



**AGENDA
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 6, 2022 @ 7:00 P.M.**

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

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planning Manager (LMECKE@annatexas.gov) by September 6, 2022, no later than 3:00 PM so it may be read into the record.

No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Location Map**

Consent Items

5. Consider/Discuss/Action to approve minutes of the July 5, 2022 and the August 1, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on The H.M. Estates, Block A, Lot 1, Development Plat. Applicant: Hallee Murphy.
7. Consider/Discuss/Action on The Melgar Estates, Block A, Lot 1, Development Plat. Applicant: Jose Melgar.
8. Consider/Discuss/Action on the J & T Moore Addition, Block A, Lots 1 & 2, Final Plat. Applicant: Jason Moore.
9. Consider/Discuss/Action on the Anna 455 Addition, Block A, Lots 5 & 6, Final Plat. Applicant: Brakes Plus, LLC.
10. Consider/Discuss/Action on the Anna 455 Addition, Block A, Lot 6, Site Plan. Applicant: Brakes Plus, 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 Arden Park, Phase 1, Site Plan. Applicant: Arden Park Owner TX LLC, a Delaware limited liability company.

13. Consider/Discuss/Action on the Anna Crossing, Phase 10, Preliminary Plat. Applicant: Anna Town Center No. 7 / LNRD LLC.
14. Consider/Discuss/Action on the Strickland Brothers Center Addition, Block A, Lots 1-3, Preliminary Plat. Applicant: Rufus Duncan / Yellow W Land Co.
15. Consider/Discuss/Action on the Anacapri Laguna, Block A, Lots 1 & 3, Site Plan. Applicant: Anacapri Laguna Azure, LLC.
16. Consider/Discuss/Action on the Anna Ranch, Phase 1B, Block P, Lot 1X, Site Plan. Applicant: Gehan Homes LTD.
17. Consider/Discuss/Action on the Villages of Waters Creek, Block B, Lot 1, Site Plan. Applicant: Anna 51 Joint Venture.

Items for Individual Consideration

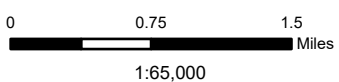
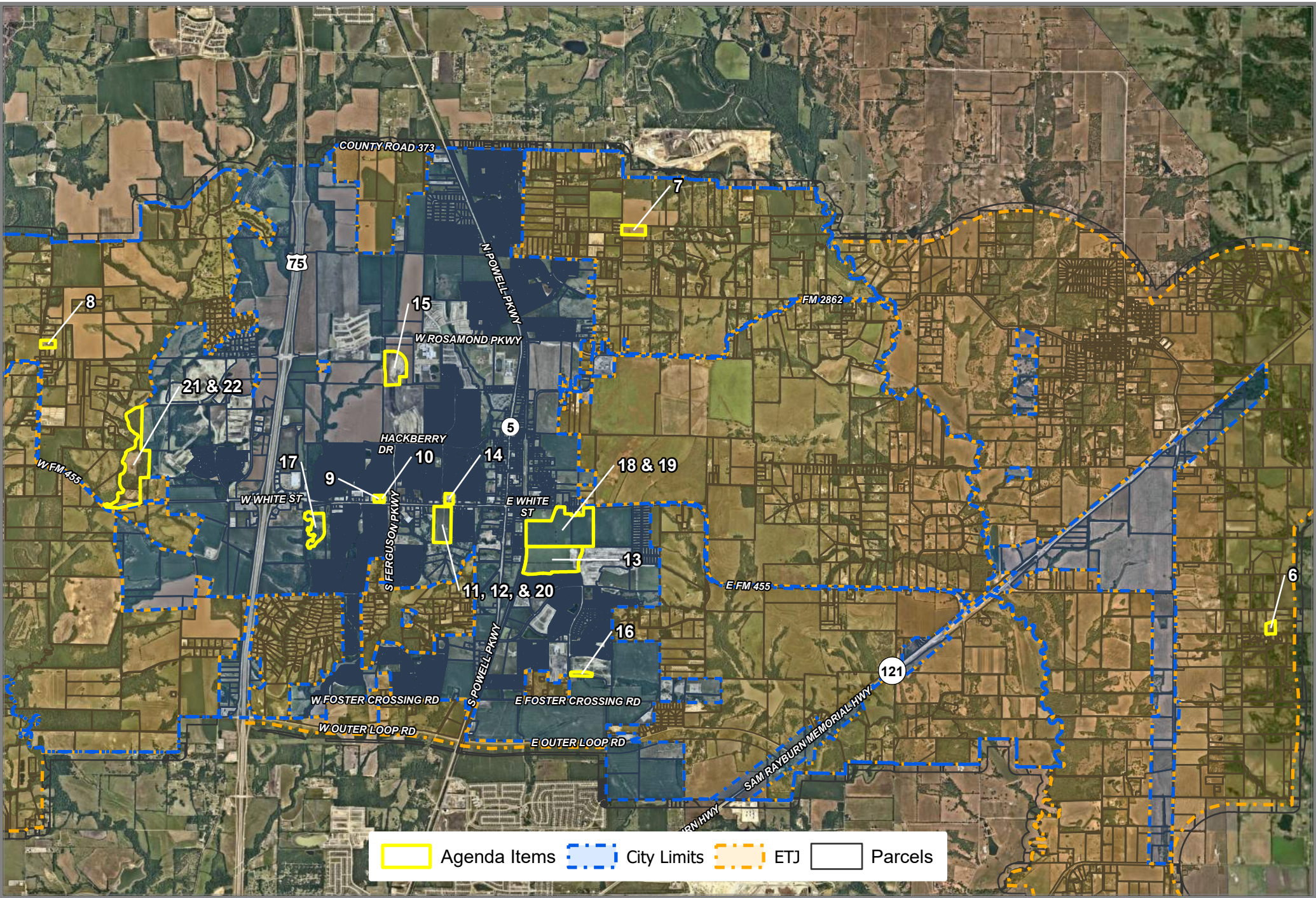
18. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 98.0± acres located on the south side of E. White Street, 500± feet east of S. Interurban Street from AG Agricultural District, SF-E Single-Family Residential and Planned Development (Ord. No. 145-2004) to Planned Development. Applicant: Rising Wakulla Investments, L.P.
19. Consider/Discuss/Action on the Leonard Trails, Concept Plan. Applicant: Rising Wakulla Investments, L.P.
20. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend zoning on 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road. The property is currently zoned Planned Development (Ord. No. 961-2022). Applicant: Arden Park Owner TX LLC, a Delaware limited liability company.
21. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding The Parks at Hurricane Creek, Zoning and Concept Plan.

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. September 2, 2022.



Lauren Mecke
Planning Manager



City of Anna, September 6, 2022 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 8/26/2022

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: 9/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action to approve minutes of the July 5, 2022 and the August 1, 2022 Planning & Zoning Commission Meetings.

SUMMARY:

July 5, 2022 and August 1, 2022 Planning & Zoning Commission Meeting Minutes.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 4: High Performing, Professional City

STAFF RECOMMENDATIONS:

N/A

ATTACHMENTS:

1. 07-05-2022 PZ Minutes
2. 08-01-2022 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 introduced the item. The applicant is proposing to modify the lot line between Lots 14R and 15R due to an encroachment of the existing house on Lot 15R onto Lot 14R. The Replat is recommended for approval subject to the Board of Adjustment granting two (2) variances to the City of Anna Zoning Ordinance associated with:

1. Minimum lot area requirement for Lot 14R.
2. Minimum side yard, interior setback requirement for Lot 15R.

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 introduced the item. The applicant is proposing to rezone the property from SF-E to C-2 zoning in order to allow for commercial development. The request is in conformance with the future land use plan and comprehensive plan.

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 introduced the item. The applicant is requesting to rezone from SF-1 Single-Family Residential District to Planned Development-SF-TH Townhome District. Staff is recommending restrictions if the Commission recommends approval.

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

Mr. Altobelli answered yes.

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 listed several different cities that they are working in and the amount of units associated with each city.

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 advised this would be the nicest product in the area and hopes that this will achieve the desired look and feel.

Chairwoman Patterson-Herndon asked about the density.

The applicant advised that the city is calling for higher density.

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

The applicant advised the Commission that they had already reduced the unit count from eight to six based on the recommendation by the Commission the last time the applicant came before them.

Mr. Altobelli 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 advised that their plan was to have it as six individual lots.

Mr. Altobelli advised that if they were six individual lots, that would change the requirements based on previous discussions with the applicant.

The applicant advised that they have no problem leaving it as one lot.

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

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:

**MINUTES
PLANNING AND ZONING COMMISSION
August 1, 2022**

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

The meeting was called to order at 7:01 p.m.

Commissioners present were Kelly Patterson-Herndon, Dennis Ogan, Douglas Hermann, Michelle Clemens, and Staci Martin. Commissioners absent were David Nylec and Paul Wenzel. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle. Also in attendance was Councilman Pete Cain and Councilman Lee Miller.

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.

Mr. Altobelli advised the Commission that the September Planning & Zoning Commission meeting will be taking place at the old city hall due to a City Council special meeting that will be taking place at the same date and time at the Anna ISD Board Room. Also, that September 6th is when the new City Hall will be open and that the Commission is welcome to stop by.

4. Location Map

Consent Items

Chairwoman Patterson-Herndon advised that she would like to pull Consent Agenda Item 5 from the Consent Agenda for discussion.

A motion was made by Commissioner Ogan, seconded by Commissioner Hermann to recommend approval of consent items 6-13. The vote was unanimous.

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

Discussion on Consent Agenda Item 5:

Chairwoman Patterson-Herndon advised that she pulled the consent item because she felt that Item No. 15 on the meeting minutes could have been a little more complete than they were.

Commissioner Ogan asked if she could be a little more specific.

Chairwoman Patterson-Herndon leaned in to show him what she was referring to.

Commissioner Martin advised staff that she felt the applicant's responses could have given more detail rather than just applicant answered.

Mr. Altobelli advised that minutes have changed over time and that minutes are now recorded for those to refer back to. He also advised that the intent for the written minutes is to give a brief description of what happened and not to be verbatim. Rather, the written minutes to be a reference guide to go back to the video if there are questions.

Commissioner Martin asked about the video in the event that the audio is not clear.

Mr. Altobelli advised that he understands using the owl speaker doesn't always pick up things clearly, but hopefully when we move into the new City Hall, the audio should be much better and clear.

Chairwoman Patterson-Herndon advised that she did not want to approve the minutes as they were presented. She suggested taking no action until the next meeting when staff can make correction.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to take no action on the July 5, 2022 Planning & Zoning Commission Meeting Minutes. The vote was unanimous.

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.

Ms. Mecke introduced the item. The applicant is proposing to rezone from SF-E to I-2 with an SUP for a permanent concrete batching plant. The zoning request is recommended for approval.

The Public Hearing was opened at 7:10 p.m.

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

Chairwoman Patterson-Herndon asked about the zoning for the property that is listed on the appraisal district's website and that is already listed as industrial.

Ms. Mecke advised that the appraisal district's zoning listing has nothing to do with the city's zoning.

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

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

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

Adjourn

A motion was made by Commissioner Hermann, seconded by Commissioner Clemens to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:14 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:



Item No. 6.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on The H.M. Estates, Block A, Lot 1, Development Plat.
Applicant: Hallee Murphy

SUMMARY:

One single-family residence and five accessory structures on one lot on 5.0± acres located on the west side of Trails End Lane, 1,580± feet southeast of County Road 505. Located within the Extraterritorial Jurisdiction (ETJ).

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

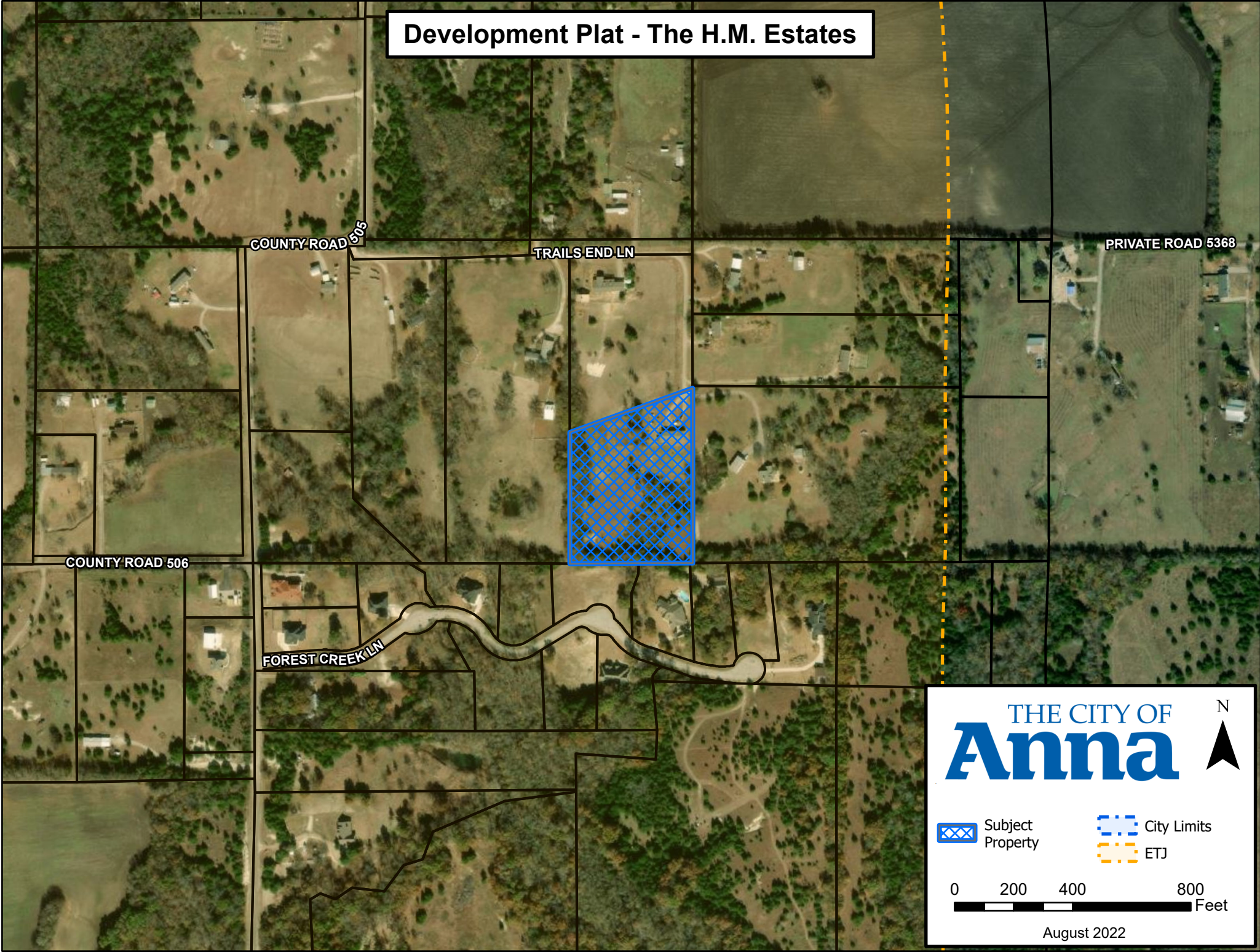
STAFF RECOMMENDATIONS:

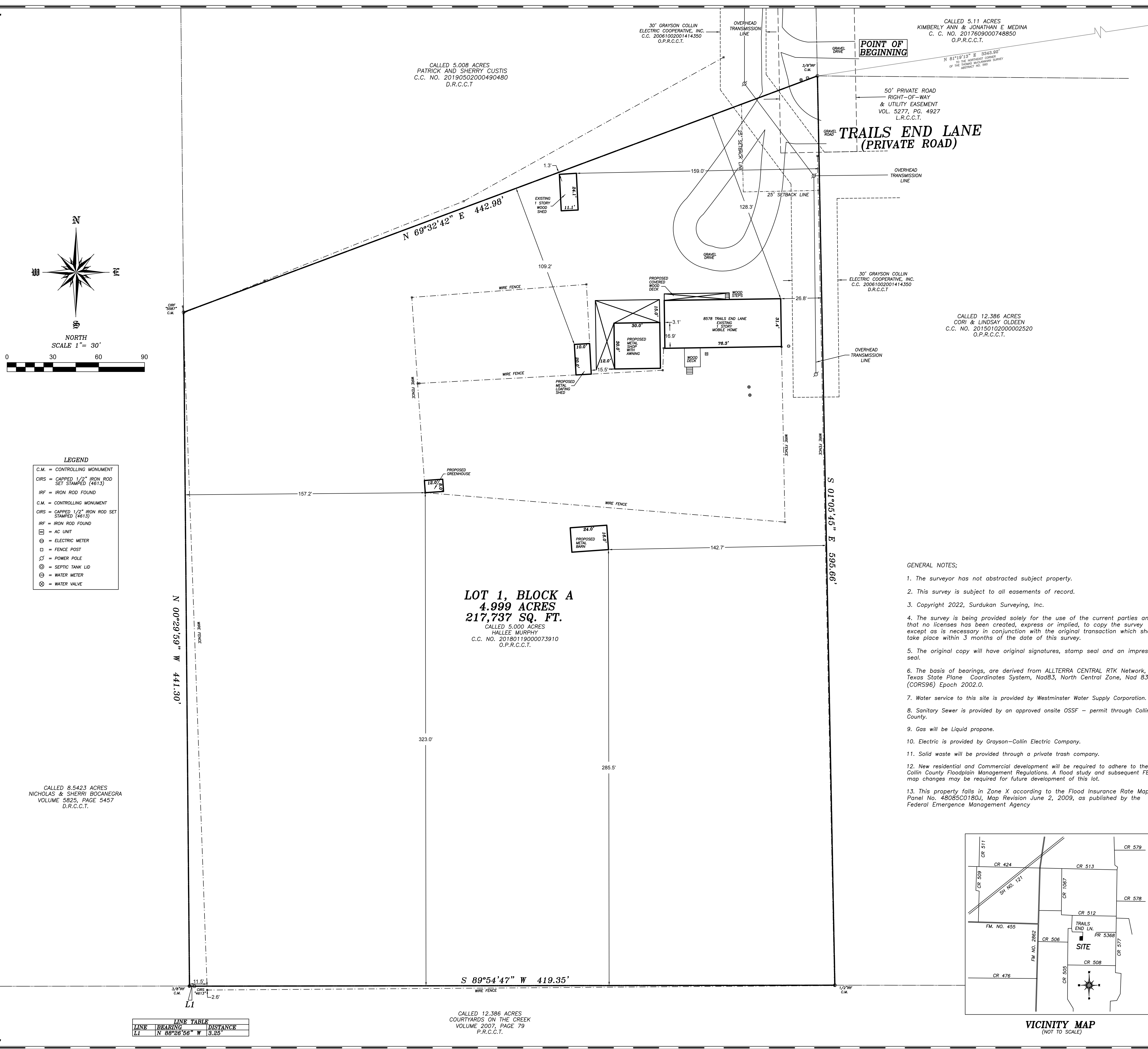
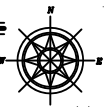
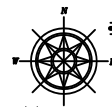
The Development Plat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

1. The HM Estates Locator Map
2. Exhibit A - (DP) The H.M. Estates
3. Development Application for P&Z

Development Plat - The H.M. Estates





LEGAL DESCRIPTION

BEING a tract of land situated in the Thomas McClanahan Survey, Abstract No. 560, Collin County, Texas and being all of a called 5.000 acre tract conveyed to Halilee Murphy as recorded in County Clerk No. 20180119000073910 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the northeast corner of said 5.000 acre tract of land and said iron rod being the southeast corner of a called 5.008 acre tract conveyed to Patrick and Sherry Custis as recorded in County Clerk No. 20190502000490480 of the Official Public Records of Collin County, Texas;

THENCE S 01°05'45" E a distance of 595.66' to a 1/2" iron rod found for the southeast corner of the called 5.000 acre tract of land;

THENCE S 89°54'47" W a distance of 419.35' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 88°26'56" W a distance of 3.25' to a 3/8" iron rod found for corner for the southwest corner of said 5.000 acre tract of land;;

THENCE N 00°29'59" W a distance of 441.43' to a capped iron rod found for corner for the northwest corner of said 5.000 acre tract of land and said capped iron rod also being the southwest corner of the called 5.008 acre tract of land;

THENCE N 69°32'42" E a distance of 442.98' to the POINT OF BEGINNING, and containing 217,737 Square Feet or 4.999 acres of land.

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

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

CERTIFICATE OF APPROVAL

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

(Mayor)

City Secretary

EXHIBIT A

DEVELOPMENT PLAT
OF
THE
H.M. ESTATES
BLOCK A, LOT 1
BEING 4.999 ACRES OUT OF THE
THOMAS McCLANAHAN SURVEY, ABSTRACT NO. 560
CITY OF ANNA, TEXAS

OWNERS
HALLEE MURPHY
8820 TRAILS END LANE
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

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

SCALE 1" = 30' DATE: AUGUST 10, 2022 JOB No. 2022-158

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.

5.0 7/8 acre(s)

Fees

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

The application fee of \$ 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.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: THE H.M. ESTATES Total Number of Acres: 4.999
Zoning Classification(s): ETJ Total Number of Lots: 1
Location: 8820 TRAILS END LANE, ANNA TEXAS, 75409

Property Owner Information & Authorization

Name/Company: HALLEE MURPHY
Address: 8820 TRAILS END LANE
City: ANNA State: TX Zip Code: 75409
Phone: 620-755-5982 Email: hmurphy947@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate DAVID SURDUKAN (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.

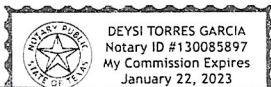
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: Hallee Murphy Date: 8/8/2022
STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared HALLEE MURPHY (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 8 day of August, 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): SURVEYOR

Name: DAVID SURDUKAN
Company: SURDUKAN SURVEYING, INC.
Address: P.O. BOX 126
City: ANNA State: TX Zip Code: 75409
Phone: 972-924-8200 Email: david@surdukansurveying.com

Planning & Development Department

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



Item No. 7.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on The Melgar Estates, Block A, Lot 1, Development Plat.
Applicant: Jose Melgar.

SUMMARY:

One single-family residence and four accessory structures on one lot on 10.0± acres located at the northeast corner of County Road 376 and Winding Oaks Trail. Located within the Extraterritorial Jurisdiction (ETJ).

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

ATTACHMENTS:

1. The Melgar Estates Locator Map
2. Exhibit A - The Melgar Estates
3. Development Application for P&Z

Development Plat - The Melgar Estates, Block A, Lot 1

GRASSHOPPER LN

WINDING OAKS TRL

COUNTY ROAD 376

THE CITY OF
Anna

N

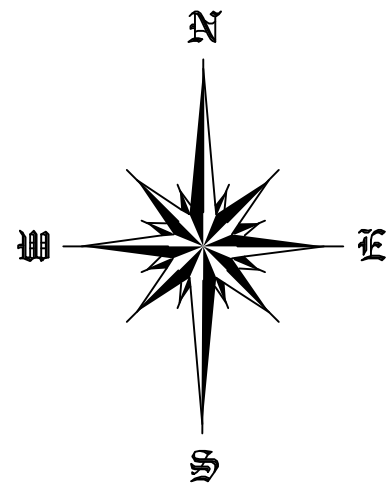
Subject Property

City Limits

ETJ

0 200 400 800 Feet

August 2022

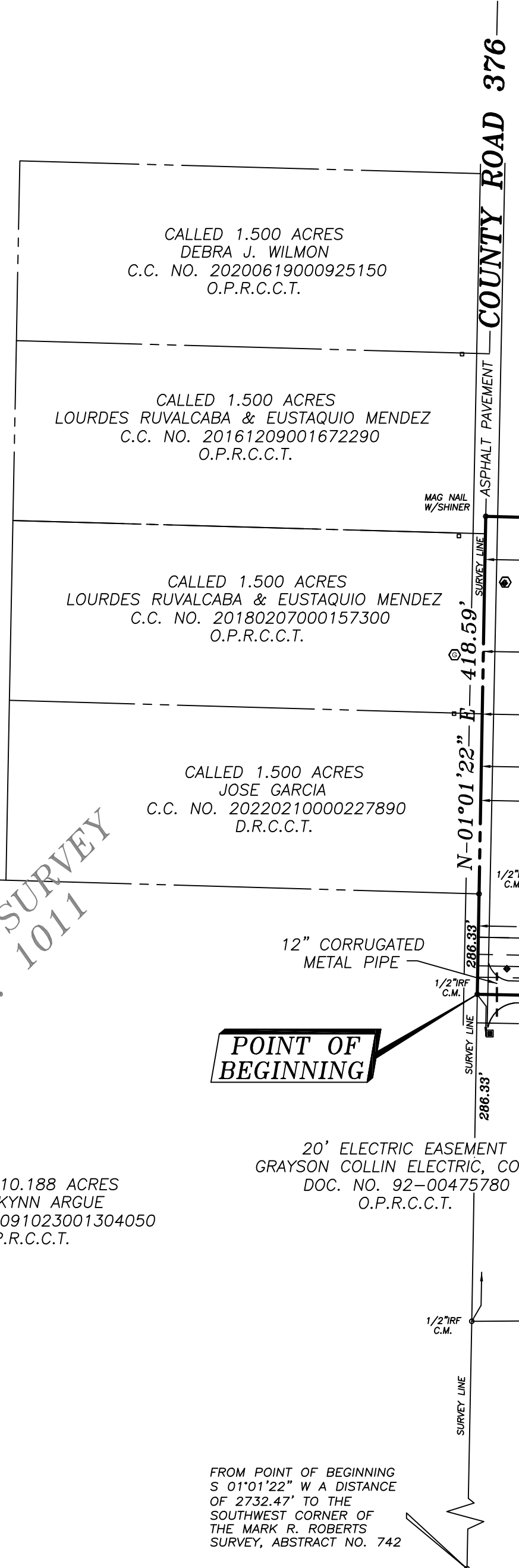


NORTH
SCALE 1" = 100'

LEGEND		
C.M.	=	CONTROLLING MONUMENT
CIRS	=	CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF	=	IRON ROD FOUND
C.M.	=	CONTROLLING MONUMENT
CIRS	=	CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF	=	IRON ROD FOUND
⊙	=	ELECTRIC METER
□	=	FENCE POST
⊙	=	GAS LINE SIGN
■	=	MAILBOX
⊙	=	POWER POLE
◆	=	SIGN
□	=	TELEPHONE BOX
⊙	=	WATER METER

LINE TABLE		
LINE	BEARING	DISTANCE
LI	N 87°12'40" W	51.83'

ROBERT WHITAKER SURVEY
ABSTRACT NO. 1011



MARK R. ROBERTS SURVEY
ABSTRACT NO. 742

GENERAL NOTES:
1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2022, Surdukan Surveying, Inc.
4. The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
5. The original copy will have original signatures, stamp seal and an impression seal.
6. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (GORS96) Epoch 2002.0.
7. Water service to this site is provided by North Collin Water Supply Corporation.
8. Sanitary Sewer will be provided by an approved onsite OSSF - permits through Collin County.
9. Gas will Liquid propane.
10. Electric is provided by Grayson-Collin Electric Company.
11. Solid waste will be provided through a private trash company.
12. New residential and Commercial development will be required to adhere to the Collin County Floodplain Management Regulations. A flood study and subsequent FEMA map changes may be required for future development of this lot.

FLOODPLAIN NOTE:
According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0070 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, this tract lies with in Zone X (Unshaded).

CERTIFICATE OF APPROVAL
Approved this ____ day of _____, 2022, by the City Council of the City of Anna Texas.

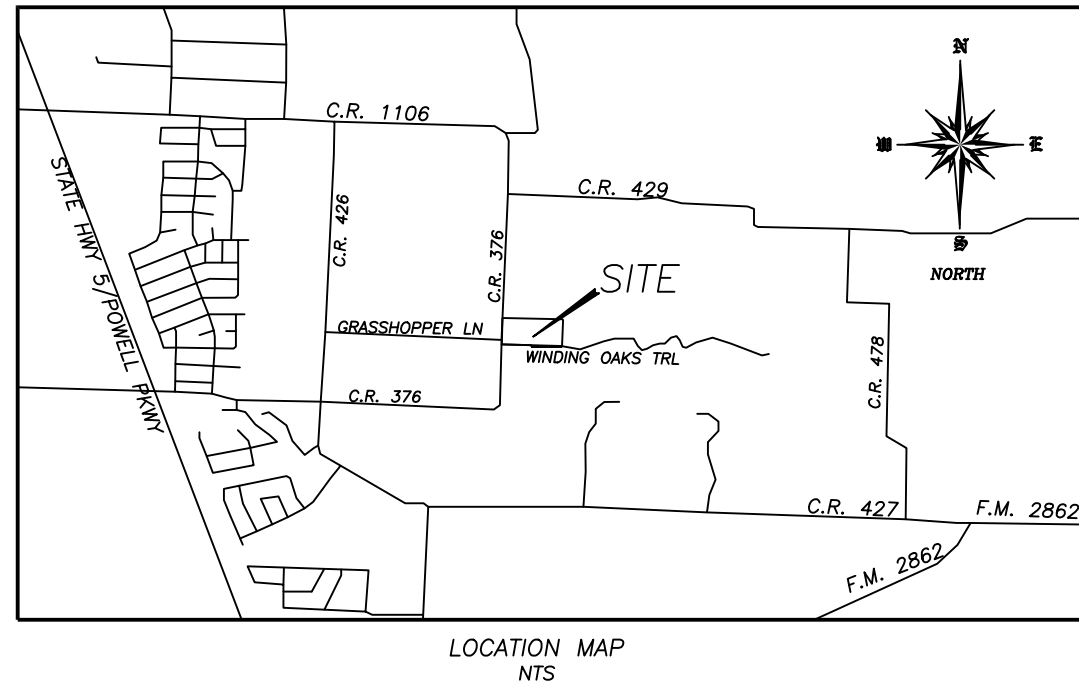
(Mayor)

City Secretary

EXHIBIT A

LEGAL DESCRIPTION
BEING a tract of land situated in the Mark R. Roberts Survey, Abstract No. 742, in the City of Anna ETJ, Collin County, Texas, and also being all of a 10,000 acre tract conveyed to Efrain S. Flores, Lesley B. Flores, Jose O. Melgar, and Delia F. Melgar, as recorded in C.C. No. 20201014001778710, Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:
BEGINNING in County Road No. 376 at a 1/2" iron rod found for the southwest corner of the called 10,000 acre tract of land, said iron rod being the starting point for the centerline description of a non-exclusive easement for road, utility, fire lane, and drainage easement as recorded in Document No. 92-00741370, Official Public Records of Collin County, Texas, and said iron rod also being the northwest corner of a called 6,588 acre tract of land conveyed to Randy and wife, Erin Cook as recorded in County Clerk No. 19940829000801880, Official Public Records of Collin County, Texas;
THENCE N 01°01'22" E with County Road No. 367 a distance of 418.59' to a Mag Nail with shiner set for the northwest corner of the called 10,000 acre tract of land;
THENCE S 88°28'38" E a distance of 1050.45' to a 1/2" iron rod found for the northeast corner of the called 10,000 acre tract of land;
THENCE S 01°01'22" W a distance of 412.26' to a 1/2" iron rod found for the southeast corner of the called 10,000 acre tract of land and said iron rod being in the aforementioned centerline description of a non-exclusive easement for road, utility, fire lane, and drainage easement;
THENCE N 87°12'40" W with the south line of the called 10,000 acre tract of land and the aforementioned centerline easement description a distance of 51.83' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;
THENCE N 88°54'23" W continuing with the south line of the called 10,000 acre tract of land and the aforementioned centerline easement description a distance of 998.61' to the POINT OF BEGINNING and containing 435,605 Square Feet or 10,000 acres of land.

SURVEYOR'S CERTIFICATE
I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Development Plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision.
Date: August 10, 2022
Registered Professional Land Surveyor
Registration No. 4613



DEVELOPMENT PLAT
OF
THE
MELGAR ESTATES
BLOCK A, LOT 1
BEING 10.000 ACRES OUT OF THE
MARK R. ROBERTS SURVEY, ABSTRACT NO. 742
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS
OWNERS
EFRAIN S. FLORES & LESLEY B. FLORES AND
JOSE O. MELGAR & DELIA F. MELGAR
1621 PIN OAK TRL
ANNA, TEXAS 75409
(972) 804-8200
(469) 464-6257
SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 804-8200
FIRM NO. 10069500

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.

10.000 acre(s)

Fees

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

The application fee of \$ 100.00, 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.

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: Melgar Estates Total Number of Acres: 10.000
Zoning Classification(s): ETJ Total Number of Lots: 1
Location: 81 Private Rd. 5698, Anna TX 75409

Property Owner Information & Authorization

Name/Company: Jose Melgar
Address: 1621 Pin Oak Trl
City: Anna TX 75409 State: TX Zip Code: 75409
Phone: 469-464-6257 Email: 3rdpleasantgrove@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate David Surdukan (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.

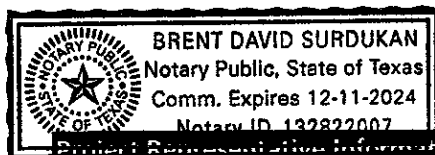
Property Owner's Signature: [Signature] Date: 8/3/22

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Jose Melgar
(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 3 day of August, 20 22



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

Project Representation Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Surveyor
Name: David Surdukan
Company: Surdukan Surveying Inc.
Address: P.O. Box 126
City: Anna State: TX Zip Code: 75409
Phone: 972-924-8200 Email: bsurduka@yahoo.com

Planning & Development Department

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



Item No. 8.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the J & T Moore Addition, Block A, Lots 1 & 2, Final Plat.
Applicant: Jason Moore.

SUMMARY:

One single-family residence on Lot 1 and vacant lot on 5.0± acres located on the east side of County Road 289, 500± feet north of County Road 290. Located within the Extraterritorial Jurisdiction (ETJ).

The purpose of the Final Plat is to create two buildable lots by dedicating 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

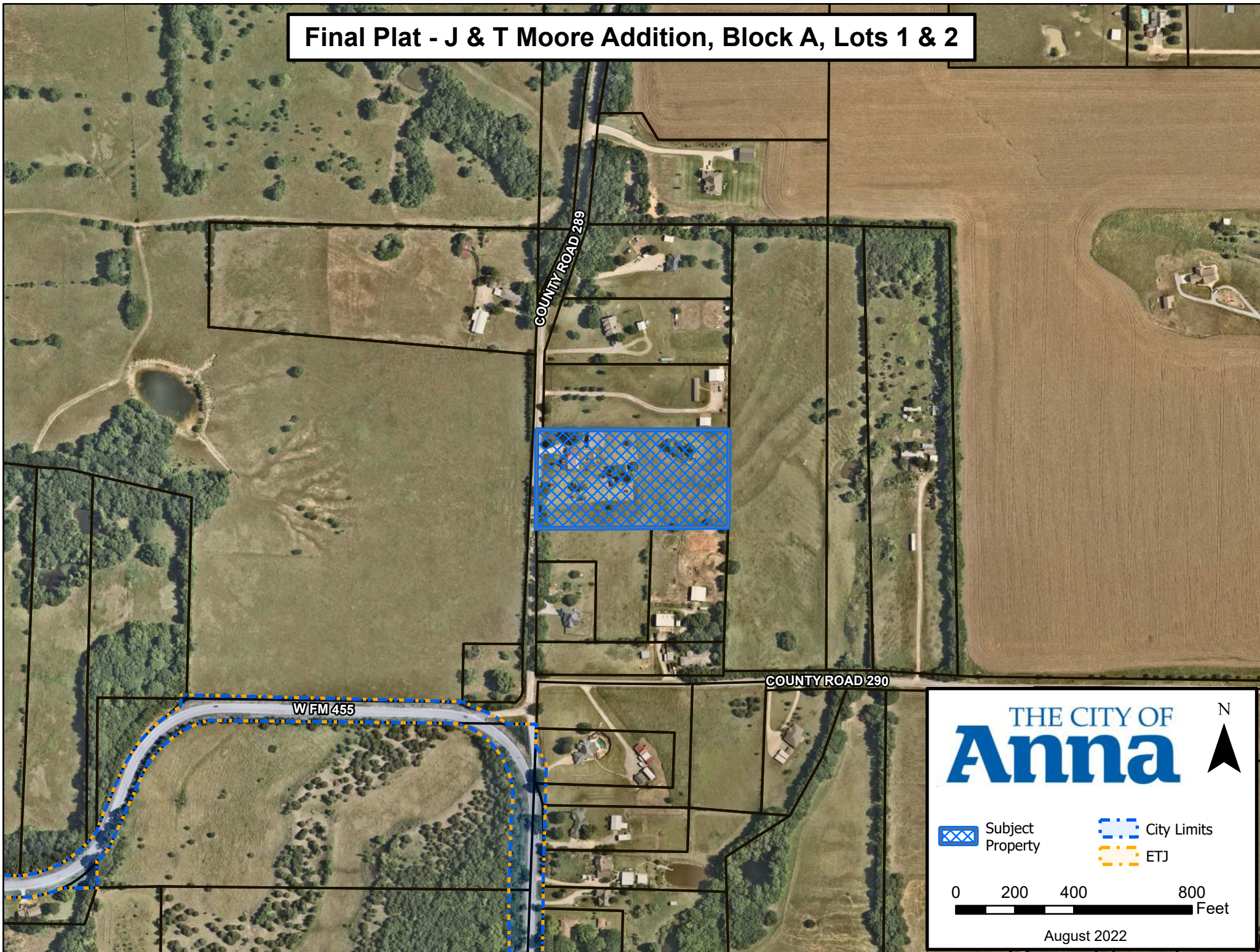
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. J & T Moore Addition Locator Map
2. Exhibit A - J & T Moore Addition
3. Development Application for P&Z

Final Plat - J & T Moore Addition, Block A, Lots 1 & 2



THE CITY OF
Anna



 Subject Property

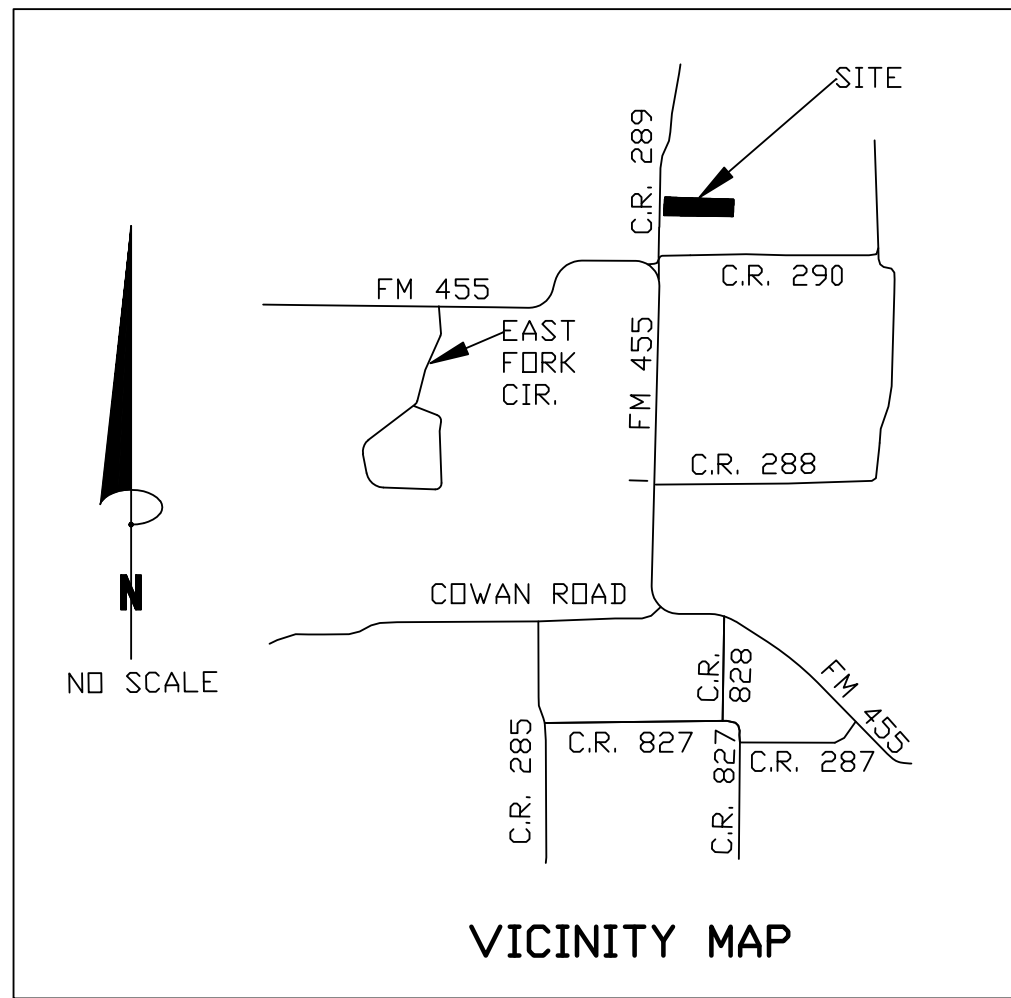
 City Limits
 ETJ

0 200 400 800 Feet

August 2022

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

Designated Representative for Collin County Development Services



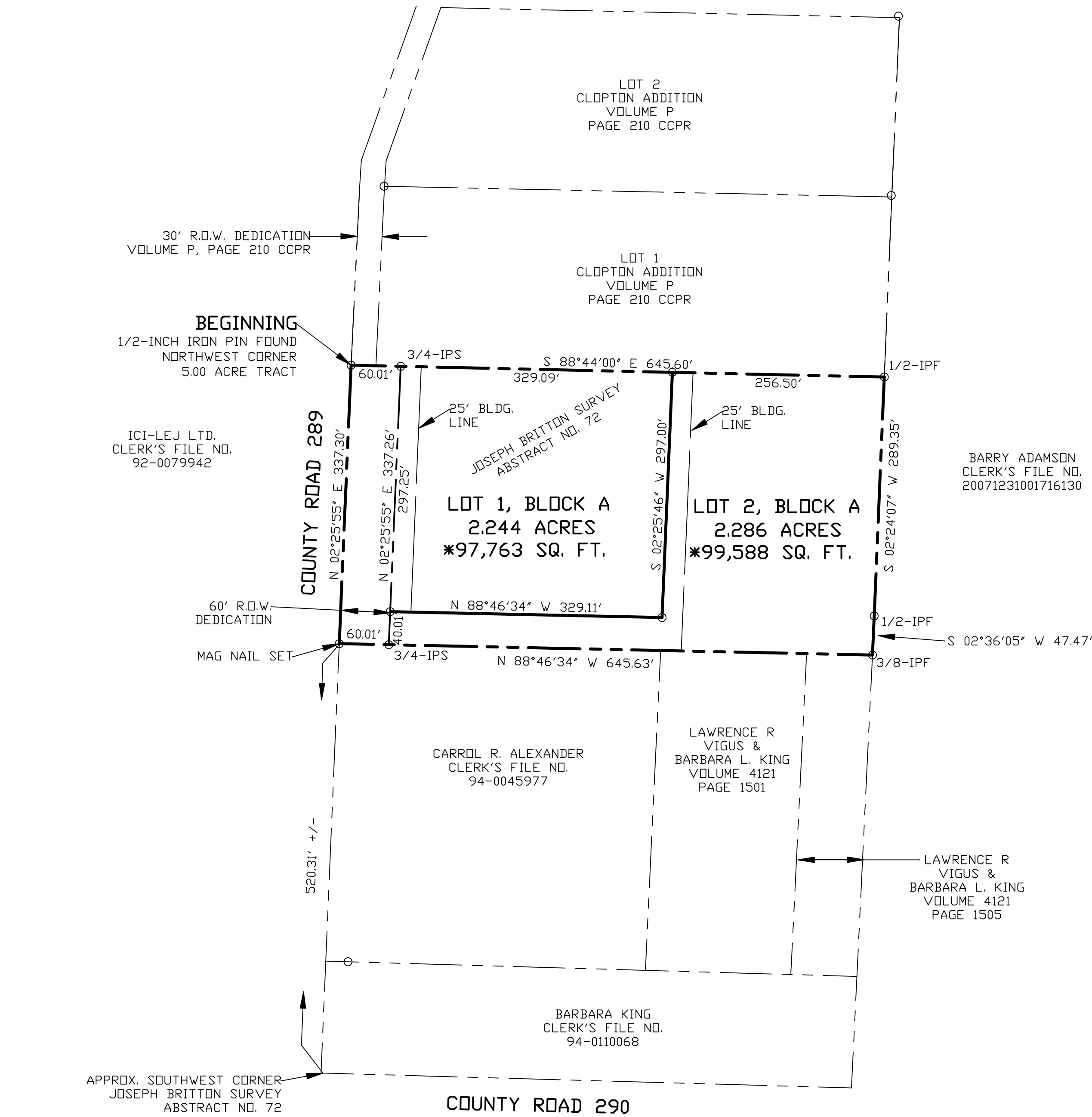
THE PURPOSE OF THE PLAT IS TO PLAT TWO LOTS.

* DENOTES SQUARE FOOTAGE AS CALCULATED

BEARING BASE: SOUTH LINE CLOPTON ADDITION, VOLUME P, PAGE 210 CCPR

CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND SOUTHEAST CORNER AND SOUTHWEST CORNER CLOPTON ADDITION.

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48085C0155 J, DATED 6-02-2009 LOT 1 & LOT 2, BLOCK A SHOWN HEREON ARE NOT IN THE 100 YEAR FLOOD PLAIN.



LEGEND

- 3/8-IPF DENOTES 3/8-INCH IRON PIN FOUND
3/4-IPS DENOTES 3/4-INCH IRON PIN SET
1/2-IPF DENOTES 1/2-INCH IRON PIN FOUND
CCPR COLLIN COUNTY PLAT RECORDS

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS Jason B. Moore and Theresa A. Moore are the owners of a tract of land situated in Collin County, Texas, in the Joseph Britton survey, abstract no. 72, being a survey of the 5.00 acre tract described in a deed from Carrol R. Alexander to Jason B. Moore and Theresa A. Moore, recorded as clerk's file no. 20080504000531980 of the official public records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the northwest corner of said 5.00 acre tract, near the center of County Road 289;
THENCE South 88°44'00" East, with the north line of said 5.00 acre tract, 645.60 feet to a 1/2-inch iron pin found at the northeast corner of said 5.00 acre tract;
THENCE South 02°24'07" West, with the east line of said 5.00 acre tract, 289.35 feet to a 1/2-inch iron pin found;
THENCE South 02°36'05" West, with the east line of said 5.00 acre tract, 47.47 feet to a 3/8-inch iron pin found at the southeast corner of said 5.00 acre tract;
THENCE North 88°46'34" West, with the south line of said 5.00 acre tract, 645.63 feet to a mag nail set at the southwest corner of said 5.00 acre tract; same being in said County Road 289;
THENCE North 02°25'55" East, with said County Road 289 and with the west line of said 5.00 acre tract, 337.30 feet to the PLACE OF BEGINNING and containing 4.995 acres or 217,589 square feet(as calculated).

COUNTY OF COLLIN)
STATE OF TEXAS)

NOW, THEREFORE, KNOW ALL MEN BY THESES PRESENTS:

That, Jason Moore and Theresa Moore, does hereby adopt this plat designating the herein above described property as J & T MOORE ADDITION, LOT 1 & 2, BLOCK A, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS my hand at this the _____ day of _____, 20____.

Jason B. Moore, owner

STATE OF TEXAS:)
COUNTY OF COLLIN:)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Jason B. Moore, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

Theresa A. Moore, owner

STATE OF TEXAS:)
COUNTY OF COLLIN:)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Theresa A. Moore, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

That I, Bruce Geer 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.

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

Bruce Geer, Registered Professional Land Surveyor, No. 4117

STATE OF TEXAS:)
COUNTY OF COLLIN:)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

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

Mayor

City Secretary

OWNER: JASON B. MOORE & THERESA A. MOORE
10345 COUNTY ROAD 289
ANNA, TEXAS 75409

SURVEYOR: BRUCE GEER, SURVEYOR
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
PHONE 972-562-3959
FAX 972-542-5751

EXHIBIT A

FINAL PLAT
OF
J & T MOORE
ADDITION
LOT 1 & 2
BLOCK A

4.995 ACRES
JOSEPH BRITTON SURVEY, ABSTRACT NO. 72,
CITY OF ANNA, COLLIN COUNTY, TEXAS
AUGUST 29, 2022

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.

_____ acre(s)

Fees

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

The application fee of \$ 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.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Jason Britton Survey Total Number of Acres: 5
Zoning Classification(s): _____ Total Number of Lots: 2
Location: 10346 County road 289 Anna, TX 75409

Property Owner Information & Authorization

Name/Company: Jason Moore
Address: 10346 County Road 289
City: Anna State: Tx Zip Code: 75409
Phone: 969 343 2010 Email: Jason.M36@yahoo.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: Jason Moore Date: 8-8-2022

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared _____ (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 8th day of August, 2022



Tiffany Terry
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 75409 • 972.924.2616 • www.annatexas.gov



Item No. 9.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
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 Lot 6 and vacant lot on 3.0± 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.

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

ATTACHMENTS:

1. Anna 455 Addition Block A Lots 5 and 6 Locator Map
2. Exhibit A - (FP) Anna 455 Addition, Block A, Lots 5 & 6
3. Development Application for P&Z

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



THE CITY OF
Anna

N

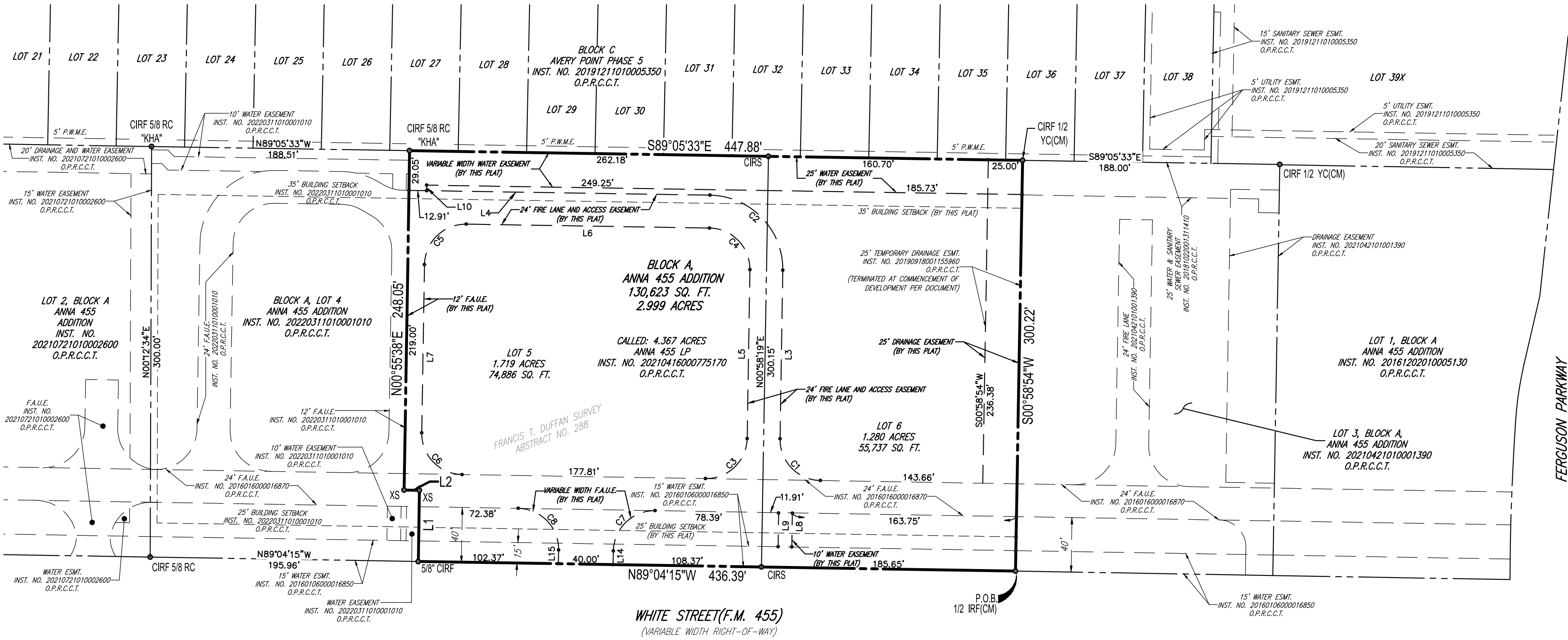
Subject Property
City Limits

ETJ
Parcels

0 40 80 160 Feet

July 2022

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.



STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

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

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

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

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

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

THENCE South 89 degrees 05 minutes 33 seconds East, a distance of 447.88 feet to a one-half inch iron rod with yellow plastic cap found at the northeast corner of said Lot 4, said capped iron rod being in the north line of said 4.367 acres tract and the south line of Avery Point, Phase 5 according to the plat recorded in Instrument Number 20191211010005350, O.P.R.C.C.T. from which a one-half inch iron rod with yellow plastic cap bears South 89 degrees 05 minutes 33 seconds East, a distance of 188 feet.

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

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA 455, LP.; acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as, **BLOCK A, LOTS 5 AND 6, 455 ANNA ADDITION**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Anna, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

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

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires On:

LEGEND

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

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

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the ____ day of _____, 2022.

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

Aaron S. Andree
Registered Professional Land Surveyor No. 6920

STATE OF TEXAS §

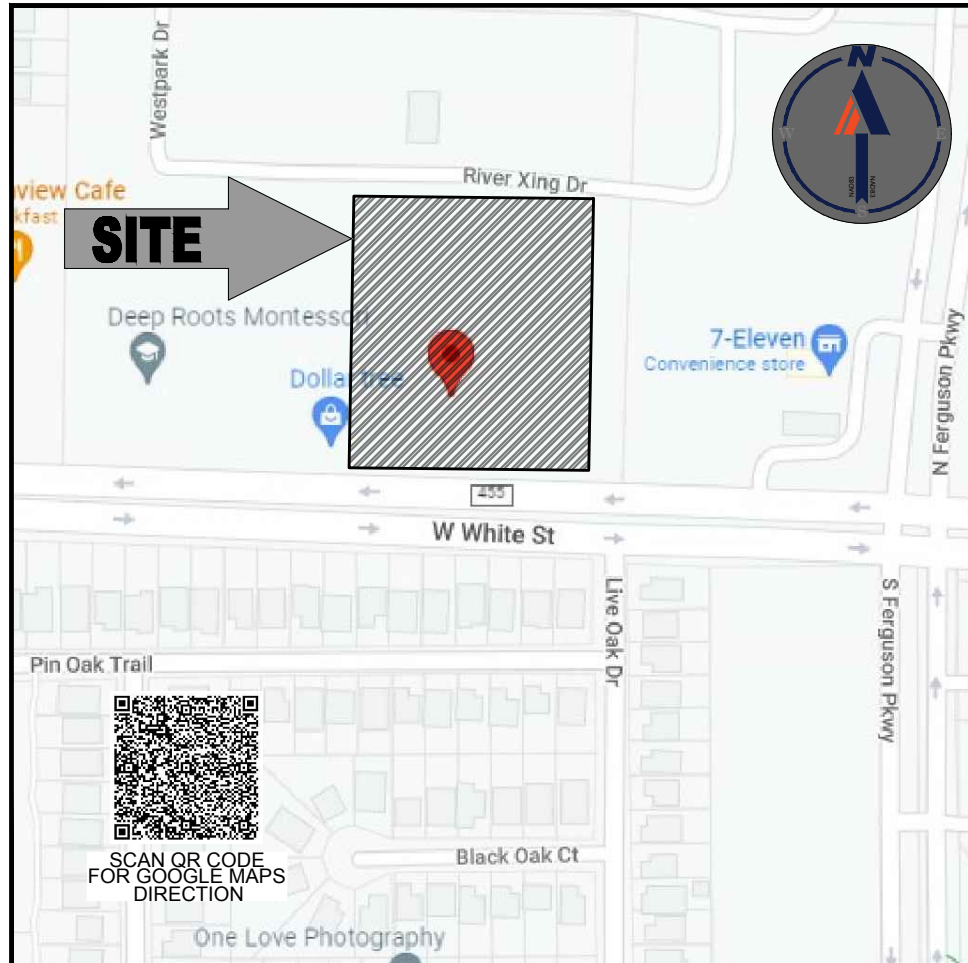
COUNTY OF COLLIN §

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

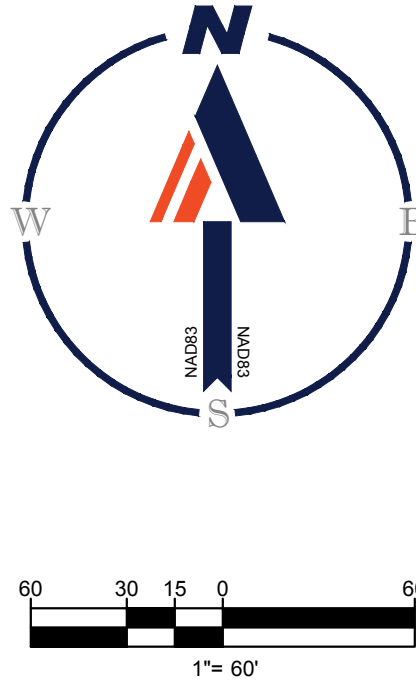
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

Notary Public, State of Texas

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°55'38"E	52.00'
L2	N89°04'22"W	11.21'
L3	S00°55'45"W	123.20'
L4	S89°05'33"E	219.98'
L5	N00°55'45"E	123.17'
L6	S89°05'33"E	177.80'
L7	S00°55'38"W	123.03'
L8	S00°55'45"W	24.66'
L9	S00°55'45"W	24.66'
L10	S00°54'27"W	4.05'



LOCATION MAP
SCALE: N.T.S.



GENERAL NOTES:

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

FINAL PLAT

ANNA 455 ADDITION
BLOCK A, LOTS 5 & 6,

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



1800 SOUTHPARK DR.
BIRMINGHAM, AL 35244
205-943-5770

BOHLER //

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

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

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

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

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

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. 10.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
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.

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. Anna 455 Addition Block A Lot 6 Locator Map
2. Exhibit A - Brakes Plus Site Plan
3. Development Application for P&Z

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



THE CITY OF
Anna

N

 Subject Property

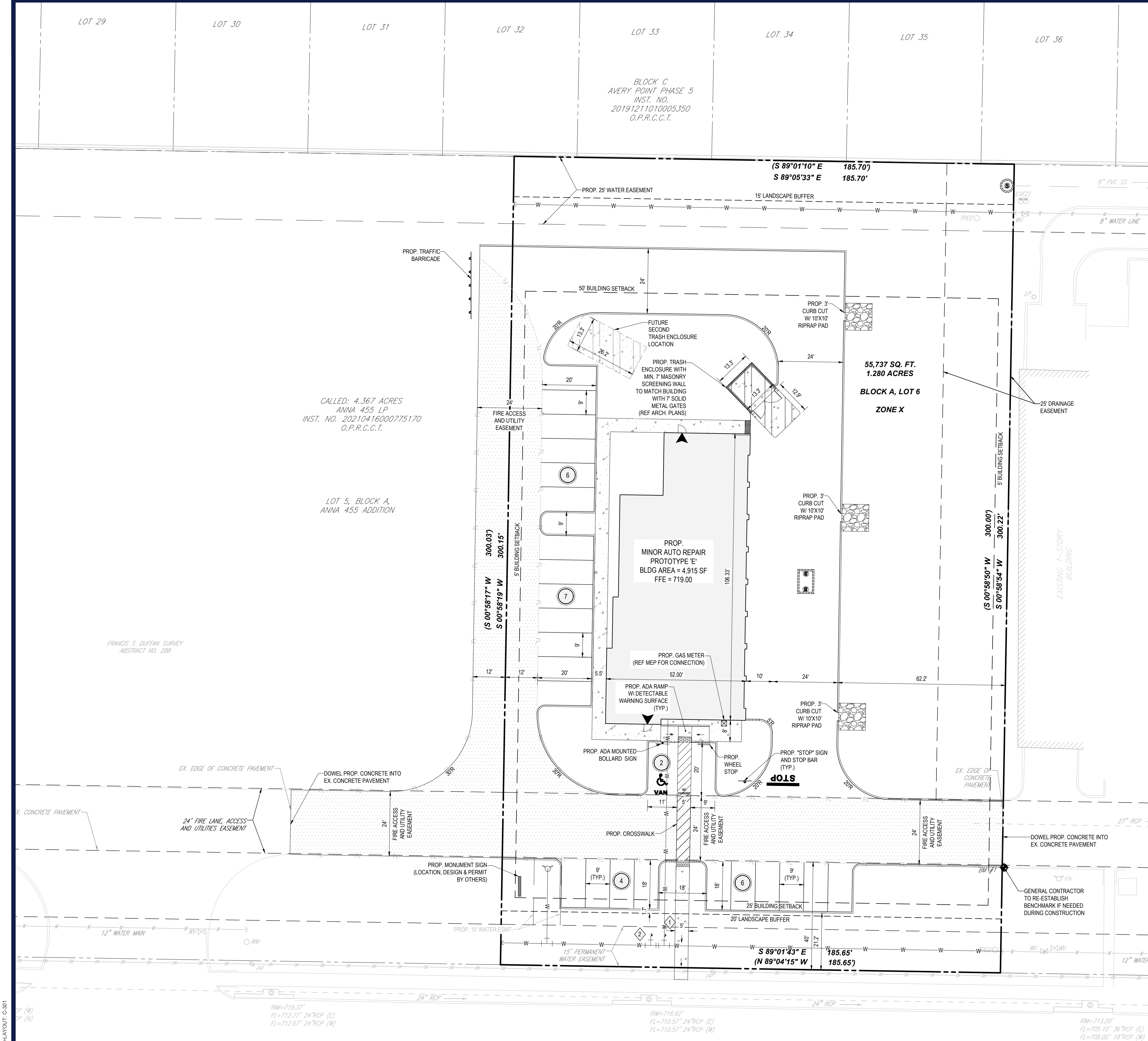
 ETJ

 City Limits

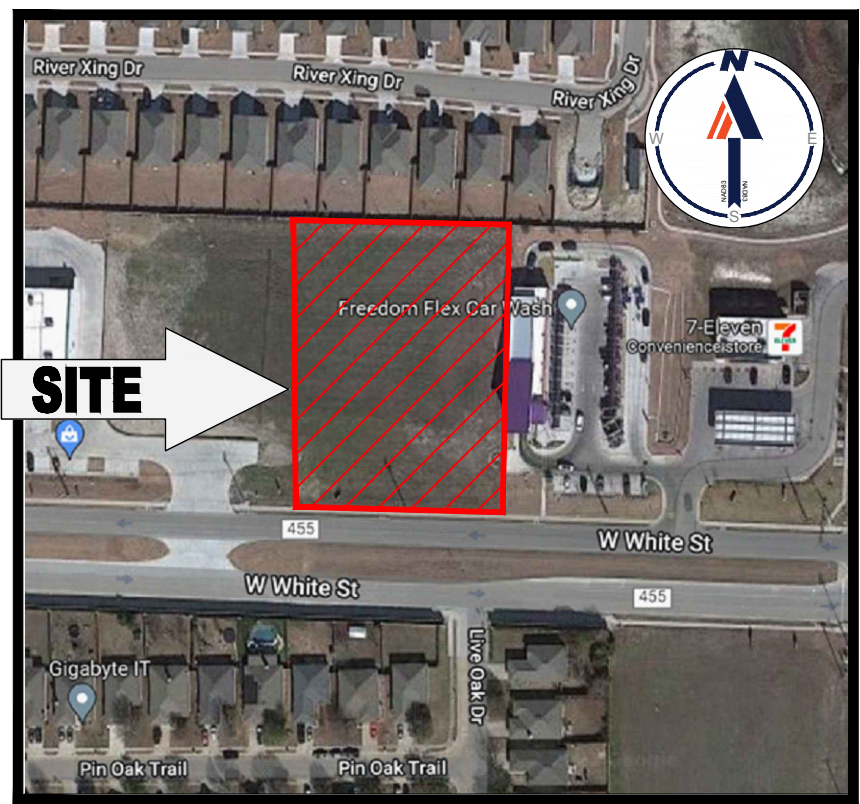
 Parcels

0 40 80 160 Feet

July 2022



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. STREET LIGHT
	EXST. ELECTRIC BOX
	EXST. GAS LINE MARKER / TESTING STATION
	EXST. FIRE HYDRANT
	EXST. SANITARY SEWER MANHOLE
	EXST. SANITARY SEWER CLEANOUT
	PROP. CURB TAPER/TRANSITION



LOCATION MAP

SITE DATA	
LEGAL	
ANNA 455 ADDITION, BLOCK A, LOT 6	
ACREAGE	1.280 ACRES (55,737 SF)
ZONING	
ZONING DISTRICT	PD-C
PROPOSED USE	MINOR AUTO REPAIR
BUILDING	
BUILDING AREA	4,915 SF
BUILDING HEIGHT	MAX 28'
LOT COVERAGE	8.82%
FLOOR AREA RATIO	8.82%
PARKING	
REQUIRED (1 SPACE PER 1000 SF)	5 TOTAL SPACES
PROPOSED NON-ADA COMPLIANT PARKING SPACES	24 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	1 SPACE
PROPOSED ADA-COMPLIANT PARKING SPACES	1 SPACE
TOTAL PROPOSED PARKING	25 SPACES
SETBACKS	
FRONT YARD	20' LANDSCAPE BUFFER 25' BUILDING SETBACK
REAR YARD	15' LANDSCAPE BUFFER 50' BUILDING SETBACK
SIDE YARD	5' BUILDING SETBACK
ONSITE DISTURBANCE	1.28 AC
OFFSITE DISTURBANCE	±0.25 AC
LANDSCAPE	
LANDSCAPE AREA REQUIRED (10%)	5,573 SF
PROPOSED LANDSCAPE AREA	28,691 SF (51%)
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	200 SF
PROPOSED INTERIOR LANDSCAPE AREA	1,828 SF
TOTAL IMPERVIOUS AREA	27,046 SF

HATCH LEGEND

	HEAVY DUTY CONCRETE (TRASH)
	HEAVY DUTY CONCRETE (FIRE LANE)
	STANDARD DUTY CONCRETE
	PROP BUILDING (SEE ARCH DRAWINGS)
	CONCRETE SIDEWALK
	PAVEMENT & ADA STRIPING

PROJECT BENCHMARKS

BM#1 X-CUT ON THE BACK OF CURB FOUND. APPROX. 21' NORTHWEST OF A FIRE HYDRANT AND 420' SOUTHEAST OF A STORM MANHOLE. ELEVATION = 716.06'	BM#2 X-CUT ON THE BACK OF CURB FOUND. APPROX. 18' SOUTHWEST OF A TELEPHONE PEDESTAL AND 47' SOUTHEAST OF A FIRE HYDRANT. ELEVATION = 725.06'
--	--

WATER METER SCHEDULE

ID	TYPE	SIZE	REMARKS
1	DOM	1"	PROPOSED
2	IRG	1"	PROPOSED



SITE PLAN
ANNA 455 ADDITION
BLOCK A, LOT 6
1.280 ACRES (55,737 SF)
FRANCIS T. DUFFAN SURVEY, ABSTRACT NO. 288
SUBMITTED: 07/06/2022

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

DEVELOPER:
BRAKES PLUS
1880 SOUTHPARK DR.
BIRMINGHAM, AL 35244
EMAIL: JDAVIS@EXPRESSOIL.COM
CONTACT: JOHN DAVIS

ENGINEER/SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: MATHIAS HAUBERT, P.E.

EXHIBIT A

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TD210079
DRAWN BY:	MVP/PAK
CHECKED BY:	MJH
DATE:	07/25/2022
CAD ID:	SITE - 0

PROJECT:

FINAL ENGINEERING PLANS



PROPOSED
MINOR AUTO SERVICE
ANNA 455 ADDITION
BLOCK A, LOT 6, ABSTRACT NO. 288
1.28 ACRES
1600 W WHITE STREET
ANNA, TX 75409
CITY OF ANNA, COLLIN COUNTY

BOHLER

2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 135306

SHEET TITLE:

FINAL SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 07/06/2022

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. 11.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
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:

58 Single-family dwelling, detached lots, 27 single-family dwelling, attached lots, and 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 a 30-day extension as they continue to make alterations to the proposed 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 2: Sustainable Anna Community Through Planned Managed Growth

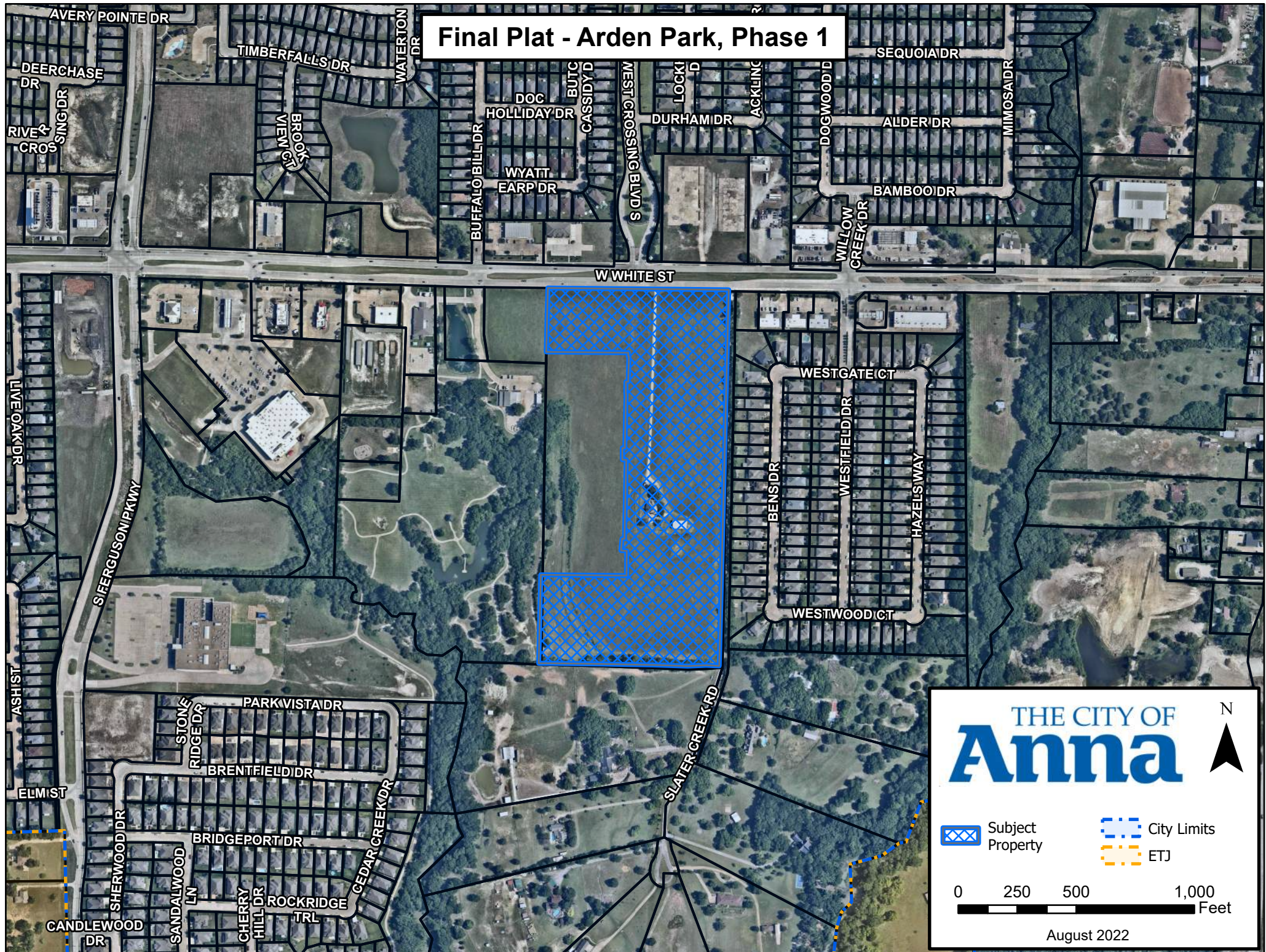
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Arden Park Phase 1 Final Plat Locator Map
2. Exhibit A - Arden Park FP Extension Letter Request
3. Development Application for P&Z

Final Plat - Arden Park, Phase 1





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

August 26, 2022

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

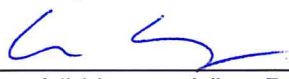
Subject: 30-Day Waiver for Final Plat
Arden Park Addition

Planning Department:

As the property owner [or property owner's representative], we hereby request a 30-day extension of the above-referenced plat from the September 6, 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,



Chun Yi Huang, Vice President
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.

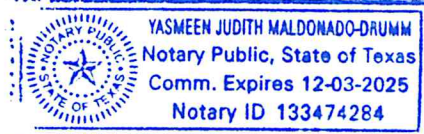
Property Owner's Signature: [Signature] Date: 6/6/2022

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. 12.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Arden Park, Phase 1, Site Plan. Applicant: Arden Park Owner TX LLC, a Delaware limited liability company.

SUMMARY:

58 Single-family dwelling, detached lots, 27 single-family dwelling, attached lots, and 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 Site Plan is to show the proposed single-family residential 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 2: Sustainable Anna Community Through Planned Managed Growth

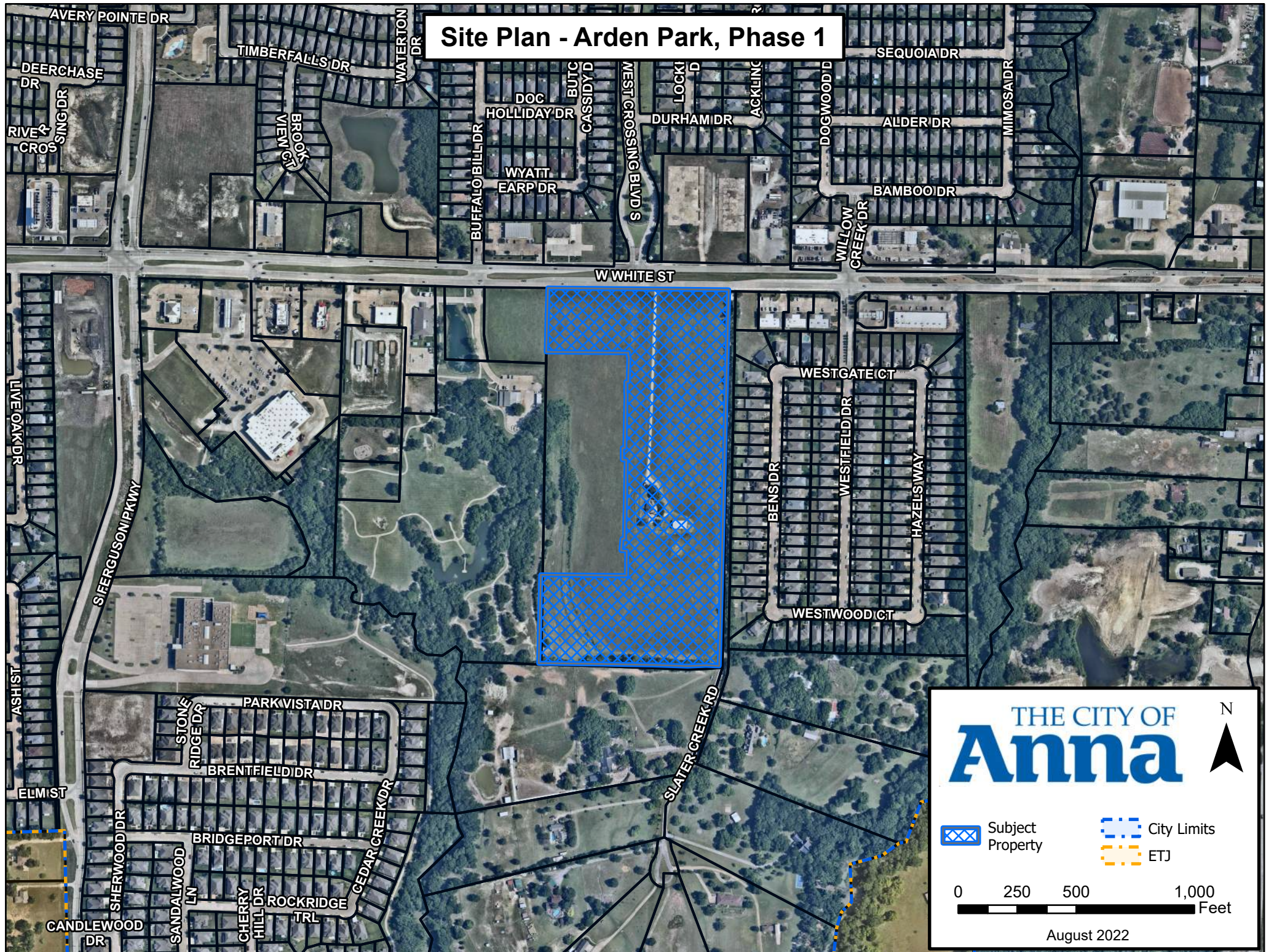
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Arden Park Phase 1 Site Plan Locator Map
2. Exhibit A - Arden Park SP Extension Letter Request
3. Development Application for P&Z

Site Plan - Arden Park, Phase 1



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

August 2022



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

August 26, 2022

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

Subject: 30-Day Waiver for Site Plan
Arden Park Addition

Planning Department:

As the property owner [or property owner's representative], we hereby request a 30-day extension of the above-referenced site plan from the September 6, 2022 Planning & Zoning Commission agenda, and rescheduling this plat for a future Planning & Zoning Commission meeting date.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Chun Yi Huang".

Chun Yi Huang, Vice President
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.

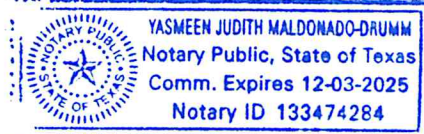
Property Owner's Signature: [Signature] Date: 6/6/2022

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. 13.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Anna Crossing, Phase 10, Preliminary Plat. Applicant: Anna Town Center No. 7 / LNRD LLC.

SUMMARY:

279 Single-family residential lots and eight common area lots on 64.0± acres located on the west side of Leonard Avenue, 650 feet north of E. Finley Boulevard. Zoned Planned Development (Ord. No. 236-2005).

The purpose of the Preliminary Plat is to propose rights-of-way, lot and block boundaries, and easements necessary for the creation of a single-family, detached 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

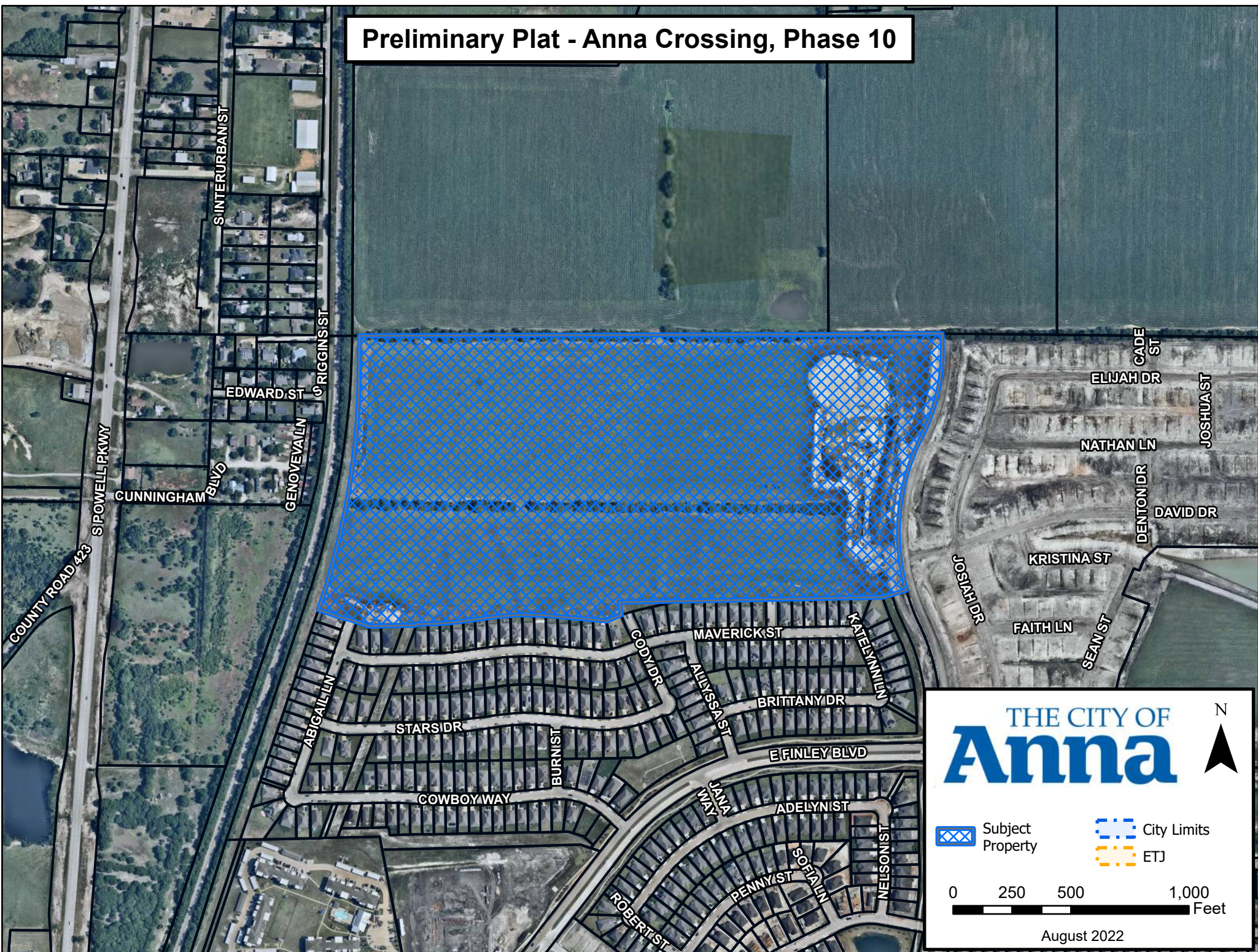
STAFF RECOMMENDATIONS:

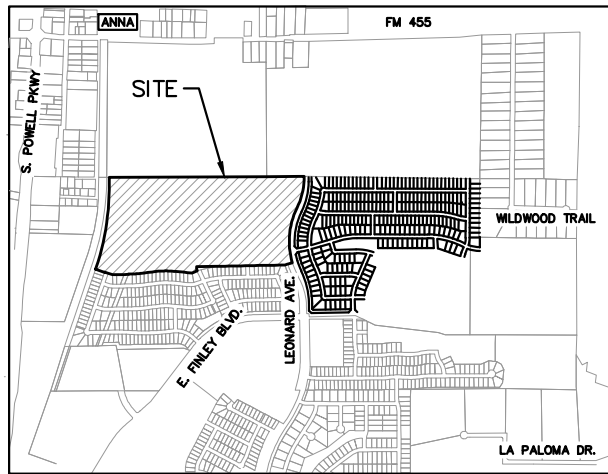
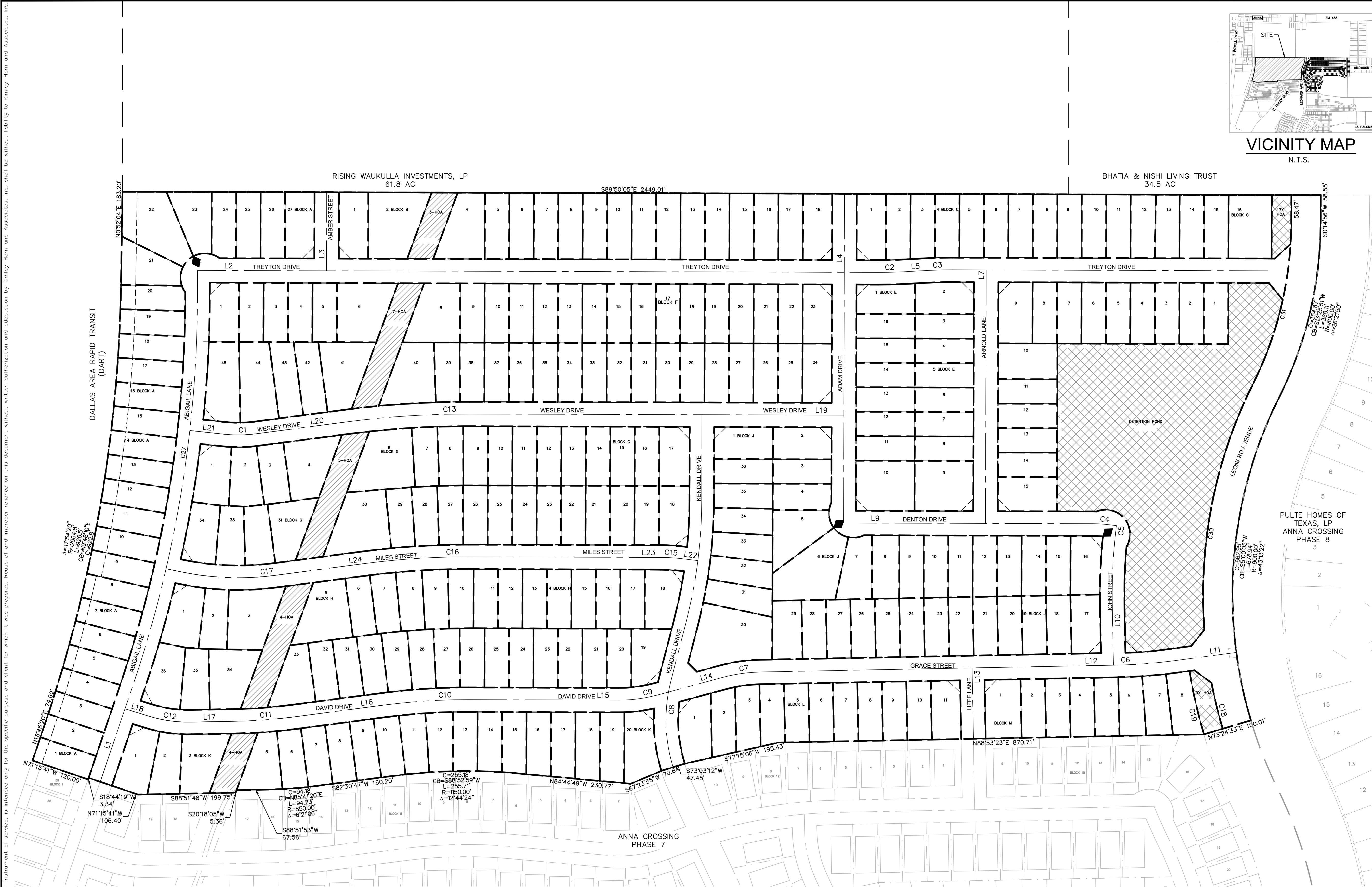
The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

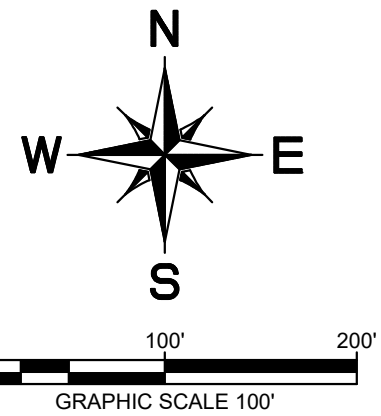
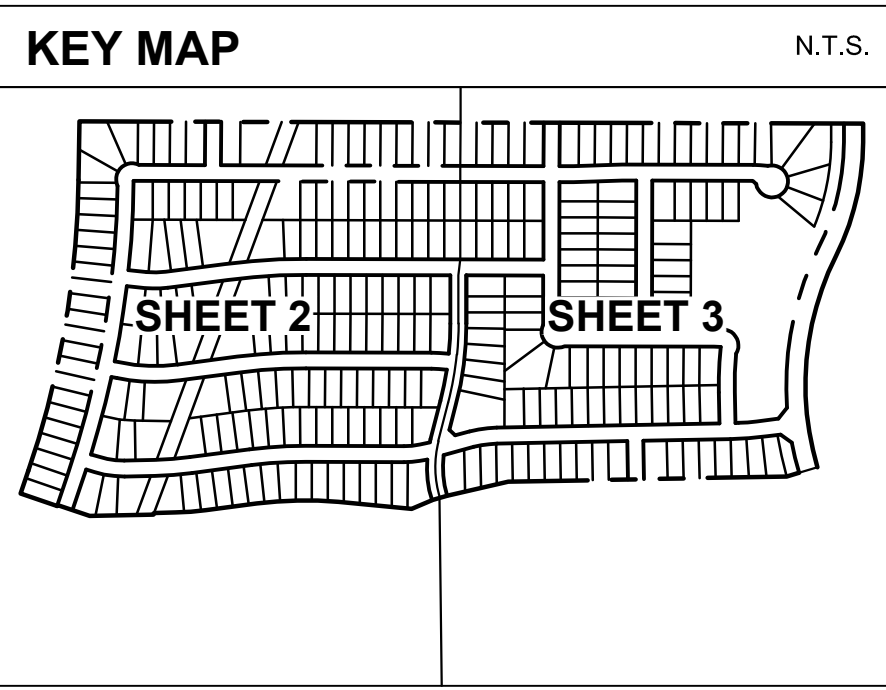
1. Anna Crossing Phase 10 Locator Map
2. Exhibit A - (PP) Anna Crossing, Phase 10
3. DevelopmentApplication - P&Z packet

Preliminary Plat - Anna Crossing, Phase 10





VICINITY MAP
N.T.S.



VARIANCES REQUESTED

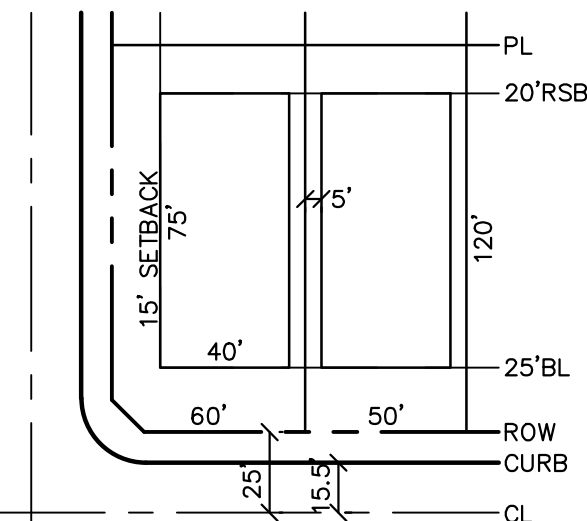
CENTERLINE RADIUS LEONARD DRIVE
REQUIRED—1200'
REQUESTED—800'

MINIMUM CURB FRONTAGE FOR LOTS ALONG KNUCKLES
REQUIRED—40'
REQUESTED— LESS THAN 40' BUT MAINTAIN 50' LOT WIDTH AT BUILDING LINE

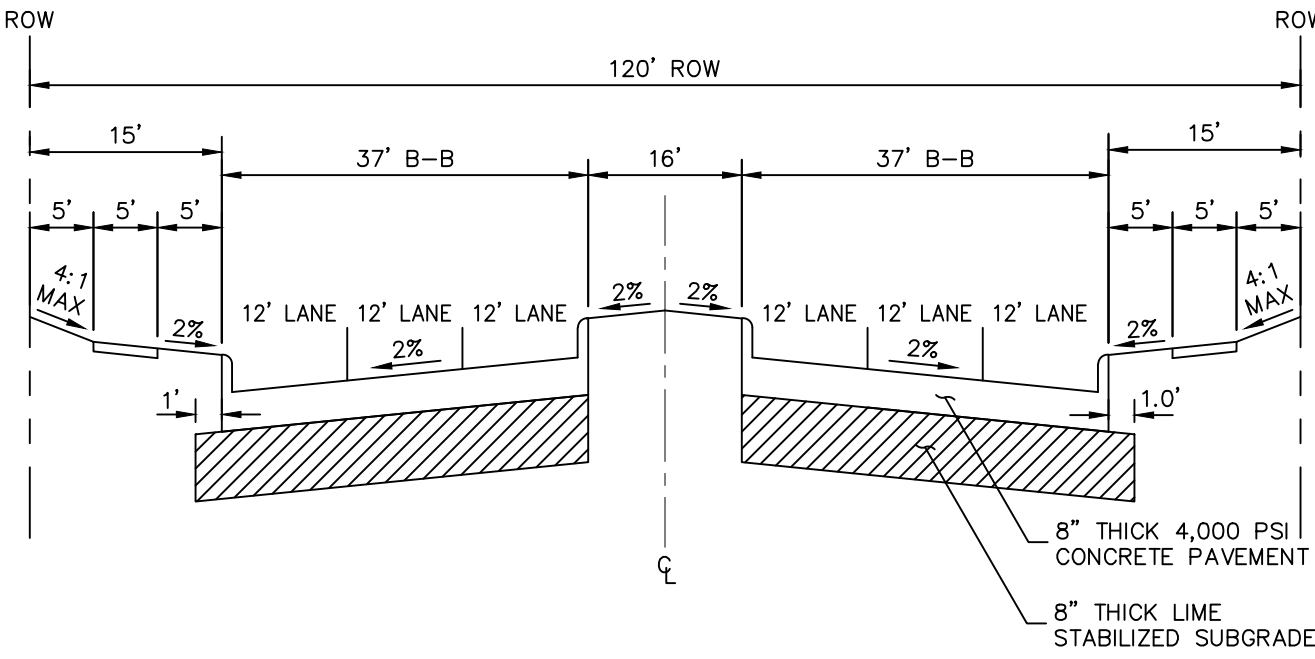
LOT SUMMARY	
Minimum Lot Size	6,000 SF
Minimum Width	50'
Minimum Depth	100'
Minimum Front Yard Setback	25'
Minimum Rear Yard Setback	20'
Side Yard Setback	5' or 10% of lot width (whichever is greater)
Side Yard Corner	15'
Masonry Percentage	75%**
Minimum Trees	Two (3") Caliper
Maximum Height	2.5 Stories or 35 feet
Maximum Lot Coverage	55%
Minimum House Size	1,700 SF

*Minimum widths and depths may vary for cul-de-sac lots. Building lines for cul-de-sac lots will be established on the preliminary plat.

**Masonry percentages are calculated as a percent of the surface excluding windows and doors and other architectural offsets.



TYPICAL 50' LOT
DIMENSION DETAIL
NTS



LEONARD AVENUE - TYPICAL SECTION
NTS

EXHIBIT A

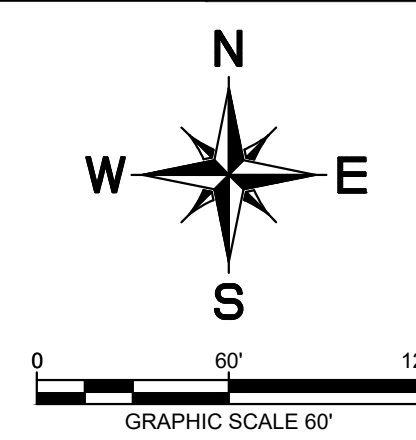
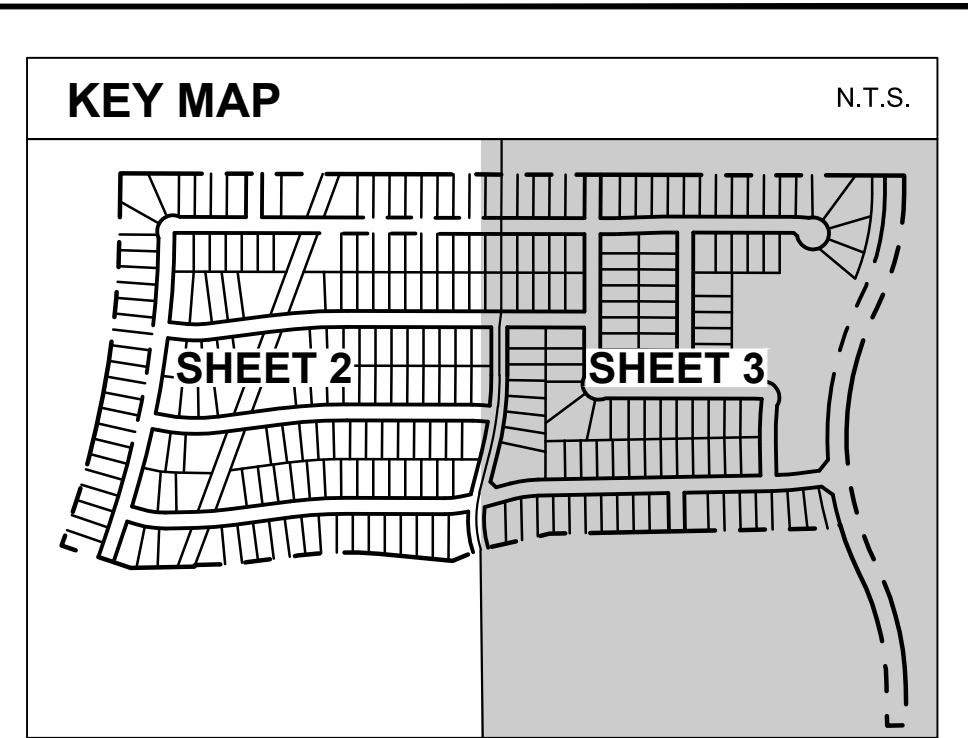
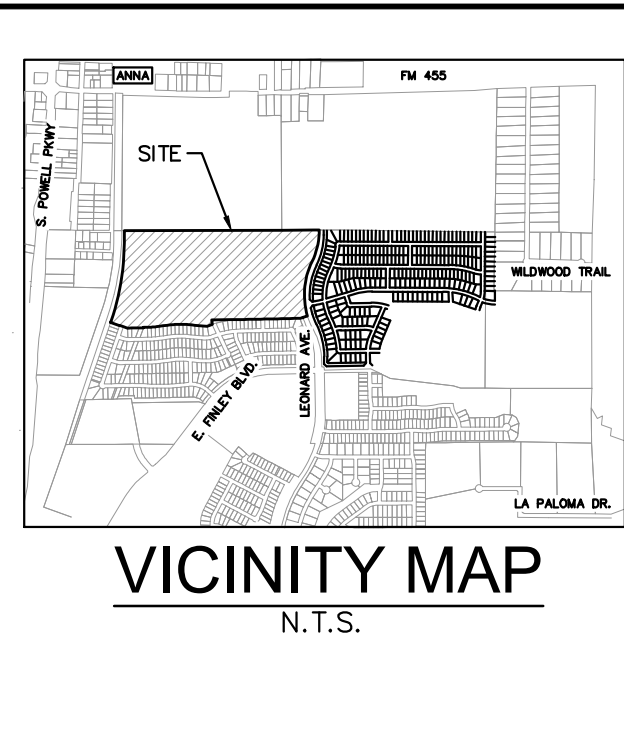
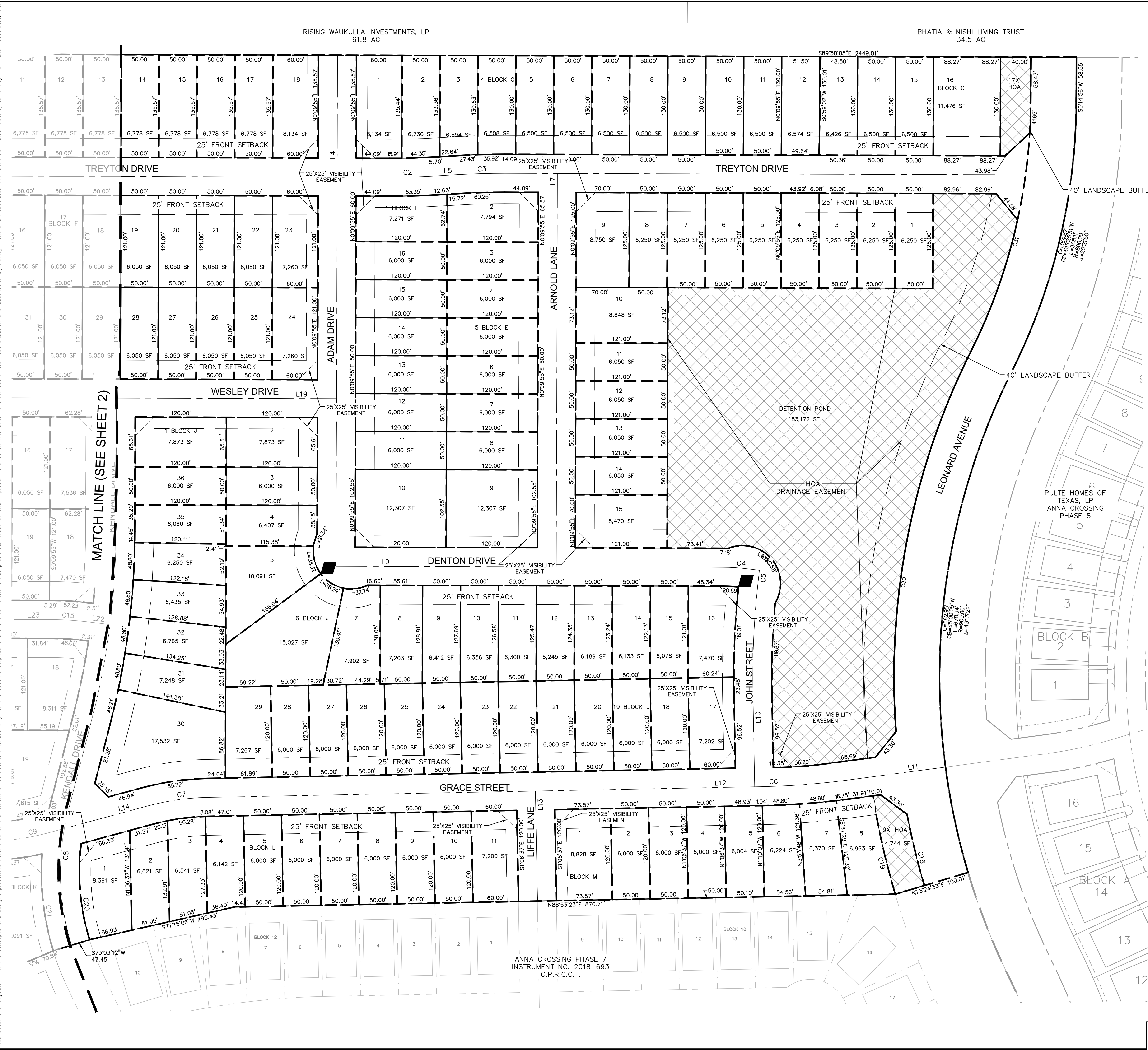
PRELIMINARY PLAT
FOR
ANNA CROSSING PHASE 10
277 RESIDENTIAL LOTS / 8 COMMON AREA LOTS
BEING 63.93 ACRES
OUT OF THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:
PULTE GROUP
9111 CYPRESS WATERS BLVD., SUITE 100
CORPELL, TEXAS 75019
Tel: (972) 462-3498
Contact: MATTHEW R. HAMRICK

ENGINEER/SURVEYOR:
Kimley-Horn
13455 Noel Road, Two Galleria Office Tower
Suite 700,
Dallas, TX 75240
Tel: (972) 770 1300
Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.	PAGE
KML	MRD	MRD	AS SHOWN	JULY 2022	067705515	P-1

PLATTED BY: LANDOWN, KIMLEY-HORN & ASSOCIATES, INC. DATE: 07/20/2022 09:47 AM
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. DATE: 07/20/2022 09:47 AM
LAST SAVED: 07/20/2022 09:47 AM
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	1000.00'	61.81'	N88°23'41"E	61.80'	3'32"29"	30.91'
C3	1000.00'	61.81'	S88°23'41"W	61.80'	3'32"29"	30.91'
C4	275.00'	33.29'	N86°21'59"W	33.27'	6°56'13"	16.67'
C5	1145.00'	164.09'	S2°59'47"W	163.95'	8°12'41"	82.19'
C6	1000.00'	112.58'	N85°39'52"E	112.52'	6°27'02"	56.35'
C7	325.00'	79.60'	S81°52'25"W	79.40'	14°01'57"	40.00'
C8	325.00'	179.71'	S1°22'24"E	177.43'	31°40'56"	92.22'
C18	960.00'	96.62'	S13°43'31"E	96.58'	5°46'00"	48.35'
C19	1000.01'	132.93'	S12°47'53"E	132.83'	7°36'58"	66.56'
C20	300.02'	128.07'	S4°59'03"E	127.10'	24°27'28"	65.02'
C30	960.00'	517.56'	S11°10'05"W	511.31'	30°53'22"	265.24'
C31	740.00'	183.39'	S19°30'47"W	182.92'	14°11'59"	92.17'

LINE TABLE		
LINE	LENGTH	BEARING
L4	673.12	N0°09'55.00"E
L5	28.34	N86°37'26.16"E
L7	518.12	N0°09'55.00"E
L9	509.41	S89°50'05.00"E
L10	121.59	S1°06'32.84"E
L11	131.60	N82°26'21.07"E
L12	729.51	N88°53'23.00"E
L13	144.93	S1°06'37.00"E
L14	137.18	S74°51'26.24"W
L19	765.78	N89°50'05.00"W

EXHIBIT A

PRELIMINARY PLAT
FOR
ANNA CROSSING PHASE 10
277 RESIDENTIAL LOTS / 8 COMMON AREA LOTS
BEING 63.93 ACRES
OUT OF THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:
PULTE GROUP
9111 CYPRESS WATERS BLVD., SUITE 100
COPPELL, TEXAS 75019
Tel: (972) 462-3498
Contact: KENDALL HAMRICK

ENGINEER/SURVEYOR:
KimleyHorn
13455 Noel Road, Two Galleries Office Tower
Suite 700,
Dallas, TX 75240
Tel: (972) 770-1300
Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.	PAGE
KML	MPD	AS SHOWN	JULY 2022	067705515	P-3	

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Anna Town Center Total Number of Acres: 63.9
Zoning Classification(s): PD 236-2005 Total Number of Lots: 278 SF & 8 HOA
Location: NW corner of Finley Drive & Leonard Avenue

Property Owner Information & Authorization

Name/Company: ANNA TOWN CENTER NO. 7/LNRD LLC
Address: 8214 WESTCHESTER DRIVE, SUITE 900
City: DALLAS State: TX Zip Code: 75225
Phone: 214-888-8843 Email: abuczek@skarburgcompany.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Matt Duenwald, PE (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.

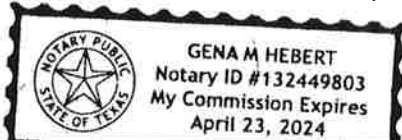
Property Owner's Signature: [Signature] Date: 7/20/2022

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared ADAM J. BURZEK AUTHORIZED SIGNER OF ANNA TOWN CENTER NO. 7/LNRD LLC (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 20th 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: Matt Duenwald

Company: Kimley-Horn & Associates, Inc.

Address: 13455 Noel Road, Two Office Tower, Suite 700

City: Dallas State: TX Zip Code: 75240

Phone: (972) 770-3034 Email: matt.duenwald@kimley-horn.com

Planning & Development Department

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

Disclosure of Interests



Every question must be answered. If the question is not applicable, answer with "N/A".

NOTE: If the Project Representative is not the Property Owner, this form must be filled out by **both** the Property Owner and the Project Representative.

Disclosure Questions

- A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? ☐ Yes ☒ No
- B. If so, state the name of each City official or employee of the City of Anna known by you that may have a conflict of interest in the property or application referenced on reverse side.

N/A

- C. State all information upon which you base the belief (use additional paper, if necessary).

N/A

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Anna, Texas, as changes occur.

Name of Certifying Person (print):

ADAM BUZZEL, AUTHORIZED SIGNER OF

☒ Property Owner

☐ Project Representative

ANNA TOWN CENTER NO. 7 / LNERD LLC

Signature of Certifying Person:

*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members.

**City Manager, City Secretary, City Attorney, and all department heads

Planning & Development Department



Item No. 14.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Strickland Brothers Center Addition, Block A, Lots 1-3, Preliminary Plat. Applicant: Rufus Duncan / Yellow W Land Co.

SUMMARY:

Auto repair, minor on Lot 1, restaurant on Lot 2, and retail on Lot 3 on 3.8± acres located at the northeast corner of W. White Street and West Crossing Boulevard. Zoned: Planned Development (Ord. No. 442-2009).

The purpose of the Preliminary Plat is to propose lot and block boundaries and easements necessary for the future construction of the auto repair, minor on Lot 1, restaurant on Lot 2, and retail on Lot 3.

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

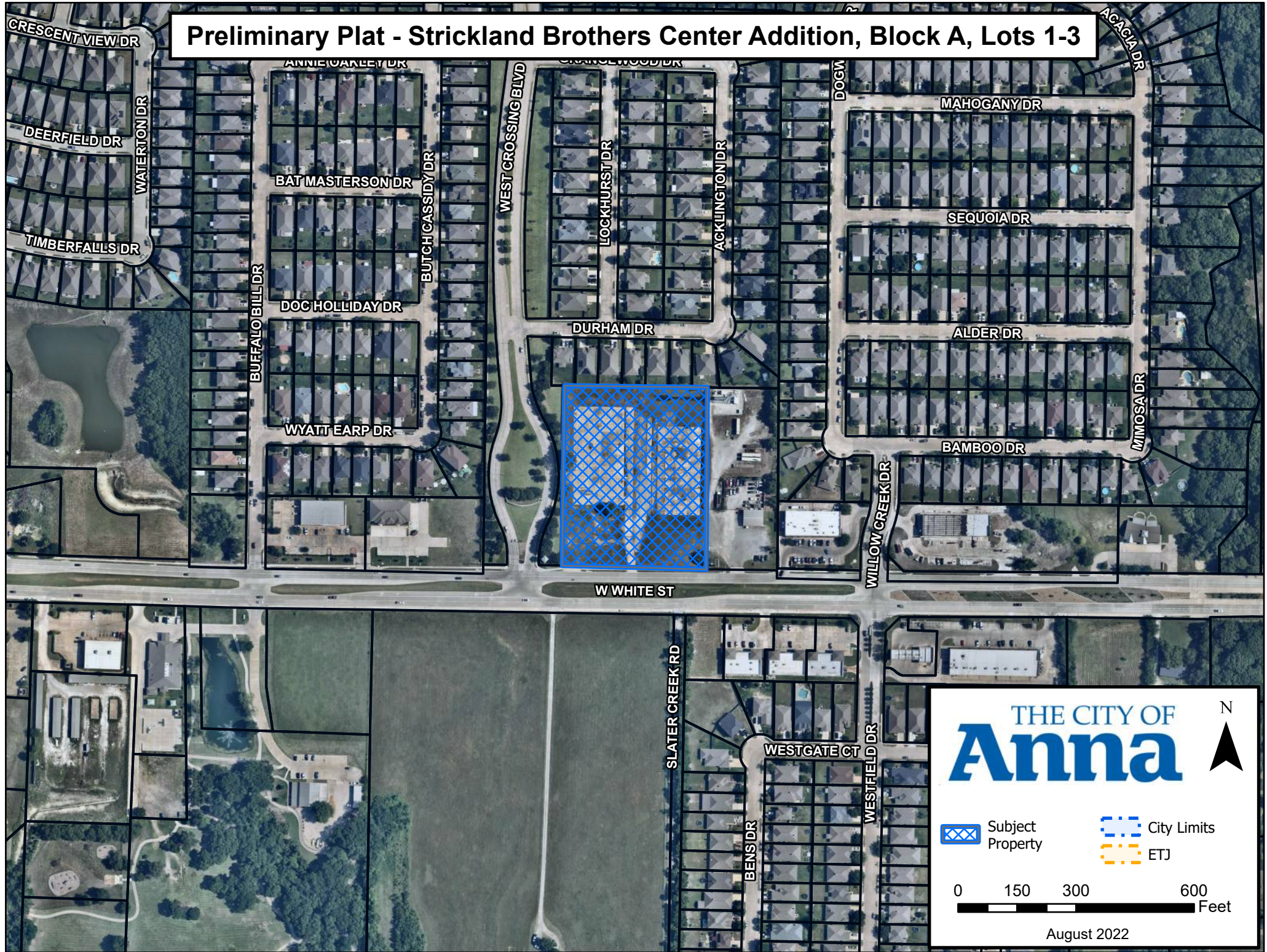
STAFF RECOMMENDATIONS:

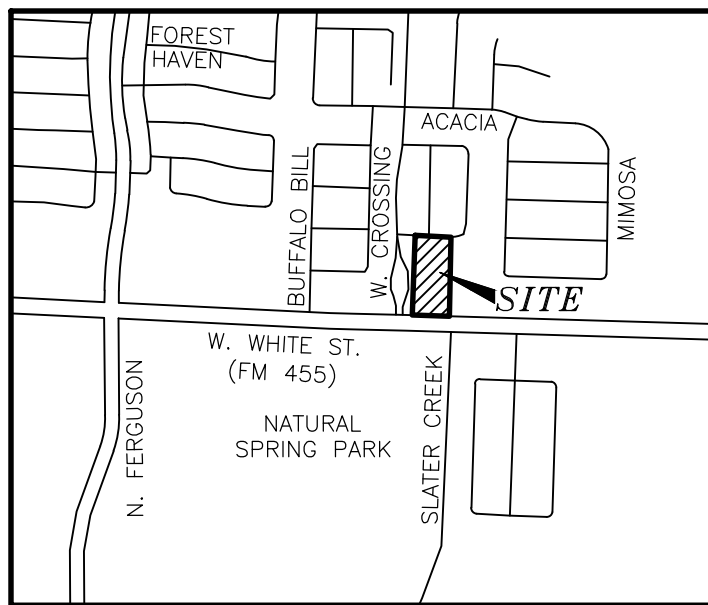
The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

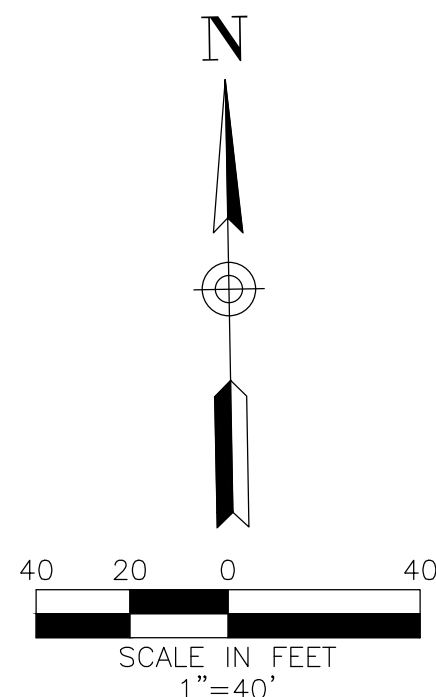
1. Strickland Brothers Center Addition Locator Map
2. Exhibit A (PP) Strickland Brothers Center Addn, BL A, Lt 1 - 3
3. Application - Strickland Bros Center Addn

Preliminary Plat - Strickland Brothers Center Addition, Block A, Lots 1-3





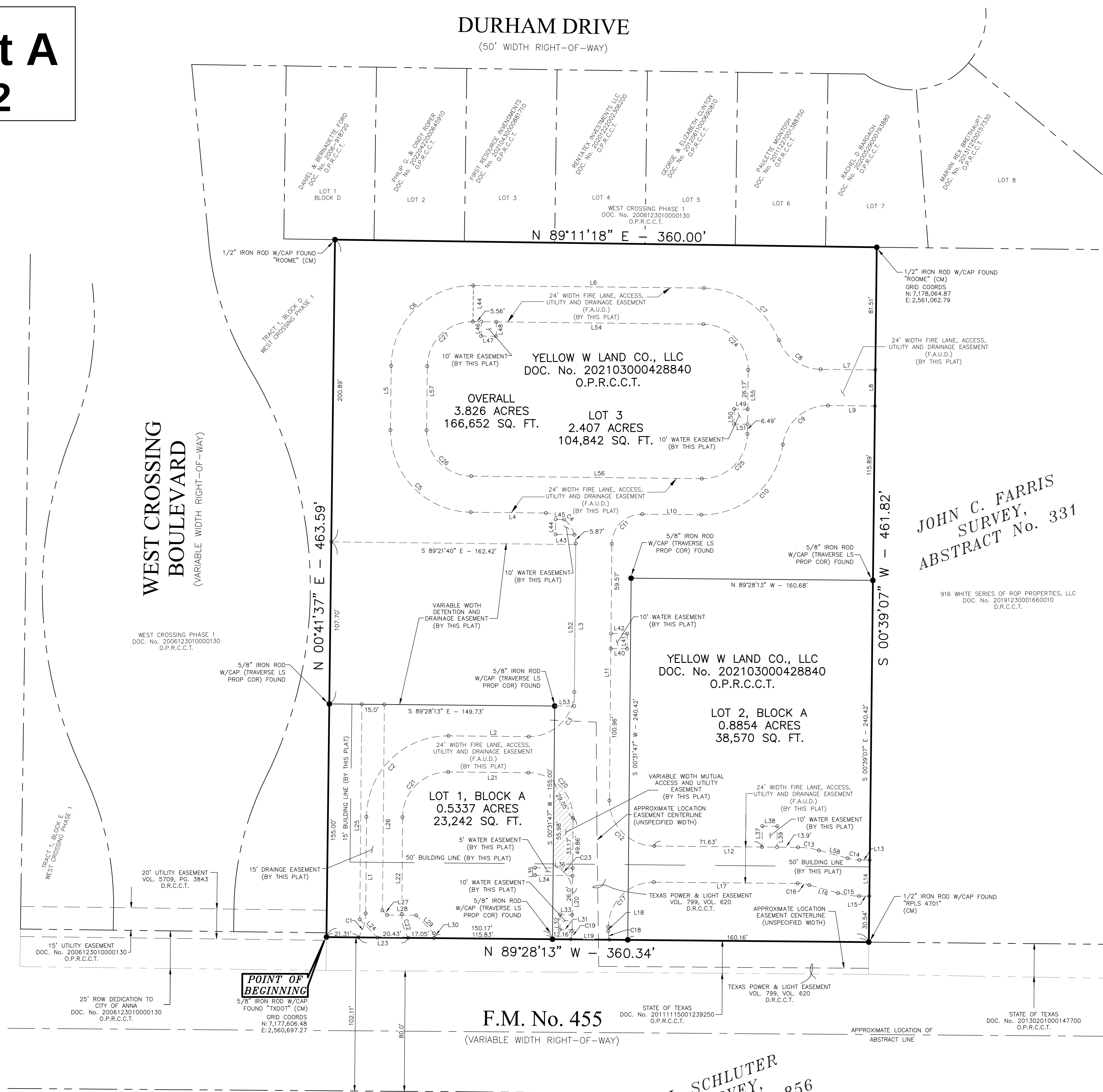
VICINITY MAP
NOT TO SCALE



LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
(CM)	CONTROL MONUMENT
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS

Exhibit A

1 of 2



LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L1	N 00°31'47\"/>	64.57'	L30	S 00°31'47\"/>	3.11'
L2	S 89°28'13\"/>	53.29'	L31	N 89°18'23\"/>	8.15'
L3	N 00°31'47\"/>	98.68'	L32	N 00°41'37\"/>	10.00'
L4	N 89°21'40\"/>	49.90'	L33	S 89°18'23\"/>	8.13'
L5	N 00°38'20\"/>	42.67'	L34	N 89°18'23\"/>	25.02'
L6	S 89°21'40\"/>	153.20'	L35	N 00°41'37\"/>	5.00'
L7	S 89°21'40\"/>	36.34'	L36	S 89°18'23\"/>	25.01'
L8	S 00°39'07\"/>	24.00'	L37	N 00°41'37\"/>	13.88'
L9	N 89°21'40\"/>	31.11'	L38	S 89°18'23\"/>	10.00'
L10	N 89°21'40\"/>	39.30'	L39	S 00°41'37\"/>	13.86'
L11	S 00°31'38\"/>	170.53'	L40	S 89°18'23\"/>	10.75'
L12	S 89°28'13\"/>	95.53'	L41	N 00°41'37\"/>	10.00'
L13	S 89°28'13\"/>	6.86'	L42	N 89°18'23\"/>	10.78'
L14	S 00°39'07\"/>	24.00'	L43	N 89°18'23\"/>	12.59'
L15	N 89°28'13\"/>	6.81'	L44	N 00°41'37\"/>	10.00'
L16	N 74°28'13\"/>	19.83'	L45	S 89°18'23\"/>	5.67'
L17	N 89°28'13\"/>	95.53'	L46	S 00°41'37\"/>	9.50'
L18	S 00°31'38\"/>	2.78'	L47	S 89°18'23\"/>	10.00'
L19	N 89°28'13\"/>	25.69'	L48	N 00°41'37\"/>	9.50'
L20	N 00°31'47\"/>	74.76'	L49	N 89°18'23\"/>	9.00'
L21	N 89°28'13\"/>	53.29'	L50	S 00°38'20\"/>	10.00'
L22	S 00°31'47\"/>	64.75'	L51	S 89°18'23\"/>	9.00'
L23	N 89°28'13\"/>	33.05'	L52	S 00°31'47\"/>	107.39'
L24	N 44°28'13\"/>	16.82'	L53	N 89°28'13\"/>	13.00'
L25	N 00°31'47\"/>	143.11'	L54	S 89°21'40\"/>	153.20'
L26	S 00°31'47\"/>	136.89'	L55	S 00°38'20\"/>	42.67'
L27	S 44°28'13\"/>	4.39'	L56	N 89°21'40\"/>	153.20'
L28	S 89°28'13\"/>	19.38'	L57	N 00°38'20\"/>	42.67'
L29	S 44°28'13\"/>	16.82'	L58	S 74°28'13\"/>	19.83'

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	32°04'11\"/>	30.00'	16.79'	N 16°33'52\"/>	16.57'
C2	90°00'00\"/>	54.00'	84.82'	N 45°31'47\"/>	76.37'
C3	90°00'00\"/>	30.00'	47.12'	N 45°31'47\"/>	42.43'
C4	89°49'06\"/>	20.02'	31.38'	N 44°25'51\"/>	28.26'
C5	90°00'00\"/>	54.00'	84.82'	N 44°21'40\"/>	76.37'
C6	90°00'00\"/>	54.00'	84.82'	N 45°38'20\"/>	76.37'
C7	68°25'52\"/>	54.00'	64.49'	S 55°08'44\"/>	60.73'
C8	68°25'52\"/>	30.00'	35.83'	S 55°08'44\"/>	33.74'
C9	82°51'05\"/>	30.00'	43.38'	S 49°12'47\"/>	39.70'
C10	82°51'05\"/>	54.00'	78.09'	S 49°12'47\"/>	71.46'
C11	90°04'08\"/>	20.01'	31.45'	S 45°35'03\"/>	28.31'
C12	89°59'51\"/>	30.00'	47.12'	S 44°28'18\"/>	42.43'
C13	15°00'00\"/>	54.00'	14.14'	S 81°58'13\"/>	14.10'
C14	15°00'00\"/>	30.00'	7.85'	S 81°58'13\"/>	7.83'
C15	15°00'00\"/>	54.00'	14.14'	N 81°58'13\"/>	14.10'
C16	15°00'00\"/>	30.00'	7.85'	N 81°58'13\"/>	7.83'
C17	90°00'08\"/>	30.00'	47.13'	S 45°31'43\"/>	42.43'
C18	16°42'36\"/>	20.00'	5.83'	S 07°49'31\"/>	5.81'
C19	16°40'31\"/>	20.00'	5.82'	N 08°52'02\"/>	5.80'
C20	90°00'00\"/>	30.00'	47.12'	N 44°28'13\"/>	42.43'
C21	90°00'00\"/>	30.00'	47.12'	S 45°31'47\"/>	42.43'
C22	31°40'37\"/>	30.00'	16.59'	S 15°18'32\"/>	16.38'
C23	69°06'13\"/>	20.00'	24.12'	N 34°25'53\"/>	22.69'
C24	90°00'00\"/>	30.00'	47.12'	S 44°21'40\"/>	42.43'
C25	90°00'00\"/>	30.00'	47.12'	S 45°38'20\"/>	42.43'
C26	90°00'00\"/>	30.00'	47.12'	N 44°21'40\"/>	42.43'
C27	90°00'00\"/>	30.00'	47.12'	N 45°38'20\"/>	42.43'

PRELIMINARY PLAT LOT 1-3, BLOCK A STRICKLAND BROTHERS CENTER ADDITION LOT 1-3, BLOCK A 3.826 ACRES

PER SPECIAL WARRANTY DEED RECORDED UNDER
DOCUMENT NO. 20210303000428840, O.P.R.C.C.T.
3.826 ACRES

SITUATED IN THE
JOHN C. FERRIS SURVEY, ABSTRACT NO. 331
AN ADDITION TO THE
CITY OF ANNA, COLLIN COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: August 26, 2022 Project No.: TR-29-22

SUMMITTAL LOG

1st SUBMITTAL - AUGUST 08, 2022
2nd SUBMITTAL - AUGUST 18, 2022
3rd SUBMITTAL - AUGUST 22, 2022
4th SUBMITTAL - AUGUST 26, 2022

OWNER/DEVELOPER
Name: YELLOW W LAND CO., LLC
Address: 1425 Turtle Creek Drive
Lufkin, Texas, 75904
Contact Name: Rufus Duncan
Phone: 936-671-3119

ENGINEER
Name: Triangle Engineering, LLC
Address: 1425 Turtle Creek Drive
Lufkin, Texas, 75904
Contact Name: Kevin Patel
Phone: 469-213-8868

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321

- GENERAL NOTES
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00015271.
 - The purpose of this plat is to create 3 lots.
 - Lot to lot drainage is not permitted without Engineering Section approval.
 - Access Easement - The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Anna, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.
 - Fire Lane Easement - That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
 - No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48085C0160J, dated June 2, 2009. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).
 - Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

Exhibit A
2 of 2

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Collin §

Being a tract of land situated in the John C. Farris Survey, Abstract No. 331 situated in the City of Anna, Collin County, Texas, said tract being part of that tract described in Special Warranty Deed with Vendor's Lien to YELLOW W LAND CO., LLC, a Texas limited liability company, as recorded in Document No. 20210303000428840, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TxDOT" found (Controlling Monument (CM)), being the southwest corner of said Yellow W Land tract and on the northerly right-of-way line of Farm to Market Road No. 455 (variable width right-of-way) (FM 455), and also being, in the east line of Tract 1, Block D, of West Crossing Phase 1, an addition to the City of Anna, Collin County, Texas, according to the plat thereof recorded in Document No. 2006123010000130, of the O.P.R.C.C.T.;

THENCE North 00 degrees 41 minutes 37 seconds East, departing the northerly right-of-way line of said FM 455 and along the common easterly line of said West Crossing Phase 1 Addition, and the westerly line of said Yellow W Land tract, a distance of 463.59 feet to a 1/2 inch iron rod with cap stamped "Roome" found (CM), being the northwest corner of said Yellow W Land tract, being an ell corner of said Tract 1, Block D, and being on the southerly line of Lot 1, Block D of said West Crossing Phase 1;

THENCE North 89 degrees 11 minutes 18 seconds East, departing said common corner and along the common southerly line of Lots 1-7, Block D of said West Crossing Phase 1 Addition, and the northerly line of said Yellow W Land tract, a distance of 360.00 feet to a 1/2 inch iron rod with cap stamped "Roome" found (CM), being the northeast corner of said Yellow W Land tract, being on the southerly line of said Lot 7, Block D, and being the northwest corner of that tract described in Correction Special Warranty Deed to 916 White Series of ROP Properties LLC, a Texas series limited liability company, as recorded in Document No. 20191230001660010, O.P.R.C.C.T.;

THENCE South 00 degrees 39 minutes 07 seconds West, departing said common corner and along the common easterly line of said Yellow W Land tract and the westerly line of said 916 White Series tract, a distance of 461.82 feet to a 1/2 inch iron rod with cap stamped "RPLS 4710" found (CM), being the southeast corner of said Yellow W Land tract, on the northerly right-of-way line of said FM 455, and being the southwest corner of said 916 White Series tract;

THENCE North 89 degrees 28 minutes 13 seconds West, departing said common corner and along the common southerly line of said Yellow W Land tract and the northerly right-of-way line of said FM No. 455, a distance of 360.34 feet to the **POINT OF BEGINNING** and containing 3.826 acres of land (166,652 square feet), more or less.

OWNER'S ACKNOWLEDGEMENT

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT YELLOW W LAND CO., LLC, a Texas limited liability company, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **STRICKLAND BROTHERS CENTER ADDITION**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

Witness my hand this _____ day of _____, 2022.

BY: YELLOW W LAND CO., LLC

BY: _____
Rufus Duncan, Principal

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, MARK ALLAN NACE, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Anna, Texas.

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

MARK ALLAN NACE
Registered Professional Land Surveyor
Texas Registration No. 5539

Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

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

Notary Public in and for the State of Texas

SUMITTAL LOG

1st SUBMITTAL – AUGUST 08, 2022
2nd SUBMITTAL – AUGUST 18, 2022
3rd SUBMITTAL – AUGUST 22, 2022
4th SUBMITTAL – AUGUST 26, 2022

CERTIFICATE OF APPROVAL

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

Mayor _____

City Secretary _____

OWNER/DEVELOPER
Name: YELLOW W LAND CO., LLC
Address: 1425 Turtle Creek Drive
Lufkin, Texas, 75904
Contact Name: Rufus Duncan
Phone: 936-671-3119

ENGINEER
Name: Triangle Engineering, LLC
Address: 1782 W. McDermott Drive
Allen, Texas, 75013
Contact Name: Kevin Patel
Phone: 469-213-8868

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321

PRELIMINARY PLAT
LOT 1-3, BLOCK A
STRICKLAND
BROTHERS CENTER
ADDITION
LOT 1-3, BLOCK A
3.826 ACRES

PER SPECIAL WARRANTY DEED RECORDED UNDER
DOCUMENT NO. 20210303000428840, O.P.R.C.C.T.
3.826 ACRES

SITUATED IN THE
JOHN C. FARRIS SURVEY, ABSTRACT NO. 331
AN ADDITION TO THE
CITY OF ANNA, COLLIN COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: August 26, 2022

Project No.: TR-29-22

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.

4 acre(s)

Fees

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

The application fee of \$ 520.00, 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.

Planning & Development Department

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

Owner Authorization and Representative Designation



Property Description

Subdivision: Yellow W Land Co. Total Number of Acres: 3.826
Zoning Classification(s): PD-C-1 Total Number of Lots: 2
Location: NEC of F.M.455 and W. Crossing Blvd.

Property Owner Information & Authorization

Name/Company: Rufus Duncan / Yellow W Land Co.
Address: 1425 Turtle Creek Drive
City: Lufkin State: TX Zip Code: 76249
Phone: 936-671-3119 Email: rufus@duncantwo.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Kartavva (Kevin) Patel (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.

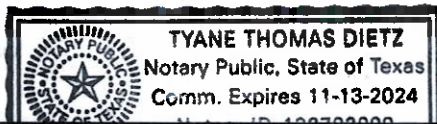
Property Owner's Signature: [Signature] Date: _____

STATE OF: Texas

COUNTY OF: Angelina

BEFORE ME, a Notary Public, on this day personally appeared Rufus H. Duncan, Jr. (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 August, 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: Kartavva (Kevin) Patel

Company: Triangle Engineering

Address: 1782 W. McDermott Dr.

City: Allen State: TX Zip Code: 75013

Phone: 469.331.8566 Email: kpatel@triangle-engr.com

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: 9/6/2022
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).

The purpose of the Site Plan is to show the proposed indoor and outdoor commercial amusement/amenity center site improvements.

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:

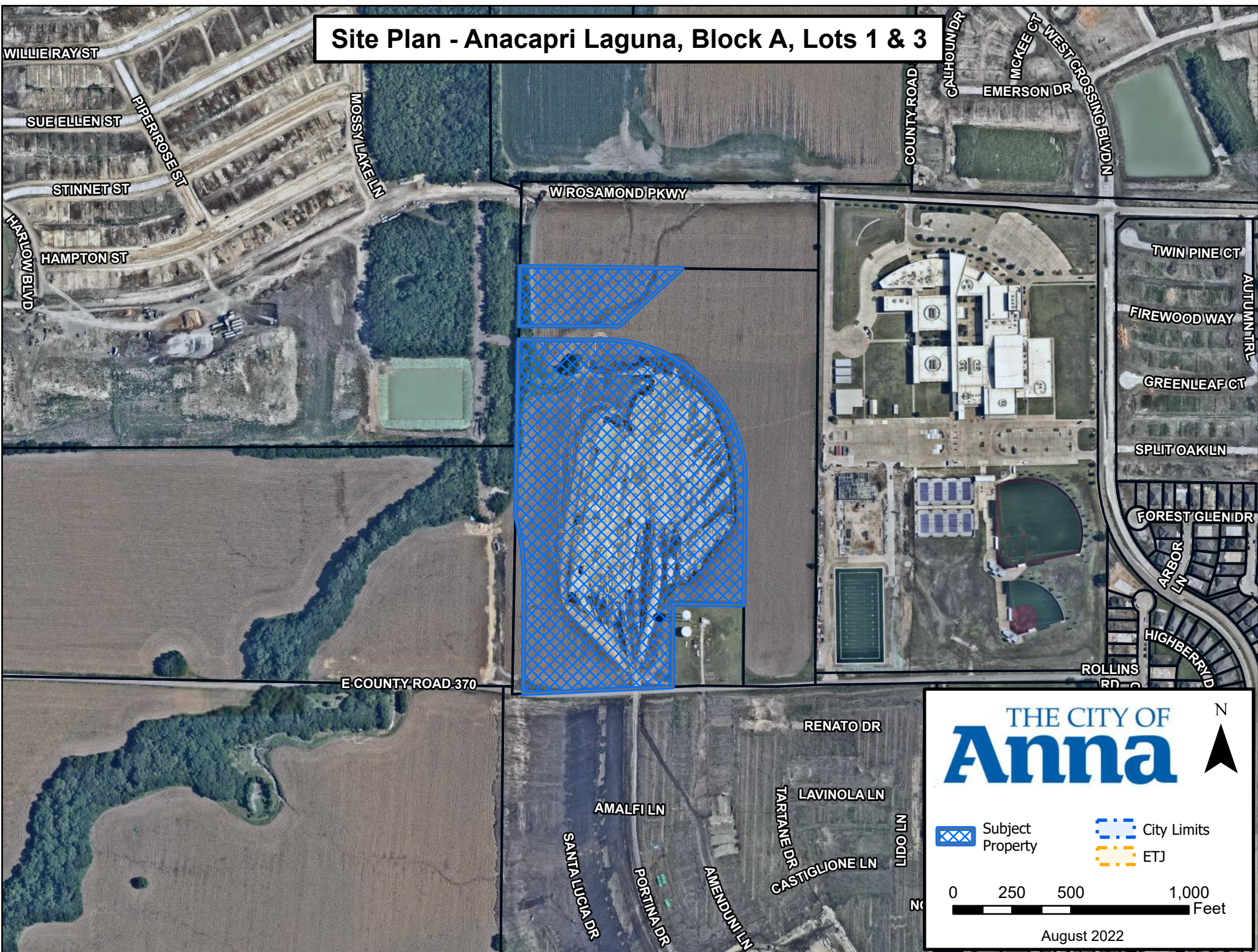
The Site Plan is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to the following:

1. Additions and/or alterations to the engineering plans as required by the Public Works Department; and
2. Anna Fire Department, Fire Marshal's Office – Pre-Con Commercial Site Development Guidelines.

ATTACHMENTS:

1. Anacapri Laguna Block A Lots 1 and 3 Locator Map
2. Exhibit A - (SP) Anacapri Laguna, Block A, Lots 1 & 3
3. Anacapri Laguna Application

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



THE CITY OF
Anna

N

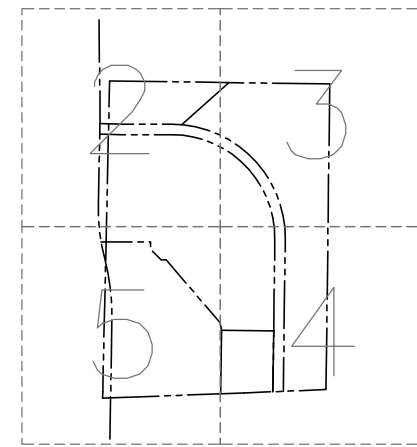
Subject Property

City Limits

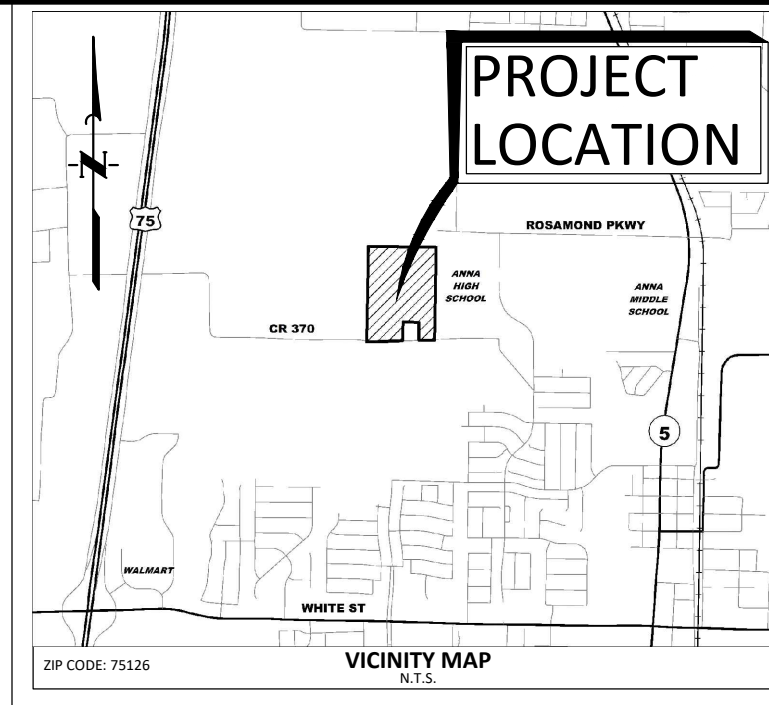
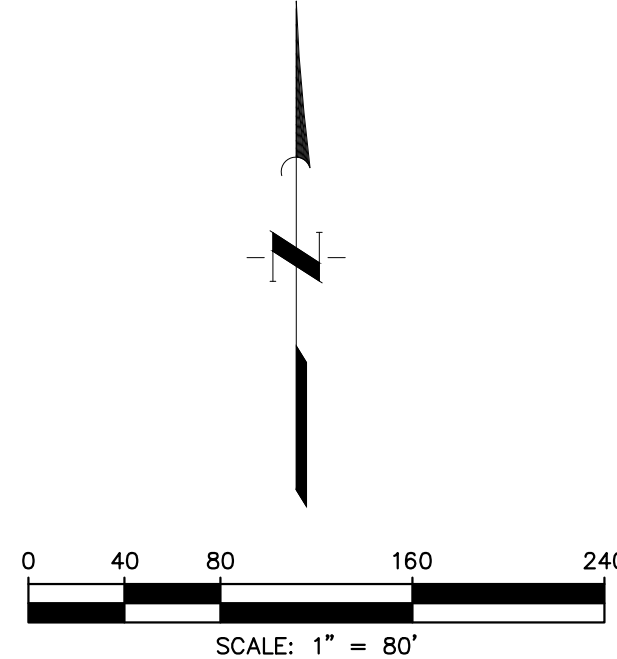
ETJ

0 250 500 1,000 Feet

August 2022



KEY MAP
N.T.S.



OWNER/DEVELOPER

MEGATEL HOMES, LLC
2101 CEDAR SPRINGS RD. SUITE 700
DALLAS, TEXAS 75201
TEL (469) 556-1362
CONTACT: ZACH IPOUR

CIVIL ENGINEER

QUIDDITY, INC.
2805 DALLAS PARKWAY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 488-3880
CONTACT: ALEK STRIMPLE, PE

ARCHITECT

HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
TEL (214) 520-8878
CONTACT: MINH KIM

LANDSCAPE

SKS STUDIO
1925 CENTRAL ST. SUITE A
KANSAS CITY, MO 64108
TEL (913) 544-6324
CONTACT: JORDAN BELOW

UTILITIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
TEL (214) 520-8878

WATER METER SCHEDULE					
I.D.	TYPE	SIZE	NO.	WASTEWATER	REMARKS
①	DOMESTIC	3"	1	8"	PROPOSED
②	DOMESTIC	3"	1	6"	PROPOSED
③	IRRIGATION	3"	1	N/A	PROPOSED

LEGEND

- | | |
|---|-----------------------|
|  | PROPERTY LINE |
|  | PROP. FIRE LANE |
|  | PROP. EASEMENTS |
|  | PROP. FENCE |
|  | PROP. SIDEWALK |
|  | PROP. FIRELANE |
|  | PROP. BRICK PAVING |
|  | PROP. HIKE/BIKE TRAIL |

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.

Site Data Summary Table		
Item	Lot 1*	Lot 3*
General Site Data		
Zoning (from zoning map)	PD-MIXED USE	PD-MIXED USE
	DETENTION POND	AMENITY CENTER (see parking breakdown) & OFFICE BUILDING
Land Use (from Zoning Ordinance)		
Lot Area (square feet & acres)	3.13 Ac (136,364 SF.)	17.77 Ac (774,015 SF.)
Building Footprint Area (square feet)	0	34,931 SF & 3,153 SF
Storage & miscellaneous	0	11,704 SF
Building Height (# stories)	0	1
Building Height (feet - distance to the tallest building element)	0	53
Lot Coverage (percent - x.xx%)	0	6.26%
Multifamily Units		
# of studios / Minimum square feet	0	0
# of 1 bedrooms / Minimum unit size	0	0
# of 2 bedrooms / Minimum unit size	0	0
# of 3 bedrooms / Minimum unit size	0	0
Total Unit Count	0	0
Parking (Amusements facilities)		
Parking Ratio (from Zoning Ordinance)	N/A	10 PER 1000 SF GFA
Area of usage (square feet)	0	14,124 SF
Required Parking (# spaces)	0	142
Parking (Gyms, spas, studios, health clubs)		
Parking Ratio (from Zoning Ordinance)	N/A	8 PER 1000 SF GFA
Area of usage (square feet)	0	7,768 SF
Required Parking (# spaces)	0	63
Parking (Offices)		
Parking Ratio (from Zoning Ordinance)	N/A	3 PER 1000 SF GFA
Area of usage (square feet)	0	1,792 SF (AMENITY) & 3,153 (OFFICE) TOTAL = 4,945 SF
Required Parking (# spaces)	0	15
Parking (Restaurants)		
Parking Ratio (from Zoning Ordinance)	N/A	10 PER 1000 SF GFA
Area of usage (square feet)	0	11,247
Required Parking (# spaces)	0	113
Total Parking Required	0	333
Provided Parking (# spaces)	0	437
Accessible Parking Required (# spaces)	0	9
Accessible Parking Provided (# spaces)	0	9
Landscape Area (including turf areas)		
Required internal landscape area (square feet - 8 square feet per parking space)	0	3,503
Additional interior landscape area provided (square feet)	0	335,233
Total Landscape Area (square feet)	0	337,737

EXHIBIT A

SITE PLAN

ANACAPRI LAGUNA
LOT 1 & 3, BLOCK A
20.9 ACRES (COMBINED)
A SUBDIVISION OF 50.02 ACRES OF LAND OUT OF
THE MARTIN MOORE SURVEY, ABSTRACT No. 649
ANNA, COLLIN COUNTY, TEXAS

CITY APPROVAL STAMPS

No.	Date	REVISION	APP.

QUIBILITY

SCALE: AS SHOWN DESIGNED BY: AWS
DATE: AUGUST 2022 CHECKED BY: AWS
JOB NO.: 22000-0001 DRAWN BY: CSF

INTERIM REVIEW

Not intended for construction
bidding or permit purposes.

Engineer: ALEK W. STRIMPLE, P.E.

P.E. Serial No.: 142586

Date: AUGUST 2022

ANACAPRI LAGUNA
E COUNTY RD 370, ANNA, TEXAS, 75409

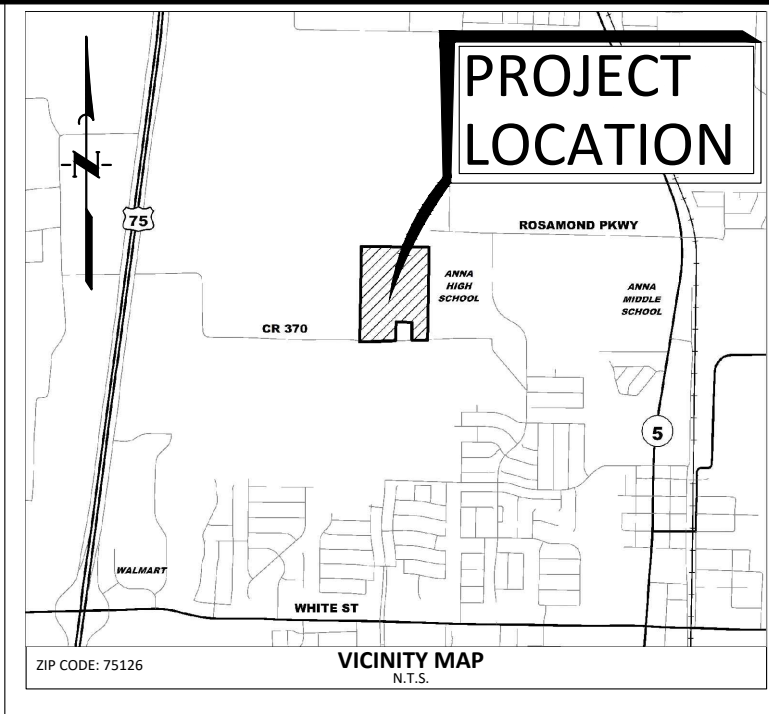
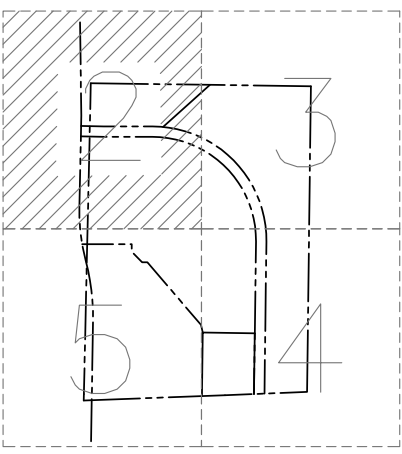
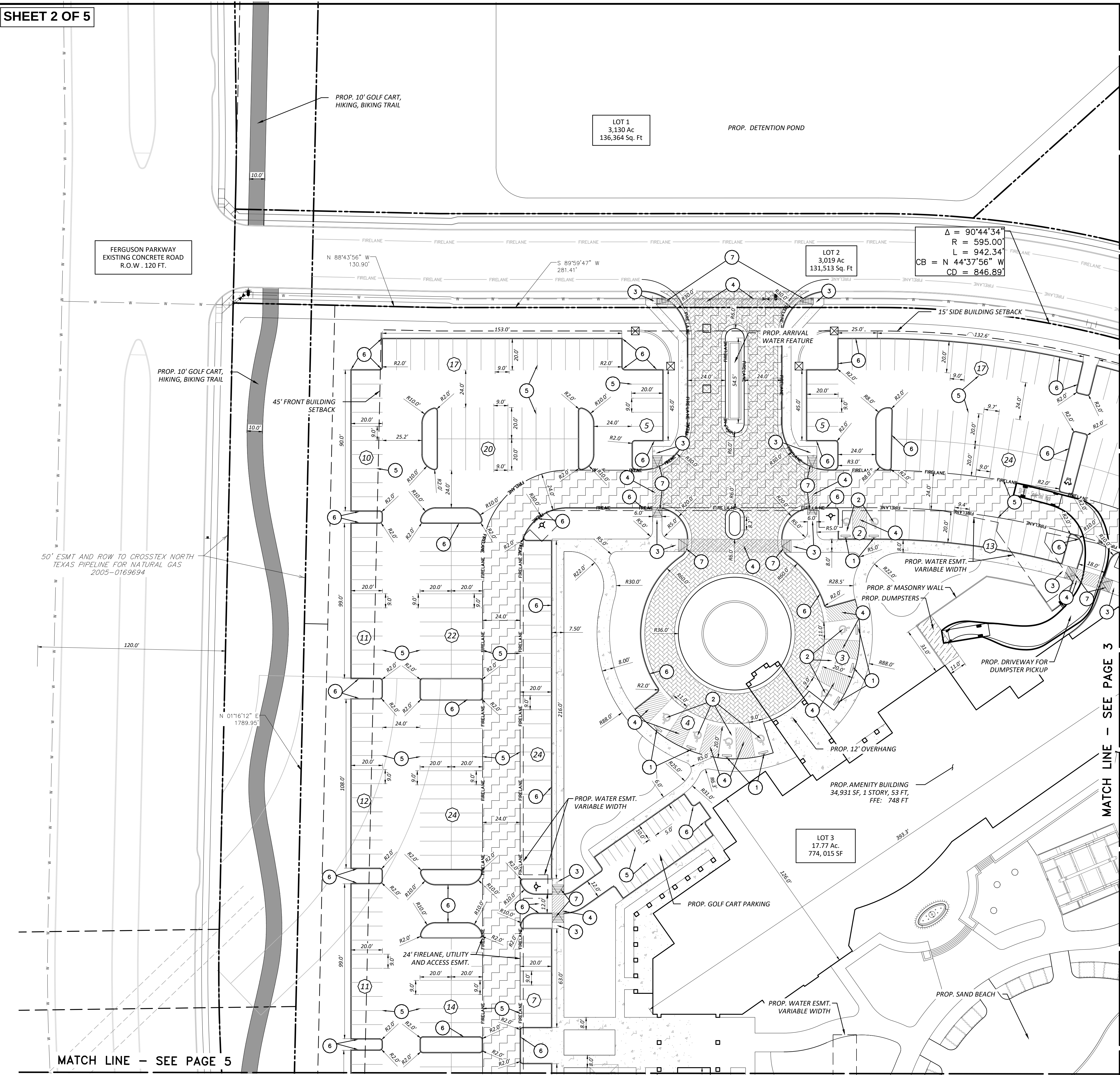
COUNTY RD 370, ANNA, TEXAS. 75409

SITE PLAN OVERALL

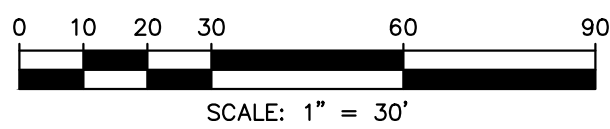
SHEET NO

OF 5

1



SHEET 1 OF 5



KEY NOTES

- 1. PROP. ADA HANDICAP ACCESSIBLE SIGN, TYP.
- 2. PROP. ADA HANDICAP PARKING SPACE, TYP.
- 3. PROP. ADA LANDING PAD
- 4. PROP. 4" PAINTED WHITE CROSSWALK/ACCESS AISLE
- 5. PROP. 4" PAINTED WHITE PARKING STRIPE PER CITY OF ANNA, TYP.
- 6. PROP. 6" CONCRETE CURB, TYP.
- 7. PROP. BARRIER FREE RAMPS CONSTRUCTED PER CITY OF ANNA STANDARDS

LEGEND

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR
- PROPERTY LINE

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WATERLINE W/ BACK FLOW PREVENTER
- WASTEWATER W/ MANHOLE
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- STORM SEWER W/ GRATE INLET
- FINISHED COUNTOUR
- RETAINING WALL
- PROP. FIRE LANE
- PROP. EASEMENTS
- PROP. FENCE
- PROP. SIDEWALK
- PROP. FIRELANE
- PROP. BRICK PAVING
- PROP. HIKE/BIKE TRAIL
- PARKING COUNT

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES
- ALL PARKING ISLAND RADII ARE 2' UNLESS OTHERWISE NOTED
- REF. LANDSCAPE ARCHITECT PLANS FOR LAGUNA LAYOUT AND DESIGN

EXHIBIT A

SITE PLAN
ANACAPRI LAGUNA
LOT 1 & 3, BLOCK A
20.9 ACRES (COMBINED)
A SUBDIVISION OF 50.02 ACRES OF LAND OUT OF
THE MARTIN MOORE SURVEY, ABSTRACT No. 649
ANNA, COLLIN COUNTY, TEXAS

APP.	
REVISION	
Date	
No.	



INTERIM REVIEW
Not intended for construction,
bidding or permit purposes.
Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: AUGUST 2022

ANACAPRI LAGUNA
E COUNTY RD 370, ANNA, TEXAS, 75409

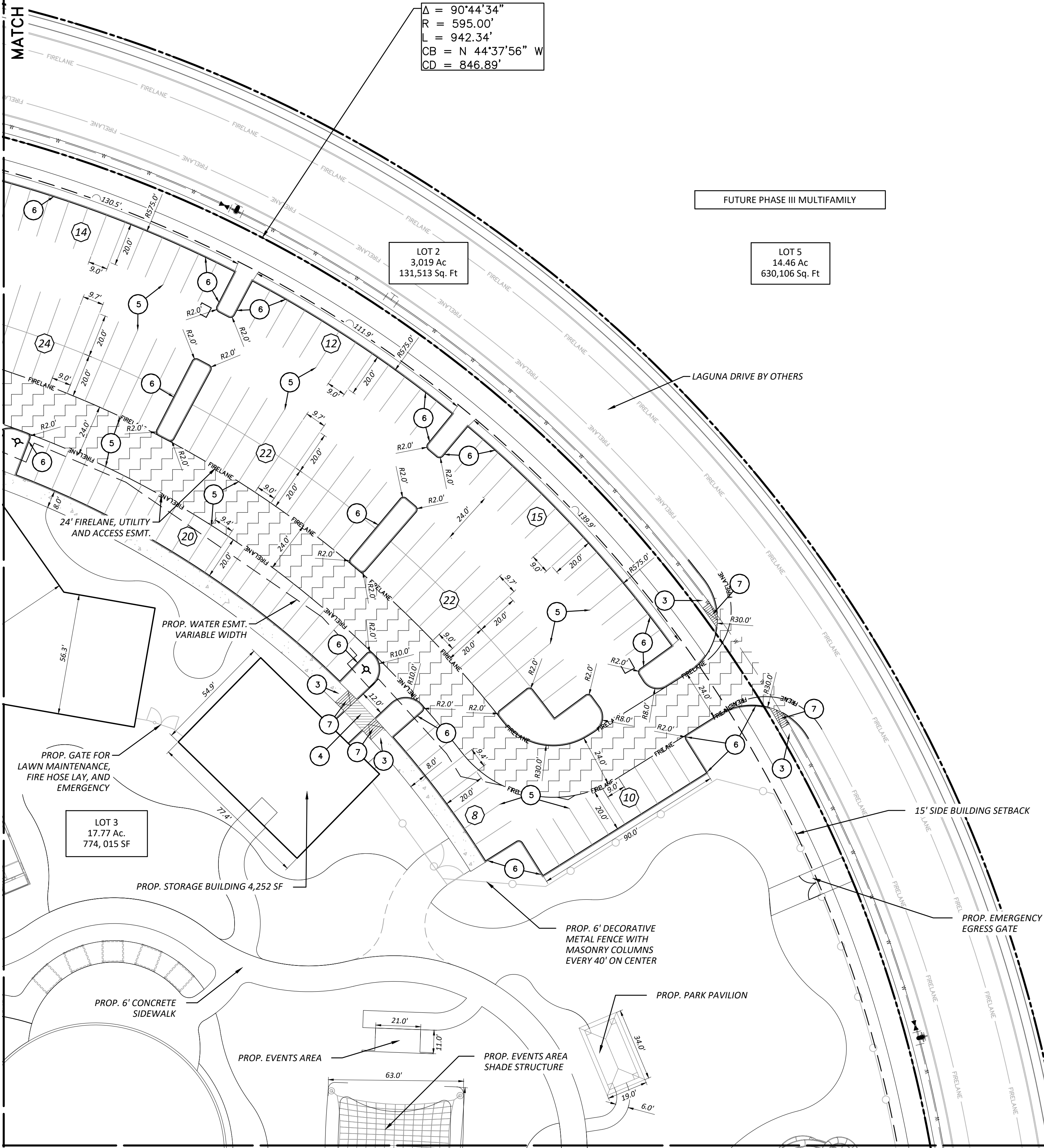
SITE PLAN (2 OF 5)

SHEET NO.

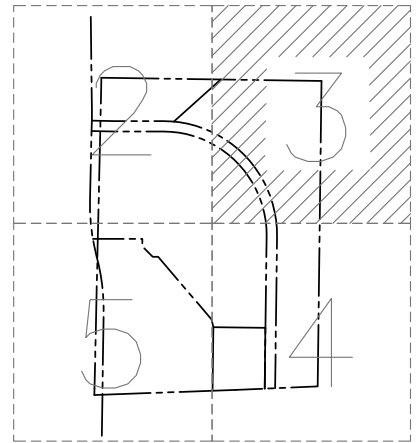
2

OF 5

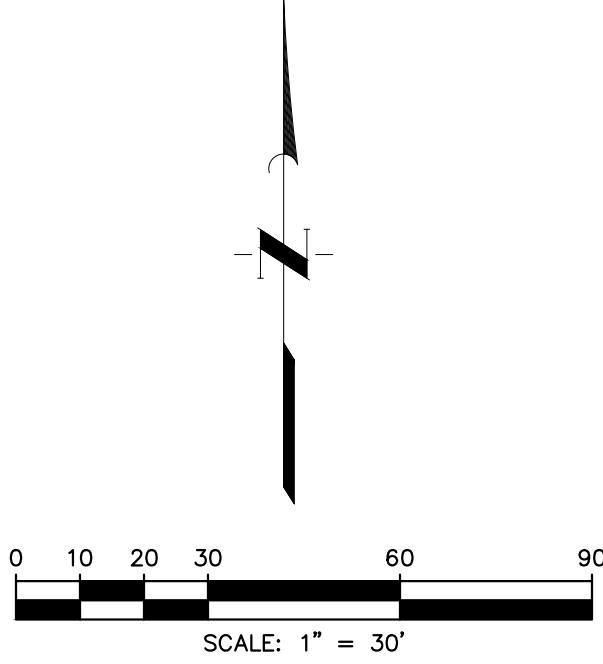
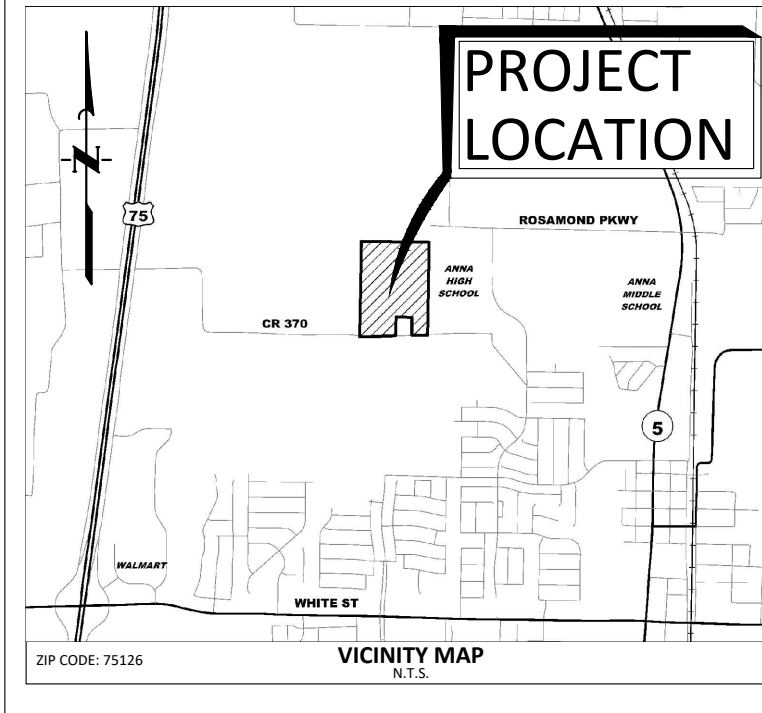
MATCH LINE - SEE PAGE 2



MATCH LINE - SEE PAGE 4



KEY MAP
N.T.S.



KEY NOTES

- PROP. ADA HANDICAP VAN ACCESSIBLE SIGN, TYP.
- PROP. ADA HANDICAP VAN PARKING SPACE, TYP.
- PROP. ADA LANDING PAD
- PROP. 4" PAINTED WHITE CROSSWALK/ACCESS AISLE
- PROP. 4" PAINTED WHITE PARKING STRIPE PER CITY OF ANNA, TYP.
- PROP. 6" CONCRETE CURB, TYP.
- PROP. BARRIER FREE RAMPS CONSTRUCTED PER CITY OF ANNA STANDARDS

LEGEND

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR
- PROPERTY LINE

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WATERLINE W/ BACK FLOW PREVENTER
- WASTEWATER W/ MANHOLE
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- STORM SEWER W/ GRATE INLET
- FINISHED COUNTOUR
- RETAINING WALL
- PROP. FIRE LANE
- PROP. EASEMENTS
- PROP. FENCE
- PROP. SIDEWALK
- PROP. FIRELANE
- PROP. BRICK PAVING
- PROP. HIKE/BIKE TRAIL
- PARKING COUNT

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES
- ALL PARKING ISLAND RADII ARE 2' UNLESS OTHERWISE NOTED
- REF. LANDSCAPE ARCHITECT PLANS FOR LAGUNA LAYOUT AND DESIGN

EXHIBIT A

SITE PLAN
ANACAPRI LAGUNA
LOT 1 & 3, BLOCK A
20.9 ACRES (COMBINED)
A SUBDIVISION OF 50.02 ACRES OF LAND OUT OF
THE MARTIN MOORE SURVEY, ABSTRACT No. 649
ANNA, COLLIN COUNTY, TEXAS

APP.	REVISION	Date	No.



DESIGNED BY: AWS
CHECKED BY: AWS
DRAWN BY: CSF

SCALE: AS SHOWN
DATE: AUGUST 2022
JOB NO.: 22000-0001

INTERIM REVIEW
Not intended for construction,
bidding or permit purposes.

Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: AUGUST 2022

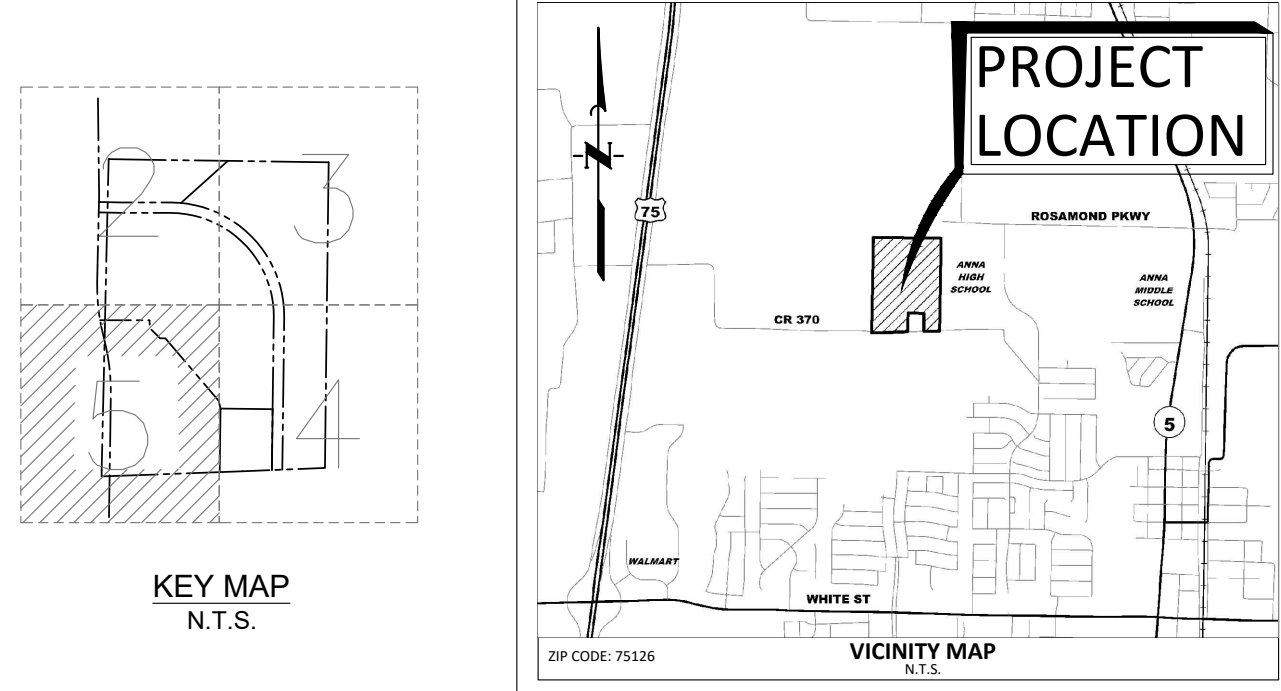
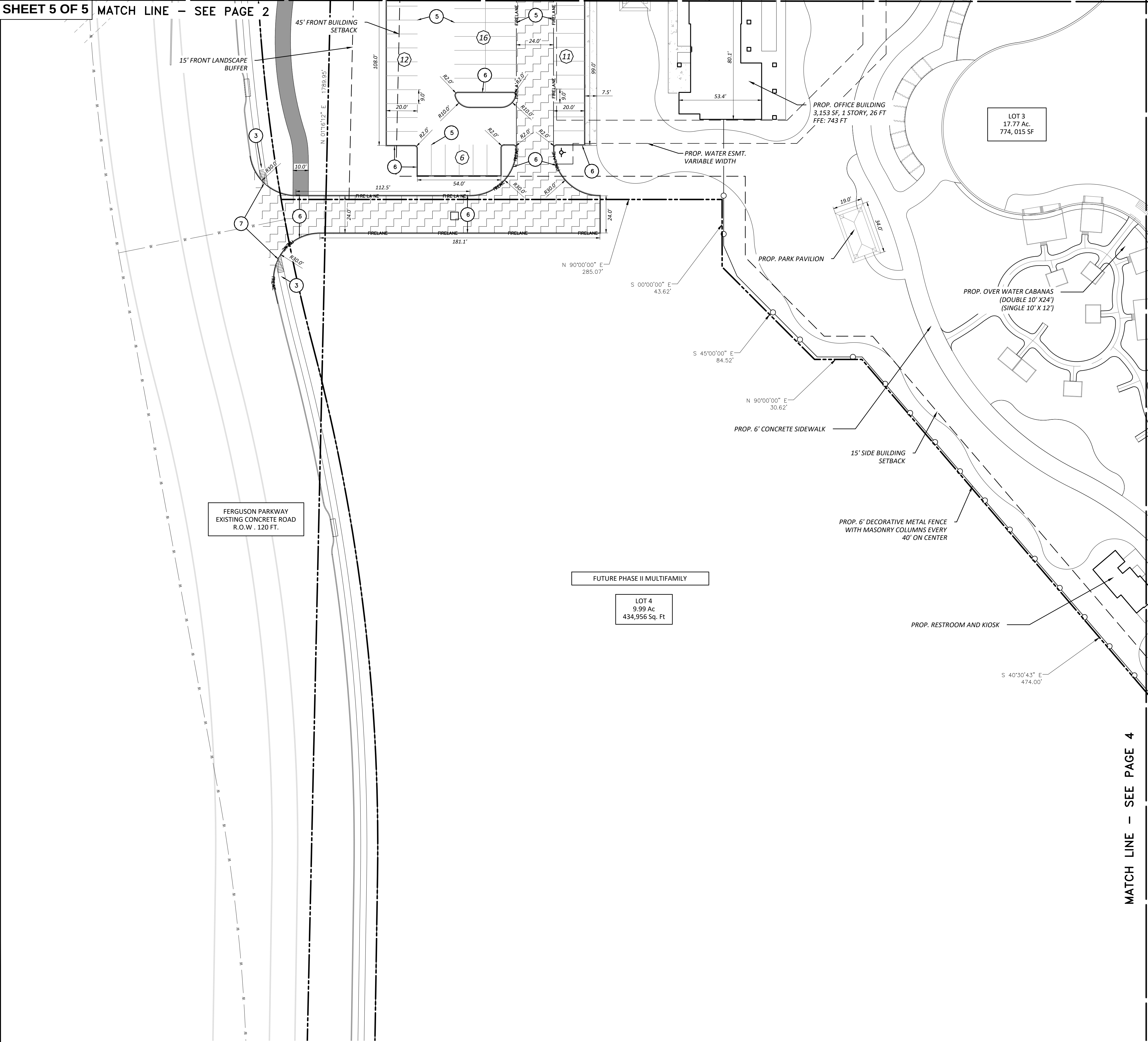
ANACAPRI LAGUNA
E COUNTY RD 370, ANNA, TEXAS, 75409

SITE PLAN (3 OF 5)

SHEET NO.

3

OF 5



- KEY NOTES**
1. PROP. ADA HANDICAP VAN ACCESSIBLE SIGN, TYP.
 2. PROP. ADA HANDICAP VAN PARKING SPACE, TYP.
 3. PROP. ADA LANDING PAD
 4. PROP. 4" PAINTED WHITE CROSSWALK/ACCESS AISLE
 5. PROP. 4" PAINTED WHITE PARKING STRIPE PER CITY OF ANNA, TYP.
 6. PROP. 6" CONCRETE CURB, TYP.
 7. PROP. BARRIER FREE RAMPS CONSTRUCTED PER CITY OF ANNA STANDARDS

- LEGEND**
- EXISTING LEGEND**
- W W FIRE HYDRANT W/ GATE VALVE
 - W W WATERLINE W/ GATE VALVE
 - W W WATERLINE W/ METER
 - WW WW WASTEWATER W/ MANHOLE
 - WW WW WASTEWATER W/ CLEANOUT
 - WW WW STORM SEWER W/ MANHOLE
 - WW WW STORM SEWER W/ CURB INLET
 - OWE OW OVERHEAD ELECTRIC W/POWER POLE
 - 700 GROUND CONTOUR
 - PROPERTY LINE
- PROPOSED LEGEND**
- W W FIRE HYDRANT W/ GATE VALVE
 - W W WATERLINE W/ GATE VALVE
 - W W WATERLINE W/ METER
 - W W WATERLINE W/ BACK FLOW PREVENTER
 - WW WW WASTEWATER W/ MANHOLE
 - WW WW STORM SEWER W/ MANHOLE
 - WW WW STORM SEWER W/ CURB INLET
 - WW WW STORM SEWER W/ GRATE INLET
 - FINISHED COUNTOUR
 - RETAINING WALL
 - PROP. FIRE LANE
 - PROP. EASEMENTS
 - PROP. FENCE
 - PROP. SIDEWALK
 - PROP. FIRELANE
 - PROP. BRICK PAVING
 - PROP. HIKE/BIKE TRAIL
 - PARKING COUNT

- NOTES**
1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED
 2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE
 3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES
 4. FOR PAVING DETAILS SEE SHEET 47
 5. ALL PARKING ISLAND RADII ARE 2' UNLESS OTHERWISE NOTED
 6. REF. LANDSCAPE ARCHITECT PLANS FOR LAGUNA LAYOUT AND DESIGN

EXHIBIT A

SITE PLAN

ANACAPRI LAGUNA
LOT 1 & 3, BLOCK A
20.9 ACRES (COMBINED)
A SUBDIVISION OF 50.02 ACRES OF LAND OUT OF
THE MARTIN MOORE SURVEY, ABSTRACT No. 649
ANNA, COLLIN COUNTY, TEXAS

QUIDDITY

DESIGNED BY: AS SHOWN
CHECKED BY: AUGUST 2022
DATE: AUGUST 2022
JOB NO.: 22000-0001
DRAWN BY: CSF

INTERIM REVIEW

Not intended for construction, bidding or permit purposes.

Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: AUGUST 2022

ANACAPRI LAGUNA
E COUNTY RD 370, ANNA, TEXAS, 75409

SITE PLAN (5 OF 5)

SHEET NO. **5**

OF 5

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.

21 _____ acre(s)

Fees

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

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.

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.

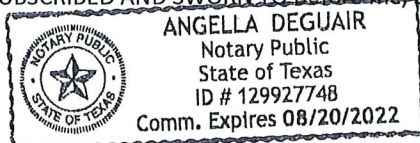
Property Owner's Signature: _____ Date: 6-29-22

STATE OF: TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared ZACH IPOUR (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. 16.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Anna Ranch, Phase 1B, Block P, Lot 1X, Site Plan.
Applicant: Gehan Homes LTD.

SUMMARY:

Amenity Center on one lot on 2.1± acres located at the southeast corner of Gardendale Hollow Lane and Leonard Avenue. Zoned: Planned Development (Ord. No. 323-2007).

The purpose of the Site Plan is to show the proposed amenity center 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:

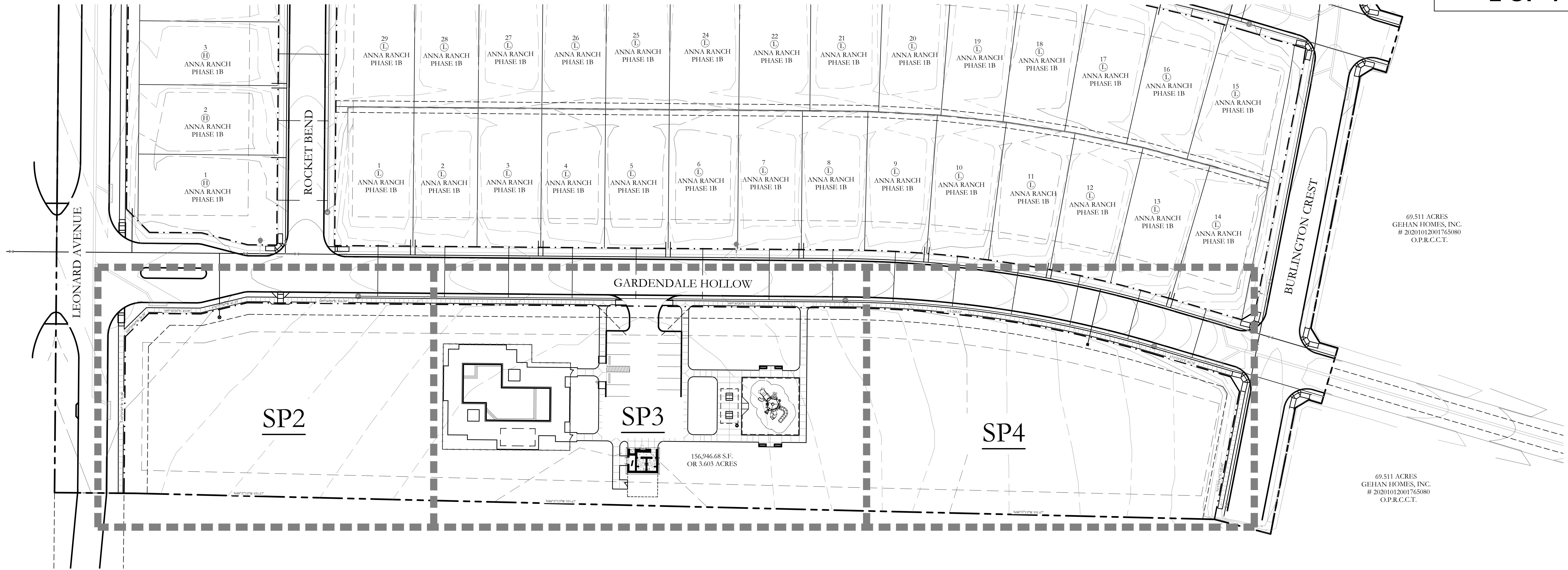
The Site Plan is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Anna Ranch Amenity Center Locator Map
2. Exhibit A (SP) Anna Ranch, PH 1B, BL P, Lot 1X
3. Application - Anna Ranch

Site Plan - Anna Ranch, Phase 1B, Block P, Lot 1X (Amenity Center)





69.511 ACRES
GEHAN HOMES, INC.
20201012001765080
O.P.R.C.C.T.

69.511 ACRES
GEHAN HOMES, INC.
20201012001765080
O.P.R.C.C.T.

LEGEND

⑥	PROPOSED PARKING COUNT
BFR	PROPOSED CONCRETE BARRIER FREE RAMP
H/C	HANDICAP PARKING SPACE
FH	EXISTING FIRE HYDRANT
SSMH	EXISTING SANITARY SEWER MANHOLE
— T —	EXISTING WATER MAIN W/ VALVE
— — —	EXISTING SANITARY SEWER
— — —	EXISTING STORM
— — —	EXISTING CURB INLET
— · —	RIGHT-OF-WAY
FFE 730.50	FINISHED FLOOR ELEVATION
— 730 —	EXISTING CONTOURS
— 730 —	PROPOSED CONTOURS
◇ —	PROPOSED 1.5" DOMESTIC WATER METER
◇ ⊗	PROPOSED 1.5" IRRIGATION WATER METER
H —	HANDICAP PARKING SIGN
WS	PROPOSED CONCRETE WHEEL STOP
— — —	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE	
1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE	
6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE	
— · — · —	PROPOSED FIRELANE PAVING

BLOCK P, LOT 1X SITE INFORMATION

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 25,342.36 SF, 27.76%
INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 9,130.17 SF
INTERIOR LANDSCAPE PROVIDED: 65,959.40 SF

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ANNA CODE OF ORDINANCES.
- ALL POOL EQUIPMENT AND TRASH CAN TOTES SHALL BE SCREENING WITH A 6'-0" HT. WOODEN FENCE.
- FOR ALL BARRIER FREE RAMP NOTED ON PLAN, REFERENCE THE CITY OF ANNA STANDARD CONSTRUCTION DETAILS.
- ALL SIDEWALKS IN FRONT OF HEAD-IN PARKING SHALL BE 6'-0" WIDTH.

WATER METER SCHEDULE

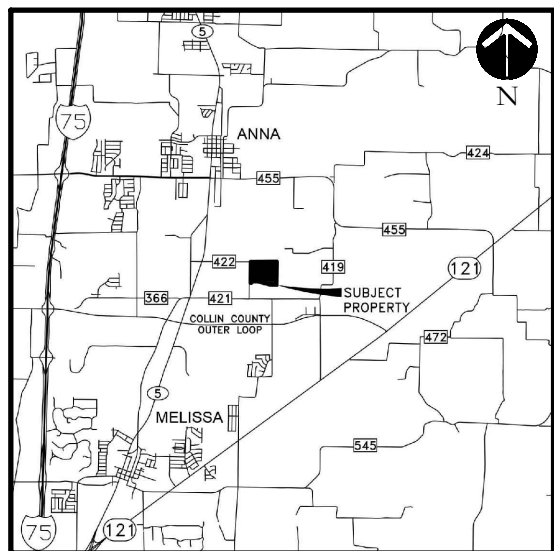
METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◇	1.5"	1.5"	X		6"
◇	1.5"	1.5"		X	

UTILITY NOTES

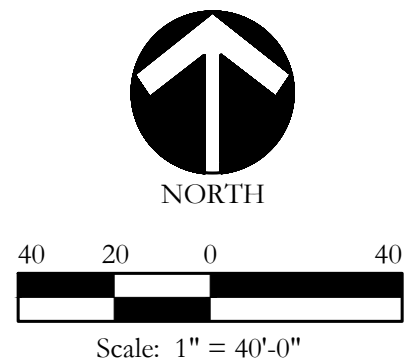
- SANITARY SEWER LATERALS ARE SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE. WATER LATERAL LINES ARE SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION. ANY EXISTING SERVICE TAP TO BE ABANDONED SHALL BE ABANDONED BY PLUG LOCATED 2'-0" FROM BACK OF CURB.
-
-

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	SINGLE FAMILY RESIDENTIAL
LAND USE (FROM ZONING & ORDINANCE)	PRIVATE RECREATIONAL CENTER
LOT AREA (SQUARE FEET & ACRES)	156,946.68 S.F. OR 3.603 ACRES
BUILDING FOOTPRINT AREA (SQUARE FEET)	52,000 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	52,000 S.F.
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	22'-6" HT.
LOT COVERAGE (PERCENT - XXX%)	0.33% (.0033:1)
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	MINIMUM OF 8 PER SUBDIVISION REGULATIONS
REQUIRED PARKING (# SPACES)	8 REQUIRED
PROVIDED PARKING SPACES (# SPACES)	12 PROVIDED
ACCESSIBLE PARKING PROVIDED (# SPACES)	1 PROVIDED
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	96 S.F. REQUIRED
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	65,863.40 S.F. PROVIDED
TOTAL LANDSCAPE AREA (SQUARE FEET)	65,959.40 S.F. PROVIDED



LOCATION MAP
(NOT TO SCALE)



August 17, 2022

OVERALL SITE PLAN ANNA RANCH PHASE 1B HOA LOT 1X BLOCK P ~AMENITY CENTER~

BEING 2.09% ACRES
SITUATED IN THE GRANDISON STARK
SURVEY, ABSTRACT NO. 798 IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER:

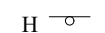
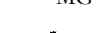
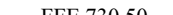
GEHAN HOMES, LTD.
15725 N. DALLAS PARKWAY
SUITE 300
ADDISON, TEXAS 75001
CONTACT: JORDAN HORN

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA,
ASLA, LI

SUBMITTAL DATE: August 17, 2022 SP1

LEGEND

	PROPOSED PARKING COUNT		PROPOSED 1.5" DOMESTIC WATER METER
	PROPOSED CONCRETE BARRIER FREE RAMP		PROPOSED 1.5" IRRIGATION WATER METER
	HANDICAP PARKING SPACE		HANDICAP PARKING SIGN.
	EXISTING FIRE HYDRANT		PROPOSED CONCRETE WHEEL STOP
	EXISTING SANITARY SEWER MANHOLE		ORNAMENTAL METAL FENCE (6'-0" HGT. AROUND SWIMMING POOL AREA)
	EXISTING WATER MAIN W/ VALVE		1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	EXISTING SANITARY SEWER		1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
	EXISTING STORM		6'-0" HGT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
	EXISTING CURB INLET		PROPOSED FIRELANE PAVING
	RIGHT-OF-WAY		
	FINISHED FLOOR ELEVATION		
	EXISTING CONTOURS		
	PROPOSED CONTOURS		

BLOCK P, LOT 1X SITE INFORMATION

HANDICAP PARKING IS PROVIDED IN ACCORDANCE
WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 25,342.36 SF, 27.76%
 INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 9,130.17 SF
 INTERIOR LANDSCAPE PROVIDED: 65,959.40 SF

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONDUCTED IN CONFORMANCE WITH THE CITY OF ANNA CODE OF ORDINANCES.
- ALL POOL EQUIPMENT AND TRASH CAN TOTES SHALL BE SCREENING WITH A 6'-0" HT. WOODEN FENCE.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ANNA STANDARD CONSTRUCTION DETAILS.
- ALL SIDEWALKS IN FRONT OF HEAD-IN PARKING SHALL BE 6'-0" WIDTH.

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER		SAN SERV SIZ
			DOM.	IRR.	
1	1.5"	1.5"	X		6"
2	1.5"	1.5"		X	

UTILITY NOTES

1. SANITARY SEWER LATERALS ARE SHOWN ON PLAN TO BE LOCATED WITHIN 5" OF THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED DRAINING FIXTURES TO THIS LATERAL LINE. A TWO-FOOT CLEAR-OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
2. WATER LATERAL LINES ARE SHOWN ON PLAN TO BE LOCATED 5" OF FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED DRAINING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.
3. ANY EXISTING SERVICE TAP TO BE ABANDONED SHALL BE ABANDONED BY PLUG LOCATED 2" OF FROM BACK OF CURB.

SITE DATA SUMMARY TABLE

GENERAL SITE DATA

ZONING (FROM ZONING MAP)	SINGLE FAMILY RESIDENTIAL
LAND USE (FROM ZONING & ORDINANCE)	PRIVATE RECREATIONAL CENTER
LOT AREA (SQUARE FEET & ACRES)	156,946.68 S.F. OR 3.603 ACRES
BUILDING FOOTPRINT AREA (SQUARE FEET)	32,000 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	52,000 S.F.
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	22'-6" HT.
LOT COVERAGE (%PERCENT - XXX%)	0.33% (.0033:1)
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	MINIMUM 8 SPACES PER SUBDIVISION REGULATIONS
REQUIRED PARKING (# SPACES)	8 REQUIRED
PROVIDED PARKING SPACES (# SPACES)	12 PROVIDED
ACCESSIBLE PARKING PROVIDED (# SPACES)	1 PROVIDED
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	96 S.F. REQUIRED
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	65,863.0 S.F. PROVIDED
TOTAL LANDSCAPE AREA (SQUARE FEET)	65,959.0 S.F. PROVIDED

SITE PLAN
ANNA RANCH PHASE 1B
HOA LOT 1X
BLOCK P
~AMENITY CENTER~

BEING 2.096 ACRES
SITUATED IN THE GRANDISON STARK
SURVEY, ABSTRACT NO. 798 IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER:

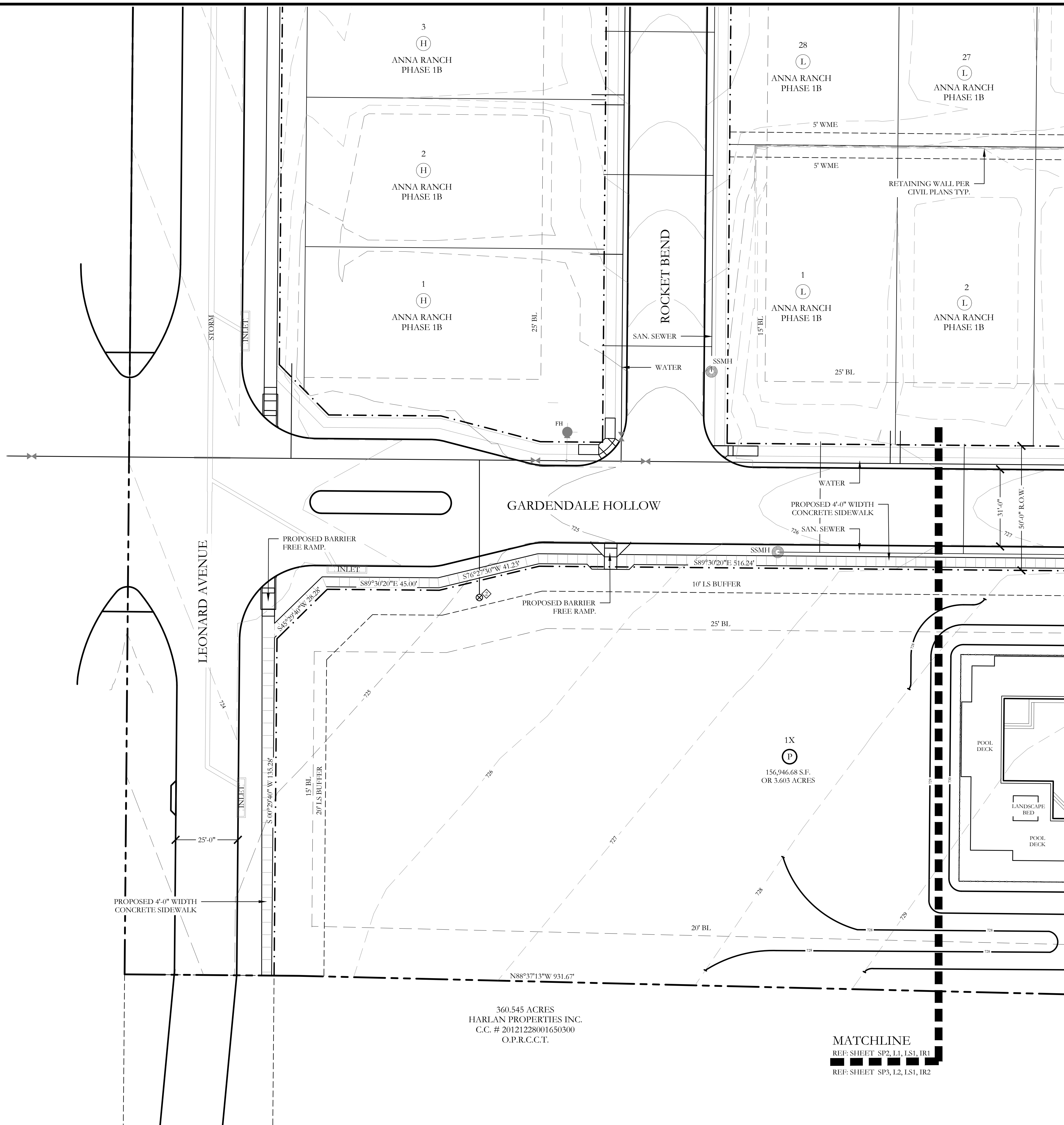
GEHAN HOMES, LTD.
15725 N. DALLAS PARKWAY
SUITE 300
ADDISON, TEXAS 75001
CONTACT: JORDAN HORN

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA,
ASLA, LI

August 17, 2022

SUBMITTAL DATE: August 17, 2022 SP2



MATCHLINE

REF: SHEET SP2, L1, LS1, IR1

REF: SHEET SP3, L2, LS1, IR2

LEGEND

⑥	PROPOSED PARKING COUNT	◆—	PROPOSED 1.5" DOMESTIC WATER METER
BFR	PROPOSED CONCRETE BARRIER FREE RAMP	◆⊗	PROPOSED 1.5" IRRIGATION WATER METER
H/C	HANDICAP PARKING SPACE	H —	HANDICAP PARKING SIGN.
● FH	EXISTING FIRE HYDRANT	WS	PROPOSED CONCRETE WHEEL STOP
● SSMH	EXISTING SANITARY SEWER MANHOLE	—	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
—	EXISTING WATER MAIN W/ VALVE	—	1'-4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE.
—	EXISTING SANITARY SEWER	—	1'-4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE.
—	EXISTING STORM	—	6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
—	EXISTING CURB INLET	—	PROPOSED FIRELANE PAVING
—	RIGHT-OF-WAY		
FFE 730.50	FINISHED FLOOR ELEVATION		
— 730 —	EXISTING CONTOURS		
— 730 —	PROPOSED CONTOURS		

BLOCK P, LOT 1X SITE INFORMATION

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 25,342.36 SF, 27.76%
INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 9,130.17 SF
INTERIOR LANDSCAPE PROVIDED: 65,959.40 SF

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ANNA CODE OF ORDINANCES.
- ALL POOL EQUIPMENT AND TRASH CAN TOTES SHALL BE SCREENING WITH A 6'-0" HT. WOODEN FENCE.
- FOR ALL BARRIER FREE RAMP NOTED ON PLAN, REFERENCE THE CITY OF ANNA STANDARD CONSTRUCTION DETAILS.
- ALL SIDEWALKS IN FRONT OF HEAD-IN PARKING SHALL BE 6'-0" WIDTH.

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◆	1.5"	1.5"	X		6"
◆	1.5"	1.5"		X	

UTILITY NOTES

- SANITARY SEWER LATERALS ARE SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
- WATER LATERAL LINES ARE SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.
- ANY EXISTING SERVICE TAP TO BE ABANDONED SHALL BE ABANDONED BY PLUG LOCATED 2'-0" FROM BACK OF CURB.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	SINGLE FAMILY RESIDENTIAL
LAND USE (FROM ZONING & ORDINANCE)	PRIVATE RECREATIONAL CENTER
LOT AREA (SQUARE FEET & ACRES)	156,946.68 S.F. OR 3.603 ACRES
BUILDING FOOTPRINT AREA (SQUARE FEET)	520,000 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	520,000 S.F.
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	22'-6" HT.
LOT COVERAGE (PERCENT - XXX%)	0.33% (00331)
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	MINIMUM 8 SPACES PER SUBDIVISION REGULATIONS
REQUIRED PARKING (# SPACES)	8 REQUIRED
PROVIDED PARKING SPACES (# SPACES)	12 PROVIDED
ACCESSIBLE PARKING PROVIDED (# SPACES)	1 PROVIDED
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	96 S.F. REQUIRED
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	65,863.40 S.F. PROVIDED
TOTAL LANDSCAPE AREA (SQUARE FEET)	65,959.40 S.F. PROVIDED

SITE PLAN
ANNA RANCH PHASE 1B
HOA LOT 1X
BLOCK P
~AMENITY CENTER~

BEING 2.096 ACRES
SITUATED IN THE GRANDISON STARK
SURVEY, ABSTRACT NO. 798 IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

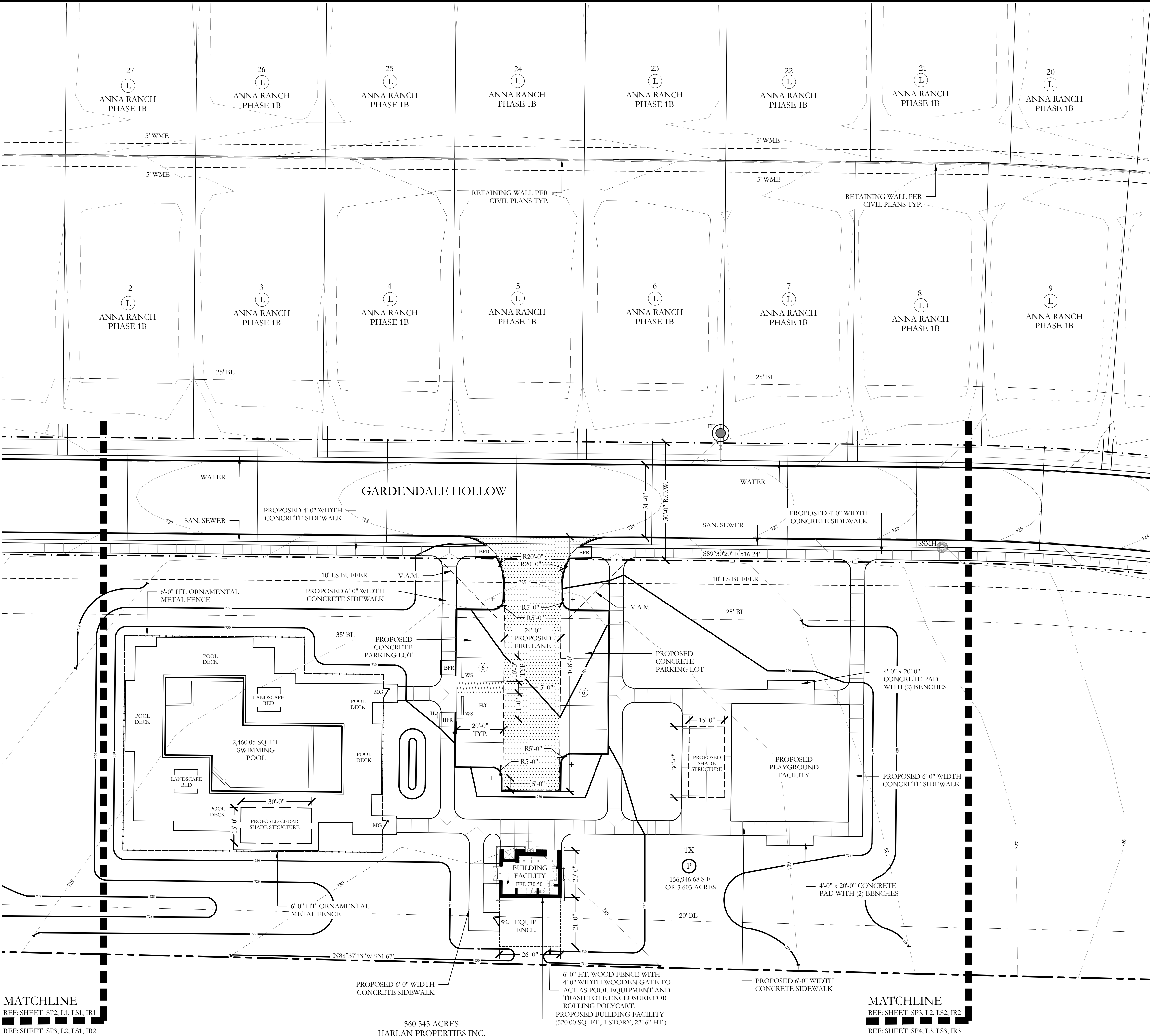
OWNER / DEVELOPER:

GEHAN HOMES, LTD.
15725 N. DALLAS PARKWAY
SUITE 300
ADDISON, TEXAS 75001
CONTACT: JORDAN HORN

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA,
ASLA, LI

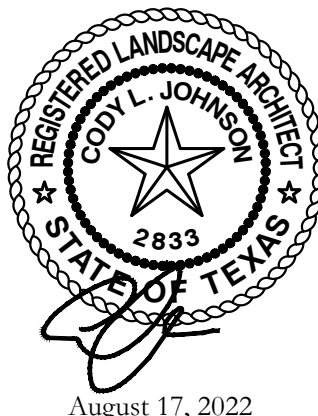
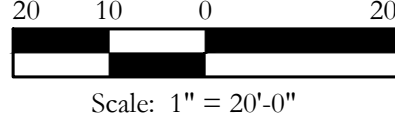
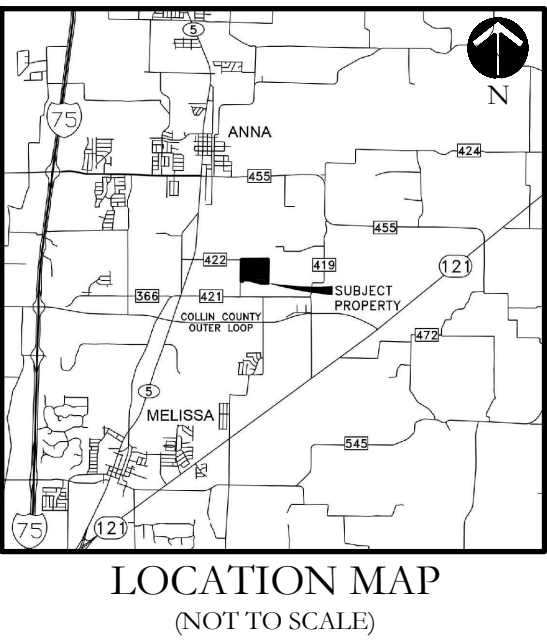
SUBMITTAL DATE: August 17, 2022 SP3



MATCHLINE
REF: SHEET SP2, L1, L2, L3, L4
REF: SHEET SP3, L1, L2, L3, L4

360.545 ACRES
HARLAN PROPERTIES INC.
C.C. # 20121228001650300
O.P.R.C.C.T.

MATCHLINE
REF: SHEET SP3, L2, L3, L4, L5
REF: SHEET SP4, L1, L2, L3, L4



August 17, 2022

LEGEND

⑥	PROPOSED PARKING COUNT	◆—	PROPOSED 1.5" DOMESTIC WATER METER
BFR	PROPOSED CONCRETE BARRIER FREE RAMP	◆⊗	PROPOSED 1.5" IRRIGATION WATER METER
H/C	HANDICAP PARKING SPACE	H	HANDICAP PARKING SIGN.
FH	EXISTING FIRE HYDRANT	WS	PROPOSED CONCRETE WHEEL STOP
SSMH	EXISTING SANITARY SEWER MANHOLE	—	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
— —	EXISTING WATER MAIN W/ VALVE	MG	1'-4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE.
— —	EXISTING SANITARY SEWER	WG	1'-4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
— —	EXISTING STORM	-----	6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
▭	EXISTING CURB INLET	▨	PROPOSED FIRELANE PAVING
---	RIGHT-OF-WAY		
FFE 730.50	FINISHED FLOOR ELEVATION		
— 730 —	EXISTING CONTOURS		
— 730 —	PROPOSED CONTOURS		

BLOCK P, LOT 1X SITE INFORMATION

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 25,342.36 SF, 27.76%
INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 9,130.17 SF
INTERIOR LANDSCAPE PROVIDED: 65,959.40 SF

SITE PLAN NOTES:

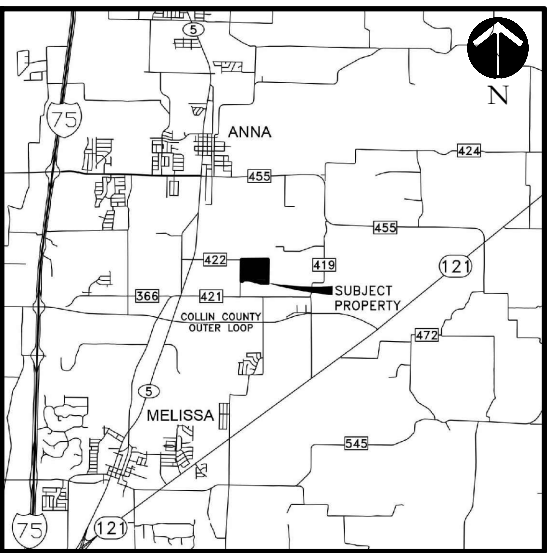
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ANNA CODE OF ORDINANCES.
- ALL POOL EQUIPMENT AND TRASH CAN TOTES SHALL BE SCREENING WITH A 6'-0" HT. WOODEN FENCE.
- FOR ALL BARRIER FREE RAMP NOTED ON PLAN, REFERENCE THE CITY OF ANNA STANDARD CONSTRUCTION DETAILS.
- ALL SIDEWALKS IN FRONT OF HEAD-IN PARKING SHALL BE 6'-0" WIDTH.

WATER METER SCHEDULE

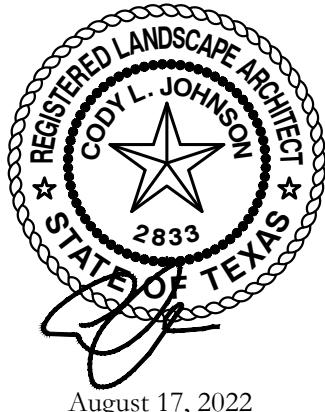
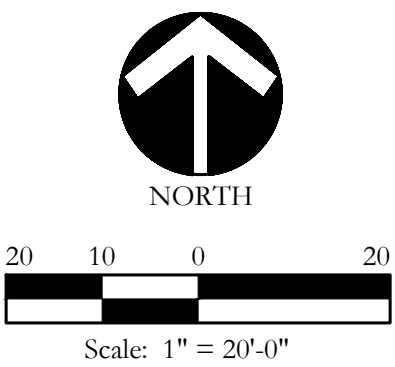
METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◆	1.5"	1.5"	X		6"
◆	1.5"	1.5"		X	

UTILITY NOTES

- SANITARY SEWER LATERALS ARE SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
- WATER LATERAL LINES ARE SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.
- ANY EXISTING SERVICE TAP TO BE ABANDONED SHALL BE ABANDONED BY PLUG LOCATED 2'-0" FROM BACK OF CURB.



LOCATION MAP
(NOT TO SCALE)



SITE PLAN
ANNA RANCH PHASE 1B
HOA LOT 1X
BLOCK P
~AMENITY CENTER~

BEING 2.096 ACRES
SITUATED IN THE GRANDISON STARK
SURVEY, ABSTRACT NO. 798 IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

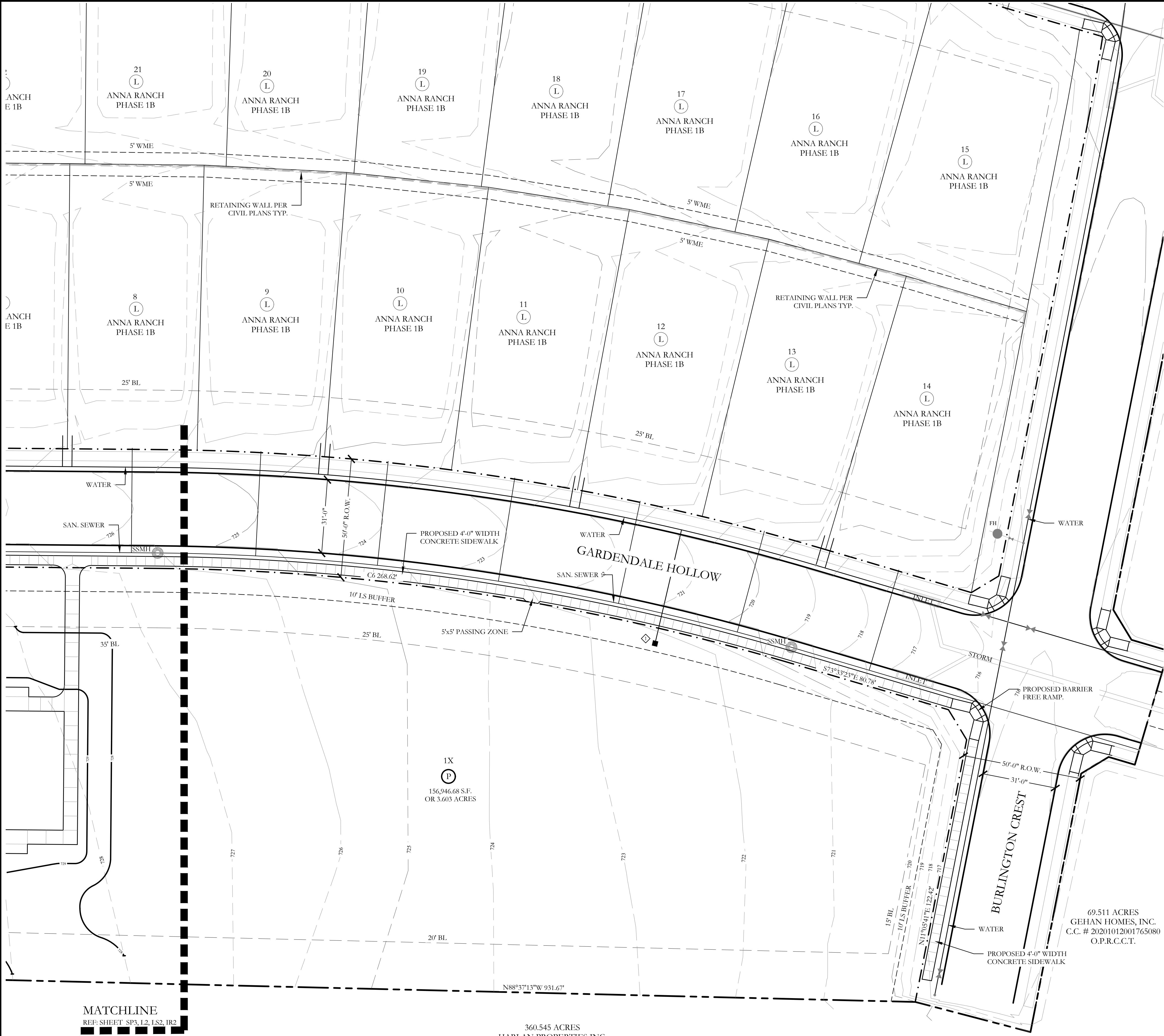
OWNER / DEVELOPER:

GEHAN HOMES, LTD.
15725 N. DALLAS PARKWAY
SUITE 300
ADDISON, TEXAS 75001
CONTACT: JORDAN HORN

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA,
ASLA, LI

SUBMITTAL DATE: August 17, 2022 SP4



MATCHLINE
REF: SHEET SP3, L2, L52, IR2
REF: SHEET SP4, L3, L53, IR3

360.545 ACRES
HARLAN PROPERTIES INC.
C.C. # 20121228001650300
O.P.R.C.C.T.

69.511 ACRES
GEHAN HOMES, INC.
C.C. # 20201012001765080
O.P.R.C.C.T.

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.

~~2.00~~ 4.00 acre(s)

Fees

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

The application fee of \$ ~~270.96~~ 800.00, 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.

Planning & Development Department

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

Owner Authorization and Representative Designation



Property Description

Subdivision: Anna Ranch Phase 1B Total Number of Acres: ~~2.006~~ 3.603
Zoning Classification(s): Single Family Residential Total Number of Lots: 1
Location: Private Recreational Center within Anna Ranch Subdivision, south side of Gardendale Hollow

Property Owner Information & Authorization

Name/Company: Jordan Horn / Gehan Homes LTD
Address: 15725 N. Dallas Parkway Suite 300
City: Addison State: TX Zip Code: 75001
Phone: 972-383-4319 Email: jhorn@gehanhomes.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Cody Johnson (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.

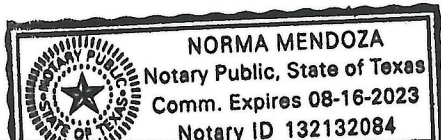
Property Owner's Signature: [Signature] Date: 8/4/2022

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Jordan Horn (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 August, 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): Landscape Architect

Name: Cody Johnson

Company: Johnson Volk Consulting

Address: 704 Central Parkway Suite 1200

City: Plano State: TX Zip Code: 75074

Phone: 972-201-3100 Email: cody.johnson@johnsonvolk.com

Planning & Development Department

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



Item No. 17.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Villages of Waters Creek, Block B, Lot 1, Site Plan.
Applicant: Anna 51 Joint Venture.

SUMMARY:

Multiple-family residence on one lot on 19.5± acres located on the west side of future Persimmon Drive, 350± feet south of W. White Street. Zoned: Planned Development (Ord. No. 978-2022 & Ord. No. 861-2020).

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

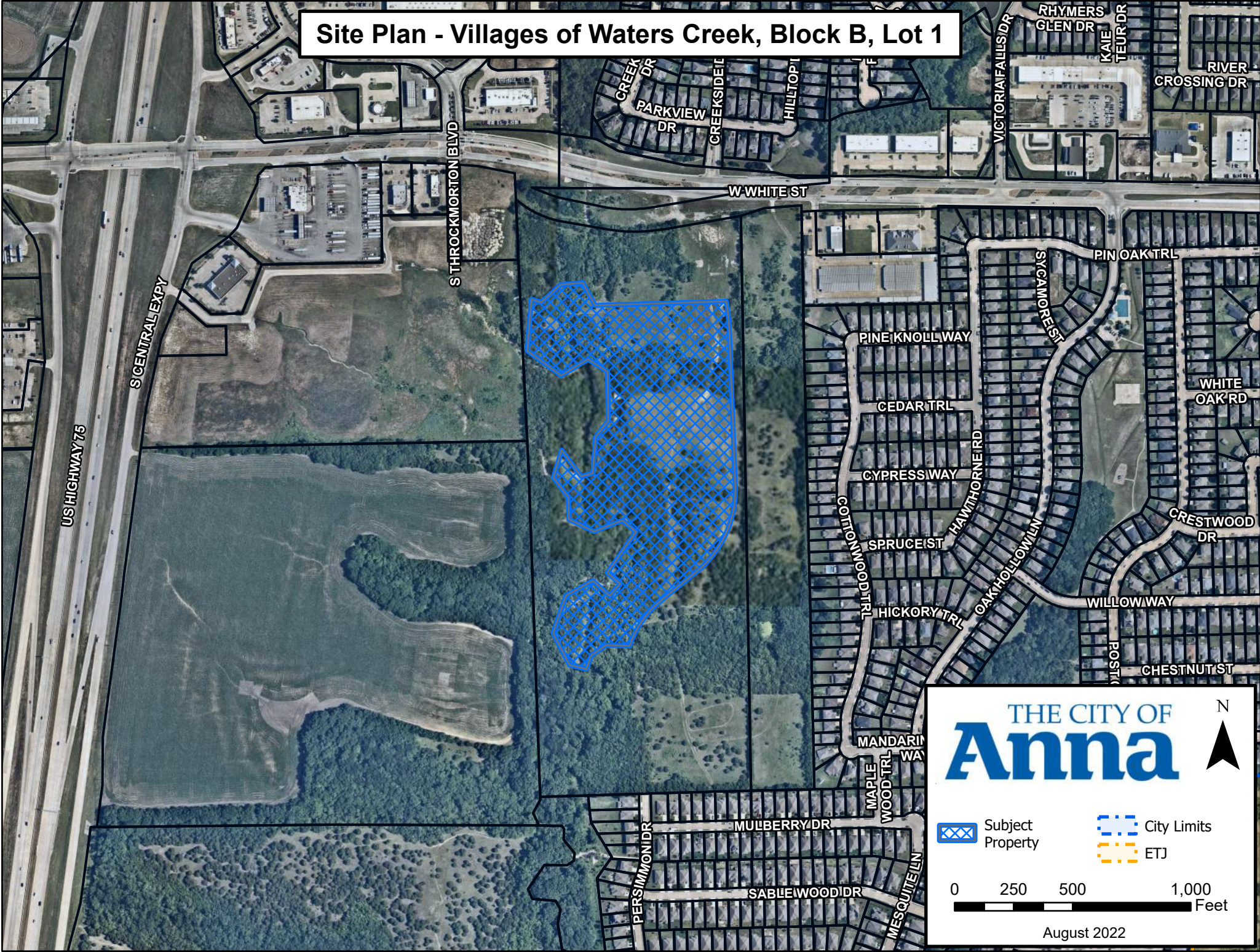
STAFF RECOMMENDATIONS:

The Site Plan is in conformance with the 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.

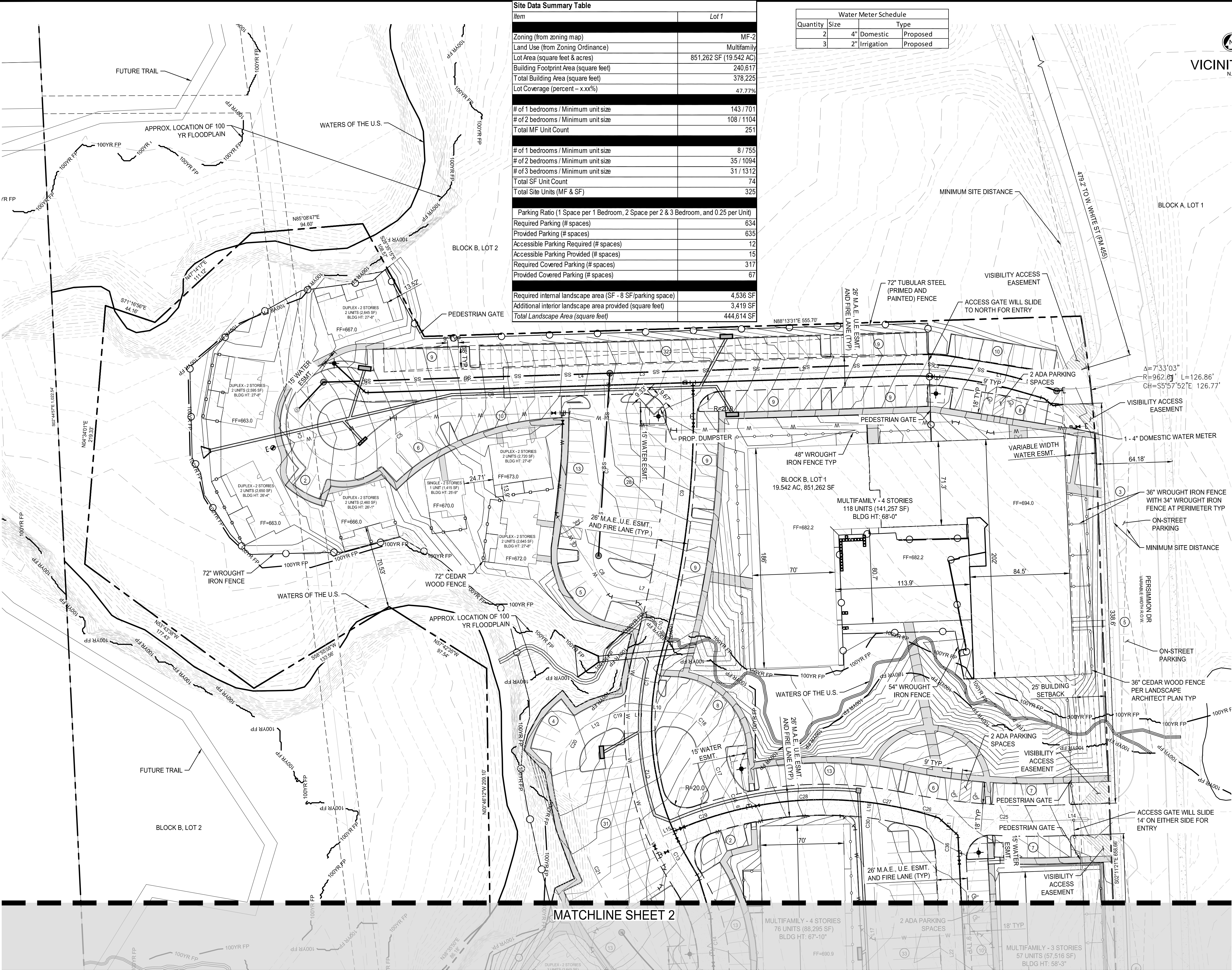
ATTACHMENTS:

1. Villages of Waters Creek Locator Map
2. Exhibit A (SP) Villages of Waters Creek, BL B, Lt 3
3. Application - Villages of Waters Creek

Site Plan - Villages of Waters Creek, Block B, Lot 1

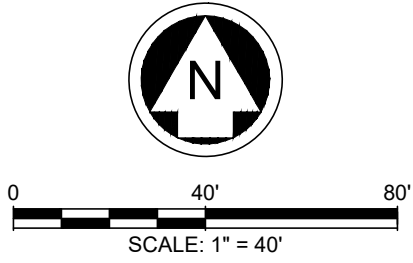
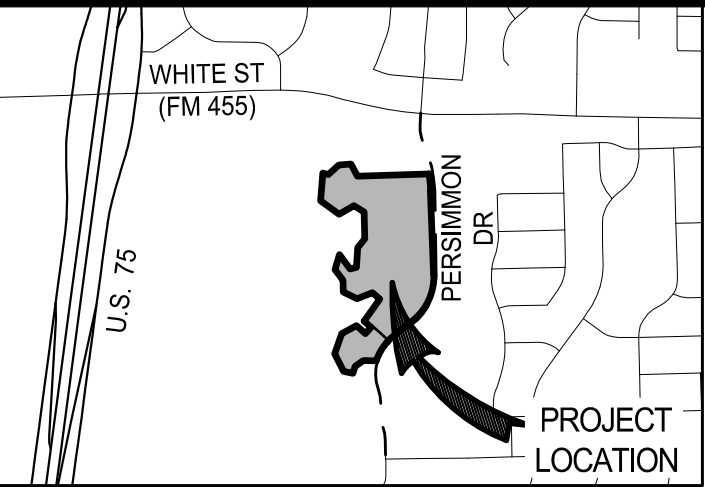


Drawing: L:\Drawings\2024\01\Anna Mills\Drawings\17403_Design\Site\Drawings\SitePlan\SitePlan.dwg
Last Saved By: Daniel
Last Saved On: 8/20/2024 4:57 PM
Plot Date/Time: 8/20/2024 4:57 PM



Site Data Summary Table	
Item	Lot 1
Zoning (from zoning map)	MF-2
Land Use (from Zoning Ordinance)	Multifamily
Lot Area (square feet & acres)	851,262 SF (19.542 AC)
Building Footprint Area (square feet)	240,617
Total Building Area (square feet)	378,226
Lot Coverage (percent - xxx%)	47.77%
# of 1 bedrooms / Minimum unit size	143 / 701
# of 2 bedrooms / Minimum unit size	108 / 1104
Total MF Unit Count	251
# of 1 bedrooms / Minimum unit size	8 / 755
# of 2 bedrooms / Minimum unit size	35 / 1094
# of 3 bedrooms / Minimum unit size	31 / 1312
Total SF Unit Count	74
Total Site Units (MF & SF)	325
Parking Ratio (1 Space per 1 Bedroom, 2 Space per 2 & 3 Bedroom, and 0.25 per Unit)	
Required Parking (# spaces)	634
Provided Parking (# spaces)	635
Accessible Parking Required (# spaces)	12
Accessible Parking Provided (# spaces)	15
Required Covered Parking (# spaces)	317
Provided Covered Parking (# spaces)	67
Required internal landscape area (SF - 8 SF/parking space)	4,536 SF
Additional interior landscape area provided (square feet)	3,419 SF
Total Landscape Area (square feet)	444,614 SF

Water Meter Schedule		
Quantity	Size	Type
2	4"	Domestic
3	2"	Irrigation



LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED FIRELANE
	ACCESSIBLE CROSSWALK
	PROP. ACCESSIBLE ROUTE
	PARKING COUNT
	PROPOSED 8" WATER LINE
	PROP. RESIDENTIAL 4" WATER LINE
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	WROUGHT IRON FENCE (54"-72")
	WOOD CEDAR FENCE (72")
	ADA PARKING
	PROPOSED FIRE HYDRANT

WATERS CREEK

SITE PLAN

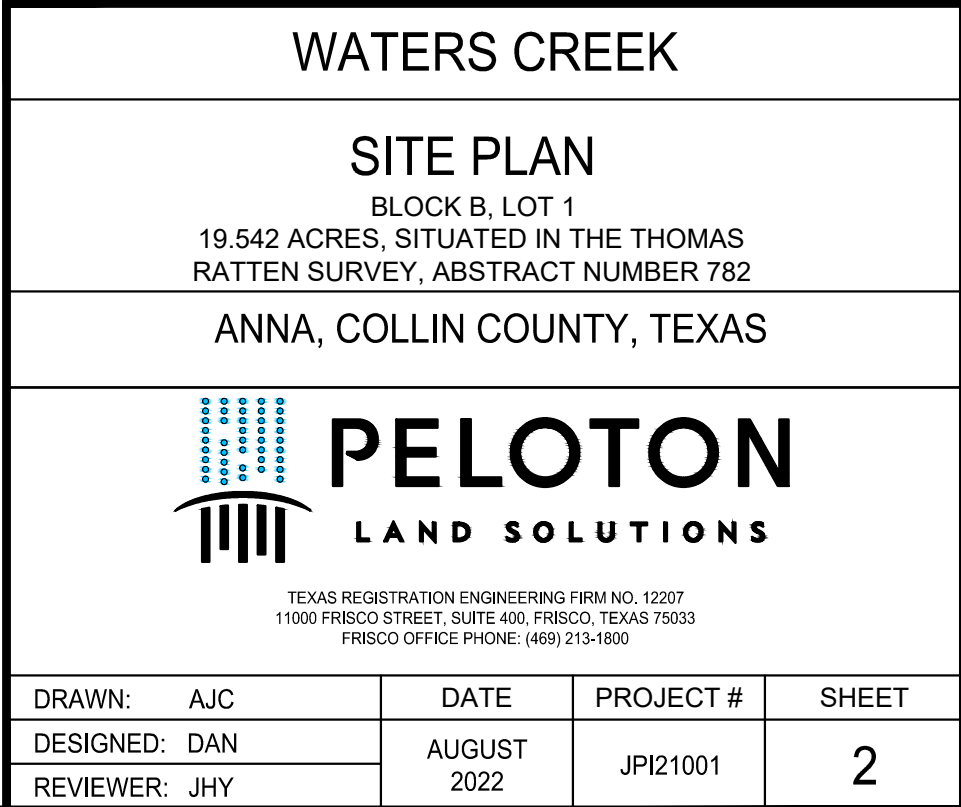
BLOCK B, LOT 1
19.542 ACRES, SITUATED IN THE THOMAS
RATTEN SURVEY, ABSTRACT NUMBER 782

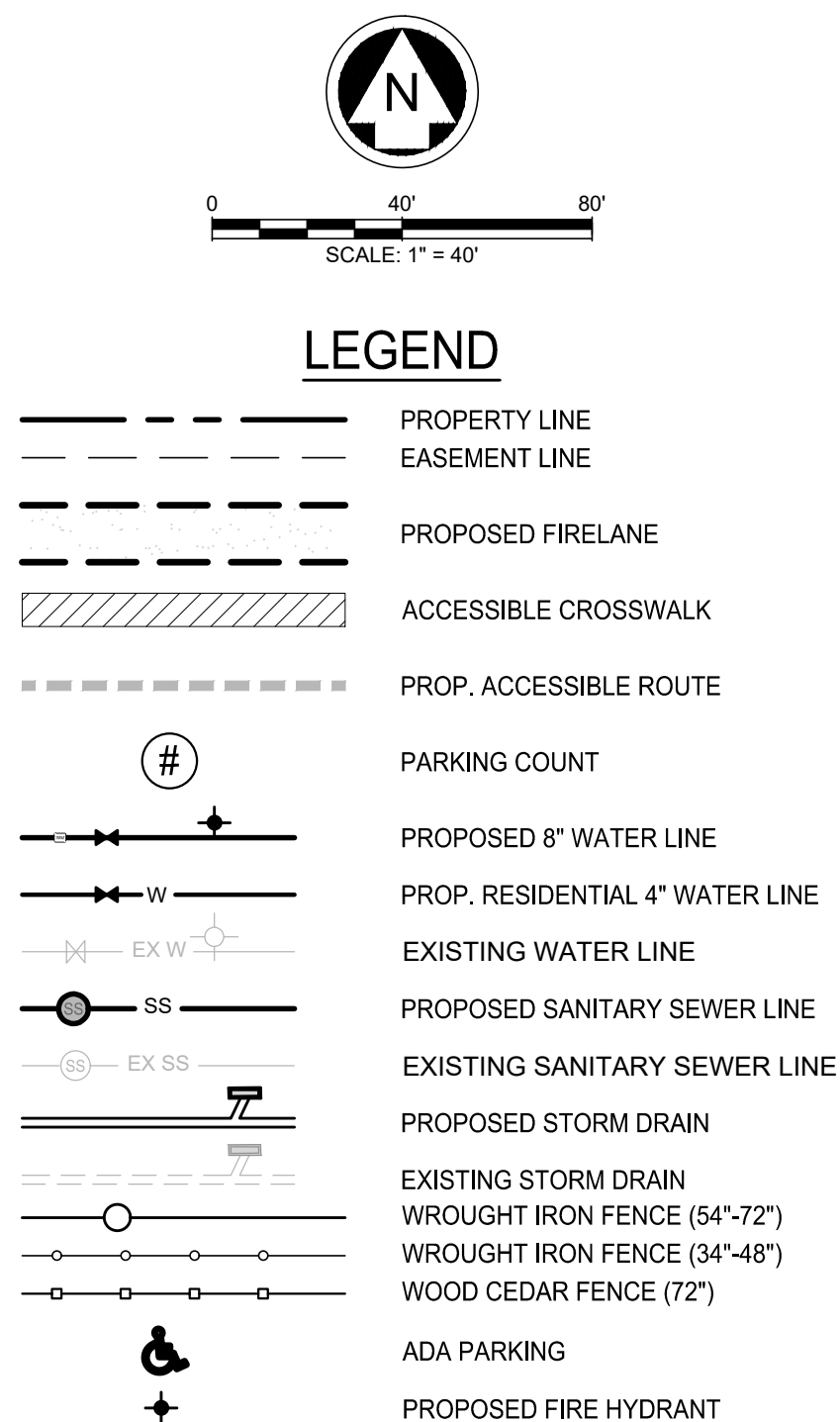
ANNA, COLLIN COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 PRISCO STREET, SUITE 400, PRISCO, TEXAS 75033
PRISCO OFFICE PHONE: (469) 213-1800

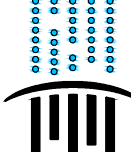
DRAWN: AJC	DATE	PROJECT #	SHEET
DESIGNED: DAN	AUGUST 2022	JPI21001	1
REVIEWER: JHY			





Water Meter Schedule			
Quantity	Size	Type	
2	4"	Domestic	Proposed
3	2"	Irrigation	Proposed

Site Data Summary Table	
Item	Lot 1
Zoning (from zoning map)	MF-2
Land Use (from Zoning Ordinance)	Multifamily
Lot Area (square feet & acres)	851,262 SF (19.542 AC)
Building Footprint Area (square feet)	240,617
Total Building Area (square feet)	378,225
Lot Coverage (percent – x.xx%)	47.77%
# of 1 bedrooms / Minimum unit size	143 / 701
# of 2 bedrooms / Minimum unit size	108 / 1104
Total MF Unit Count	251
# of 1 bedrooms / Minimum unit size	8 / 755
# of 2 bedrooms / Minimum unit size	35 / 1094
# of 3 bedrooms / Minimum unit size	31 / 1312
Total SF Unit Count	74
Total Site Units (MF & SF)	325
Parking Ratio (1 Space per 1 Bedroom, 2 Space per 2 & 3 Bedroom, and 0.25 per Unit)	
Required Parking (# spaces)	634
Provided Parking (# spaces)	635
Accessible Parking Required (# spaces)	12
Accessible Parking Provided (# spaces)	15
Required Covered Parking (# spaces)	317
Provided Covered Parking (# spaces)	67
Required internal landscape area (SF - 8 SF/parking space)	4,536 SF
Additional interior landscape area provided (square feet)	3,419 SF
Total Landscape Area (square feet)	444,614 SF

WATERS CREEK			
SITE-PLAN BLOCK B, LOT 1 19.542 ACRES, SITUATED IN THE THOMAS RATTEN SURVEY, ABSTRACT NUMBER 782			
ANNA, COLLIN COUNTY, TEXAS			
 PELTON LAND SOLUTIONS TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 1100 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 213-1800			
DRAWN: AJC		DATE	PROJECT #
DESIGNED: DAN		AUGUST 2022	JPI21001
REVIEWER: JHY			3

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.

20 _____ acre(s)

Fees

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

The application fee of \$ 4,450, 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: PD# 667-2014 Total Number of Acres: 19.542
Zoning Classification(s): _____ Total Number of Lots: 1
Location: South of White Street (FM 455) and approximately 1500' East of HWY 75

Property Owner Information & Authorization

Name/Company: Anna 51 Joint Venture A Texas Limited Partnership with Collins Commercial Realty Inc. Gen Mar.
Address: 2707 ClubLake Trail
City: McKinney State: TX Zip Code: 75072
Phone: (214) 802-8264 Email: Don2705a@Aol.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate James Yu (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.

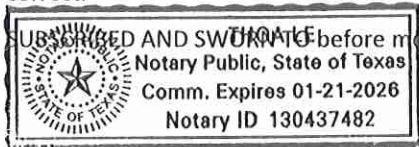
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: _____ Date: 8/5/22

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Don Warren Collins (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 5 day of August, 2022

Chloe Le
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: James Yu

Company: Peloton Land Solutions

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. 18.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 98.0± acres located on the south side of E. White Street, 500± feet east of S. Interurban Street from AG Agricultural District, SF-E Single-Family Residential and Planned Development (Ord. No. 145-2004) to Planned Development. Applicant: Rising Wakulla Investments, L.P.

SUMMARY:

At the Tuesday, August 9, 2022, City Council meeting, the development team gave a presentation of the zoning and development pattern being considered during a workshop item.

The applicant is requesting to rezone the property to allow for a residential and commercial development with modified development standards.

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

A concept plan (Exhibit A), Leonard Trails accompanies this request.

Surrounding Land Uses and Zoning

North Single-family home zoned SF-E Single-Family Residential – Large Lot and a single-family home located within the ETJ.

East Vacant land zoned Planned Development with a commercial element along the north edge of the property, along E. White Street (C-2) and residential element (SF-60) interior to the tract (Ord. No. 145-2004).

South Vacant land zoned Planned Development-SF-60 Single-Family Residence District (PD-SF-60) (Ord No. 236-2005).

West Vacant land zoned Agricultural District

Proposed Planned Development Stipulations

The requested zoning is PD. This Planned Development is to allow for C-2 General Commercial District, SF-TH Townhome District, SF-Z Single-Family Residence District

– Zero lot line homes, and SF-60 Single-Family Residence with modified development standards. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for a multi-use development.

Design Standards - The language in the proposed PD district will modify commercial and residential development standards by:

- a. Restricting commercial land uses.
- b. Providing for transitional density.
- c. Enhance landscape buffer along future thoroughfares.
- d. Preserve existing tree lines.
- e. Modifying screening requirements between commercial and residential zoning areas.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

- a. Principle 3: Beautiful Community
 - i. Well-maintained, attractive neighborhoods and single-family homes complying with City codes and ordinances.
 - ii. Design standards and development agreements that promote beautiful and “enduring” buildings and commercial areas.
 - iii. Preserved some natural areas/open space through the community.
- b. Principle 5: Great Housing Opportunities
 - i. Strong code compliance protecting and enhancing the appearance, protecting property values and supporting neighborhood integrity.
 - ii. Access to trails connecting neighborhoods and community destinations.
- c. Principle 6: Dynamic Business Community
 - i. Ability of Neighbors to work in anna
 - ii. Attractive commercial centers with well-designed and well-maintained landscaping.
- d. Principle 7: Fun Community for All

- i. Connected trails linking neighbors to parks and other community destinations

City of Anna Goals for 2026

- a. Growing Anna Economy
 - i. Expand the commercial tax base.
- b. Sustainable Anna Community Through Planned, Managed Growth
 - i. Manage residential growth.
 - ii. Have a diverse range of housing choices available in Anna.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates the majority of this property within the Downtown Neighborhood Area and the eastern portion as Suburban Living.

The Downtown Neighborhood Area is broken into two districts, the Downtown Core and Downtown Neighborhood, which are further classified into five distinctive character areas within The Downtown Master Plan. Each character area classification has been developed to distinguish and define the diverse development pattern that exists and to understand the opportunities that they provide. The areas are designated as Retail Center, Catalyst Areas, Adaptive Reuse/Infill, Intown Residential, and Transitional Development.

The area of the zoning request located within the Downtown is located within one of the four (4) catalyst areas.

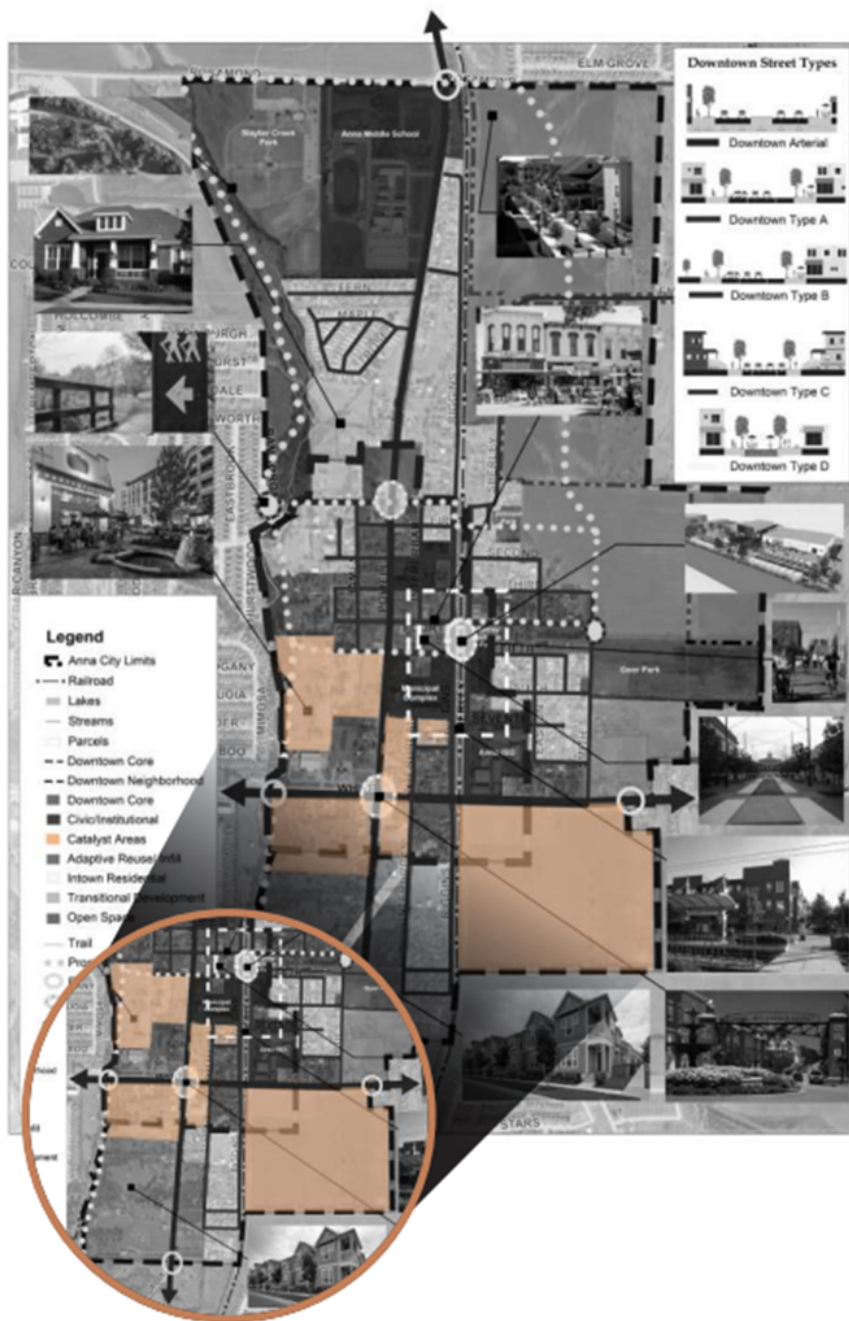
Catalyst Areas

Dispersed throughout the southern and central areas of Downtown, several locations adjacent to major intersections (FM 455 and SH 5) or places of activity (Municipal Complex) provide sufficient land size for Catalyst Areas to emerge. These four areas have been identified for redevelopment or new development based on several factors, including the size of each area, and its potential to spur activity, contribute to the urban fabric and to serve as a unique Downtown anchor or signature neighborhood. Investment in these areas will show confidence and commitment to Downtown and could help catalyze further economic growth in the district. Partnerships and financial incentives may be required to attract investment to these sites.

The following primary building types are appropriate in the Catalyst Areas (Mixed-use, office, storefront retail, restaurants, urban attached residential):



The following secondary building types are appropriate in the Catalyst Areas (Churches, Civic Structures, Accessory Structures, Open Spaces, Parking Garages, detached residential, cottage residential)



CONCLUSION:

The recently adopted Downtown Master Plan and Anna 2050 Comprehensive Plan identifies the following building types as appropriate for the land area associated with the zoning request; Mixed-use, office, storefront retail, restaurant, urban attached residential, and single-family detached homes. Additionally, secondary building types appropriate for these areas include opens spaces & cottage residential.

The proposed zoning request preserves commercial zoning along E. White Street and creates a transitional residential development pattern which includes a large common area intended for civic event space.

The proposed zoning and concept plan are in conformance with the City of Anna Future Land Use Plan and elements of the City of Anna Strategic Plan.

RECOMMENDATION:

If the Commission votes in favor of the zoning request, below are recommended restrictions for the applicants' zoning request:

Restrictions:

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

B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in SF-TH, SF-Z, SF-60, C-2 zoning districts and the Planning and Development Regulations except as otherwise specified herein.

i. C-2 Restricted Commercial:

1. Additional Prohibited Uses:

- a. Child-care center
- b. Hosp. (chronic care); long-term health care fac.
- c. Hospital (acute care)
- d. Nursery school, kindergarten
- e. School, private (primary and/or secondary)
- f. School, public (primary and/or secondary)
- g. Transportation, Utility and Communications Uses Auto repair, minor
- h. Automobile and Related Services Uses
- i. Boat sales and storage
- j. Mortuary or funeral home
- k. Taxidermist
- l. Washateria

2. Screening wall: A screening wall is not required between the following;

a. C-2 zoning districts and adjacent common area lot identified as “Flex Open Space” on the approved Concept Plan.

b. C-2 zoning districts and adjacent Street B as identified on the Concept Plan

c. C-2 zoning and adjacent Landscape Buffer.

3. Landscape buffer: A minimum 10’ landscape easement shall be provided along the southern property boundary of the C-2 zoning districts as identified on the Concept Plan.

ii. SF-60 Single-Family Residence:

1. Minimum number of lots: 100

2. Side yard, interior (feet): 5

3. Rear yard (feet): 20

iii. SF-Z Single-Family Residence:

1. Side yard, interior (feet): 5

2. Rear yard (feet): 20

iv. SF-TH Single-Family Residence:

1. Minimum number of lots: 75

2. Side yard, interior (feet): 5

3. Rear yard (feet): 20 (alley)

4. Front yard (feet): 10 (alley)

5. Min. lot depth (feet): 110

v. Fencing

1. Lots adjacent to a common area shall have fencing constructed of tubular steel material, painted black and must be a minimum of six (6) feet in height. Lots adjacent to linear common areas identified as landscape easements are exempt from this requirement.

2. 6-foot wood fencing, stained and sealed, of a uniform design and height shall be constructed along the side and rear lot lines of homes adjacent to 10-foot landscape and 40-foot landscape buffers/easements.

3. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

4. All wood fences of all corner Lots shall be installed on side Lot setback lines with the smooth surface side facing the street ("good-side-out"), such that no vertical fence posts or horizontal supports are visible from the street on the side of such corner Lots.

5. Courtyard style product shall include a fence or wall that is an integral part of the architectural style or design of the residence and shall match the architectural elements of the building façade.

vi. Landscape setbacks/buffer:

1. One (1) three-inch (3") caliper tree measured six (6) inches above the root ball shall be planted every forty (40) feet along all residential lot frontage and common area lots. Spacing may be adjusted for location of driveways and utilities. Each residential lot shall be landscaped, at a minimum, with one (1) three-inch (3") caliper hardwood tree measured six (6) inches above the root ball and one (1) thirty (30) gallon accent shrub/tree for Lots that measure forty-foot (40') or less in width and two (2) three-inch (3") caliper hardwood trees for Lots that measure fifty-foot (50') or greater in width, measured six (6) inches above the root ball.

2. Two (2) three-inch (3") caliper hardwood trees shall be planted in the side yard facing the street on corner lots.

3. To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located on portions of the western and southern property boundaries of the zoning request. The existing tree line shall be located within a 10' tree preservation easement as identified on the Concept Plan (Exhibit 2) and designated as a non-disturbance area in which no construction or tree removal will occur. Removal of any trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances.

vii. Screening

1. A minimum 40-foot-wide common area lot to be owned and maintained by the homeowners' association shall be required along the western side of future Leonard Avenue. This 40-foot-wide parcel shall include an undulating berm a minimum of three (3) feet in height up to six (6) feet in height and meet the screening and landscaping construction regulations, requirements, and design criteria under Section 9.02.167 of the Subdivision Regulations.

2. A minimum 10-foot-wide common area lot to be owned and maintained by the homeowner's association shall be required along the eastern side of the centralized north/south ROW that traverses through the single-family development area as shown on the approved Concept Plan.

The common areas shall be planted with one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. The tracts shall be identified as common area lots.

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

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

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

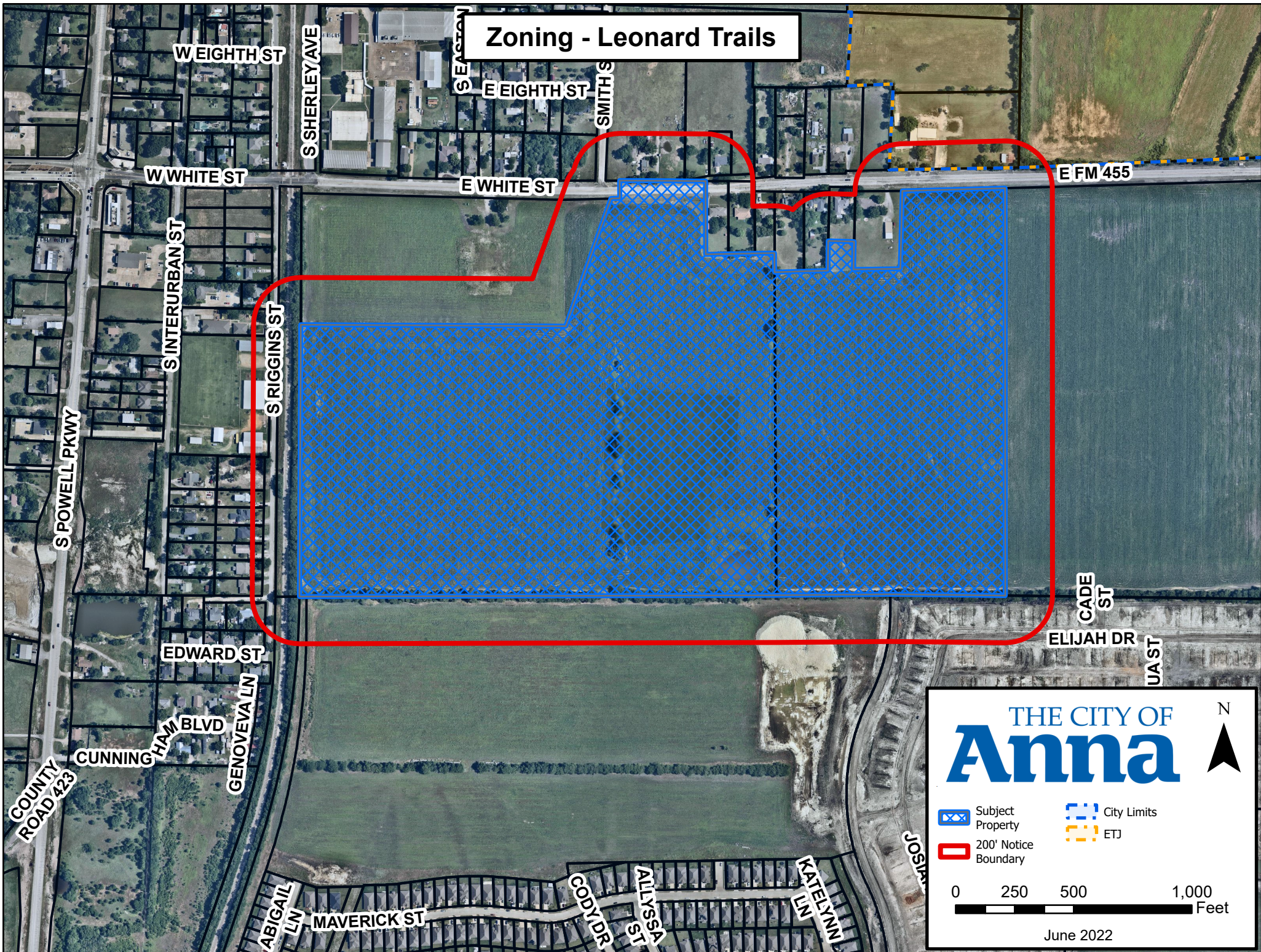
STAFF RECOMMENDATIONS:

The zoning amendment is in conformance with elements of the City of Anna Strategic Plan and Comprehensive Plan.

ATTACHMENTS:

1. Leonard Trails Locator Map
2. PZ - STAFF REPORT (Zoning) - Leonard Trails
3. Exhibit A - CP (Leonard Trails)
4. Leonard Trails Zoning Application - P&Z meeting

Zoning - Leonard Trails



CITY OF ANNA

PLANNING & ZONING COMMISSION

September 6, 2022

Public Hearing: Zoning – Leonard Trails

Applicant: Rising Wakulla Investments, L.P.

DESCRIPTION:

Request to rezone 98.0± acres located on the south side of E. White Street, 500± feet east of S. Interurban Street from AG Agricultural District, SF-E Single-Family Residential and Planned Development (Ord. No. 145-2004) to Planned Development.

REMARKS:

At the Tuesday, August 9, 2022, City Council meeting the development team gave a presentation of the zoning and development pattern being considered during a workshop item.

The applicant is requesting to rezone the property to allow for a residential and commercial development with modified development standards.

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

A concept plan (Exhibit A), Leonard Trails accompanies this request.

Surrounding Land Uses and Zoning

North	Single-family home zoned SF-E Single-Family Residential – Large Lot and a single-family home located within the ETJ.
East	Vacant land zoned Planned Development with a commercial element along the north edge of the property, along E. White Street (C-2) and residential element (SF-60) interior to the tract (Ord. No. 145-2004).
South	Vacant land zoned Planned Development-SF-60 Single-Family Residence District (PD-SF-60) (Ord No. 236-2005).
West	Vacant land zoned Agricultural District

Proposed Planned Development Stipulations

The requested zoning is PD. This Planned Development is to allow for C-2 General Commercial District, SF-TH Townhome District, SF-Z Single-Family Residence District – Zero lot line homes, and SF-60 Single-Family Residence with modified development standards. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for a multi-use development.

Design Standards - The language in the proposed PD district will modify commercial and residential development standards by:

- a. Restricting commercial land uses.
- b. Providing for transitional density.
- c. Enhance landscape buffer along future thoroughfares.
- d. Preserve existing tree lines.
- e. Modifying screening requirements between commercial and residential zoning areas.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

- a. Principle 3: Beautiful Community
 - i. Well-maintained, attractive neighborhoods and single-family homes complying with City codes and ordinances.
 - ii. Design standards and development agreements that promote beautiful and “enduring” buildings and commercial areas.
 - iii. Preserved some natural areas/open space through the community.
- b. Principle 5: Great Housing Opportunities
 - i. Strong code compliance protecting and enhancing the appearance, protecting property values and supporting neighborhood integrity.
 - ii. Access to trails connecting neighborhoods and community destinations.
- c. Principle 6: Dynamic Business Community

- i. Ability of Neighbors to work in anna
 - ii. Attractive commercial centers with well-designed and well-maintained landscaping.
- d. Principle 7: Fun Community for All
 - i. Connected trails linking neighbors to parks and other community destinations

City of Anna Goals for 2026

- a. Growing Anna Economy
 - i. Expand the commercial tax base.
- b. Sustainable Anna Community Through Planned, Managed Growth
 - i. Manage residential growth.
 - ii. Have a diverse range of housing choices available in Anna.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates the majority of this property within the Downtown Neighborhood Area and the eastern portion as Suburban Living.

The Downtown Neighborhood Area is broken into two districts, the Downtown Core and Downtown Neighborhood, which are further classified into five distinctive character areas within The Downtown Master Plan. Each character area classification has been developed to distinguish and define the diverse development pattern that exists and to understand the opportunities that they provide. The areas are designated as Retail Center, Catalyst Areas, Adaptive Reuse/Infill, Intown Residential, and Transitional Development.

The area of the zoning request located within the Downtown is located within one of the four (4) catalyst areas.

Catalyst Areas

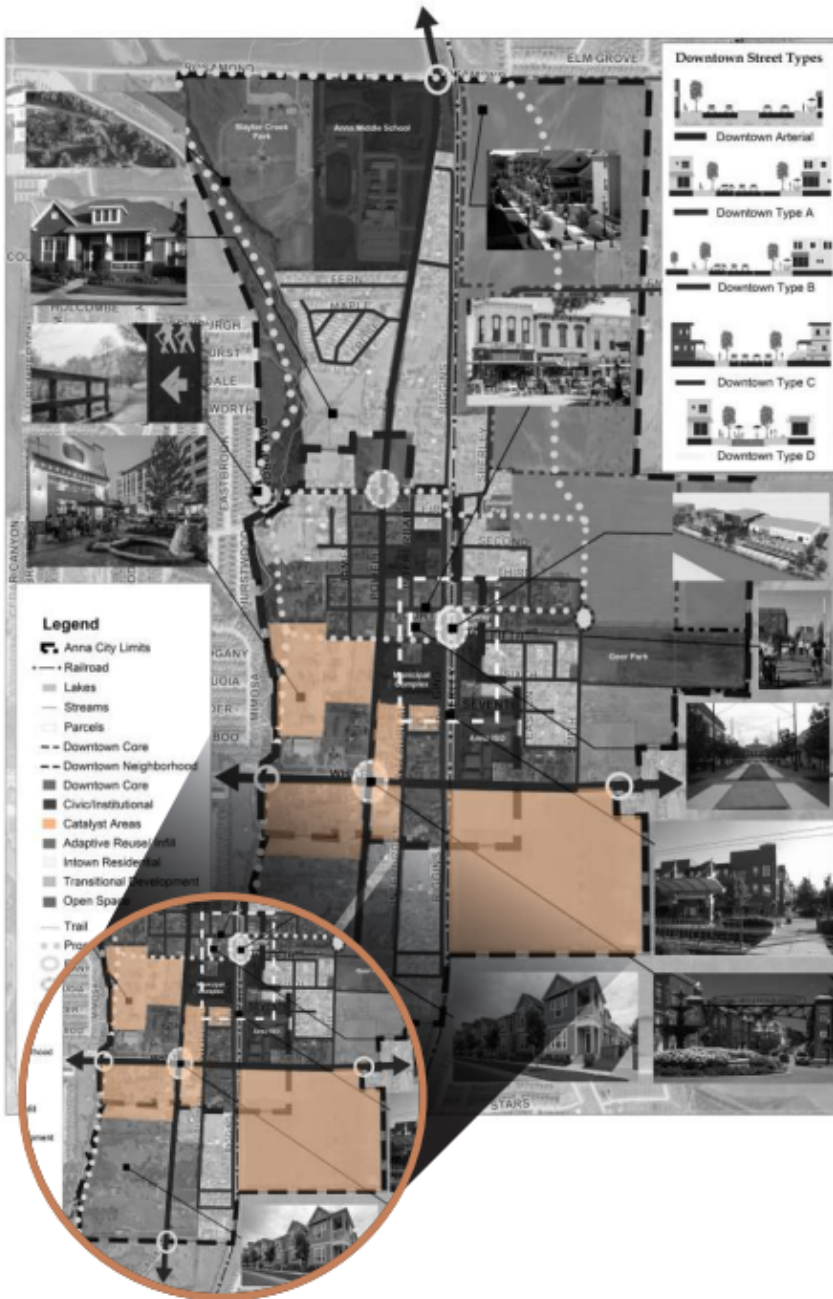
Dispersed throughout the southern and central areas of Downtown, several locations adjacent to major intersections (FM 455 and SH 5) or places of activity (Municipal Complex) provide sufficient land size for Catalyst Areas to emerge. These four areas have been identified for redevelopment or new development based on several factors, including the size of each area, and its potential to spur activity, contribute to the urban

fabric and to serve as a unique Downtown anchor or signature neighborhood. Investment in these areas will show confidence and commitment to Downtown and could help catalyze further economic growth in the district. Partnerships and financial incentives may be required to attract investment to these sites.

The following primary building types are appropriate in the Catalyst Areas (Mixed-use, office, storefront retail, restaurants, urban attached residential):



The following secondary building types are appropriate in the Catalyst Areas (Churches, Civic Structures, Accessory Structures, Open Spaces, Parking Garages, detached residential, cottage residential)



CONCLUSION:

The recently adopted Downtown Master Plan and Anna 2050 Comprehensive Plan identifies the following building types as appropriate for the land area associated with the zoning request; *Mixed-use, office, storefront retail, restaurant, urban attached residential, and single-family detached homes*. Additionally, secondary building types appropriate for these areas include opens spaces & cottage residential.

The proposed zoning request preserves commercial zoning along E. White Street and creates a transitional residential development pattern which includes a large common area intended for civic event space.

The proposed zoning and concept plan are in conformance with the City of Anna Future Land Use Plan and elements of the City of Anna Strategic Plan.

RECOMMENDATION:

If the Commission votes in favor of the zoning request, below are recommended restrictions for the applicants' zoning request:

Restrictions:

- A. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan.
- B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in SF-TH, SF-Z, SF-60, C-2 zoning districts and the Planning and Development Regulations except as otherwise specified herein.

- i. C-2 Restricted Commercial:

- 1. Additional Prohibited Uses:

- a. Child-care center
 - b. Hosp. (chronic care); long-term health care fac.
 - c. Hospital (acute care)
 - d. Nursery school, kindergarten
 - e. School, private (primary and/or secondary)
 - f. School, public (primary and/or secondary)
 - g. Transportation, Utility and Communications Uses Auto repair, minor
 - h. Automobile and Related Services Uses
 - i. Boat sales and storage
 - j. Mortuary or funeral home
 - k. Taxidermist

I. Washateria

2. Screening wall: A screening wall is not required between the following;
 - a. C-2 zoning districts and adjacent common area lot identified as “Flex Open Space” on the approved Concept Plan.
 - b. C-2 zoning districts and adjacent Street B as identified on the Concept Plan
 - c. C-2 zoning and adjacent Landscape Buffer.
3. Landscape buffer: A minimum 10’ landscape easement shall be provided along the southern property boundary of the C-2 zoning districts as identified on the Concept Plan.

ii. SF-60 Single-Family Residence:

1. Minimum number of lots: 100
2. Side yard, interior (feet): 5
3. Rear yard (feet): 20

iii. SF-Z Single-Family Residence:

1. Side yard, interior (feet): 5
2. Rear yard (feet): 20

iv. SF-TH Single-Family Residence:

1. Minimum number of lots: 75
2. Side yard, interior (feet): 5
3. Rear yard (feet): 20 (alley)
4. Front yard (feet): 10 (alley)
5. Min. lot depth (feet): 110

v. Fencing

1. Lots adjacent to a common area shall have fencing constructed of tubular steel material, painted black and must be a minimum of six (6) feet in height. Lots adjacent to linear

common areas identified as landscape easements are exempt from this requirement.

2. 6-foot wood fencing, stained and sealed, of a uniform design and height shall be constructed along the side and rear lot lines of homes adjacent to 10-foot landscape and 40-foot landscape buffers/easements.
3. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.
4. All wood fences of all corner Lots shall be installed on side Lot setback lines with the smooth surface side facing the street ("good-side-out"), such that no vertical fence posts or horizontal supports are visible from the street on the side of such corner Lots.
5. Courtyard style product shall include a fence or wall that is an integral part of the architectural style or design of the residence and shall match the architectural elements of the building façade.

vi. Landscape setbacks/buffer:

1. One (1) three-inch (3") caliper tree measured six (6) inches above the root ball shall be planted every forty (40) feet along all residential lot frontage and common area lots. Spacing may be adjusted for location of driveways and utilities. Each residential lot shall be landscaped, at a minimum, with one (1) three-inch (3") caliper hardwood tree measured six (6) inches above the root ball and one (1) thirty (30) gallon accent shrub/tree for Lots that measure forty-foot (40') or less in width and two (2) three-inch (3") caliper hardwood trees for Lots that measure fifty-foot (50') or greater in width, measured six (6) inches above the root ball.
2. Two (2) three-inch (3") caliper hardwood trees shall be planted in the side yard facing the street on corner lots.
3. To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located on portions of the western and southern property boundaries of the zoning request. The existing tree line shall be located within a 10' tree preservation easement as identified on the Concept Plan (Exhibit 2) and designated as a non-disturbance area in which no construction or tree removal will occur. Removal of any

trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances.

vii. Screening

1. A minimum 40-foot-wide common area lot to be owned and maintained by the homeowners' association shall be required along the western side of future Leonard Avenue. This 40-foot-wide parcel shall include an undulating berm a minimum of three (3) feet in height up to six (6) feet in height and meet the screening and landscaping construction regulations, requirements, and design criteria under Section 9.02.167 of the Subdivision Regulations.
2. A minimum 10-foot-wide common area lot to be owned and maintained by the homeowner's association shall be required along the eastern side of the centralized north/south ROW that traverses through the single-family development area as shown on the approved Concept Plan.

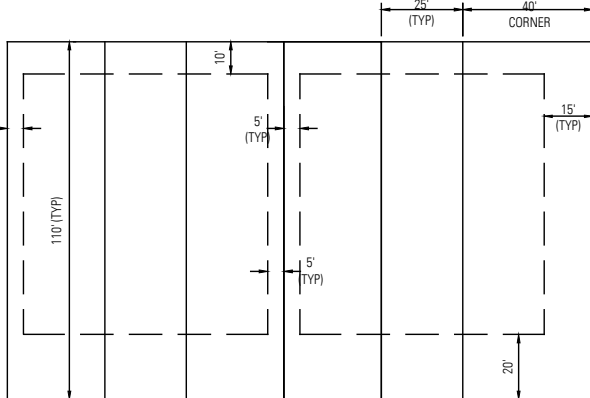
The common areas shall be planted with one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. The tracts shall be identified as common area lots.

- C. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without a public hearing.
- D. The Concept Plan will expire after two (2) years of approval.

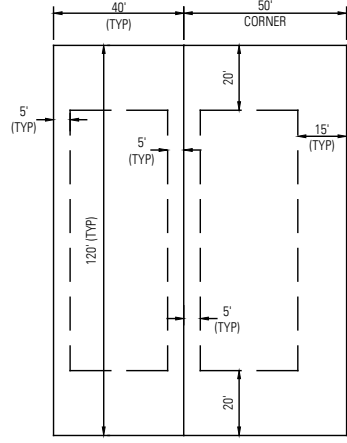


PRELIMINARY LOT COUNT TABLE				
LOT DIMENSIONS	RESIDENTIAL TYPE	PHASE 1	PHASE 2	TOTAL
25' x 110'	SF-TH	29	50	79
40' x 120'	SF-Z	57	60	117
40' x 130'	SF-Z	21	32	53
50' x 120'	SF-60	52	48	100
TOTAL		159	190	349

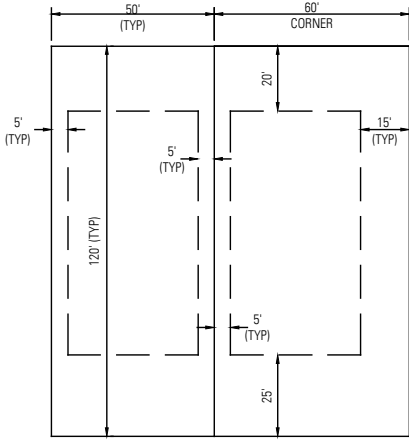
SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
EXISTING ZONING	AG, SF-60
PROPOSED ZONING	SF-60, SF-Z, SF-TH, C-2
EXISTING LAND USE	AGRICULTURE / UNDEVELOPED
PROPOSED LAND USE	CLUSTER RESIDENTIAL SUBURBAN RESIDENTIAL
GROSS SITE AREA	97.646 ac



STANDARD PD (SF-TH) LOT



STANDARD PD (SF-Z) LOT



STANDARD PD (SF-60) LOT

Notes

- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and will be determined at time of final plat.
- All Key Lots whose rear yard is adjacent to the neighboring side yard shall have a front building line on both streets which limits the location/height of fencing

Context Map



Development Team

Applicant / Developer:

Qualico Communities
6950 TPC Drive, Suite 350
McKinney, TX 75070
Contact: John Vick
Phone: (469) 659-6150

Owner:

Rising Waukulla Investments, L.P.
1 Fox Hollow Lane
Melissa, Texas 75454
Contact: Doug Zadow
Phone: (469) 667-8760

Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Phone: (214) 744-0757

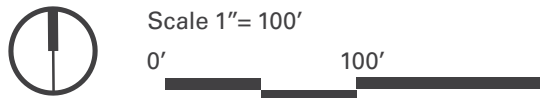
Engineer:

BGE Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Contact: Matt Robinson
Phone: (972) 464-4823

EXHIBIT A
Leonard Trails

CONCEPT PLAN

Granderson Stark Survey Abstract No. 798
City of Anna, Collin County, Texas
August 25, 2022
97.646 Acres



BLOCK A		
Lot #	AC	SF
1x	0.03	1,171.5
2	0.06	2,750.0
3	0.06	2,750.0
4	0.06	2,750.0
5	0.06	2,750.0
6x	0.05	2,058.8
7	0.06	2,750.0
8	0.06	2,750.0
9	0.06	2,750.0
10	0.06	2,750.0
11X	0.03	1,171.4
12x	0.06	2,658.7
13	0.06	2,750.0
14	0.06	2,750.0
15	0.06	2,750.0
16	0.06	2,750.0
17	0.06	2,750.0
18	0.06	2,750.0
19X	0.03	1,091.3
20	0.06	2,750.0
21	0.06	2,750.0
22	0.06	2,750.0
23	0.06	2,750.0
24	0.06	2,750.0
25X	0.03	1,091.2
26	0.06	2,748.2
27	0.06	2,750.0
28	0.06	2,750.0
29	0.06	2,750.0
30	0.06	2,750.0
31	0.06	2,750.0
32x	0.06	2,615.9
33x	0.06	2,573.4
34	0.06	2,750.0
35	0.06	2,750.0
36	0.06	2,750.0
37	0.06	2,750.0
38	0.06	2,750.0
39	0.06	2,750.0
40x	0.03	1,091.3
41	0.06	2,750.0
42	0.06	2,750.0
43	0.06	2,750.0
44	0.06	2,750.0
45	0.06	2,750.0
46x	0.03	1,091.2
47	0.06	2,750.0
48	0.06	2,750.0
49	0.06	2,750.0
50	0.06	2,750.0
51	0.06	2,750.0
52	0.06	2,659.1
53x	0.06	2,615.9
54x	0.03	1,100.0
55	0.06	2,749.9
56	0.06	2,750.0
57	0.06	2,750.0
58	0.06	2,750.0
59x	0.06	2,200.2
60	0.06	2,750.0
61	0.06	2,749.9
62	0.06	2,750.2
63	0.06	2,750.1
64x	0.03	1,100.0
Sum	3.59	161,038.2

BLOCK B		
Lot#	AC	SF
1	0.15	6,599.8
2	0.12	5,200.0
3	0.12	5,200.0
4	0.12	5,200.0
5	0.12	5,200.0
6	0.12	5,200.0
7	0.12	5,200.0
8	0.12	5,200.0
9	0.12	5,200.0
10	0.12	5,200.0
11	0.12	5,200.0
12	0.12	5,200.0
13	0.12	5,200.0
14	0.12	5,399.5
15	0.15	6,599.8
16	0.12	5,200.0
17	0.12	5,200.0
18	0.12	5,200.0
19	0.12	5,200.0
20	0.12	5,200.0
21	0.12	5,200.0
22	0.12	5,200.0
23	0.12	5,200.0
24	0.12	5,200.0
25	0.12	5,200.0
26	0.12	5,200.0
27	0.12	5,200.0
28	0.12	5,282.5
29	0.14	6,000.0
30	0.14	6,000.0
31	0.14	6,022.3
32	0.21	9,181.6
33	0.11	4,800.0
34	0.11	4,800.0
35	0.11	4,921.4
36	0.13	5,564.1
37	0.17	7,337.1
38X	2.54	110,808.8
Sum	7.22	314,116.8

BLOCK C		
Lot #	AC	SF
1	0.14	6,085.0
2	0.11	4,800.0
3	0.11	4,800.0
4	0.11	4,800.0
5	0.11	4,800.0
6	0.11	4,800.0
7	0.18	7,624.2
8	0.14	6,085.0
9	0.11	4,800.0
10	0.11	4,800.0
11	0.11	4,800.0
12	0.11	4,800.0
13	0.11	4,800.0
14	0.17	7,437.8
Sum	1.73	75,232.0

BLOCK D		
Lot #	AC	SF
1	0.14	6,085.0
2	0.11	4,800.0
3	0.11	4,800.0
4	0.11	4,800.0
5	0.11	4,800.0
6	0.11	4,800.0
7	0.16	7,173.6
8	0.14	6,085.0
9	0.11	4,800.0
10	0.11	4,800.0
11	0.11	4,800.0
12	0.11	4,800.0
13	0.11	4,800.0
14	0.16	6,987.1
Sum	1.7	74,330.7

BLOCK E		
Lot #	AC	SF
1	0.19	8,212.0
2	0.11	4,800.0
3	0.11	4,800.0
4	0.22	9,627.7
5	0.14	6,061.0
6	0.15	6,623.9
7	0.11	4,911.7
8	0.17	7,530.3
9	0.13	5,539.8
10	0.11	4,997.1
11	0.11	4,997.2
12	0.21	8,985.2
Sum	1.76	77,085.9

BLOCK F		
Lot #	AC	SF
1	0.30	13,139.8
2	0.14	6,000.0
3	0.14	6,000.0
4	0.14	6,000.0
5	0.14	6,000.0
6	0.14	6,112.7
7	0.14	6,260.3
8	0.14	6,260.3
9	0.16	6,845.0
10	0.20	8,643.6
11	0.14	6,000.0
12	0.14	6,000.0
13	0.14	6,000.0
14	0.20	8,813.0
15	0.19	8,359.9
16	0.19	8,403.9
17	0.18	7,657.0
18	0.16	6,976.0
19	0.15	6,530.4
20	0.14	6,283.2
21	0.14	6,000.0
22	0.14	6,000.0
23	0.35	15,134.4
Sum	3.89	169,419.4

BLOCK G		
Lot #	AC	SF
1X	4.82	209,967.0
2X	0.16	6,954.8
3	0.16	6,959.5
4	0.16	6,962.2
5	0.16	6,963.0
6	0.16	6,968.0
7X	0.08	3,492.7
Sum	5.7	248,267.1

BLOCK H		
Lot #	AC	SF
1X	0.08	3,683.3
2	0.16	6,976.9
3	0.16	6,979.8
4	0.16	6,982.6
5X	0.51	22,282.6
6	0.16	6,994.6
7	0.16	6,997.5
8	0.16	7,000.4
9	0.16	7,003.2
10	0.16	7,006.1
11	0.16	7,008.9
12	0.16	7,011.8
13	0.16	7,014.7
14	0.16	7,017.5
15	0.16	7,020.4
16	0.16	7,023.2
17	0.16	7,026.1
18	0.19	8,283.0
19X	0.06	2,604.8
Sum	3.26	141,917.3

BLOCK I		
Lot #	AC	SF
1X	0.06	2,625.4
2	0.16	7,084.2
3	0.16	7,040.3
4	0.16	7,043.2
5	0.16	7,046.0
6	0.16	7,048.9
7	0.16	7,051.8
8	0.16	7,054.6
9	0.16	7,057.5
10	0.16	7,060.3
11	0.16	7,055.5
12	0.16	7,047.7
13	0.16	7,039.9
14	0.16	7,032.1
15	0.16	7,024.3
16	0.16	7,016.5
17	0.26	11,248.7
18X	0.13	5,611.2
Sum	2.87	125,187.9

BLOCK J		
Lot #	AC	SF
1	0.3	12,974.3
2	0.12	5,200.0
3	0.12	5,200.0
4	0.22	9,496.2
5	0.15	6,530.1
6	0.11	4,800.0
7	0.11	4,800.0
8	0.11	4,800.0
9	0.11	4,800.0
10	0.11	4,800.0
11	0.14	6,261.3
12	0.14	6,146.6
13	0.11	4,800.0
14	0.11	4,800.0
15	0.11	4,800.0
16	0.11	4,800.0
17	0.11	4,800.0
18	0.11	4,800.0
19	0.17	7,284.3
Sum	2.57	111,892.7

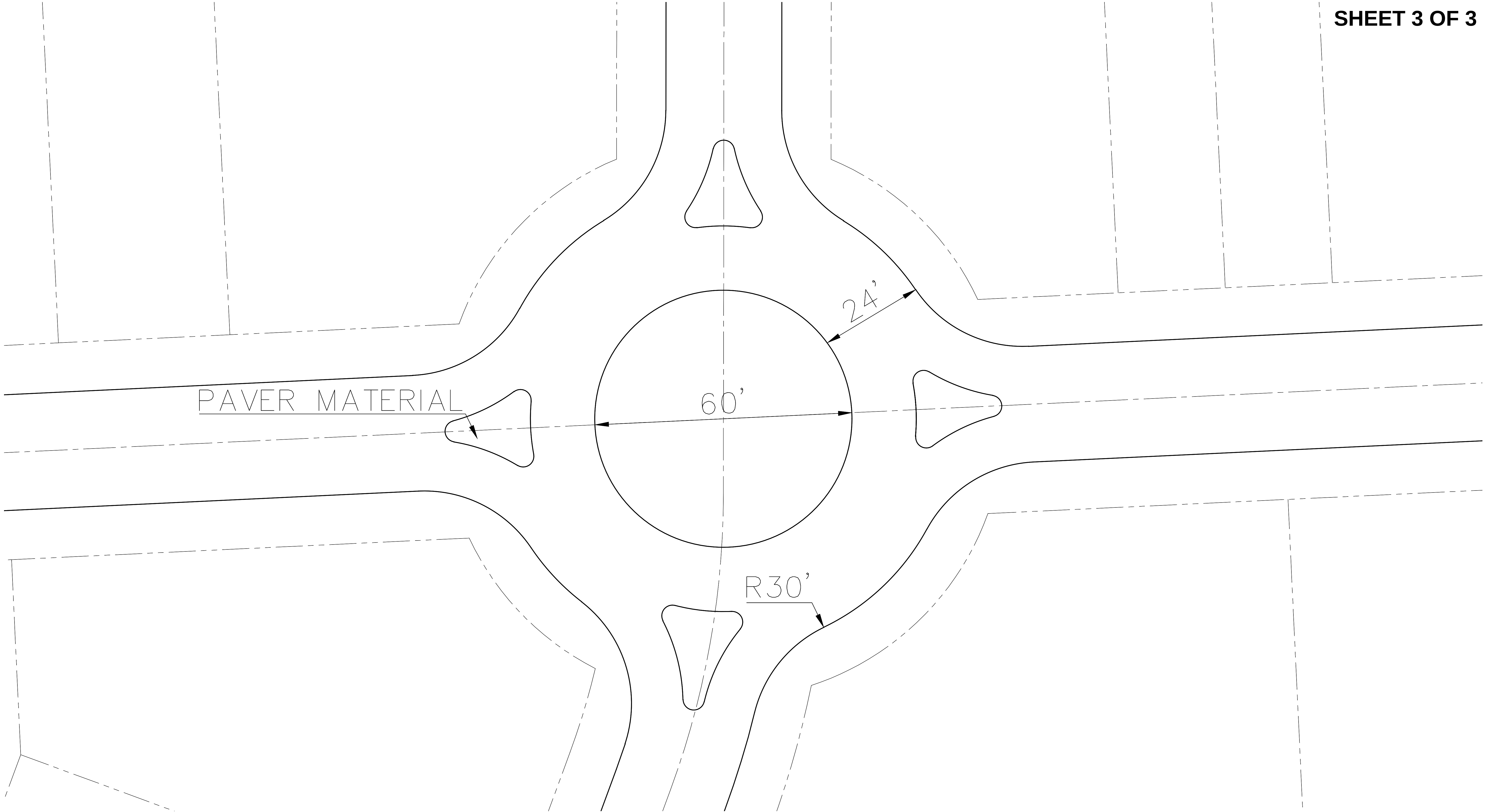
BLOCK K		
Lot #	AC	SF
1X	0.03	1,394.1
2	0.06	2,750.0
3	0.06	2,750.0
4	0.06	2,750.0
5	0.06	2,750.0
6	0.06	2,750.0
7X	0.05	1,992.1
8	0.06	2,750.0
9	0.06	2,750.0
10	0.06	2,750.0
11	0.06	2,750.0
12	0.06	2,750.0
13X	0.05	1,992.4
14	0.06	2,750.0
15	0.06	2,750.0
16	0.06	2,750.0
17	0.06	2,750.0
18	0.06	2,750.0
19X	0.03	1,100.0
20X	0.03	1,416.6
21	0.06	2,750.0
22	0.06	2,750.0
23	0.06	2,750.0
24	0.06	2,750.0
25	0.06	2,750.0
26X	0.05	2,147.2
27	0.06	2,750.0
28	0.06	2,750.0
29	0.06	2,750.0
30	0.06	2,750.0
31X	0.05	2,147.1
32	0.06	2,750.0
33	0.06	2,750.0
34	0.06	2,750.0
35	0.06	2,750.0
36	0.06	2,750.0
37X	0.06	2,642.6
Sum	2.09	94,582.0

BLOCK L		
Lot #	AC	SF
1	0.14	6,001.1
2	0.11	4,800.0
3	0.11	4,800.0
4	0.11	4,800.0
5	0.11	4,800.0
6	0.11	4,800.0
7	0.11	4,800.0
8	0.11	4,800.0
9	0.11	4,800.0
10	0.11	4,800.0
11	0.24	10,594.7
12	0.16	7,101.0
13	0.11	4,800.0
14	0.11	4,800.0
15	0.11	4,800.0
16	0.11	4,800.0
17	0.11	4,800.0
18	0.13	5,498.1
19	0.14	5,908.7
20	0.22	9,718.3
Sum	2.57	112,021.8

BLOCK M		
Lot #	AC	SF
1X	0.05	2,287.1
2	0.21	8,937.2
3	0.14	6,000.0
4	0.14	6,000.0
5	0.14	6,000.0
6	0.14	6,000.0
7	0.14	6,000.0
8	0.2	8,610.2
9	0.19	8,424.3
10	0.12	5,304.0
11	0.11	4,800.0
12	0.11	4,800.0
13	0.11	4,800.0
14	0.11	4,800.0
15	0.11	4,800.0
16	0.11	4,800.0
17	0.16	7,093.4
Sum	2.28	99,456.1

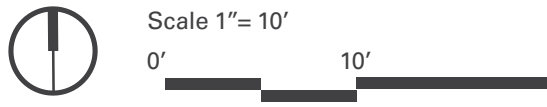
BLOCK N		
Lot #	AC	SF
1X	0.16	6,955.6
2	0.23	10,191.9
3	0.12	5,057.3
4	0.11	4,895.0
5	0.11	4,973.8
6	0.12	5,052.7
7	0.16	6,884.9
8	0.26	11,133.1
9	0.11	4,907.4
10	0.11	4,907.4
11	0.11	4,987.4
12	0.12	5,129.2
13	0.12	5,129.2
14	0.17	7,351.4
15	0.27	11,939.9
16	0.17	7,233.6
17	0.17	7,250.0
18	0.16	7,065.1
19	0.21	9,299.7
Sum	2.99	130,344.4

BLOCK O		
Lot #	AC	SF
1	0.25	10,887.7
2	0.14	6,282.5
3	0.14	6,061.7
4	0.13	5,841.0
5	0.13	5,620.2
6	0.12	5,399.4
7	0.12	5,235.9
8	0.12	5,134.4
9	0.11	4,993.1
10	0.12	5,072.3
11	0.11	4,707.9
12	0.11	4,934.6
13	0.11	4,954.2
14	0.12	5,334.6
15	0.23	9,914.2
16	0.25	10,881.8
17	0.18	7,641.8
18	0.16	7,145.8
19	0.16	6,752.4
20	0.15	6,458.8
21	0.14	6,261.7
22	0.14	6,159.7
23	0.14	6,140.0
24	0.14	6,193.3
25	0.14	6,086.5
26	0.14	6,140.0
27	0.15	6,471.6
28	0.2	8,823.9
Sum	3.95	172,707.1

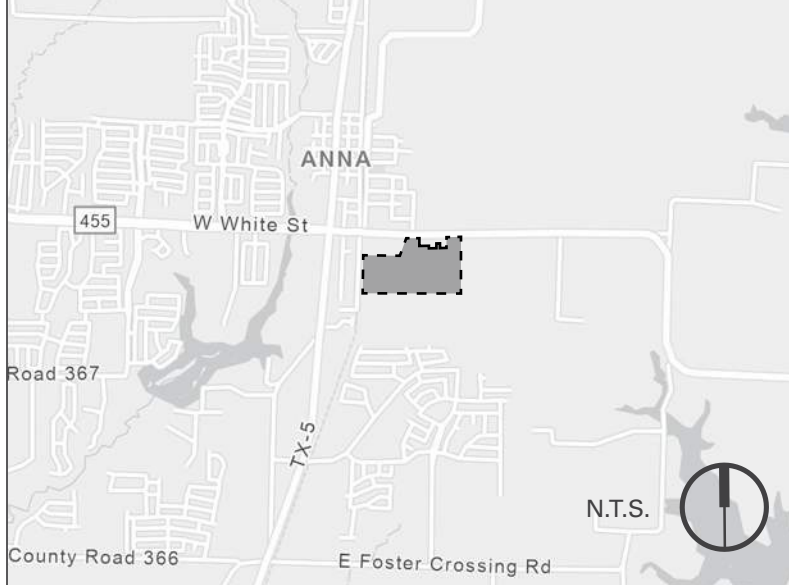


Notes

- Roundabout design shown on this exhibit are for illustration purposes and will be determined at time of final plat.



Context Map



Development Team

Applicant / Developer:

Qualico Communities
6950 TPC Drive, Suite 350
McKinney, TX 75070
Contact: John Vick
Phone: (469) 659-6150

Owner:

Rising Waukulla Investments, L.P.
1 Fox Hollow Lane
Melissa, Texas 75454
Contact: Doug Zadow
Phone: (469) 667-8760

Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Phone: (214) 744-0757

Engineer:

BGE Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Contact: Matt Robinson
Phone: (972) 464-4823

EXHIBIT A
Leonard Trails

ROUNDAABOUT EXHIBIT

Granderson Stark Survey Abstract No. 798
City of Anna, Collin County, Texas
August 25, 2022
97.646 Acres

Application for Zoning Change

THE CITY OF
Anna

Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: C-2, SF-1, SF-60, and SF-Z
- ☐ Specific Use Permit for: _____

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 | |
| ☐ MH-2 Manufactured Home Park District | ☒ PD Planned Development District |
| ☐ TF Two-Family Residential | <u>Ordinance No. 145-2004</u> |
| ☐ MF-1 Multiple-Family Residential - Low Density | ☐ THOR Thoroughfare Overlay District |
| ☐ MF-2 Multiple-Family Residential - High Density | ☐ F-B Food and Beverage Overlay District |

Fees

Zoning	\$300, 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

To combine parcels into a single PD to allow for a mix of housing across the site while preserving light commercial parcels along E. White

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Leonard Trails Total Number of Acres: 97.646
Zoning Classification(s): SF-60.C-2.AG Total Number of Lots: 366
Location: SF Subdivison & Retail along 455 E White Street

Property Owner Information & Authorization

Name/Company: Rising Wakulla Investments, L.P.
Address: 1 Fox Hollow Lane
City: Melissa State: TX Zip Code: 75454-8901
Phone: 469-667-8760 Email: Snoopyman1030@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Kyle Tressler and John Vick (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.

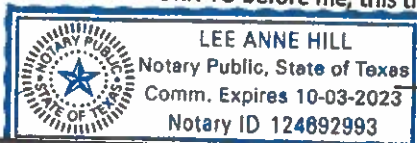
Property Owner's Signature: [Signature] Date: 6/7/22

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared _____
(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 7 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: Kyle Tressler
Company: Qualico Communities
Address: 6950 TPC Drive Suite 350
City: McKinney State: Texas Zip Code: 75070
Phone: 404-849-1606 Email: kyle.tressler@qualico.com

Disclosure of Interests

THE CITY OF
Anna

Every question must be answered. If the question is not applicable, answer with "N/A".
NOTE: If the Project Representative is not the Property Owner, this form must be filled out by both the Property Owner and the Project Representative.

Disclosure Questions

- A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? ☐ Yes ☒ No
- B. If so, state the name of each City official or employee of the City of Anna known by you that may have a conflict of interest in the property or application referenced on reverse side.

- C. State all information upon which you base the belief (use additional paper, if necessary).

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Anna, Texas, as changes occur.

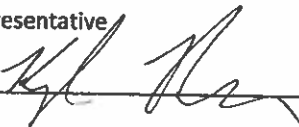
Name of Certifying Person (print):

KYLE TRESSLER

☐ Property Owner

☐ Project Representative

Signature of Certifying Person:



*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members.

**City Manager, City Secretary, City Attorney, and all department heads

Planning & Development Department



Item No. 19.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Leonard Trails, Concept Plan. Applicant: Rising Wakulla Investments, L.P.

SUMMARY:

General commercial, single-family residence, and townhome units on 98.0± acres located on the south side of E. White Street, 500± feet east of S. Interurban Street. Proposed Zoning: Planned Development

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

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

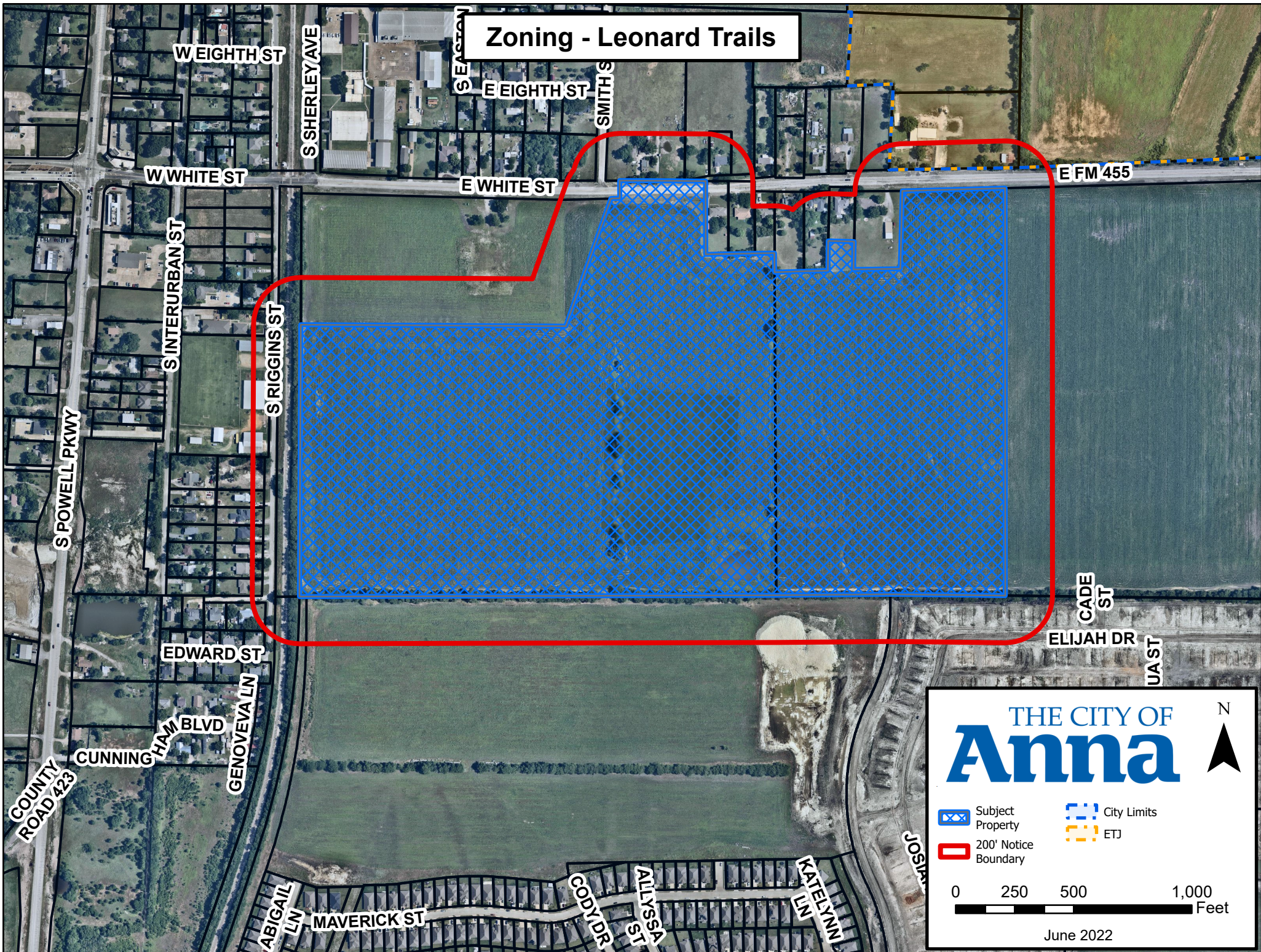
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Leonard Trails Locator Map
2. Exhibit A - CP (Leonard Trails)
3. Leonard Trails Zoning Application - P&Z meeting

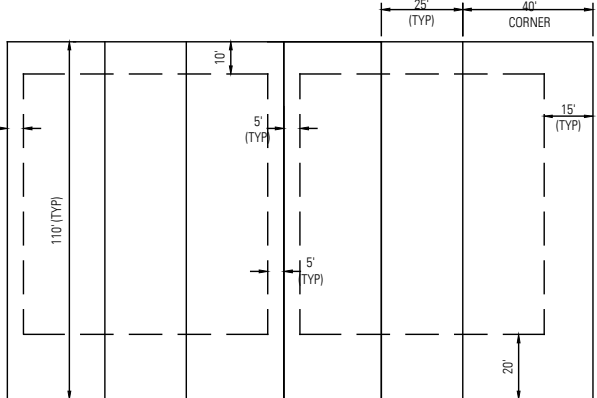
Zoning - Leonard Trails



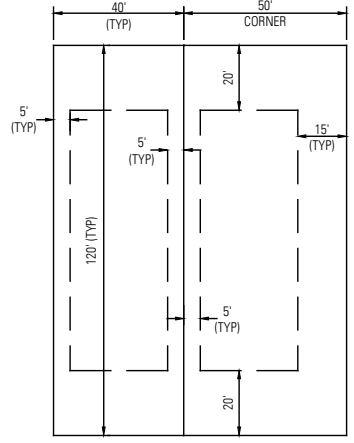


PRELIMINARY LOT COUNT TABLE				
LOT DIMENSIONS	RESIDENTIAL TYPE	PHASE 1	PHASE 2	TOTAL
25' x 110'	SF-TH	29	50	79
40' x 120'	SF-Z	57	60	117
40' x 130'	SF-Z	21	32	53
50' x 120'	SF-60	52	48	100
TOTAL		159	190	349

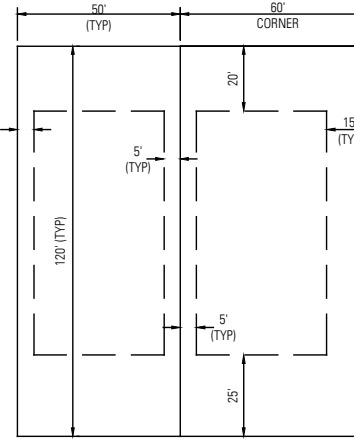
SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
EXISTING ZONING	AG, SF-60
PROPOSED ZONING	SF-60, SF-Z, SF-TH, C-2
EXISTING LAND USE	AGRICULTURE / UNDEVELOPED
PROPOSED LAND USE	CLUSTER RESIDENTIAL SUBURBAN RESIDENTIAL
GROSS SITE AREA	97.646 ac



STANDARD PD (SF-TH) LOT



STANDARD PD (SF-Z) LOT



STANDARD PD (SF-60) LOT

Notes

- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and will be determined at time of final plat.
- All Key Lots whose rear yard is adjacent to the neighboring side yard shall have a front building line on both streets which limits the location/height of fencing

Context Map



Development Team

Applicant / Developer:

Qualico Communities
6950 TPC Drive, Suite 350
McKinney, TX 75070
Contact: John Vick
Phone: (469) 659-6150

Owner:

Rising Waukulla Investments, L.P.
1 Fox Hollow Lane
Melissa, Texas 75454
Contact: Doug Zadow
Phone: (469) 667-8760

Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Phone: (214) 744-0757

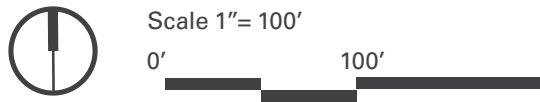
Engineer:

BGE Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Contact: Matt Robinson
Phone: (972) 464-4823

EXHIBIT A
Leonard Trails

CONCEPT PLAN

Granderson Stark Survey Abstract No. 798
City of Anna, Collin County, Texas
August 25, 2022
97.646 Acres



BLOCK A		
Lot #	AC	SF
1x	0.03	1,171.5
2	0.06	2,750.0
3	0.06	2,750.0
4	0.06	2,750.0
5	0.06	2,750.0
6x	0.05	2,058.8
7	0.06	2,750.0
8	0.06	2,750.0
9	0.06	2,750.0
10	0.06	2,750.0
11X	0.03	1,171.4
12x	0.06	2,658.7
13	0.06	2,750.0
14	0.06	2,750.0
15	0.06	2,750.0
16	0.06	2,750.0
17	0.06	2,750.0
18	0.06	2,750.0
19X	0.03	1,091.3
20	0.06	2,750.0
21	0.06	2,750.0
22	0.06	2,750.0
23	0.06	2,750.0
24	0.06	2,750.0
25X	0.03	1,091.2
26	0.06	2,748.2
27	0.06	2,750.0
28	0.06	2,750.0
29	0.06	2,750.0
30	0.06	2,750.0
31	0.06	2,750.0
32x	0.06	2,615.9
33x	0.06	2,573.4
34	0.06	2,750.0
35	0.06	2,750.0
36	0.06	2,750.0
37	0.06	2,750.0
38	0.06	2,750.0
39	0.06	2,750.0
40x	0.03	1,091.3
41	0.06	2,750.0
42	0.06	2,750.0
43	0.06	2,750.0
44	0.06	2,750.0
45	0.06	2,750.0
46x	0.03	1,091.2
47	0.06	2,750.0
48	0.06	2,750.0
49	0.06	2,750.0
50	0.06	2,750.0
51	0.06	2,750.0
52	0.06	2,659.1
53x	0.06	2,615.9
54x	0.03	1,100.0
55	0.06	2,749.9
56	0.06	2,750.0
57	0.06	2,750.0
58	0.06	2,750.0
59x	0.06	2,200.2
60	0.06	2,750.0
61	0.06	2,749.9
62	0.06	2,750.2
63	0.06	2,750.1
64x	0.03	1,100.0
Sum	3.59	161,038.2

BLOCK B		
Lot#	AC	SF
1	0.15	6,599.8
2	0.12	5,200.0
3	0.12	5,200.0
4	0.12	5,200.0
5	0.12	5,200.0
6	0.12	5,200.0
7	0.12	5,200.0
8	0.12	5,200.0
9	0.12	5,200.0
10	0.12	5,200.0
11	0.12	5,200.0
12	0.12	5,200.0
13	0.12	5,200.0
14	0.12	5,399.5
15	0.15	6,599.8
16	0.12	5,200.0
17	0.12	5,200.0
18	0.12	5,200.0
19	0.12	5,200.0
20	0.12	5,200.0
21	0.12	5,200.0
22	0.12	5,200.0
23	0.12	5,200.0
24	0.12	5,200.0
25	0.12	5,200.0
26	0.12	5,200.0
27	0.12	5,200.0
28	0.12	5,282.5
29	0.14	6,000.0
30	0.14	6,000.0
31	0.14	6,022.3
32	0.21	9,181.6
33	0.11	4,800.0
34	0.11	4,800.0
35	0.11	4,921.4
36	0.13	5,564.1
37	0.17	7,337.1
38X	2.54	110,808.8
Sum	7.22	314,116.8

BLOCK C		
Lot #	AC	SF
1	0.14	6,085.0
2	0.11	4,800.0
3	0.11	4,800.0
4	0.11	4,800.0
5	0.11	4,800.0
6	0.11	4,800.0
7	0.18	7,624.2
8	0.14	6,085.0
9	0.11	4,800.0
10	0.11	4,800.0
11	0.11	4,800.0
12	0.11	4,800.0
13	0.11	4,800.0
14	0.17	7,437.8
Sum	1.73	75,232.0

BLOCK D		
Lot #	AC	SF
1	0.14	6,085.0
2	0.11	4,800.0
3	0.11	4,800.0
4	0.11	4,800.0
5	0.11	4,800.0
6	0.11	4,800.0
7	0.16	7,173.6
8	0.14	6,085.0
9	0.11	4,800.0
10	0.11	4,800.0
11	0.11	4,800.0
12	0.11	4,800.0
13	0.11	4,800.0
14	0.16	6,987.1
Sum	1.7	74,330.7

BLOCK E		
Lot #	AC	SF
1	0.19	8,212.0
2	0.11	4,800.0
3	0.11	4,800.0
4	0.22	9,627.7
5	0.14	6,061.0
6	0.15	6,623.9
7	0.11	4,911.7
8	0.17	7,530.3
9	0.13	5,539.8
10	0.11	4,997.1
11	0.11	4,997.2
12	0.21	8,985.2
Sum	1.76	77,085.9

BLOCK F		
Lot #	AC	SF
1	0.30	13,139.8
2	0.14	6,000.0
3	0.14	6,000.0
4	0.14	6,000.0
5	0.14	6,000.0
6	0.14	6,112.7
7	0.14	6,260.3
8	0.14	6,260.3
9	0.16	6,845.0
10	0.20	8,643.6
11	0.14	6,000.0
12	0.14	6,000.0
13	0.14	6,000.0
14	0.20	8,813.0
15	0.19	8,359.9
16	0.19	8,403.9
17	0.18	7,657.0
18	0.16	6,976.0
19	0.15	6,530.4
20	0.14	6,283.2
21	0.14	6,000.0
22	0.14	6,000.0
23	0.35	15,134.4
Sum	3.89	169,419.4

BLOCK G		
Lot #	AC	SF
1X	4.82	209,967.0
2X	0.16	6,954.8
3	0.16	6,959.5
4	0.16	6,962.2
5	0.16	6,963.0
6	0.16	6,968.0
7X	0.08	3,492.7
Sum	5.7	248,267.1

BLOCK H		
Lot #	AC	SF
1X	0.08	3,683.3
2	0.16	6,976.9
3	0.16	6,979.8
4	0.16	6,982.6
5X	0.51	22,282.6
6	0.16	6,994.6
7	0.16	6,997.5
8	0.16	7,000.4
9	0.16	7,003.2
10	0.16	7,006.1
11	0.16	7,008.9
12	0.16	7,011.8
13	0.16	7,014.7
14	0.16	7,017.5
15	0.16	7,020.4
16	0.16	7,023.2
17	0.16	7,026.1
18	0.19	8,283.0
19X	0.06	2,604.8
Sum	3.26	141,917.3

BLOCK I		
Lot #	AC	SF
1X	0.06	2,625.4
2	0.16	7,084.2
3	0.16	7,040.3
4	0.16	7,043.2
5	0.16	7,046.0
6	0.16	7,048.9
7	0.16	7,051.8
8	0.16	7,054.6
9	0.16	7,057.5
10	0.16	7,060.3
11	0.16	7,055.5
12	0.16	7,047.7
13	0.16	7,039.9
14	0.16	7,032.1
15	0.16	7,024.3
16	0.16	7,016.5
17	0.26	11,248.7
18X	0.13	5,611.2
Sum	2.87	125,187.9

BLOCK J		
Lot #	AC	SF
1	0.3	12,974.3
2	0.12	5,200.0
3	0.12	5,200.0
4	0.22	9,496.2
5	0.15	6,530.1
6	0.11	4,800.0
7	0.11	4,800.0
8	0.11	4,800.0
9	0.11	4,800.0
10	0.11	4,800.0
11	0.14	6,261.3
12	0.14	6,146.6
13	0.11	4,800.0
14	0.11	4,800.0
15	0.11	4,800.0
16	0.11	4,800.0
17	0.11	4,800.0
18	0.11	4,800.0
19	0.17	7,284.3
Sum	2.57	111,892.7

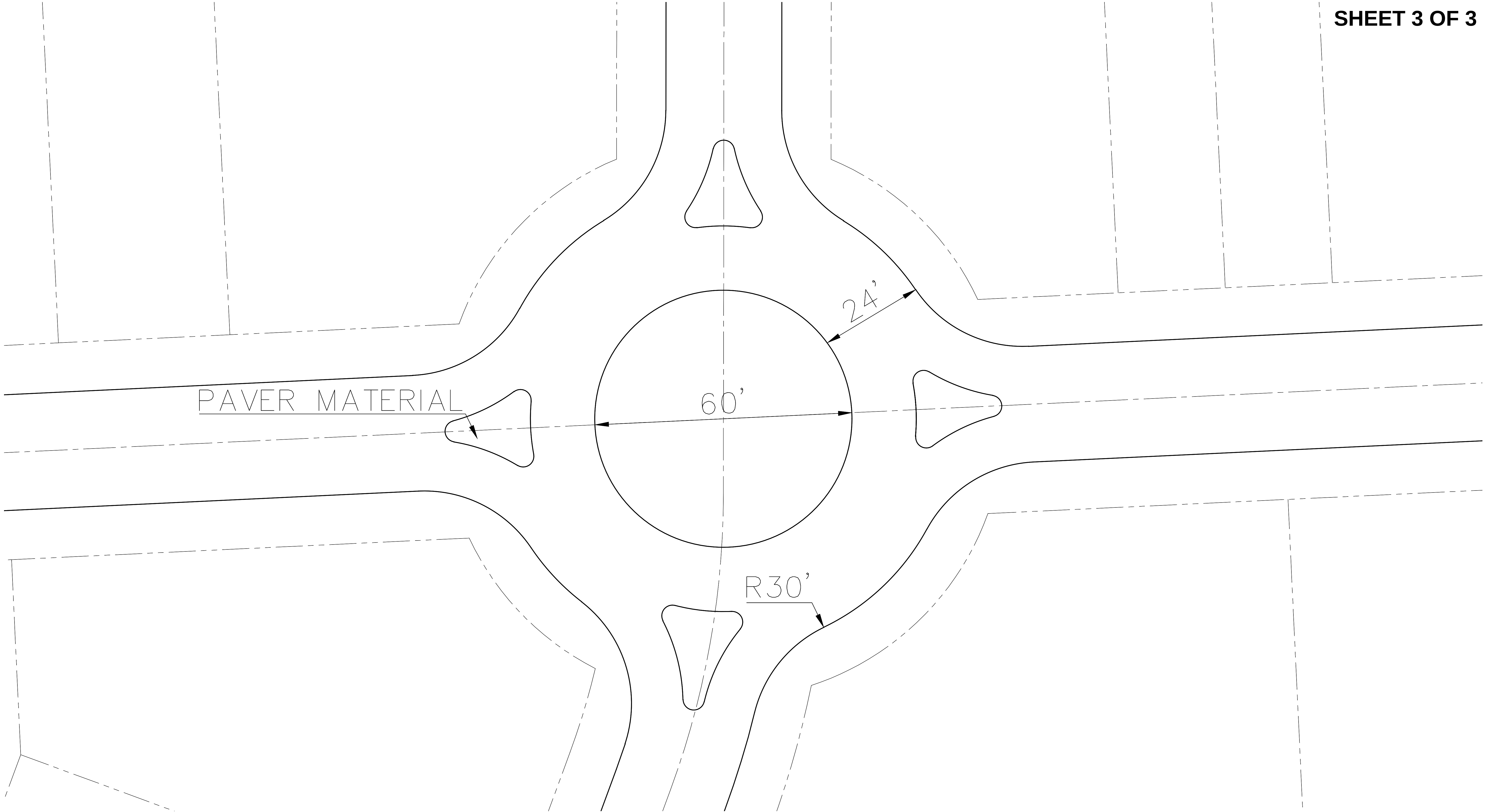
BLOCK K		
Lot #	AC	SF
1X	0.03	1,394.1
2	0.06	2,750.0
3	0.06	2,750.0
4	0.06	2,750.0
5	0.06	2,750.0
6	0.06	2,750.0
7X	0.05	1,992.1
8	0.06	2,750.0
9	0.06	2,750.0
10	0.06	2,750.0
11	0.06	2,750.0
12	0.06	2,750.0
13X	0.05	1,992.4
14	0.06	2,750.0
15	0.06	2,750.0
16	0.06	2,750.0
17	0.06	2,750.0
18	0.06	2,750.0
19X	0.03	1,100.0
20X	0.03	1,416.6
21	0.06	2,750.0
22	0.06	2,750.0
23	0.06	2,750.0
24	0.06	2,750.0
25	0.06	2,750.0
26X	0.05	2,147.2
27	0.06	2,750.0
28	0.06	2,750.0
29	0.06	2,750.0
30	0.06	2,750.0
31X	0.05	2,147.1
32	0.06	2,750.0
33	0.06	2,750.0
34	0.06	2,750.0
35	0.06	2,750.0
36	0.06	2,750.0
37X	0.06	2,642.6
Sum	2.09	94,582.0

BLOCK L		
Lot #	AC	SF
1	0.14	6,001.1
2	0.11	4,800.0
3	0.11	4,800.0
4	0.11	4,800.0
5	0.11	4,800.0
6	0.11	4,800.0
7	0.11	4,800.0
8	0.11	4,800.0
9	0.11	4,800.0
10	0.11	4,800.0
11	0.24	10,594.7
12	0.16	7,101.0
13	0.11	4,800.0
14	0.11	4,800.0
15	0.11	4,800.0
16	0.11	4,800.0
17	0.11	4,800.0
18	0.13	5,498.1
19	0.14	5,908.7
20	0.22	9,718.3
Sum	2.57	112,021.8

BLOCK M		
Lot #	AC	SF
1X	0.05	2,287.1
2	0.21	8,937.2
3	0.14	6,000.0
4	0.14	6,000.0
5	0.14	6,000.0
6	0.14	6,000.0
7	0.14	6,000.0
8	0.2	8,610.2
9	0.19	8,424.3
10	0.12	5,304.0
11	0.11	4,800.0
12	0.11	4,800.0
13	0.11	4,800.0
14	0.11	4,800.0
15	0.11	4,800.0
16	0.11	4,800.0
17	0.16	7,093.4
Sum	2.28	99,456.1

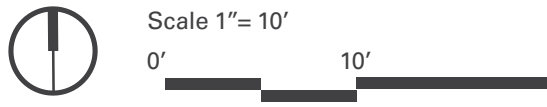
BLOCK N		
Lot #	AC	SF
1X	0.16	6,955.6
2	0.23	10,191.9
3	0.12	5,057.3
4	0.11	4,895.0
5	0.11	4,973.8
6	0.12	5,052.7
7	0.16	6,884.9
8	0.26	11,133.1
9	0.11	4,907.4
10	0.11	4,907.4
11	0.11	4,987.4
12	0.12	5,129.2
13	0.12	5,129.2
14	0.17	7,351.4
15	0.27	11,939.9
16	0.17	7,233.6
17	0.17	7,250.0
18	0.16	7,065.1
19	0.21	9,299.7
Sum	2.99	130,344.4

BLOCK O		
Lot #	AC	SF
1	0.25	10,887.7
2	0.14	6,282.5
3	0.14	6,061.7
4	0.13	5,841.0
5	0.13	5,620.2
6	0.12	5,399.4
7	0.12	5,235.9
8	0.12	5,134.4
9	0.11	4,993.1
10	0.12	5,072.3
11	0.11	4,707.9
12	0.11	4,934.6
13	0.11	4,954.2
14	0.12	5,334.6
15	0.23	9,914.2
16	0.25	10,881.8
17	0.18	7,641.8
18	0.16	7,145.8
19	0.16	6,752.4
20	0.15	6,458.8
21	0.14	6,261.7
22	0.14	6,159.7
23	0.14	6,140.0
24	0.14	6,193.3
25	0.14	6,086.5
26	0.14	6,140.0
27	0.15	6,471.6
28	0.2	8,823.9
Sum	3.95	172,707.1

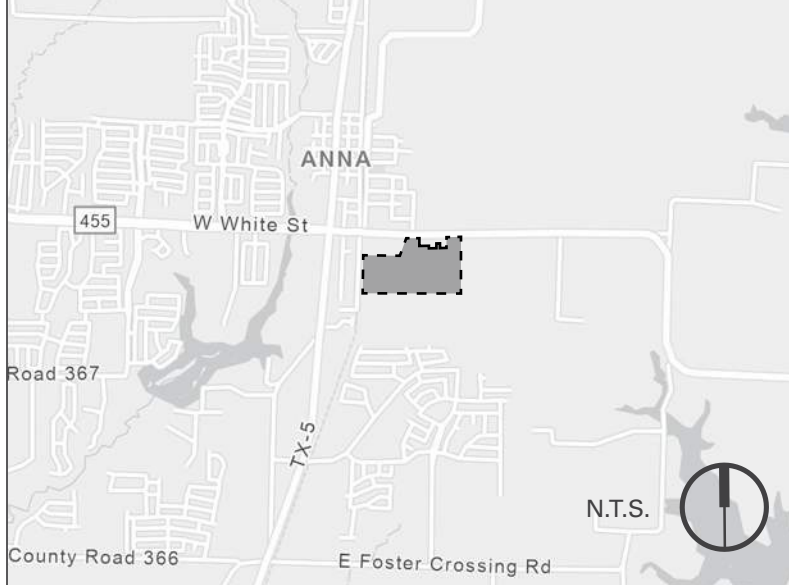


Notes

- Roundabout design shown on this exhibit are for illustration purposes and will be determined at time of final plat.



Context Map



Development Team

Applicant / Developer:

Qualico Communities
6950 TPC Drive, Suite 350
McKinney, TX 75070
Contact: John Vick
Phone: (469) 659-6150

Owner:

Rising Waukulla Investments, L.P.
1 Fox Hollow Lane
Melissa, Texas 75454
Contact: Doug Zadow
Phone: (469) 667-8760

Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Phone: (214) 744-0757

Engineer:

BGE Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Contact: Matt Robinson
Phone: (972) 464-4823

EXHIBIT A
Leonard Trails

ROUNDAABOUT EXHIBIT

Granderson Stark Survey Abstract No. 798
City of Anna, Collin County, Texas
August 25, 2022
97.646 Acres

Application for Zoning Change

THE CITY OF
Anna

Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: C-2, SF-1, SF-60, and SF-Z
- ☐ Specific Use Permit for: _____

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 | |
| ☐ MH-2 Manufactured Home Park District | ☒ PD Planned Development District |
| ☐ TF Two-Family Residential | <u>Ordinance No. 145-2004</u> |
| ☐ MF-1 Multiple-Family Residential - Low Density | ☐ THOR Thoroughfare Overlay District |
| ☐ MF-2 Multiple-Family Residential - High Density | ☐ F-B Food and Beverage Overlay District |

Fees

Zoning	\$300, 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

To combine parcels into a single PD to allow for a mix of housing across the site while preserving light commercial parcels along E. White

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Leonard Trails Total Number of Acres: 97.646
Zoning Classification(s): SF-60.C-2.AG Total Number of Lots: 366
Location: SF Subdivison & Retail along 455 E White Street

Property Owner Information & Authorization

Name/Company: Rising Wakulla Investments, L.P.
Address: 1 Fox Hollow Lane
City: Melissa State: TX Zip Code: 75454-8901
Phone: 469-667-8760 Email: Snoopyman1030@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Kyle Tressler and John Vick (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.

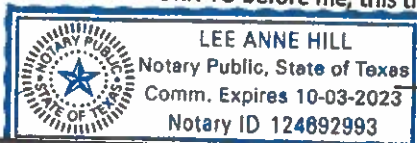
Property Owner's Signature: [Signature] Date: 6/7/22

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared _____
(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 7 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: Kyle Tressler
Company: Qualico Communities
Address: 6950 TPC Drive Suite 350
City: McKinney State: Texas Zip Code: 75070
Phone: 404-849-1606 Email: kyle.tressler@qualico.com

Disclosure of Interests

THE CITY OF
Anna

Every question must be answered. If the question is not applicable, answer with "N/A".
NOTE: If the Project Representative is not the Property Owner, this form must be filled out by both the Property Owner and the Project Representative.

Disclosure Questions

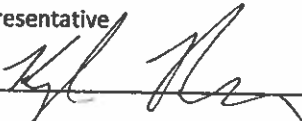
- A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? ☐ Yes ☒ No
- B. If so, state the name of each City official or employee of the City of Anna known by you that may have a conflict of interest in the property or application referenced on reverse side.

- C. State all information upon which you base the belief (use additional paper, if necessary).

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Anna, Texas, as changes occur.

Name of Certifying Person (print): KYLE TRESSLER

☐ Property Owner ☐ Project Representative

Signature of Certifying Person: 

*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members.

**City Manager, City Secretary, City Attorney, and all department heads

Planning & Development Department

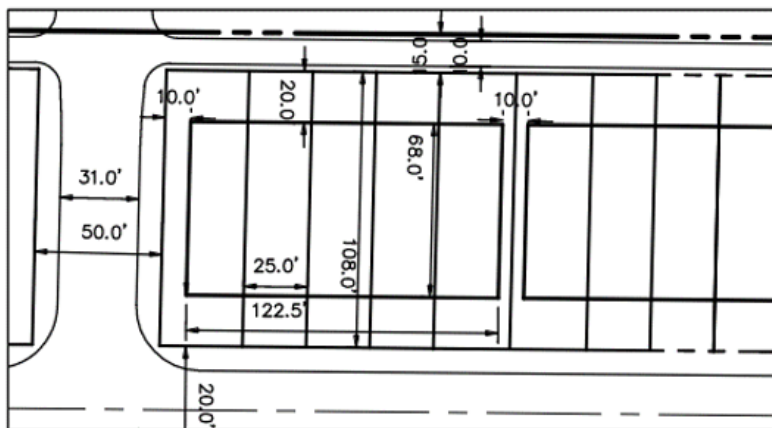
AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend zoning on 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road. The property is currently zoned Planned Development (Ord. No. 961-2022). Applicant: Arden Park Owner TX LLC, a Delaware limited liability company.

SUMMARY:

HISTORY:

The subject property was rezoned in February 2022 as a Planned Development to allow for a single-family dwelling, detached and attached subdivision and to preserve the northern portion, along W. White Street, for commercial development. A Concept Plan (*Exhibit A*) was approved along with the rezoning request. Included on the Concept Plan was a typical lot details for the SF-TH product type.



TYPICAL SF-TH LOT DETAIL
SCALE: 1" = 60'

The SF-TH detail identified a 10-foot side yard, corner lot, street side setback whereas zoning requires 15 feet.

As part of the Final Plat review for Phase 1, staff noticed the discrepancy. A stipulation was not approved as part of the original zoning allowing a 10-foot side yard, corner lot street side setback for the SF-TH project as shown on the approved Concept Plan.

REMARKS:

The applicant is requesting to amend the existing SF-TH Townhome District development standards to include:

- a. SF-TH Side yard, corner lot, street side (feet): 10

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

SUMMARY:

Request to amend Ordinance No. 961-2022 in order to amend Development Standards associated with the SF-TH Townhome District on 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road. Zoned: Planned Development-SF-Z Single-Family Residence District – Zero Lot Line Homes, C-1 Restricted Commercial, and Planned Development-SF-TH Townhome District (SF-Z, C-1, and PD-SF-TH).

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:

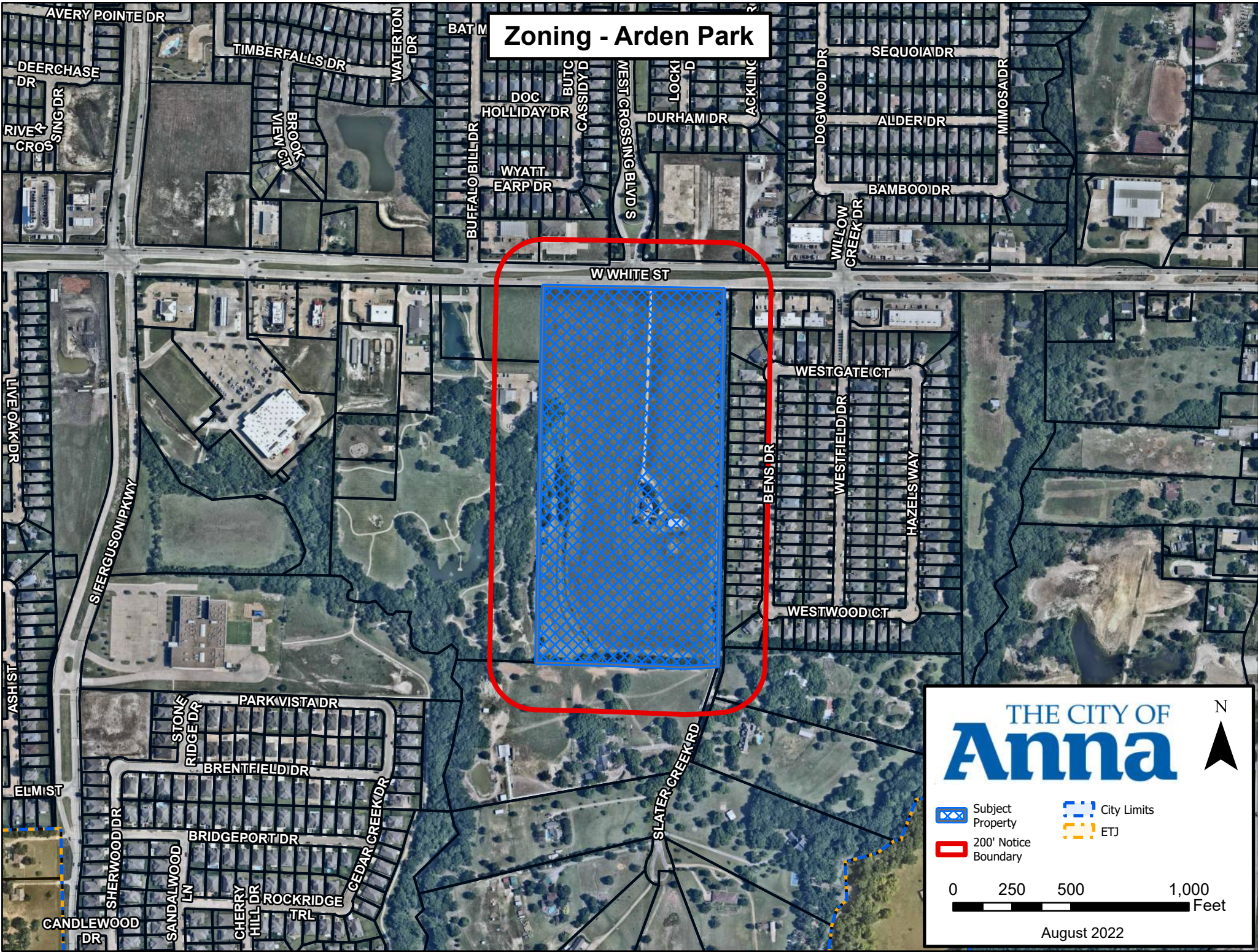
Recommended for approval as follows:

Standards and Area Regulations: Development must comply with development standards listed under Ordinance No. 961-2022 except as otherwise specified herein.

A. SF-TH Side Yard Setback, Corner Lot, Street Side: 10 feet.

ATTACHMENTS:

1. Arden Park Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) - Arden Park
3. Exhibit A - (CP) Arden Park (BridgeTower)
4. Exhibit B - Arden Park PD Amendment Request Letter
5. PD Amendment Application for P&Z



Zoning - Arden Park

THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

200' Notice Boundary

0 250 500 1,000 Feet

August 2022

REMARKS:

The applicant is requesting to amend the existing SF-TH Townhome District development standards to include:

- a. SF-TH Side yard, corner lot, street side (feet): 10

SUMMARY:

Request to amend Ordinance No. 961-2022 in order to amend Development Standards associated with the SF-TH Townhome District on 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road. Zoned: Planned Development-SF-Z Single-Family Residence District – Zero Lot Line Homes, C-1 Restricted Commercial, and Planned Development-SF-TH Townhome District (SF-Z, C-1, and PD-SF-TH).

RECOMMENDATION:

Recommended for approval as follows:

1. Standards and Area Regulations: Development must comply with development standards listed under Ordinance No. 961-2022 except as otherwise specified herein.

- A. SF-TH Side Yard Setback, Corner Lot, Street Side: 10 feet.

EXHIBIT A

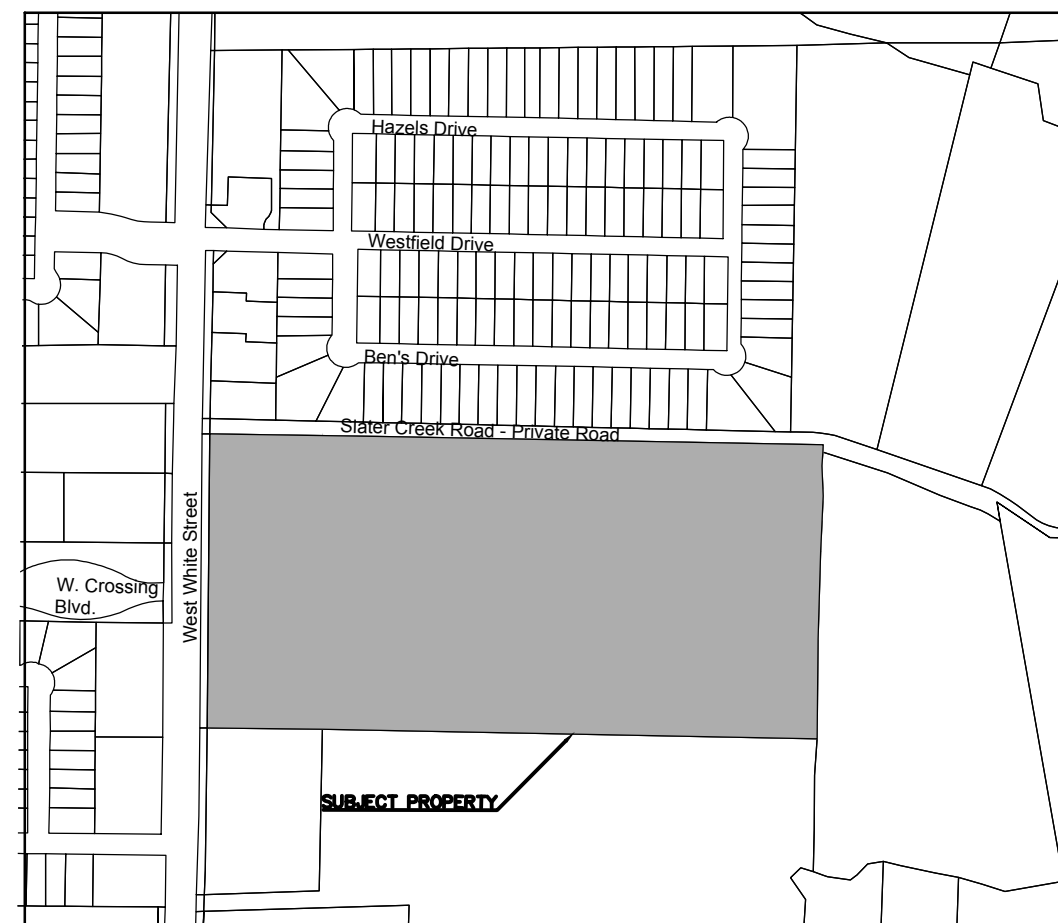
HASSAN AZIZ
ABS A0331 JOHN C FARRIS SURVEY,
TRACT 6, 1.915 ACRES
ZONING: C-1
LAND-USE: VACANT

YELLOW W. LAND CO, LLC
ABS A0331 JOHN C FARRIS SURVEY,
TRACT 7, 3.826 ACRES
ZONING: PD-C
LAND-USE: VACANT

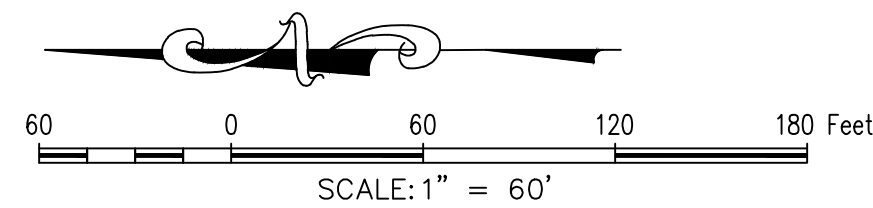
WEST CROSSING, PHASE 1
BL E & BL D
ZONING: PD-R
LAND-USE: SINGLE FAMILY

ANNA EYE CARE
SETTLERS WAY, BL B, LT 32R-2
ZONING: C-1
LAND-USE: RETAIL

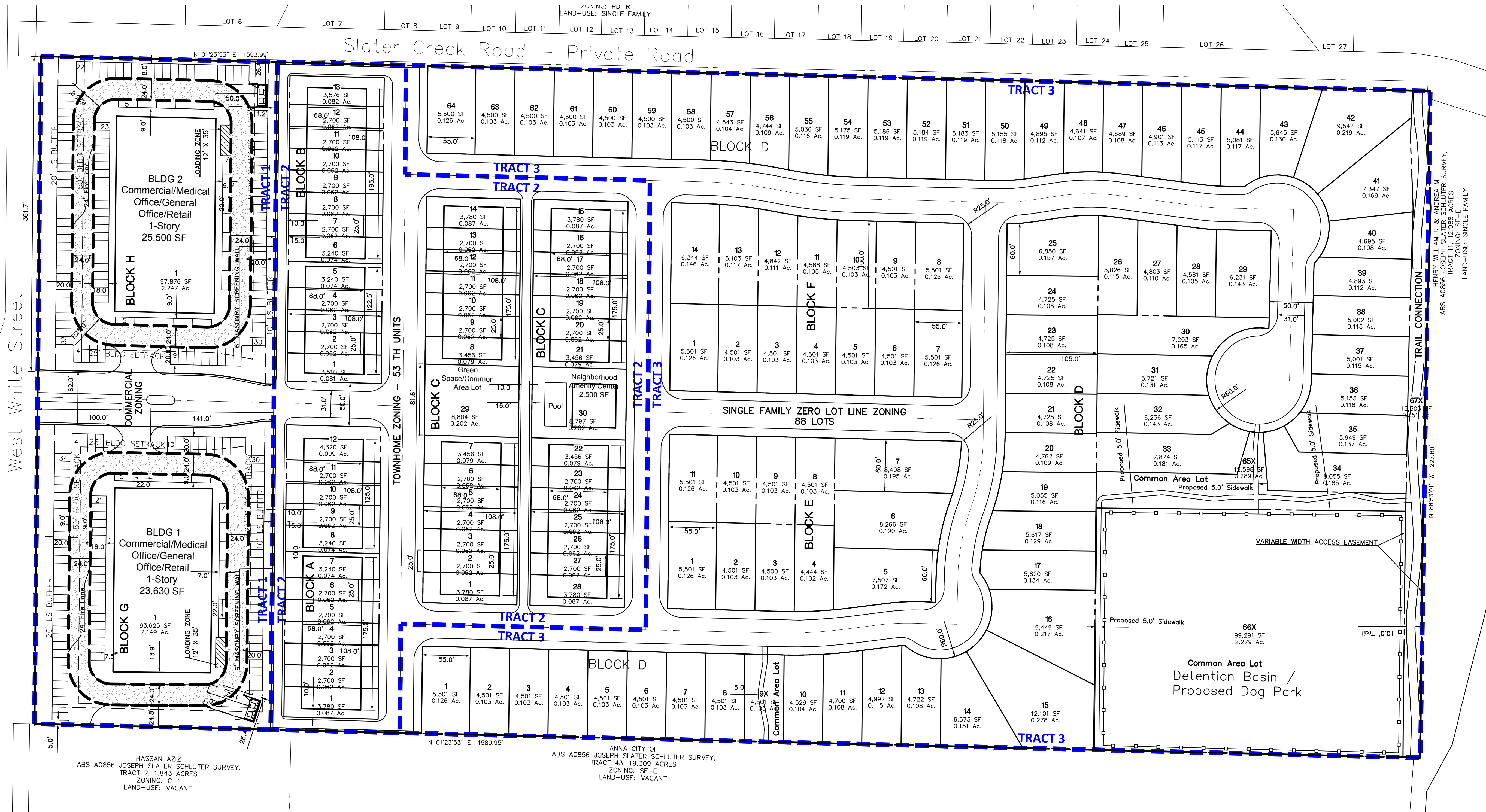
ORFILLY ALITO DACTS



VICINITY MAP
SCALE: 1" = 600'



SCALE: 1" = 60'



HASSAN AZIZ
ABS A0856 JOSEPH SLATER SCHLUTER SURVEY,
TRACT 2, 1.843 ACRES
ZONING: C-1
LAND-USE: VACANT

ANNA CITY OF
ABS A0856 JOSEPH SLATER SCHLUTER SURVEY,
TRACT 3, 19.309 ACRES
ZONING: SF-E
LAND-USE: VACANT

HENRY WILLIAM B. AND ANNE
JOSEPH SLATER SCHLUTER SURVEY,
TRACT 11, 12.988 ACRES
ZONING: SF-E
LAND-USE: SINGLE FAMILY

Site Data Summary Table

General Site Data	TRACT LINE		
	Tract 1	Tract 2	Tract 3
Zoning	Commercial	Townhome	Single Family
Land-Use	Commercial/ Medical/ General Office/ Retail	Townhome	Single Family
Minimum Lot Area	20,000sf	N/A	4,500sf
Building Size	49,130sf	2,700sf	1,200sf
Maximum Height	25.0 ft / 1 story	35 ft	35 ft
Max. Lot Coverage	16%	21%	63%
Total Land Area	4.57 ac	5.93 ac	17.47 ac
Minimum Lot Width	60'	25'	45'
Minimum Lot Depth	100'	108'	100'
Number of Lots	2	53	88
Parking			
Parking Ratio (Medical Office)	5 per 1,000 GSF		
Required (49,130sf)	244	N/A	N/A
Provided	249		

TRACT 1: SHALL FOLLOWING THE ZONING STANDARDS PER SECTION 9.04.021, C-1 GENERAL BUSINESS DISTRICT OF THE CITY OF ANNA, TEXAS ZONING ORDINANCE.

TRACT 2: SHALL FOLLOW THE ZONING STANDARDS PER SECTION 9.04.014 SF-Z SINGLE FAMILY RESIDENCE DISTRICT OF THE CITY OF ANNA, TEXAS ZONING ORDINANCE.

TRACT 3: SHALL FOLLOWING THE ZONING STANDARDS PER SECTION 9.04.016, SF-TH SINGLE FAMILY TOWNHOME DISTRICT OF THE CITY OF ANNA, TEXAS ZONING ORDINANCE.

- Notes:
- All dumpster's will be screened with a 7' masonry screening wall and gates with metal gates.
 - Parking shall be provided in accordance with Section 9.04.037. Parking ratio is shown at most intense proposed use per City of Anna Zoning Ordinance.
 - Detention basin sized to accommodate both commercial and residential portions of the development.

Revisions: 01/21/2022



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gaon.com
www.mcadamsco.com

DRAWN BY: AM DATE: 11-10-2021 SCALE: 1" = 60' JOB. No.

CONCEPT PLAN

Bridge Tower GP
Residential & Commercial
88 SF-Z Lots
53 SF-TH Lots &
2 Commercial Lots
4 Common Area Lots
27.96 Acres

in the
THOMAS RATTON SURVEY,
ABSTRACT NO. 782
TRACT 10
CITY OF ANNA
COLLIN COUNTY, TEXAS

File: W:\Projects\111\111\2021\0726\04-Production\Drawings and CAD\Tables\Tables\2022.01.19 - Land Plan
Printed: 1/17/2022 10:24 AM by Ashton Miller - Sheet: 1/21/2022 9:52 AM by onlinet

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block A	3,780	0.087
2	Block A	2,700	0.062
3	Block A	2,700	0.062
4	Block A	2,700	0.062
5	Block A	2,700	0.062
6	Block A	2,700	0.062
7	Block A	3,240	0.074
8	Block A	3,240	0.074
9	Block A	2,700	0.062
10	Block A	2,700	0.062
11	Block A	2,700	0.062
12	Block A	4,320	0.099
1	Block B	3,510	0.081
2	Block B	2,700	0.062
3	Block B	2,700	0.062
4	Block B	2,700	0.062
5	Block B	3,240	0.074
6	Block B	3,240	0.074
7	Block B	2,700	0.062
8	Block B	2,700	0.062

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
9	Block B	2,700	0.062
10	Block B	2,700	0.062
11	Block B	2,700	0.062
12	Block B	2,700	0.062
13	Block B	3,576	0.082
1	Block C	3,780	0.087
2	Block C	2,700	0.062
3	Block C	2,700	0.062
4	Block C	2,700	0.062
5	Block C	2,700	0.062
6	Block C	2,700	0.062
7	Block C	3,456	0.079
8	Block C	3,456	0.079
9	Block C	2,700	0.062
10	Block C	2,700	0.062
11	Block C	2,700	0.062
12	Block C	2,700	0.062
13	Block C	2,700	0.062
14	Block C	3,780	0.087
15	Block C	3,780	0.087

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block D	5,501	0.126
2	Block D	4,501	0.103
3	Block D	4,501	0.103
4	Block D	4,501	0.103
5	Block D	4,501	0.103
16	Block C	2,700	0.062
17	Block C	2,700	0.062
18	Block C	2,700	0.062
19	Block C	2,700	0.062
20	Block C	2,700	0.062
21	Block C	3,456	0.079
22	Block C	3,456	0.079
23	Block C	2,700	0.062
24	Block C	2,700	0.062
25	Block C	2,700	0.062
26	Block C	2,700	0.062
27	Block C	2,700	0.062
28	Block C	3,780	0.087
29	Block C	8,804	0.202
30	Block C	8,797	0.202

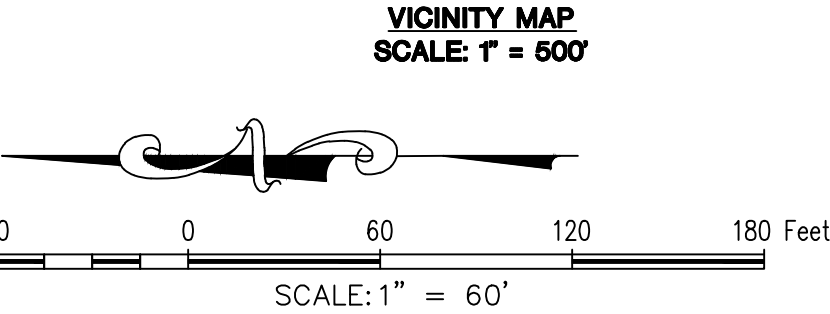
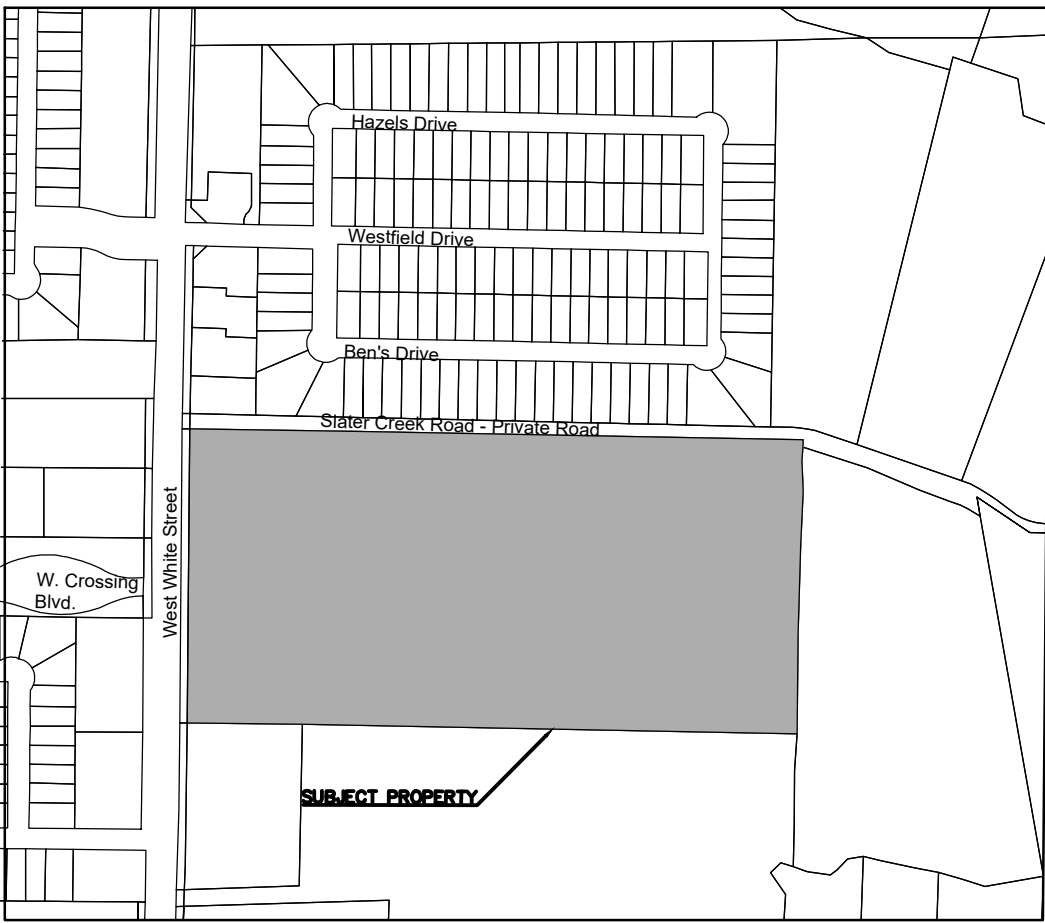
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block D	5,501	0.126
2	Block D	4,501	0.103
3	Block D	4,501	0.103
4	Block D	4,501	0.103
5	Block D	4,501	0.103
6	Block D	4,501	0.103
7	Block D	4,501	0.103
8	Block D	4,501	0.103
9X	Block D	4,501	0.103
10	Block D	4,529	0.104
11	Block D	4,700	0.108
12	Block D	4,992	0.115
13	Block D	4,722	0.108
14	Block D	6,573	0.151
15	Block D	12,101	0.278
16	Block D	9,449	0.217
17	Block D	5,820	0.134
18	Block D	5,617	0.129
19	Block D	5,055	0.116
20	Block D	4,762	0.109

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
21	Block D	4,725	0.108
22	Block D	4,725	0.108
23	Block D	4,725	0.108
24	Block D	4,725	0.108
25	Block D	6,850	0.157
26	Block D	5,026	0.115
27	Block D	4,803	0.110
28	Block D	4,581	0.105
29	Block D	6,231	0.143
30	Block D	7,203	0.165
31	Block D	5,721	0.131
32	Block D	6,236	0.143
33	Block D	7,874	0.181
34	Block D	8,055	0.185
35	Block D	5,949	0.137
36	Block D	5,153	0.118
37	Block D	5,001	0.115
38	Block D	5,002	0.115
39	Block D	4,893	0.112
40	Block D	4,695	0.108

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
41	Block D	7,347	0.169
42	Block D	9,542	0.219
43	Block D	5,645	0.130
44	Block D	5,081	0.117
45	Block D	5,113	0.117
46	Block D	4,901	0.113
47	Block D	4,689	0.108
48	Block D	4,641	0.107
49	Block D	4,895	0.112
50	Block D	5,155	0.118
51	Block D	5,183	0.119
52	Block D	5,184	0.119
53	Block D	5,186	0.119
54	Block D	5,175	0.119
55	Block D	5,036	0.116
56	Block D	4,744	0.109
57	Block D	4,543	0.104
58	Block D	4,500	0.103
59	Block D	4,500	0.103
60	Block D	4,500	0.103

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
61	Block D	4,500	0.103
62	Block D	4,500	0.103
63	Block D	4,500	0.103
64	Block D	5,500	0.126
65X	Block D	12,598	0.289
66X	Block D	99,291	2.279
67X	Block D	15,303	0.351
1	Block E	5,501	0.126
2	Block E	4,501	0.103
3	Block E	4,500	0.103
4	Block E	4,444	0.102
5	Block E	7,507	0.172
6	Block E	8,266	0.190
7	Block E	8,498	0.195
8	Block E	4,501	0.103
9	Block E	4,501	0.103
10	Block E	4,501	0.103
11	Block E	5,501	0.126
1	Block F	5,501	0.126
2	Block F	4,501	0.103

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
3	Block F	4,501	0.103
4	Block F	4,501	0.103
5	Block F	4,501	0.103
6	Block F	4,501	0.103
7	Block F	5,501	0.126
8	Block F	5,501	0.126
9	Block F	4,501	0.103
10	Block F	4,503	0.103
11	Block F	4,588	0.105
12	Block F	4,842	0.111
13	Block F	5,103	0.117
14	Block F	6,344	0.146



OWNER
Harlow Capitol Management, LLC
Colby Harlow - Trustee
P.O. Box 190136
Dallas, Texas 75219
Ph. 214.754.0800
Contact: colbyharlow@gmail.com

DEVELOPER
Bridge Tower GP
12801 N. Central Expressway, Suite 1675
Dallas, Texas 75243
Ph. 214.440.5808
Contact: Adam Green
agreen@bridgetowerhome.com

APPLICANT
McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
Ashton Miller
Ph. 214.250.8068
Contact: amiller@mcadamsco.com

Revisions: 01 / 21 / 2022



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: AM DATE: 11-10-2021 SCALE: 1" = 60' JOB. No.

CONCEPT PLAN

Bridge Tower GP
Residential & Commercial
88 SF-Z Lots
53 SF-TH Lots &
2 Commercial Lots
4 Common Area Lots
27.96 Acres
in the
THOMAS RATTON SURVEY,
ABSTRACT NO. 782
TRACT 10
CITY OF ANNA
COLLIN COUNTY, TEXAS



August 12, 2022

Ross Altobelli
Director of Development Services
City of Anna, Texas 75409

Mr. Altobelli:

This letter is to address our request for a PD Amendment requesting an exception to the City's requirement that lots adjacent to a City street or alley shall have a 15' and 10', respectively, side yard setback. The basis for which we are asking for this change is due to the following reasons:

- The approved concept plan and preliminary plat depicted a 10' side yard setback for all lots adjacent to a City street or alley.

Because of this reason, we believe that the proposed development should be granted the PD Amendment. We appreciate your help in reviewing our request and preparing it for review by the Planning and Zoning Commission. Please do not hesitate to contact me if you have any questions.

Sincerely,



Josh Barton, P.E.
Senior Project Manager
MCADAMS

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: Amended PD
- ☐ Specific Use Permit for: _____

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 | | _____ |
| ☐ TF | Two-Family Residential | ☐ THOR | Thoroughfare Overlay District |
| ☐ MF-1 | Multiple-Family Residential - Low Density | ☐ F-B | Food and Beverage Overlay District |
| ☐ MF-2 | Multiple-Family Residential - High Density | | |

Fees

See the [Fee Schedule](#) on our website.

Reason for Zoning Change

Revise language of existing PD to match setback as depicted on approved concept plan

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.

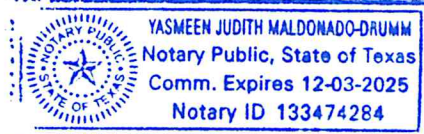
Property Owner's Signature: [Signature] Date: 6/6/2022

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. 21.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 9/6/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding The Parks at Hurricane Creek, Zoning and Concept Plan.

SUMMARY:

One C-1 Restricted Commercial lot and 288 SF-TH Townhome District lots on 78.0± acres located on the north side of Farm-to-Market Road 455, 3,830± feet west of Standridge Boulevard. Located in the ETJ. Proposed Zoning: Planned Development

The Project Representative has requested to table the item to the next Planning & Zoning Commission meeting.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

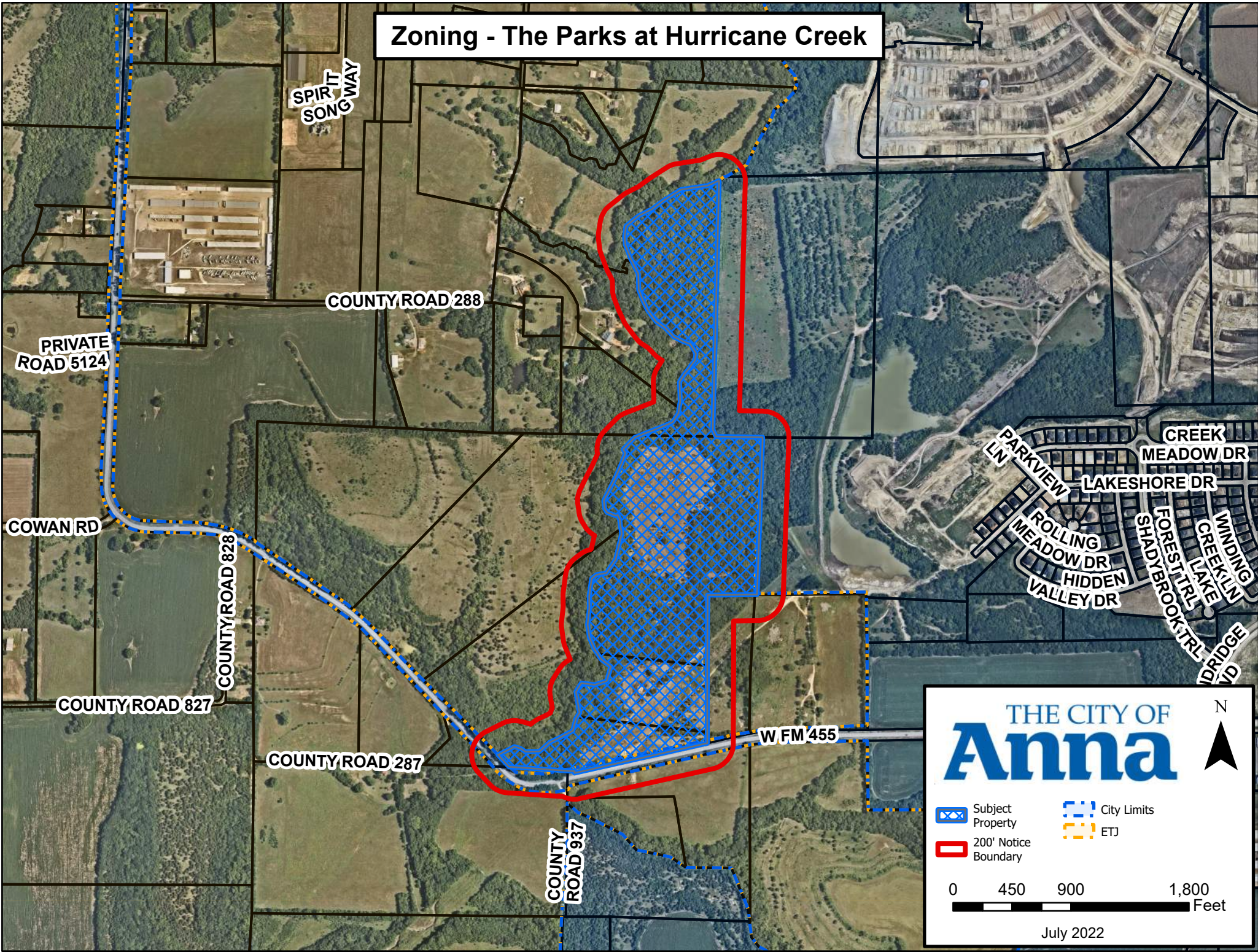
STAFF RECOMMENDATIONS:

Staff recommends that the Planning & Zoning Commission approve the applicants request to table this item to the October 3, 2022 Planning & Zoning Commission meeting.

ATTACHMENTS:

1. The Parks at Hurricane Creek Zoning Locator Map
2. Exhibit A (Table Request) Parks at Hurricane Creek
3. Application - The Parks at Hurricane Creek

Zoning - The Parks at Hurricane Creek





704 CENTRAL PKWY E, STE 1220
PLANO, TX 75074
(O) 469.850.4162
WWW.CENTERLINEENGINEERING.NET

August 31, 2022

Ms. Lauren Mecke
City of Anna
Planning Department
3223 N. Powell Parkway
Anna, TX 75049

Subject: Table Request: Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning on 78.0± acres located on the north side of Farm-to-Market Road 455, 3,830± feet west of Standridge Boulevard to Planned Development -SF-TH Townhome District. Zoned: Extraterritorial Jurisdiction (ETJ).

Dear Ms. Mecke,

As the project representative, we are hereby requesting our public hearing item be tabled until the October 3, 2022 Planning and Zoning Commission meeting agenda.

Let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Gilbert'.

Kaleb J. Gilbert, P.E.
Centerline Engineering & Consulting, LLC

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: SF-TH
- ☐ Specific Use Permit for: _____

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 | | |
| ☐ TF | Two-Family Residential | ☐ THOR | Thoroughfare Overlay District |
| ☐ MF-1 | Multiple-Family Residential - Low Density | ☐ F-B | Food and Beverage Overlay District |
| ☐ MF-2 | Multiple-Family Residential - High Density | | |
- Property is currently in ETJ, not yet zoned.

Fees

Zoning	\$300, 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

Initial zoning and annexation of property for a proposal of new Single-Family Residences attached on 77.96 acres
located on the north side of W. White Street (FM 455), 3900 feet west of S Stanbridge Blvd.

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 |

**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.

78 acre(s)

Fees

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

The application fee of \$ 3900, 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: The Parks at Hurricane Creek Total Number of Acres: 77.96
Zoning Classification(s): SF-TH Total Number of Lots: 300
Location: North side of W. White Street (FM 455) and west of S Standridge Blvd (Currently ETJ).

Property Owner Information & Authorization

Name/Company: Charles Covey - LandVest Development
Address: 704 Central Pkwy E, STE 1220
City: Plano State: TX Zip Code: 75074
Phone: 469-562-8929 Email: charles@landvestdev.com

Project Representation (check one):

- ☒ I will represent the application myself; OR
☒ I hereby designate Kaleb Gilbert (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.

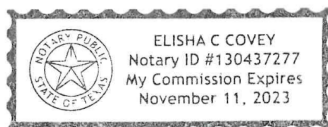
Property Owner's Signature:  Date: 7/5/2022

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Charles Covey (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 5th day of July, 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: Kaleb J. Gilbert, P.E.

Company: Centerline Engineering & Consulting LLC

Address: 704 Central Pkwy E, STE 1220

City: Plano State: TX Zip Code: 75074

Phone: 469.850.4162 Email: kgilbert@centerlineengineering.net

Planning & Development Department

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