

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, August 1, 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 August 1, 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**

Consent Items

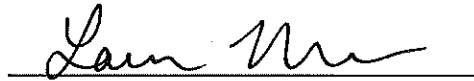
5. Consider/Discuss/Action to approve minutes of the July 5, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Anna 455 Addition, Block A, Lots 5 & 6, Final Plat. Applicant: Brakes Plus, LLC.
7. Consider/Discuss/Action on the Anna 455 Addition, Block A, Lot 6, Site Plan. Applicant: Brakes Plus, LLC.
8. Consider/Discuss/Action on the Anna Town Square, Block A, Lot 1, Final Plat. Applicant: Grand Anna Owner, LLC.
9. Consider/Discuss/Action on the Arden Park, Phase 1, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
10. Consider/Discuss/Action on the DHI Anna, Block A, Lots 1-3, Final Plat. Applicant: D.R. Horton – Texas, LTD.
11. Consider/Discuss/Action on the DHI Anna, Block A, Lot 1, Site Plan. Applicant: D.R. Horton – Texas, LTD.
12. Consider/Discuss/Action on the Henbest Addition, Block A, Lots 1 & 2, Replat. Applicant: Donald & Glenda Henbest.
13. Consider/Discuss/Action on the Anacapri Laguna, Block A, Lots 1 & 3, Site Plan. Applicant: Anacapri Laguna Azure, LLC.

Items for Individual Consideration

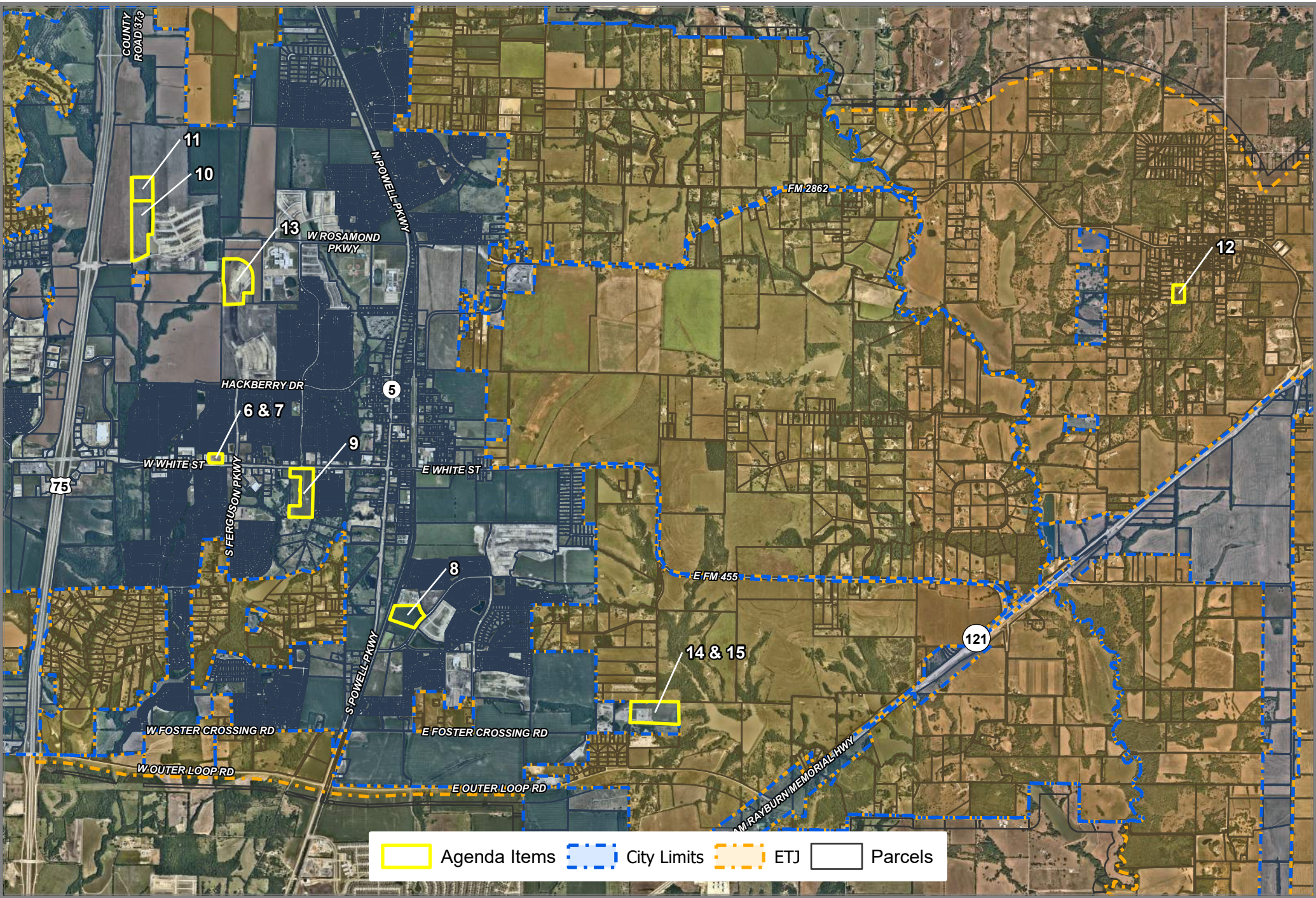
14. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 26.2± acres on the east side of County Road 419, 370± feet north of E. Foster Crossing Road from SF-E Single-Family Residential – Large Lot to I-2 Heavy Industrial with Specific Use Permit for a permanent concrete, asphalt batching plant. Applicant: Tricycle Lane Texas, LLC / Burnco Texas, LLC.
15. Consider/Discuss/Action on the Burnco Addition, Block A, Lot 1, Site Plan. Applicant: Tricycle Lane Texas, LLC / Burnco Texas, LLC.

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. July 29, 2022.



Lauren Mecke
Planning Manager



City of Anna, August 1st, 2022 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 7/26/2022

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.





Item No. 5.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

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

SUMMARY:

July 5, 2022 Planning & Zoning Commission Meeting Minutes.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

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

STAFF RECOMMENDATIONS:

ATTACHMENTS:

1. 07-05-2022 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
July 5, 2022

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on July 5, 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

The meeting was called to order at 7:02 p.m.

Commissioners present were Kelly Patterson-Herndon, David Nylec, Dennis Ogan, Douglas Hermann, Michelle Clemens, Paul Wenzel, and Staci Martin. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle.

2. Invocation and Pledge of Allegiance

Commissioner Ogan 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

Planning & Zoning Commission Organizational Review

5. Annual Planning & Zoning Commission Review

A. Elect a Planning & Zoning Commission Chairman.

A motion was made by Commissioner Clemens, seconded by Commissioner Ogan to elect Commissioner Kelly Patterson-Herndon as Chairwoman. The vote was unanimous.

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

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Nylec to elect Commissioner Clemens as Vice-Chairwoman. The vote was unanimous.

C. Elect a Planning & Zoning Commission Secretary.

A motion was made by Commissioner Martin, seconded by Commissioner Nylec to elect planning staff as secretary. The vote was unanimous.

D. Review/Discuss/Action on Planning & Zoning Commission Rules of Procedure.

Mr. Altobelli gave a brief presentation.

A motion was made by Vice-Chairwoman Clemens, seconded by Chairwoman Patterson-Herndon to approve the Planning & Zoning Commission Rules of Procedure. The vote was unanimous.

Consent Items

A motion was made by Commissioner Ogan, seconded by Commissioner Nylec to recommend approval of consent items 6-12. The vote was unanimous.

6. Consider/Discuss/Action to approve minutes of the June 6, 2022 Planning & Zoning Commission Meeting.
7. Consider/Discuss/Action on the Anacapi, Phase 2, Final Plat. Applicant: Megatel Homes.
8. Consider/Discuss/Action on the Garner Tres, Block A, Lot 1, Final Plat. Applicant: Richard & Victoria Garner.
9. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lots 1R, 4, & 5, Replat. Applicant: Ashton Gray, LLC.
10. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lots 1R, 4, & 5, Site Plan. Applicant: Ashton Gray, LLC.
11. Consider/Discuss/Action on the Arden Park, Phase 1, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
12. Consider/Discuss/Action on the Villages of Waters Creek, Block B, Lot 1, Preliminary Plat. Applicant: Anna 51 Joint Venture.

Items for Individual Consideration

13. Conduct a Public Hearing/Consider/Discuss/Action on the 75 North Addition, Lots 14R & 15R, Replat. Applicant: Bryan Peltier and Syeda Haque.

Mr. Altobelli gave a brief presentation.

The Public Hearing was opened at 7:11 p.m.

The Public Hearing was closed at 7:12 p.m.

A motion was made by Commissioner Wenzel, seconded by Commissioner Hermann to recommend approval of the Replat subject to the Board of Adjustments approving the requested variances. The vote was unanimous.

14. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 3.0± acres on the north side of Sam Rayburn Highway (S.H. 121), 2,070± feet west of E Farm-to-Market Road 455 from SF-E Single-Family Residential – Large Lot to C-2 General Commercial. Applicant: Paragon Realty Group, LLC.

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 7:15 p.m.

The Public Hearing was closed at 7:15 p.m.

A motion was made by Commissioner Hermann, seconded by Commissioner Martin to recommend approval of the zoning request. The vote was unanimous.

15. 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.

Mr. Altobelli gave a brief presentation.

Chairwoman Patterson-Herndon asked if the roadway was a city road.

Mr. Altobelli answered.

The Public Hearing was opened at 7:20 p.m.

The applicant approached the podium and advised that he was there to answer any questions the Commission had regarding the project.

Commissioner Martin asked how many units they are providing in other cities.

The applicant answered.

Chairwoman Patterson-Herndon asked if the applicant had reached out to any of the surrounding neighbors.

The applicant advised no.

Chairwoman Patterson-Herndon asked how this will bring value to the neighborhood.

The applicant answered.

Chairwoman Patterson-Herndon asked about the density.

The applicant answered.

Chairwoman Patterson-Herndon asked if they would be willing to reduce the units down to 5.

The applicant answered.

Ross approached the podium and asked the applicant for verification whether this will be one lot or individual lots because that would change the stipulations.

The applicant answered.

The Public Hearing was closed at 7:25 p.m.

The Commissioners continued discussions regarding the project and the applicant's request.

The Commission asked staff if the product meets the intent of the Comprehensive Plan.

Mr. Altobelli answered yes.

A motion was made by Chairwoman Patterson-Herndon, seconded by Vice-Chairwoman Clemens to recommend denial of the zoning request. The vote was 3-4 causing the motion to fail.

A new motion was made by Commissioner Wenzel, seconded by Commissioner Nylec to recommend approval of the zoning request. The motion passed with a 4-3 vote with Chairwoman Patterson-Herndon, Vice-Chairwoman Clemens, and Commissioner Hermann voting against the motion.

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

Mr. Altobelli gave a brief presentation.

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

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Nylec to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:46 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:



Item No. 6.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

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

SUMMARY:

Auto repair, minor on one lot on 1.3± acres located on the north side of W. White Street, 365± feet west of Ferguson Parkway. Zoned: Planned Development (Ord. No. 709-2015).

The purpose of the Final Plat is to dedicate lot and block boundaries and easements necessary for the creation of an auto repair, minor development.

The applicant has requested a 30-day extension as they continue to make alterations to the proposed final plat and work through staff's comments.

FINANCIAL IMPACT:

N/A

STRATEGIC 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:

Staff recommends that the Planning & Zoning Commission approve the applicant's request for a 30-day extension.

ATTACHMENTS:

1. Anna 455 Addition Block A Lots 5 and 6 Locator Map
2. 30-day Extension Letter - Anna 455 Addition Final Plat
3. Anna 455 Addn Application

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



W WHITE ST

LIVE OAK DR

THE CITY OF
Anna

Legend:
Subject Property (Blue cross-hatch)
City Limits (Blue dashed line)
ETJ (Orange dashed line)
Parcels (Black outline)

Scale: 0 40 80 160 Feet

July 2022

North Arrow (N)

July 28, 2022

City of Anna
Planning Department – Attention: Salena Tittle
3223 N. Powell Parkway
Anna, Texas 75049

Subject: 30-Day Waiver for Brakes Plus Final Plat
Block A, Lot 5 & 6 Anna 455 Addition

Planning Department:

As the developer's civil engineer and project representative, we hereby request a 30-day extension of the above-referenced plat from the August 8, 2022 Planning & Zoning Commission agenda, and rescheduling this plat for a future Planning & Zoning Commission meeting date.

When we are ready for this plat to be considered for approval by the Planning & Zoning Commission, we will notify you, and will resubmit any required corrections to the plat, at least ten calendar days prior to the requested P&Z Commission meeting date.

Sincerely,



Mathias Haubert
Bohler Engineering TX, LLC

Plans & Plats Development Application



Submittal

- | | |
|--|---|
| ☐ Preliminary Plat/Replat | ☒ Civil Plans |
| ☒ Final Plat/Replat | ☒ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary and Final Plat* | ☒ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☒ Lighting Plan |
| ☐ Development Plat | |

**Prior approval required*

Submittal Type

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

1.28 acre(s)

Fees

Please see the Fee Schedule, available on the [city website](#).

The application fee of \$ 520, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Owner Authorization and Representative Designation



Property Description

Subdivision: Anna 455 Addition, Block A, Lot 6 Total Number of Acres: 1.28
Zoning Classification(s): PD-C Total Number of Lots: 1
Location: NW Corner of W. White Street & N. Ferguson Parkway

Property Owner Information & Authorization

Name/Company: Brakes Plus LLC
Address: 1880 Southpark Dr
City: Birmingham State: AL Zip Code: 35244
Phone: 205-943-5770 Email: andy.golden@expressoil.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Bohler Engineering (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

Property Owner's Signature: [Signature] Date: 5-4-22

STATE OF: Alabama

COUNTY OF: Shelby

BEFORE ME, a Notary Public, on this day personally appeared Andy Golden (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 4th day of May, 2022

Summer M. Simpson
My Commission Expires:
December 1, 2024

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: Mathias Haubert
Company: Bohler Engineering
Address: 2600 Network Blvd, Suite 310
City: Frisco State: TX Zip Code: 75034
Phone: 469-458-7300 Email: mhaubert@bohlereng.com

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 7.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Anna 455 Addition, Block A, Lot 6, Site Plan. Applicant: Brakes Plus, LLC.

SUMMARY:

Auto repair, minor on one lot on 1.3± acres located on the north side of W. White Street, 365± feet west of Ferguson Parkway. Zoned: Planned Development (Ord. No. 709-2015).

The purpose of the Site Plan is to show the proposed auto repair, minor development site improvements.

The applicant has requested a 30-day extension as they continue to make alterations to the proposed site plan and work through staff's comments.

FINANCIAL IMPACT:

N/A

STRATEGIC 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:

Staff recommends that the Planning & Zoning Commission approve the applicant's request for a 30-day extension.

ATTACHMENTS:

1. Anna 455 Addition Block A Lot 6 Locator Map
2. 30-day Extension Letter - Anna 455 Addition Site Plan
3. Anna 455 Addn Application

Site Plan - Anna 455 Addition, Block A, Lot 6



W WHITE ST

LIVE OAK DR

THE CITY OF
Anna

N

 Subject Property

 ETJ

 City Limits

 Parcels

0 40 80 160 Feet

July 2022

July 28, 2022

City of Anna
Planning Department – Attention: Salena Tittle
3223 N. Powell Parkway
Anna, Texas 75049

Subject: 30-Day Waiver for Brakes Plus Site Plan
Block A, Lot 6 Anna 455 Addition

Planning Department:

As the developer's civil engineer and project representative, we hereby request a 30-day extension of the above-referenced site plan from the August 8, 2022 Planning & Zoning Commission agenda, and rescheduling this site plan for a future Planning & Zoning Commission meeting date.

When we are ready for this plat to be considered for approval by the Planning & Zoning Commission, we will notify you, and will resubmit any required corrections to the plat, at least ten calendar days prior to the requested P&Z Commission meeting date.

Sincerely,



Mathias Haubert
Bohler Engineering TX, LLC

Plans & Plats Development Application



Submittal

- | | |
|--|---|
| ☐ Preliminary Plat/Replat | ☒ Civil Plans |
| ☒ Final Plat/Replat | ☒ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary and Final Plat* | ☒ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☒ Lighting Plan |
| ☐ Development Plat | |

**Prior approval required*

Submittal Type

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

1.28 acre(s)

Fees

Please see the Fee Schedule, available on the [city website](#).

The application fee of \$ 520, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Owner Authorization and Representative Designation



Property Description

Subdivision: Anna 455 Addition, Block A, Lot 6 Total Number of Acres: 1.28
Zoning Classification(s): PD-C Total Number of Lots: 1
Location: NW Corner of W. White Street & N. Ferguson Parkway

Property Owner Information & Authorization

Name/Company: Brakes Plus LLC
Address: 1880 Southpark Dr
City: Birmingham State: AL Zip Code: 35244
Phone: 205-943-5770 Email: andy.golden@expressoil.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Bohler Engineering (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

Property Owner's Signature: [Signature] Date: 5-4-22

STATE OF: Alabama

COUNTY OF: Shelby

BEFORE ME, a Notary Public, on this day personally appeared Andy Golden (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 4th day of May, 2022

Summer M. Simpson
My Commission Expires:
December 1, 2024

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: Mathias Haubert
Company: Bohler Engineering
Address: 2600 Network Blvd, Suite 310
City: Frisco State: TX Zip Code: 75034
Phone: 469-458-7300 Email: mhaubert@bohlereng.com

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 8.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Anna Town Square Addition, Block A, Lot 1, Final Plat.
Applicant: Grand Anna Owner, LLC.

SUMMARY:

Multiple-family residences on one lot on 13.4± acres located at the northwest corner of Finley Boulevard and Florence Way. Zoned: Planned Development (Ord. No. 943-2021 & Ord. No. 627-2013).

The purpose of the final plat is to dedicate lot and block boundaries and easements necessary for the multiple-family development.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

The Final 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 Town Square Block A Lot 1 Locator Map
2. Exhibit A (FP) Anna Town Square, BL A, Lt 1
3. Anna Town Square Addn BL A Lt 1 Application

Final Plat - Anna Town Square, Block A, Lot 1



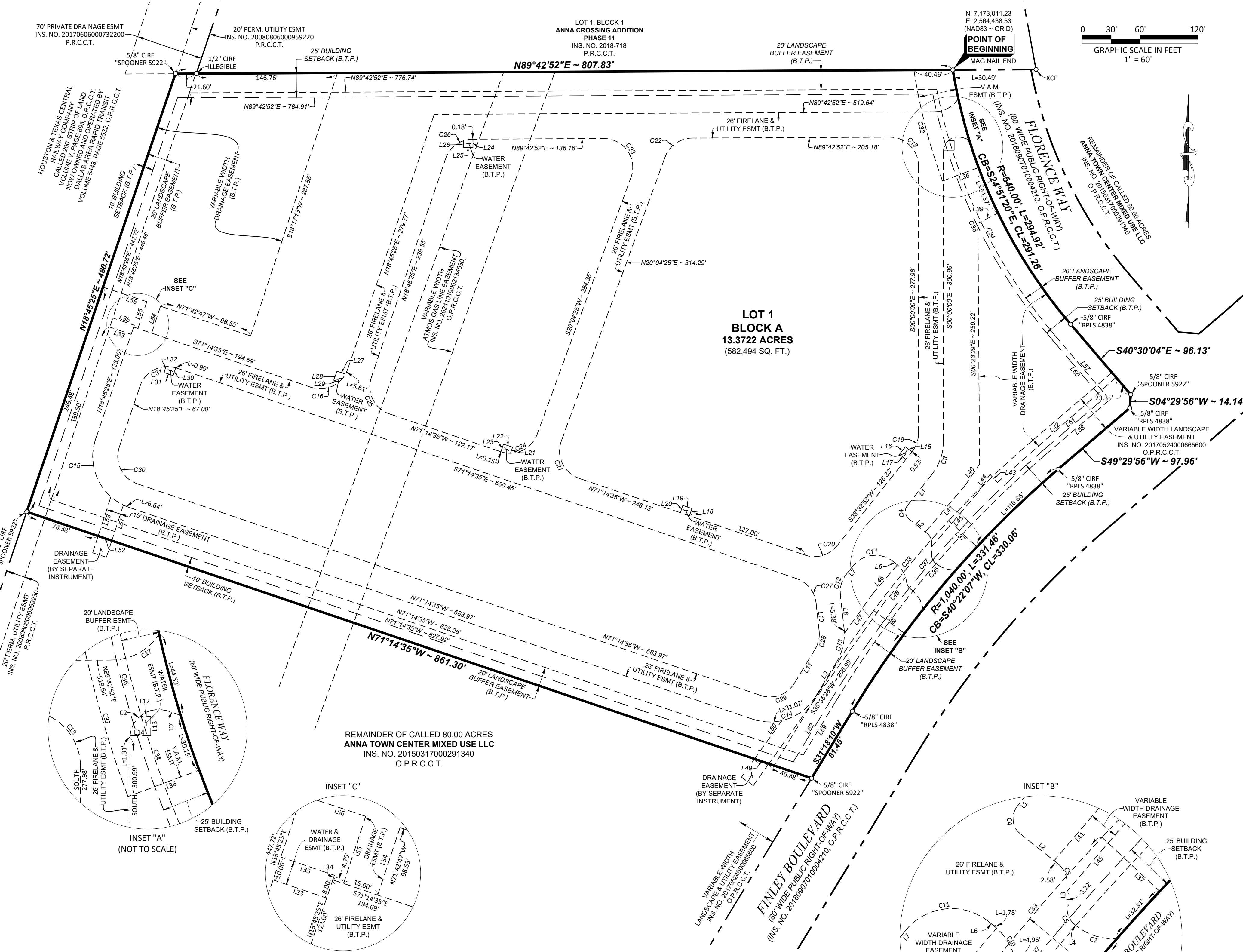
THE CITY OF Anna

N

Subject Property (Blue cross-hatched area)
City Limits (Blue dashed line)
ETJ (Orange dashed line)
Parcels (Black outline)

0 110 220 440 Feet

July 2022



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°17'06\"W	41.11
L2	S51°27'07\"E	24.35
L3	S00°00'00\"E	12.68
L4	S51°27'55\"E	0.86
L5	N51°27'07\"W	2.06
L6	N51°27'07\"W	3.59
L7	S38°32'53\"W	10.52
L8	S06°18'47\"E	34.51
L9	S31°18'10\"W	41.28
L10	N08°18'47\"E	29.48
L11	N31°18'10\"E	41.28
L12	N89°59'49\"E	5.84
L13	S00°00'11\"E	10.00
L14	S89°59'49\"W	10.53
L15	N51°34'34\"W	8.50
L16	S38°32'53\"W	10.00
L17	S51°34'34\"E	8.50
L18	N18°45'25\"E	8.00
L19	N71°14'35\"W	10.00
L20	S18°45'25\"W	8.00
L21	N18°42'31\"E	6.86
L22	N71°14'35\"W	10.00
L23	S18°42'31\"W	8.45
L24	S00°00'11\"E	8.48
L25	S89°42'52\"W	10.00
L26	N00°00'11\"W	6.82
L27	S70°24'18\"E	9.36
L28	N19°35'42\"E	10.00
L29	N70°24'18\"W	5.69
L30	S18°45'25\"W	8.60
L31	N71°14'35\"W	10.00
L32	N18°45'25\"E	6.53

LINE TABLE		
LINE	BEARING	DISTANCE
L33	S71°14'35\"E	23.50
L34	N18°45'25\"E	2.00
L35	N71°14'35\"W	23.50
L36	N69°37'51\"E	40.00
L37	N48°55'54\"W	40.00
L38	S53°23'28\"E	40.00
L39	S63°07'08\"W	23.39
L40	S33°46'17\"W	25.55
L41	S40°26'23\"W	64.91
L42	S48°30'54\"W	164.59
L43	N42°59'37\"W	11.38
L44	S33°46'17\"W	23.49
L45	S40°26'23\"W	73.31
L46	S40°26'23\"W	39.43
L47	S35°35'28\"W	50.74
L48	N40°26'23\"E	34.31
L49	S71°14'35\"E	15.67
L50	S38°32'53\"W	48.97
L51	N18°01'04\"E	38.90
L52	S71°14'35\"E	15.00
L53	S18°01'04\"W	42.87
L54	N18°17'13\"E	29.50
L55	S18°17'13\"W	29.38
L56	S71°42'47\"E	47.96
L57	S40°30'04\"E	86.13
L58	S49°29'56\"W	87.96
L59	S31°18'10\"W	65.40
L60	S40°30'04\"E	81.13
L61	S49°29'56\"W	82.96
L62	S31°18'10\"W	76.76

*** LEGEND ***

CIRF IRON ROD FOUND

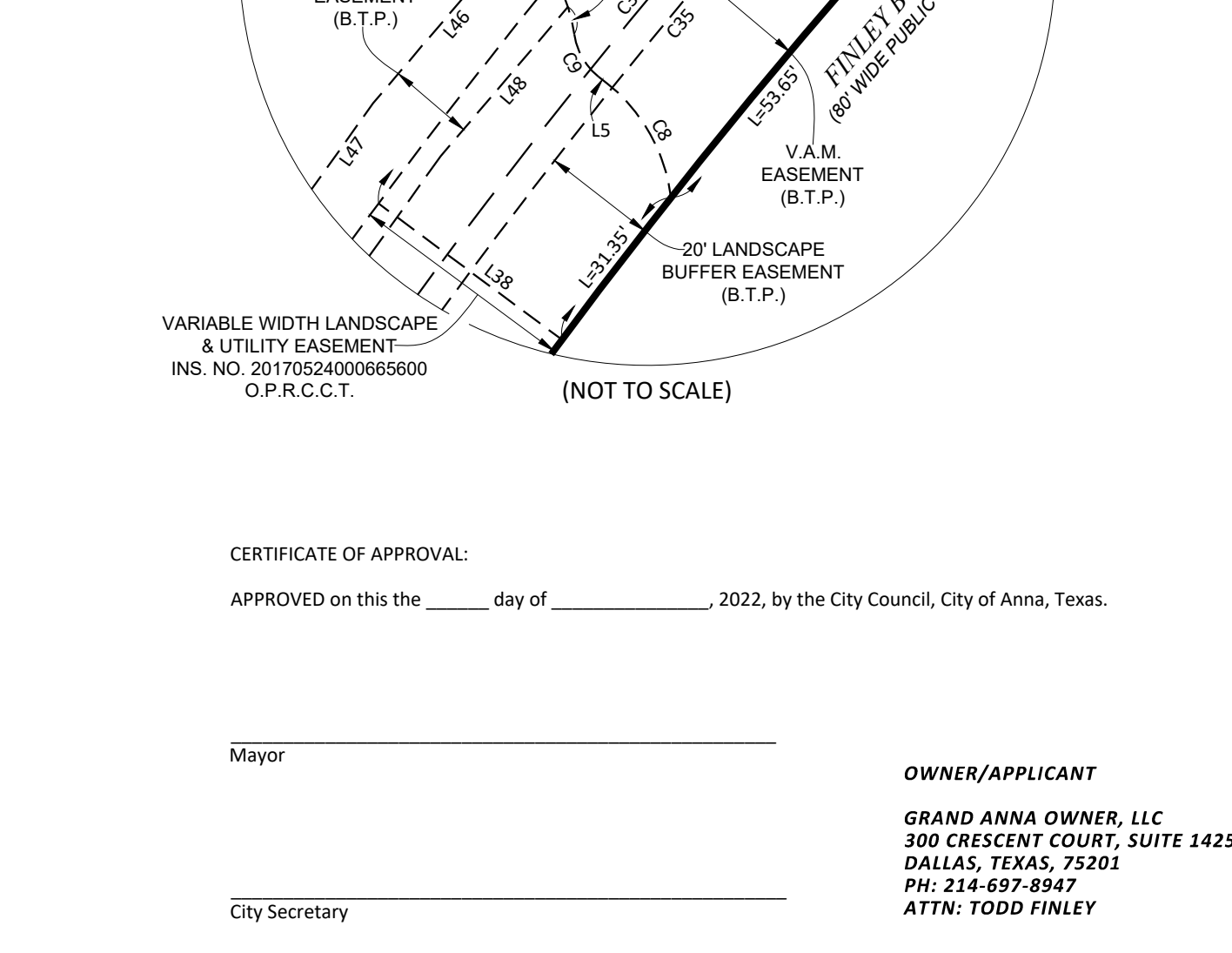
PERM. PERMANENT

ESMT EASEMENT

CB CHORD BEARING

 CL CHORD LENGTH | R RADIUS | L ARC LENGTH | INS. NO. INSTRUMENT NUMBER | 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. COLLIN COUNTY, TEXAS | FND FOUND | B.T.P. BY THIS PLAT | V.A.M. VISIBILITY, ACCESS AND MAINTENANCE | SQ. FT. SQUARE FEET | S.C.C. NO. COLLIN COUNTY CLERK'S INSTRUMENT NUMBER |

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00	10.00	N71°35'12\"W	9.95
C2	15.00	25.88	S49°25'57\"W	22.79
C3	56.00	37.68	S19°16'22\"W	36.97
C4	10.00	15.40	S07°20'17\"E	13.92
C5	12.00	10.78	S25°43'33\"E	10.42
C6	10.66	9.96	S24°41'06\"E	9.61
C7	30.00	22.07	S72°32'39\"E	21.98
C8	30.00	23.37	S29°09'03\"W	22.78
C9	11.50	8.66	N29°53'03\"W	8.45
C10	30.00	22.59	N29°53'04\"W	22.06
C11	30.00	47.12	S83°32'53\"W	42.43
C12	30.00	23.49	S16°07'03\"W	22.89
C13	56.00	36.76	S12°29'42\"W	36.11
C14	56.00	75.70	S70°01'47\"W	70.07
C15	56.00	87.96	N26°14'35\"W	79.20
C16	30.00	47.12	N63°45'25\"E	42.43
C17	30.00	29.68	N61°22'13\"E	28.49
C18	30.00	47.27	N45°08'34\"W	42.53
C19	30.00	20.18	N19°16'22\"E	19.81
C20	30.00	36.76	N73°39'09\"E	34.50
C21	30.00	47.81	S25°35'05\"E	42.91
C22	30.00	36.46	S54°53'39\"W	34.26
C23	30.00	57.78	N35°06'21\"W	49.26
C24	30.00	47.12	S28°14'35\"E	42.43
C25	30.00	47.12	S28°14'35\"E	42.43
C26	30.00	37.15	S54°14'08\"W	34.82
C27	30.00	34.00	N38°46'41\"W	32.21
C28	30.00	19.70	N12°29'42\"E	19.34
C29	30.00	40.55	N70°01'47\"E	37.54
C30	30.00	47.12	S26°14'35\"E	42.43
C31	30.00	47.12	S63°45'25\"W	42.43
C32	560.00	119.24	S14°28'46\"E	119.03
C33	1080.00	121.82	S38°50'27\"W	121.75
C34	560.00	288.69	S25°43'58\"E	285.50
C35	1060.00	337.82	S40°22'08\"W	336.39
C36	565.00	287.12	S25°56'35\"E	284.04
C37	1065.00	339.41	S40°22'08\"W	337.98



*** OWNER'S CERTIFICATION ***

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, GRAND ANNA OWNER, LLC is the sole owner of a 13.3722 acre tract of land located in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas, said 13.3722 acre tract of land being all of that same tract of land conveyed to GRAND ANNA OWNER, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20211208002488310, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 13.3722 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found at the most northerly northeast property corner of the said 13.3722 acre tract, said mag nail found being at the intersection of the south lot line of Lot 1, Block 1, Anna Crossing Addition Phase 11, being an Addition to the City of Anna, Collin County, Texas, according to the plat thereof filed for record in Instrument Number 2018-718, Plat Records, Collin County, Texas, with the west right-of-way line of Florence Way (being an 80 feet wide public right-of-way at this point, as shown on and dedicated by plat of Anna Crossing Phase 7, being an Addition to the City of Anna, Collin County, Texas, according to the plat thereof filed for record in Instrument Number 20180507010004210, O.P.R.C.C.T.), said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,173,011.23 and E: 2,564,438.53, said beginning point also being at the beginning of a curve to the left having a radius of 540.00 feet;

THENCE departing the said lot line, along the northeast property line of the said 13.3722 acre tract, along the said right-of-way line and along the said curve to the left, an arc length of 294.92 feet and across a chord which bears South 24°51'20\"E, a chord length of 291.26 feet to a 5/8 inch iron rod with a cap stamped \"RPLS 4838\" found;

THENCE continuing along the said property line and along the said right-of-way line the following courses and distances:

South 40°30'04\"E, 96.13 feet to a 5/8\" iron rod with cap stamped \"SPOONER 5922\" set;

South 04°29'56\" West, 14.14 feet to a 5/8 inch iron rod with a cap stamped \"RPLS 4838\" found at the intersection of the said west right-of-way line of Florence Way with the northerly right-of-way line of Finley Boulevard (being an 80 feet wide public right-of-way at this point, as shown on and dedicated by the said plat of Anna Crossing Phase 7);

THENCE along the southerly property lines of the said 13.3722 acre tract and along the said northerly right-of-way line of Finley Boulevard the following courses and distances:

South 49°29'56\" West, 97.96 feet to the beginning of a curve to the left having a radius of 1,040.00 feet to a 5/8\" iron rod with cap stamped \"SPOONER 5922\" set;

Along the said curve to the left, an arc length of 331.46 feet and across a chord which bears South 40°22'07\" West, a chord length of 330.06 feet to a 5/8\" iron rod with cap stamped \"SPOONER 5922\" set;

South 31°18'10\" West, 81.45 feet to a 5/8\" iron rod with cap stamped \"SPOONER 5922\" set at the southeast property corner of the said 13.3722 acre tract;

THENCE North 71°14'35\" West, along the south property line of the said 13.3722 acre tract, 861.30 feet to a 5/8\" iron rod with cap stamped \"SPOONER 5922\" set at the southwest property corner of the said 13.3722 acre tract, said rod set being on an easement property line of a tract of land conveyed to Dallas Area Rapid Transit, by deed thereof filed for record in Volume 5443, Page 5532, O.P.R.C.C.T.;

THENCE North 18°45'25\" East, along the west property line of the said 13.3722 acre tract and along the said east property line of the Dallas Area Rapid Transit tract, 480.72 feet to a 5/8\" iron rod with cap stamped \"SPOONER 5922\" set at the northwest property corner of the said 13.3722 acre tract;

THENCE North 89°42'52\" East, along the north property line of the said 13.3722 acre tract, at a distance of 21.60 feet passing a 1/2 inch iron rod with an illegible cap found at the southwest lot corner of said Lot 1, Block 1, Anna Crossing Addition Phase 11, continuing along the said south lot line of Lot 1, in a total distance of 807.83 feet to the POINT OF BEGINNING.

The herein above described tract of land contains a computed area of 13.3722 acres (582,494 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT WE, GRAND ANNA OWNER, LLC, owner, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as **LOT 1, BLOCK A, ANNA TOWN SQUARE ADDITION**, an Addition to the City of Anna, and do hereby dedicate to the public use forever the streets, alleys and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, or patrolling without the necessity at any time of procuring the permission of 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 and from the 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.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire line 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 growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, or patrolling without the necessity at any time of procuring the permission of anyone.

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 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.

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 at any part thereof for the purposes and with all rights and privileges set forth herein.

Witness my hand this _____ day of _____, 2022.

GRAND ANNA OWNER, LLC

Todd Finley, Manager

CERTIFICATE OF APPROVAL:

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

Mayor _____

City Secretary _____

ENGINEER:

Bowman CONSULTING

SURVEYOR:

SPOONER & ASSOCIATES

OVER 25 YEARS OF SERVICE

5601 DEMOCRACY DRIVE, SUITE 205,
PLANO, TEXAS 75024
PH: (972) 497-4947
ATTN: TODD FINLEY

399 BYERS STREET, SUITE 100 ELLEUS, TEXAS 75009
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 - S&A 21061.1

*** VICINITY MAP ***
(NOT TO SCALE)

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 Todd Finley, a duly authorized agent for Grand Anna Owner, LLC, 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 consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

*** SURVEYOR'S STATEMENT ***

I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on-the-ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY

ERIC S. SPOONER, R.P.L.S.
July 18, 2022

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
Spooner & Associates, Inc.
TBPLS Firm No. 10054900

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

*** GENERAL NOTES ***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.000152710. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone \"X\" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48085C0160; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone \"X\" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Notice: Setting 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)

EXHIBIT A

FINAL PLAT OF
ANNA TOWN SQUARE ADDITION

LOT 1, BLOCK A
GRANDERSON STARK SURVEY
ABSTRACT NO. 798,
CITY OF ANNA,
COLLIN COUNTY, TEXAS
1 LOT ~ 13.3722 ACRES
JULY ~ 2022

SHEET 1 OF 1

Plans & Plats Development Application



Submittal

- | | |
|--|--|
| ☐ Preliminary Plat/Replat | ☐ Civil Plans |
| ☒ Final Plat/Replat | ☐ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary and Final Plat* | ☐ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☐ Lighting Plan |
| ☐ Development Plat | ☐ Concept Plan |
| | ☐ Facade Plan |

**Prior approval required*

Submittal Type

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

14 - Ph1 _____ acre(s)

Fees

Please see the Fee Schedule, available on the [city website](#).

The application fee of \$ 510, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Owner Authorization and Representative Designation



Property Description

Subdivision: Anna Town Square Addition Total Number of Acres: 24.47 AC. (Fee for 13.37 AC.)
Zoning Classification(s): PD Total Number of Lots: 1
Location: Anna Town Square; Southwest corner of Finley Blvd. and Florence Way

Property Owner Information & Authorization

Name/Company: Grand Anna Owner LLC
Address: 300 Crescent Court, Suite 1425
City: Dallas State: TX Zip Code: 75201
Phone: 214-697-8947 Email: todd.finley@clxv.com

Project Representation (check one):

- ☒ I will represent the application myself; OR
☐ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

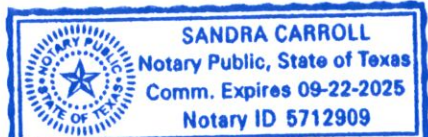
Property Owner's Signature: [Signature] Date: 7/6/22

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Todd Finley (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 6th day of July, 2022



[Signature]

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 9.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Arden Park, Phase 1, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.

SUMMARY:

60 Single-family dwelling, detached lots, 27 single-family dwelling, attached lots, five common area lots, and two restricted commercial lots on 20.4± acres located at the southwest corner of W. White Street and Slater Creek Road. Zoned: C-1 Restricted Commercial (C-1), SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z), and Planned Development-SF-TH Townhome District (PD-SF-TH) (Ord. No. 961-2022).

The purpose of the Final Plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the single-family residential development.

The applicant has requested to withdraw their Final Plat application as they continue to work with staff on proposed modifications to the layout and setbacks.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

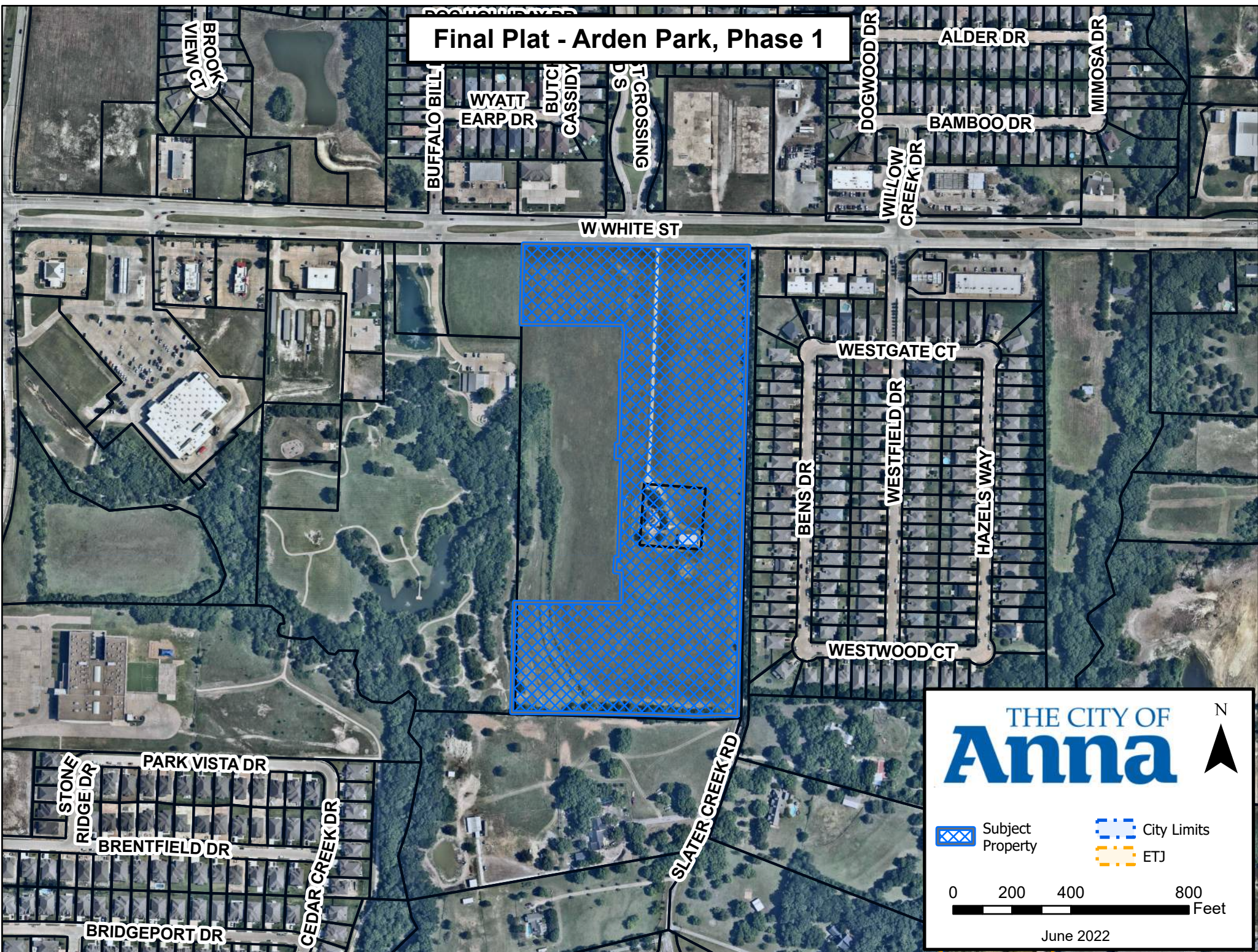
STAFF RECOMMENDATIONS:

Staff recommends that the Planning & Zoning Commission approve the applicant's request to withdraw their Final Plat application.

ATTACHMENTS:

1. Arden Park, Phase 1 Final Plat Locator Map
2. Withdraw Letter - Arden Park Phase 1 FP
3. Arden Park Application

Final Plat - Arden Park, Phase 1



THE CITY OF Anna

Legend:

- Subject Property
- City Limits
- ETJ

Scale: 0 200 400 800 Feet

North Arrow: N

Date: June 2022

EXHIBIT A



Bridge Tower
12801 N Central Expressway
Suite 1675
Dallas, TX 75243
www.bridgetowergp.com

July 28, 2022

City of Anna
Planning Department – Attention: Salena Tittle
3223 N. Powell Parkway
Anna, Texas 75049

Subject: Application Withdraw for the Arden Park, Phase 1 Final Plat

Planning Department:

As the property owner [or property owner's representative], we hereby request to withdraw the application of the above-referenced plat from the August 1, 2022 Planning & Zoning Commission agenda.

When we are ready for this plat to be considered for approval by the Planning & Zoning Commission, we will resubmit the required application materials for the plat to be considered at a later P&Z Commission meeting date.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam A. Green", written over a horizontal line.

Adam A. Green, SVP Land Acquisition and Development
Bridge Tower Homes, LLC
Arden Park Owner TX LLC, a Delaware limited liability company

Plans & Plats Development Application



Submittal

- | | |
|--|---|
| ☐ Preliminary Plat/Replat | ☒ Civil Plans |
| ☒ Final Plat/Replat | ☒ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary and Final Plat* | ☐ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☐ Lighting Plan |
| ☐ Development Plat | ☐ Concept Plan |
| | ☐ Facade Plan |

**Prior approval required*

Submittal Type

- ☒ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☐ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

28 (27.967) acre(s)

Fees

Please see the Fee Schedule, available on the [city website](#).

The application fee of \$_____, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Arden Park Total Number of Acres: 27.967
Zoning Classification(s): SF & TH Total Number of Lots: 88 SF-Z, 53 SF-TH, 2 C-1 & 5 Common Area Lots
Location: 1029 West White Street, Anna Texas

Property Owner Information & Authorization

Name/Company: Arden Park Owner TX LLC, a Delaware limited liability company
Address: 12801 N Central Expressway, Ste 1675
City: Dallas State: Texas Zip Code: 75243
Phone: 214-440-5606 Email: agreen@bridgetowerhome.com (Adam Green)

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Josh Barton (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

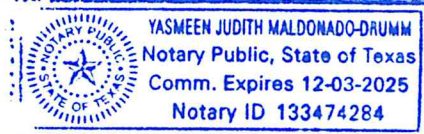
Property Owner's Signature: [Signature] Date: 6/6/2022

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Jackson Su (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 6th day of June, 20 22



[Signature]
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Josh Barton
Company: McAdams
Address: 111 Hillside Drive
City: Lewisville State: Texas Zip Code: 75057
Phone: 469.312.0494 Email: jbarton@mcadamsco.com

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 10.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

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

SUMMARY:

Multiple-family residences 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 Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for the multiple-family residential development.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

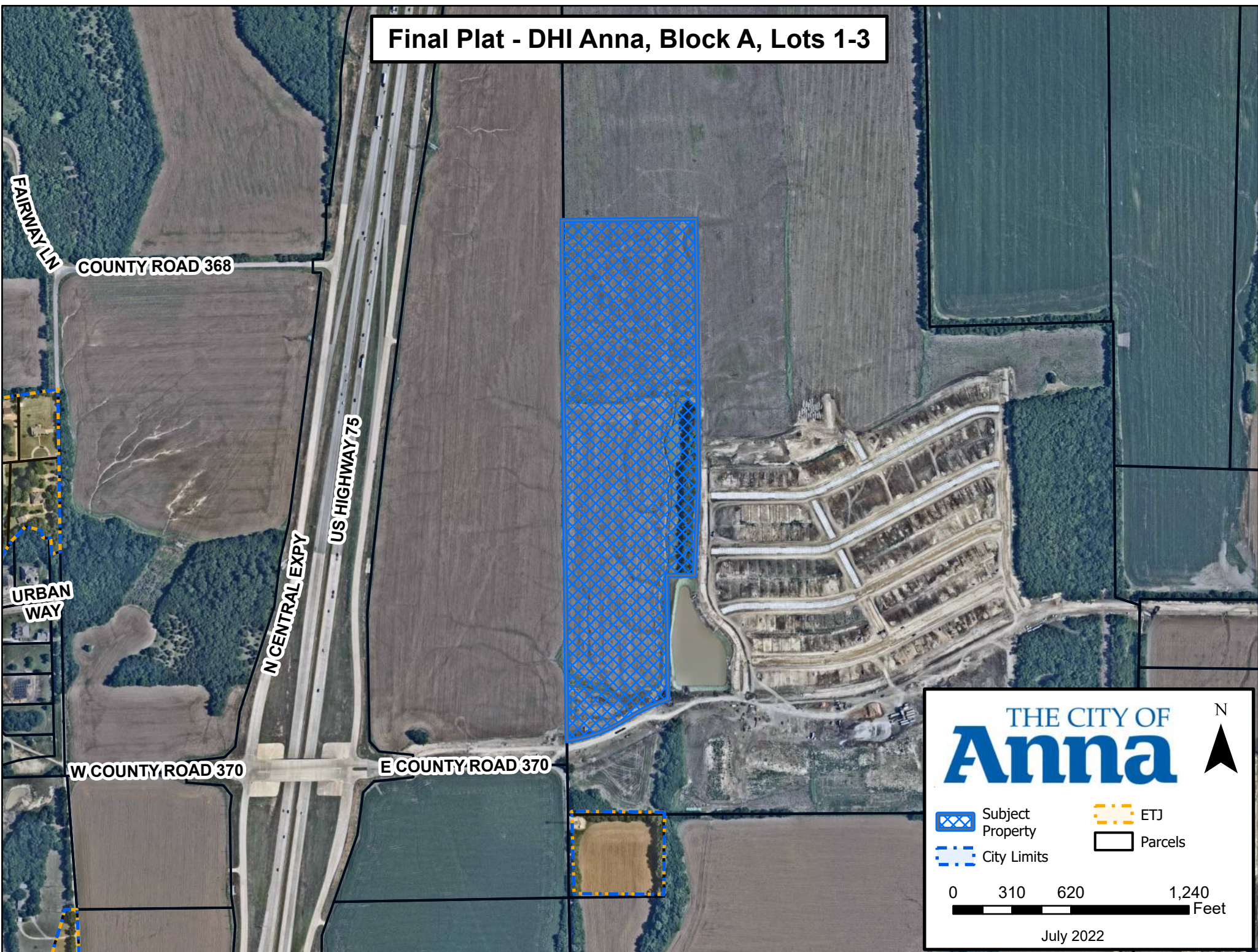
STAFF RECOMMENDATIONS:

The Final 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 Block A Lots 1-3 Final Plat Locator Map
2. Exhibit A - DHI Anna, Block A, Lots 1-3 Final Plat
3. DHI Application

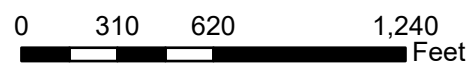
Final Plat - DHI Anna, Block A, Lots 1-3



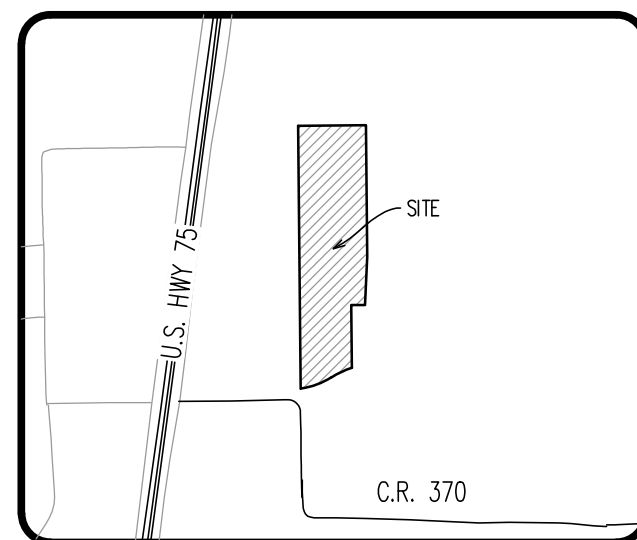
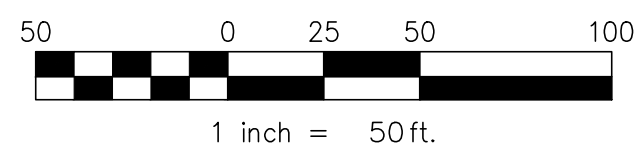
THE CITY OF
Anna



- | | |
|--|---|
|  Subject Property |  ETJ |
|  City Limits |  Parcels |



July 2022



LOCATION MAP
1" = 2000'

LEGEND

(Not all items may be applicable)

○	1/2" TYP. IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" 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 "SPARSENG-5" O/S PC".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	IRON PIPE FOUND
AMC	ALUMINUM MONUMENT FOUND
EsmL	CONTROL, MONUMENT
UHL	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
LE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAE	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. Ft.	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
Csh.	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FERM	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
DRCCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRCCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRCCT	DEED RECORDS, DALLAS COUNTY, TEXAS
PRCCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. This replant 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 replant.
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 Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
4. No protected trees exist on the subject property.

Anna 18, LLC
Inst. No. 20161020001423440
OPRCCT

Match Line Sheet 2

Lot 3, Block A
13.198 Ac.
(574,921 S.F.)

DR Horton-Texas, Ltd.
Inst. No. 20210212000310470
OPRCCT

Risland Mantua LLC
Tract "B" (555.801 ac.)
Inst. No. 20180625000783630
OPRCCT

Proposed FEMA Floodplain Zone "AE"
per Flood Study prepared
by Cardinal Strategies dated 8/4/2021

FEMA FIRM
Zone "A"

R=910.00'
D=14°55'17"
L=236.99'
CB=S 64°47'01" W
CD=236.32'

R=790.00'
D=24°46'13"
L=341.53'
CB=S 69°42'28" W
CD=338.88'

DR Horton-Texas, Ltd.
Inst. No. 20210212000310470
OPRCCT

EXHIBIT A
Pg. 1 of 3

FINAL 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
DR Horton-Texas Ltd
4306 Miller Road
Rowlett, TX 75088
Telephone (214) 607-4244
Contact:

DEVELOPER
DHI Communities
1341 Horton Circle
Arlington, TX 76011
Telephone (817) 390-8270
Contact: Eric Overton

ENGINEER / SURVEYOR
Spjars 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

Scale: 1"=50' July, 2022 SEI Job No. 21-323 Page 1 of 3

C0.1

Mottled box: 73c6b1f1e1d0 Date: 7/7/28 22:02:23 AM

brewing: C:\2021\03\23\DH-Aqua\SURVIVAL\ZING\21-32-3-Flint of Pils.dwt B:\Solub\Bottl-Sol\06-7802-7/26/2022.M 3:26:33 PM



LEGEND	
	(Not all items may be applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" 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 "SPARSING-5' O/C".
IRF	IRON ROD FOUND
CBF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DE	DRAINAGE AND UTILITY EASEMENT
LIE	UTILITY EASEMENT
WE	WATER EASEMENT
SS	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FA	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HMB	HIKE & BIKE TRAIL EASEMENT
WMM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BT (BTP)	BY THIS TRIP
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
ST	STREET NAME CHANGE
⬠	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCD	DEED RECORDS, COLLIN COUNTY, TEXAS
PLCD	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCD	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRCD	DEED RECORDS, DENTON COUNTY, TEXAS
PLCD	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRCD	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRCD	DEED RECORDS, DALLAS COUNTY, TEXAS
PLCD	PLAT RECORDS, DALLAS COUNTY, TEXAS
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NOTES:

1. This replant 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. The easements, agreements, and other documents may exist that affect the subject property that are not shown on this replant.
2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustments Realization 2011.
3. 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.
4. No protected trees exist on the subject site.

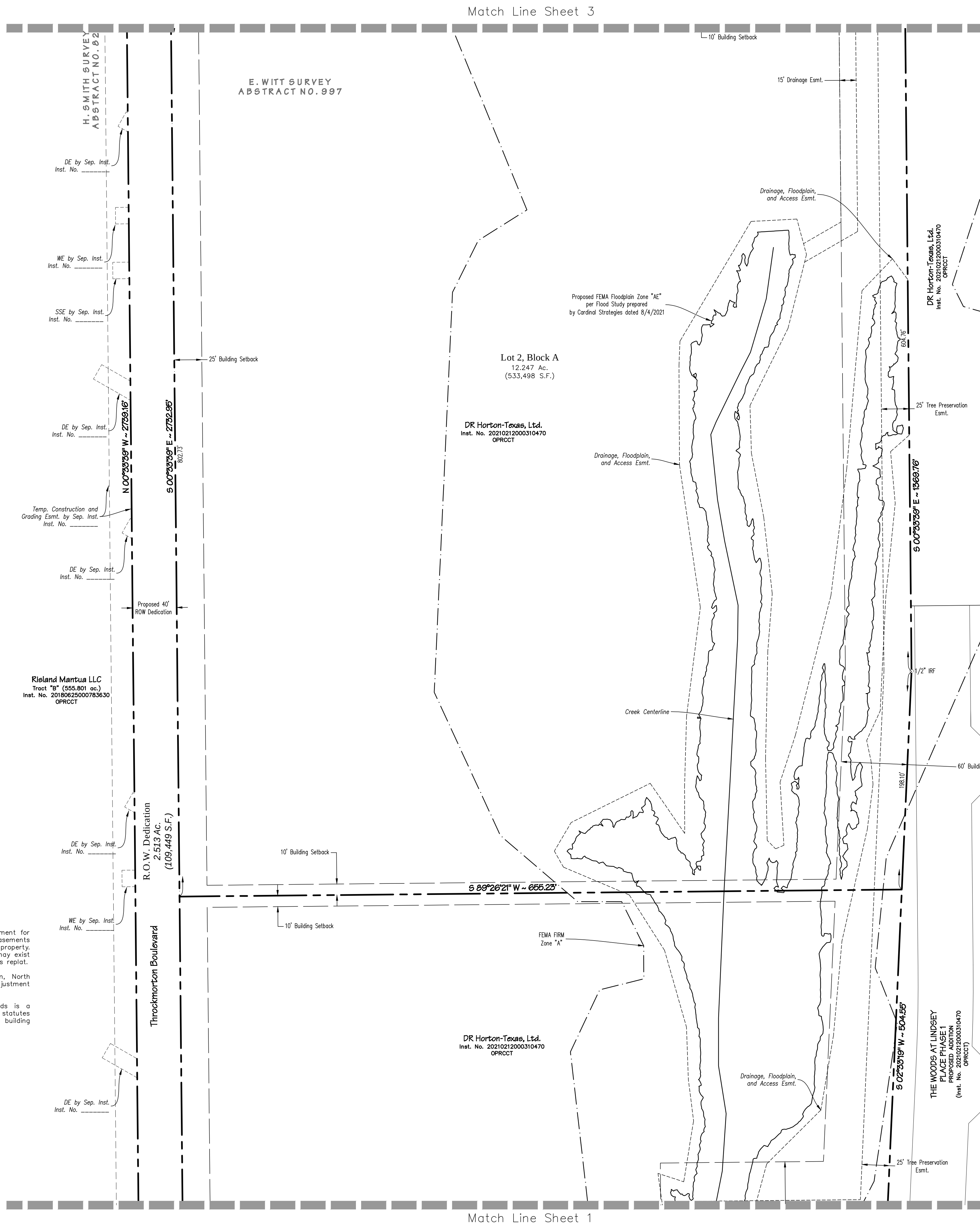


EXHIBIT A
Pg. 2 of 3

FINAL PLAT

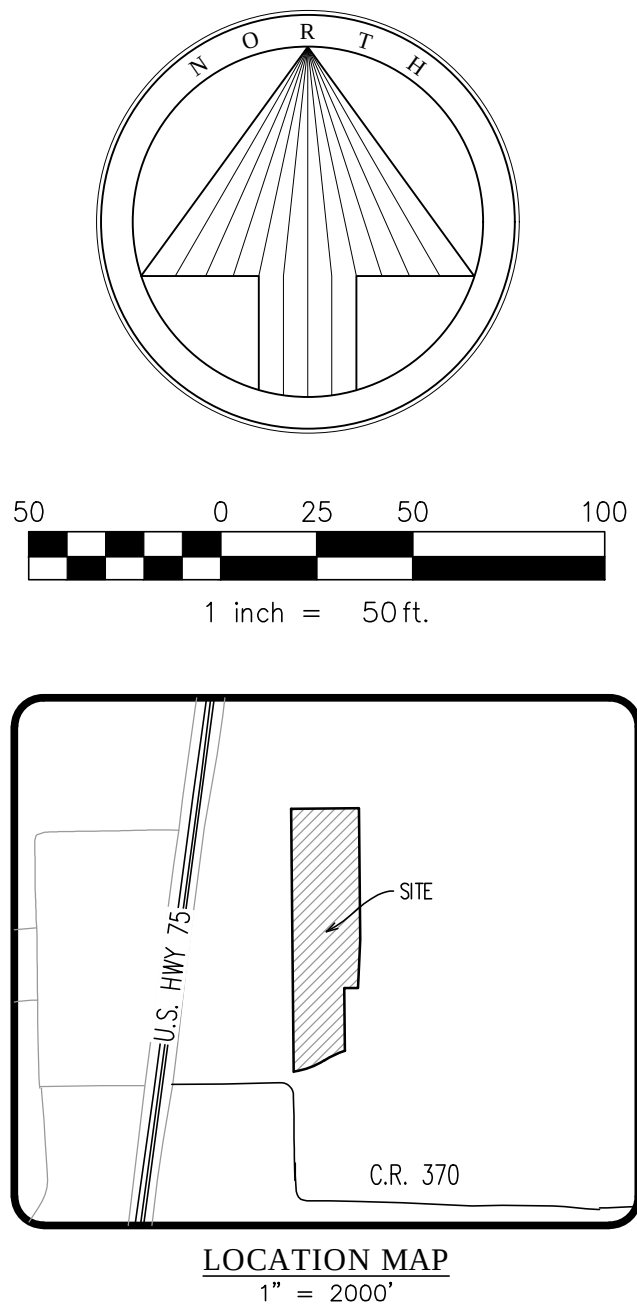
DHI ANNA
LOTS 1-3, BLOCK A
BEING 39.655 ACRES GROSS / 37.142 ACRES NET
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E. WITT SURVEY, ABSTRACT NO. 997
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OWNER
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Telephone (214) 607-4244
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Contact: Eric Overton

ENGINEER / SURVEYOR
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765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Kevin Wier

Plotted by: jhs@spars.com Date: 7/27/2022 10:43 AM
Drawing: G:\2022\10053\210328 - DHI Anna Survey\DWG\210328 - Final Plat\Survey\Survey By: jhs.dwg Scale: Final 7/26/2022 11:31 AM
3:26:33 PM



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-S" O/S PC.	
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
RF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
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WE	WATER EASEMENT
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R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
▶	STREET FRONTAGE
CAB	CABINET
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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:

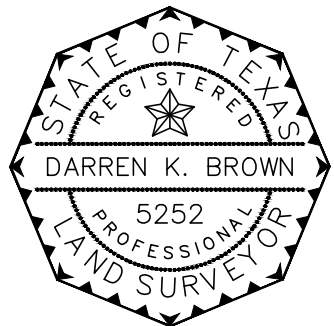
- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- 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.
- No protected trees exist on the subject site.

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 ____ day of ____, 2022.

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

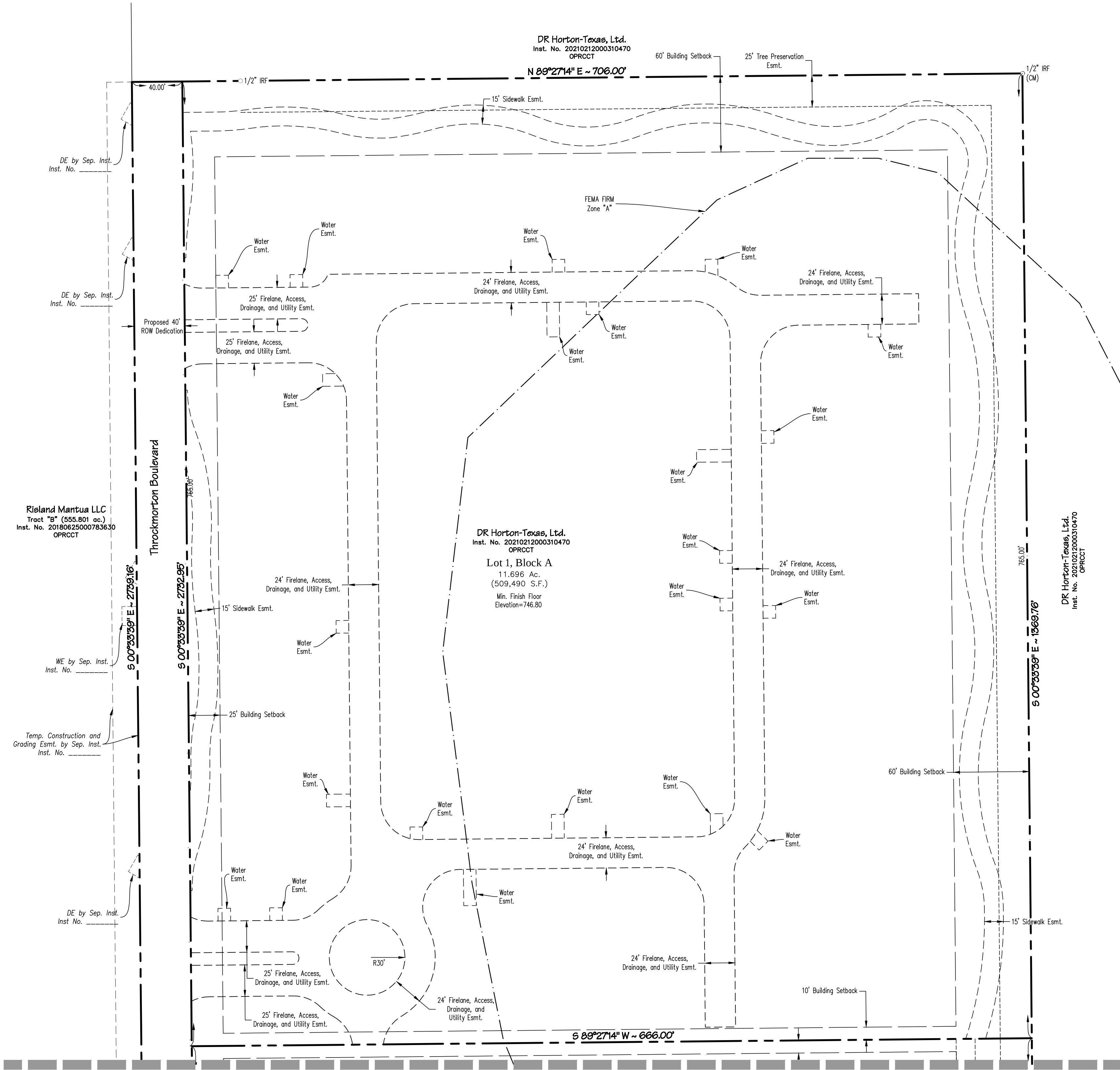


STATE OF TEXAS §
COUNTY OF COLLIN §

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 ____ day of ____, 2022.

Notary Public, State of Texas



Match Line Sheet 2

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 A, Lot 3, 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 on 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 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 ____, 20__, by the City Council of the City of Anna, Texas.

Mayor

City Secretary

EXHIBIT A

Pg. 3 of 3

FINAL 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
DR Horton-Texas Ltd
4306 Miller Road
Rowlett, TX 75088
Telephone (214) 607-4244
Contact:

DEVELOPER
DHI Communities
1341 Horton Circle
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
Contact: Kevin Wier

Plans & Plats Development Application

THE CITY OF
Anna

Submittal

- | | |
|--|---|
| ☐ Preliminary Plat/Replat | ☒ Civil Plans |
| ☒ Final Plat/Replat | ☒ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary and Final Plat* | ☒ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☒ Lighting Plan |
| ☐ Development Plat | ☐ Concept Plan |
| | ☐ Facade Plan |

*Prior approval required

Submittal Type

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

40 acre(s)

Fees

Please see the Fee Schedule, available on the [city website](#).

The application fee of \$ 8,530, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Site Plan - \$100/acre x 40 acres = \$4,000
 Landscape Plan - \$100/acre x 40 acres = \$4,000
 Final Plat - \$500 + \$10/lot = \$530

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Proposed DHI-Anna Addition Total Number of Acres: 39.655
Zoning Classification(s): MF-2 Total Number of Lots: 3 proposed
Location: Hwy 75 and CR 370

Property Owner Information & Authorization

Name/Company: DR. Horton - Texas, Ltd.
Address: 4306 Miller Road
City: Rowlett State: TX Zip Code: 75088
Phone: 214-607-4244 Email: diboath@drhorton.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Kevin Wier (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

Property Owner's Signature: [Signature] Date: 6/22/22

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared David Booth (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 22nd day of June, 2022



[Signature]
NOTARY-PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Kevin Wier
Company: Spiars Engineering
Address: 501 W. President George Bush Hwy, Ste 200
City: Richardson State: TX Zip Code: 75080
Phone: 469-395-0527 Email: Kevin.Wier@Spiarsengineering.com

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 11.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the DHI Anna, Block A, Lot 1, Site Plan. Applicant: D.R. Horton – Texas, LTD.

SUMMARY:

Multiple-family residences on one lot on 11.7± 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 Site Plan is to show the proposed multiple-family residential development site improvements.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

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. DHI Anna Block A Lot 1 Site Plan Locator Map
2. Exhibit A - DHI Anna Block A, Lot 1 Site Plan
3. DHI Application

Site Plan - DHI Anna, Block A, Lot 1

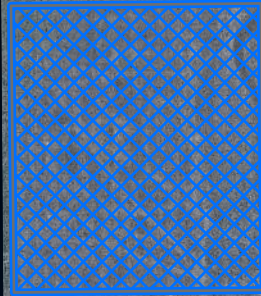
COUNTY ROAD 368

US HIGHWAY 75

N CENTRAL EXPY

W COUNTY ROAD 370

E COUNTY ROAD 370



THE CITY OF
Anna

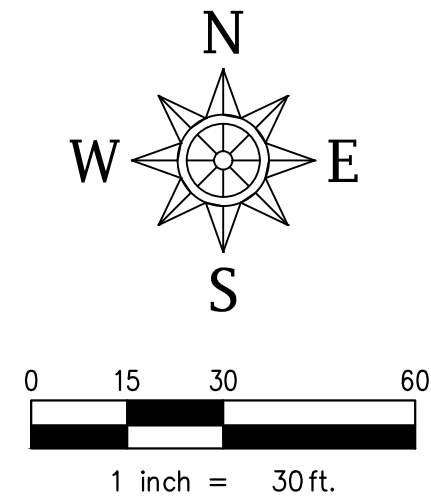
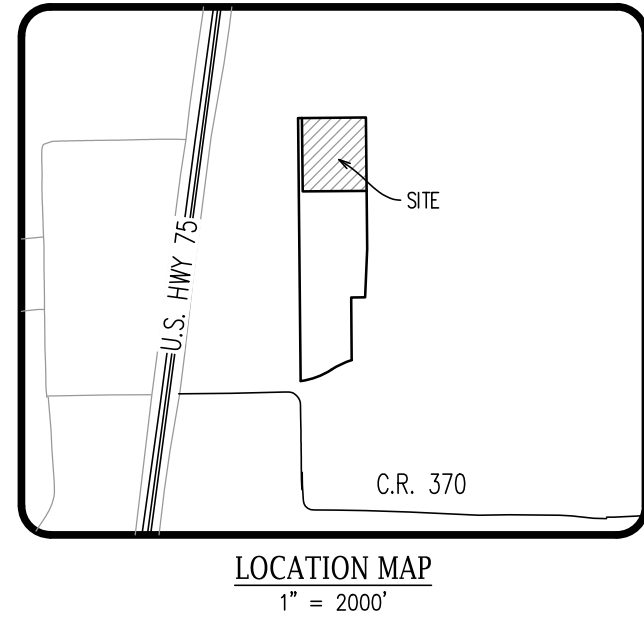
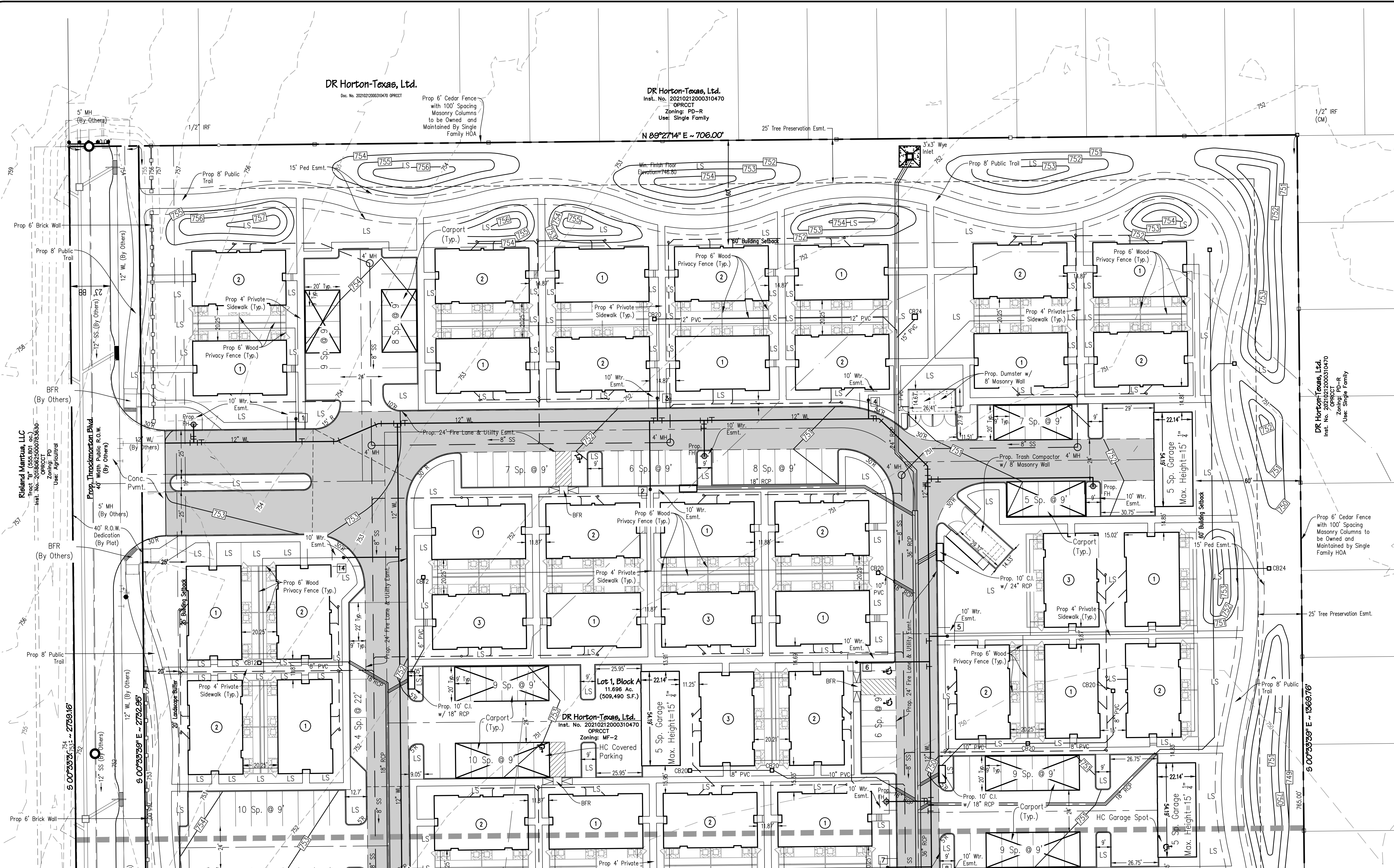
N

Subject Property
City Limits
ETJ
Parcels

0 255 510 1,020 Feet

July 2022

Drawing: G:\2021_085\21-323 DHI Anna\CAD\Site Plan.dwg Saved By: Jhail Site Plan.dwg Date: 7/19/2022 9:24:41 AM



Item	Lot 1
General Site Data	
Zoning (from zoning map)	MF-2
Land Use (from Zoning Ordinance)	Multiple-family dwellings
Lot Area (square feet & acres)	509,490 SF / 11.696 Ac
Building Footprint Area (square feet)	117,766
Total Building Area (square feet)	138,320
Building Height (# stories)	2 (max)
Lot Coverage (percent-x.xx%)	23.11%
Multifamily Units	
# of Studios / Minimum square feet	-
# of 1 bedrooms / Minimum unit size	58 / 830 SF (Gross)
# of 2 bedrooms / Minimum unit size	54 / 1,171 SF (Gross)
# of 3 bedrooms / Minimum unit size	18 / 1,476 SF (Gross)
Total Unit Count	130
Parking	
Parking Ratio (from Zoning Ordinance)	1.5 Spaces / Unit
Required Parking (# spaces)	195
Provided Parking (# spaces)	236
Accessible Parking Required (# spaces)	7
Accessible Parking Provided (# spaces)	7
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking space)	1,888
Additional interior landscape area provided (square feet)	209,698
Total Landscape Area (square feet)	211,586

LEGEND

	Proposed Firelane, Access, Drainage & Utility Easement
	Prop. Water Main
	Prop. Water Serv.
	Prop. Sanitary Sewer Main
	Prop. Sanitary Serv.
	Prop. Water Meter
	Prop. Fire Hydrant w/ 6" Serv.
	Prop. 4" SS Manhole
	Prop. Water Valve
	Building Plan (Ref. Figures Below)
	Prop. Covered Parking

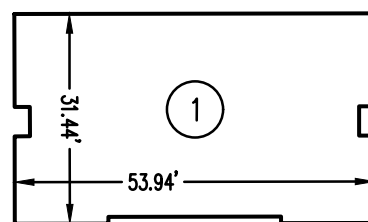
SITE PLAN GENERAL NOTES:

- All proposed paved surfaces will be constructed of concrete.
- All buildings are to be sprinkled

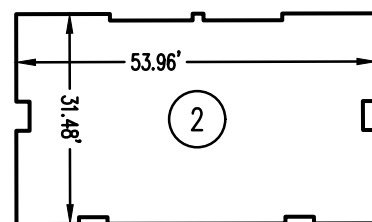
SCREENING/FENCING NOTES:

- A 60-foot wide vegetative buffer shall be provided on the east and north sides of the district where adjacent to a single-family residential district. The natural tree line shall be preserved as a buffer and in areas where no trees exist, trees with a 3" minimum caliber shall be 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. The 60-foot vegetative buffer shall count as the required "60-foot setback from the adjacent property line for buildings in excess of one story in height". (Ordinance No. 881-2020)
- Fencing between single family lots and multi-family development shall consist of a 6' cedar fence with masonry columns at no less than 100-foot intervals. The fence shall be owned and maintained by the single-family development HOA. (Ordinance No. 881-2020)
- Masonry border fence of not less than 6 feet in height or an ornamental metal fence with stone columns at 50-foot intervals with a vegetative screen comprised of minimum 3" caliber trees planted staggered at 25-foot centers is required along any perimeter not abutting a single-family lot. (Ordinance No. 881-2020)

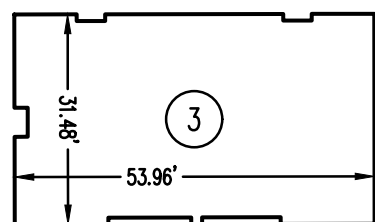
MATCHLINE SHT. 2



Plan 1 Building
(2 Units - 1 Bedroom EA)
1,660 SF (Gross)
1 Story, Max Height = 18'



Plan 2 Building
(2 Units - 2 Bedroom EA)
2,356 SF (Gross)
2 Story, Max Height = 28'



Plan 3 Building
(2 Units - 3 Bedroom EA)
2,952 SF (Gross)
2 Story, Max Height = 28'

Water Meter & Sewer Schedule

I.D.	Type	Size	No.	Sewer	Type
1	Domestic	1"	1	6"	Prop.
2	Domestic	2"	1	6"	Prop.
3	Domestic	2"	1	6"	Prop.
4	Domestic	1"	1	6"	Prop.
5	Domestic	2"	1	6"	Prop.
6	Domestic	2"	1	6"	Prop.
7	Domestic	2"	1	6"	Prop.
8	Domestic	2"	1	6"	Prop.
9	Domestic	2"	1	6"	Prop.
10	Domestic	2"	1	6"	Prop.
11	Domestic	2"	1	6"	Prop.
12	Irrigation	2"	1	N/A	Prop.
13	Domestic	2"	1	6"	Prop.
14	Domestic	1"	1	6"	Prop.

EXHIBIT A
Pg. 1 of 2

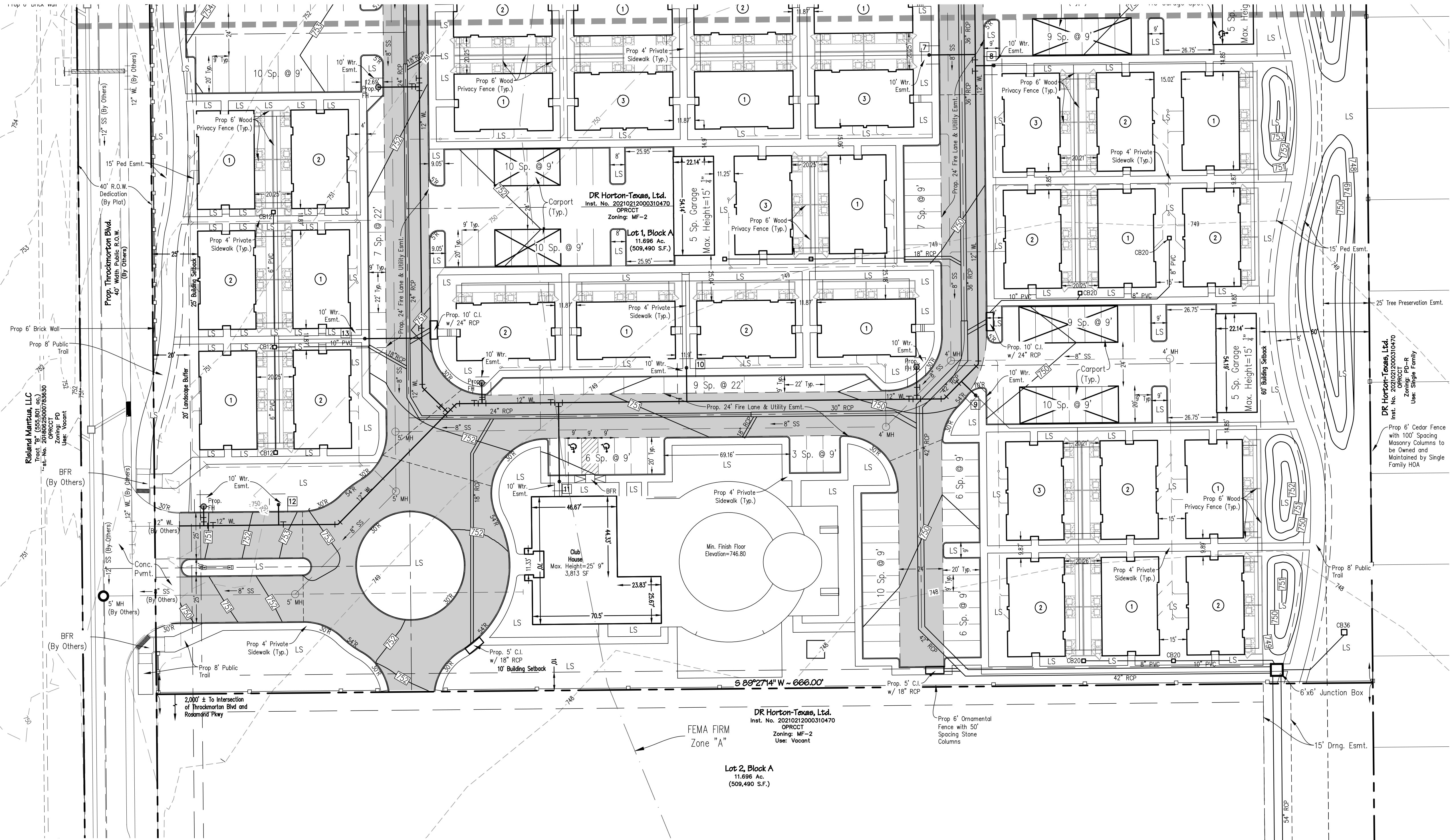
SITE PLAN
DHI ANNA
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS
E. WITT SURVEY ABSTRACT NO. 997
LOT 1, BLOCK A
509,490 Sq. Ft./11.696 Acres

ENGINEER / SURVEYOR / APPLICANT
Spiers Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

OWNER
DR Horton-Texas Ltd
4306 Miller Road
Rowlett, TX 75088
Telephone: (214) 607-4244

Developer
DHI Communities
1341 Horton Circle
Arlington, TX 76011
Telephone: (817) 390-8270
Contact: Eric Overton

MATCHLINE SHT. 1



Item	Lot 1
General Site Data	
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Land Use (from Zoning Ordinance)	Multiple-family dwellings
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Additional interior landscape area provided (square feet)	210,353
Total Landscape Area (square feet)	212,241

LEGEND

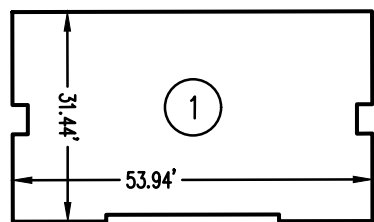
	Proposed Firelane, Access, Drainage & Utility Easement
	Prop. Water Main
	Prop. Water Serv.
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	Prop. Sanitary Serv.
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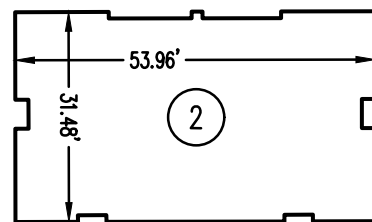
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- All buildings are to be sprinkled

SCREENING/FENCING NOTES:

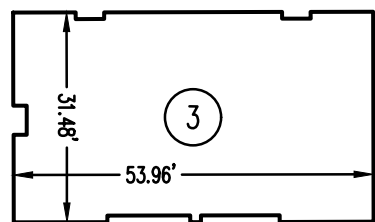
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(2 Units - 1 Bedroom EA)
1,660 SF (Gross)
1 Story, Max Height = 18'



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Water Meter & Sewer Schedule					
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12	Irrigation	2"	1	N/A	Prop.
13	Domestic	2"	1	6"	Prop.
14	Domestic	1"	1	6"	Prop.

Proposed FEMA Floodplain Zone "AE"
per Flood Study prepared
by Cardinal Strategies dated 8/4/2021

Drainage, Floodplain,
and Access Esmt.

EXHIBIT A
Pg. 2 of 2

SITE PLAN
DHI ANNA
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS
E. WITT SURVEY ABSTRACT NO. 997
LOT 1, BLOCK A
509,490 Sq. Ft./11.696 Acres

ENGINEER / SURVEYOR / APPLICANT
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

OWNER
DR Horton-Texas Ltd
4306 Miller Road
Rowlett, TX 75088
Telephone: (214) 607-4244

Developer
DHI Communities
1341 Horton Circle
Arlington, TX 76011
Telephone: (817) 390-8270
Contact: Eric Overton

Plans & Plats Development Application

THE CITY OF
Anna

Submittal

- | | |
|--|---|
| ☐ Preliminary Plat/Replat | ☒ Civil Plans |
| ☒ Final Plat/Replat | ☒ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary and Final Plat* | ☒ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☒ Lighting Plan |
| ☐ Development Plat | ☐ Concept Plan |
| | ☐ Facade Plan |

*Prior approval required

Submittal Type

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

40 acre(s)

Fees

Please see the Fee Schedule, available on the [city website](#).

The application fee of \$ 8,530, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Site Plan - \$100/acre x 40 acres = \$4,000
Landscape Plan - \$100/acre x 40 acres = \$4,000
Final Plat - \$500 + \$10/lot = \$530

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Proposed DHI-Anna Addition Total Number of Acres: 39.655
Zoning Classification(s): MF-2 Total Number of Lots: 3 proposed
Location: Hwy 75 and CR 370

Property Owner Information & Authorization

Name/Company: DR. Horton - Texas, Ltd.
Address: 4306 Miller Road
City: Rowlett State: TX Zip Code: 75088
Phone: 214-607-4244 Email: diboath@drhorton.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Kevin Wier (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

Property Owner's Signature: [Signature] Date: 6/22/22

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared David Booth (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 22nd day of June, 2022



[Signature]
NOTARY-PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Kevin Wier
Company: Spiars Engineering
Address: 501 W. President George Bush Hwy, Ste 200
City: Richardson State: TX Zip Code: 75080
Phone: 469-395-0527 Email: Kevin.Wier@Spiarsengineering.com

Planning & Development Department

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Item No. 12.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Henbest Addition, Block A, Lots 1 & 2, Replat.
Applicant: Donald & Glenda Henbest.

SUMMARY:

Two lots on 5.0± acres located on the east side of S. Bowden Avenue, 780± feet south of W. Bailey Street. Zoned: Extraterritorial Jurisdiction (ETJ).

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

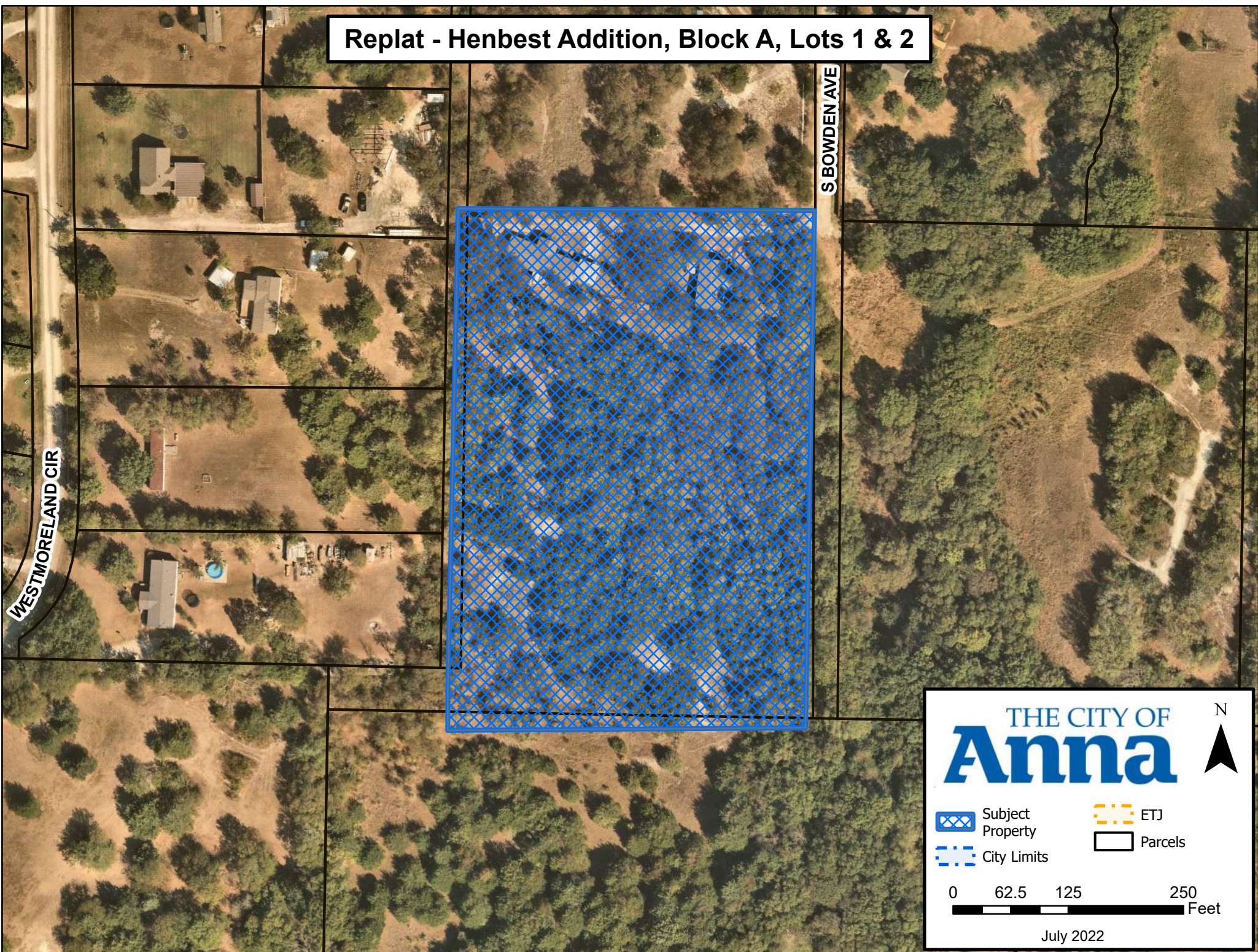
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Henbest Addition Block A Lots 1 and 2 Locator Map
2. Exhibit A - Henbest Addition Replat
3. HENBEST Application

Replat - Henbest Addition, Block A, Lots 1 & 2



WESTMORELAND CIR

S BOWDEN AVE

THE CITY OF
Anna

Legend:
Subject Property (Blue cross-hatch)
City Limits (Blue dashed line)
ETJ (Orange dashed line)
Parcels (Black outline)

Scale: 0 62.5 125 250 Feet

July 2022

North Arrow (N)

Plans & Plats Development Application

THE CITY OF
Anna

Submittal

- | | |
|--|--|
| ☐ Preliminary Plat/Replat | ☐ Civil Plans |
| ☐ Final Plat/Replat | ☐ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary and Final Plat* | ☐ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☒ Minor Plat/Replat | ☐ Lighting Plan |
| ☐ Development Plat | ☐ Concept Plan |
| | ☐ Facade Plan |

**Prior approval required*

Submittal Type

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

5 acre(s)

Fees

Please see the Fee Schedule, available on the [city website](#).

The application fee of \$ 520, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: WESTMINSTER ORIGINAL DONATION Total Number of Acres: 5.0182
Zoning Classification(s): ETJ Total Number of Lots: 2
Location: 479 S. BOWDEN AVENUE ANNA, TEXAS 75409

Property Owner Information & Authorization

Name/Company: HENBEST, DONALD L. & GLENDA S.
Address: 1205 Kropp Road
City: Millstadt State: IL Zip Code: 62260
Phone: 618-210-8559 Email: DGHenbest@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Kristina Morsman (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

Property Owner's Signature: [Signature] Date: July 2022

STATE OF: Illinois

COUNTY OF: St. Clair

BEFORE ME, a Notary Public, on this day personally appeared Donald Henbest (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me this the 7th day of July, 20 22

"OFFICIAL SEAL"
HEATHER ROSE ERWIN
NOTARY PUBLIC — STATE OF ILLINOIS
MY COMMISSION EXPIRES SEPT. 22, 2024

[Signature]
NOTARY PUBLIC in and for the State of Texas
Illinois

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Granddaughter
Name: Kristina Morsman
Company: _____
Address: 330 E Roosevelt Street #5044
City: Phoenix State: AZ Zip Code: 85004
Phone: 720-556-8789 Email: kristina.morsman@gmail.com

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 13.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Anacapri Laguna, Block A, Lots 1 & 3, Site Plan.
Applicant: Anacapri Laguna Azure, LLC.

SUMMARY:

Indoor and Outdoor Commercial Amusement/Amenity Center on Lot 3 and vacant lot on 21.0± acres located on the east side of future Ferguson Parkway, 510 feet south of future Rosemond Parkway. Zoned Planned Development (Ord. No. 887-2020).

Section 212.009 of the Texas Local Government Code requires development plans and plats to be approved, approved with conditions, or disapproved within 30 days of filing.

If the project is not ready for consideration, the applicant may request one 30-day extension from the city if the request is made in writing, and it is granted by the municipal authority or governing body.

The applicant for the subject property is requesting the 30-day extension as noted in the attached letter to continue to refine their submittals. While staff can inform applicants of their rights under the law, neither the Planning & Zoning Commission nor city staff requested or required the applicant to waive the approval deadline. The items must be placed on an agenda or withdrawn by the August 1, 2022, Planning & Zoning Commission meeting. Staff recommends the Commission grant the applicant's request for a 30-day extension.

FINANCIAL IMPACT:

N/A

STRATEGIC 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:

Recommended that the Planning & Zoning Commission grant the applicant's request for the 30-day extension of the site plan.

ATTACHMENTS:

1. Anacapri Laguna Block A Lots 1 and 3 Locator Map

2. 30-day waiver letter - SP (Anacapri Laguna)
3. Anacapri Laguna Application

Site Plan - Anacapri Laguna, Block A, Lots 1 & 3

W ROSAMOND PKWY

E COUNTY ROAD 370

SANTA LUCIA DR

PORTINA DR

AMALFI LN

AMENDUNI LN

TARTANE DR

REN

LAV

THE CITY OF
Anna

N

 Subject Property

 ETJ

 City Limits

 Parcels

0170340680

Feet

July 2022

L:\GIS\Notification Maps\



2805 Dallas Parkway, Suite 600
Plano, Texas 75093
Tel: 972.488.3880
www.quiddity.com

RECEIVED
July 25, 2022
PLANNING & DEVELOPMENT
CITY OF ANNA

July 25, 2022

City of Anna
Planning Department – Attention: Lauren Mecke
3223 N. Powell Parkway
Anna, Texas 75049

Subject: Withdrawal/30-Day Waiver for [Site Plan]
Anacapri Laguna Addition, Block A, Lot 1 & 3

Planning Department:

As the property owner [or property owner's representative], we hereby request withdrawal of the above-referenced plan from the August 01, 2022 Planning & Zoning Commission agenda, and rescheduling this plan for a future Planning & Zoning Commission meeting date.

When we are ready for this plan to be considered for approval by the Planning & Zoning Commission, we will notify you, and will resubmit any required corrections to the plan, at least ten calendar days prior to the requested P&Z Commission meeting date.

Sincerely,

[Alek W. Strimple, P.E.]
[Quiddity Engineering]

Plans & Plats Development Application

THE CITY OF
Anna

Submittal

- | | |
|--|---|
| ☐ Preliminary Plat/Replat | ☐ Civil Plans |
| ☐ Final Plat/Replat | ☒ Site Plan/Revised Site Plan |
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**Prior approval required*

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Acreage

Round decimals up to the nearest whole number.

21 _____ acre(s)

Fees

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The application fee of \$ 2,100 _____, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: ANA CAPRI LAGUNA Total Number of Acres: 50.02
Zoning Classification(s): MF-2 Total Number of Lots: 5
Location: 11039-269 E COUNTY ROAD 370, ANNA, TEXAS 75490

Property Owner Information & Authorization

Name/Company: Anacapi Laguna Azure, LLC
Address: 2101 CEDAR SPRINGS ROAD, SUITE 700
City: DALLAS State: TEXAS Zip Code: 75201
Phone: (469) 556-1362 Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate QUIDDITY ENGINEERING (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

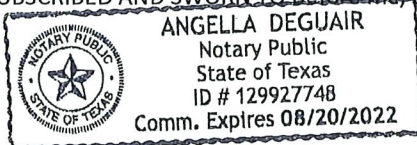
Property Owner's Signature: _____ Date: 6-29-22

STATE OF: TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared ZACH IPOLK (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 29th day of June, 2022



NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: ALEK STRIMPLE

Company: QUIDDITY ENGINEERING

Address: 2805 DALLAS PARKWAY, SUITE 600

City: PLANO State: TEXAS Zip Code: 75093

Phone: (972) 488-3880 Email: astrimple@quiddity.com

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 14.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 26.2± acres on the east side of County Road 419, 370± feet north of E. Foster Crossing Road from SF-E Single-Family Residential – Large Lot to I-2 Heavy Industrial with Specific Use Permit for a permanent concrete, asphalt batching plant. Applicant: Tricycle Lane Texas, LLC / Burnco Texas, LLC.

SUMMARY:

REMARKS:

The applicant is requesting to rezone the subject property to Heavy Industrial District (I-2) with a Specific Use Permit (SUP) for a permanent concrete batching plant. An SUP application shall be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public.

History

On April 14, 2015 the City of Anna incorporated the land area associated with the current zoning request into the city limits. The existing land use at the time of incorporation was a concrete batching plant. Subsection (a) of Section 9.04.006 (Annexed territory) within the Zoning Ordinance states:

All territory hereafter annexed to the city shall be temporarily classified as SF-E Single-Family Residential - Large Lot District until permanent zoning is established by the city council. The procedure for establishing permanent zoning on annexed territory shall conform to the procedure established by law for the adoption of the original zoning regulations.

Surrounding Land Uses and Zoning

North RV Park and Vacant Land, both located in the ETJ
East Electric Substation zoned SF-E
South Concrete batch plant zoned SF-E & located in the ETJ
West Vacant land located in the ETJ

Land Use - The applicant is proposing to rezone the subject property to allow for the continued operation of the existing concrete batch plant.

Conformance with the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan identifies the subject property as

Manufacturing and Warehouse. Manufacturing and Warehouse areas provide basic jobs and keep people in the city during different working hours.



SUMMARY:

The applicant has indicated that site improvements are needed in order for the existing operations to be brought in compliance with requirements of the Texas Commission on Environment Quality (TCEQ). However, the zoning ordinance states that no permit for construction of a building or use of land shall be issued other than a permit which will allow construction of a building permitted in SF-E districts unless and until such territory has been classified in a zoning district other than a Single-Family Residential - Large Lot District.

The applicant has submitted a Site Plan, Landscape Plan, and Lighting Plan with the zoning and will submit a Plat to bring the entire property up to city standards (i.e. zoning, landscaping requirements, design standards, etc.) and meet TCEQ requirements.

FINANCIAL IMPACT:

N/A

STRATEGIC 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:

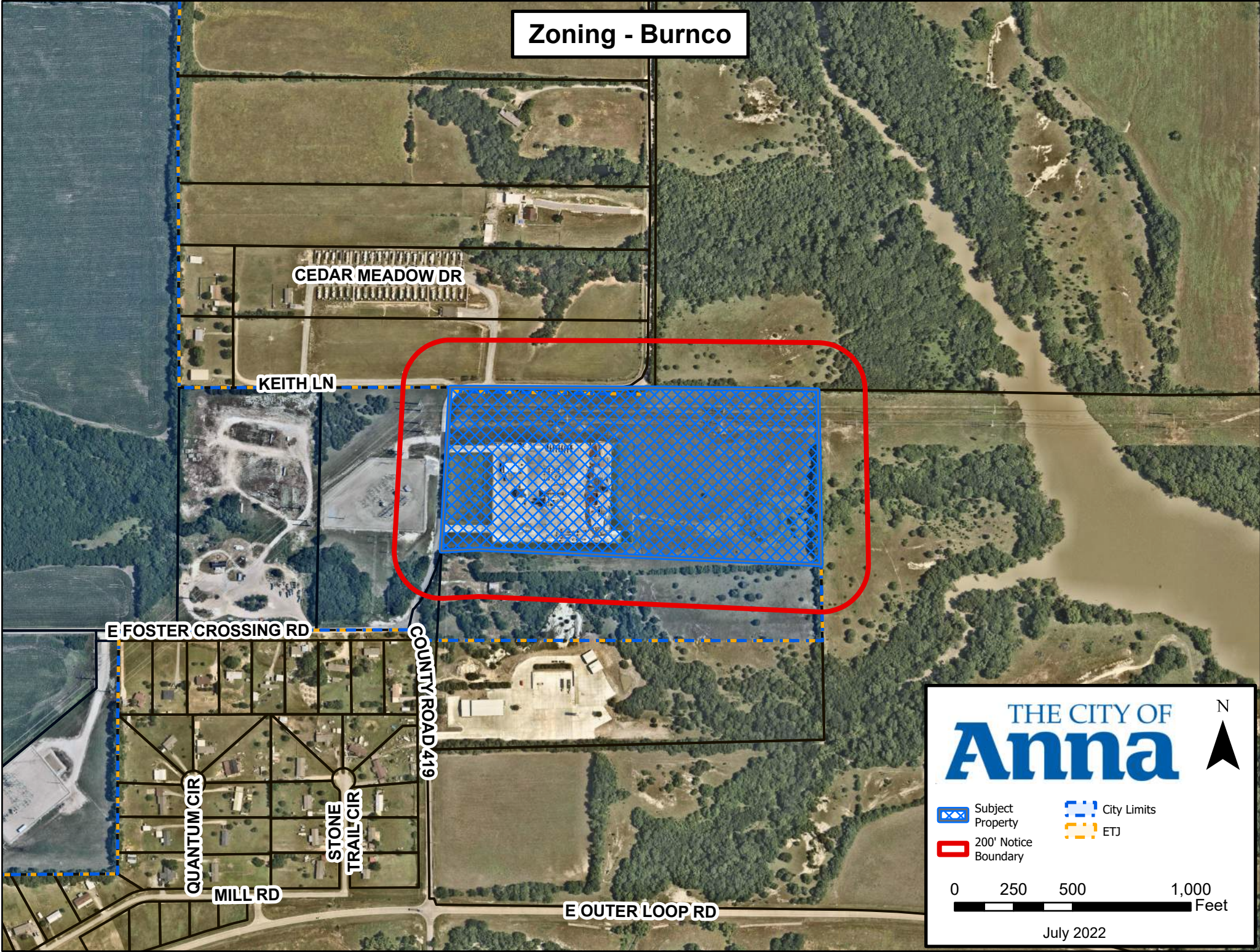
If the Commission finds the proposed zoning and land use is appropriate, then a motion is needed to recommend approval of the rezoning request from Single-Family Residential - Large Lot to Heavy Industrial District with a Specific Use Permit for a

permanent concrete batching plant.

ATTACHMENTS:

1. Burnco Zoning Locator Map
2. Exhibit A (ZE) Burnco
3. Burnco Application

Zoning - Burnco



THE CITY OF
Anna

N

Subject Property

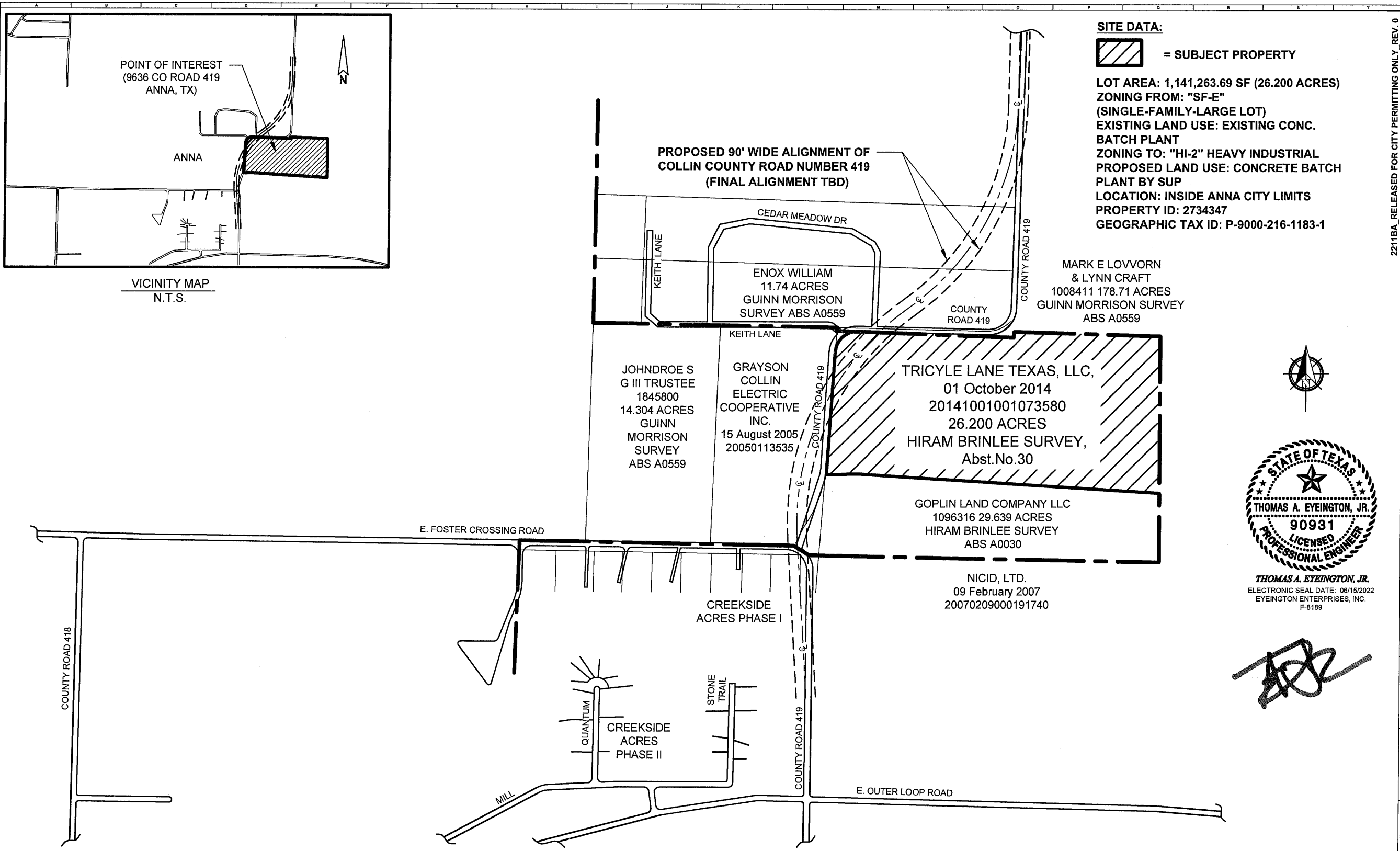
City Limits

ETJ

200' Notice Boundary

0 250 500 1,000 Feet

July 2022



SITE DATA:
[Hatched Box] = SUBJECT PROPERTY
LOT AREA: 1,141,263.69 SF (26.200 ACRES)
ZONING FROM: "SF-E"
(SINGLE-FAMILY-LARGE LOT)
EXISTING LAND USE: EXISTING CONC. BATCH PLANT
ZONING TO: "HI-2" HEAVY INDUSTRIAL
PROPOSED LAND USE: CONCRETE BATCH PLANT BY SUP
LOCATION: INSIDE ANNA CITY LIMITS
PROPERTY ID: 2734347
GEOGRAPHIC TAX ID: P-9000-216-1183-1

MARK E LOVVORN
& LYNN CRAFT
1008411 178.71 ACRES
GUINN MORRISON SURVEY
ABS A0559

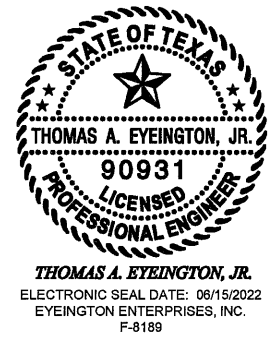
JOHNDROE S
G III TRUSTEE
1845800
14.304 ACRES
GUINN
MORRISON
SURVEY
ABS A0559

GRAYSON
COLLIN
ELECTRIC
COOPERATIVE
INC.
15 August 2005
20050113535

TRICYCLE LANE TEXAS, LLC,
01 October 2014
20141001001073580
26.200 ACRES
HIRAM BRINLEE SURVEY,
Abst.No.30

GOPLIN LAND COMPANY LLC
1096316 29.639 ACRES
HIRAM BRINLEE SURVEY
ABS A0030

NICID, LTD.
09 February 2007
20070209000191740



[Handwritten Signature]

- ANNA CITY LIMITS
- ROAD (CR OR HWY)
- PROPERTY LINE
- ANNA PARCELS
- - - PROPOSED ALIGNMENT OF CR 419

"APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE."

DRAWING LIST TABLE			
DRAWING NUMBER	DRAWING TITLE	REVISION DATE	REVISION #
ZE-1	ZONING EXHIBIT	6/15/2022	0
ZE-2	SPECIAL WARRANTY DEED	6/15/2022	0
ZE-3	EXHIBIT A	6/15/2022	0

EYEINGTON ENTERPRISES, INC. (EEI)
UTILIZED SURVEYING DATA PREPARED BY COX LAND SURVEYING CO., JOB #14-10370 TO PREPARE THIS EXHIBIT FOR THE PURPOSES OF THE CITY OF ANNA

ZONING EXHIBIT
BURNCO TEXAS LLC DEVELOPMENT PLAT
HIRAM BRINLEE SURVEY SHEET 1, TRACT
38, Abst. No. 30

OWNER:
BURNCO TEXAS, L.L.C.
9636 COUNTRY ROAD 419
ANNA, TX 75049
CONTACT: PAUL ROUSE
EMAIL: PAUL.ROUSE@BURNCO.COM
PHONE: 972-893-6070

ENGINEER:
EYEINGTON ENTERPRISES, INC.
THOMAS A. EYEINGTON, P.E.
3912 JULIAN ST. SUITE 100
KELLER, TEXAS 76244
CELL: 817-368-0750
OFFICE: 817-382-6846
TBPE FIRM No. F-8189

2211BA_RELEASED FOR CITY PERMITTING ONLY_REV. 0

EEI EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND DESIGN SOLUTIONS
TECHNICAL PROJECT MANAGEMENT
TECHNICAL ENGINEERING FROM NO. 1-4189
THOMAS A. EYEINGTON, JR., P.E.
3912 JULIAN ST. SUITE 100
KELLER, TEXAS 76244
F: 817-382-6846
C: 817-368-0750
E: thomas.eyeington@eei.com

CONFIDENTIAL
THIS MATERIAL IS THE PROPERTY OF EYEINGTON ENTERPRISES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF EYEINGTON ENTERPRISES, INC.

Drawn: KAS
Checked: TAE
EEI Job No.: 2211BA
Scale: N.T.S.
Date: 06/15/2022
Client Approved: PR/SB

ZONING EXHIBIT
BURNCO TEXAS, L.L.C.
9636 COUNTRY ROAD 419
ANNA, COLLIN COUNTY, TX 75409

ZE-1

G.F. No. 14-182758-MM

ADDRESS OF AND RETURN TO:
Tricycle Lane Texas, LLC
P.O. Box 590
Roanoke, TX 76262

SPECIAL WARRANTY DEED

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That THE NICID LIMITED PARTNERSHIP, a Texas limited partnership, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand to Grantor paid by TRICYCLE LANE TEXAS, LLC, a Texas limited liability company, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, HAVE GRANTED, SOLD AND CONVEYED and do by these presents GRANT, SELL AND CONVEY unto the said Grantee all the following described real property ("Property"), to-wit: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

This conveyance is made and accepted subject to validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

GENERAL WARRANTY DEED, Page 1
G:\M\g\14-182758-MM.dwg

"APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE."

EYEINGTON ENTERPRISES, INC. (EEI)
UTILIZED SURVEYING DATA PREPARED BY COX LAND SURVEYING CO., JOB #14-10370 TO PREPARE THIS EXHIBIT FOR THE PURPOSES OF THE CITY OF ANNA

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, successors and assigns forever.

And Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by through or under Grantor, but not otherwise.

Current ad valorem taxes on said Property have been prorated and the payment thereof is assumed by the Grantee.

EXECUTED on the dates of the acknowledgments set out below, to be effective, however, on the 29th day of September, 2014.

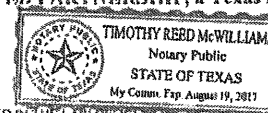
THE NICID LIMITED PARTNERSHIP, a Texas limited partnership

By: Nicid Management, Inc, general partner

By: Joel M. Field
JOEL M. FIELD, PRESIDENT

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 29th day of September, 2014, by JOEL M. FIELD, PRESIDENT of Nicid Management, Inc, general partner of THE NICID LIMITED PARTNERSHIP, a Texas limited partnership.



PREPARED BY THE LAW OFFICE OF
McWILLIAMS & THOMPSON
2713 Virginia Pkwy, Ste. 100
McKinney, Texas 75070

GENERAL WARRANTY DEED, Page 2
G:\M\g\14-182758-MM.dwg

Timothy Reed McWilliams
Notary Public, State of Texas

ZONING EXHIBIT
BURNCO TEXAS LLC DEVELOPMENT PLAT
HIRAM BRINLEE SURVEY SHEET 1, TRACT
38, Abst. No. 30

OWNER:
BURNCO TEXAS, L.L.C.
9636 COUNTRY ROAD 419
ANNA, TX 75049
CONTACT: PAUL ROUSE
EMAIL: PAUL.ROUSE@BURNCO.COM
PHONE: 972-893-6070

ENGINEER:
EYEINGTON ENTERPRISES, INC.
THOMAS A. EYEINGTON, P.E.
3912 JULIAN ST. SUITE 100
KELLER, TEXAS 76244
CELL: 817-368-0750
OFFICE: 817-382-6846
TBPE FIRM No. F-8189

SPECIAL WARRANTY DEED
BURNCO TEXAS, L.L.C.
9636 COUNTRY ROAD 419
ANNA, COLLIN COUNTY, TX 75409

ZE-2

2211BA RELEASED FOR CITY PERMITTING ONLY REV. 0

No.	DATE	DESCRIPTION OF REVISION
1	6/10/2022	RELEASED FOR REVIEW ONLY
2	6/15/2022	FOR CITY PERMITTING ONLY

EEI	EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND DESIGN SOLUTIONS	
TEXAS REGISTERED ENGINEERING FIRM No. F-8189	
THOMAS A. EYEINGTON, P.E.	thomas.ey@eyington.net
3912 JULIAN STREET SUITE 100	V: 817-368-0750
FORT WORTH, TEXAS 76244	F: 882-651-0690

Drawn: KAS	Checked: TAE
EEI Job No.: 2211BA	Released for City Permitting
Scale: N.T.S.	
Date: 06/15/2022	
Client Approved: PRSB	

Exhibit File No: 14-182758-MIN

EXHIBIT "A"

All that certain tract or parcel of land situated in the Hiram Brinlee Survey, Abstract Number 30, County of Collin, State of Texas, said tract being part of a tract as described in Deed to NICID, LTD., filed 09 February 2007, and Recorded in County Clerks Number 20070209000191740 of the Deed Records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a found Y, inch Steel Rebar, said rebar being the northwest corner of said NICID tract, and being at a turn in Collin County Road Number 419 (an asphalt surfaced road);

Thence: South 88 degrees 42 minutes 08 seconds East, with the north line of said NICID tract, and in said road part of the way, a distance of 867.85 feet to a wood fence corner post for a corner of this tract;

Thence: South 88 degrees 16 minutes 32 seconds East, with the north line of said NICID tract, a distance of 689.02 feet to a found 1/2 inch Steel Rebar for the northeast corner of this tract, and the northeast corner of said NICID tract;

Thence: South, with the east line of said NICID tract, a distance of 749.82 feet to a set 1/2 inch Steel Square tubing for the southeast corner of this tract;

Thence: North 86 degrees 20 minutes 10 seconds West, a distance of 1453.41 feet to a Hackberry Tree for a corner of tract;

Thence: South 88 degrees 06 minutes 42 seconds West, passing at 144.61 a pipe fence corner post and continuing on said course for a total distance of 156.34 feet to a set 1/2 inch Steel Square tubing for the southwest corner of this tract, and being on the west line of said NICID tract, said tubing also being on the east side of said road;

Thence: North 04 degrees 06 minutes 00 seconds East, with the west line of said NICID tract, and in said road, a distance of 704.28 feet to the POINT OF BEGINNING and containing 26.200 acres of land.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/01/2014 01:48:19 PM
\$38.00 DFOSTER
20141001001073580



Stacey Kemp

"APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE."

EYEINGTON ENTERPRISES, INC. (EEI)
UTILIZED SURVEYING DATA PREPARED BY COX LAND SURVEYING CO., JOB #14-10370 TO PREPARE THIS EXHIBIT FOR THE PURPOSES OF THE CITY OF ANNA

ZONING EXHIBIT
BURNCO TEXAS LLC DEVELOPMENT PLAT
HIRAM BRINLEE SURVEY SHEET 1, TRACT
38, Abst. No. 30

OWNER:
BURNCO TEXAS, L.L.C.
9636 COUNTRY ROAD 419
ANNA, TX 75049
CONTACT: PAUL ROUSE
EMAIL: PAUL.ROUSE@BURNCO.COM
PHONE: 972-893-6070

ENGINEER:
EYEINGTON ENTERPRISES, INC.
THOMAS A. EYEINGTON, P.E.
3912 JULIAN ST. SUITE 100
KELLER, TEXAS 76244
CELL: 817-368-0750
OFFICE: 817-382-6846
TBPE FIRM No. F-8189

EXHIBIT A

BURNCO TEXAS, L.L.C.
9636 COUNTRY ROAD 419
ANNA, COLLIN COUNTY, TX 75409

ZE-3

2211BA, RELEASED FOR CITY PERMITTING ONLY, REV. 0

No.	DATE	DESCRIPTION OF REVISION
0	6/15/2022	RELEASED FOR REVIEW ONLY
1	6/15/2022	FOR CITY PERMITTING ONLY

EEI	EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND DESIGN SOLUTIONS	
CIVIL / STRUCTURAL / PROJECT MANAGEMENT	
TEXAS PROFESSIONAL ENGINEERING FIRM No. F-8189	
THOMAS A. EYEINGTON, P.E.	
3912 JULIAN STREET SUITE 100	
FORT WORTH, TEXAS 76244	
V: 817-382-6846 C: 817-368-0750	
F: 882-651-0890	

THIS MATERIAL IS SITE SPECIFIC AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF EYEINGTON ENTERPRISES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS MATERIAL IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EYEINGTON ENTERPRISES, INC.

Drawn: KAS	Checked: TAE
EEI Job No.: 2211BA	Released for City Permitting
Scale: N.T.S.	
Date: 06/15/2022	
Client Approved: PR/SB	

Application for Zoning Change

THE CITY OF
Anna

Project Type

- ☒ Change of zoning classification (initial/straight re-zoning) to: SF-E TO HI-2
- ☐ Planned Development using base zoning classification: N/A
- ☒ Specific Use Permit for: CONCRETE BATCH PLANT AS PERMITTED USE

NOTE: Failure to obtain final approval on this case within six months may constitute denial or withdrawal of this case by Council or Staff without refund of fees. Fees required for this application established by the City of Anna must be submitted simultaneously with this application for acceptance.

Existing Zoning

- | | | | |
|--|--|-------------------------------|---|
| ☐ AG | Agricultural District | ☐ C-1 | Restricted Commercial |
| ☒ SF-E | Single-Family Residential - Large Lot | ☐ C-2 | General Commercial |
| ☐ SF-1 | Single-Family Residential | ☐ NC | Neighborhood Convenience District |
| ☐ SF-84 | Single-Family Residential District - 84 | ☐ CBRD | Central Business Redevelopment District |
| ☐ SF-72 | Single-Family Residential District - 72 | ☐ C-3 | Planned Center District |
| ☐ SF-60 | Single-Family Residential District - 60 | ☐ O-1 | Office District |
| ☐ SF-Z | Single-Family Residential District - Zero Lot Line Homes | ☐ I-1 | Light Industrial District |
| ☐ SF-TH | Single-Family Residential District - Townhomes | ☐ I-2 | Heavy Industrial District |
| ☐ MH-1 | Manufactured Home District | ☐ PD | Planned Development District |
| ☐ MH-2 | Manufactured Home Park District | ☐ THOR | Thoroughfare Overlay District |
| ☐ TF | Two-Family Residential | ☐ F-B | Food and Beverage Overlay District |
| ☐ MF-1 | Multiple-Family Residential - Low Density | | |
| ☐ MF-2 | Multiple-Family Residential - High Density | | |

Fees

Zoning	\$300 \$500 , plus \$10 per acre
Planned Development	\$500, plus \$30 per acre
Specific Use	\$300 plus \$10 per acre (Mobile Homes \$300)

Reason for Zoning Change

EXISTING ZONING FOR THE SITE IS SF-E. BURNCO TEXAS, LLC / TRICYCLE LANE TEXAS, LLC. DESIRES TO MODIFY THE SITE ZONING TO MATCH THE SITE'S CURRENT USAGE (BATCH PLANT OPERATIONS) WHICH MEANS CHANGING ZONING TO HI-2.

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972 924 2616 • www.annatexas.gov

Plans & Plats Development Application



Submittal

- | | |
|---|---|
| ☐ Preliminary Plat/Replat | ☐ Civil Plans |
| ☒ Final Plat/Replat (TO BE SUBMITTED LATER) | ☒ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary and Final Plat* | ☒ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☒ Lighting Plan |
| ☐ Development Plat | ☐ Concept Plan |

*Prior approval required

Submittal Type



Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.



Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

27

acre(s)

Fees

Please see the Fee Schedule, available on the [city website](#).

The application fee of \$ 6680.00, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: HIRAM BRINLEE SURVEY ABST. No. 30 Total Number of Acres: 26.2
Zoning Classification(s): CURRENTLY SF-E Total Number of Lots: ONE
Location: 9636 COUNTY ROAD 419

Property Owner Information & Authorization

Name/Company: TRICYCLE LANE TEXAS, LLC / BURNCO TEXAS, LLC.
Address: 8505 FREEPORT PARKWAY SUITE 190
City: IRVING State: TEXAS Zip Code: 75063
Phone: 972-893-6070 Email: PAUL.ROUSE@BURNCO.COM

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate THOMAS A. EYEINGTON, JR. (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

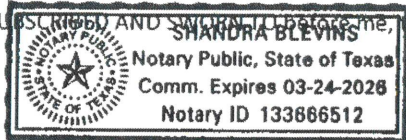
Property Owner's Signature: Paul Rouse Date: 6-15-2022

STATE OF: Texas

COUNTY OF: Collins

BEFORE ME, a Notary Public, on this day personally appeared Paul Rouse (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN to before me, this the 15 day of June, 20



Shandra Blevins
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: THOMAS A. EYEINGTON, JR.

Company: EYEINGTON ENTERPRISES, INC.

Address: 3912 JULIAN STREET

City: KELLER State: TX Zip Code: 76244

Phone: 817 368 0750 Email: THOMAS.EYEINGTON.PE@VERIZON.NET

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972 924 2616 • www.annatexas.gov



Item No. 15.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 8/1/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Burnco Addition, Block A, Lot 1, Site Plan. Applicant: Tricycle Lane Texas, LLC / Burnco Texas, LLC.

SUMMARY:

Concrete Batching Plant (Permanent) on one lot on 26.2± acres located on the east side of County Road 419, 370± feet north of E. Foster Crossing Road. This site plan is associated with a rezoning from SF-E Single-Family – Large Lot to I-2 Heavy Industrial with Specific Use Permit for a permanent concrete batching plant.

The purpose of the site plan is to show existing and proposed site improvements for the concrete batching plant.

FINANCIAL IMPACT:

N/A

STRATEGIC 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

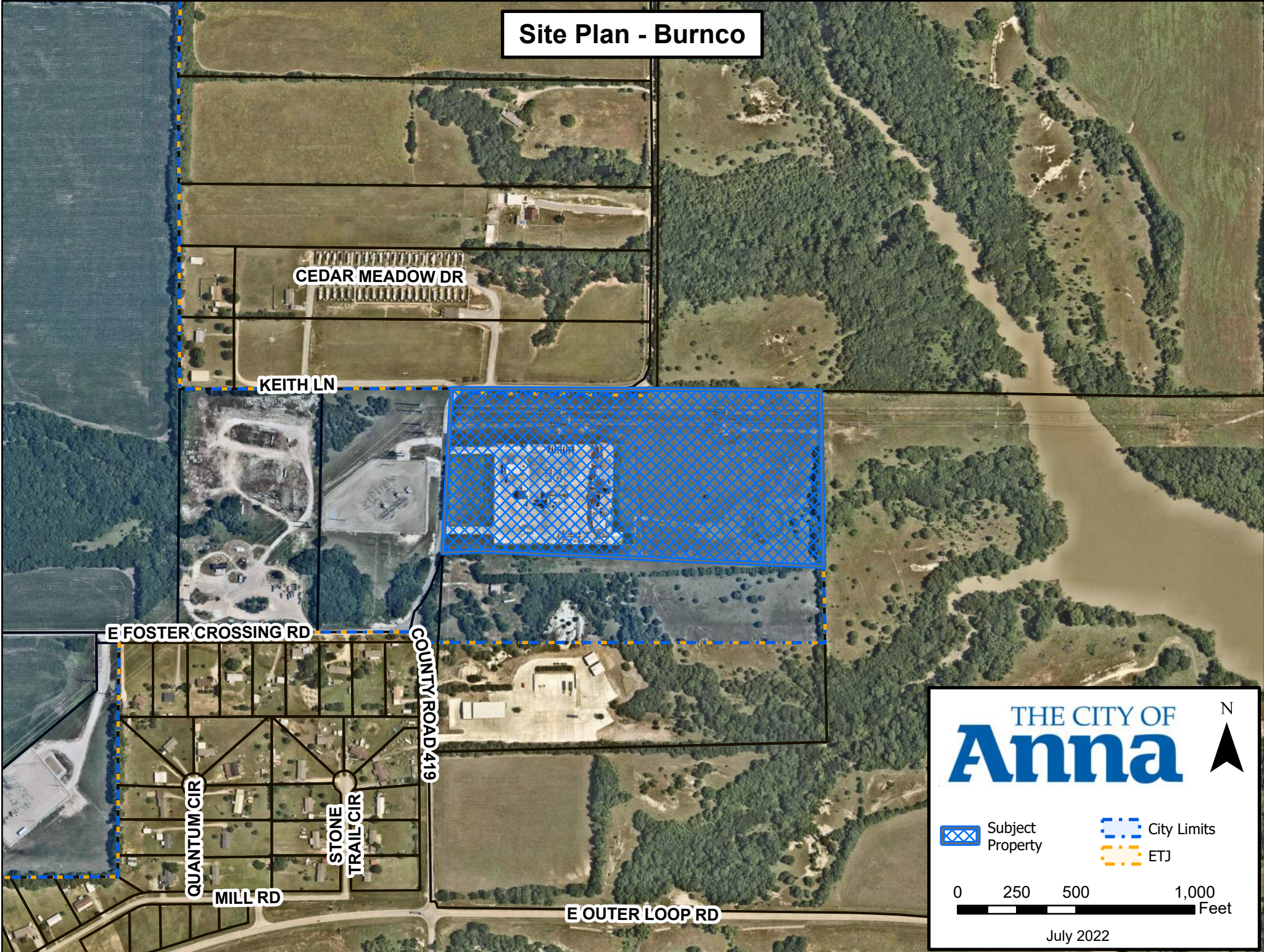
STAFF RECOMMENDATIONS:

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. Burnco Site Plan Locator Map
2. Exhibit A - (SP) Burnco
3. Burnco Application

Site Plan - Burnco



CEDAR MEADOW DR

KEITH LN

E FOSTER CROSSING RD

COUNTY ROAD 419

E OUTER LOOP RD

QUANTUM CIR

STONE TRAIL CIR

MILL RD

THE CITY OF
Anna

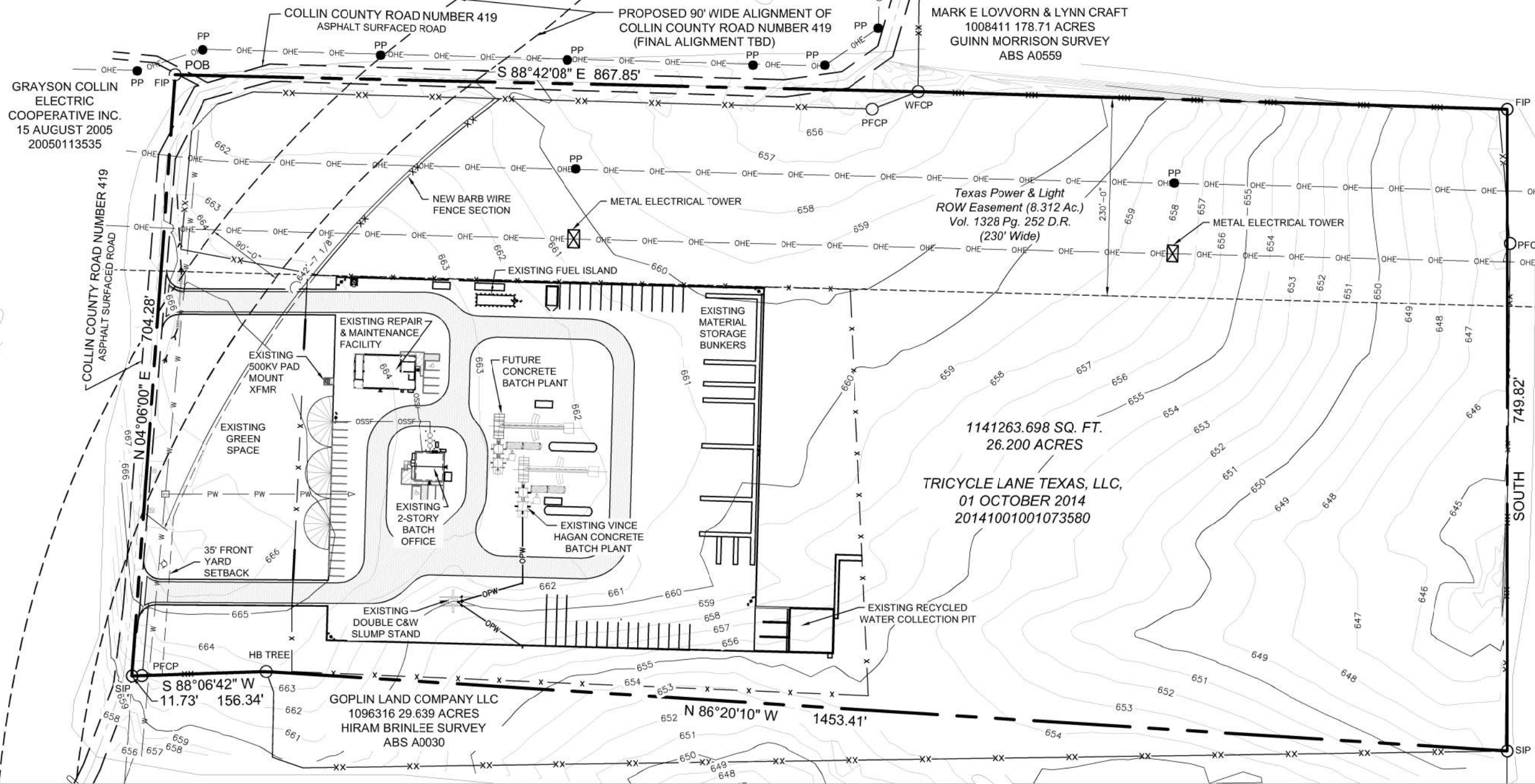


 Subject Property

 City Limits
 ETJ

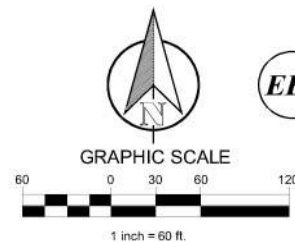
0 250 500 1,000 Feet

July 2022



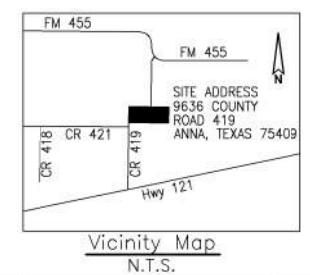
EXISTING	
660	= EXIST. SITE MAJOR CONTOUR ELEV.
659	= EXIST. SITE MINOR CONTOUR ELEV.
PP	= EXIST. POWER POLE
WM	= OSSF AEROBIC SEPTIC SYSTEM W/30' IRRIGATION ROTORS
W	= EXIST. DOMESTIC WATER METER
Light Pole	= LIGHT POLE W/CCTV CAMERA
Fire Hydrant	= EXIST. FIRE HYDRANT
POB	= POINT OF BEGINNING
PFCP	= EXIST. PROPERTY FENCE CORNER POST
WFCP	= EXIST. WIRE FENCE CORNER POST
SIP	= SET IRON POST
FIP	= FOUND IRON POST
⊗	= EXIST. ATT PEDESTAL
TV	= EXIST. ATT U/GRND

X — X	= 6" CHAIN LINK FENCE (EXIST.)
XX — XX	= BARB WIRE FENCE (EXIST.)
---	= TP&L ROW EASEMENT LINE
OSSF — OSSF	= OSSF LINE
OHE — OHE	= OVERHEAD ELECTRIC
PW — PW	= PRIVATE WATER LINE
W — W	= EX. WATER LINE
OPW — OPW	= OVERHEAD PROCESSED WATER (EXISTING)
FLAUE	= PROPOSED 24' FIRE LANE ACCESS UTILITY EASEMENT STRIPED AS PER IFC 2015 W/30'R



OVERALL SITE PLAN
SCALE: 1" = 60'

GENERAL SITE NOTES (PRIOR TO CR 419 ALIGNMENT)		
IMPERVIOUS AREA WITHIN SITE BOUNDARIES:	230,392.43 SF	20%
PERVIOUS AREA WITHIN SITE BOUNDARIES:	910,871.26 SF	80%
OVERALL LOT AREA:	1,141,263.69 SF	100%



2211BA_RELEASED FOR CITY PERMITTING ONLY_REV.0

No	DATE	DESCRIPTION OF REVISION
A	6/1/2022	RELEASED FOR REVIEW ONLY
0	6/15/2022	FOR CITY PERMITTING ONLY
1	7/19/2022	REVISE FOR CITY COMMENTS-1ST
2	7/20/2022	REVISE FOR CITY COMMENTS-2ND

CONFIDENTIAL
THIS MATERIAL IS SITE SPECIFIC AND THE INFORMATION CONTAINED HEREIN IS THE INTELLECTUAL PROPERTY OF EYEINGTON ENTERPRISES, INC. ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS MATERIAL IN WHOLE OR PART IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF EYEINGTON ENTERPRISES, INC.
Drawn: VLM/JG
Checked: TAE
EEi Job No.: 2211BA
Scale: 1" = 60'
Date: 07/20/2022
Client Approved: PR/SB

ENGINEER:
EYEINGTON ENTERPRISES, INC.
THOMAS A. EYEINGTON, P.E.
3912 JULIAN ST. SUITE 100
KELLER, TEXAS 76244
CELL: 817-368-0750
OFFICE: 817-382-6846
thomas.eyeington.pe@verizon.net
TBPE FIRM No. F-8189

OWNER:
BURNCO TEXAS, L.L.C.
9636 COUNTRY ROAD 419
ANNA, TX 75409
CONTACT: PAUL ROUSE
EMAIL: PAUL.ROUSE@BURNCO.COM
PHONE: 972-893-6070

OVERALL SITE PLAN FOR
BURNCO ADDITION
BLOCK A, LOT 1
9636 COUNTY ROAD 419
ANNA, COLLIN COUNTY, TX 75409

SP-1

EXHIBIT A
Pg. 1 of 2

Application for Zoning Change

THE CITY OF
Anna

Project Type

- ☒ Change of zoning classification (initial/straight re-zoning) to: SF-E TO HI-2
- ☐ Planned Development using base zoning classification: N/A
- ☒ Specific Use Permit for: CONCRETE BATCH PLANT AS PERMITTED USE

NOTE: Failure to obtain final approval on this case within six months may constitute denial or withdrawal of this case by Council or Staff without refund of fees. Fees required for this application established by the City of Anna must be submitted simultaneously with this application for acceptance.

Existing Zoning

- | | | | |
|--|--|-------------------------------|---|
| ☐ AG | Agricultural District | ☐ C-1 | Restricted Commercial |
| ☒ SF-E | Single-Family Residential - Large Lot | ☐ C-2 | General Commercial |
| ☐ SF-1 | Single-Family Residential | ☐ NC | Neighborhood Convenience District |
| ☐ SF-84 | Single-Family Residential District - 84 | ☐ CBRD | Central Business Redevelopment District |
| ☐ SF-72 | Single-Family Residential District - 72 | ☐ C-3 | Planned Center District |
| ☐ SF-60 | Single-Family Residential District - 60 | ☐ O-1 | Office District |
| ☐ SF-Z | Single-Family Residential District - Zero Lot Line Homes | ☐ I-1 | Light Industrial District |
| ☐ SF-TH | Single-Family Residential District - Townhomes | ☐ I-2 | Heavy Industrial District |
| ☐ MH-1 | Manufactured Home District | ☐ PD | Planned Development District |
| ☐ MH-2 | Manufactured Home Park District | ☐ THOR | Thoroughfare Overlay District |
| ☐ TF | Two-Family Residential | ☐ F-B | Food and Beverage Overlay District |
| ☐ MF-1 | Multiple-Family Residential - Low Density | | |
| ☐ MF-2 | Multiple-Family Residential - High Density | | |

Fees

Zoning	\$300 \$500 , plus \$10 per acre
Planned Development	\$500, plus \$30 per acre
Specific Use	\$300 plus \$10 per acre (Mobile Homes \$300)

Reason for Zoning Change

EXISTING ZONING FOR THE SITE IS SF-E. BURNCO TEXAS, LLC / TRICYCLE LANE TEXAS, LLC. DESIRES TO MODIFY THE SITE ZONING TO MATCH THE SITE'S CURRENT USAGE (BATCH PLANT OPERATIONS) WHICH MEANS CHANGING ZONING TO HI-2.

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972 924 2616 • www.annatexas.gov

Plans & Plats Development Application



Submittal

- | | |
|---|---|
| ☐ Preliminary Plat/Replat | ☐ Civil Plans |
| ☒ Final Plat/Replat (TO BE SUBMITTED LATER) | ☒ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary and Final Plat* | ☒ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☒ Lighting Plan |
| ☐ Development Plat | ☐ Concept Plan |

*Prior approval required

Submittal Type



Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.



Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

27 acre(s)

Fees

Please see the Fee Schedule, available on the [city website](#).

The application fee of \$ 6680.00 , to be paid to the City of Anna at least 1 week prior to planning commission meeting.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: HIRAM BRINLEE SURVEY ABST. No. 30 Total Number of Acres: 26.2
Zoning Classification(s): CURRENTLY SF-E Total Number of Lots: ONE
Location: 9636 COUNTY ROAD 419

Property Owner Information & Authorization

Name/Company: TRICYCLE LANE TEXAS, LLC / BURNCO TEXAS, LLC.
Address: 8505 FREEPORT PARKWAY SUITE 190
City: IRVING State: TEXAS Zip Code: 75063
Phone: 972-893-6070 Email: PAUL.ROUSE@BURNCO.COM

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate THOMAS A. EYEINGTON, JR. (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

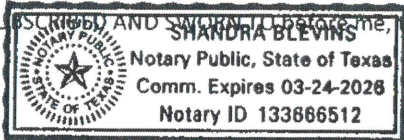
Property Owner's Signature: Paul Rouse Date: 6-15-2022

STATE OF: Texas

COUNTY OF: Collins

BEFORE ME, a Notary Public, on this day personally appeared Paul Rouse (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN to before me, this the 15 day of June, 20



Shandra Blevins
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: THOMAS A. EYEINGTON, JR.

Company: EYEINGTON ENTERPRISES, INC.

Address: 3912 JULIAN STREET

City: KELLER State: TX Zip Code: 76244

Phone: 817 368 0750 Email: THOMAS.EYEINGTON.PE@VERIZON.NET

Planning & Development Department

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