 BASE C-1 THOR OVERLAY
CURRENT USE	VACANT
PROPOSED USE	AUTO SERVICE STATION AND RETAIL STORE
FRONT BLD. SETBACK	25'
SIDE BLD. SETBACK	15'
REAR BLD. SETBACK	0'
LANDSCAPE BUFFER	20'
JH-75	
MAX BUILDING HEIGHT	55'
MAX LOT COVERAGE	50%
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	60'
MINIMUM LOT AREA	10,000 SQFT

[illegible]

CALLED 81.8447 ACRES
 ONE ANNA TWO, LTD.
 (AN UNDIVIDED 87.2917% INTEREST)
 DOCUMENT NO. 200702101000151600
 O.P.R.C.C.T.
 (AN UNDIVIDED 12.7083% INTEREST)
 DOCUMENT NO. 20070201000151610
 O.P.R.C.C.T.

CALLLED 39.396 ACRES
STATE OF TEXAS
VOLUME 655, PAGE 746
D.R.C.C.T.

THOMAS RATTON SURVEY
ABSTRACT NO. 782

F.M. 455

OWNER
STANDRIDGE COMPANIES
15640 QUORUM DRIVE
ADDISON, TEXAS 75001
(214) 363-1998
CONTACT - STACY STANDRIDGE

ENGINEER
Vilbig & Associates, P.L.L.C.
Consulting Engineers & Surveyors
517 W. WOODARD STREET
DENISON, TX 75020
(214) 352-7333
TX Engineering Firm F-5614

ONE TWO ANNA ADDITION
2.3219 ACRES
ANNA, TX, COLLIN COUNTY
50.4738 ACRES IN THE THOMAS RATTAN SURVEY,
ABSTRACT NO. 782, AND THE W.S. RATTAN SURVEY,
ABSTRACT NO. 752, CITY OF ANNA, COLLIN COUNTY,
TEXAS, AND BEING PART OF A CALLED 81.8447 ACRE
TRACT DESCRIBED IN SPECIAL WARRANTY DEEDS TO ONE
ANNA TWO, LTD. RECORDED IN INSTRUMENT NO.
20070201000151600 AND 20070201000151610, OFFICIAL
PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING
PART OF US HIGHWAY NO. 75 (A VARIABLE WIDTH
RIGHT-OF-WAY) CREATED BY DEED TO THE STATE OF
TEXAS RECORDED IN VOLUME 655, PAGE 446, LAND
RECORDS OF COLLIN COUNTY, TEXAS

[illegible]

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW UNDER THE
AUTHORITY OF THOMAS L.
VILBIG, P.E., 131154 ON
JULY 31ST, 2020. IT IS NOT TO
BE USED FOR CONSTRUCTION
FINAL BID, OR PERMIT PURPOSES.

ANNA ONE TWO
PLANNED DEVELOPMENT
NW Corner of HWY 75 and FM 455
Anna Texas

CONCEPT PLAN

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: TLV DRAWN: TLV
CHECKED: DAV
SCALE: N/A 20'
VA PROJECT NO: 2037-01

SHEET
EX A
1 OF 1