

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, November 7, 2022, at the Municipal Complex located at 120 W. 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 November 7, 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 October 3, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the James' Estates, Block A, Lot 1, Development Plat. Applicant: Derrick & Meegyn James.
7. Consider/Discuss/Action on the McAlexander West, Block A, Lot 1, Final Plat. Applicant: Joseph C McAlexander.
8. Consider/Discuss/Action on the Meadow Vista, Phase 2, Final Plat. Applicant: Bloomfield Homes, LP.
9. Consider/Discuss/Action on The Woods at Lindsey Place Municipal, Block A, Lot 1, Block B, Lot 1, Block C, Lot 1X, Final Plat. Applicant: David Booth, D.R. Horton.
10. Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R & 12, Replat. Applicant: Brian Bischoff / Chief Partners.
11. Consider/Discuss/Action on the Independent Bank Addition, Block A, Lot 1R, Replat. Applicant: Anna Economic Development Corporation and Anna Community Development Corporation.
12. Consider/Discuss/Action on the Willow Creek Addition, Phase 1B, Block G, Lot 1R, Replat. Applicant: Marcus Property Company LLC.
13. Consider/Discuss/Action on the Anna Town Square Addition, Block A, Lot 2R, Preliminary Replat. Applicant: Grand at Anna II Owner, LLC.
14. Consider/Discuss/Action on the Blacklock Storage, Block A, Lot 1, Preliminary Plat. Applicant: 926 Powell Anna TX, LLC.

15. Consider/Discuss/Action on the Prose Foster Crossing, Block A, Lot 1, Preliminary Plat. Applicant: 615 Foster Crossing Investments LLC.
16. Consider/Discuss/Action on Fire Station No. 2, The Villages of Hurricane Creek, Phase 1B, Block I, Lot 18X, Site Plan. Applicant: City of Anna.

Items for Individual Consideration

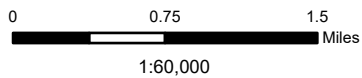
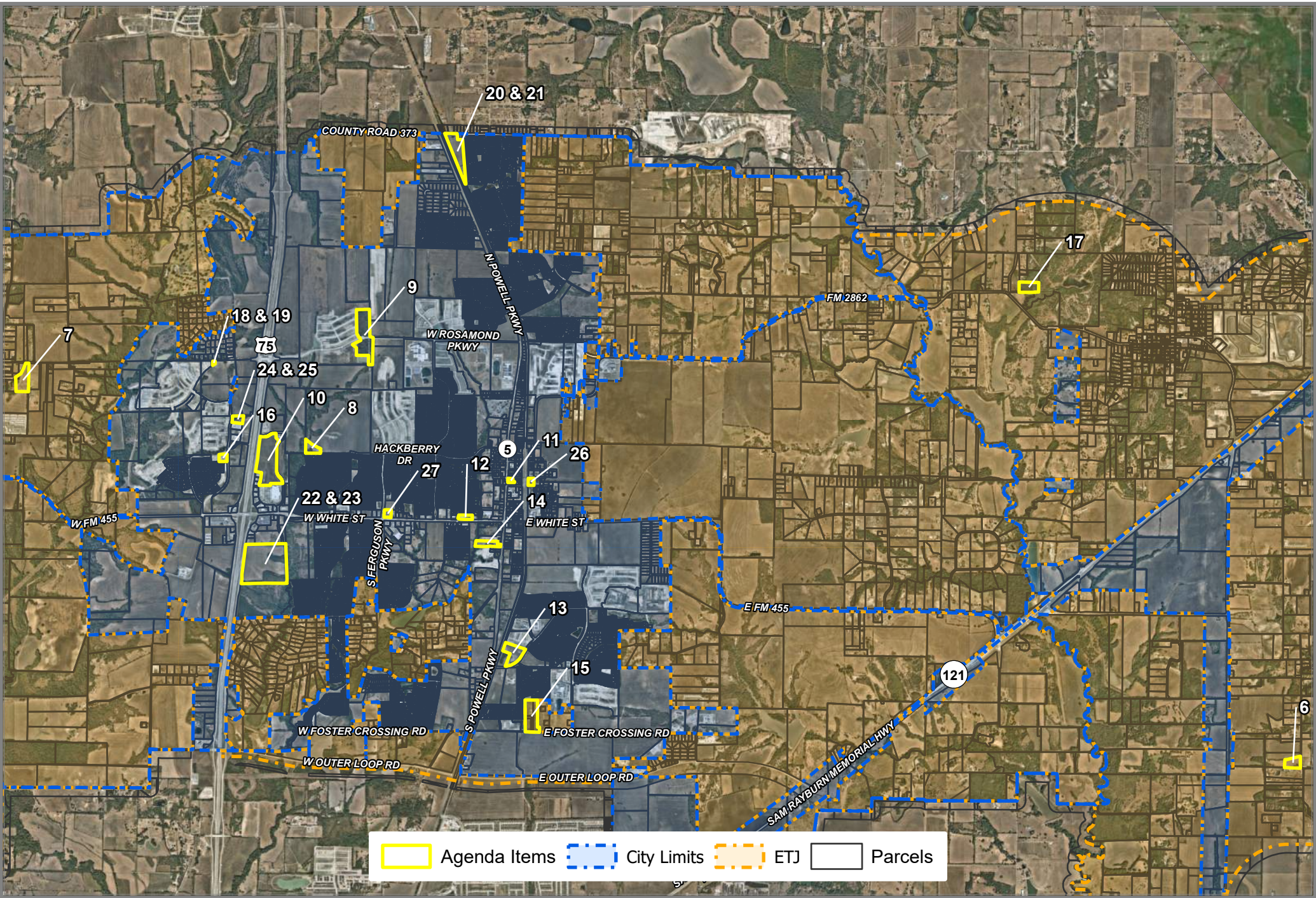
17. Consider/Discuss/Action on the Pitts Addition, Block A, Lots 1 & 2, Final Plat. Applicant: Gregory C. & Judy K. Pitts.
18. Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit (SUP) for a metering station on one lot on 0.6± acre located on the north side of future Rosamond Parkway, 995± feet west of County Road 368. Applicant: MM Anna 325 LLC.
19. Consider/Discuss/Action on the Villages of Hurricane Creek, Site Plan. Applicant: MM Anna 325 LLC.
20. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend zoning for multiple-family residences on one lot on 16.3± acres located on the south side of County Road 1106, 185± feet east of N. Powell Parkway. Applicant: Anna 1340 Holding LLC.
21. Consider/Discuss/Action on the Anna Station, Concept Plan. Applicant: Anna 1340 Holding LLC.
22. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 65.0± acres located on the east side of U.S. Highway 75, 1,200± feet south of W. White Street from Planned Development-C-1 Restricted Commercial District (PD-C-1) (Ord. No. 107-2003) to Planned Development. Applicant: CAALMS GROUP, LLC.
23. Consider/Discuss/Action on the NexMetro / SWBC Anna, Concept Plan. Applicant: CAALMS GROUP, LLC.
24. Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit (SUP) for a hotel on one lot on 3.0± acres located on the east side of Standridge Boulevard, 1,040± feet north of Suzie Lane. Applicant: North Texas HOCO, LLC.
25. Consider/Discuss/Action on the One Anna Two Addition, Block A, Lot 4R, Concept Plan. Applicant: North Texas HOCO, LLC.
26. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 1.2± acres located at the southeast corner of E. Fourth Street and S. Sherley Avenue. Applicant: City of Anna.
27. Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lots 1R, 4 & 5, Unified Development Zone and Signage Coordination Plan. Applicant: Ashton Gray, LLC

Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna Municipal Complex and on the Municipal Complex bulletin board at or before 7:00 p.m. November 4, 2022.



Lauren Mecke
Planning Manager



City of Anna, November 7, 2022 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 11/2/2022

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

THE CITY OF
Anna



Item No. 5.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action to approve minutes of the October 3, 2022 Planning & Zoning Commission Meeting.

SUMMARY:

October 3, 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. 10-03-2022 PZ Minutes

**MINUTES
PLANNING AND ZONING COMMISSION
October 3, 2022**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on October 3, 2022, at the Municipal Complex located at 120 W. 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, Paul Wenzel, David Nylec, Douglas Hermann, Michelle Clemens, and Staci Martin. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle. Councilman Toten, Councilman Cain, and Councilman Atchley were also in attendance.

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

2023 Planning & Zoning Submittal Calendar

5. Review/Discuss/Action on the 2023 Planning & Zoning Submittal Calendar.

Ms. Mecke discussed the proposed 2023 meeting dates with the Commission and explained that the months of July and September were up for discussion due to Holiday conflicts.

The Commission agreed the meeting dates proposed for 2023 were good with them. Furthermore, they decided that the July 2023 meeting will be held on Thursday, July 6 and the September 2023 meeting will be held on Wednesday, September 6.

Consent Items

Chairwoman Patterson-Herndon advised that she would like to pull Consent Agenda Item 13 from the Consent Agenda for discussion.

A motion was made by Commissioner Nylec, seconded by Commissioner Ogan to recommend approval of consent items 6-12 and 14-17. The vote was unanimous.

6. Consider/Discuss/Action to approve minutes of the September 6, 2022 Planning & Zoning Commission Meeting.

7. Consider/Discuss/Action on the Anna Christian Friendship, Block A, Lot 1, Development Plat. Applicant: Anna Christian Fellowship.

8. Consider/Discuss/Action on the CR505 Addition, Block A, Lot 1, Development Plat. Applicant: Tom Hayes.

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 Arden Park, Phase 1, Site Plan. Applicant: Arden Park Owner TX LLC, a Delaware limited liability company.
11. Consider/Discuss/Action on The Woods at Lindsey Place, Phase 1, Final Plat. Applicant: D.R. Horton.
12. Consider/Discuss/Action on The Woods at Lindsey Place, Block L, Lot 9X, Site Plan. Applicant: D.R. Horton.
13. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lots 1-5, Replat. Applicant: Davis Group, Aston Gray, LLC & Retail Buildings, Inc.
14. Consider/Discuss/Action on the East Fork Estates, Lot 23, Replat. Applicant: Robert & Melna Rainey.
15. Consider/Discuss/Action on the Blacklock Storage, Block A, Lot 1, Preliminary Plat. Applicant: 926 Powell Anna TX, LLC.
16. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Preliminary Plat. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.
17. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Site Plan. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.

Items for Individual Consideration

Discussion on Consent Agenda Item 13:

Ms. Mecke introduced the item. The applicant is requesting approval of a Replat. The Replat is recommended for approval.

Chairwoman Patterson-Herndon asked why the original plat had not been filed.

Ms. Mecke explained that the city does not typically allow applicants and owners to file a plat until all of the infrastructure is complete and that staff was unaware that the owner would be selling off the lots the way that they have.

Chairwoman Patterson-Herndon asked if the applicant was allowed to do what they did by selling off the lots without being platted.

Ms. Mecke explained that staff has asked the applicant to move forward with this plat, do the public improvements, and file the plat. Staff has also advised the applicant that they would need to apply for another Replat at a later time should any changes be made during the public improvements portion of building.

A motion was made by Commissioner Hermann, seconded by Commissioner Wenzel to approve the Replat. The vote was unanimous.

18. Consider/Discuss/Action on the Ferguson-White Addition, Block A, Lot 1, Revised Site Plan. Applicant: Lamar National Bank.

Ms. Mecke introduced the item. The applicant is requesting approval of a Revised Site Plan in order to modify the screening for the western property boundary line adjacent to the single-family subdivision. The Revised Site Plan is recommended for approval.

Commissioner Ogan asked if City Council had been made aware of the preferred screening request.

Ms. Mecke explained that she was unaware if City Council had knowledge of the request but that the ordinance states that it is the Planning & Zoning Commission that determines whether the request is approved or denied.

Chairwoman Patterson-Herndon asked if there was a reason why the applicant would like to change from the masonry wall.

The applicant, Clark Miller, came to the podium and explained that masonry materials are currently very hard to obtain, masonry is too expensive, and the newly proposed will help them get it done faster. Mr. Miller also advised that the newly proposed will look nicer for the property.

Commissioner Clemens asked who is responsible for the area between the commercial portion and the residential portion.

Mr. Altobelli explained that the fence will have a 5-foot setback to allow Lamar National Bank access to maintain it.

Commissioner Martin asked the applicant why they chose cedar trees as opposed to a different larger tree.

Mr. Miller advised that they went with the cedar because it grows faster and stays full and green year-round.

Chairwoman Patterson-Herndon asked if the applicant was willing to go with something else because there are a lot of people who are allergic to cedar.

Mr. Miller advised the Commission that they were fine with whatever the Commission wanted to consider. Mr. Miller also explained that there are a lot of kids walking home from school each day and a masonry wall would block visibility.

Commissioner Hermann asked the applicant what the difference was with what they are proposing versus a tubular steel fence.

Mr. Miller advised that what they are proposing is the other option for a “masonry” product type listed in our ordinance.

Commissioner Hermann asked if they even needed the variance for what they are requesting since it conforms to the zoning.

Ms. Mecke explained that the product type the Commission was viewing was different from what was originally sent to staff.

Mr. Ogan asked if the reason for the request was more for speed of construction or aesthetics.

Mr. Miller advised it was more for aesthetics and more for maintenance reasons.

Mr. Ogan asked if the residents of the neighboring subdivision had been notified of the change.

Ms. Mecke advised no but would defer to the applicant.

Mr. Miller advised that they had not notified the residents.

A motion was made by Commissioner Wenzel, seconded by Commissioner Nylec to recommend approval of the Revised Site Plan. The motion passed with a 6-1 vote. Commissioner Ogan voted against the request.

19. Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning 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. Applicant: Charles Covey – LandVest Development.

Ms. Mecke introduced the item. The applicant is requesting approval of a request to establish zoning on 78.0± acres to allow for a townhome development.

Commissioner Ogan asked if the city had plans to widen F.M. 455 to help with all of the new development.

Ms. Mecke advised that F.M. 455 is a TXDOT road and asked if the City Engineer, Wes Lawson, would come up to the podium to answer that question.

Mr. Lawson explained that TXDOT intends to improve the roadway and the curve in the road, but was not aware of the timeline associated with it.

Ms. Mecke explained that the applicant is fully aware that they must dedicate right-of-way to help with the straightening of the roadway and improvements.

Commissioner Ogan asked if there would be a light at the intersection and if so, would it be before or after the development.

Mr. Lawson explained that it would be at the discretion of TXDOT whether a traffic impact analysis would be needed to facilitate that.

Commissioner Nylec asked for clarification if they were proposing zero-lot line and where they intended to have them.

Ms. Mecke pulled the proposed Concept Plan up on the screen to show the Commission where the applicant intended to have the zero-lot line product and the proposed setbacks.

Commissioner Hermann asked for clarification regarding the required screening.

Ms. Mecke explained the current ordinance and that there is no flexibility within it when two different use types abut each other.

The Public Hearing was opened at 7:33 p.m.

The applicant approached the podium and advised that they did not have any sort of presentation, but that they were happy to answer any questions the Commission may have.

Commissioner Ogan advised that when looking at the Site Plan, he did not see any variation or imagination to the proposed development.

The applicant provided the Commission with a handout, showing elevations and pictures of the unit types for the proposed development.

Commissioner Ogan asked for a total count for parking and explained that he has some concerns about the amount of traffic coming in and out of the proposed development with only one way in and one way out.

The applicant provided a rough estimate for total parking spaces provided. He also explained that they are working with TXDOT to confirm what is needed should they be allowed to develop.

Commissioner Hermann asked if the units were going to be for rent or for sale.

The applicant stated that they were going to be for rent.

The Public Hearing was closed at 7:39 p.m.

Commissioner Hermann asked staff for clarification on the recommendation guidelines.

Ms. Mecke explained what they represent.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval of the zoning request. The motion passed with a 6-1 vote. Commissioner Ogan voted against the request.

20. Consider/Discuss/Action on The Parks at Hurricane Creek, Concept Plan. Applicant: Charles Covey – LandVest Development.
- Ms. Mecke introduced the item. The applicant is requesting approval of a Concept Plan associated with the zoning request. The request is contingent on the zoning case.
- A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Hermann to recommend approval of the Concept Plan. The motion passed with a 6-1 vote. Commissioner Ogan voted against the request.
21. Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit (SUP) for a metering station on one lot on 0.6± acre located on the north side of future Rosamond Parkway, 995± feet west of County Road 368. Applicant: MM Anna 325 LLC.
- Ms. Mecke introduced the item. The applicant is requesting approval of a Specific Use Permit for a metering station located within the Villages of Hurricane Creek development. The request is recommended for approval.
- Commissioner Nylec asked if the Fire Department has reviewed the request.
- Ms. Mecke advised that the Fire Department does review all requests and that all essential staff meets to review plans together to discuss what is presented.
- Commissioner asked if the applicant was providing sufficient access.
- Ms. Mecke explained that the applicant was, in fact, providing sufficient access and a knox box for fire department entry.
- Commissioner Hermann asked who was responsible for maintaining the property.
- Ms. Mecke explained that the lot will be a leased lot to Atmos Energy and that Atmos Energy will be responsible for maintaining the leased property.
- The Public Hearing was opened at 7:46 p.m.
- The applicant's representative, John Tedesco with Kimley-Horn, advised the Commission that he was there to answer any questions that the Commission might have.
- Chairwoman Patterson-Herndon asked how the metering station will be serviced and maintained.
- Mr. Tedesco explained that Atmos Energy will be maintaining their portion of the property but was unsure what the agreement will be between Atmos and The Villages of Hurricane Creek as it pertains to the screening wall and landscaping.
- Chairwoman Patterson-Herndon asked if they had talked with surrounding neighbors about the proposed metering station.
- Mr. Tedesco advised they had not talked with neighbors.
- Commissioner Hermann asked what the purpose was for the specific location as opposed to another location.
- Mr. Tedesco explained to the Commission that Atmos had formal conversations with the Villages of Hurricane Creek to provide gas services to the development and its residents.
- Commissioner Clemens asked if there was any kind of humming sounds or any other sounds or smell that the residents would be bothered by if this were approved.
- Mr. Tedesco advised that the noise and the lighting would not go past the parcel limits. He further explained that Atmos would be adding devices to the area to help protect the residents from any sound and lighting.
- Commissioner Hermann asked if this was going to go in before the rest of the residential development or after.

Mr. Tedesco explained that he did not want to speak for Atmos when it comes to the timing because he is not part of that portion of it, but he was not sure.

Mr. Stewart Brown, residing at 3027 Crossing Drive, expressed that he was against the proposed metering station due to the fact that Mr. Tedesco did not answer the Commissions questions, the metering station does not pass the smell test, or if there will be any noise. He also advised that Atmos waited until after the neighborhood was halfway built before saying they needed this to serve the residents. Mr. Brown also explained that before the Villages of Hurricane Creek was even built, Atmos had the existing easement in place and refused natural gas to him and his neighbors. He explained that this gas metering station can go anywhere else, specifically pointing out other areas with a lot more land, further away from residents.

Mr. Tom Archer, residing at 3119 Crossing Drive, expressed concerns about the smell and noises. Mr. Archer also explained that he used to work in the oil and gas industry and that there will be a smell and noise issue if allowed. He also advised the Commission that none of the neighbors have seen any details for the metering station. He asked that the Commission hold off from approving the project until more questions are answered by the applicant.

Mr. Ryan Teichman, residing at 3037 Crossing Drive, advised the Commission that he was opposed to the project and explained that he has three young boys and feels this is a health and safety issue for him and his family. He also feels the project can be moved to another location that is further away from the residents.

Mr. Altobelli recommended that the Commission table the item until the applicant could be present to answer a lot of the unanswered questions that were asked.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Clemens to table and hold open the public hearing item until the November 7, 2022 Planning & Zoning Commissioner Meeting which will be held at the Municipal Complex located at 120 W. 7th Street at 7:00 p.m. The vote was unanimous.

Mr. Tom Archer then approached the podium to ask that the city do a better job and notify residents in a larger range rather than the required 200 feet.

Chairwoman Patterson-Herndon advised that the Public Hearing had already been closed and that the 200-foot notice requirement is a requirement by the state, not the city.

22. Consider/Discuss/Action on the Villages of Hurricane Creek, Site Plan. Applicant: MM Anna 325 LLC.

Chairwoman Patterson-Herndon asked staff if this item was contingent on Item 21.

Mr. Altobelli advised that it was, so the Commission would take the same action as they did on Item 21.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Clemens to table and hold open the public hearing item until the November 7, 2022 Planning & Zoning Commissioner Meeting which will be held at the Municipal Complex located at 120 W. 7th Street at 7:00 p.m. The vote was unanimous.

23. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend Planned Development Ord. No. 860-2020. Applicant: MM Anna 325 LLC.

Ms. Mecke introduced the item. The applicant is requesting to amend the current Planned Development in order to remove language that limits the number of multiple-family units prior to the issuance of a building permit for a commercial use. The request is recommended for approval.

Commissioner Ogan asked if Council has had the opportunity to weigh in on this particular request.

Ms. Mecke advised that the applicant was supposed to go before Council as a workshop item, but that the item was later pulled from that specific agenda. Therefore, the applicant and staff chose to proceed forward with the amendment request to P&Z and then to Council.

Commissioner Clemens asked who pulled the item from Council agenda.

Mr. Altobelli advised the reason it was pulled from Council was because the applicant was unable to make the meeting due to travel. He also advised that it is common protocol that the requests come to the Commission first then to Council.

Commissioner Hermann asked if everyone has reviewed the proposed land uses along with the phasing.

Mr. Altobelli explained that staff has reviewed it and further explained the language written into the Planned Development the section that is being requested to be removed.

Commissioner Clemens asked if the applicant was going to build all of the multifamily only or if the commercial component was also included with construction timelines as well.

Mr. Altobelli explained that the applicant has a separate agreement (not included with the zoning) that goes into detail about the timelines associated with the commercial.

Chairwoman Patterson-Herndon advised that she had compared the old document with the new one and asked for clarification regarding the replacement language in the new document.

Mr. Altobelli explained that the document she was referring to was the separate document that has the applicants language but is reviewed and approved by the City Attorney.

Commissioner Hermann asked for clarification on whether or not the commercial component was going to be built or not.

Mr. Altobelli assured the Commission that the commercial component will still be built because there are still triggers inside the separate document.

Commissioner Clemens asked for clarification on the size of restaurant and whether it could be a fast-food restaurant or sit down restaurant.

Mr. Altobelli explained that it is a minimum size requirement and that 5,000 square feet is a large size. He also advised that the applicant was present to answer any questions the Commission might have. He further explained that the applicant was actively advertising for the commercial component.

Commissioner Ogan expressed concern with moving forward explaining his reason was because there were too many loose ends to the request.

Mr. Altobelli explained that the only request is to remove the stipulation language associated with the commercial component so the multifamily can continue with construction.

Commissioner Nylec asked if the multifamily use was already allowed.

Mr. Altobelli assured the Commission that the multifamily use is already allowed within the current zoning.

Commissioner Ogan still had reservations about the request and asked if the ordinance needed to be re-written.

Commissioner Hermann explained to Commissioner Ogan that the request is just to modify that specific section to allow the buyer to continue building the multifamily portion since they still do not have a commercial buyer yet.

The Public Hearing was opened at 8:12 pm.

Mr. Sean Terry, applicant for the request, explained, more in depth, the request and the history of the original Planned Development. He also explained everything that they, as the applicant, are responsible for, including right-of-way. Mr. Terry also advised that they spoke with the City Manager and talked with Council about the proposed.

Commissioner Clemens asked if the water feature was going to be an actual water feature or a retention pond.

Mr. Terry advised that it would not be a retention pond, but to be an actual water feature.

Commissioner Hermann asked if the apartments were going to be affordable or market rate.

Mr. Terry confirmed that they will be market rate.

Commissioner Hermann asked if they were going to be 3-story or 4-story.

Mr. Altobelli advised that he believed they are allowed up to 5-story with the flexibility of the language.

The Public Hearing was closed at 8:16 pm.

Commissioner Hermann asked if Commissioner Ogan had any more concerns or questions about the request.

Commissioner Ogan expressed his concern regarding how messy this seemed.

Commissioner Hermann asked him to clarify what he meant by messy.

Commissioner Ogan explained that they didn't even receive the staff report until the 11th hour giving the Commission no chance to look at it and he feels this request has some complexity to it that needs to be addressed.

Mr. Altobelli further clarified the only area that is in question and further explained that nothing is changing other than allowing the multifamily to build more units (already approved) before the commercial component comes in.

Ms. Mecke explained to the Commission that the staff report missing from the packet was a technical issue with the software but that the applicant's letter essential addressed all of what was in the staff report.

A motion was made by Commissioner Hermann, seconded by Chairwoman Patterson-Herndon to approve the Planned Development Amendment request. The vote was unanimous.

Adjourn

A motion was made by Commissioner Martin, seconded by Chairwoman Patterson-Herndon to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:27 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle, Planner II



Item No. 6.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the James' Estates, Block A, Lot 1, Development Plat.
Applicant: Derrick & Meegyn James.

SUMMARY:

One single-family residence, one guest house, and seven accessory structures on one lot on 6.0± acres located on the north side of County Road 505, 2,680± feet west of County Road 508. 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. James' Estates, Block A, Lot 1 Locator Map
2. Exhibit A - James' Estates Development Plat
3. APPLICATION

Development Plat - James' Estates, Block A, Lot 1



THE CITY OF
Anna

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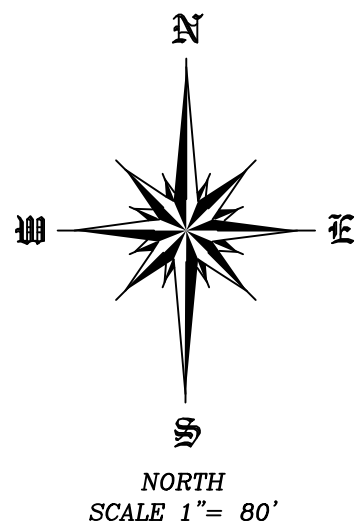
Subject Property

City Limits

ETJ

0 150 300 600 Feet

October 2022



LEGEND
R.M. = REFERENCE MONUMENT
CIRS = CAPPED IRON ROD
SET STAMPED (4613)
CIRF = CAPPED IRON ROD FOUND
□ = FENCE POST

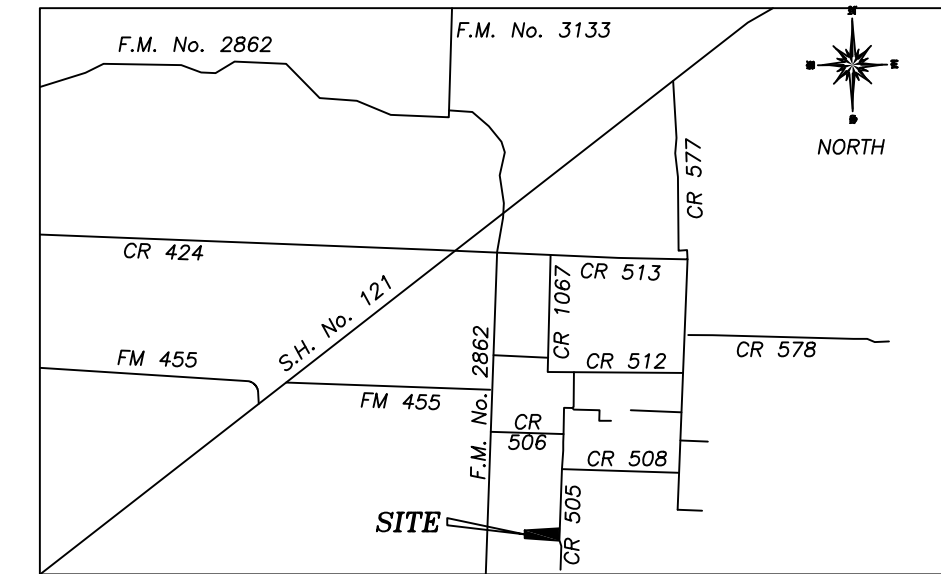
CALLLED 46.104 ACRES
ANWER A HANIF & NUZHAT FAZAL
C.C. NO. 20141231001424420
O.P.R.C.C.T.

CALLLED 24.311 ACRES
RICK FOSTER
VOLUME 2771, PAGE 339
D.R.C.C.T.

CALLLED 23.48 ACRES
THE SHIRLEY HENDRICKS REVOCABLE TRUST
C.C. NO. 20120203000130820
O.P.R.C.C.T.

CALLLED 23.48 ACRES
THE SHIRLEY HENDRICKS REVOCABLE TRUST
C.C. NO. 20120203000130820
O.P.R.C.C.T.

CALLLED 21.9994 ACRES
RANDY PENNINGTON
VOLUME 4438, PAGE 602
D.R.C.C.T.



NOT TO SCALE
VICINITY MAP

- PROPOSED DEVELOPMENT LIST
1. MAIN HOUSE
 2. SHOP
 3. MOTHER-IN-LAW SUITE
 4. GREENHOUSE
 5. SHED 19'X22'
 6. SAUNA 19'X22'
 7. BARN
 8. BARN
 9. SHED
 10. SHED
 11. POOL & HOT TUB
 12. CONCRETE PAD
 13. SOLAR PANEL FIELD
 14. COVERED BREEZEWAY

LOT 1, BLOCK A
6.000 ACRES

POINT OF
BEGINNING

CALLLED 86.64 ACRES
MICHAEL JOHN TIGHE &
VICKI SUZANNE ANDERSON
C.C. NO. 20150508000535740
O.P.R.C.C.T.

CALLLED 42.50 ACRES
CAROL TURNER SMITH GST TRUST
SANDRA KAY TURNER ROACH GST TRUST
CARMEN TURNER MORAN GST TRUST
VOLUME 4438, PAGE 602
D.R.C.C.T.

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 basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (GORS96) Epoch 2002.0.
6. Existing water service to this site is provided by Westminister Special Utility Department.
7. Sanitary Sewer be an OSSF system on site.
8. Existing electric is provided by Grayson-Collin Electric Company.
9. Solid waste will be provided through a private solid waste company.
10. Selling any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting laws, and is subject to fines and withholding of utilities and building permits.

FLOODPLAIN NOTE:

This tract of land is designated to fall within Zone X, according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0180-I, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas.

LEGAL DESCRIPTION

BEING a tract of land situated in the J.W. Anglin Survey, Abstract 255, Collin County, Texas and being part of a called 23.48 acre tract of land described as "Tract Two" in a General Warranty Deed conveyed to The Shirley Hendricks Revocable Trust as recorded in County Clerk No. 2012020300130820 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the southeast corner of said 23.48 acre tract of land, said iron rod being in the north line of a called 21.9994 acres tract of land conveyed to Randy Pennington in Volume 4438, Page 602 of the Deed Records of Collin County, Texas

THENCE N 87°08'13" W with the south line of the called 23.48 acre tract of land and the north line of the called 21.9994 acres tract of land a distance of 651.98' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 02°52'48" E across the called 23.48 acre tract of land a distance of 324.73' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in an established fence line;

THENCE N 84°29'59" E with the said fence a distance of 100.11' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 75°55'41" E a distance of 554.65' to a Mag Nail with shiner set for corner in the west edge of the asphalt pavement of County Road 505;

THENCE S 00°19'12" W a distance of 501.35' to the POINT OF BEGINNING and containing 261,360 Square Feet or 6.000 acres of land.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2019. The property is subject to all easements of record.

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

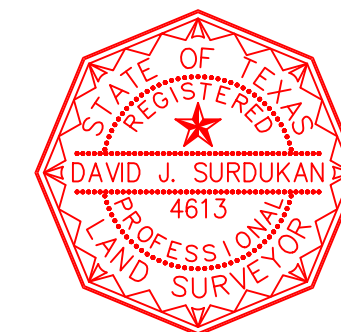


EXHIBIT A

DEVELOPMENT PLAT
JAMES' ESTATES
LOT 1, BLOCK A
BEING 6.000 ACRES OUT OF THE
J.W. ANGLIN SURVEY
ABSTRACT NO. 25
COLLIN COUNTY, TEXAS

OWNER
DERRICK & MEEGYN JAMES
7661 C.R. 476
ANNA, TEXAS 75409
(432) 664-3362

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

SCALE 1" = 80'

REVISED: OCTOBER 17, 2022
DATE: OCTOBER 3, 2022

JOB No. 2022-204

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.

6.00 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.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: JAMES' ESTATES Total Number of Acres: 6.00
Zoning Classification(s): ETJ Total Number of Lots: 1
Location: COUNTY ROAD 505

Property Owner Information & Authorization

Name/Company: DERRICK & MEEGYN JAMES
Address: 7661 COUNTY ROAD 476
City: ANNA State: TX Zip Code: 75409
Phone: 432-234-0015 Email: meeovniames@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.

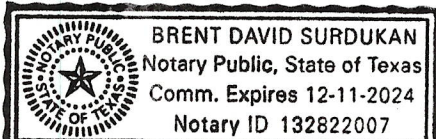
Property Owner's Signature: [Signature] Date: 10-4-2022

STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Derrick James (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 4 day of October, 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: SURDUAKN 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: 11/7/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the McAlexander West, Block A, Lot 1, Final Plat. Applicant: Joseph C. McAlexander.

SUMMARY:

Vacant lot on 11.0± acres located on the south side of County Road 290, 1,050± feet east of County Road 289. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements 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. McAlexander West, Block A, Lot 1 Locator
2. Exhibit A (FP) McAlexander West BL A Lt 1
3. Development Application

Final Plat - McAlexander West, Block A, Lot 1



THE CITY OF
Anna



 Subject Property

 City Limits

 ETJ

0 150 300 600 Feet

October 2022

EXHIBIT A

SURVEYOR'S CERTIFICATE

OWNER CERTIFICATION
STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Joseph C. McAlexander and spouse, Starr McAlexander are the owners of a tract of land situated in Collin County, Texas in the Richard Phelan Survey, Abst. No. 694 and being a part of Tract One of land described in a Deed from Jesse C. Townzen and wife, Amy J. Townzen to Jack K. Neal Dated January 10, 1986 and filed in Volume 2288 Page 217 of the Deed Records of Collin County, Texas and described as follows:

BEGINNING at a 3/8" iron rod found at the northeast corner of said Tract One and in the center of County Road No. 290:

THENCE South 02 deg. 09 min. 01 sec. West with the east line of said Tract One a distance of 1198.72 feet to a 1/2" iron rod with 10194728 cap set for the southeast corner of this tract and said Tract One;

THENCE North 88 deg. 01 min. 09 sec. West with the south line of said Tract One a distance of 514.72 feet to a 1/2" iron rod with RPLS 1764 cap found for the southwest corner of this tract;

THENCE North 00 deg. 00 min. 00 sec. West a distance of 592.37 feet to a 1/2" iron rod with 10194728 cap set for an angle point in the west line of this tract;

THENCE North 58 deg. 27 min. 31 sec. East a distance of 259.08 feet to a 1/2" iron rod found for an angle point in the west line of this tract;

THENCE North 28 deg. 03 min. 00 sec. East a distance of 240.75 feet to a 1/2" iron rod found for an angle point in the west line of this tract;

THENCE North 16 deg. 24 min. 00 sec. East a distance of 254.16 feet to a
mag nail with 10194728 tag set in the center of County Road No. 290 for the
northwest corner of this tract;

THENCE South 88 deg. 28 min. 33 sec. East with the centerline of County Road No. 290 a distance of 153.64 feet to the PLACE OF BEGINNING and containing 10.938 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,
That Joseph C. McAlexander and spouse, Starr McAlexander acting herein by
and through its duly authorized officers, does hereby certify and adopt this plat
designating the herein above described property as

MC ALEXANDER WEST, LOT 1, BLOCK A
an addition to Collin County, 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.

The undersigned do hereby 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.

Joseph C. McAlexander

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

BY:

Authorized signature.

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20 ____.

Notary Public, State of Texas
My commission expires: _____.

Starr McAlexander

WITNESS, my hand, this _____ day of _____, 20 .
BY:
Authorized signature.
Printed name and title.
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20

Notary Public, State of Texas
My commission expires: _____.

SURVEYOR'S CERTIFICATE

I, Ryan R. Doudican, registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this ____ day of ____, 20__, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

Ryan R. Doudican R.P.L.S. 6905



STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated herein.

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

Notary Public in and for Collin County, Texas

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 20____, by the _____

Mayor

City Secretary _____

$$1'' = 60'$$

BEARINGS BASED ON NAD 83, NORTH CENTRAL TEXAS ZONES 4202

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C0155J DATED JUNE 2, 2009.

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.

OWNER:
JOSEPH & STARR MCALEXANDER
840 SPIRIT SONG WAY
ANNA, TX 75409

SURVEYOR:
OKLAHOMA SURVEY COMPANY
REGISTRATION NUMBER 10194728
RYAN R. DOUDICAN, R.P.L.S. 6905
3121 E. SORGHUM MILL ROAD
EDMOND, OK 73034
405-821-5656
ryan@oklahomasurveycompany.com
PROJECT NO. 3689

FINAL PLAT
MCALEXANDER WEST

LOT 1, BLOCK A
10.938 ACRES
RICHARD PHELAN SURVEY, ABSTRACT NO. 694
COLLIN COUNTY, TEXAS

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.

11 _____ acre(s)

Fees

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

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

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: "McAlexander West" Total Number of Acres: 11
Zoning Classification(s): AG/Undeveloped Total Number of Lots: _____
Location: 840 Spirit Song Way / CR 290, Anna, TX

Property Owner Information & Authorization

Name/Company: Joseph C. McAlexander
Address: 840 Spirit Song Way
City: Anna State: TX Zip Code: 75409
Phone: 214-542-1772 Email: jmcalexander@ssvea.org

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Advantage Engineers, it's representative (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.

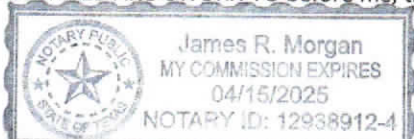
Property Owner's Signature: Joseph C. McAlexander Date: 9-30-2022

STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Joseph C. McAlexander (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 30th day of September, 2022



James R. Morgan
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☒ Preparer ☐ Other (specify): _____
Name: Victor McAlister
Company: Advantage Engineers
Address: 16020 Sterling Canyon Dr
City: Oklahoma City State: OK Zip Code: 73165
Phone: 405-823-0733 Email: vmcalister@advantageengineers.com

Planning & Development Department

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



Item No. 8.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Meadow Vista, Phase 2, Final Plat. Applicant: Bloomfield Homes, LP.

SUMMARY:

Seven single-family dwelling, detached lots and two common area lots on 5.0± acres located at the southwest corner of Hackberry Drive and Stanley Falls Drive. Zoned: Planned Development (Ord. No. 839-2019).

The purpose for the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for 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 and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Meadow Vista, Phase 2 Locator Map
2. Exhibit A (FP) Meadow Vista Phase 2
3. P&Z Development Application

Final Plat - Meadow Vista, Phase 2



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 150 300 600 Feet

October 2022

EXHIBIT A

MEADOW VISTA - PHASE 2

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS BLOOMFIELD HOMES, LP, IS THE SOLE OWNER OF A 4.974 ACRE TRACT OF LAND SITUATED IN THE FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288, CITY OF ANNA, E.T.J., COLLIN COUNTY, TEXAS AND BEING PART OF A 160.197 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 2020011700076380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 4.974 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND DALLAS CORS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 160.197 ACRE TRACT AND THE SOUTHEAST CORNER OF A 50.53 ACRE TRACT OF LAND CONVEYED TO TWO-J PARTNERS, LLLP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20080509000562500, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF CREEKSIDE, PHASE 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-0060537, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 160.197 ACRE TRACT AND THE EAST LINE OF SAID 50.53 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 40 MINUTES 32 SECONDS EAST, A DISTANCE OF 260.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 59 MINUTES 07 SECONDS EAST, A DISTANCE OF 314.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WESTERN MOST SOUTHWEST CORNER OF MEADOW VISTA, PHASE 1, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. _____, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 160.197 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF SAID MEADOW VISTA, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 12 MINUTES 43 SECONDS EAST, A DISTANCE OF 114.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 40 MINUTES 49 SECONDS, A RADIUS OF 1565.00 FEET AND A LONG CHORD THAT BEARS SOUTH 59 DEGREES 33 MINUTES 07 SECONDS EAST, A DISTANCE OF 615.46 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 619.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF WEST HACKBERRY DRIVE (AN 80' RIGHT-OF-WAY);

SOUTH 19 DEGREES 06 MINUTES 28 SECONDS WEST, OVER AND ACROSS SAID WEST HACKBERRY DRIVE, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST HACKBERRY DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 54 SECONDS, A RADIUS OF 1645.00 FEET AND A LONG CHORD THAT BEARS SOUTH 71 DEGREES 02 MINUTES 59 SECONDS EAST, A DISTANCE OF 9.05 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 9.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF WEST HACKBERRY DRIVE AND THE WEST RIGHT-OF-WAY LINE OF STANLEY FALLS DRIVE (A 50' RIGHT-OF-WAY);

SOUTH 27 DEGREES 31 MINUTES 37 SECONDS EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 12 SECONDS, A RADIUS OF 325.00 FEET AND A LONG CHORD THAT BEARS SOUTH 07 DEGREES 51 MINUTES 50 SECONDS WEST, A DISTANCE OF 81.11 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT AND ALONG SAID WEST RIGHT-OF-WAY LINE OF STANLEY FALLS DRIVE, AN ARC DISTANCE OF 81.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHWEST CORNER OF SAID MEADOW VISTA, PHASE 1 AND THE NORTHEAST CORNER OF LOT 22, BLOCK K OF THE FALLS, PHASE 2, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-0131577, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF AFORESAID 160.197 ACRE TRACT;

THENCE, NORTH 89 DEGREES 18 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE OF 160.197 ACRE TRACT AND THE NORTH LINE OF SAID LOT 22, BLOCK K, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID LOT 22, BLOCK K AND THE NORTHEAST CORNER OF LOT 21, BLOCK F OF AFORESAID CREEKSIDE, PHASE 3;

THENCE, NORTH 88 DEGREES 41 MINUTES 14 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE OF 160.197 ACRE TRACT AND AFORESAID NORTH LINE OF CREEKSIDE, PHASE 3, A DISTANCE OF 492.18 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 4.974 ACRES, OR 216.667 SQUARE FEET OF LAND.

EASEMENT LANGUAGE

ACCESS EASEMENTS

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.

VAM EASEMENTS

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER, AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT, AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS, SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

CERTIFICATE OF APPROVAL

APPROVED ON THIS THE _____ DAY OF _____, 2022,
BY THE CITY COUNCIL, CITY OF ANNA, TEXAS.

MAYOR
CITY OF ANNA, TEXAS

CITY SECRETARY
CITY OF ANNA, TEXAS

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **BLOOMFIELD HOMES, LP**, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **MEADOW VISTA, PHASE 2**, 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 PUBLICS 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 ARTS 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 PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS.
WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 2022.

BLOOMFIELD HOMES, LP

BY: _____
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 _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D. 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN _____, 2022, AND THAT ALL CORNERS ARE AS SHOWN.

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.

MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574



DATE: _____

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 MICHAEL J. BAITUP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D. 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

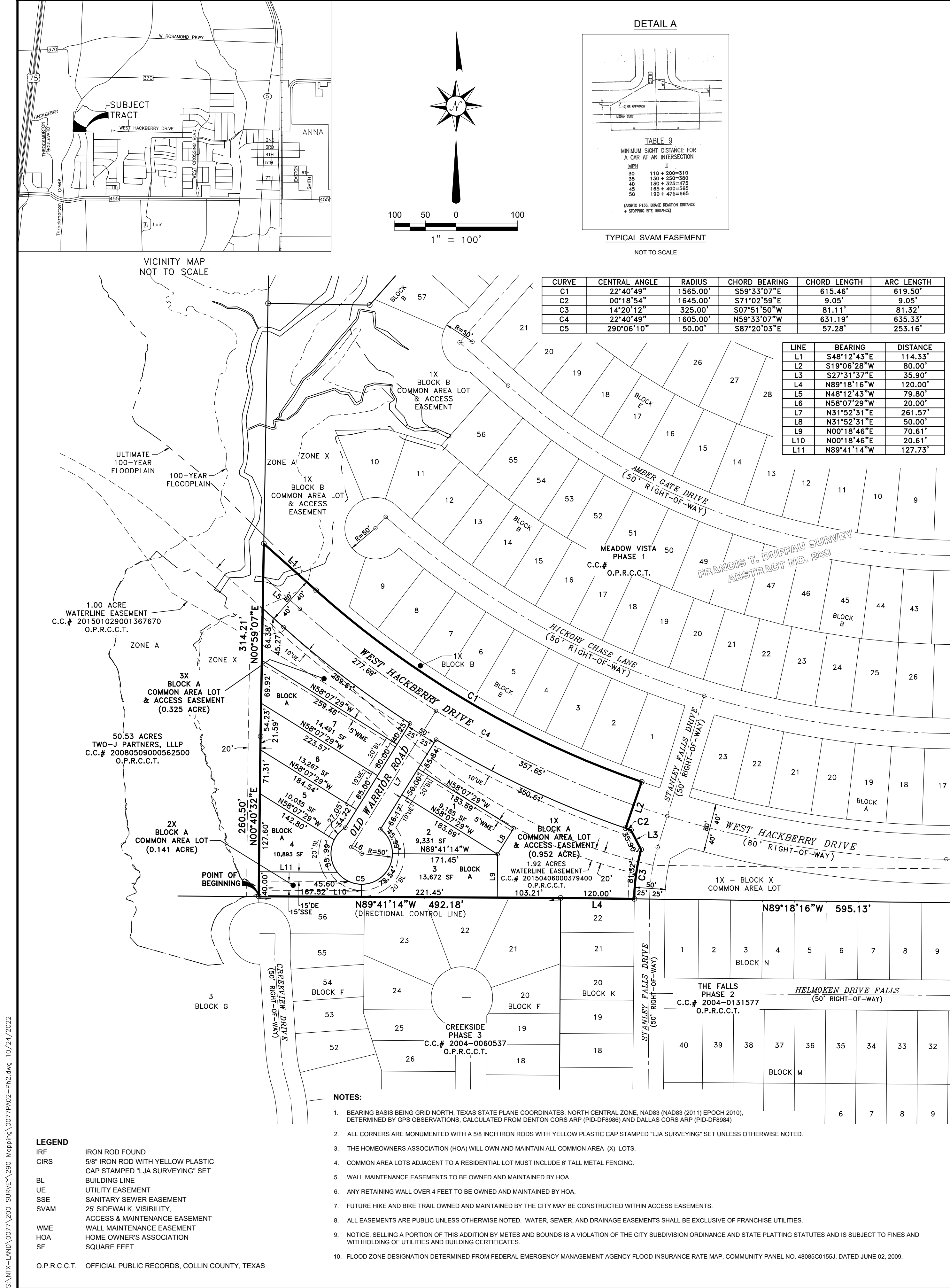
MY COMMISSION EXPIRES: _____

A
FINAL PLAT
OF
MEADOW VISTA
PHASE 2
OF
LOTS 1-7 & 1X-3X, BLOCK A
SITUATED IN
THE FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA, E.T.J., COLLIN COUNTY, TEXAS
4.974 ACRES
7 RESIDENTIAL LOTS &
3 COMMON AREA LOTS
ZONED PD ORD. NO. 839-2019

T.B.P.E.L.S. Firm No. 10194382

Date: OCTOBER 2022 JOB NO. 0077

SHEET 1 OF 1



LEGEND
IRF IRON ROD FOUND
CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
BL BUILDING LINE
UE UTILITY EASEMENT
SSE SANITARY SEWER EASEMENT
SVAM 25' SIDEWALK, VISIBILITY, ACCESS & MAINTENANCE EASEMENT
WME WALL MAINTENANCE EASEMENT
HOA HOME OWNER'S ASSOCIATION
SF SQUARE FEET

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND DALLAS CORS ARP (PID-DF8984)
- ALL CORNERS ARE MONUMENTED WITH A 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE NOTED.
- THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON AREA (X) LOTS.
- COMMON AREA LOTS ADJACENT TO A RESIDENTIAL LOT MUST INCLUDE 6' TALL METAL FENCING.
- WALL MAINTENANCE EASEMENTS TO BE OWNED AND MAINTAINED BY HOA.
- ANY RETAINING WALL OVER 4 FEET TO BE OWNED AND MAINTAINED BY HOA.
- FUTURE HIKE AND BIKE TRAIL OWNED AND MAINTAINED BY THE CITY MAY BE CONSTRUCTED WITHIN ACCESS EASEMENTS.
- EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER, AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
- 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.
- FLOOD ZONE DESIGNATION DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0155J, DATED JUNE 02, 2009.

S:\NTF-LAND\G077\200_SURVEY\290_Mapping\0077PA02-Ph2.dwg 10/24/2022

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.

5 _____ acre(s)

Fees

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

The application fee of \$ 570 (FP) & 300 (Civil) , 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: Meadow Vista, Phase 2 Total Number of Acres: 5
Zoning Classification(s): PD-R, PD 839-2019 Total Number of Lots: 7
Location: South of W. Hackberry Drive & East of Throckmorton Blvd

Property Owner Information & Authorization

Name/Company: Bloomfield Homes, LP
Address: 1050 E. State Hwy 114, Suite 210
City: Southlake State: TX Zip Code: 76092
Phone: 817-416-1572 Email: clint@bloomfieldhomes.net

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Clint Vincent (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.

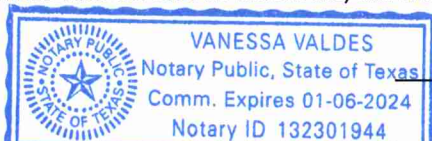
Property Owner's Signature: [Signature] Date: 10-10-22

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Clint Vincent (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 10th day of October, 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: Taylor Freeman, P.E.
Company: LJA Engineering, Inc.
Address: 6060 N. Central Expressway STE 400
City: Dallas State: TX Zip Code: 75206
Phone: 214-762-5166 Email: tfreeman@lja.com



Item No. 9.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on The Woods at Lindsey Place Municipal, Block A, Lot 1, Block B, Lot 1, Block C, Lot 1X, Final Plat. Applicant: David Booth, D.R. Horton.

SUMMARY:

Two public parks, an access & drainage lot, and right-of-way dedication on 26.8± acres located at the northwest and southwest corners of future Rosamond Parkway and future Ferguson Parkway. Zoned: Planned Development (Ord. No. 881-2020).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for the establishment of park land, rights-of-way, and access.

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

Goal 3: Anna – Great Place to Live

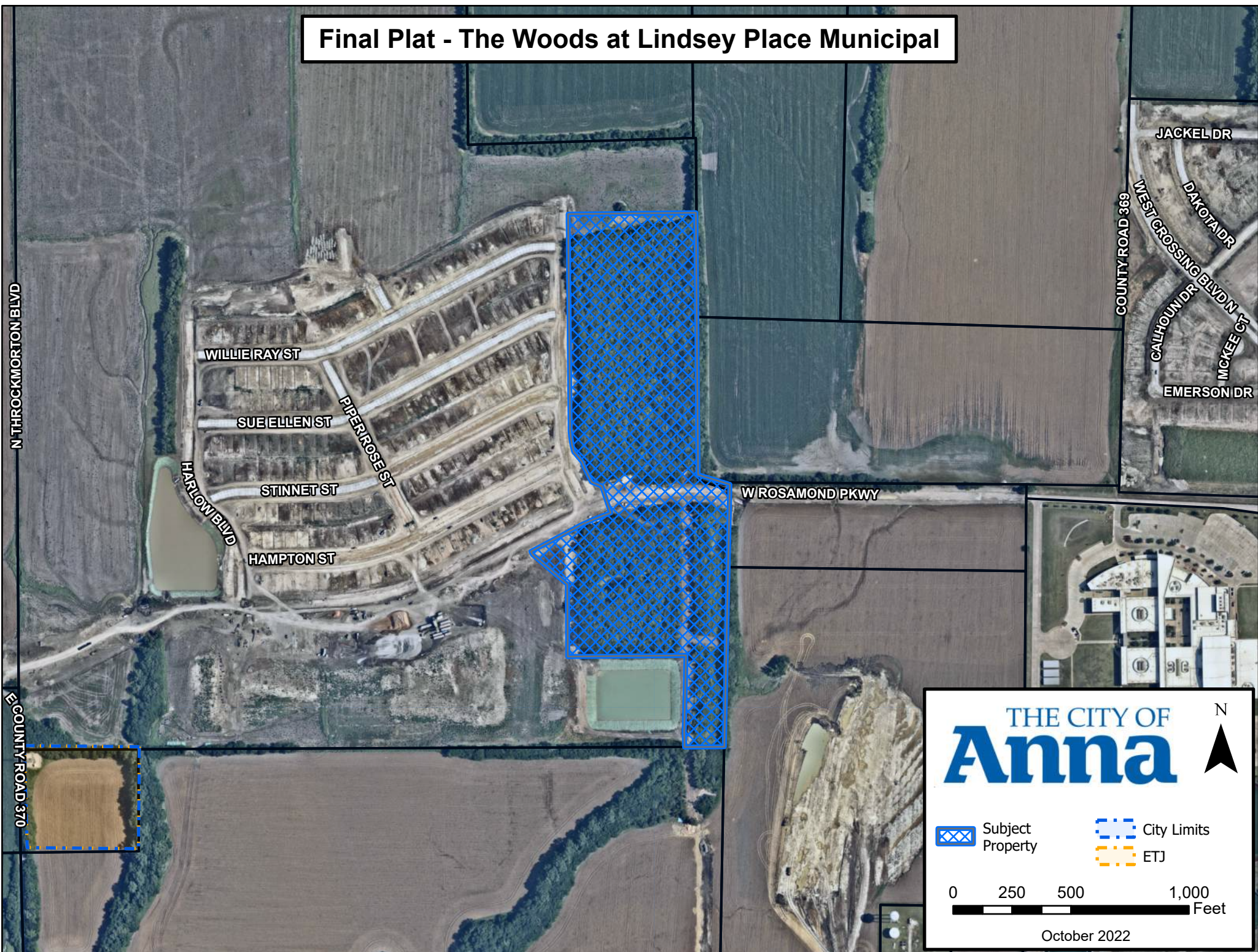
STAFF RECOMMENDATIONS:

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

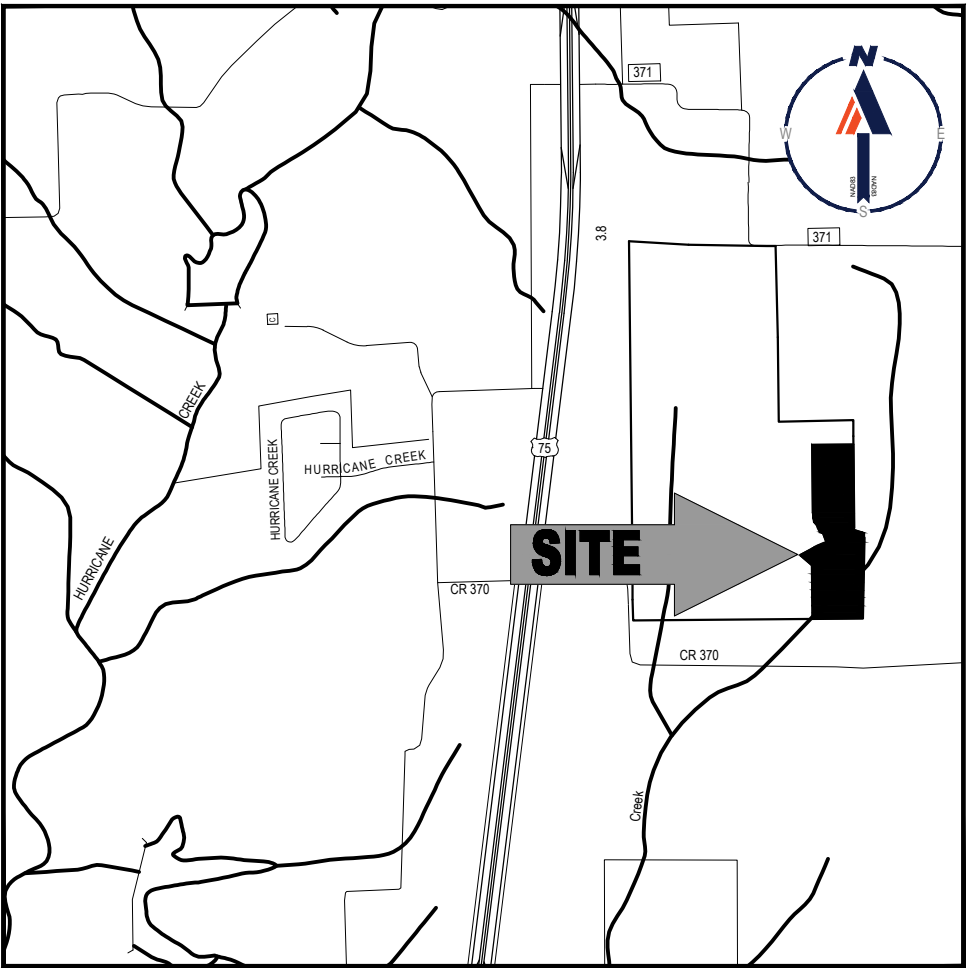
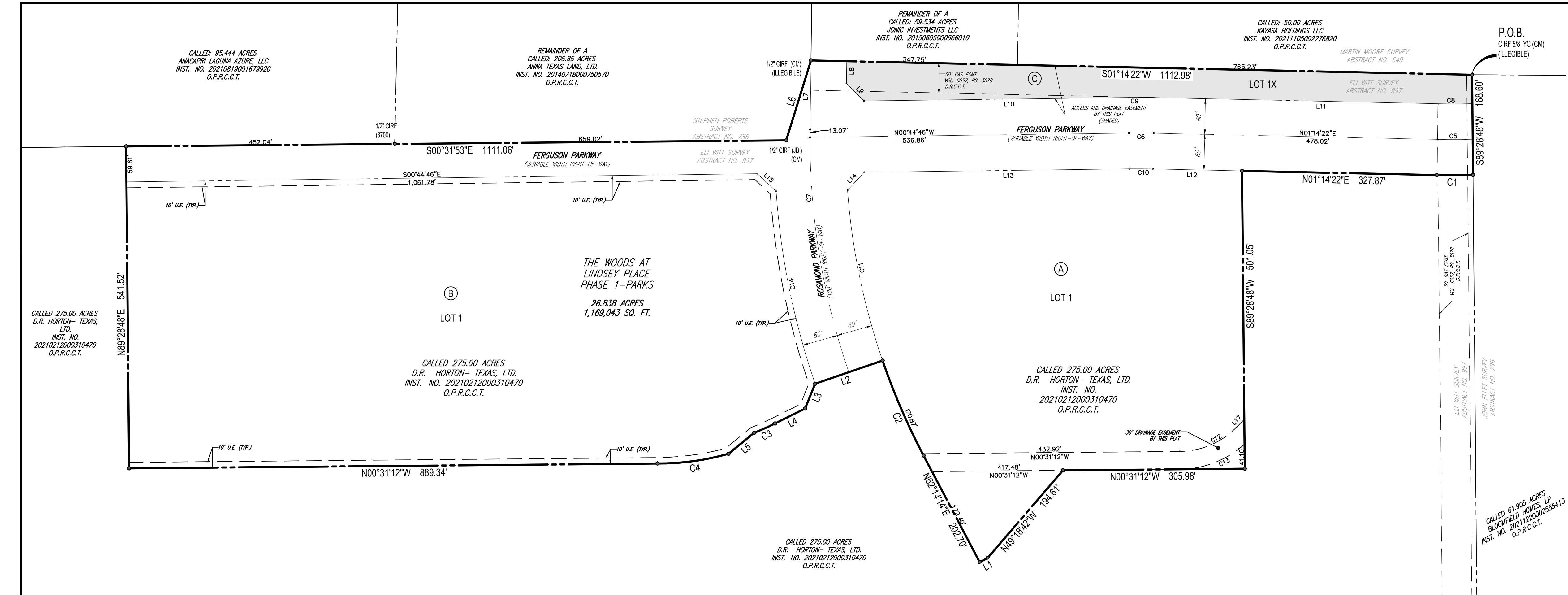
ATTACHMENTS:

1. The Woods at Lindsey Place Municipal Locator Map
2. Exhibit A - FP (The Woods at Lindsey Place Municipal)
3. Application

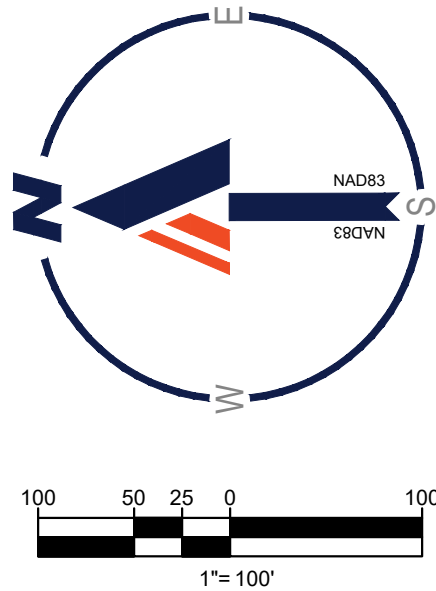
Final Plat - The Woods at Lindsey Place Municipal



BOHLER ENGINEERING, ALL RIGHTS RESERVED.
NO PORTION OF THIS DRAWING OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. IT IS PROHIBITED.



LOCATION MAP
SCALE: N.T.S.



LEGEND

P.O.B. POINT OF BEGINNING
IRF IRON ROD FOUND
IRS CAPPED IRON ROD SET "PROP. COR. BOHLER"
CRF CAPPED IRON ROD FOUND STAMPED " " "
YC YELLOW CAP
VOL. VOLUME
PG. PAGE
A DESIGNATES SUBDIVISION BLOCK
SQ. FT. SQUARE FEET
U.E. UTILITY EASEMENT
CM CONTROLLING MONUMENT

GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
- 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.
- 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 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area and a portion of this property is within Flood Zone "A", (areas determined to be in the 500-year floodplain, without base flood elevations), which is a special flood hazard area. The portion of this site that 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.
- Lot 1X, Block C to be maintained by The Woods at Lindsey Place HOA.

LINE TABLE			CURVE TABLE						
NO.	BEARING	LENGTH	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
L1	N27°45'46"W	15.00'	C1	60.96'	002°46'20"	1260.00'	30.49'	N00°08'48"W	60.96'
L2	N19°00'05"W	120.00'	C2	174.31'	008°45'39"	1140.00'	87.33'	N66°37'04"E	174.31'
L3	N68°02'34"W	44.84'	C3	38.49'	004°50'49"	455.00'	19.26'	N23°58'42"W	38.48'
L4	N26°24'07"W	56.71'	C4	121.05'	016°06'40"	430.50'	60.93'	N07°49'00"W	120.66'
L5	N39°17'34"W	55.75'	C5	59.12'	002°49'22"	1200.00'	29.57'	S00°10'19"E	59.12'
L6	S72°46'12"E	140.70'	C6	41.59'	001°59'08"	1200.00'	20.79'	N00°14'48"E	41.58'
L7	S89°09'59"E	116.26'	C7	415.43'	019°50'08"	1200.00'	209.82'	S80°54'58"W	413.36'
L8	N89°12'34"W	37.25'	C8	57.28'	002°52'44"	1140.00'	28.65'	S00°11'59"E	57.27'
L9	S45°02'38"W	41.80'	C9	43.66'	001°59'08"	1260.00'	21.83'	N00°14'48"E	43.66'
L10	N00°44'46"W	445.25'	C10	39.51'	001°59'08"	1140.00'	19.76'	N00°14'48"E	39.50'
L11	N01°14'22"E	478.02'	C11	293.24'	014°44'17"	1140.00'	147.43'	S78°22'02"W	292.43'
L12	N01°14'22"E	150.15'	C12	106.03'	045°00'00"	135.00'	55.92'	N23°01'12"W	103.32'
L13	N00°44'46"W	446.33'	C13	119.02'	041°19'50"	165.00'	62.23'	N21°11'07"W	116.46'
L14	S47°07'40"E	41.39'	C14	331.48'	015°04'23"	1260.00'	166.70'	S78°32'05"W	330.52'
L15	N43°00'14"E	43.34'							
L17	N45°31'12"W	19.10'							

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
A-1	328,546	7.542
B-1	534,846	12.278
C-1X	56,478	1.297

FINAL PLAT
THE WOODS AT LINDSEY PLACE
MUNICIPAL
BLOCK A, LOT 1 & BLOCK B, LOT 1,
BLOCK C, LOT 1X
26.838 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D.R. HORTON
America's Builder

4306 Miller Road
Rowlett, TX 75088
214-607-4244

BOHLER		2800 NETWORK BLVD., SUITE 310 Frisco, Texas 75034 469-458-7300 www.bohlerengineering.com	
LAND SURVEYING SUSTAINABLE DESIGN		SITE CIVIL AND CONSULTING ENGINEERING PROGRAM MANAGEMENT PERMITTING SERVICES	
FILE NO. TSD202021	DATE 09/27/22	DRAWN JG	REVIEWED BL
APPROVED BL		SCALE 1" = 100'	DWG. NO. 1 OF 2
DEVELOPER: D.R. HORTON - CIVIL DIVISION 4306 MILLER ROAD ROWLETT, TX 75088 PHONE: (214) 607-4244 CONTACT: DAVID BOOTH			
OWNER: LINDSEY PROPERTIES, LTD. 16015 DALLAS PARKWAY, STE. 106 DALLAS, TX 75248 PHONE: (214) 679-7878 CONTACT: RUSSELL HARLOW			
SURVEYOR: BOHLER ENGINEERING 6017 MAIN ST. FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: BILLY W. LUSKIDON, JR.			

Exhibit A
Page 1 of 2

OVERALL BOUNDARY/OWNER LAYOUT
(NOT TO SCALE)

BOHLER ENGINEERING, ALL RIGHTS RESERVED.
NO PORTION OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. IT IS PROHIBITED.

WHEREAS, LHJH PROPERTIES, LTD., is the owner of a tract of land situated in the Town of Anna, Collin County, Texas, a part of Eli Witt Survey, Abstract No. 997, being part of a called 159.819 acre tract of land described in a Special Warranty Deed to LHJH Properties, Ltd., recorded in Instrument No. 20061003001424600, Official Public Records, Collin County, Texas (O.P.R.C.C.T) and being more particularly described as follows:

BEGINNING at a five-eighths inch iron rod with yellow plastic cap that is illegible found at the southeast corner of said 159.819 acre tract of land and the northeast corner of a called 226.62 acre tract of land described in a Warranty Deed to QJR Partnership, Ltd. recorded in Volume 5106, Page 2380, O.P.R.C.C.T and said iron rod being in the west line of a called 50.00 acre tract of land described in a Special Warranty Deed to Kayasa Holdings, LLC, recorded in Instrument No. 201908007000946750, (O.P.R.C.C.T);

THENCE South 89 degrees 28 minutes 48 seconds West, a distance of 659.19 feet along the south line of said 159.819 acre tract of land and along the north line of said 226.62 acre tract of land to a one-half inch iron rod with yellow plastic cap stamped "BOHLER ENG" (hereinafter called "iron rod set") set for corner;

THENCE over and across said 159.819 acre tract of land, the following courses and distances:

- North 00 degrees 31 minutes 12 seconds West, a distance of 694.65 feet to an iron rod set for corner;
- North 49 degrees 18 minutes 42 seconds West, a distance of 194.61 feet to an iron rod set for corner;
- North 27 degrees 45 minutes 46 seconds West, a distance of 15.00 feet to an iron rod set for corner at the beginning of a non-tangent curve to right;
- North 62 degrees 14 minutes 14 seconds East, a distance of 202.70 feet to the beginning of a non-tangent curve to the right;
- In a northeasterly direction a distance of 174.31 feet, having a central angle of 08 degrees. 45 minutes 39 seconds, a radius of 1,140.00 feet, a tangent length of 87.33 feet and a chord bearing of North 66 degrees 37 minutes 04 seconds East a distance of 174.14 feet an iron rod set for corner;
- North 19 degrees 00 minutes 05 seconds West, a distance of 120.00 feet to an iron rod set for corner;
- North 68 degrees 02 minutes 34 seconds West, a distance of 44.84 feet to an iron rod set for corner;
- North 26 degrees 24 minutes 07 seconds West, a distance of 56.71 feet to an iron rod set for corner at the beginning of a non-tangent curve to the right;
- In a northwesterly direction a distance of 38.49 feet, having a central angle of 04 degrees 50 minutes 49 seconds, a radius of 455.00 feet, a tangent length of 19.26 feet and whose chord bears North 23 degrees 58 minutes 42 seconds West, a distance of 38.48 to an iron rod set for corner;
- North 39 degrees 17 minutes 34 seconds West, a distance of 55.75 feet an iron rod set for corner at the beginning of a non-tangent curve to the right;
- In a northerly direction a distance of 121.05 feet, having a central angle of 16 degrees 06 minutes 40 seconds, a radius of 430.50 feet, a tangent length of 60.93 feet, and whose chord bears North 07 degrees 49 minutes 00 seconds West, a distance of 120.66 feet to an iron rod set for corner;
- North 00 degrees 31 minutes 12 seconds West, a distance of 889.34 feet an iron rod set for corner;
- North 89 degrees 28 minutes 48 seconds East, a distance of 541.52 feet an iron rod set for corner;

THENCE along the east line of said 159.819 acre tract of land, the following courses and distances:

- South 00 degrees 31 minutes 53 seconds East, passing at a distance of 425.04 feet a one-half inch iron rod with cap stamped "3700" found at the most southerly southwest corner of said 95.468 acre tract of land, continuing in all a distance of 1,111.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
- South 72 degrees 46 minutes 12 seconds East, a distance of 140.70 feet to a one-half inch iron rod with yellow cap that is illegible found at the northwest corner of a called 59.534 acre tract of land described Warranty Deed to Jonic Investments, LLC, recorded in Instrument No. 20150605000666010, O.P.R.C.C.T.;
- South 01 degrees 14 minutes 22 seconds West, a distance of 1,112.98 feet to the POINT OF BEGINNING, containing 1,361,498 square feet or 31.256 acres, more or less.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON-TEXAS, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as, THE WOODS AT LINDSEY PLACE - MUNICIPAL, BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK C, LOT 1X, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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 _____, 20__.

BY: D.R. HORTON -TEXAS, LTD.

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 _____, 20__

Notary Public in and for the State of Texas

My Commission Expires On:

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

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

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Billy M. Logsdon, Jr., 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 _____, 20__.

"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".

Billy M. Logsdon, Jr.,
Registered Professional Land Surveyor No. 6487

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 Billy M Logsdon, Jr., 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 _____, 20__.

Notary Public, State of Texas

FINAL PLAT
THE WOODS AT LINDSEY PLACE
MUNICIPAL
BLOCK A, LOT 1 & BLOCK B, LOT 1,
BLOCK C, LOT 1X
26.838 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D.R. HORTON
America's Builder

4306 Miller Road
Rowlett, TX 75088
214-607-4244

Exhibit A
Page 2 of 2

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

Mayor

City secretary

BOHLER 	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 468-458-7300 www.bohlerengineering.com TYPE No. 16005 TBPELS No. 10194413					
	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING SUSTAINABLE DESIGN PROGRAM MANAGEMENT PERMITTING SERVICES LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES					
FILE NO. TSD202021	DATE 09/27/22	DRAWN JG	REVIEWED BL	APPROVED BL	SCALE N/A	DWG. NO. 2 OF 2
DEVELOPER: DR. HORTON - CIVIL EAST DIVISION 4306 MILLER ROAD ROWLETT, TX 75088 PHONE: (214) 607-4244 CONTACT: DAVID BOOTH		OWNER: LHJH PROPERTIES, LTD. 16010 DALLAS PARKWAY, STE. 106 DALLAS, TX 75248 PHONE: (214) 679-7878 CONTACT: RUSSELL HARLOW				
SURVEYOR: BOHLER ENGINEERING 6017 MAIN ST. FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: BILLY M LOGSDON, JR.						

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.

87 acre(s)

Fees

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

The application fee of \$ 2750, 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: The Woods at Lindsey Place Phase 1 Total Number of Acres: 86.317
Zoning Classification(s): PD Total Number of Lots: 225
Location: NWC of Rosamond Parkway and Ferguson Parkway

Property Owner Information & Authorization

Name/Company: David Booth, DR Horton - SFW East Division
Address: 4306 Miller Road
City: Rowlett State: TX Zip Code: 75088
Phone: 214-607-4244 Email: dbooth@drhorton.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Dean Cardwell, Bohler (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.

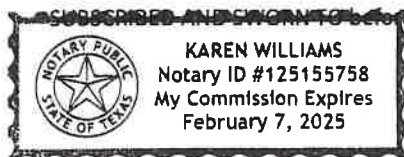
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct, have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of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

Property Owner's Signature: [Signature] Date: 9/7/22

STATE OF: Texas

COUNTY OF: Dallas

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



SUBSCRIBED AND SWORN TO before me, this the 7th day of September, 2022

Karen Williams

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Dean Cardwell

Company: Bohler

Address: 2900 Network Blvd, Suite 310

City: Frisco State: TX Zip Code: 75034

Phone: 469-458-7300 Email: dcardwell@bohlereng.com

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2615 • www.annatexas.gov



Item No. 10.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R & 12, Replat. Applicant: Brian Bischoff / Chief Partners.

SUMMARY:

Restaurant and vacant commercial lot on 35.8± acres located on the east side of U.S. Highway 75, 1,680± feet north of W. White Street. Zoned: Planned Development (Ord. No. 648-2014).

The purpose of the Replat is to subdivide the property, and dedicate lot and block boundaries and easements necessary for the construction of the restaurant on Lot 6R.

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

ATTACHMENTS:

1. Anna Town Center Replat Locator Map
2. Exhibit A - R (Anna Town Center Addn, Bl A, Lts 6R & 12)
3. P& Z Development Application

Replat - Anna Town Center Addition, Block A, Lots 6R & 12



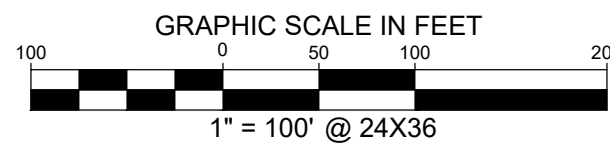


EXHIBIT A
PAGE 1 OF 2

U.S. HIGHWAY 75
Northbound Frontage Rd.
(VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 4.068 ACRE
 STATE OF TEXAS
 INST. NO. 20170406000440860
 R.P.R.C.C.T.

**BLOCK A, LOT 6R
33.020 ACRES
1,438,351 SQ. FT.**

SEE
DETAIL "A"

BLOCK A, LOT 6
ANNA TOWN CENTER
VOL. 2019, PG. 776
P.R.C.C.T.

DETAIL "A"
SCALE 1" = 50'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S82°23'04"E	100.47'
L2	S09°14'10"W	10.00'
L3	N80°45'41"W	36.00'
L4	S80°46'52"E	36.00'
L5	S80°46'51"E	9.88'
L6	N09°13'09"E	148.35'
L7	S80°46'52"E	14.00'
L8	N09°13'08"E	31.85'
L9	N81°30'21"W	29.82'
L10	N09°13'09"E	35.83'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°22'53"	118.00'	46.09'	N12°59'47"E	45.80'
C2	14°58'05"	118.00'	30.83'	N16°42'11"E	30.74'
C3	44°10'38"	405.00'	312.27'	N75°31'47"E	304.59'
C4	37°12'43"	325.00'	211.08'	N72°02'39"E	207.39'
C5	90°00'08"	30.00'	47.13'	N54°14'14"E	42.43'
C6	89°59'52"	30.00'	47.12'	N35°45'46"W	42.43'

[illegible]

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	SUBDIVISION LINE
IRFC	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRFC	IRON ROD WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FOUND	FOUND
B.L.	BUILDING LINE
P.R.C.C.T.	PLAT RECORDS OF COLLING COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLING COUNTY, TEXAS
X	"X" CUT IN CONCRETE SET
X	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E	DRAINAGE EASEMENT
S.S.E.	SANITARY DRAIN EASEMENT
V.M	VIEW SIGHTIBILITY EASEMENT
U	UTILITY EASEMENT
F.U.D.I.E.	FIRE LINE ACCESS, UTILITY AND DRAINAGE EASEMENT
F.A.E.	FIRE LINE AND ACCESS EASEMENT
L.E.	LANDSCAPE EASEMENT
A.E.	ACCESS EASEMENT
W.E.	WATER EASEMENT

Lot No.	Acreage
6R	33.020
12	2.753
Total	35.773

BENCH MARK LIST

TBM #1: Square with "X" cut on the northeast corner of a headwall at the northeast corner of the intersection of F.M. 455 (White Road) and the northbound frontage road of U.S. Hwy. 75
Elev. = 709.11

TBM #2: Railroad spike on the south side of a power on the east side of the northbound frontage road of U.S. Hwy. 75 approximately 1115 feet north of F.M. 455 (White Road).
Elev. = 726.39

FLOOD STATEMENT:

According to Map No. 48085C0155 J dated June 2, 2009, of the National Flood Insurance Program Map, the Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in Zone A, defined as a Special Flood Hazard Area (SFHA) Subject to Inundation by the 1% Annual Chance Flood with No Base Flood Elevations determined. If this site is within an identified special flood hazard area, the flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. In rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES:

1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999856573. Vertical datum NAVD 88.

ANNA TOWN CENTER ADDITION

BLOCK A, LOTS 6R & 12
REPLAT OF BLOCK A, LOT 6R
ANNA TOWN CENTER ADDITION,
BLOCK A, LOTS 6R, 9, 10 & 11, RECORDED IN
VOLUME 2020, PAGE 822, PLAT RECORDS,
COLLIN COUNTY, TEXAS

35.773 ACRES

OUT OF THE

THOMAS RATTON SURVEY, ABSTRACT NO. 782,
W.S. RATTON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS
Oct. 2022

Kimley»»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

<u>Scale</u> 1" = 100'	<u>Drawn by</u> JMH	<u>Checked by</u> KHA	<u>Date</u> Oct. 2022	<u>Project No.</u> 064465504	<u>Sheet No.</u> 1 OF 2
---------------------------	------------------------	--------------------------	--------------------------	---------------------------------	----------------------------

OWNER:
Q Seminole Anna Town Center, LP
8111 Westchester Dr., Suite 800
Dallas, TX 75225
Ph: 214.884.3249
Contact: Brian Bischoff

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

EXHIBIT A
PAGE 2 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Q SEMINOLE ANNA TOWN CENTER, LP is the sole owners of the following described tract of land:

BEING a tract of land situated in the W.S. Ratton Survey, Abstract No. 752, and the Thomas Ratton Survey, Abstract No. 782, City of Anna, Collin County, Texas, and being all of Lot 6R, Block A, Anna Town Center, Block A, Lots 6R, 9, 10 & 11, an addition to the City of Anna, Texas, according to the plat thereof recorded in Volume 2020, Page 822, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost southeast corner of said Lot 6R, common to the northwest corner of Lot 1, Block A, Wal-Mart Anna Addition, an addition to the City of Anna, Texas, according to the plat thereof recorded in Volume 2017, Page 549, said Plat Records, same being on the westerly right-of-way line of Throckmorton Boulevard (60-foot wide public right-of-way)(Volume 2019, Page 776, said Plat Records);

THENCE along the common line of said Lots 1 and 6R the following courses and distances:

North 89°46'13" West, a distance of 498.17 feet to an "X" cut in concrete found for the northernmost northwest corner of said Lot 1;

South 00°13'47" West, a distance of 86.00 feet to an "X" cut in concrete found for the southernmost southeast corner of said Lot 6R;

North 89°46'13" West, a distance of 452.85 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said Lot 6R, same being on the easterly line of Lot 9, Block A, said Anna Town Center Addition;

THENCE departing the northerly line of said Lot 1 and along the common line of said Lots 6R and 9 the following courses and distances:

North 01°48'20" East, a distance of 53.04 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right with a radius of 118.00 feet, a central angle of 22°22'53", and a chord bearing and distance of North 12°59'47" East, 45.80 feet;

In a northerly direction, with said curve to the right, an arc distance of 46.09 feet to an "X" cut in concrete set for the end of said curve to the right;

North 24°11'13" East, a distance of 41.60 feet to an "X" cut in concrete set at the beginning of a tangent curve to the left with a radius of 118.00 feet, a central angle of 14°58'05", and a chord bearing and distance of North 16°42'11" East, 30.74 feet;

In a northerly direction, with said curve to the left and along the easterly line of Lot 10, Block A, said Anna Town Center Addition, an arc distance of 30.83 feet to an "X" cut in concrete for the end of said curve to the left;

THENCE North 09°13'08" East, along the westerly line of said Lot 6R and along the easterly line of said Lot 10 and Lot 11, Block A, said Anna Town Center Addition, a distance of 359.98 feet to an "X" cut in concrete set for the northeast corner of said Lot 11;

THENCE North 80°45'42" West, continuing along the westerly line of said Lot 6R and along the northerly line of said Lot 11, a distance of 250.79 feet to an "X" cut in concrete set for the northwest corner of said Lot 11, common to the westernmost southwest corner of said Lot 6R, same being on the easterly right-of-way line of U.S. Highway No. 75 (variable width public right-of-way, northbound frontage road at this point);

THENCE along the common line of said Lot 6R and said U.S. Highway No. 75 the following courses and distances:

North 09°13'08" East, a distance of 566.92 feet to an aluminum TxDOT monument found for corner;

North 05°48'36" East, a distance of 500.10 feet to an aluminum TxDOT monument found for corner;

North 07°36'48" East, a distance of 389.39 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northwest corner of said Lot 6R, common to the intersection of the easterly right-of-way line of said U.S. Highway No. 75 and the southerly right-of-way line of Hackberry Drive (80-foot wide public right-of-way)(Volume 2019, Page 776, said Plat Records);

THENCE departing the easterly right-of-way line of said U.S. Highway No. 75 and along the common line of said Lot 6R and said Hackberry Drive the following courses and distances:

South 82°23'04" East, a distance of 100.47 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 405.00 feet, a central angle of 44°10'38", and a chord bearing and distance of North 75°31'37" East, 304.59 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 312.27 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 325.00 feet, a central angle of 37°12'43", and a chord bearing and distance of North 72°02'39" East, 207.39 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 211.08 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

South 89°20'59" East, a distance of 59.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northeast corner of said Lot 6R, common to the northwest corner of Lot 7, Block A, said Anna Town Center Addition, Block A, Lots 5-8, an addition to the City of Anna, Texas, according to the plat thereof recorded in Volume 2019, Page 776, said Plat Records;

THENCE South 00°39'01" West, departing the southerly right-ofway line of said Hackberry Drive and along the common line of said Lots 6R and 7, a distance of 190.53 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said Lot 7;

THENCE South 46°07'22" East, continuing along said common line, a distance of 189.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 6R, common to the southeast corner of said Lot 7, same being on the westerly right-of-way line of the aforementioned Throckmorton Boulevard, same also being at the beginning of a non-tangent curve to the left with a radius of 395.00 feet, a central angle of 43°17'51", and a chord bearing and distance of South 22°13'43" West, 291.44 feet;

THENCE along the common line of said Lot 6R and said Throckmorton Boulevard the following courses and distances:

In a southerly direction, with said curve to the left, an arc distance of 298.49 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the left;

South 00°34'48" West, a distance of 905.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 395.00 feet, a central angle of 48°52'40", and a chord bearing and distance of South 23°51'32" East, 326.84 feet;

In a southerly direction, with said curve to the left, an arc distance of 336.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 335.00 feet, a central angle of 48°31'39", and a chord bearing and distance of South 24°02'02" East, 275.33 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 283.74 feet to the POINT OF BEGINNING and containing 35.773 acres (1,558,263 sq. ft.) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Q SEMINOLE ANNA TOWN CENTER, LP: acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as ANNA TOWN CENTER ADDITION, BLOCK A, LOTS 6R & 12, REPLAT OF BLOCK A, LOT 6R, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

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

Q Seminole Anna Town Center, L.P.

By: _____

(Printed Name)

(Title)

STATE OF TEXAS §
COUNTY OF _____ § §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ of Q Seminole Anna Town Center, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20 ____.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20 ____.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

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

Mayor

City Secretary

ANNA TOWN CENTER
ADDITION
BLOCK A, LOTS 6R & 12
REPLAT OF BLOCK A, LOT 6R
ANNA TOWN CENTER ADDITION,
BLOCK A, LOTS 6R, 9, 10 & 11, RECORDED IN
VOLUME 2020, PAGE 822, PLAT RECORDS,
COLLIN COUNTY, TEXAS

35.773 ACRES
OUT OF THE
THOMAS RATTON SURVEY, ABSTRACT NO. 782,
W.S. RATTON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS
Oct. 2022

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	KHA	Oct. 2022	064465504	2 OF 2

OWNER:
Q Seminole Anna Town Center, LP
8111 Westchester Dr., Suite 800
Dallas, TX 75225
Ph: 214.884.3249
Contact: Brian Bischoff

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

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.

3.0 acre(s)

Fees

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

The application fee of \$ 1,110.00, 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: Anna Town Center Total Number of Acres: 35.773
Zoning Classification(s): PUD / C2 Uses Total Number of Lots: 2
Location: NEC US 75 and FM 455

Property Owner Information & Authorization

Name/Company: Brian Bischoff / Chief Partners
Address: 8111 Westchester Drive, Suite 800
City: Dallas State: TX Zip Code: 75225
Phone: 214-884-3249 Email: BrianB@ChiefPartnersLP.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Janet Reid (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.

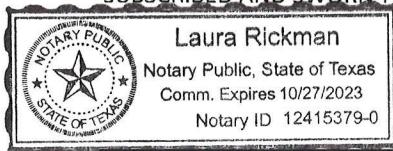
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: [Signature] Date: 10/07/22

STATE OF: Texas
COUNTY OF: Dallas

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

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



Laura Rickman

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Janet Reid for Texas Roadhouse

Company: GreenbergFarrow

Address: 6040 Dutchmans Lane

City: Louisville State: KY Zip Code: 40205

Phone: 469-750-0885 Email: JReid@GreenbergFarrow.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: 11/7/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Independent Bank Addition, Block A, Lot 1R, Replat.
Applicant: Anna Economic Development Corporation and Anna Community Development Corporation.

SUMMARY:

Vacant commercial building on one lot on 0.9± acre located at the southeast corner of W. Fourth Street and S. Powell Parkway. Zoned: C-1 Restricted Commercial

The purpose of the Replat is to correctly identify the limits of the parcel.

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

ATTACHMENTS:

1. Independent Bank Addition, Block A, Lot 1R Locator Map
2. Exhibit A - R (Independent Bank Addn, Bl A, Lt 1R)
3. Signed Application

Replat - Independent Bank Addition, Block A, Lot 1R



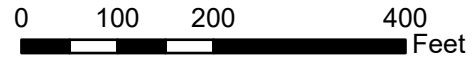
THE CITY OF
Anna



 Subject Property

 City Limits

 ETJ



October 2022

EXHIBIT A

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, The City of Anna, is the owner of a tract of land, situated in the Henry Brantley Survey, Abstract No. 71, in the City of Anna, Collin County, Texas, and being all of Lot 1, INDEPENDENT BANK ADDITION, an addition to the City of Anna, as recorded in Volume P, Page 209, of the Map Records, Collin County, Texas (M.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "LTRA" found for the northwesterly corner of said Lot 1, same being at the intersection of the southerly monumented line of 4th Street and the easterly monumented line of Powell Parkway (State Highway No. 5);

THENCE South 89°03'57" East, along the northerly line of said Lot 1, same being the southerly monumented line of 4th Street, a distance of 209.75' to a point for corner, being the most northerly northeast corner of said Lot 1, same being the northwesterly corner of a tract of land, described in deed to Julian M. Smith, Jr. and wife, Patsy L. Smith, as recorded in Volume 1666, Page 375, of the Deed Records, Collin County, Texas (D.R.C.C.T.), from which a 1/2" iron rod found bears, North 17°10'02" East, a distance of 0.34';

THENCE along the common line between said Lot 1 and Smith tract, the following (2) two courses and distances:

1. South 00°53'50" West, a distance of 125.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southwest corner of said Smith tract;

2. South 89°03'57" East, a distance of 42.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southeasterly corner of said Smith tract, same being the most easterly northeast corner of said Lot 1, said corner also being in the westerly monumented line of Interurban Street;

THENCE South 00°53'50" West, along the westerly monumented line of said Interurban Street, same being the most southerly east line of said Lot 1, a distance of 45.24' to a 1/2" iron rod found for the southeasterly corner of said Lot 1, same being the northwesterly corner of Lot 4, of said addition;

THENCE North 89°03'57" West, along the southerly line of said Lot 1, same being the northerly line of Lots 2, 3, and 4, of said addition, a distance of 259.86' to a 1/2" iron rod found for the southwest corner of said Lot 1, same being the northwesterly corner of Lot 2, of said addition, said corner also being in the easterly monumented line of Powell Parkway;

THENCE North 03°37'29" East, along the westerly line of said Lot 1, same being the easterly monumented line of Powell Parkway, a distance of 170.43' to the **POINT OF BEGINNING** and containing 38,298 square feet or 0.879 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE CITY OF ANNA, is the owner of the above described property and does hereby adopt this Replat, designating the herein above described property as **INDEPENDENT BANK ADDITION, LOT 1R, BLOCK A**, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the City of Anna and all public utilities desiring to use or using same. All and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of Anna and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Collin County, Texas.

WITNESS MY HAND at Collin County, Texas, this the _____ day of _____, 2022.

CITY OF ANNA

Nate Pike – Mayor

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 Nate Pike – Mayor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

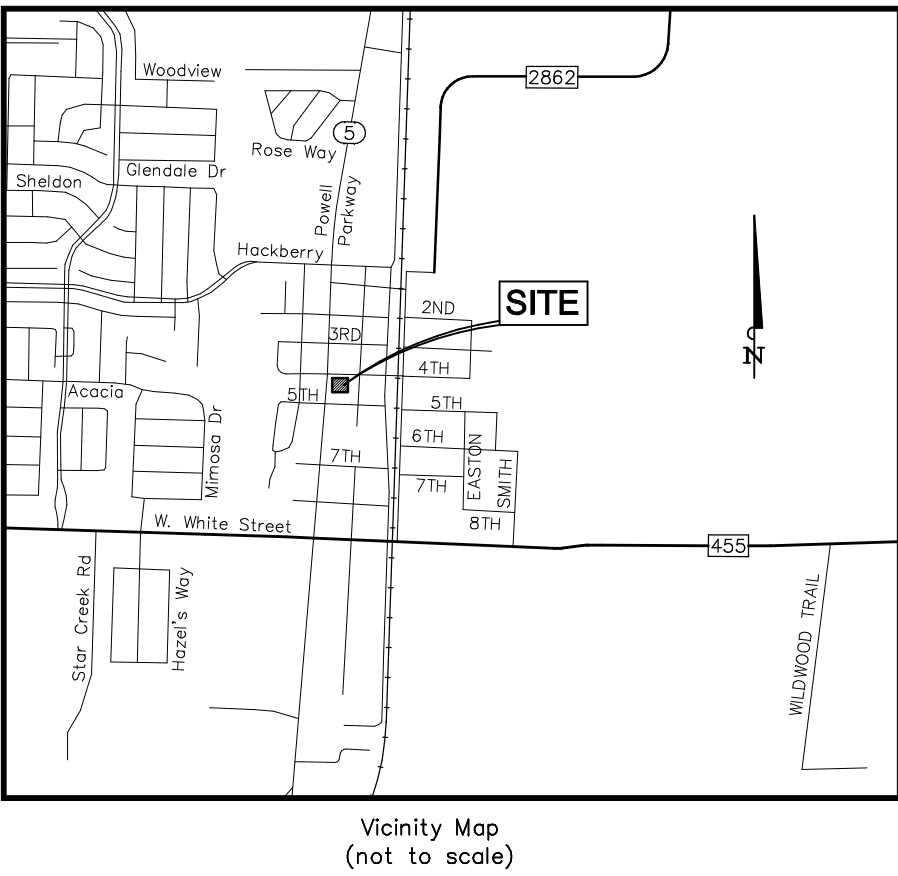
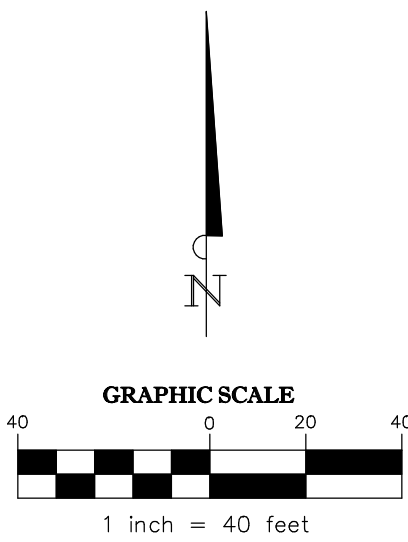
NOTARY PUBLIC in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Mayor _____

City Secretary _____



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Final Plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision.

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the State of Texas

ABBREVIATIONS

I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0160U, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
- The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. The surface values shown can be converted to grid by dividing by the combined scale factor of 0.999847312, at base point 0,0.
- 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.

DATE: 09/14/2022 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2022-0102

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.

1 _____ acre(s)

Fees

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

The application fee of \$ 0 _____, 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: Independent Bank Addition Total Number of Acres: 0.879
Zoning Classification(s): C-1 Total Number of Lots: 1
Location: 101 S. Powell Parkway

Property Owner Information & Authorization

Name/Company: City of Anna Economic Development Corporation
Address: 120 W. 7th Street
City: Anna State: TX Zip Code: 75409
Phone: 469-861-5080 Email: tlough@annatexas.gov

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: Taylor Lough Date: 10/10/2022

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Taylor Lough
(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 11th day of October, 2022



Lauretta Kay Blacketer
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Planning & Development Department

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



Item No. 12.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

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

SUMMARY:

Retail and restaurant on one lot on 2.2± acres located at the northeast corner of W. White Street and Westfield Drive. Zoned: C-1 Restricted Commercial.

The purpose of the Replat is to dedicate easements necessary for the construction of the multi-tenant building.

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

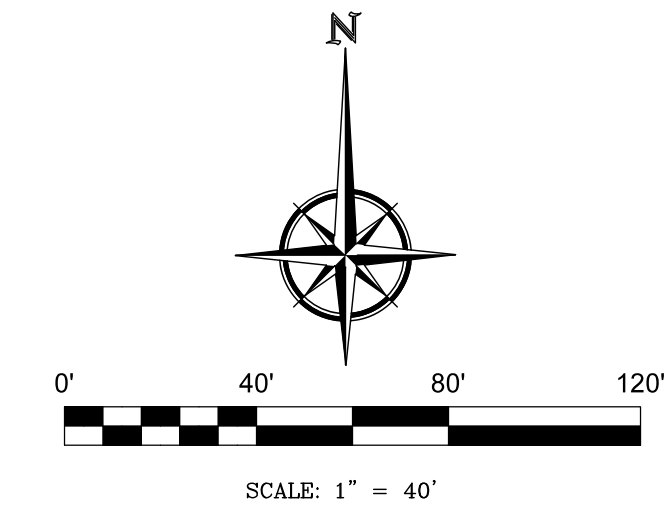
ATTACHMENTS:

1. Willow Creek Addition, Phase 1B, Block G, Lot 1R Locator Map
2. Exhibit A - R (Willow Creek Addn, Ph 1, Bl G, Lt 1R)
3. P&Z Application

Replat - Willow Creek Addition, Phase 1B, Block G, Lot 1R



EXHIBIT A



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The basis of bearings shown upon this Plat are derived from GPS observations from the Topcon TopNet Global System Network, Texas State Plane Coordinates, North Central Zone (4702), NAD-83.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0160J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

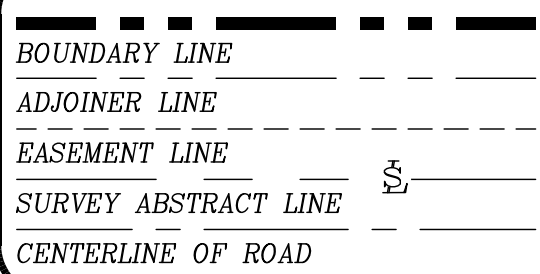
PURPOSE STATEMENT:

The purpose of this Replat is to dedicate additional easements for future development of Lot 1R, Block G.

ABBREVIATIONS

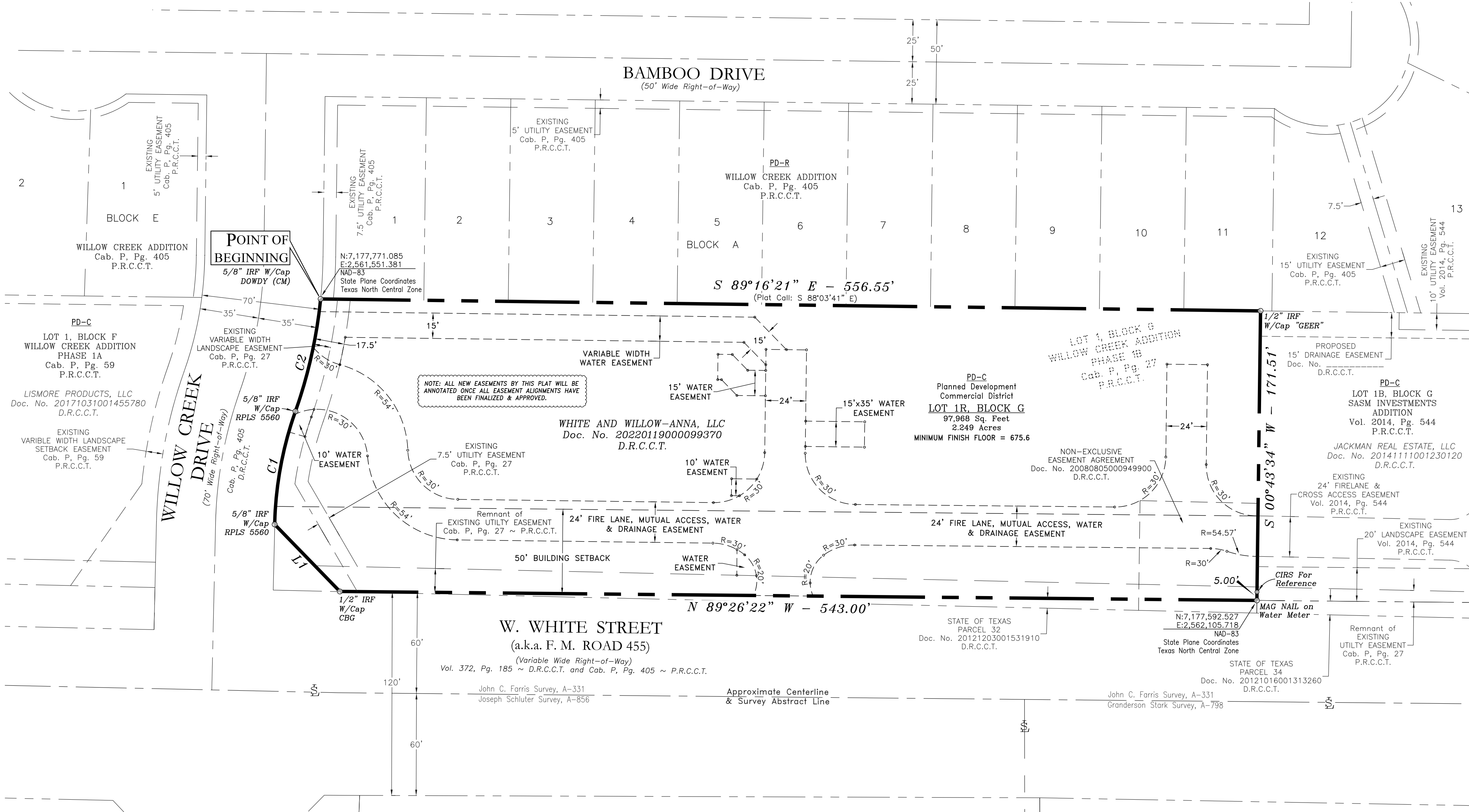
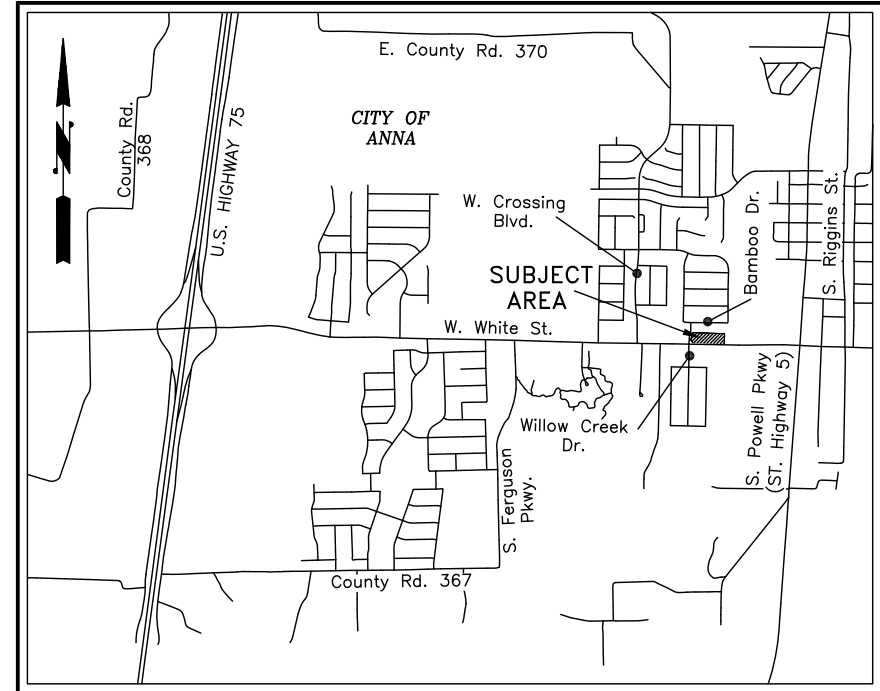
Cab. = Cabinet
Vol. = Volume
Pg. = Page
Doc. No. = Document Number
Inst. No. = Instrument Number
D.R.C.C.T. = Deed Records, Collin County, Texas
P.R.C.C.T. = Plat Records, Collin County, Texas
CM = Controlling Monument
IRP = Iron Rod Found
CIRS = 1/2" Iron Set with red cap stamped "RPLS 4701"

LEGEND



VICINITY MAP

Not To Scale



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18°13'00"	215.00'	68.36'	N 10°23'55" E	68.07'
C2	13°44'52"	285.00'	68.38'	N 12°37'59" E	68.22'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°09'17" W	55.37'

SURVEYORS' CERTIFICATE

That I, **Lawrence H. Ringley**, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Anna, Texas.

DATED this _____ day of _____, 2022.

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

OWNER' CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, WHITE AND WILLOW-ANNA, LLC, is the owner of that certain tract of land situated in the City of Anna, in the John C. Farris Survey, Abstract No. 331 of Collin County, Texas and being the remainder of Lot 1, Block G of Willow Creek Addition, Phase 1B, an addition to the City of Anna, according to the plat thereof, recorded in Cabinet P, Page 27, Plat Records, Collin County, Texas (P.R.C.C.T.) and same being described in a general warranty deed to White and Willow-Anna, LLC, recorded in Document No. 2022019000099370, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a plastic cap, stamped 'Dowdy', found on the east right-of-way line of Willow Creek Drive (a 70' wide right-of-way) for the northwest corner of the above described Lot 1, Block G and same being the southwest corner of Block A of Willow Creek Addition, an addition to the City of Anna, according to the plat thereof, recorded in Cabinet P, Page 405, P.R.C.C.T.;

THENCE: South 89 deg. 16 min. 21 sec. East, departing from said Willow Creek Drive, along the common line of said Lot 1, Block G and Block A, a distance of 556.55 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped 'GEER', found for the northeast corner of said Lot 1, Block G and same being the northwest corner of Lot 1B, Block G of SASM Investments Addition, an addition to the City of Anna, according to the plat thereof, recorded in Volume 2014, Page 544, P.R.C.C.T.;

THENCE: South 00 deg. 43 min. 34 sec. West, along the common line of said Lot 1, Block G and SASM Investments Addition, a distance of 171.51 feet to a mag nail found on a water meter box cover, on the north right-of-way line of W. White Street (a.k.a. F.M. Road 455 - variable width right-of-way), for the southeast corner of this tract, from which a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', bears North 00 deg. 43 min. 34 sec. East - 5.00 feet for reference;

THENCE: North 89 deg. 26 min. 22 sec. West, along the current north right-of-way line of W. White Street, a distance of 543.00 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped 'CBG', found for an angle corner;

THENCE: North 44 deg. 09 min. 17 sec. West, continuing along said right-of-way, a distance of 55.37 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped 'RPLS 5560', found for corner at the intersection of the north right-of-way line of said W. White Street and the east right-of-way line of the above mentioned Willow Creek Drive and said point being on a non-tangent curve to the right, having a radius of 215.00 feet, a central angle of 18°13'00" and a chord that bears North 10 deg. 23 min. 55 sec. East - 68.07 feet;

THENCE: Along the east right-of-way line of said Willow Creek Drive and along said curve to the right, an arc distance of 68.36 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped 'RPLS 5560', found at the point of reverse curve to the left, having a radius of 285.00 feet, a central angle of 13°44'52" and a chord that bears North 12 deg. 37 min. 59 sec. East - 68.22 feet;

THENCE: Continuing along said right-of-way line and with said curve to the left, an arc distance of 68.38 feet to the POINT OF BEGINNING and containing 97,968 square feet or 2.249 acres of land.

DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WHITE AND WILLOW-ANNA, LLC, does hereby adopt this Replat designating the herein above described property as **WILLOW CREEK ADDITION, PHASE 1B, LOT 1R, BLOCK G**, being a replat of the remainder of Lot 1, Block G, Willow Creek Addition, Phase 1B, Plat Records, Collin County, Texas and described in a deed to White and Willow-Anna, LLC, recorded in Document Number 2022019000099370, of the Deed Records of Collin County, Texas (D.R.C.C.T.), do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access, Water and Drainage Easement being hereby dedicated for the mutual use and accommodation of the City of Anna and all public utilities desiring to use or using same. All and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of Anna and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the _____ day of _____, 2022.

Bruce Marcus
Owner

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **BRUCE MARCUS**, 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 and for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

Approved this _____ day of _____, 2022.

Mayor, City of Anna, Texas

City Secretary, City of Anna, Texas

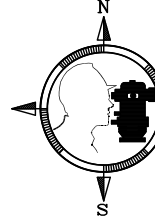
OWNER:

WHITE AND WILLOW-ANNA, LLC
Contact: Bruce Marcus
1717 Pembroke Lane
McKinney, Texas 75072-4796
320-444-7709
b.marcus@terraconstruction.com

SURVEYOR:

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@ringley.com

Date of Preparation: 10/31/2022



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Reed	01/06/2021	1" = 40'	17003	17003-RP.DWG	1 of 1

Plans & Plats Development Application



Submittal

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

**Prior approval required*

Submittal Type

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

Acreage

Round decimals up to the nearest whole number.

3 _____ 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

THE CITY OF
Anna

Property Description

Subdivision: Willow Creek Addition Ph 1b Total Number of Acres: 2.31
Zoning Classification(s): C-1/PD 12-2003 Total Number of Lots: 2
Location: NE Corner of Willow Creek Dr & W White Street

Property Owner Information & Authorization

Name/Company: Marcus Property Company LLC
Address: 1717 Pembroke Ln
City: McKinney State: Texas Zip Code: 75072
Phone: 320-444-7709 Email: b.marcus@terraconstruction.com

Project Representation (check one):

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

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

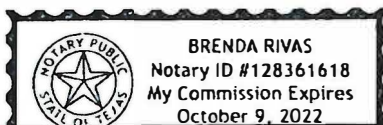
Property Owner's Signature: [Signature] Date: 7/6/2021

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 6th day of July, 2021



[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: T. Zachary Grimes

Company: Cross Engineering Consultants, Inc.

Address: 1720 W. Virginia

City: McKinney State: Texas Zip Code: 75069

Phone: 972-562-4409 Email: zgrimes@crossengineering.biz

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: 11/7/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Anna Town Square Addition, Block A, Lot 2R, Preliminary Replat. Applicant: Grand at Anna II Owner, LLC.

SUMMARY:

Multiple-family residences on one lot on 11.1± acres located on the north side of E. Finley Boulevard, 515± feet south of Florence Way. Zoned: Planned Development (Ord. No. 983-2022).

The purpose for the Preliminary Replat is to propose lot and block boundaries and easements necessary for the creation of a multiple-family residence 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

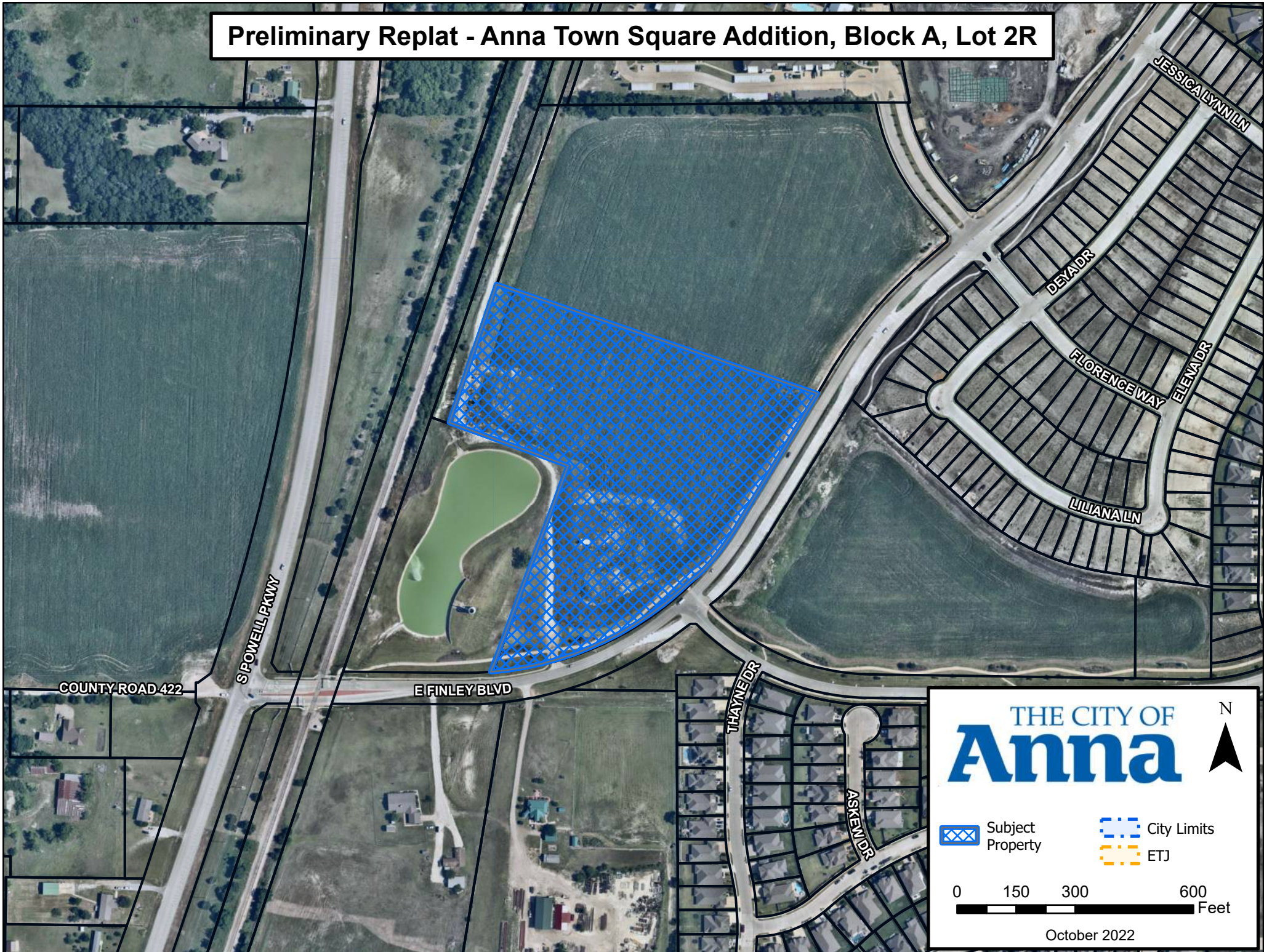
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Anna Town Square Addition, Block A, Lot 2R Locator Map
2. Exhibit A - Anna Town Square, Block A, Lot 2R (Preliminary Replat)
3. P&Z - Development Application

Preliminary Replat - Anna Town Square Addition, Block A, Lot 2R



THE CITY OF
Anna

N



 Subject Property

 City Limits
 ETJ

0 150 300 600 Feet

October 2022

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a 11.0943 acre tract of land located in the Granderson Stark Survey, Abstract Number 798, City of Anna, Collin County, Texas, said 11.0943 acre tract being all of a call 11.0943 acre tract of land conveyed to **GRAND AT ANNA II OWNER, LLC**, by deed thereof filed for record in Collin County Clerk's Instrument No. 202211217002551410, O.P.R.C.C.T., said 11.0943 acre tract being more particularly described by the metes and bounds as follows:

THENCE North 20°17'44" East, along the southeast lot line of said Lot 1, 571.74 feet to an iron rod set at the east lot corner of said Lot 1;

THENCE North 18°45'25" East, departing the said northeast lot line and along the said southeast property line, 374.55 feet to an iron rod set;

THENCE South 71°14'35" East, departing the said southeast property line, over and across the said 80.00 acre tract, 861.30 feet to an iron rod set on the northwest right-of-way line of said Finley Boulevard;

THENCE South 31°18'10" West, along the said northwest right-of-way line, 382.60 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found at the beginning of a curve to the right having a radius of 820.00 feet;

THENCE continuing along the said northwest right-of-way line with the said curve to the right, an arc length of 772.81 feet, and across a chord which bears South 58°14'47" West, a chord length of 744.53 feet to the **POINT OF BEGINNING** of the herein described tract of land.

The hereinabove described tract of land contains a computed area of **11.0943 acres (483,266 square feet)** of land, more or less.

THAT WE, GRAND AT ANNA H. OWNER, LLC, owner, do hereby bind themselves and their heirs, assigns and successors to this plan designating the hereinabove described property as LOT 2B, BLOCK A, ANNA TOWN CENTER, a subdivision of the property described in the plat of subdivision of the same, and to the streets, alleys and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plan for the mutual use and accommodation of garage collection agencies and all public utilities desiring to use or using the same for public utility purposes, and to the use of the same for the purpose of erecting and maintaining shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of installing, reconstructing, inspecting, or patrolling without the necessity at any time of procuring the permission of anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire equipment. 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 at each fire lane station. Fire Lane. 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.

[illegible]

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to remove and all landscaping and all other improvements and structures on the VAM easement right(s) shall be permitted to remove and dispose of any and all landscaping, improvements, including but not limited to, any trees, shrubs, flowers, ground cover, and futures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owner of the building or buildings abutting the VAM easement. The city shall not be permitted to interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereof. The city shall not be permitted to assign or sublease the VAM easement to any third party, nor shall the city use the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

GRAND AT ANNA II OWNER, LLC

Todd Finney, Manager

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	30.00	25.84	N08°03'31"E	25.05'
C2	30.00	15.71	N31°36'S5°2"W	15.53'
C3	56.00	63.89	N13°55'46"W	60.48'
C4	30.00	47.16	N26°16'25"W	42.45'
C5	50.00	78.37	N26°10'14"W	70.88'
C6	50.00	78.33	N63°50'26"E	70.56'
C7	50.00	89.77	S19°51'23"E	78.19'
C8	761.50	151.76	S36°57'23"W	151.51'
C9	15.00	11.33	S21°03'39"W	11.06'
C10	20.00	15.22	S23°47'39"W	14.86'
C11	735.50	237.12	S40°28'56"W	236.09'
C12	20.00	30.55	S01°49'54"W	27.67'
C13	30.00	21.55	N67°46'38"E	21.09'
C14	30.00	24.61	N18°25'53"W	23.93'
C15	30.00	35.95	N76°16'00"W	33.84'
C16	50.00	59.92	N76°15'57"W	56.40'
C17	30.00	15.34	N56°35'11"W	15.18'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C18	30.00	47.13'	S63°45'31"W	42.43'
C19	30.00	34.23'	S13°55'46"E	32.40'
C20	56.00	29.32'	S31°36'57"E	28.99'
C21	30.00	25.59'	S39°56'40"E	24.81'
C22	30.00	47.07'	S63°43'35"W	42.40'
C23	30.00	47.26'	N62°10'14"W	42.53'
C24	30.00	46.99'	N63°50'15"E	42.33'
C25	30.00	47.15'	S26°15'56"E	42.44'
C26	30.00	46.29'	N86°04'27"W	41.84'
C27	56.00	28.64'	N56°35'10"W	28.33'
C28	30.00	47.12'	N26°14'29"W	42.43'
C29	30.00	47.12'	N63°45'25"E	42.43'
C30	30.00	47.12'	N26°14'35"W	42.43'
C31	30.00	47.12'	N63°44'04"E	42.41'
C32	30.00	53.71'	S20°00'11"E	46.82'

R	RADIUS
L	ARC LENGTH
INS. NO.	INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS,

11

48°50'W ~
8' (CHORD)

POINT OF
BEGINNING

5/8" CIR
MOONER 5922"

L=99.14

L=47.15'

15' P.A.E.
(B.T.P.)

LEGEND *

P.R.C.C.T.	PLAT RECORDS
	COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS
	COLLIN COUNTY, TEXAS
FND	FOUND
B.T.P.	BY THIS PLAT
V.A.M.	VISIBILITY, ACCESS AND MAINTENANCE
SQ. FT.	SQUARE FEET
C.C.E. NO.	COLLIN COUNTY CLERK'S INSTRUMENT NUMBER
P.A.E.	PEDESTRIAN ACCESS EASEMENT

CERTIFICATE OF APPROVAL:

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

Mayor

City Secretary

OWNER/APPLICANT

**GRAND AT ANNA II OWNER, LLC
300 CRESCENT COURT, S-1425
DALLAS, TEXAS 75201
PH: 214-697-8947
ATTN: TODD FINLEY**

ENGINEER:

Bowman
CONSULTING

5601 DEMOCRACY DRIVE, SUITE 205,
PLANO, TEXAS 75024
PH: (972) 497-2993
ATTN: BRIAN BORO, PE

SURVEYOR:



SPooners & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76038
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 100549000 - S&A 21061.2

PRELIMINARY REPLAT OF ANNA TOWN SQUARE ADDITION

LOT 2R, BLOCK A

GRANDERSON STARK SURVEY
ABSTRACT NO. 798,
CITY OF ANNA,
COLLIN COUNTY, TEXAS
1 LOT ~ 11.0943 ACRES

OCTOBER ~ 2022

SHEET 1 OF 1

EXHIBIT A

PRELIMINARY REPLAT OF
ANNA TOWN SQUARE ADDITION

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.

11 _____ 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



Property Description

Subdivision: Anna Crossing, South of Palladium Total Number of Acres: 11.09
Zoning Classification(s): PD 3627-2013; 129-2004 Total Number of Lots: 1
Location: Notheast quadrant of E. Finley and Florence Way

Property Owner Information & Authorization

Name/Company: Grand at Anna II Owner, LLC
Address: 300 Crescent Court
City: Dallas State: Texas Zip Code: 75201
Phone: 496-517-2082 Email: todd.finley@clxv.com

Project Representation (check one):

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

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

Property Owner's Signature: [Signature] Date: 10.04.2022

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Todd Finley (printed property owner's name) the above signed, who, under oath, stated the following: "Thereby 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 October, 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: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____



Item No. 14.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Blacklock Storage, Block A, Lot 1, Preliminary Plat.
Applicant: 926 Powell Anna TX, LLC.

SUMMARY:

Self-Storage, mini-warehouse on one lot on 4.9± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Zoned: Planned Development (Ord. No. 981-2022).

The purpose of the Preliminary Plat is to propose lot and block boundaries and easements necessary for the future construction of the self-storage, mini-warehouse 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

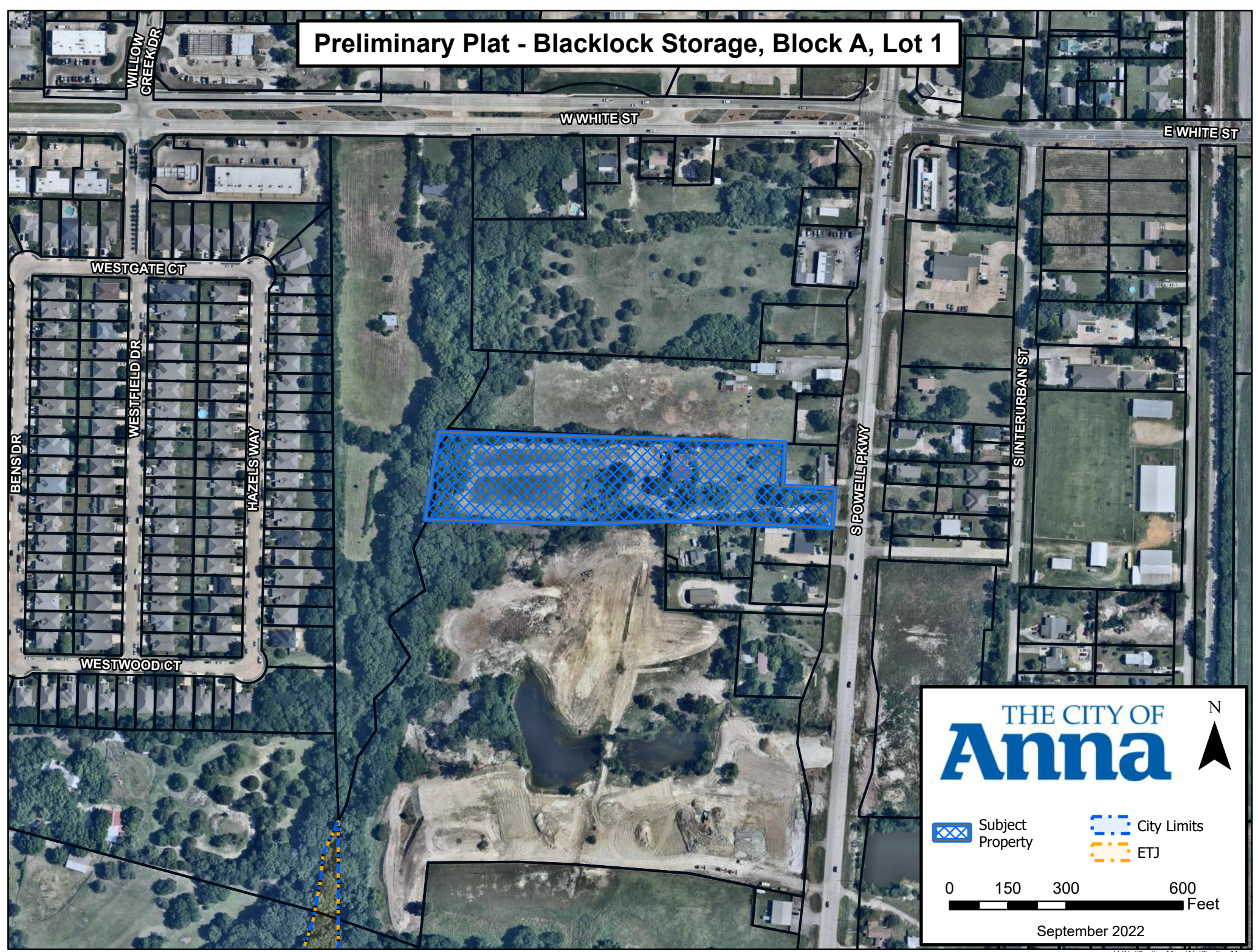
STAFF RECOMMENDATIONS:

The 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. Blacklock Storage Locator Map
2. Exhibit A - Blacklock Storage Preliminary Plat
3. P&Z Signed Application

Preliminary Plat - Blacklock Storage, Block A, Lot 1



THE CITY OF
Anna

N

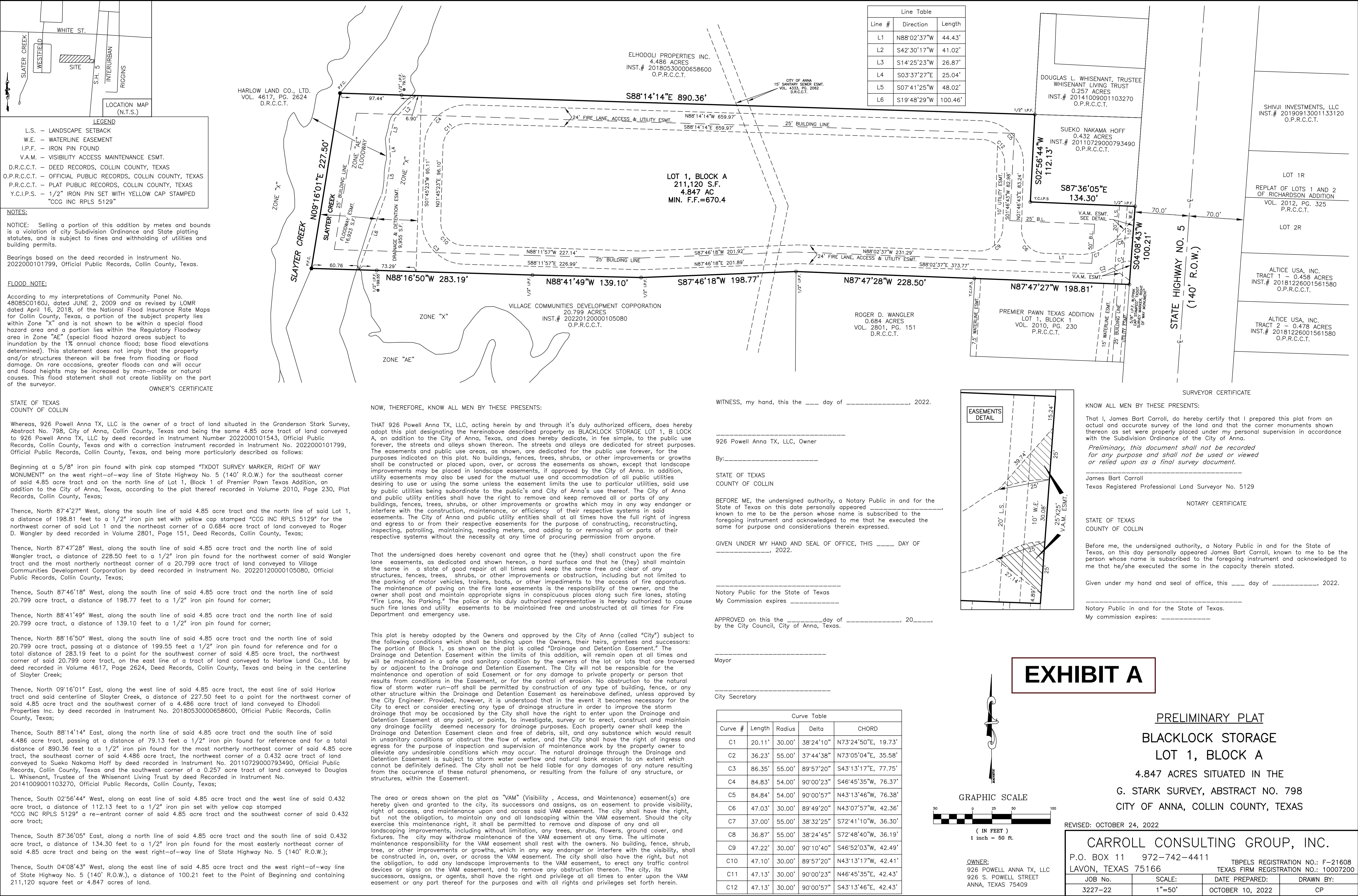
Subject Property

City Limits

ETJ

0 150 300 600 Feet

September 2022



Plans & Plats Development Application

THE CITY OF
Anna

Submittal

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

*Prior approval required

Submittal Type

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

Acreage

Round decimals up to the nearest whole number.

5 acre(s)

Fees

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

The application fee of \$ ~~500.00~~ 1,000.00 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: _____ Total Number of Acres: 4.86
Zoning Classification(s): PD-I-1 Total Number of Lots: 1
Location: 926 S Powell Anna TX

Property Owner Information & Authorization

Name/Company: 926 Powell Anna TX, LLC
Address: 9355 Jacksboro Highway
City: Fort Worth State: TX Zip Code: 71635
Phone: 2547170229 Email: Office@blacklockpartners.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: by John Blacklock, Pres. 926 Powell Anna TX LLC Date: 8/24/2022

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared John Blacklock
(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 24th day of August, 20 22

Ann S. B. Smith
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Planning & Development Department

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



Item No. 15.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Prose Foster Crossing, Block A, Lot 1, Preliminary Plat.
Applicant: 615 Foster Crossing Investments LLC.

SUMMARY:

Multiple-family residences on one lot on 15.6± acres located on the north side of E. Foster Crossing, 2,280± feet east of S. Powell Parkway. Zoned: Extraterritorial Jurisdiction (ETJ).

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

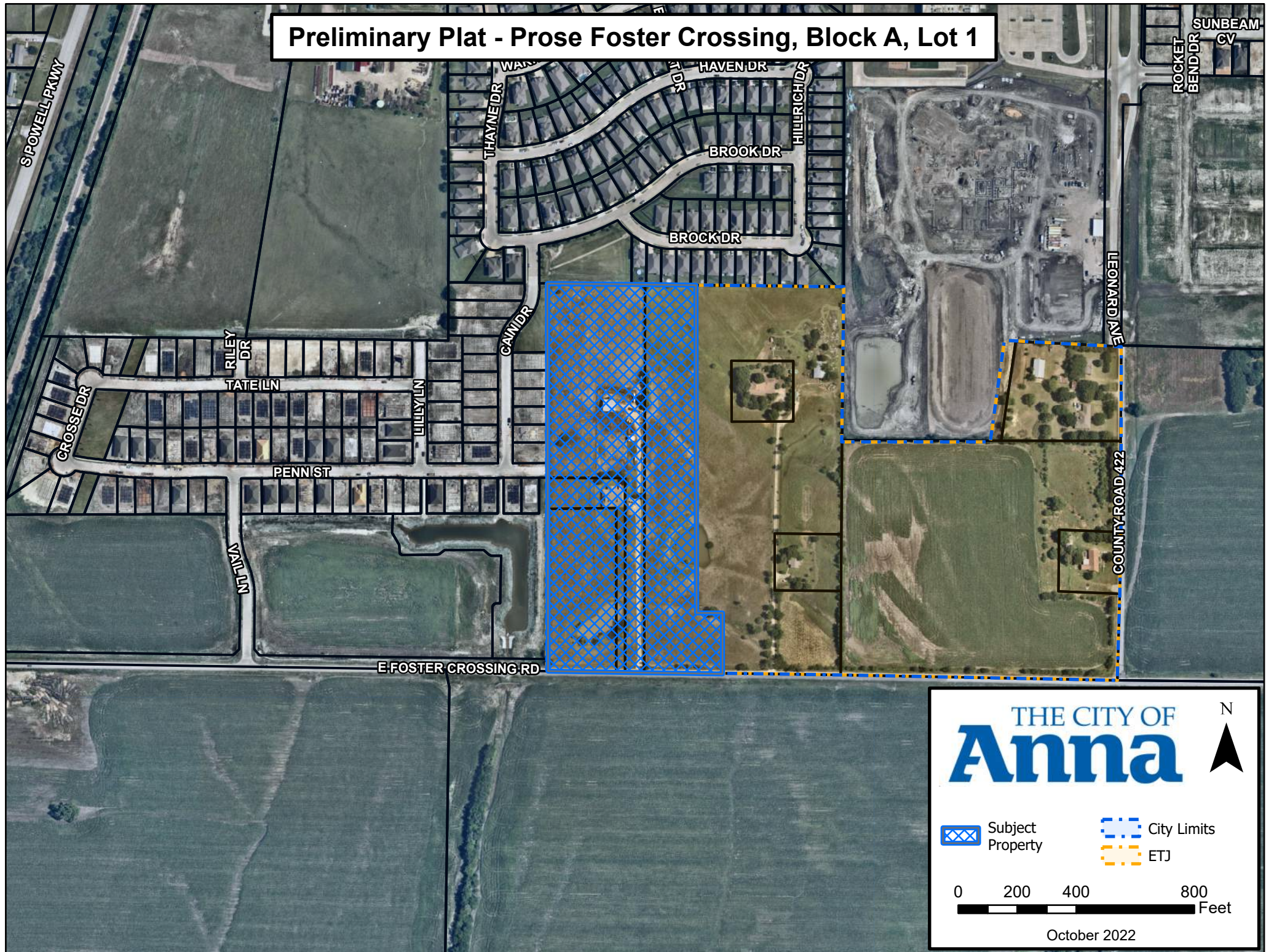
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Prose Foster Crossing, Block A, Lot 1 Locator Map
2. Exhibit A (PP) Prose Foster Crossing
3. Signed Development Application

Preliminary Plat - Prose Foster Crossing, Block A, Lot 1



THE CITY OF
Anna

N



 Subject Property

 City Limits

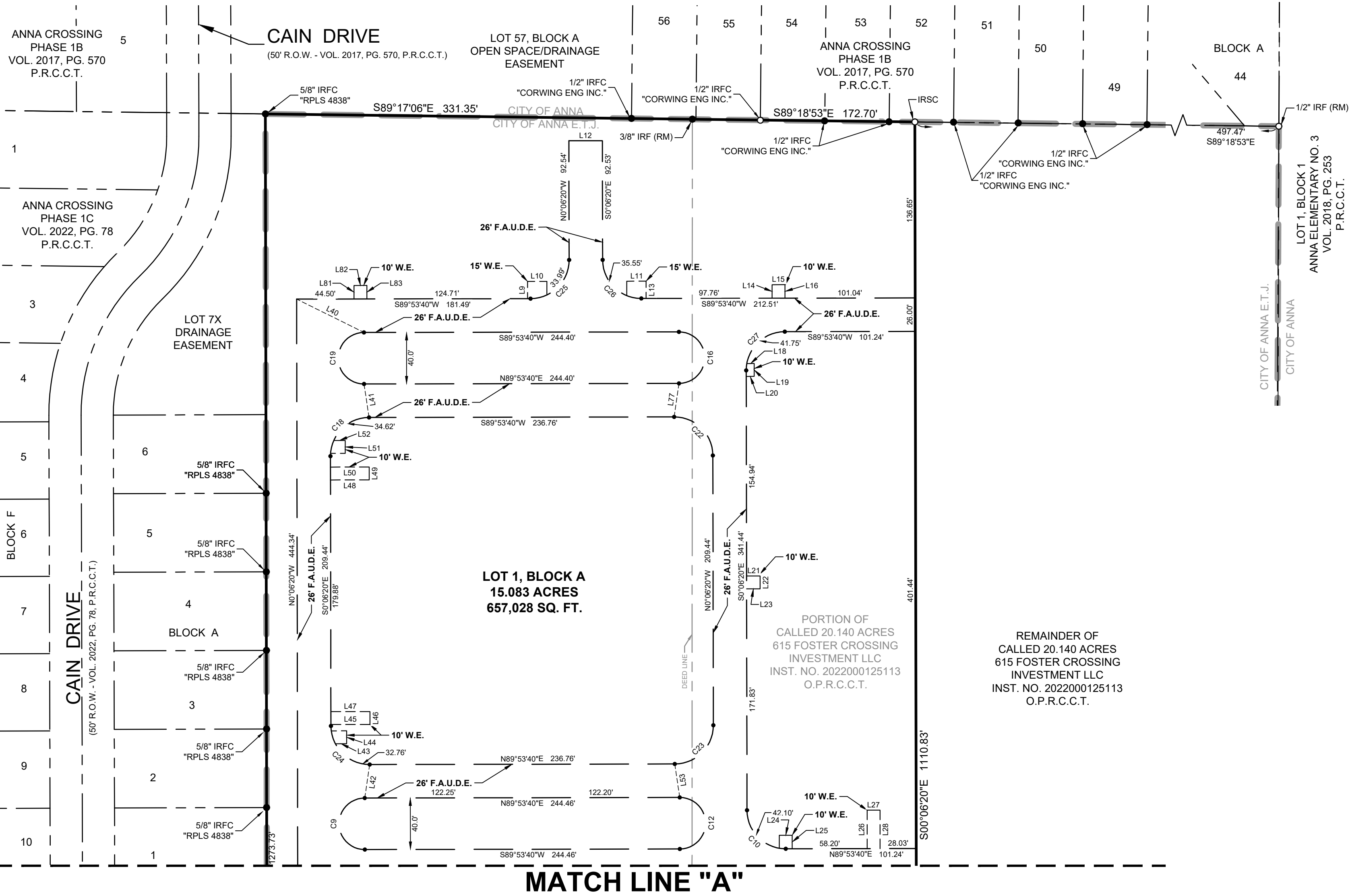
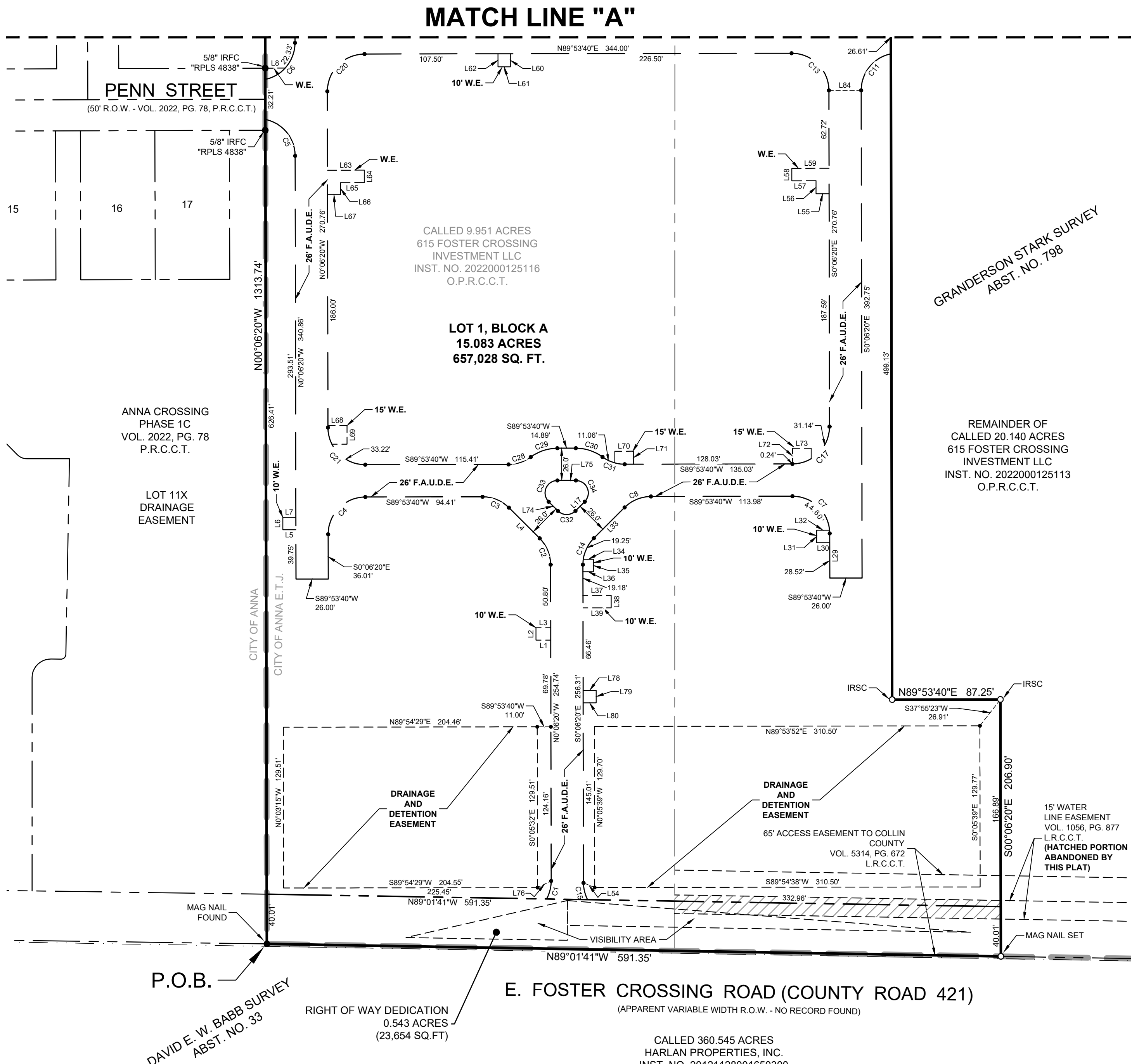
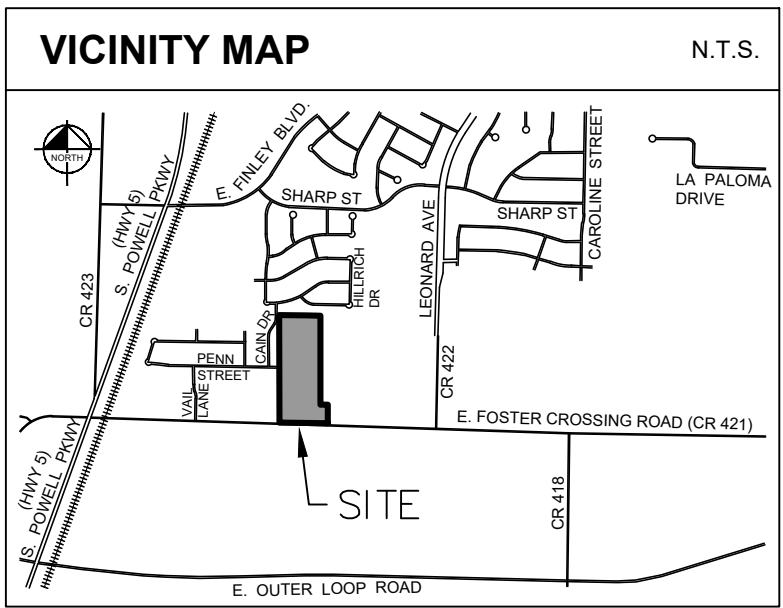
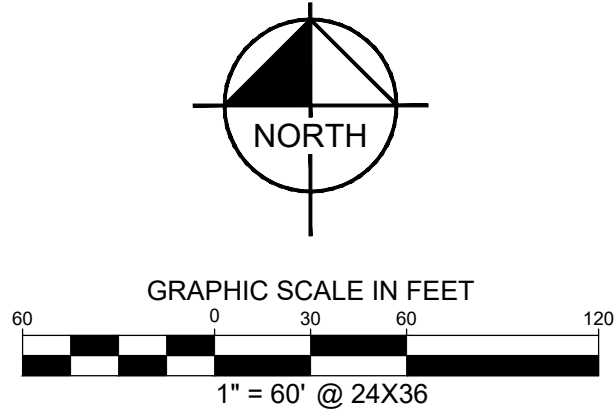
 ETJ

0 200 400 800 Feet

October 2022

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°53'44"	30.00'	15.13'	N14°20'32"E	14.97'	C21	90°00'00"	30.00'	47.12'	S45°06'20"E	42.43'
C2	44°58'22"	30.00'	23.55'	N22°35'31"W	22.95'	C22	90°00'00"	30.00'	47.12'	N45°06'20"W	42.43'
C3	45°01'38"	30.00'	23.58'	N67°35'31"W	22.97'	C23	90°00'00"	30.00'	47.12'	N44°53'40"E	42.43'
C4	90°00'00"	30.00'	47.12'	S44°53'40"W	42.43'	C24	90°00'00"	30.00'	47.12'	S45°06'20"E	42.43'
C5	78°27'47"	30.00'	41.08'	N39°20'14"W	37.95'	C25	90°00'00"	30.00'	47.12'	N44°53'40"E	42.43'
C6	78°27'36"	30.00'	41.08'	N39°07'39"E	37.95'	C26	90°00'00"	30.00'	47.12'	S45°06'20"E	42.43'
C7	90°00'00"	30.00'	47.12'	N45°06'20"W	42.43'	C27	90°00'00"	30.00'	47.12'	S44°53'40"W	42.43'
C8	44°54'45"	30.00'	23.52'	S67°26'18"W	22.92'	C28	36°34'46"	30.00'	19.15'	N71°36'17"E	18.83'
C9	180°00'00"	20.00'	62.83'	S00°06'20"E	40.00'	C29	36°34'46"	36.00'	22.98'	S71°36'17"W	22.60'
C10	90°00'00"	30.00'	47.12'	S45°06'20"E	42.43'	C30	36°34'46"	36.00'	22.98'	N71°48'57"W	22.60'
C11	78°27'47"	30.00'	41.08'	S39°07'33"W	37.95'	C31	36°34'46"	30.00'	19.15'	S71°48'57"E	18.83'
C12	180°00'00"	20.00'	62.83'	N00°06'20"W	40.00'	C32	89°56'23"	10.00'	15.70'	N89°57'07"E	14.13'
C13	90°00'00"	30.00'	47.12'	N45°06'20"W	42.43'	C33	134°58'22"	10.00'	23.56'	S22°24'29"W	18.48'
C14	45°05'15"	30.00'	23.61'	S22°26'18"W	23.00'	C34	135°05'15"	10.00'	23.58'	N22°33'42"W	18.48'
C15	26°44'27"	30.00'	14.00'	S13°28'33"E	13.87'						
C16	180°00'01"	20.00'	62.83'	N00°06'19"W	40.00'						
C17	90°00'00"	30.00'	47.12'	N44°53'40"E	42.43'						
C18	90°00'00"	30.00'	47.12'	S44°53'40"W	42.43'						
C19	180°00'00"	20.00'	62.83'	S00°06'20"E	40.00'						
C20	90°00'00"	30.00'	47.12'	S44°53'40"W	42.43'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°53'40"E	11.87'	L21	N89°53'40"E	10.49'	L41	N08°27'47"W	26.28'	L61	N89°53'40"E	10.00'	L81	N00°06'20"W	10.49'
L2	S00°06'20"E	10.00'	L22	S00°06'20"E	10.00'	L42	S08°21'57"W	26.29'	L62	S00°06'20"E	10.49'	L82	N89°53'40"E	10.00'
L3	S89°53'40"W	11.87'	L23	S89°53'40"W	10.49'	L43	N89°53'40"E	8.81'	L63	N89°53'40"E	29.60'	L83	S00°06'20"E	10.49'
L4	N45°04'42"W	34.99'	L24	N89°53'40"E	10.00'	L44	N00°06'20"W	10.00'	L64	S00°06'20"E	10.00'	L84	N89°53'40"E	26.00'
L5	S89°59'35"E	10.47'	L25	S00°06'20"E	10.49'	L45	S89°53'40"W	30.33'	L65	S89°53'40"W	19.11'			
L6	S00°06'20"E	10.00'	L26	N00°06'20"W	29.91'	L46	S00°06'20"E	10.00'	L66	S00°06'20"E	9.62'			
L7	N89°59'35"W	10.47'	L27	N90°00'00"E	10.00'	L47	N89°53'40"E	30.33'	L67	S89°53'40"W	10.49'			
L8	N89°53'40"E	16.07'	L28	S00°06'20"E	29.89'	L48	S89°53'40"W	30.03'	L68	N89°53'46"E	15.38'			
L9	S00°06'20"E	13.40'	L29	N00°06'20"W	35.99'	L49	S00°06'20"E	10.00'	L69	S00°06'14"E	15.00'			
L10	S89°53'40"W	15.00'	L30	N90°00'00"E	10.50'	L50	N89°53'40"E	30.03'	L70	N89°53'40"E	15.00'			
L11	S89°53'40"W	15.00'	L31	S00°06'20"E	10.00'	L51	S00°06'20"E	10.00'	L71	S00°06'20"E	10.49'			
L12	N89°54'38"E	26.00'	L32	N90°00'00"W	10.39'	L52	N89°53'40"E	8.90'	L72	S00°06'20"E	12.56'			
L13	S00°06'20"E	13.40'	L33	S44°58'55"W	35.13'	L53	S08°27'45"E	26.28'	L73	S89°53'40"W	15.00'			
L14	N00°06'20"W	10.49'	L34	N89°53'40"E	8.24'	L54	N67°31'07"W	9.75'	L74	S45°04'42"E	10.51'			
L15	N89°53'40"E	10.00'	L35	S00°00'00"E	10.00'	L55	N89°53'40"E	10.49'	L75	S89°53'40"W	14.89'			
L16	S00°06'20"E	10.49'	L36	S89°53'40"W	8.54'	L56	S00°06'20"E	10.45'	L76	N64°00'57"E	12.26'			
L17	N44°58'55"E	10.53'	L37	N89°53'40"E	22.78'	L57	N89°53'40"E	19.50'	L77	S08°15'07"W	26.28'			
L18	N89°53'40"E	5.75'	L38	S00°06'20"E	10.00'	L58	S00°00'00"E	10.00'	L78	N89°53'40"E	10.49'			
L19	S00°05'22"E	10.00'	L39	S89°53'40"W	22.78'	L59	S89°53'40"W	29.98'	L79	S00°06'20"E	10.00'			
L20	S89°53'40"W	6.22'	L40	S63°37'11"E	58.30'	L60	N00°06'20"W	10.49'	L80	S89°53'40"W	10.49'			



- NOTES:
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731332.
 - No appurtenances between the height of 2.5' and 10' may be placed in the visible triangles.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C060J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND	
IRSC	5/8" IRON ROD W/ "XMA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
L.R.C.C.T.	LAND RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
LINE TYPE LEGEND	
---	BOUNDARY LINE
---	CITY LIMITS LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE

PRELIMINARY PLAT
PROSE FOSTER CROSSING
LOT 1, BLOCK A

BEING 15.626 ACRES SITUATED IN THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288,
COLLIN COUNTY, TEXAS
OCTOBER 2022

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	10/10/2022	063260500	1 OF 2

OWNER:
615 Foster Crossing Investment, LLC
777 Post Oak Blvd, Suite 295
Houston, TX 77056
Ph: 214-263-2088
Contact: Britton Church

APPLICANT:
Kimley-Horn and Associates, Inc.
63455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972-770-1300
Fax: 972-239-3820
Contact: Jonathan Kerby, PE

EXHIBIT A

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 615 FOSTER CROSSING INVESTMENT LLC; acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **PROSE FOSTER CROSSING, BLOCK A, LOT 1**, an addition to the Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS

COUNTY OF COLLIN

CITY OF ANNA

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors:

The portion of Block A, 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.

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

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

615 FOSTER CROSSING INVESTMENT LLC, a Texas limited partnership

By: 615 FOSTER CROSSING INVESTMENT LLC, a Texas limited liability company,
Its General Partner

By: _____

(Printed Name)

(Title)

STATE OF TEXAS

§

COUNTY OF _____

§

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

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

STATE OF TEXAS

§

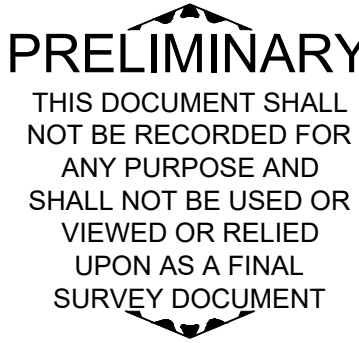
COUNTY OF COLLIN

§

KNOW ALL MEN BY THESE PRESENTS

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

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



STATE OF TEXAS

§

COUNTY OF COLLIN

§

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

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

Mayor

City Secretary

PRELIMINARY PLAT
PROSE FOSTER CROSSING
LOT 1, BLOCK A

BEING 15.626 ACRES SITUATED IN THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288,
COLLIN COUNTY, TEXAS
OCTOBER 2022

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	10/7/2022	063260500	1 OF 2

OWNER:
615 Foster Crossing Investment, LLC
777 Post Oak Blvd, Suite 295
Houston, TX 77056
Ph: 214-263-2088
Contact: Britton Church

APPLICANT:
Kimley-Horn and Associates, Inc.
63455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972-770-1300
Fax: 972-238-3820
Contact: Jonathan Kerby, PE

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.

16 acre(s)

Fees

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

The application fee of \$ 2,910, 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: 615 East Foster Crossing Road Total Number of Acres: 15.668
Zoning Classification(s): ETJ Total Number of Lots: 1
Location: 615 East Foster Crossing Road Anna, TX

Property Owner Information & Authorization

Name/Company: 615 Foster Crossing Investment LLC
Address: 777 Post Oak Blvd Suite 255
City: Houston State: TX Zip Code: 77056
Phone: 214-263-2088 Email: britton.church@ascentinv.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Kimley-Horn (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.

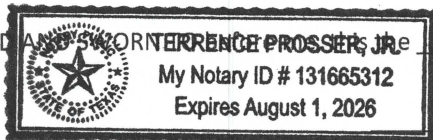
Property Owner's Signature: [Signature] Date: 10/6/2022

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Britton Church (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 on the 6th day of October, 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: Rachel Revilla, P.E.
Company: Kimley-Horn
Address: 13455 Noel Road, Two Galleria Office Tower, Suite 700
City: Dallas State: TX Zip Code: 75240
Phone: 469-914-8738 Email: rachel.revilla@kimley-horn.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: 11/7/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on Anna Fire Station No. 2, The Villages of Hurricane Creek, Phase 1B, Block I, Lot 18X, Site Plan. Applicant: City of Anna.

SUMMARY:

Fire Station on 2.2± acres located at the northwest corner of Standridge Boulevard and Creek Meadow Drive. Zoned Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z) (Ord. No. 886-2020).

The purpose of the Site Plan is to show the proposed Fire Station 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

Goal 4: High Performing, Professional City

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. Fire Station No 2 Locator Map
2. Exhibit A - SP (Fire Station No. 2)
3. Signed Application

Site Plan - Fire Station No. 2



THE CITY OF

Anna

 Subject Property

 City Limits

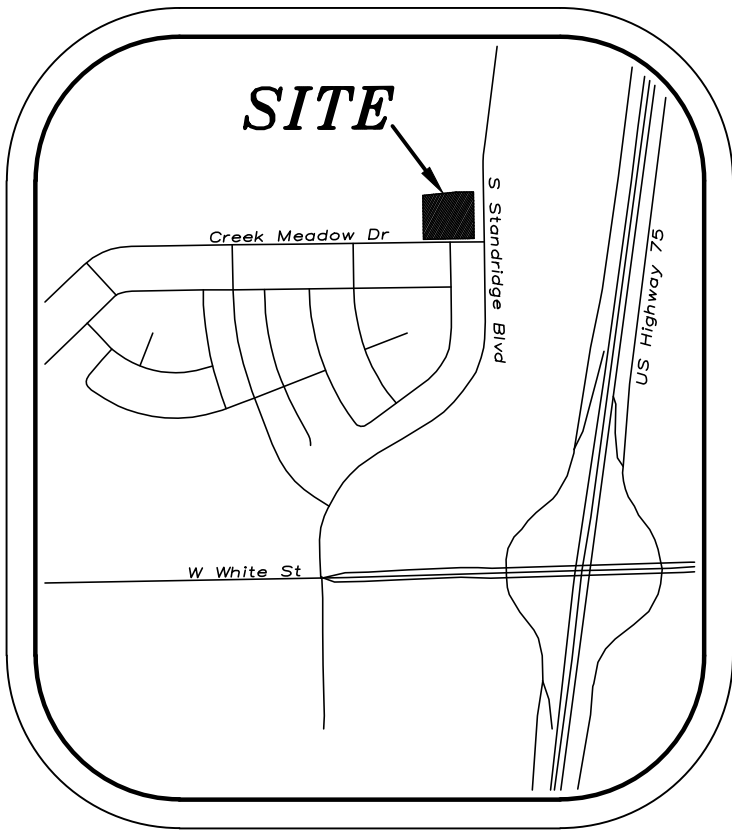
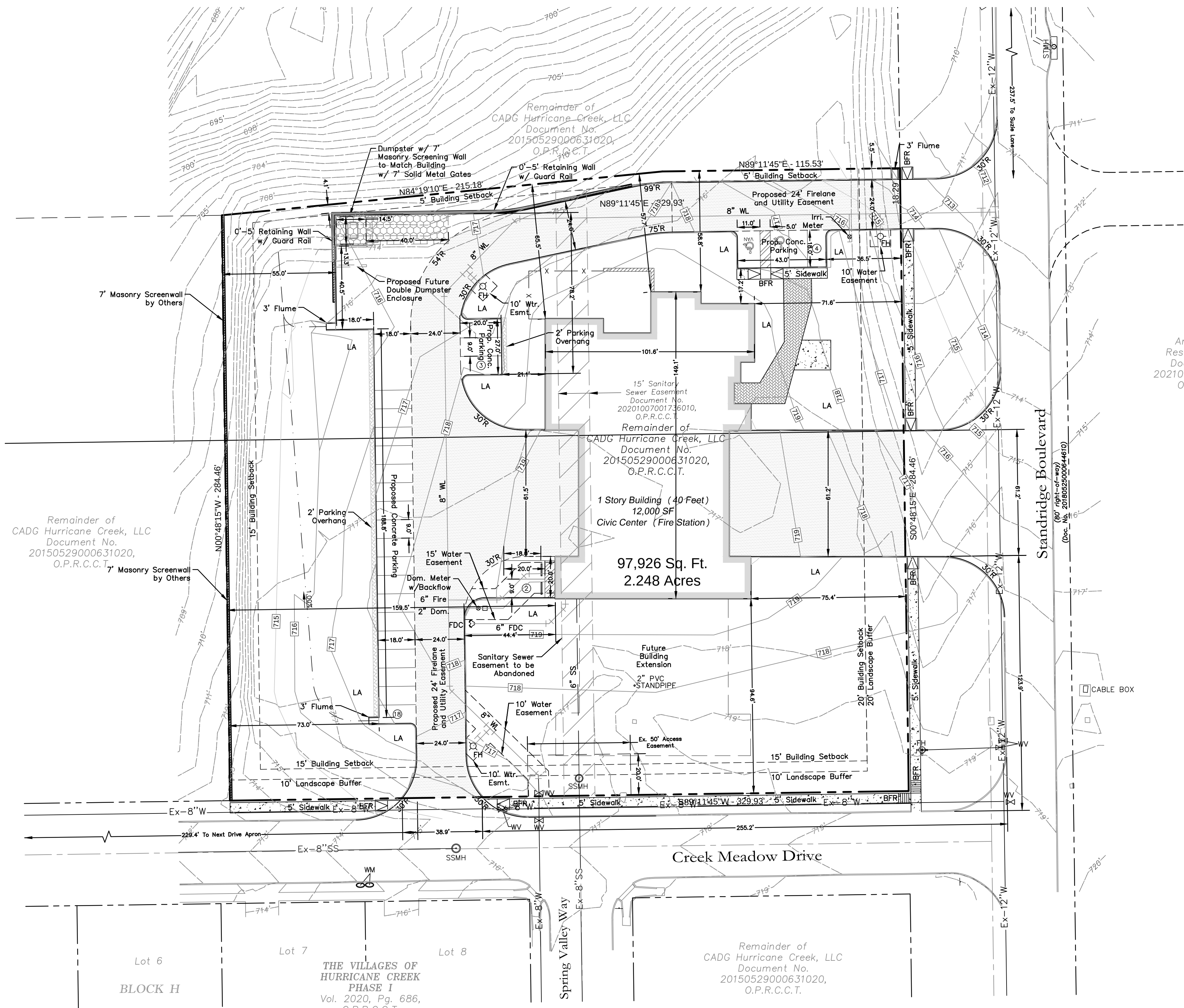
 ETJ

0150300600

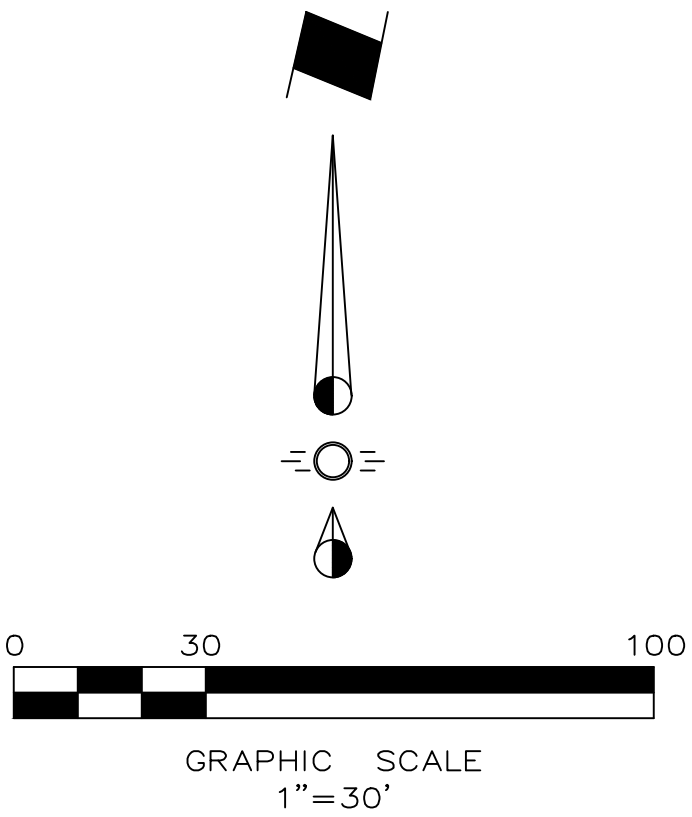
Feet

October 2022

EXHIBIT A



VICINITY MAP
NTS



LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Stamped and Stained Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- LA Landscape Area
- Easement to be Abandoned

SITE DATA TABLE

Zoning:	PD-R
Proposed Use:	Civic Center (Fire Station)
Lot Area:	2.248 Acres
Building Height Information:	34' to Roof Average Slope (1-Stories)
Building Area Information:	12,000 SF
Lot Coverage:	12.25%
Parking:	
Required Parking:	
Fire Shift Parking	20 Spaces
Police Parking	2 Spaces
Public Parking	3 Spaces
ADA Parking Required	2 Spaces
Total Required Parking	25 Spaces
Provided Parking:	
Total Provided Parking	27 Spaces
Provided ADA Parking	2 Spaces
Required Internal Landscape Area:	216 SF (8 SF per parking space)
Total Internal Landscape Area	54,116 SF
Total Landscape Area	54,332 SF

OWNER:

The City of Anna
120 W 7th St
Anna, Texas 75409
Phone (972) 924-3325
Fax (972) 924-2620

ENGINEER:

Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

ARCHITECT:

Conduit Architecture + Design
711 N. Tennessee Street
McKinney, Tx 75069
Phone (972) 302-9747
Contact: Kobey Seale

SURVEYOR:

North Texas Surveying, LLC
1010 West University Drive
McKinney, Texas 75069
Phone (469) 424-2074
Fax (469) 424-1997
Contact: Michael B. Arthur, RPLS

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:	CROSS ENGINEERING CONSULTANTS		
1 10/24/2022	1	1720 W. Virginia Street McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-3935		
2	2			
3	3			
4	4			
5	5			
6	6	Drawn By: C.E.C.I.	Checked By: C.E.C.I.	Scale: 1"=30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 10/27/22. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN	
ANNA FIRE STATION NO. 2	
THE VILLAGE OF HURRICAN CREEK PHASE 1B, BLOCK 1, LOT 18X CITY OF ANNA, COLLIN COUNTY, TEXAS	

Sheet No.
SP
Project No.
22065

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: _____ Total Number of Acres: 2.155
Zoning Classification(s): PD-R Total Number of Lots: 1
Location: NWC of Creek Meadow Drive and Standridge Boulevard

Property Owner Information & Authorization

Name/Company: The City of Anna
Address: 120 W 7th Street
City: Anna State: Tx Zip Code: 75409
Phone: (972) 924.3325 Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Jonathan Hake (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.

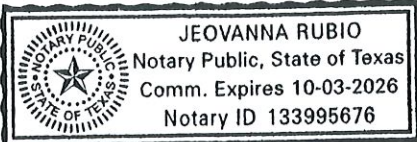
Property Owner's Signature: _____ Date: 10/27/2022

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared James Proce (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 27th day of October, 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: Jonathan Hake

Company: Cross Engineering Consultants

Address: 1720 W. Virginia Street

City: McKinney State: Tx Zip Code: 75069

Phone: (972) 532-4409 Email: jhake@crossengineering.biz

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 17.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Pitts Addition, Block A, Lots 1 & 2, Final Plat. Applicant: Gregory C. & Judy K. Pitts.

SUMMARY:

Two vacant lots on 7.4± acres located on the east side of County Road 480, 75± feet north of Farm-to-Market Road 2862. Zoned: Extraterritorial Jurisdiction (ETJ).

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

ISSUES:

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

1. Maximum length of cul-de-sac streets. A cul-de-sac street shall not be longer than 600 feet, and at the closed end shall have a turnaround bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the centerpoint of the cul-de-sac bulb.

Attached (Exhibit B) is the applicants justification letter dated October 19, 2022 associated with the waiver request.

FINDINGS:

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

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

and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;

- *The request is not detrimental to public health, safety, or welfare and does not prevent orderly subdivision of the surrounding properties. The property owner is proposing to dedicate a 30-foot right-of-way with a required turnaround bulb.*

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

- *The existing 30-foot right-of-way easement from County Road 480 stops at 376 feet at the Lot 2 boundary line. In order to provide the required right-of-way dedication to Lot 1, and still adhere to the one buildable acre county requirement, the proposed right-of-way dedication will exceed the 600-foot maximum length.*

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

- *Due to the location of the property and city and county requirements, the proposed right-of-way will exceed the allowed 600-foot maximum length by approximately 185 feet. The 30-foot right-of-way dedication and turnaround bulb will serve both lots as access to and from County Road 480.*

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

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

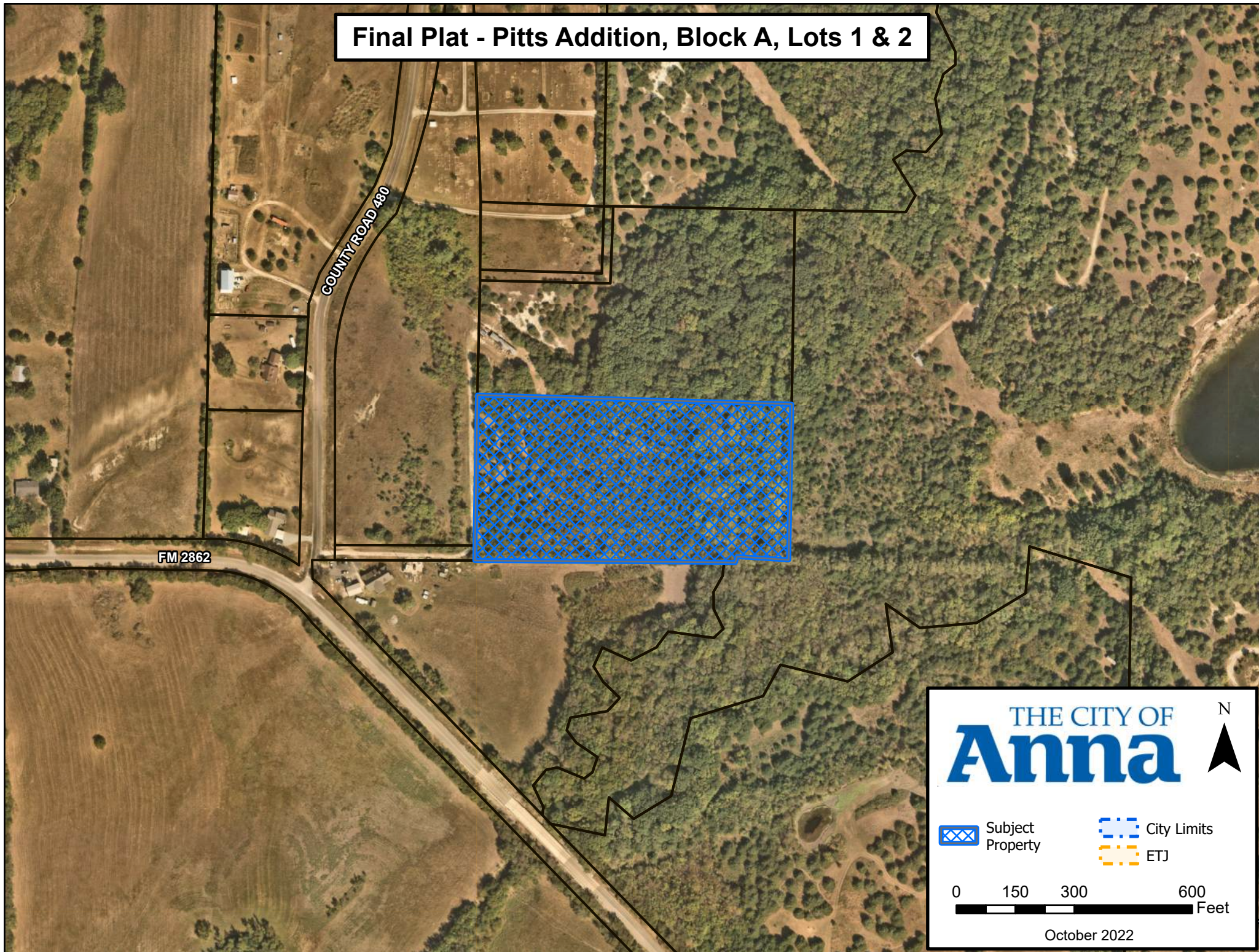
The demand for subdividing larger tracts of land located within the Extraterritorial Jurisdiction (ETJ) are becoming increasingly popular. Properties located within the area are required by the county to have at least one buildable acre. In order to subdivide the property into two parcels with the required acreage, additionally provide the city's required right-of-way dedication, the property owner provided a design that best serves both entities as well as future owners.

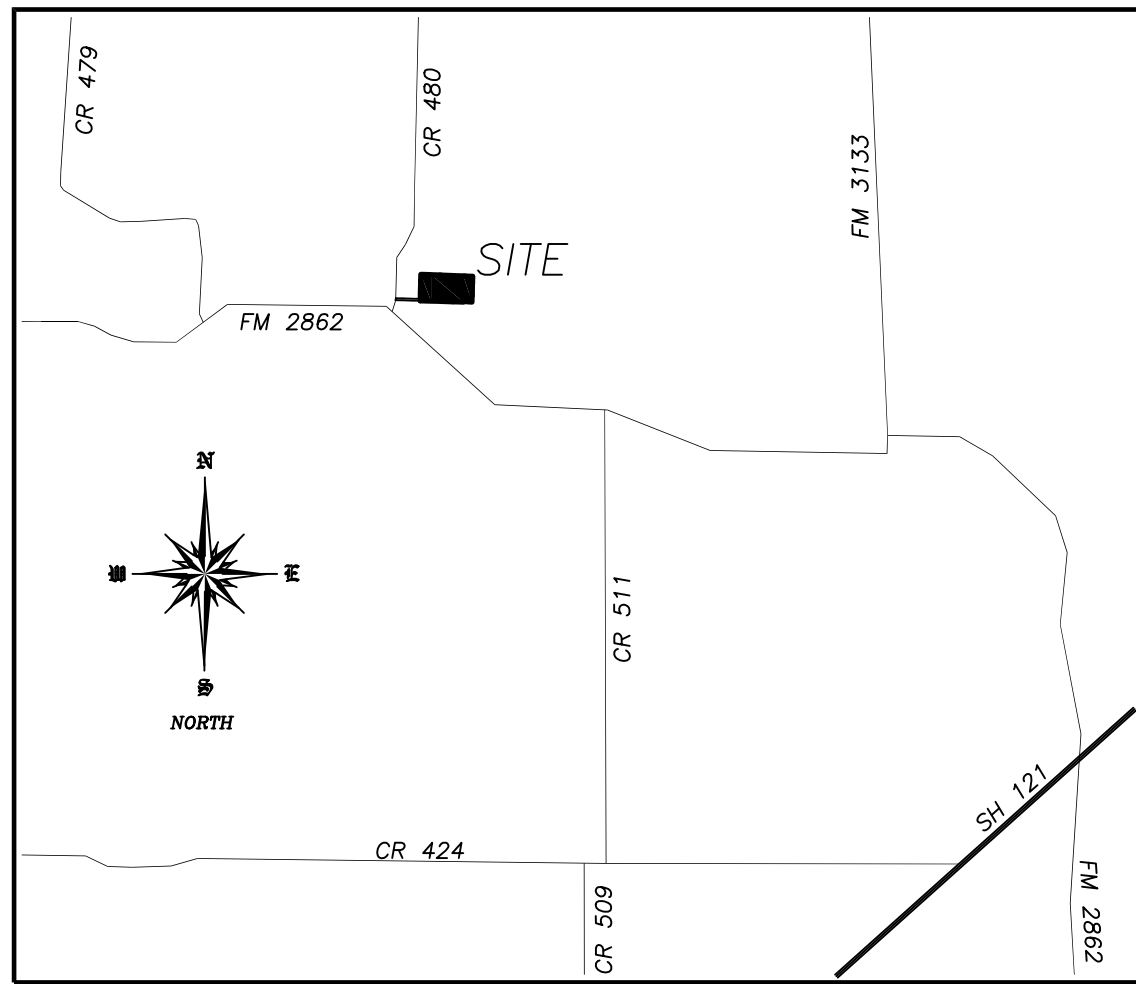
The owner has provided staff with a right-of-way and lot layout that provides the necessary means for access to both lots and a turnaround bulb for public safety. Because of this reason, staff is amenable to the variance request. Upon approval of the waiver, the Final Plat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

1. Pitts Addition, Block A, Lots 1 & 2 Locator Map
2. Exhibit A - Pitts Addition FP
3. Exhibit B - Signed Variance Request Letter (Pitts Addition)
4. P&Z Development Application

Final Plat - Pitts Addition, Block A, Lots 1 & 2





LOCATION MAP
NTS

LINE	BEARING	DISTANCE
L1	N 86°02'34" W	131.33'
L2	S 05°41'31" W	9.88'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	183°49'21"	50.00'	160.42'	S 03°27'15" W	99.94'
C2	93°49'21"	25.00'	40.94'	S 48°27'15" W	36.51'

CALLLED 49 ACRES
ELM GROVE CEMETERY ASSOCIATION
VOLUME 353, PAGE 141

JOHN ROWLAND SURVEY, ABSTRACT NO. 784
N 58°15' W 31.80' TO NW COR.

RIGHT OF WAY EASEMENT
GRANTOR - GREGORY AND JUDY PITTS
GRANTEE - DANIEL & DALYCE MANGUM
C.C. NO. 20180105000027140
L.R.C.C.T.
S 88°40'40" E 376.68'

N 07°03'15" E 30.15'

30' PRIVATE ROW DEDICATION

N 88°39'01" W 358.04'

CALLLED 0.26 ACRES
GREGORY AND JUDY PITTS
VOLUME 6046, PAGE 2556
L.R.C.C.T.

POINT OF
BEGINNING

CALLLED 7.680 ACRES
DANIEL & DALYCE MANGUM
C.C. NO. 20181205001483350
L.R.C.C.T.

CALLLED 7.46 ACRES
GREGORY AND JUDY PITTS
VOLUME 6046, PAGE 2556
L.R.C.C.T.

LOT 1
2.892 ACRES

LOT 2
4.050 ACRES

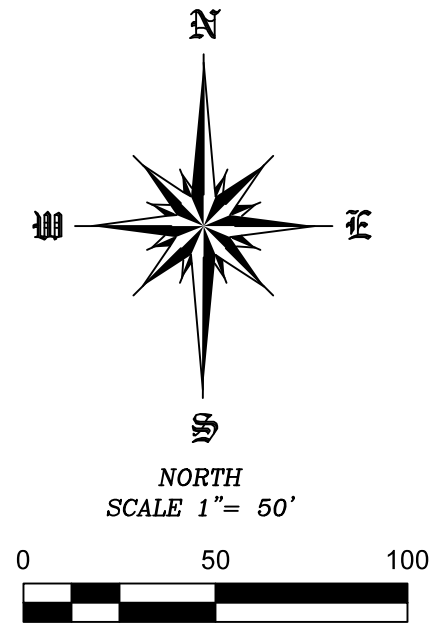
1.449 ACRES
BUILDING SITE

1.010 ACRES
BUILDING SITE

GRAPHIC LOCATION OF ZONE A
FEDERAL EMERGENCY MANAGEMENT AGENCY
LETTER OF MAP REVISION
DETERMINATION DOCUMENT
EFFECTIVE DATE, JUNE 17, 2016
CASE NO. 16-060644P

CALLLED 360.477 ACRES
COLLIN COUNTY
VOLUME 5063, PAGE 4221
L.R.C.C.T.

CALLLED 360.477 ACRES
COLLIN COUNTY
VOLUME 5063, PAGE 4221
L.R.C.C.T.



- LEGEND
- C.M. = CONTROLLING MONUMENT
 - CHRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
 - IRF = IRON ROD FOUND
 - CMP = CORRUGATED METAL PIPE
 - = POWER POLE
 - = GUYWIRE
 - = UG CABLE SIGN
 - = GAS METER
 - = WATER METER
 - = WATER VALVE
 - = FIRE HYDRANT

EXHIBIT A

SHEET 1 OF 2
FINAL PLAT
PITTS ADDITION
BLOCK A, LOTS 1 AND 2
BEING 7.385 ACRES OUT OF THE
JOHN ROWLAND SURVEY, ABSTRACT NO. 784
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNERS
GREGORY C. & JUDY K. PITTS
13524 COUNTY ROAD 480
ANNA, TEXAS 75409

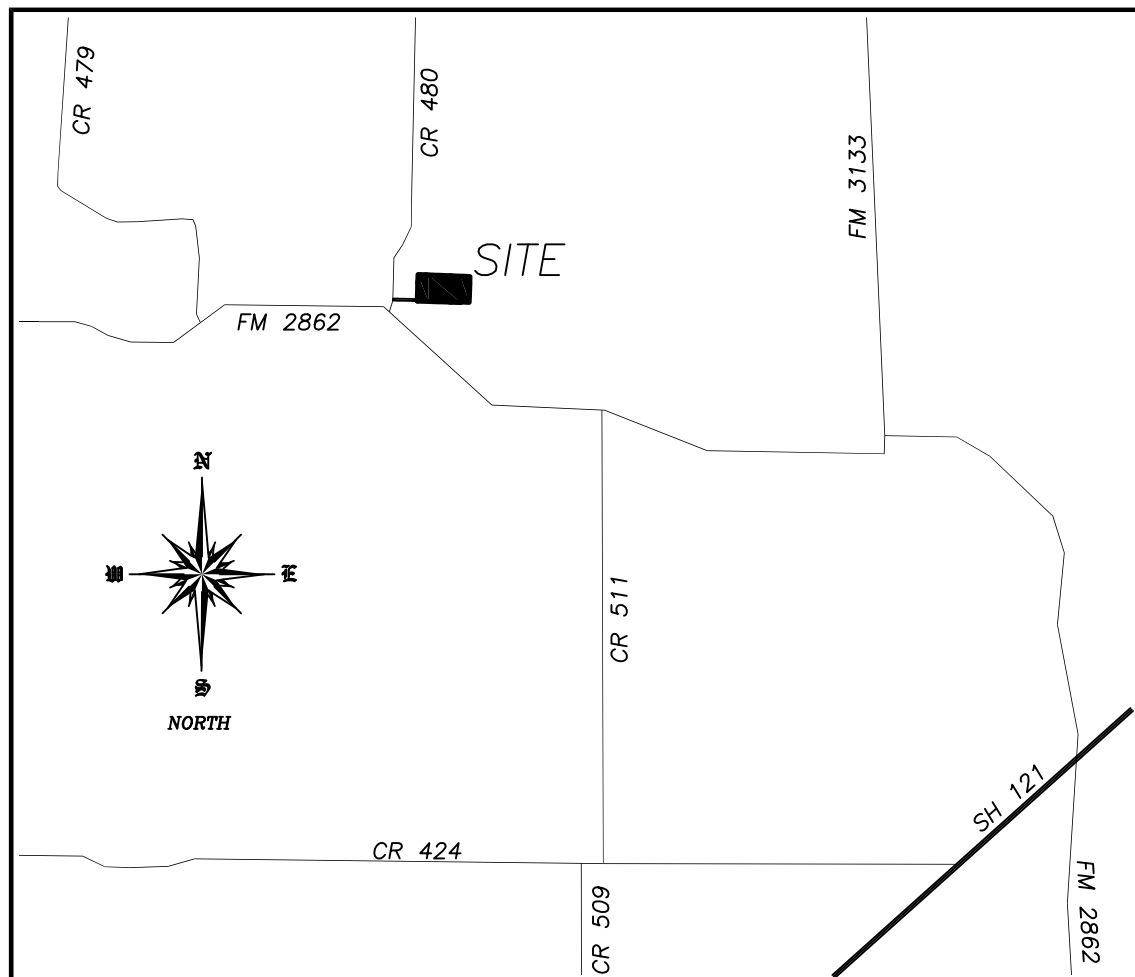
SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10089500

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, Gregory C. Pitts and Judy K. Pitts, are the owners of a tract of land situated in the John Rowland Survey, Abstract No. 784, in the City of Anna ETJ, Collin County, Texas, and also being all of a called 7.380 acre tract of land as conveyed to Gregory C. Pitts and Judy K. Pitts in Volume 6046, Page 2556 of the Land Records of Collin County, Texas and being more particularly described in metes and bounds as follows;
BEGINNING at 1/2" iron rod found for corner at the southwest corner of said 7.38 acre tract, said iron rod also being the southeast corners of a called 0.26 acres tract conveyed to Gregory C. Pitts and Judy K. Pitts in Volume 6046, Page 2556 of the Land Records of Collin County, Texas, said iron rod also being in the north line of a called 7.680 acre tract conveyed to Daniel & Dalcy Mangum as recorded in County Clerks No. 20181205001483350 of the Land Records of Collin County, Texas;
THENCE N 01°32'35" E a distance of 408.46' to a wood fence post found for corner;
THENCE S 87°42'14" E a distance of 799.78' to a capped 1/2" iron rod found for corner;
THENCE S 01°51'45" W a distance of 395.75' to a wood fence post found for corner;
THENCE N 86°02'34" W a distance of 131.33' to a point in Elm Grove Creek;
THENCE S 05°41'31" W with the center line of Elm Grove Creek a distance of 9.88' to a point for corner;
THENCE N 88°08'51" W a distance of 496.64' to a capped 1/2" iron rod found for corner;
THENCE N 88°39'01" W a distance of 168.95' to the POINT OF BEGINNING and containing 321,690 Square Feet or 7.385 Acres of land.

NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2022, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
5. The basis of bearings, horizontal and vertical position are derived from a RIK network provided by Allterra Central, Inc.
6. Selling any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes, and is subject to fines and withholding of utilities and building permits.



LOCATION MAP
NTS

OWNER'S CERTIFICATIONS

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Gregory C. Pitts and Judy K. Pitts, does hereby adopt this plat designating the hereinabove described property as **PITTS ADDITION, BLOCK A, LOTS 1 AND 2**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

GREGORY C. PITTS— OWNER JUDY K. PITTS — OWNER

STATE OF TEXAS:
COUNTY OF COLLIN:

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

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

Notary Public in and for Collin County, Texas

My Commission Expires: _____

STATE OF TEXAS:
COUNTY OF COLLIN:

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

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

Notary Public in and for Collin County, Texas

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

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

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

Notary Public in and for Collin County

My Commission Expires: _____

APPROVED THIS DAY _____ OF _____, 2022
BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS.

MAYOR

CITY SECRETARY

COLLIN COUNTY NOTES:

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

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

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the onsite sewer facilities described on this plat conform to applicable OSSF laws of the State of Texas, of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

EXHIBIT A

SHEET 2 OF 2
FINAL PLAT
PITTS ADDITION
BLOCK A, LOTS 1 AND 2
BEING 7.385 ACRES OUT OF THE
JOHN ROWLAND SURVEY, ABSTRACT NO. 784
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNERS
GREGORY C. & JUDY K. PITTS
13524 COUNTY ROAD 480
ANNA, TEXAS 75409

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

October 19, 2022

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

Re: Pitts Addition, Block A, Lots 1&2 Final plat

Council Members:

We have submitted a final plat for consideration by the City Council at an upcoming meeting. We respectfully request that this final plat be approved with a waiver to the following requirement:

Section 9.02.081(p) Maximum length of cul-de-sac streets. A cul-de-sac street shall not be longer than 600 feet, and at the closed end shall have a turnaround bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the center point of the cul-de-sac bulb.

This waiver is requested based on the following:

- A. The property is landlocked. Provided this design of right of way will help create the adequate access needed for lot 1 and adjacent property.**

We appreciate your consideration of this waiver request and approval of the final plat.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Pitts", written in a cursive style.

**Mr. Greg Pitts
903-821-5836**

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.

7 _____ acre(s)

Fees

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

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

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

Planning & Development Department

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: PITTS ADDITION Total Number of Acres: 7.385
Zoning Classification(s): ANNA'S ETJ Total Number of Lots: 2
Location: 9727 E FORK CIRCLE, ANNA, TEXAS 75409

Property Owner Information & Authorization

Name/Company: GREGORY C. & JUDY K. PITTS
Address: 13524 COUNTY ROAD 480
City: ANNA State: TX Zip Code: 75409
Phone: _____ Email: aaronuribe.o@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.

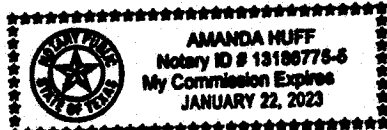
Property Owner's Signature: Gregory C. Pitts Date: 9-12-2022

STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Gregory Pitts (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 12th day of September, 2022



Amanda Huff
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 75049 • 972.924.2616 • www.annatexas.gov



Item No. 18.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit (SUP) for a metering station on one lot on 0.6± acre located on the north side of future Rosamond Parkway, 995± feet west of County Road 368. Applicant: MM Anna 325 LLC.

SUMMARY:

The applicant is requesting a Specific Use Permit to allow for a gas metering station on one lot on 0.6± acre located on the north side of future Rosamond Parkway, 995± feet west of County Road 368. Zoned: Planned Development (Ord. No. 932-2021).

REMARKS:

The applicant is requesting a Specific Use Permit (SUP) for a gas metering station. The Zoning Ordinance defines gas metering station as a *facility at which natural gas flows are regulated and recorded*.

The subject property is undeveloped and zoned Planned Development (Ord. No. 932-2021). The property will be a common area lot of the Villages of Hurricane Creek – North Subdivision. There is an existing 50-foot utility easement and gas line which this would be connecting to.

A site plan for the gas metering station, Villages of Hurricane Creek, North, Block N, Lot 1X, accompanies this request.

At the October 3, 2022 Planning & Zoning Commission meeting the commission tabled and held open the public hearing in order for the applicant to provide additional information raised by the Commission and surrounding neighbors. The applicant will be presenting slides (attached) which identify a similar gas metering station within a residential subdivision and will discuss sound generation and odor omission from these types of facilities.

Surrounding Land Use and Zoning

North	Urban Crossing Subdivision zoned SF-E
East	Undeveloped remainder of common area lot. Villages of Hurricane Creek – North, Phase 1 zoned Planned Development (Ord. No. 932-2021)
South	Undeveloped land. Villages of Hurricane Creek – North, Phase 2 zoned Planned Development (Ord. No. 932-2021)
West	Under construction, single-family dwellings, detached. Villages of Hurricane Creek – North, Phase 1 zoned Planned Development (Ord. No. 932-2021)

Specific Use Permit

The Zoning Ordinance designates certain uses as requiring a SUP to allow the Planning & Zoning

Commission and City Council to review requests on a case-by-case basis as to its probable effect on the adjacent property and the community welfare. The request may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public.

The Zoning Ordinance and Planned Development allows gas metering station within residential zoning districts with approval of a SUP.

REQUEST:

Request for a Specific Use Permit to allow for a gas metering station on one lot on 0.6± acre located on the north side of future Rosamond Parkway, 995± feet west of County Road 368.

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

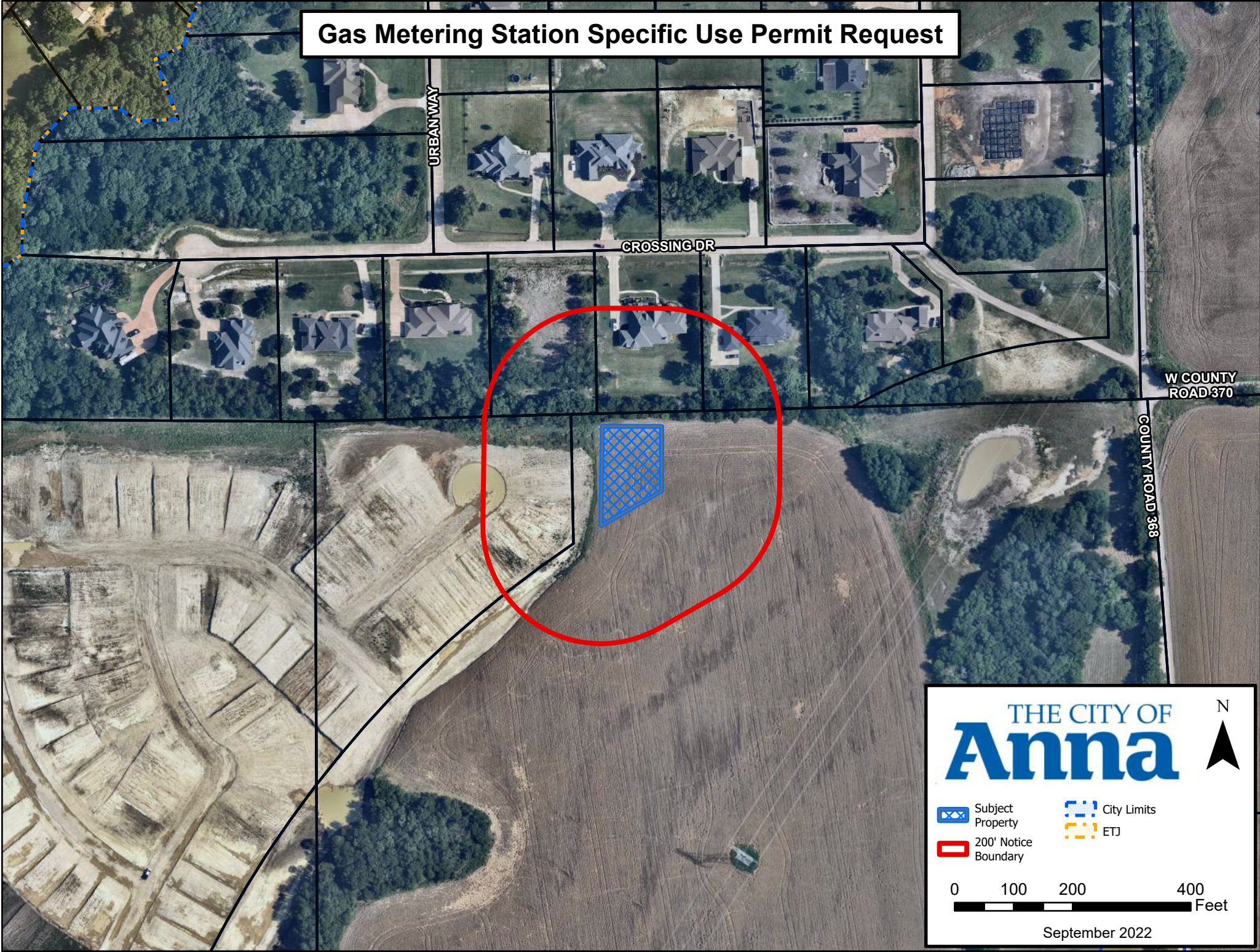
STAFF RECOMMENDATIONS:

The requested use is appropriate as the property is limited by the presence of the existing gas line and easement and future alignment of W Rosamond Parkway.

ATTACHMENTS:

1. Gas Metering Station SUP Request Locator Map
2. Exhibit A (SP) Villages of Hurricane Creek - North Gas Metering Station
3. Responses Received as of 10-28-22
4. Zoning Application_Signed
5. Anna P&Z - Nov 7

Gas Metering Station Specific Use Permit Request



THE CITY OF
Anna

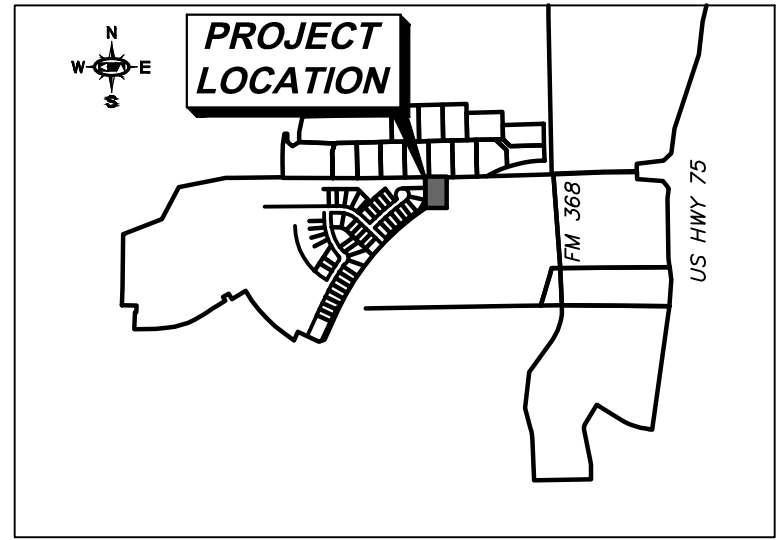
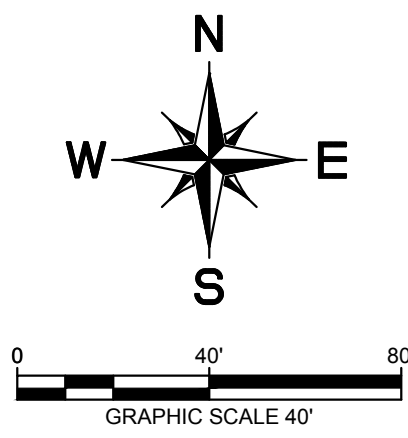


-  Subject Property
-  City Limits
-  200' Notice Boundary
-  ETJ

0 100 200 400 Feet

September 2022

EXHIBIT A



VICINITY MAP
N.T.S.

LEGEND

	PROPOSED ACCESS DRIVE
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	GAS METERING APPURTENANCES
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-R / ORD. NO. 932-2021 / GAS METERING STATION
EASEMENT AREA/ SQ. FT. AND AC	25,401 SQ.FT/ 0.581 AC
BUILDING AREA (gross square footage)	N/A
BUILDING HEIGHT (number of stories)	N/A
LOT COVERAGE	N/A
FLOOR AREA RATIO (for non-residential zoning)	N/A
TOTAL PARKING REQUIRED WAREHOUSE: (1 SPACE/1,000 GSF)	N/A
TOTAL PARKING PROVIDED	N/A
TOTAL HANDICAP REQUIRED*	N/A
TOTAL HANDICAP PROVIDED*	N/A

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

NOTES

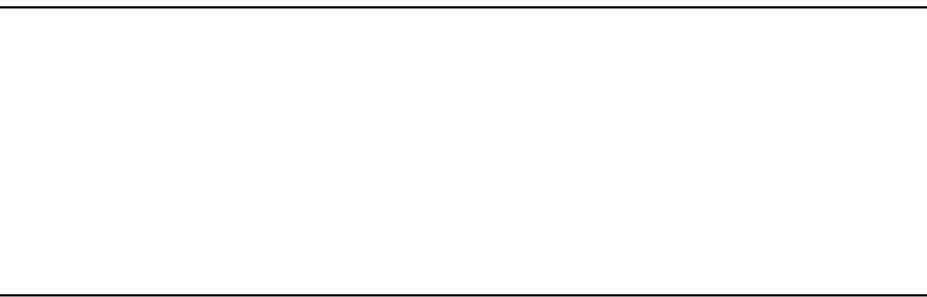
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ANNA REQUIREMENTS.
- LINEWORK PROVIDED TO KIMLEY-HORN BY ATMOS FOR EXHIBIT PURPOSES ONLY.

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48085C0155J, effective June 2, 2009 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X.

TREE NOTE

PROTECTED TREES DO NOT EXIST WITHIN THE DISTURBED AREA OF THIS SITE.



SITE PLAN
BEING A PORTION OF TRACT 4
VILLAGES OF HURRICANE
CREEK NORTH
BEING 0.581 ACRES OUT OF THE
JOHN ELLETT SURVEY
ABSTRACT NO. A0296
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARED SEPTEMBER 7th, 2022

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET
SUITE 100
MCKINNEY, TEXAS 75069
TEL. NO. (469) 301-2597
CONTACT: JOHN TEDESCO

OWNER:
MM ANNA 325 LLC
1800 VALLEY VIEW LN SUITE 300
DALLAS, TEXAS 75234

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2597 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	DATE	SEPTEMBER 2022
	SCALE	AS SHOWN
	DESIGNED BY	
	DRAWN BY	
	CHECKED BY	

VILLAGES OF
HURRICANE CREEK

THE CITY OF
Anna

SITE PLAN

SHEET NUMBER
SP-01

Drawn: J. TeDESCO
Checked: J. TeDESCO
Date: 9/14/2022
Last Saved: 9/14/2022 1:59 PM
Drawn Path: K:\ANNA\DRAWING\PROJUTAHNA\SP\CAD\PLAN\SP-01.dwg
Sheet Name: SITE PLAN (1 of 2)

This document, together with the corresponding design, is intended solely for the specific purpose and project for which it was prepared. It is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc. and is not to be relied upon for any other purpose. The user assumes full responsibility for the use of this document and its contents. The user agrees to indemnify and hold Kimley-Horn and Associates, Inc. harmless from and against all claims, damages, costs, and expenses, including reasonable attorneys' fees, arising out of or from the use of this document and its contents, whether or not such claims, damages, costs, and expenses are caused in whole or in part by the negligence of Kimley-Horn and Associates, Inc.

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

THIS IS TOO CLOSE TO OUR
HOUSES. THERE ARE MANY OTHER
LOCATIONS IN DEVELOPMENT THAT ARE SAFER.

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

BENJAMIN EASAW
Name (Please Print)

B. Easaw
Signature

3040 CROSSING DR.
Address

10/4/2022
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

STORING DANGEROUS CHEMICALS SO CLOSE TO
OUR HOMES IS A HEALTH RISK AND CREATES A
TOXIC ENVIRONMENT. WE ARE STRONGLY OPPOSED
TO THIS PROPOSAL!

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

TED HOYT

Name (Please Print)

[Signature]

Signature

3003 CROSSING DR. ANNA, TX 75409

Address

10/4/2022

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I am extremely concerned about this metering station location backing up to the south side of our neighborhood (Urban Crossing). There are hidden dangers in this proposal that could affect our entire neighborhood. We need to discuss putting this in another location far

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

Kylee Kelley

Name (Please Print)

Signature

Address

Date

3006 Urban Way, Anna TX 75409

10/4/22

Please return form to:

USPS Mail:

City of Anna

Planning and Development Department

P.O. Box 776

Anna, TX 75409

Hand Delivery:

Planning and Development Department

Public Works Building

3223 N. Powell Parkway

Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Reference: Gas Metering Station on lot North Side of future ~~Road~~ Road.
Concerned with storage of toxic chemicals that are flammable so
close to our neighbors and fellow ~~residents~~ residents of Anna.

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

Billy Hendrix
Name (Please Print)

[Signature]
Signature

3006 Crossing Dr.
Address

10/3/2022
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

THE CITY OF
Anna

ATMOS Metering Station

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

We are opposed to the location and ask
that it be changed to an area further
from our neighborhood (Urban Crossing) due
to environmental and safety concerns as
well as property value concerns.

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

Steve & Kim Sweeney

Name (Please Print)

[Signature]

Signature

3111 Urban Way. Apt 75409

Address

10/4/22

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I HAVE LIVE THE LAST 20 YEARS JUST NORTH OF A
CEMENT PLANT, SO I AM FULLY AWAIT OF THE IMPACT TO
THE COMMUNITY, PLEASE DO NOT CAUSE MY RETIREMENT TO
BE THE SAME. PLEASE RELOCATE THE METERING STATION.

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

NICK R GRIFFIN

Name (Please Print)

Nick R Griffin

Signature

3035 URBAN WAY, ANNA, TX

Address

10/04/2022

Date

Please return form to:

USPS Mail:

City of Anna

Planning and Development Department

P.O. Box 776

Anna, TX 75409

Hand Delivery:

Planning and Development Department

Public Works Building

3223 N. Powell Parkway

Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

THIS LOCATION IS INAPPROPRIATE FOR A FACILITY

THAT WILL CONTAIN TOXIC CHEMICALS GENERATE OFFENSIVE
ODORS, AND CYCLING NOISE, I STRONGLY OPPOSE
THIS LOCATION THAT IS WITHIN CLOSE DISTANCE TO OUR
HOUSES.

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

THOMAS LONGMIRE
Name (Please Print)


Signature

3032 CROSSING DR
Address

10/3/2022
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

*We are opposed to the placement of
the Atmos metering station.*

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

R.G. AND Barbara Urban
Name (Please Print)

Barbara Urban
Signature

3104 Urban Way
Address

10-5-2022
Date

Please return form to:

USPS Mail:

City of Anna

Planning and Development Department

P.O. Box 776

Anna, TX 75409

Hand Delivery:

Planning and Development Department

Public Works Building

3223 N. Powell Parkway

Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Purposed gas meter station is a potential risk to the adjacent neighborhood – Urban Crossings. This type of stations have threat of explosions, odorless and colorless gas leaks including lead poisoning to the natural environment. Radon 222 is a natural radioactive gas that is produced by these kind of gas metered stations. This type of exposure to our families and children can have a lifetime of horrible health issues. And NO amount of OSHA safety guidelines can guarantee our children health and safety.

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

RICHARD ESPINOZA

Name (Please Print)

Richard Espinoza

Signature

3106 CROSSING DR. ANNA, TX 75409

Address

10/4/2022

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Please update address

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

THE CITY OF
Anna

RECEIVED 10/05/2022
DEVELOPMENT SERVICES

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Purposed gas meter station is a potential risk to the adjacent neighborhood – Urban Crossings. This type of stations have threat of explosions, odorless and colorless gas leaks including lead poisoning to the natural environment. Radon 222 is a natural radioactive gas that is produced by these kind of gas metered stations. This type of exposure to our families and children can have a lifetime of horrible health issues. And NO amount of OSHA safety guidelines can guarantee our children health and safety.

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

DEBRA A. ESPINOZA

Name (Please Print)

D. Espinoza

Signature

3106 Crossing Dr. Anna, TX 75409

Address

10/4/2022

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

GAS Metering Station

RECEIVED 10/10/2022
DEVELOPMENT
SERVICES



Please circle one:

In favor of request

Neutral to request

Opposed to request *MA*

Comments:

Creates a hazard within a community if gas and/or chemicals are above ground, especially next to what will become a very busy road on a outside curve of the road. Surely there are safer, more practical locations for this station!

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

Mike Archer

Name (Please Print)

Mike Archer

Signature

3119 CROSSING DR

Address

10/3/22

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Thank you! for the great job the City of Anna has been doing. I believe that as an organized and modern city a natural gas plant shouldn't be close to our homes.

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

Shirley Palacios
Name (Please Print)

[Signature]
Signature

3043 Urban Way Anna, TX
Address

10-04-2022
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

Application for Zoning Change



Project Type

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

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 | | <u>PD-R</u> |
| ☐ 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

SUP - Proposed Gas Metering Station

Planning & Development Department

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

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.

30 acre(s)

Fees

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

The application fee of \$ 3,000.00, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

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

Owner Authorization and Representative Designation



Property Description

Subdivision: ABS A0296 John Ellett Survey Total Number of Acres: 30
Zoning Classification(s): PD-R Total Number of Lots: 1
Location: 10847 County Road 368, Anna, TX 75409

Property Owner Information & Authorization

Name/Company: MM Anna 325 LLC
Address: 1800 Valley View Lane Suite 300
City: Dallas State: TX Zip Code: 75234-89845
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate John Tedesco (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.

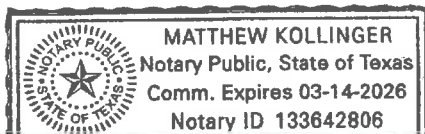
Property Owner's Signature: [Signature] Date: _____

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared Mehrdad Mowjidi (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 18 day of August, 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: John Tedesco, P.E.

Company: Kimley-Horn & Associates

Address: 260 East Davis Street, Suite 100

City: McKinney State: TX Zip Code: 75069

Phone: 469-301-2597 Email: john.tedesco@kimley-horn.com

Planning & Development Department

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

Anna P&Z

November 7, 2022

Atmos Energy Measuring Station

Site

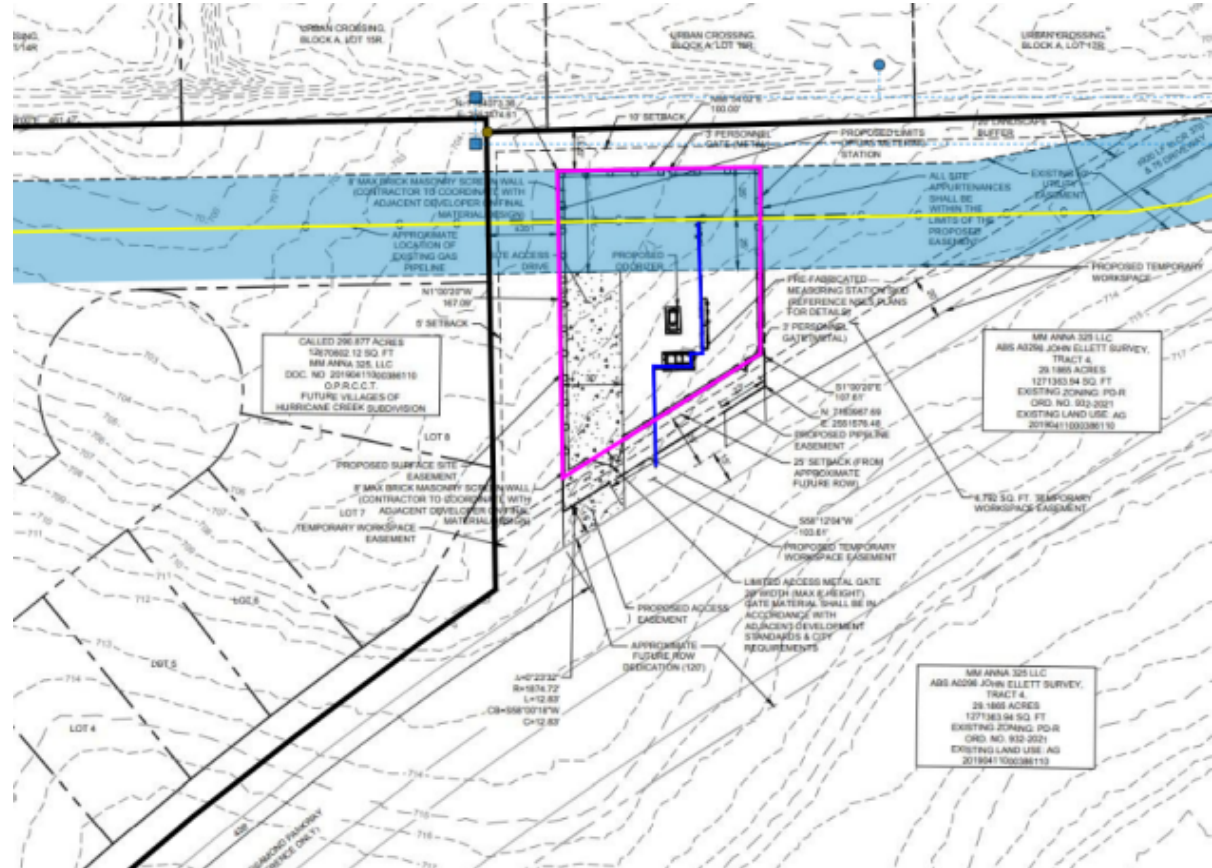
Wall Height

8 feet

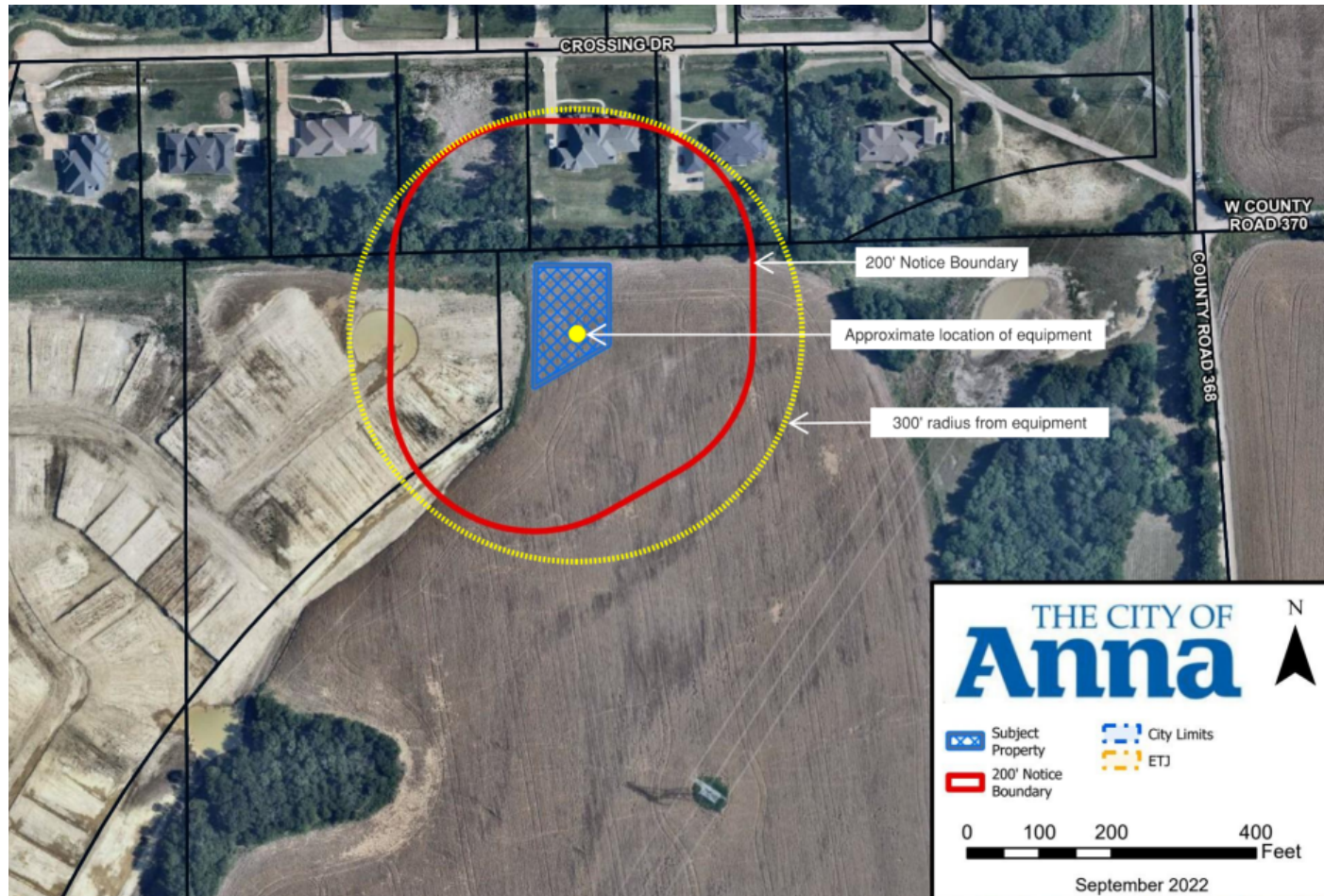
Walls to match Hurricane Creek's neighborhood facade

Footprint

167' x 100' x 107' x 104'



Site



Proposed Anna measuring station site within Hurricane Creek subdivision

Site

Example site:



Similar measuring station located in the Willow Wood subdivision – Telephone Rd and Hwy 5, McKinney, TX

Footprint: 121' x 102'

Site

Example site:



Similar measuring station located in the Willow Wood subdivision – Telephone Rd and Hwy 5, McKinney, TX

Footprint: 121' x 102'

Sound

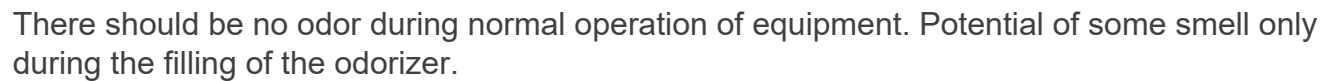


Decibel Sound Chart

20	Leaves rustling
30	Whisper
40	Quiet library
50	Moderate rainfall
60	Dishwashers, normal conversation
70	Traffic, vacuums
80	Alarm clock
90	Lawnmowers, hair dryers, blenders
100	MP3 players at full volume

Decibel readings at existing Willow Wood subdivision measuring station

Current decibel level at proposed site in Anna: 45



First 6 years: ~ 1 time every 18 months
By year 10: ~ twice a year



Item No. 19.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Villages of Hurricane Creek, North, Block N, Lot 1X, Site Plan. Applicant: MM Anna 325 LLC.

SUMMARY:

Metering station on one lot on 0.6± acre located at the north side of future Rosamond Parkway, 995± feet west of County Road 368. Zoned: Planned Development (Ord. No. 932-2021).

The purpose of the Site Plan is to show the proposed metering station site improvements.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Gas Metering Station Site Plan Locator Map
2. Exhibit A (SP) Villages of Hurricane Creek - North Gas Metering Station
3. Zoning Application_Signed

Site Plan - Atmos Energy Gas Metering Station

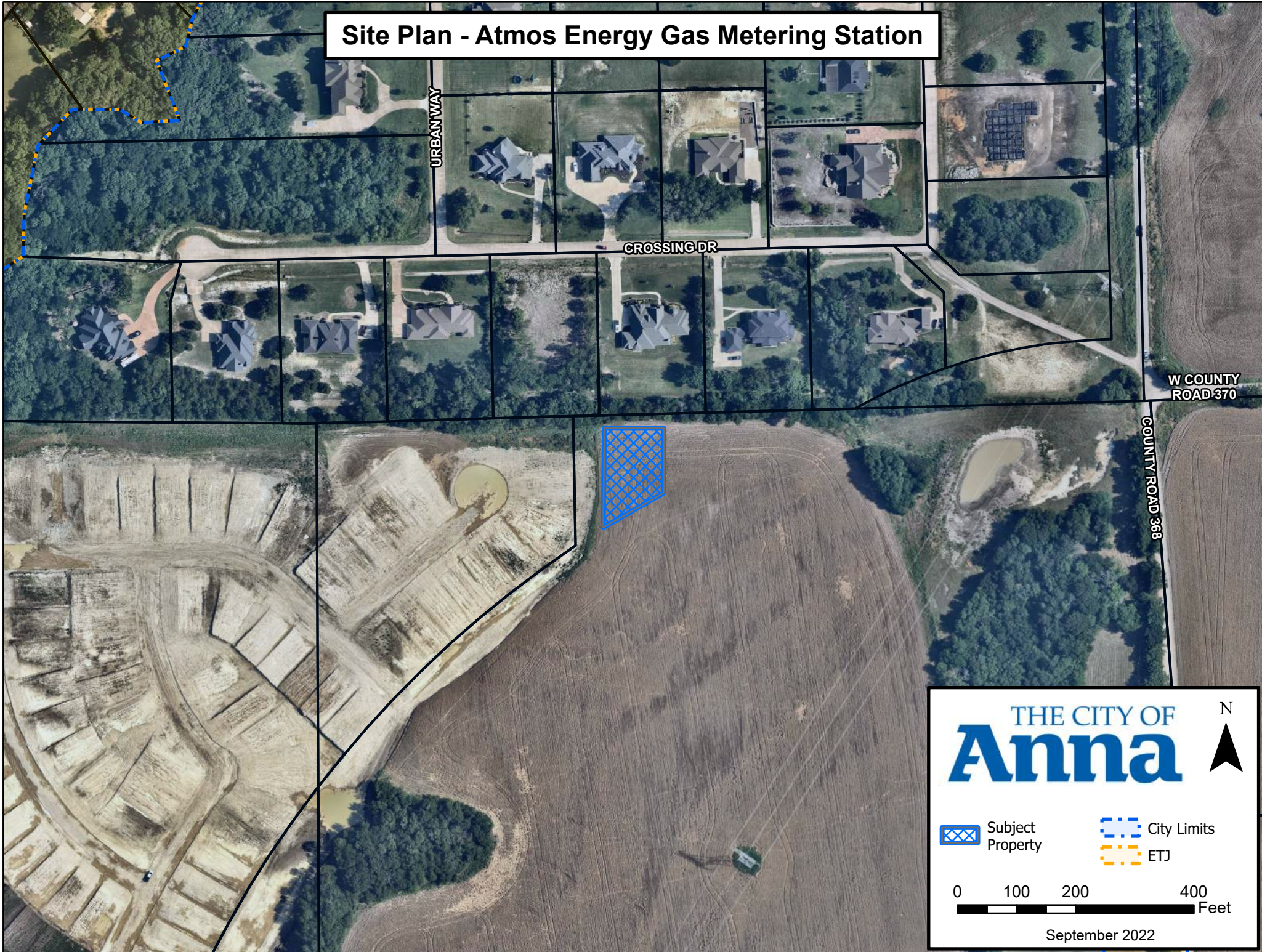
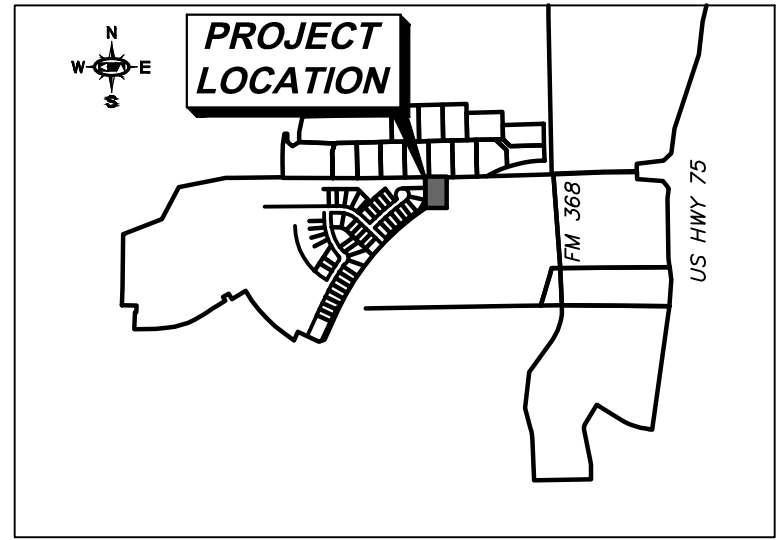
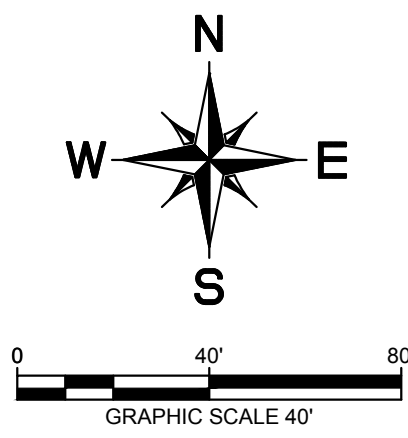


EXHIBIT A



VICINITY MAP
N.T.S.

LEGEND

	PROPOSED ACCESS DRIVE
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	GAS METERING APPURTENANCES
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-R / ORD. NO. 932-2021 / GAS METERING STATION
EASEMENT AREA/ SQ. FT. AND AC	25,401 SQ.FT/ 0.581 AC
BUILDING AREA (gross square footage)	N/A
BUILDING HEIGHT (number of stories)	N/A
LOT COVERAGE	N/A
FLOOR AREA RATIO (for non-residential zoning)	N/A
TOTAL PARKING REQUIRED WAREHOUSE: (1 SPACE/1,000 GSF)	N/A
TOTAL PARKING PROVIDED	N/A
TOTAL HANDICAP REQUIRED*	N/A
TOTAL HANDICAP PROVIDED*	N/A

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

NOTES

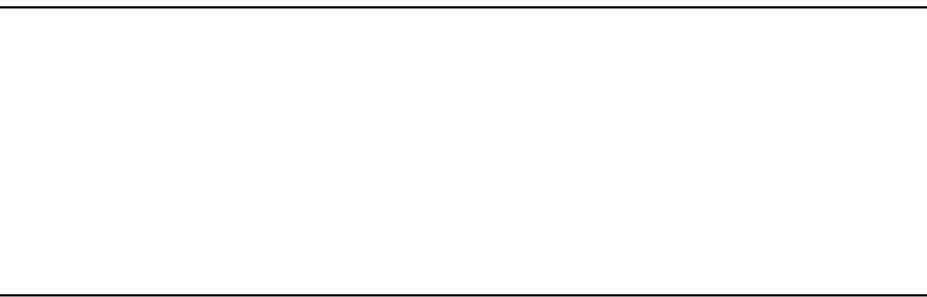
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ANNA REQUIREMENTS.
- LINEWORK PROVIDED TO KIMLEY-HORN BY ATMOS FOR EXHIBIT PURPOSES ONLY.

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48085C0155J, effective June 2, 2009 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X.

TREE NOTE

PROTECTED TREES DO NOT EXIST WITHIN THE DISTURBED AREA OF THIS SITE.



SITE PLAN
BEING A PORTION OF TRACT 4
VILLAGES OF HURRICANE
CREEK NORTH
BEING 0.581 ACRES OUT OF THE
JOHN ELLETT SURVEY
ABSTRACT NO. A0296
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARED SEPTEMBER 7th, 2022

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET
SUITE 100
MCKINNEY, TEXAS 75069
TEL. NO. (469) 301-2597
CONTACT: JOHN TEDESCO

OWNER:
MM ANNA 325 LLC
1800 VALLEY VIEW LN SUITE 300
DALLAS, TEXAS 75234

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2597 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	DATE	SEPTEMBER 2022
SCALE	AS SHOWN	
DESIGNED BY		
DRAWN BY		
CHECKED BY		

VILLAGES OF
HURRICANE CREEK

THE CITY OF
Anna

SITE PLAN

SHEET NUMBER
SP-01

Drawn: J. TeDESCO
Checked: J. TeDESCO
Date: 9/14/2022
Last Saved: 9/14/2022 1:59 PM
Drawn Path: K:\ANNA\DRAWING\PROJECT\ANNA SUP\CAD\PLANS\SHEETS
Drawn File: SITE PLAN.dwg (1:24.5)

This document, together with the corresponding design, is intended solely for the specific purpose and project for which it was prepared. It is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc. and is not to be relied upon for any other purpose. The user assumes all liability for any use of this document for any other purpose.

Application for Zoning Change



Project Type

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

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 | | <u>PD-R</u> |
| ☐ 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

SUP - Proposed Gas Metering Station

Planning & Development Department

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

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.

30 acre(s)

Fees

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

The application fee of \$ 3,000.00, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

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

Owner Authorization and Representative Designation



Property Description

Subdivision: ABS A0296 John Ellett Survey Total Number of Acres: 30
Zoning Classification(s): PD-R Total Number of Lots: 1
Location: 10847 County Road 368, Anna, TX 75409

Property Owner Information & Authorization

Name/Company: MM Anna 325 LLC
Address: 1800 Valley View Lane Suite 300
City: Dallas State: TX Zip Code: 75234-89845
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate John Tedesco (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.

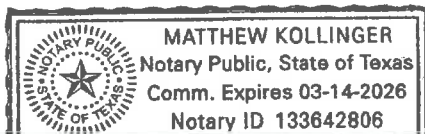
Property Owner's Signature: [Signature] Date: _____

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared Mehrdad Mowjidi (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 18 day of August, 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: John Tedesco, P.E.

Company: Kimley-Horn & Associates

Address: 260 East Davis Street, Suite 100

City: McKinney State: TX Zip Code: 75069

Phone: 469-301-2597 Email: john.tedesco@kimley-horn.com

Planning & Development Department

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



Item No. 20.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend zoning for multiple-family residences on one lot on 16.3± acres located on the south side of County Road 1106, 185± feet east of N. Powell Parkway. Applicant: Anna 1340 Holding LLC.

SUMMARY:

The subject property was rezoned in May 2022 as a Planned Development to allow for a medium-density, multiple-family residence. The property is under contract with a new developer and the request is to better accommodate their product type.

A concept plan (Exhibit A) and open space exhibit (Exhibit B) for Anna Station, accompanies this request.

REMARKS:

The applicant is proposing amend the multiple-family zoning and design standards to include:

Height: Increase the maximum building height from 26 feet to 29 feet. For comparison, single-family zoning district typically allow a maximum height of buildings to be 35 feet.

Front yard setback: Reduce the front yard setback from 25 feet to 20 feet. Front yard setback only pertain to the buildings that run parallel to County Road (CR) 1106.

Side yard, interior setback: Reduce the side yard setback along the western property line from 20 feet to 15 feet and stipulate that mechanical equipment may not be closer than 5 feet to the property line.

Refuse: Reduce the number of dumpsters when valet trash service is provided.

Fencing: Clarify that an interior fence greater than 3 feet is permitted within the front yard setback for units adjacent to the screening wall that runs parallel to CR 1106.

Landscape Buffer: Reduce the landscape buffer from 20 feet to 10 feet along CR 1106.

Tree Preservation Buffer: Reduce the tree preservation buffer along the DART right-of-way from 20 feet to 15 feet.

Attached (Exhibit C) are the applications justifications associated with the requested modified development standards.

REQUEST:

Request to amend zoning for 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 to allow for multiple-family residence on one lot with modified development standards.

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:**

If the Commission votes in favor of the zoning request, to avoid confusion with the previously approved ordinance, it is recommended to repeal Ordinance No. 977-2022 and replace with the recommended restrictions below:

Restrictions:

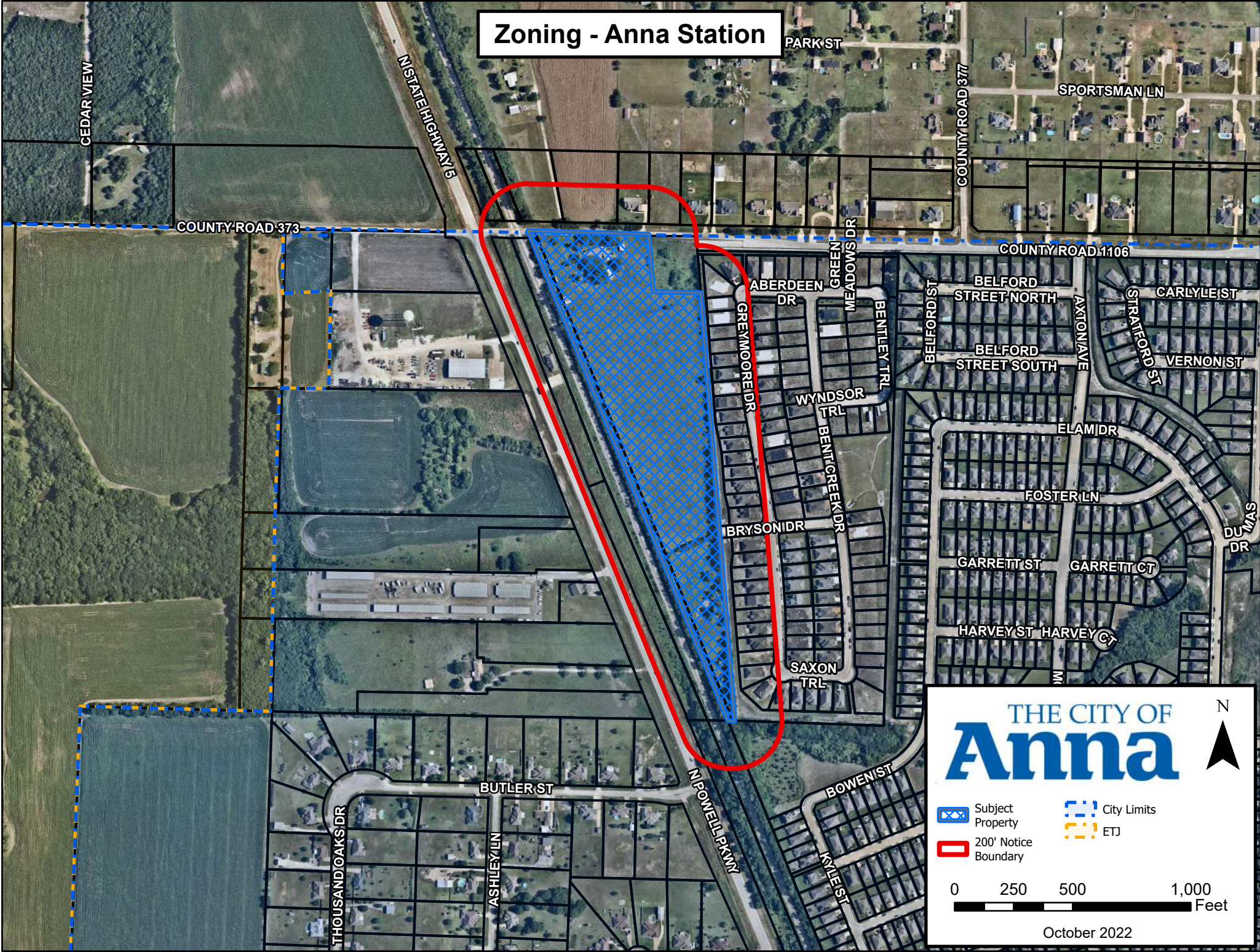
1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A) and Open Space Plan (Exhibit B).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential - Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - i. Maximum Height (feet): 29
 - ii. Front yard setback: 20 feet
 - iii. Side Yard, Interior setback:
 1. Along the eastern property boundaries buildings shall be set back a minimum of 10 feet including two-story structures.
 2. Along the western property boundary buildings shall be setback a minimum of 15 feet including two-story structures.
 3. Mechanical equipment shall not be closer than 5 feet to the property line
 - iv. Parking:
 1. One-bedroom: One (1) space per unit;
 2. Two- bedroom: Two (2) spaces per unit;
 3. Three-bedroom: Three (3) spaces per unit;
 4. Covered Parking: 50% of the residence required parking must be covered; and
 5. Visitor Parking: 0.25 per unit.
 - v. Refuse: When valet trash services are provided, exempt from Sec. 9.04.019 (g) and must provide a minimum of 12 cubic yards of refuse container.
 - vi. Screening Wall and Fence:

1. Screening and fencing on any perimeter not abutting a public right-of-way shall consist of a 6-foot board on board wood fencing.
2. Screening wall and fences greater than 3 feet in height are permitted within the front yard setback
- vii. Landscape Buffer along Major Thoroughfare: 10 feet
- viii. Tree Preservation Buffer: To preserve the natural tree line, provide transition between different types of land uses, and to reduce noise, air, and visual pollutions the following shall be required.
 1. 15-foot-wide vegetative buffer shall be provided along the entire western property boundary adjacent to the Dallas Area Rapid Transit rail line. The natural tree line shall be preserved as a buffer and in areas where no trees exist, trees with a 3" minimum caliber shall be planted staggered at 25-foot centers. The 15-foot vegetative buffer can count toward the required 15-foot building setback from the property line.
3. To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located along the western property boundary of the zoning requires. The existing tree line shall be located within a 20' tree preservation easement as identified on the Concept Plan (Exhibit B) 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.
4. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
5. The Concept Plan will expire after two (2) years of approval.

ATTACHMENTS:

1. Anna Station Locator Map
2. PZ - STAFF REPORT (Zoning) - Anna Station 11-07-22
3. Exhibit A (CP) Anna Station
4. Exhibit B (OSP) Anna Station
5. Exhibit C (Justifications) Anna Station
6. Application

Zoning - Anna Station



THE CITY OF
Anna

Subject Property
City Limits
ETJ
200' Notice Boundary

0 250 500 1,000 Feet

October 2022

CITY OF ANNA
PLANNING & ZONING COMMISSION

November 7, 2022

Public Hearing: Zoning – Anna Station

Applicant: Anna 1340 Holding LLC

DESCRIPTION:

Request to amend zoning for 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5.

HISTORY:

The subject property was rezoned in May 2022 as a Planned Development to allow for a medium-density, multiple-family residence. The property is under contract with a new developer and the request is to better accommodate their product type.

A concept plan (Exhibit A) and open space exhibit (Exhibit B) for Anna Station, accompanies this request.

REMARKS:

The applicant is proposing amend the multiple-family zoning and design standards to include:

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Attached (Exhibit C) are the applications justifications associated with the requested modified development standards.

SUMMARY:

Request to amend zoning for 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 to allow for multiple-family residence on one lot with modified development standards.

RECOMMENDATION:

If the Commission votes in favor of the zoning request, to avoid confusion with the previously approved ordinance, it is recommended to repeal Ordinance No. 977-2022 and replace with the recommended restrictions below:

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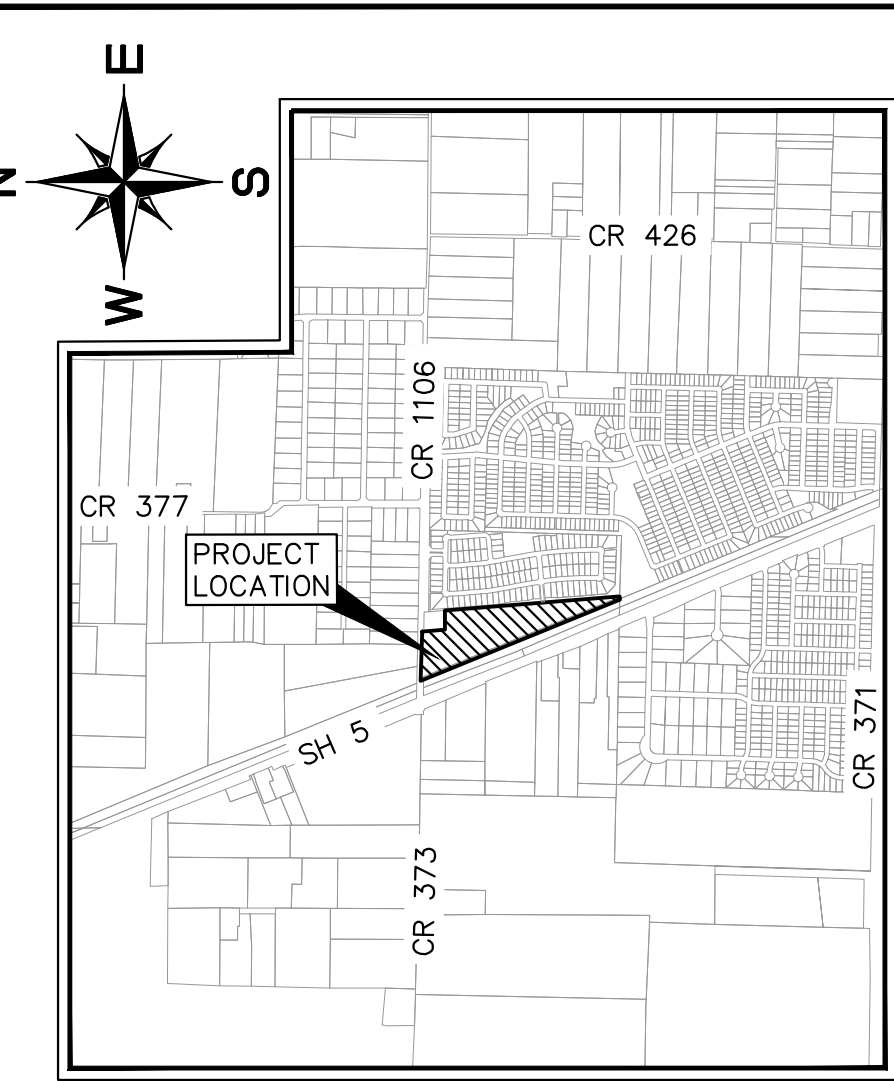
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authorized by the City Council with the approval of the final development plan(s) and without public hearing.

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

PREPARED BY: LISA WANN, ARCHITECT, 10/26/2022 10:40 AM
DRAWN BY: KCEI CIVIL/SINGLE-FAMILY PLANNING, 2022/10/26/2022 10:40 AM
LAST SAVED: 10/26/2022 8:59 AM
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1" = 2,000'

SUMMER LAKE COUNTRY ESTATES
LOTS 1 THRU 12, BLOCK A
VOL. 2016, PG. 415
P.R.C.C.T.
(NEIGHBORING SITE LOCATED IN CITY OF ANNA ETJ)

ORR CLYDE H
VOLUME 1812, PAGE 910
D.R.C.C.T.
(NEIGHBORING SITE LOCATED IN CITY OF ANNA ETJ)

STANLEY L JASPER
VOLUME 3484, PAGE 415
D.R.C.C.T.
(NEIGHBORING SITE LOCATED IN CITY OF ANNA ETJ)

1445' TO CR 377 AND CR 1106 INTERSECTION
935' TO NEAREST DRIVEWAY

670' TO N POWELL PKWY (SH 5) INTERSECTION
1180' TO NEAREST DRIVEWAY

90' FUTURE ROW

45' ASSUMED ROW DEDICATION

59' PROPOSED DRIVEWAY

20' BUILDING SETBACK

20' EXISTING UTILITY EASEMENT

PROPOSED 5' DOUBLED ACCESS GATE

10' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

HANIC ADISA
VOLUME 6071, PAGE 432
D.R.C.C.T.
(NEIGHBORING SITE, ZONED SF-E)
(VACANT RESIDENTIAL SINGLE FAMILY)

6' WOODEN BOARD-ON-BOARD PERIMETER FENCING

6' WOODEN BOARD-ON-BOARD PERIMETER FENCING

6' WOODEN BOARD-ON-BOARD PERIMETER FENCING

MASONRY PERIMETER FENCE ALONG CR 1106

PICKLEBALL COURT

DOG PARK

DOG PARK

CBU PAD

ARTIFICIAL TURF SEATING AREA

POOL

POOL

LEASING CENTER

ENTRY GATE WITH KNOX BOX

MAINTENANCE BARN

MAINTENANCE BARN

24' PROPOSED FIRE LANE, ACCESS & UTILITY EASEMENT DEDICATION

24' PROPOSED FIRE LANE, ACCESS & UTILITY EASEMENT DEDICATION

24' PROPOSED FIRE LANE, ACCESS & UTILITY EASEMENT DEDICATION

24' PROPOSED FIRE LANE, ACCESS & UTILITY EASEMENT DEDICATION

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

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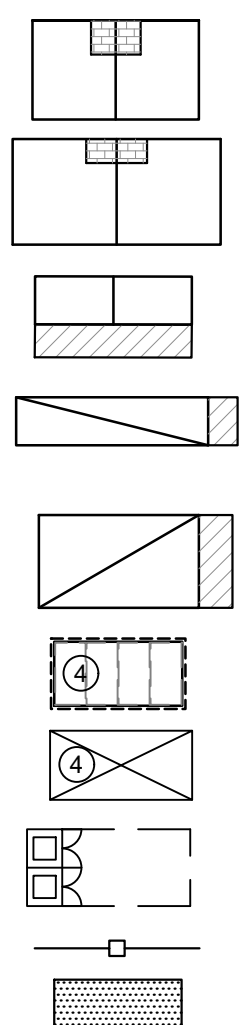
10' BUILDING SETBACK

10' BUILDING SETBACK

EXHIBIT A
1 OF 2

ONE SINGLE LOT TOTALING:
710,028 SQUARE FEET
16.3 ACRES

LEGEND



NOTE: DEVELOPMENT ASSUMES ONE LOT FOR THE ENTIRE DEVELOPMENT

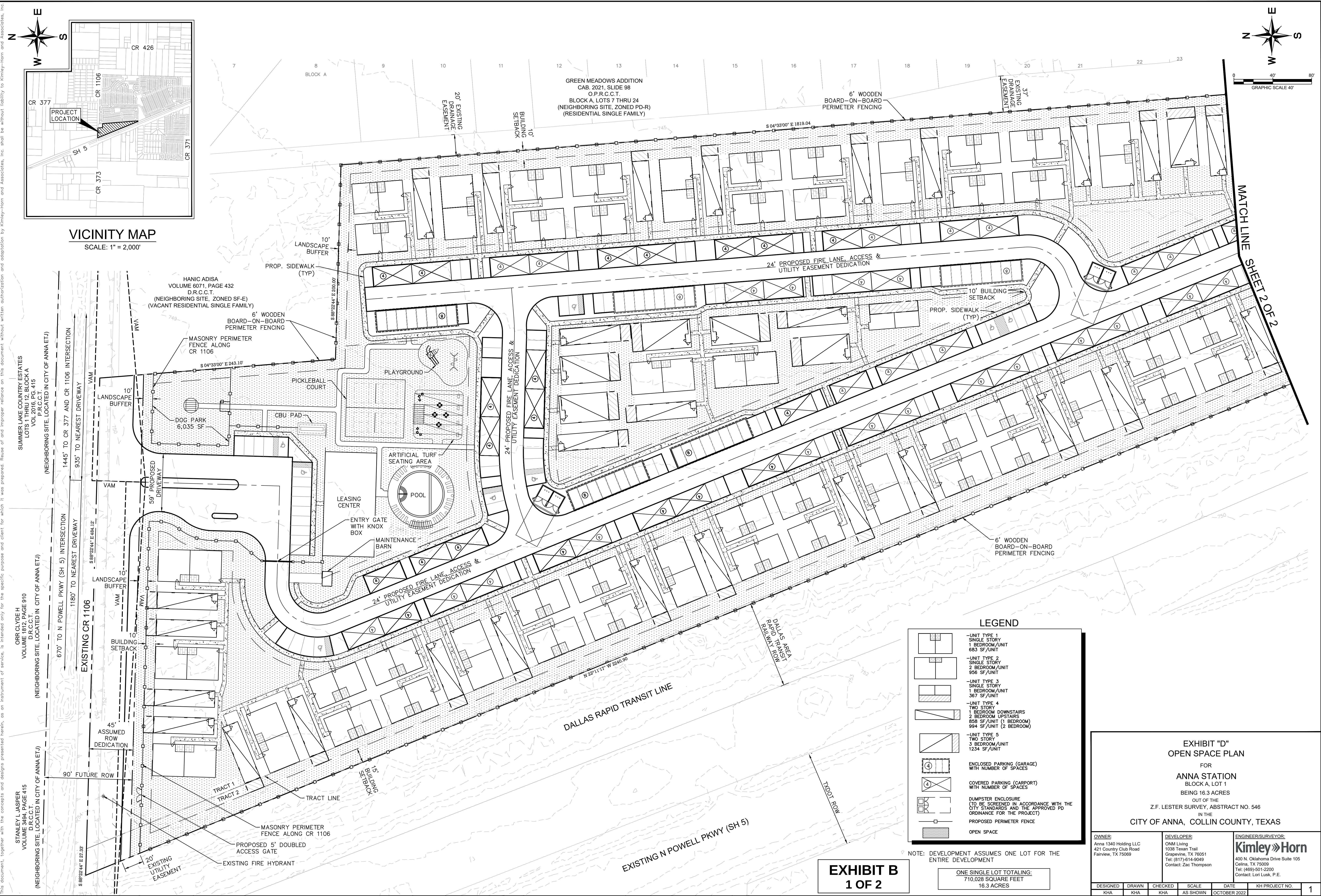
CONCEPT PLAN
FOR
ANNA STATION
BLOCK A, LOT 1
BEING 16.3 ACRES
OUT OF THE
Z.F. LESTER SURVEY, ABSTRACT NO. 546
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER:
Anna 1340 Holding LLC
421 Country Club Road
Fairview, TX 75069

DEVELOPER:
ONM Living
1038 Texan Trail
Grapevine, TX 76051
Tel: (817)-614-9049
Contact: Zac Thompson

ENGINEER/SURVEYOR:
Kimley-Horn
400 N. Oklahoma Drive Suite 105
Celina, TX 75009
Tel: (469)-501-2200
Contact: Lori Lusk, P.E.

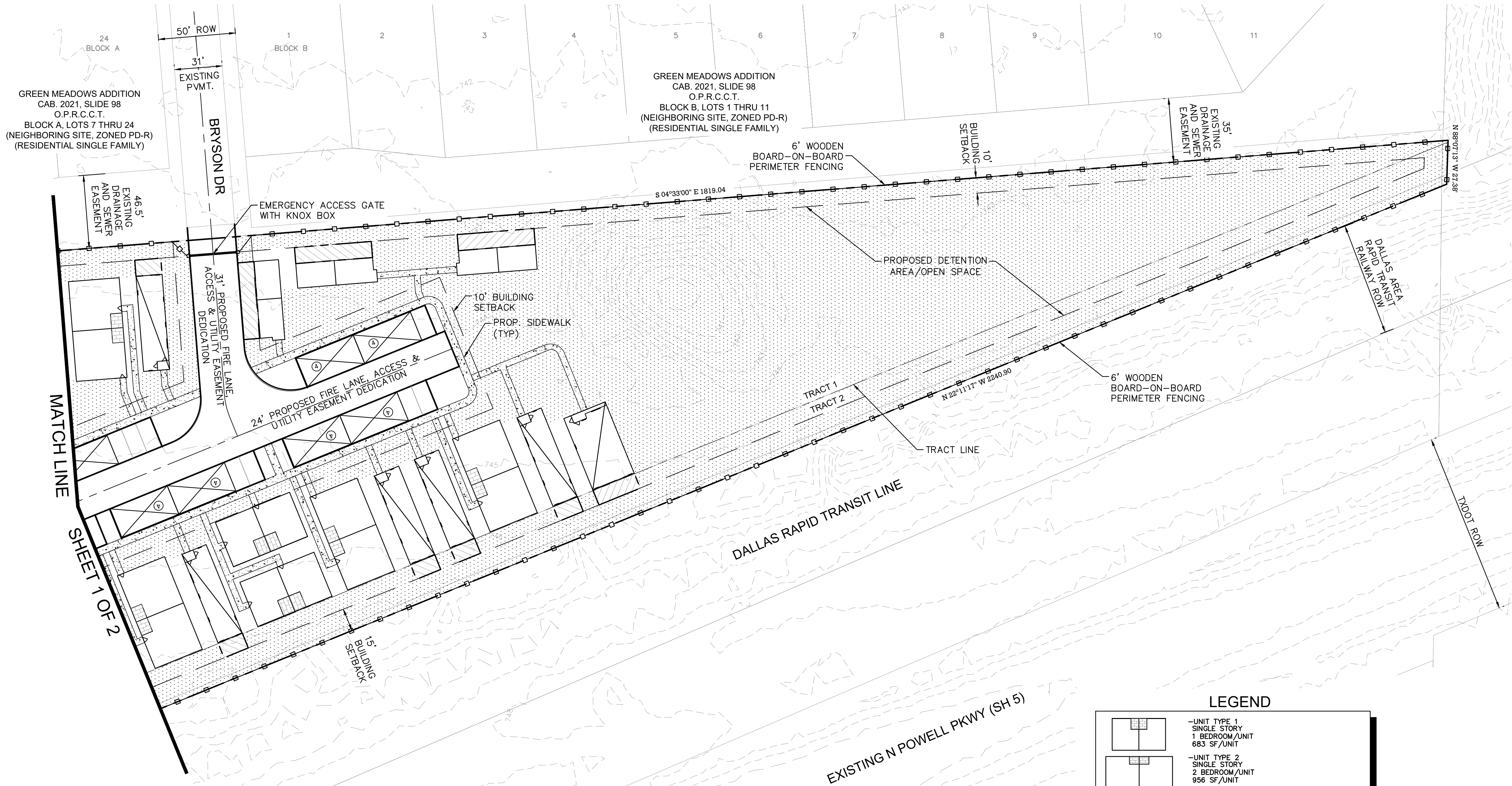
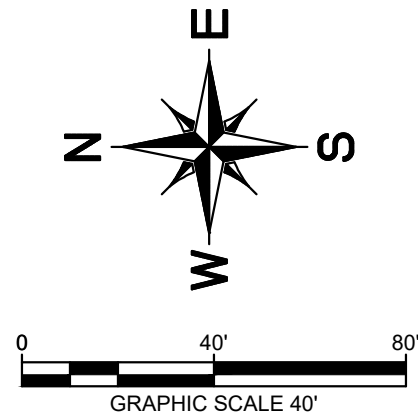
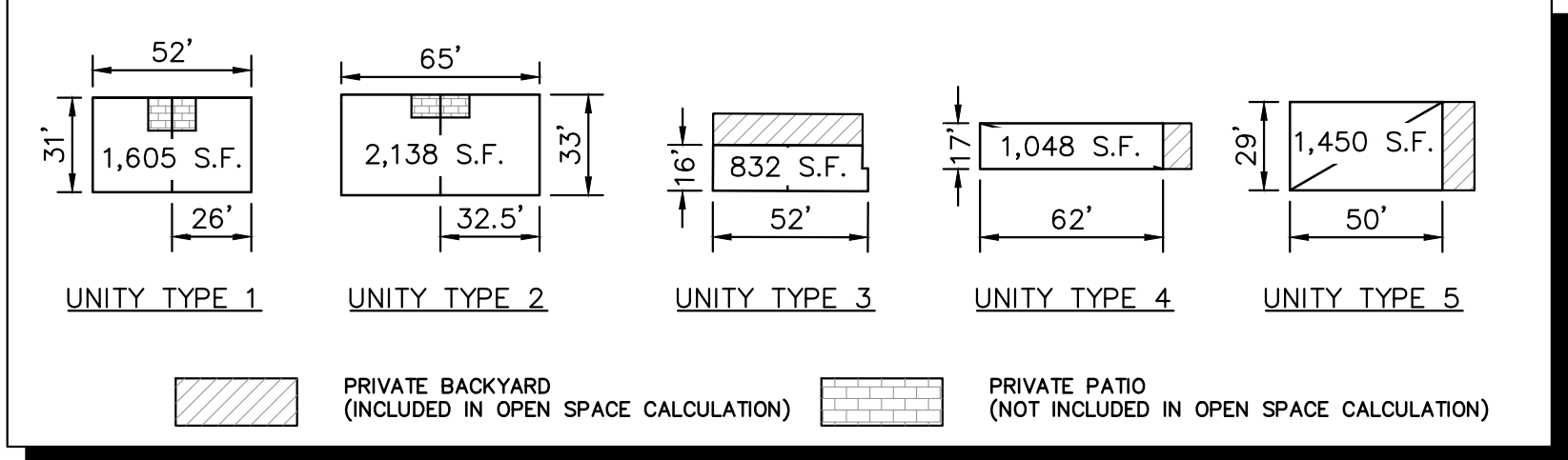
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
KHA	KHA	KHA	AS SHOWN	OCTOBER 2022		1



PRINTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 10/25/2022 TIME: 10:44 AM
DRAWN BY: KHA LAST SAVED: 10/25/2022 10:44 AM
PROJECT: ANNA STATION EXHIBIT D - CONCEPT PLAN
DRAWING: ANNA STATION EXHIBIT D - CONCEPT PLAN
SHEET: 1 OF 2

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

BUILDING TYPE

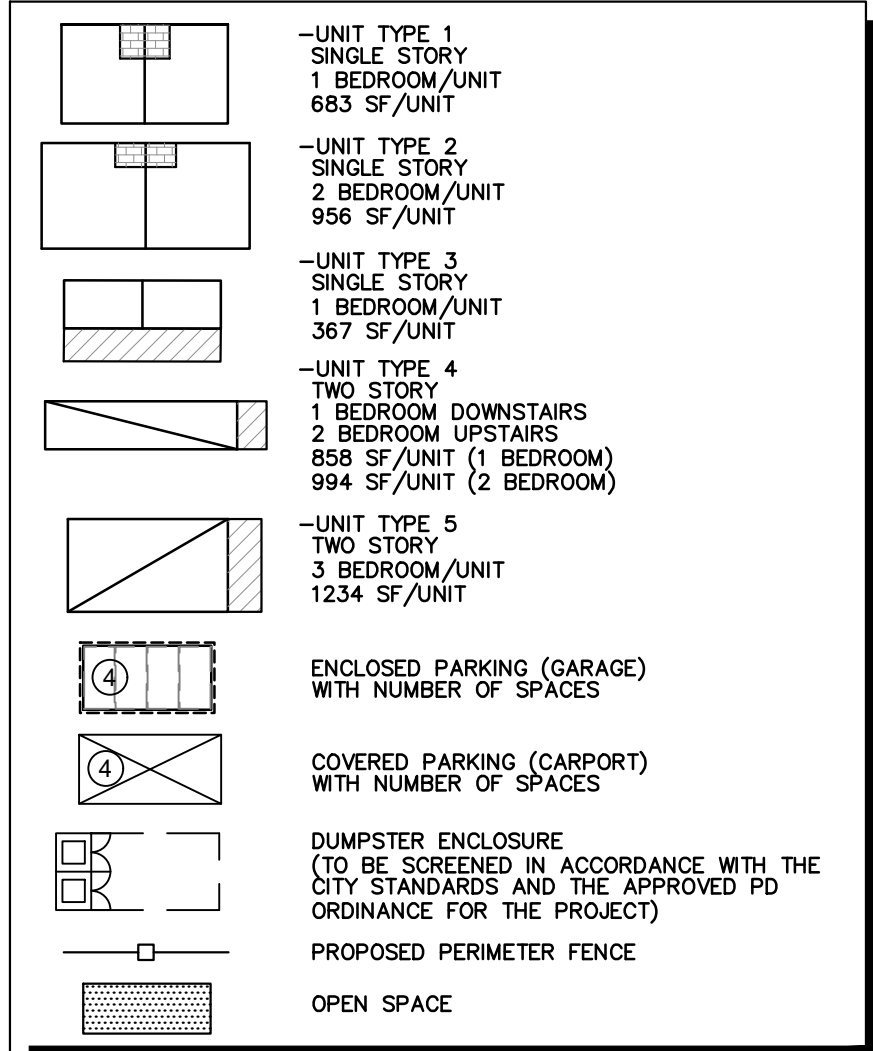


OPEN SPACE SUMMARY TABLE	
Open Space Acreage*	5.0 Acre
Private Backyard Acreage	0.23 Acre
Amenity Acreage**	0.75 Acre
Pool Acreage***	0.25 Acre
Total Open Space Acreage Provided	6.23 Acre
Total Open Space Acreage Required	3.37 Acre

*Open Space Acreage does not include area between buildings
**Open Space Acreage does not include sidewalk
***Base Pool Area + 10 FT Offset = 3,630 SF
(Credit of 3 SF Open Space/1 SF Pool Area = 3,630 SF x 3 = 10,890 SF = 0.25 Acres)

USEABLE OPEN SPACE REQUIREMENTS				
Unit Type	Bedrooms Per Unit	Units	# of Bedrooms/Unit	
			1 or Less (600 SF Open Space/Bedroom)	Each Additional Over 1 (800 SF Open Space/Bedroom)
Type 1	1	72	72	0
Type 2	2	36	36	36
Type 3	1	8	8	0
Type 4	1	33	33	0
Type 4	2	33	33	33
Type 5	3	14	14	28
Total		196	Total	
			3.37	

LEGEND



NOTE: DEVELOPMENT ASSUMES ONE LOT FOR THE ENTIRE DEVELOPMENT

ONE SINGLE LOT TOTALING:
710,028 SQUARE FEET
16.3 ACRES

EXHIBIT B
1 OF 2

EXHIBIT "D"
OPEN SPACE PLAN

FOR
ANNA STATION
BLOCK A, LOT 1
BEING 16.3 ACRES
OUT OF THE
CITY STANDARDS AND THE APPROVED PD
ORDINANCE FOR THE PROJECT
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER: Anna 1340 Holding LLC 421 Country Club Road Fairview, TX 75069		DEVELOPER: ONM Living 1038 Texan Trail Grapevine, TX 76051 Tel: (817)-614-9049 Contact: Zac Thompson		ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Drive Suite 105 Celina, TX 75009 Tel: (469)-501-2200 Contact: Lori Lusk, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
KHA	KHA	KHA	AS SHOWN	OCTOBER 2022	2



Planned Development Variances

Development of the Property shall comply with the following development standards provided below. The site shall comply with the City of Anna Zoning Ordinance utilizing “MF-1” Multi-Family Medium Density base zoning with the concept plan and variances listed below.

SECTION	STANDARD	PROPOSAL	JUSTIFICATION
Sec. 9.04.019 (d)(7)	The height of any multifamily building sited on a lot adjacent to an area zoned for single-family dwellings or where single-family dwellings of one story in height exist shall be limited to one story for a distance of 60 feet from the single-family district boundary or the lot on which the single-family dwelling is located.	Two story buildings with a max height of 29’ shall be allowed within 60 of adjacent SF developments.	Due to the site configuration and target unit mix, it is not possible to place two story units 60’ from the existing single-family development to the east. Due to the architectural style of these buildings and the roof pitch the height will slightly exceed the current standard.
Sec. 9.04.019 (d)(8)	When buildings exceed one story in height, an automatic sprinkler system shall be installed in accordance with existing fire codes and each unit shall have two points of entry or exit.	When buildings exceed one-story in height automatic sprinklers are not required; each unit shall have two points of entry or exit.	It is our understanding from discussions with the City that this is only applicable to traditional multi-family but not to our Cottage community.

SECTION	STANDARD	PROPOSAL	JUSTIFICATION
Sec. 9.04.019 (g)	Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse per 30 multifamily dwelling units.	Multi-family complex to provide 12 cubic yards of refuse on site for Valet Trash services.	Valet Trash to service all units, residents will not have to walk to refuse facilities to take out trash.
Sec. 9.06.007 (b)	For nonresidential and multiple-family parcels, a minimum 20-foot landscape buffer adjacent to the right-of-way of any major thoroughfare is required. For the purposes of this article, a major thoroughfare is a proposed or existing thoroughfare with an ultimate right-of-way width of 60 feet or greater.	For multifamily developments a 10-foot landscape buffer adjacent to the right-of-way of a minor arterial is required.	CR 1106 (Future Minor Arterial) includes a 14-foot parkway which consists of a 6-foot sidewalk and (2) 4-foot landscape/planting strips. This would create a combined landscape buffer of 24-feet.

SECTION	STANDARD	PROPOSAL	JUSTIFICATION
Ordinance No. 977-2022 Sec. 3 (2)(E)(i)	20-foot-wide vegetative buffer shall be provided along the entire western property boundary adjacent to the Dallas Area Rapid Transit rail line. The natural tree line shall be preserved as a buffer and in areas where no trees exist, trees with a 3" minimum caliber shall be planted staggered at 25-foot centers. The 20-foot vegetative buffer can count toward the required 20-foot building setback from the property line.	15'-foot-wide vegetative buffer shall be provided along the entire western property boundary adjacent to the Dallas Area Rapid Transit Line. The natural tree line to the east of the property line shall be preserved to the extent possible in all cases except where a private backyard is proposed. In areas where no trees exist or where a tree is removed, trees with a 3" minimum caliber shall be staggered at 25-foot centers. The 15-foot vegetative buffer can be counted toward the required 15-foot building setback from the property limit.	On the west side of the property line (adjacent to the Dallas Rapid Area Transit Rail Line ROW) there is an existing tree line which we will endeavor to leave undisturbed during construction. If a tree must be removed due to grade constraints, new trees will be planted to mitigate their removal. A 6' board-on-board perimeter fence will also border the site to help provide transition between different types of land uses and reduce noise, air, and visual pollutions.

EXHIBIT C

4 OF 5

SECTION	STANDARD	PROPOSAL	JUSTIFICATION
Ordinance No. 977-2022 Sec. 3 (3)	To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located along the western property boundary of the zoning requires. The existing tree line shall be located with a 20' tree preservation easement as identified on the Concept Plan (Exhibit B) 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.	(See previous variance <i>Ordinance No. 977-2022 Sec. 3 (2)(E)(i)</i>)	(See previous variance <i>Ordinance No. 977-2022 Sec. 3 (2)(E)(i)</i>)

SECTION	STANDARD	PROPOSAL	JUSTIFICATION
Fire Prevention Division (Pre-Con Residential Subdivision Guidelines) (Fire Access and Fire Lane Coverage)	Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the structure and all portions of the exterior walls of the first story of the building as measured by a fire hose lay (using a serpentine curved measurement; not a straight line) from a single, stationary fire apparatus around the exterior of the building.	Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the structure and all portions of the exterior walls of the first story of the building as measured by a fire hose lay using a straight-line measurement from a single, stationary fire apparatus around the exterior of the building.	We are going to reach out to the Fire Chief to request a variance to the hose lay requirements. Adding the additional 5' per every 25' of hose lay has a significant impact on the site configuration, the ability to provide a varied streetscape and the density. We are providing 10' separation between buildings, the walls of the single-story buildings are fire rated and the floors of the two-story buildings are fire rated as well.
Ordinance No. 977-2022 Sec. 3 (2)(A)	Maximum height (feet): 26	The maximum building height shall be 29' to the highest point on the building.	To allow for two-story buildings with the desired roof pitch.

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: MF-1
- ☐ 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 | | <u>PD with MF-1 Base</u> |
| ☐ 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

Modifying the current PD which allows our use to fit the proposed product.

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.

17 acre(s)

Fees

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

The application fee of \$ 850, 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: Anna Station Total Number of Acres: 16.3
Zoning Classification(s): PD with MF-1 Base Total Number of Lots: 208 Units
Location: Southeastern intersection of CR 1106 and SH 5

Property Owner Information & Authorization

Name/Company: Anna 1340 Holding LLC
Address: 421 Country Club Rd
City: Fairview State: Texas Zip Code: 75069
Phone: _____ Email: _____

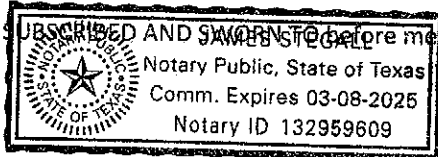
Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Zac Thompson (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: 10/07/2022
STATE OF: TEXAS
COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Piruthiviraj Loganathan (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 October, 2022

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Developer
Name: Zac Thompson
Company: ONM Living
Address: 1038 Texan Trail
City: Grapevine State: Texas Zip Code: 76051
Phone: (817)-614-9049 Email: zac.thompson@onmliving.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: 11/7/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Anna Station, Concept Plan. Applicant: Anna 1340 Holding LLC.

SUMMARY:

Multiple-Family Residences on 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5.

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

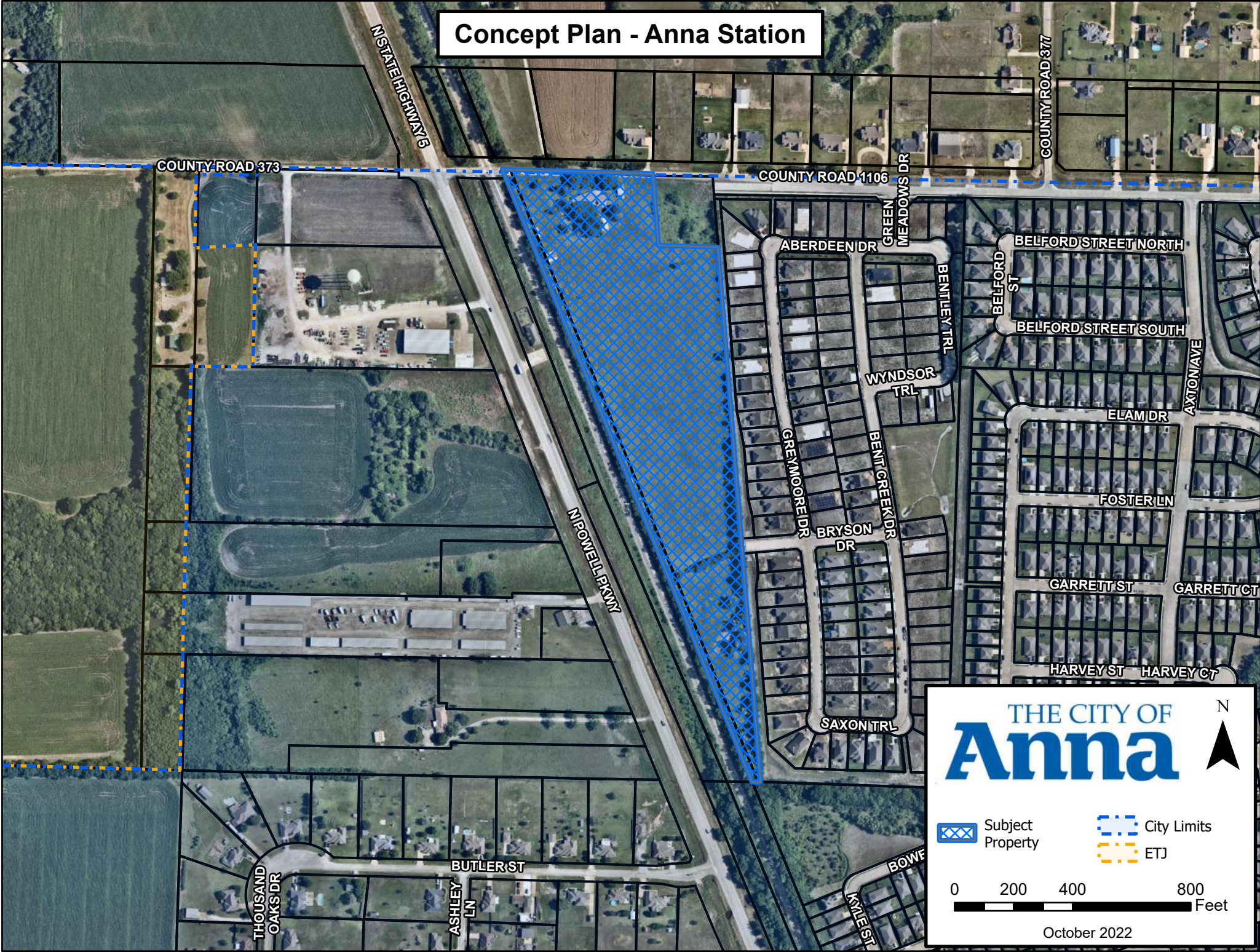
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Anna Station Concept Plan Locator Map
2. Exhibit A (CP) Anna Station
3. Application

Concept Plan - Anna Station



THE CITY OF
Anna



 Subject Property

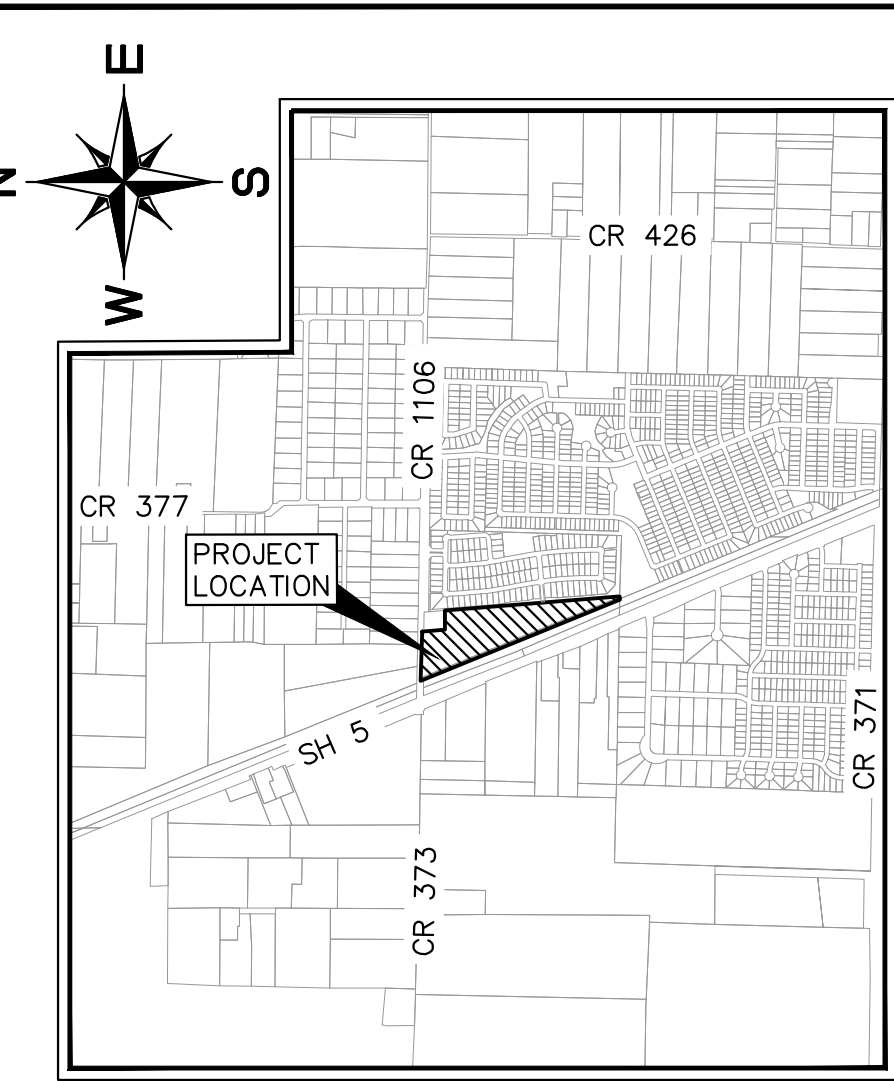
 City Limits

 ETJ

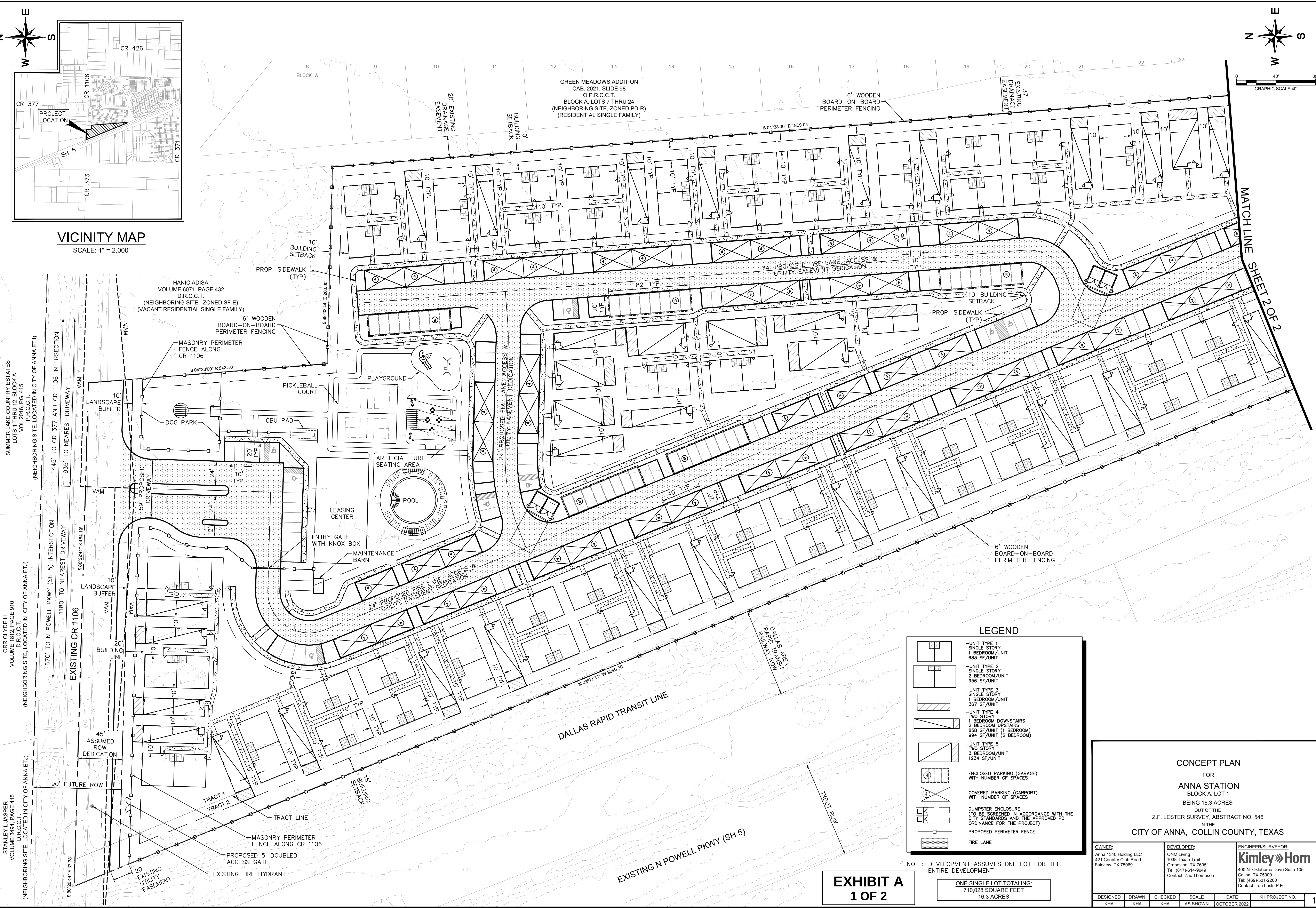
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October 2022

PREPARED BY: LISA WANN, ARCHITECT, 10/26/2022 10:40 AM
DRAWN BY: KCEI CIVIL/SINGLE-FAMILY PLANNING, 2022/10/26/2022 10:40 AM
LAST SAVED: 10/26/2022 8:59 AM
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VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

	-UNIT TYPE 1 SINGLE STORY 1 BEDROOM/UNIT 683 SF/UNIT
	-UNIT TYPE 2 SINGLE STORY 2 BEDROOM/UNIT 956 SF/UNIT
	-UNIT TYPE 3 SINGLE STORY 1 BEDROOM/UNIT 367 SF/UNIT
	-UNIT TYPE 4 TWO STORY 1 BEDROOM DOWNSTAIRS 2 BEDROOM UPSTAIRS 858 SF/UNIT (1 BEDROOM) 994 SF/UNIT (2 BEDROOM)
	-UNIT TYPE 5 TWO STORY 3 BEDROOM/UNIT 1234 SF/UNIT
	ENCLOSED PARKING (GARAGE) WITH NUMBER OF SPACES
	COVERED PARKING (CARPORT) WITH NUMBER OF SPACES
	DUMPSTER ENCLOSURE (TO BE SCREENED IN ACCORDANCE WITH THE CITY STANDARDS AND THE APPROVED PD ORDINANCE FOR THE PROJECT)
	PROPOSED PERIMETER FENCE
	FIRE LANE

NOTE: DEVELOPMENT ASSUMES ONE LOT FOR THE ENTIRE DEVELOPMENT

ONE SINGLE LOT TOTALING:
710,028 SQUARE FEET
16.3 ACRES

EXHIBIT A
1 OF 2

CONCEPT PLAN FOR ANNA STATION BLOCK A, LOT 1 BEING 16.3 ACRES OUT OF THE Z.F. LESTER SURVEY, ABSTRACT NO. 546 IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS			
OWNER: Anna 1340 Holding LLC 421 Country Club Road Fairview, TX 75069	DEVELOPER: ONM Living 1038 Texan Trail Grapevine, TX 76051 Tel: (817)-614-9049 Contact: Zac Thompson	ENGINEER/SURVEYOR: Kimley-Horn 400 N. Oklahoma Drive Suite 105 Celina, TX 75009 Tel: (469)-501-2200 Contact: Lori Lusk, P.E.	
DESIGNED: KHA	DRAWN: KHA	CHECKED: KHA	SCALE: AS SHOWN
DATE: OCTOBER 2022		KHA PROJECT NO.: 1	

USEABLE OPEN SPACE REQUIREMENTS				
Unit Type	Bedrooms Per Unit	Units	# of Bedrooms/Unit	
			1 or Less (600 SF Open Space/Bedroom)	Each Additional Over 1 (800 SF Open Space/Bedroom)
Type 1	1	72	72	0
Type 2	2	36	36	36
Type 3	1	8	8	0
Type 4	1	33	33	0
Type 4	2	33	33	33
Type 5	3	14	14	28
Total		196	Total	
			3.37	

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Pool Acreage***	0.25 Acre
Total Open Space Acreage Provided	
6.23 Acre	
Total Open Space Acreage Required	
3.37 Acre	

*Open Space Acreage does not include area between buildings

**Open Space Acreage does not include sidewalk

***Base Pool Area + 10 FT Offset = 3,630 SF

(Credit of 3 SF Open Space/1 SF Pool Area = 3,630 SF x 3 = 10,890 SF = 0.25 Acres)

GENERAL SITE DATA	
Zoning (from zoning map)	MF-1
Land Use (from Zoning Ordinance)	Undeveloped
Proposed Land Use	PD-MF-1
Lot Area* (square feet & acres, includes dedication)	16.3 acres 710,028 s.f.
Building Footprint Area (square feet)	
-Unit Type 1 (2 units per product/1 bedroom per unit)	1,605 SF
-Unit Type 2 (2 units per product/2 bedrooms per unit)	2,138 SF
-Unit Type 3 (2 units per product/1 bedroom per unit)	832 SF
-Unit Type 4 (2 units per product/1.2 bedrooms per unit)	1,048 SF
-Unit Type 5 (2 units per product/3 bedrooms per unit)	1,450 SF
Total Building Area (square feet)	
-Unit Type 1 (2 units per product, 1,605 s.f. x 36 products)	57,780 SF
-Unit Type 2 (2 units per product, 2,138 s.f. x 18 products)	38,484 SF
-Unit Type 3 (2 units per product, 832 s.f. x 4 products)	3,328 SF
-Unit Type 4 (2 units per product, 1,048 s.f. x 33 products)	34,584 SF
-Unit Type 5 (2 units per product, 1,450 s.f. x 7 products)	10,150 SF
Building Height (feet - distance to tallest building element)	
-Unit Type 1	1-Story
-Unit Type 2	1-Story
-Unit Type 3	1-Story
-Unit Type 4	2-Story/29' Max
-Unit Type 5	2-Story/29' Max
Lot Coverage (percent - x.xx%, 144,326 s.f./710,028 s.f.)	20%

*Development assumes one lot for the entire development

MULTIFAMILY UNITS	
# of 1 Bedrooms (Type 1) Minimum Unit Size	72 units 683 SF
# of 2 Bedrooms (Type 2) Minimum Unit Size	36 units 956 SF
# of 1 Bedrooms (Type 3) Minimum Unit Size	8 units 367 SF
# of 1 Bedrooms (Type 4) Minimum Unit Size	33 units 858 SF
# of 2 Bedrooms (Type 4) Minimum Unit Size	33 units 994 SF
# of 3 Bedrooms (Type 5) Minimum Unit Size	14 units 1234 SF
Total Unit Count	
196 units	
% of 1 Bedrooms	58%
% of 2 Bedrooms	35%
% of 3 Bedrooms	7%

REQUIRED PARKING	
Required Parking (per planned development) (1 parking space per one-bedroom dwelling unit, 2 spaces per two-bedroom dwelling unit, and 3 parking spaces per three-bedroom dwelling unit)	293 spaces
Required Visitor Parking (0.25 spaces per dwelling unit)	49 spaces
Total Required Parking (required parking plus required visitor parking)	342 spaces
Required Covered Parking (50% of required parking must be covered)	171 spaces
Accessible Parking Required	8 spaces
Total Required Parking	342 spaces

PROVIDED PARKING	
Surface Parking (inclusive of visitor parking)	86 spaces 25.1%
Covered Carport Parking	216 spaces 63.2%
Garage Parking	40 spaces 11.7%
Accessible Parking (included in surface parking total)	8 spaces
Total Provided Parking	342 spaces

LANDSCAPED AREA	
Required Internal Landscape Area (square feet - 8 square feet per parking space)	2,736 SF
Additional Interior Landscape Provided (square feet)	273,364 SF
Total Landscape Area (square feet)	276,100 SF

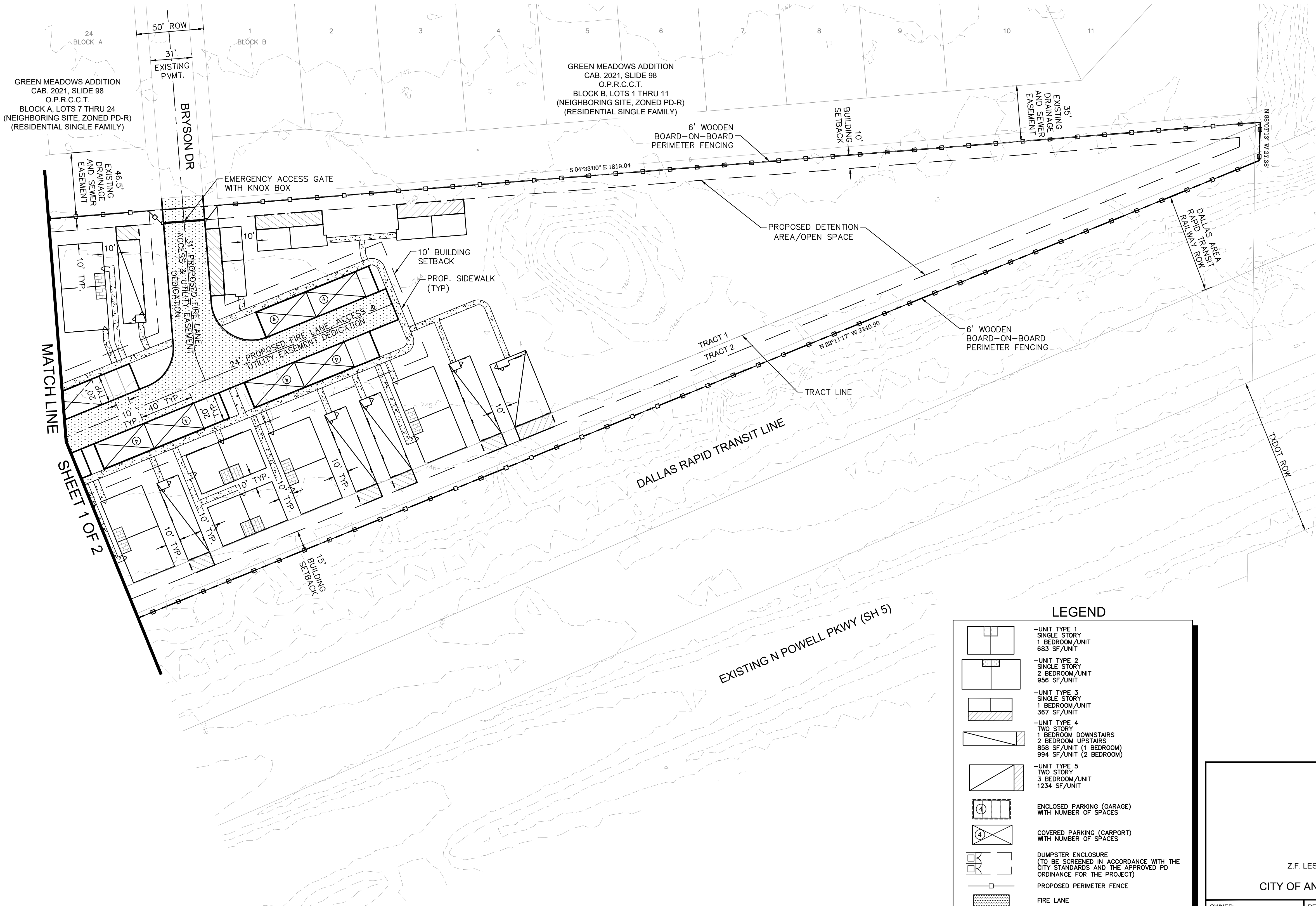
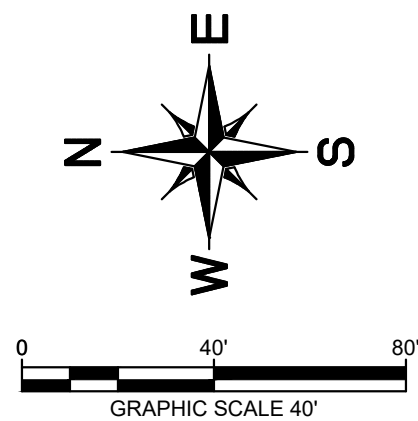
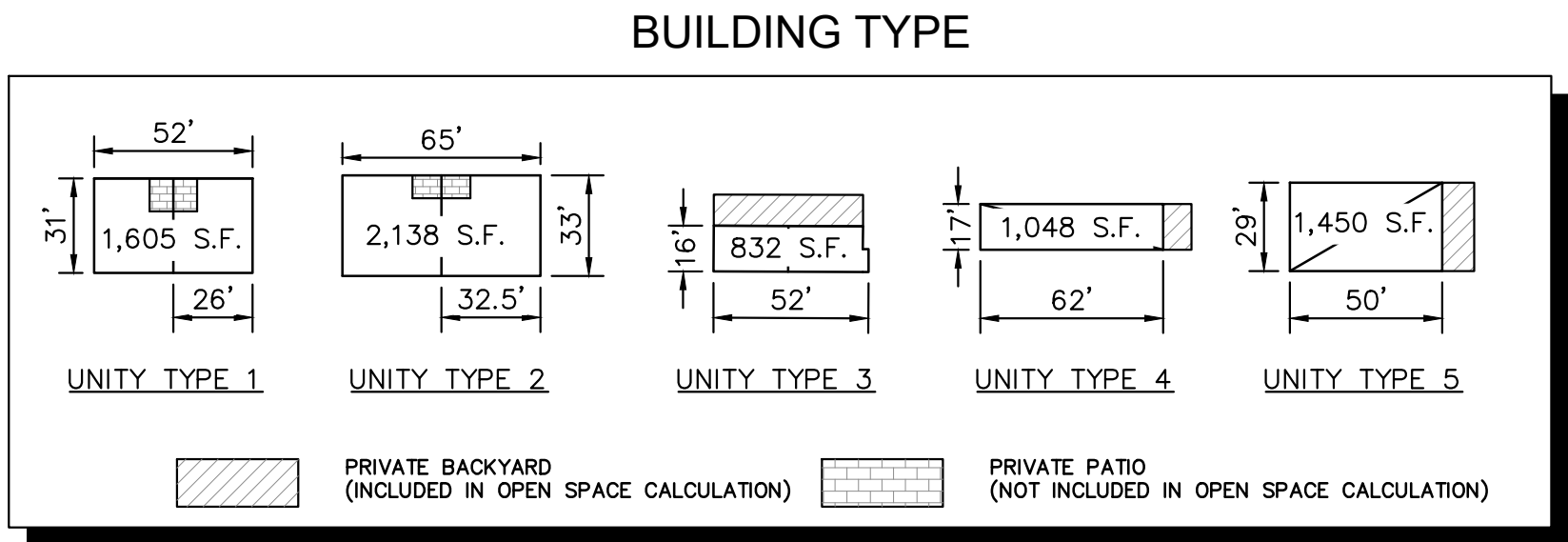


EXHIBIT A
2 OF 2

ONE SINGLE LOT TOTALING:
710,028 SQUARE FEET
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CONCEPT PLAN FOR ANNA STATION BLOCK A, LOT 1 BEING 16.3 ACRES OUT OF THE Z.F. LESTER SURVEY, ABSTRACT NO. 546 IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS					
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DESIGNED: KHA	DRAWN: KHA	CHECKED: KHA	SCALE: AS SHOWN	DATE: OCTOBER 2022	KH PROJECT NO.: 2

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: MF-1
- ☐ 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 | | <u>PD with MF-1 Base</u> |
| ☐ 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

Modifying the current PD which allows our use to fit the proposed product.

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.

17 acre(s)

Fees

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

The application fee of \$ 850, 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: Anna Station Total Number of Acres: 16.3
Zoning Classification(s): PD with MF-1 Base Total Number of Lots: 208 Units
Location: Southeastern intersection of CR 1106 and SH 5

Property Owner Information & Authorization

Name/Company: Anna 1340 Holding LLC
Address: 421 Country Club Rd
City: Fairview State: Texas Zip Code: 75069
Phone: _____ Email: _____

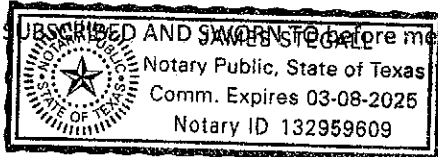
Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Zac Thompson (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: 10/07/2022
STATE OF: TEXAS
COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Piruthiviraj Loganathan (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 October, 2022

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Developer
Name: Zac Thompson
Company: QNM Living
Address: 1038 Texan Trail
City: Grapevine State: Texas Zip Code: 76051
Phone: (817)-614-9049 Email: zac.thompson@onmliving.com

Planning & Development Department

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



Item No. 22.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 65.0± acres located on the east side of U.S. Highway 75, 1,200± feet south of W. White Street from Planned Development-C-1 Restricted Commercial District (PD-C-1) (Ord. No. 107-2003) to Planned Development. Applicant: CAALMS GROUP, LLC.

SUMMARY:

Request to rezone 65.0± acres located on the east side of U.S. Highway 75, 1,200± feet south of W. White Street from Planned Development-C-1 Restricted Commercial District (PD-C-1) (Ord. No. 107-2003) to Planned Development (PD).

The proposed zoning will be Planned Development with the following zoning district, each having modified development standards:

- MF-1 Multiple-Family Residential – Medium Density
- MF-2 Multiple-Family Residential – High Density
- C-2 General Commercial District

REMARKS:

The applicant is requesting to rezone the subject property in order to allow for a multi-use development which will include multiple-family and general commercial zoning 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), NexMetro / SWBC Anna, accompanies this request.

Surrounding Land Uses and Zoning

North	Vacant lot zoned C-2 and multiple-family residences zoned Planned Development-Multiple-Family Residential – High Density (PD-MF-2) Ord. No.
-------	---

	972-2022.
East	Vacant land zoned Planned Development-C-1 Restricted Commercial (PD-C-1) Or. No. 978-2022.
South	Vacant lot zoned SF-E Single-Family Residential – Large Lot (SF-E)
West	U.S. Highway 75 and vacant land zoned C-1 Restricted Commercial.

Proposed Planned Development Stipulations

The requested zoning is Planned Development. This Planned Development is to allow for MF-1 Multiple-Family Residential – Medium Density, MF-2 Multiple-Family Residential – High Density, and C-2 General Commercial District, each 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 would allow for modified development standards associated with the multiple-family residential developments (Tracts 2 & 3) as well as limit uses associated with the future commercial development (Tracts 1A & 1B).

Tracts 1A & 1B: C-2 General Commercial District

The overall C-2 development will include 26.8± acres of future commercial developable land.

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

1. Restricted Uses:

- a. Residential Uses
- b. Educational, Institutional and Special Uses
- c. Transportation, Utility and Communications Uses
- d. Automobile and Related Service Uses
- e. Manufacturing, Storage and Warehouse Uses
- f. Engine and Motor Repair
- g. Feed and Farm Supply (inside sales/storage)
- h. Mortuary or Funeral Home
- i. Taxidermist
- j. Washeteria

2. As shown on the approved Concept Plan a Quasi-Public Street shall be constructed as part of the initial development on Tract 1A (C-2 General Commercial District).

a. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and maybe platted to the centerline of the quasi-public streets.

b. Lots with frontage on the quasi-public street must orient buildings to the quasi-public street.

c. Buildings must have a minimum of 75% of their façade within 30 feet of the back of curb unless restricted by easements. Where easements are present, a minimum of 75% of each façade must be built to the easement line.

d. Sidewalks and street trees must be provided along both sides of the quasi-public street. A clear pedestrian path of 6 feet in width shall be maintained in this area. Street trees are required at the rate of one tree per 40 linear feet. Trees shall be placed in planting beds or tree grates within 5 feet of the back of the street curb. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed within the sidewalk but may not reduce the clear path width.

e. The quasi-public street shall be located and designed in substantial conformance to Exhibit B: Quasi-Public Street Exhibit.

3. THOR Overlay District. Sec. 9.04.030 (THOR Thoroughfare Overlay District) of the Zoning Ordinance requires all new development and redevelopment located along U.S. Highway 75 shall have a minimum of one acre, minimum lot width of 100 feet, minimum front yard setback of 50 feet, minimum side yard setback of 10 feet, and a minimum driveway separation of 150 feet.

- The applicant is requesting an exemption for Tract 1A & Tract 1B from the THOR Thoroughfare Overlay District.

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

Tract 2: MF-2 Multiple-Family Residential – High Density

Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs,

and lighting, set forth in the MF-2 Multiple-Family Residential – High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.

1. Maximum height (feet): 3-story / 45 feet

2. Side yard interior (feet): 3

- Along the western property boundary adjacent to the general commercial zoning (Tract 1A) the applicant is proposing a three (3) foot building setback from the Quasi-Public Street. The intent of the reduced setback is enhancing the interconnectivity between the multi-family and commercial uses and create a true mixed-use environment. The MF-2 zoning only allows for two-story apartments and requires a 10-foot interior side yard.

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

- The applicant is requesting to not provide visitor parking (0.25 per dwelling unit).
- The applicant is requesting to reduce the required covered parking 75% to 50%.

4. Refuse facilities. Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way.

- The applicant is proposing one trash compactor for the development as well as a valet service to offset the requirement.

5. Screening fence - Sec. 9.04.020 (MF-2 zoning regulations) of the Zoning Ordinance requires that border fencing of masonry construction of not less than eight feet in height shall be installed by the builder at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a public street or right-of-way.

- The applicant is requesting not to provide the required screening along the northern property boundary line. However, the applicant is proposing to provide a living screen with a minimum of 3 feet in height at time of planting.

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

Tract 3: MF-1 Multiple-Family Residential – Medium Density

Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential – Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.

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

- The applicant is requesting not to provide the required visitor parking (0.25 per dwelling unit).
- The applicant is requesting to reduce the required covered parking 75% to 50%.

2. Refuse facilities. Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way.

- The applicant is proposing four trash compactors for the development as well as a valet service to offset the requirement.

3. Screening fence – Sec. 9.04.019 (MF-1 zoning regulations) of the Zoning Ordinance requires border fencing of masonry construction no less than eight feet in height be installed along the property line on any perimeter not abutting a public street-right-of-way.

- The applicant is requesting to install the following:
 - a. Six-foot board on board wood fencing with masonry columns every 50 linear feet along Throckmorton Boulevard to ensure resident privacy.
 - b. Six-foot ornamental fence with masonry columns every 50 linear feet along Throckmorton, along with interior landscaping when not adjacent to unit backyards.
 - c. Six-foot ornamental fence with masonry columns every 100 linear feet along the eastern property boundary line.
 - d. Six-foot masonry screening wall along the southern property boundary line.

4. Minimum Building Separation (feet): 8

- *The fire department requires a minimum 10-foot building separation but has agreed to the 8-foot separation as long as all units are sprinklered per NFPA, NCTCOG, and our local fire code amendments.*

5. Signage- Sec. 9.05.057 (Class 6, monument signs) of the Zoning Ordinance permits a maximum of one (1) sign per street frontage.

- The applicant is requesting two (2) monument signs along Throckmorton Boulevard.

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

Comprehensive Plan and Future Land Use Plan

Future Land Use Plan – The Future Land Use Plan designates this property as Community Commercial (CC). This category is only generally defined within the current Comprehensive Plan.

Character & Intent

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services. The applicant is proposing a mixed-use development, preserving the frontage of U.S. Highway 75 for future commercial development while providing a mixture of residential housing options. While this particular property is designated for Community Commercial, the property to the south is designated for Mixed-Use. The applicant is requesting to increase the mixed-use flexibility in order to spur economic growth while increasing tax revenue.

**SUMMARY:**

Request to rezone 65.0± acres located on the east side of U.S. Highway 75, 1,200± feet south of W. White Street from Planned Development-C-1 Restricted Commercial District (PD-C-1) (Ord. No. 107-2003) to Planned Development which will allow for a multi-use development that will include commercial zoning along U.S. Highway 75 frontage road and multiple-family residential to the east. Although residential development is not listed as a specific use in the Community Commercial future land use description, the proposed layout and development standards encourage a mixed-use environment with pedestrian-oriented standards providing a live, shop, work and play environment.

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:

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

1. The location of Tracts and associated planned development zoning districts shall be

in substantial conformance with the Concept Plan (Exhibit A).

2. Tract 1A & 1B, Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the C-2 General Commercial (C-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.

i. Restricted Uses:

- a. Residential Uses
- b. Educational, Institutional and Special Uses
- c. Transportation, Utility and Communications Uses
- d. Automobile and Related Service Uses
- e. Manufacturing, Storage and Warehouse Uses
- f. Engine and Motor Repair
- g. Feed and Farm Supply (inside sales/storage)
- h. Mortuary or Funeral Home
- i. Taxidermist
- j. Washeteria

ii. As shown on the approved Concept Plan a Quasi-Public Street shall be constructed as part of the initial development on Tract 1A (C-2 General Commercial District).

a. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and maybe platted to the centerline of the quasi-public streets.

b. Lots with frontage on the quasi-public street must orient buildings to the quasi-public street.

c. Buildings must have a minimum of 75% of their façade within 30 feet of the back of curb unless restricted by easements. Where easements are present, a minimum of 75% of each façade must be built to the easement line.

d. Sidewalks and street trees must be provided along both sides of the quasi-public street. A clear pedestrian path of 6 feet in width shall be maintained in this area. Street trees are required at the rate of one tree per 40 linear feet. Trees shall be placed in planting beds or tree grates within 5 feet of the back of the street curb. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed within the sidewalk but may not reduce the clear path width.

e. The quasi-public street shall be located and designed in substantial conformance to Exhibit B: Quasi-Public Street Exhibit.

iii. Tracts 1A & 1B (C-2 General Commercial) shall be exempt from the THOR Thoroughfare Overlay District zoning ordinance.

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

i. Maximum height (feet): 3-story / 45 feet

ii. Side yard interior (feet): Min. 3 feet from the Quasi-Public Street along the western property boundary.

iii. Parking:

a. 2 parking spaces per dwelling unit

b. Visitor parking not required

c. 50% of required parking must be covered (Garage or Carport)

iv. Refuse Facilities: Multiple-family buildings will be served by valet trash service with one trash compactor contained onsite.

v. The front building face of multiple-family buildings located adjacent to the Quasi-Public Street shall be oriented toward the Quasi-Public Street.

vi. With the exception of patios and balconies, fencing is not permitted in front of any building face fronting along the Quasi-Public Street.

vii. Screening not required along northern property boundary line.

4. Tract 3, Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential – Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.

i. Parking:

- a. 2 parking spaces per dwelling unit
- b. Visitor parking not required
- c. 50% of required parking must be covered (Garage or Carport)

ii. Refuse Facilities: Multiple-family buildings will be served by valet trash service with four trash compactors contained onsite.

iii. Screening:

- a. Six-foot board on board wood fencing with masonry columns every 50 linear feet along Throckmorton Boulevard.
- b. Six-foot ornamental fence with masonry columns every 50 linear feet along Throckmorton, along with interior landscaping when not adjacent to unit backyards.
- c. Six-foot ornamental fence with masonry columns every 100 linear feet along the eastern property boundary line.
- d. Six-foot masonry screening wall along the southern property boundary line.

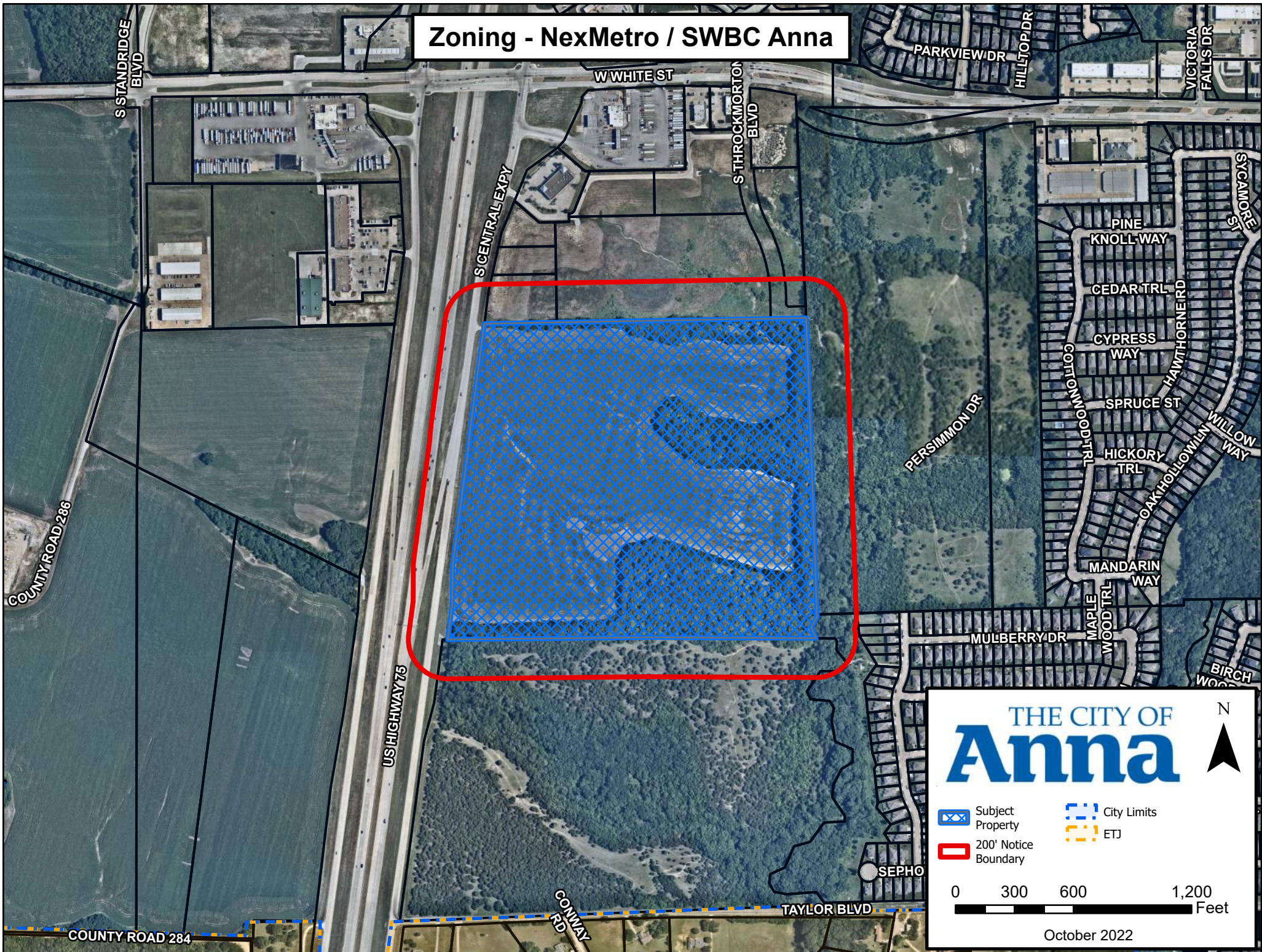
iv. Building separation (feet): minimum 8 feet. All buildings that are separated by less than 10 feet must be sprinklered per NFPA, NCTCOG, and local fire code amendments.

v. Signage: Two (2) monument signs along Throckmorton Boulevard.

ATTACHMENTS:

- 1. NexMetro SWBC Anna Locator Map
- 2. PZ - STAFF REPORT (Zoning) - NexMetro SWBC Anna
- 3. Exhibit A - NexMetro SWBC Anna - PD Concept Plan
- 4. Exhibit B NexMetro SWBC Anna - Quasi Public Street Exhibit
- 5. Exhibit C - NexMetro SWBC PD Design Statement
- 6. P&Z Zoning Application

Zoning - NexMetro / SWBC Anna



CITY OF ANNA

PLANNING & ZONING COMMISSION

November 7, 2022

Public Hearing: Zoning – NexMetro / SWBC Anna

Applicant: CAALMS GROUP, LLC

DESCRIPTION:

Request to rezone 65.0± acres located on the east side of U.S. Highway 75, 1,200± feet south of W. White Street from Planned Development-C-1 Restricted Commercial District (PD-C-1) (Ord. No. 107-2003) to Planned Development (PD).

The proposed zoning will be Planned Development with the following zoning district, each having modified development standards:

- MF-1 Multiple-Family Residential – Medium Density
- MF-2 Multiple-Family Residential – High Density
- C-2 General Commercial District

REMARKS:

The applicant is requesting to rezone the subject property in order to allow for a multi-use development which will include multiple-family and general commercial zoning 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), NexMetro / SWBC Anna, accompanies this request.

Surrounding Land Uses and Zoning

North	Vacant lot zoned C-2 and multiple-family residences zoned Planned Development-Multiple-Family Residential – High Density (PD-MF-2) Ord. No. 972-2022.
East	Vacant land zoned Planned Development-C-1 Restricted Commercial (PD-C-1) Or. No. 978-2022.
South	Vacant lot zoned SF-E Single-Family Residential – Large Lot (SF-E)
West	U.S. Highway 75 and vacant land zoned C-1 Restricted Commercial.

Proposed Planned Development Stipulations

The requested zoning is Planned Development. This Planned Development is to allow for MF-1 Multiple-Family Residential – Medium Density, MF-2 Multiple-Family Residential – High Density, and C-2 General Commercial District, each 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 would allow for modified development standards associated with the multiple-family residential developments (Tracts 2 & 3) as well as limit uses associated with the future commercial development (Tracts 1A & 1B).

Tracts 1A & 1B: C-2 General Commercial District

The overall C-2 development will include 26.8± acres of future commercial developable land.

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

1. Restricted Uses:

- a. Residential Uses
- b. Educational, Institutional and Special Uses
- c. Transportation, Utility and Communications Uses
- d. Automobile and Related Service Uses
- e. Manufacturing, Storage and Warehouse Uses
- f. Engine and Motor Repair
- g. Feed and Farm Supply (inside sales/storage)
- h. Mortuary or Funeral Home
- i. Taxidermist
- j. Washeteria

2. As shown on the approved Concept Plan a Quasi-Public Street shall be constructed as part of the initial development on Tract 1A (C-2 General Commercial District).

- a. **Quasi-Public Street Definition:** Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and maybe platted to the centerline of the quasi-public streets.
- b. Lots with frontage on the quasi-public street must orient buildings to the quasi-public street.

- c. Buildings must have a minimum of 75% of their façade within 30 feet of the back of curb unless restricted by easements. Where easements are present, a minimum of 75% of each façade must be built to the easement line.
 - d. Sidewalks and street trees must be provided along both sides of the quasi-public street. A clear pedestrian path of 6 feet in width shall be maintained in this area. Street trees are required at the rate of one tree per 40 linear feet. Trees shall be placed in planting beds or tree grates within 5 feet of the back of the street curb. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed within the sidewalk but may not reduce the clear path width.
 - e. The quasi-public street shall be located and designed in substantial conformance to Exhibit B: Quasi-Public Street Exhibit.
3. THOR Overlay District. Sec. 9.04.030 (THOR Thoroughfare Overlay District) of the Zoning Ordinance requires all new development and redevelopment located along U.S. Highway 75 shall have a minimum of one acre, minimum lot width of 100 feet, minimum front yard setback of 50 feet, minimum side yard setback of 10 feet, and a minimum driveway separation of 150 feet.
- The applicant is requesting an exemption for Tract 1A & Tract 1B from the THOR Thoroughfare Overlay District.

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

Tract 2: MF-2 Multiple-Family Residential – High Density

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

- 1. Maximum height (feet): 3-story / 45 feet
- 2. Side yard interior (feet): 3
 - Along the western property boundary adjacent to the general commercial zoning (Tract 1A) the applicant is proposing a three (3) foot building setback from the Quasi-Public Street. The intent of the reduced setback is enhancing the interconnectivity between the multi-family and commercial uses and create a true mixed-use environment. The MF-2 zoning only allows for two-story apartments and requires a 10-foot interior side yard.

3. Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the required parking is required to be covered.
 - The applicant is requesting to not provide visitor parking (0.25 per dwelling unit).
 - The applicant is requesting to reduce the required covered parking 75% to 50%.
4. Refuse facilities. Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way.
 - The applicant is proposing one trash compactor for the development as well as a valet service to offset the requirement.
5. Screening fence – Sec. 9.04.020 (MF-2 zoning regulations) of the Zoning Ordinance requires that border fencing of masonry construction of not less than eight feet in height shall be installed by the builder at the time of construction of any multifamily complex, along the property boundary line on any perimeter not abutting a public street or right-of-way.
 - The applicant is requesting not to provide the required screening along the northern property boundary line. However, the applicant is proposing to provide a living screen with a minimum of 3 feet in height at time of planting.

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

Tract 3: MF-1 Multiple-Family Residential – Medium Density

Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential – Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.

1. Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the required parking is required to be covered.
 - The applicant is requesting not to provide the required visitor parking (0.25 per dwelling unit).
 - The applicant is requesting to reduce the required covered parking 75% to 50%.

2. Refuse facilities. Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way.
 - The applicant is proposing four trash compactors for the development as well as a valet service to offset the requirement.
3. Screening fence – Sec. 9.04.019 (MF-1 zoning regulations) of the Zoning Ordinance requires border fencing of masonry construction no less than eight feet in height be installed along the property line on any perimeter not abutting a public street-right-of-way.
 - The applicant is requesting to install the following:
 - a. Six-foot board on board wood fencing with masonry columns every 50 linear feet along Throckmorton Boulevard to ensure resident privacy.
 - b. Six-foot ornamental fence with masonry columns every 50 linear feet along Throckmorton, along with interior landscaping when not adjacent to unit backyards.
 - c. Six-foot ornamental fence with masonry columns every 100 linear feet along the eastern property boundary line.
 - d. Six-foot masonry screening wall along the southern property boundary line.
4. Minimum Building Separation (feet): 8
 - *The fire department requires a minimum 10-foot building separation but has agreed to the 8-foot separation as long as all units are sprinklered per NFPA, NCTCOG, and our local fire code amendments.*
5. Signage - Sec. 9.05.057 (Class 6, monument signs) of the Zoning Ordinance permits a maximum of one (1) sign per street frontage.
 - The applicant is requesting two (2) monument signs along Throckmorton Boulevard.

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

Comprehensive Plan and Future Land Use Plan

Future Land Use Plan – The Future Land Use Plan designates this property as Community Commercial (CC). This category is only generally defined within the current Comprehensive Plan.



Character & Intent

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

The applicant is proposing a mixed-use development, preserving the frontage of U.S. Highway 75 for future commercial development while providing a mixture of residential housing options. While this particular property is designated for Community Commercial, the property to the south is designated for Mixed-Use. The applicant is requesting to increase the mixed-use flexibility in order to spur economic growth while increasing tax revenue.

SUMMARY:

Request to rezone 65.0± acres located on the east side of U.S. Highway 75, 1,200± feet south of W. White Street from Planned Development-C-1 Restricted Commercial District (PD-C-1) (Ord. No. 107-2003) to Planned Development which will allow for a multi-use development that will include commercial zoning along U.S. Highway 75 frontage road and multiple-family residential to the east. Although residential development is not listed as a specific use in the Community Commercial future land use description, the proposed layout and development standards encourage a mixed-use environment with pedestrian-oriented standards providing a live, shop, work and play environment.

RECOMMENDATION:

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

1. The location of the planned development zoning districts shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Tract 1A & 1B, Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the C-2 General Commercial (C-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - i. Restricted Uses:
 - a. Residential Uses
 - b. Educational, Institutional and Special Uses
 - c. Transportation, Utility and Communications Uses
 - d. Automobile and Related Service Uses
 - e. Manufacturing, Storage and Warehouse Uses
 - f. Engine and Motor Repair
 - g. Feed and Farm Supply (inside sales/storage)
 - h. Mortuary or Funeral Home
 - i. Taxidermist
 - j. Washeteria

- ii. As shown on the approved Concept Plan a Quasi-Public Street shall be constructed as part of the initial development on Tract 1A (C-2 General Commercial District).
 - a. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and maybe platted to the centerline of the quasi-public streets.
 - b. Lots with frontage on the quasi-public street must orient buildings to the quasi-public street.
 - c. Buildings must have a minimum of 75% of their façade within 30 feet of the back of curb unless restricted by easements. Where easements are present, a minimum of 75% of each façade must be built to the easement line.
 - d. Sidewalks and street trees must be provided along both sides of the quasi-public street. A clear pedestrian path of 6 feet in width shall be maintained in this area. Street trees are required at the rate of one tree per 40 linear feet. Trees shall be placed in planting beds or tree grates within 5 feet of the back of the street curb. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed within the sidewalk but may not reduce the clear path width.
 - e. The quasi-public street shall be located and designed in substantial conformance to Exhibit B: Quasi-Public Street Exhibit.
 - iii. Tracts 1A & 1B (C-2 General Commercial) shall be exempt from the THOR Thoroughfare Overlay District zoning ordinance.
3. Tract 2, Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-2 Multiple-Family Residential – High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.
- i. Maximum height (feet): 3-story / 45 feet
 - ii. Side yard interior (feet): Min. 3 feet from the Quasi-Public Street along the western property boundary.
 - iii. Parking:
 - a. 2 parking spaces per dwelling unit
 - b. Visitor parking not required

- c. 50% of required parking must be covered (Garage or Carport)
 - iv. Refuse Facilities: Multiple-family buildings will be served by valet trash service with one trash compactor contained onsite.
 - v. The front building face of multiple-family buildings located adjacent to the Quasi-Public Street shall be oriented toward the Quasi-Public Street.
 - vi. With the exception of patios and balconies, fencing is not permitted in front of any building face fronting along the Quasi-Public Street.
 - vii. Screening not required along northern property boundary line.
4. Tract 3, Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential – Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.
- i. Parking:
 - a. 2 parking spaces per dwelling unit
 - b. Visitor parking not required
 - c. 50% of required parking must be covered (Garage or Carport)
 - ii. Refuse Facilities: Multiple-family buildings will be served by valet trash service with four trash compactors contained onsite.
 - iii. Screening:
 - a. Six-foot board on board wood fencing with masonry columns every 50 linear feet along Throckmorton Boulevard.
 - b. Six-foot ornamental fence with masonry columns every 50 linear feet along Throckmorton, along with interior landscaping when not adjacent to unit backyards.
 - c. Six-foot ornamental fence with masonry columns every 100 linear feet along the eastern property boundary line.
 - d. Six-foot masonry screening wall along the southern property boundary line.
 - iv. Building separation (feet): minimum 8 feet. All buildings that are separated by less than 10 feet must be sprinklered per NFPA, NCTCOG, and local fire code amendments.
 - v. Signage: Two (2) monument signs along Throckmorton Boulevard.

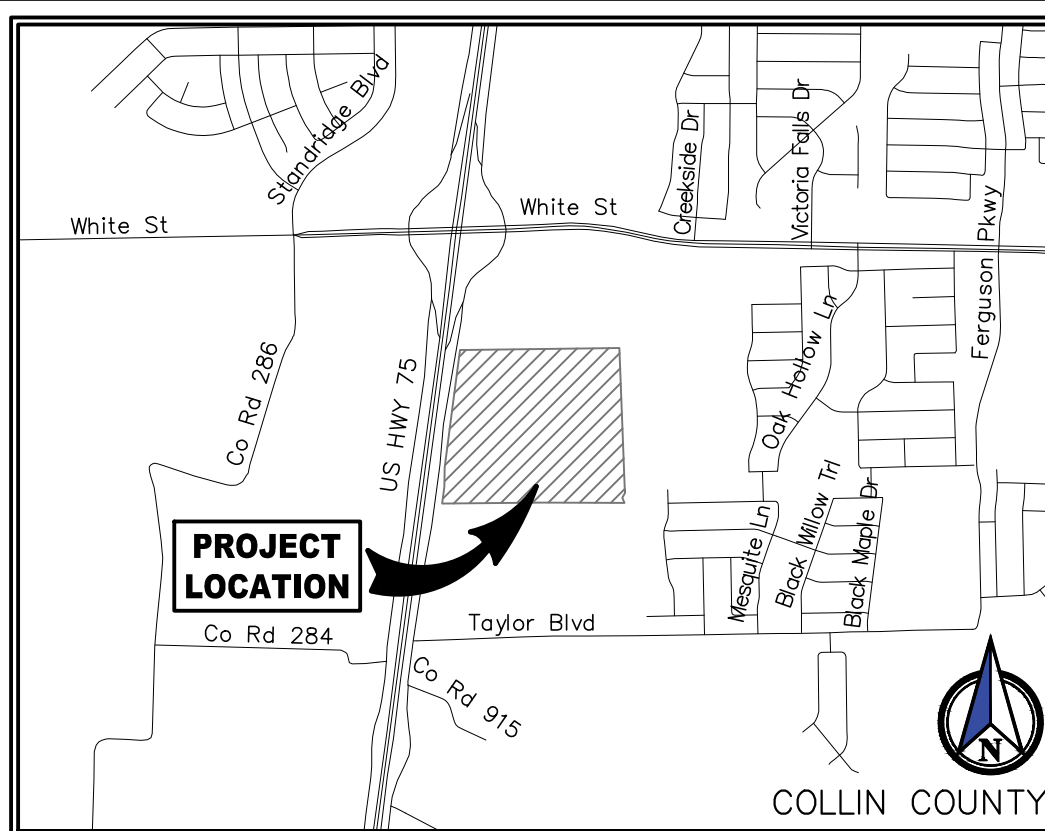
EXHIBIT A

LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED ORNAMENTAL FENCE
- PROPOSED MASONRY FENCE
- PROPOSED WOOD FENCE
- PROPOSED FIRELANE (PRIVATE PAVEMENT)
- PROPOSED ROADWAY (PUBLIC PAVEMENT)
- PROPOSED PUBLIC TRAIL/SIDEWALK
- PROPOSED PRIVATE 6' SIDEWALK FOR CONNECTIVITY

NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL FINAL ROAD ALIGNMENTS, EASEMENTS, BUILDING LOCATION, AMENITIES TO BE DETERMINED AT THE SITE PLAN PROCESS.
- ALL STANDARD PARKING SPACES TO BE 9'X18' AND ALL PARALLEL PARKING SPACES TO BE 9'X22'
- ALL PUBLIC TRAIL/SIDEWALKS LOCATED ON PRIVATE PROPERTY TO BE LOCATED IN A PEDESTRIAN ACCESS EASEMENT.
- COMMERCIAL BOULEVARD SHOWN AS ULTIMATE CONDITION FOR FULLY DEVELOPED TRACT 1. DEVELOPERS OF TRACTS 2 & 3 HAVE OPTION TO BUILD TEMPORARY FIRE LANE TO SATISFY ACCESS REQUIREMENTS. COMMERCIAL TRACT 1 WOULD THEN DEDICATE RIGHT-OF-WAY AND BUILD FULL-WIDTH ROADWAY PER CITY REQ'S AT TIME OF DEVELOPMENT.



VICINITY MAP
(NOT TO SCALE)

SITE DATA SUMMARY TABLE					
EXISTING ZONING:	PD-C (107-2003)				
PROPOSED ZONING:	PD				
EXISTING USE:	AGRICULTURE				
PROPOSED USE:	COMMERCIAL / MULTI-FAMILY RESIDENTIAL				
PARENT TRACT AREA:	ACRES		SQUARE FT		
COMMERCIAL - TRACT 1	25.57		1,113,772		
SWBC - TRACT 2	13.20		575,055		
NEXMETRO - TRACT 3	20.09		875,127		
PUBLIC PARK	0.65		28,231		
RIGHT OF WAY	5.34		232,505		
TOTALS	64.85		2,824,691		
SWBC TRACT	UNITS		UNIT	AREA (SF)	
PROPOSED BUILDINGS	NO.	PER BLDG	TOTAL	PER FLR	TOTAL
TYPE A (3-STORY)	6	27	162	10,842	195,156
TYPE B (3-STORY)	5	32	160	13,454	201,810
CLUBHOUSE	1	-	0	8,563	8,563
TOTALS	12	-	322	-	405,529
BUILDING HEIGHT		MAXIMUM: 45' / PROPOSED: 45'			
LOT COVERAGE		24.5%			
DENSITY		24.4 UNITS / ACRE			
PARKING RATIO REQUIRED	PER UNIT		PER VISITOR		
PARKING RATIO PROPOSED	1.75		0.25		725
PARKING PROVIDED	1.75		0.25		644
STANDARD SPACES		268			
HANDICAP SPACES		13			
COVERED SPACES		201			
GARAGE SPACES		81			
TANDEM SPACES		81			
TOTALS		644			
LANDSCAPE REQUIRED (SF)		5,152		8 SF PER PARKING SPACE	
LANDSCAPE PROVIDED (SF)		172,189		EXCLUDING LS BUFFER	
IMPERVIOUS AREA		376,003		SF	
OPEN SPACE REQUIRED		UNITS		SF PER UNIT	
1 BEDROOM		216		600	
2 BEDROOM		106		900	
TOTALS		322		225,000	
OPEN SPACE PROPOSED		AREA		RATIO	
AMENITY AREAS/POOL		22,135		3	
OPEN AREAS		43,444		3	
CLUBHOUSE (PORTION)		3,500		3	
QUASH-PUBLIC STREET		7,189		3	
TOTAL		191		228,504	
NEXMETRO TRACT	UNITS		UNIT	AREA (SF)	
PROPOSED BUILDINGS	NO.	PER BLDG	TOTAL	PER UNIT	TOTAL
TYPE 1 (1BR DUPLEX)	33	2	66	690	45,540
TYPE 2 (2BR)	82	1	82	980	80,360
TYPE 3 (3BR)	63	1	63	1265	79,695
STANDARD GARAGE	10	-	-	800	8,000
GARAGE W/STORAGE	2	-	-	1130	2,260
LEASE OFFICE	1	-	-	1200	1,200
TOTALS	191	-	211	-	217,055
BUILDING HEIGHT		MAXIMUM: 45' / PROPOSED: 30'			
LOT COVERAGE		24.8%			
DENSITY		10.5 UNITS / ACRE			
PARKING RATIO REQUIRED	PER UNIT		PER VISITOR		
PARKING RATIO PROPOSED	2.00		0.25		475
PARKING PROVIDED	2.00		0		422
STANDARD SPACES		203			
HANDICAP SPACES		8			
COVERED SPACES		165			
DETACHED GARAGE SPACES		46			
TOTAL		422			
LANDSCAPE REQUIRED (SF)		3,376		8 SF PER PARKING SPACE	
LANDSCAPE PROVIDED (SF)		391,781		EXCLUDING LS BUFFER	
IMPERVIOUS AREA		449,490		SF	
OPEN SPACE REQUIRED		UNITS		SF PER UNIT	
1 BEDROOM		66		600	
2 BEDROOM		82		900	
3 BEDROOM		63		1,200	
TOTALS		191		75,600	
OPEN SPACE PROPOSED		AREA		RATIO	
AMENITY AREAS		28,411		3	
UNIT BACKYARDS		77,000		1	
OPEN AREAS		49,842		1	
POOL		3,042		3	
TOTAL		3,042		9,126	

PD CONCEPT PLAN NEXMETRO/SWBC ANNA 64.85 ACRES (VACANT LAND)

ABS 782 THOMAS RATTON SURVEY
CITY OF ANNA,
COLLIN COUNTY, TEXAS
November 3, 2022

DEVELOPER: (TRACT 2)
SWBC
5949 Sherry Lane, Ste 750
Dallas, Texas 75225
Tel. No. (214) 987-6317
Contact: Spencer Byington

DEVELOPER: (TRACT 3)
NexMetro Communities
2221 Lakeside Blvd, Ste 1210
Richardson, Texas 75082
Tel. No. (434) 851-7374
Contact: Josh Eadie

ENGINEER:
Lincoln Consulting &
Engineering, Inc.
P.O. Box 1176
Wylie, Texas 75098
Tel. No. (214) 708-5010
Contact: Joshua A. Lincoln, P.E.

LC&E LINCOLN
CONSULTING & ENGINEERING
phone (214) 708-5010
info@lincolncce.com
P.O. Box 1176
Wylie, Texas 75098
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PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
LINCOLN CONSULTING & ENGINEERING
Firm No. 7125
Engineer: JOSHUA A. LINCOLN, P.E.
P.E. No. 114389 Date: 11/3/2022

NEXMETRO/SWBC ANNA
64.85 ACRES
City of Anna, Collin County, Texas

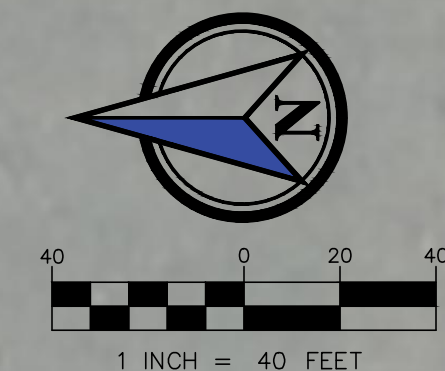
PD CONCEPT PLAN

Scale: 1" = 100'
Designed by: EWS
Drawn by: AV/AA
Checked by: JAL
Date: November 3, 2022
Project No. 1056-006

CP

AVILLA WATERS CREEK - City of Anna, Texas - LC&E PROJECT NO. 1056-006

FILE: C:\Users\Andrew.Arcell\Desktop\Consulting & Engineering\Joshua Lincoln - Projects\57-001_Anna - SWBC Waters Creek\2022\11-03 Quasi Street\15-006 Quasi Street Exhibit 2.dwg
USER: Andrew.Arcell DATE/TIME: Nov 03, 2022 5:53pm



ZONING: MF-2

ANNA 57 JOINT VENTURE
C.C.F. NO. 2015012000064460
Q.P.R.C.C.T.
LOT 3 OF
LOTS 3, 4, & 5, BLOCK A
ANNA RETAIL ADDITION
VOL. 2022, PG. 158
M.R.C.C.T.

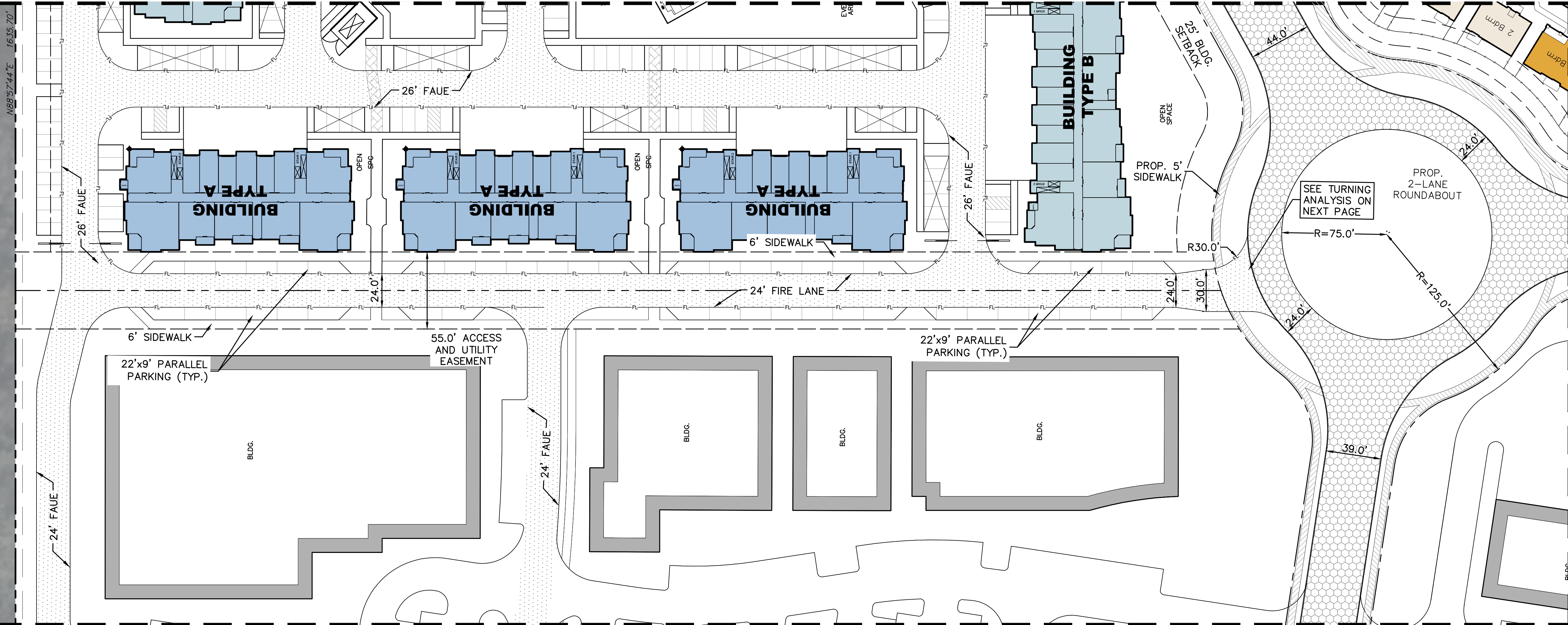


EXHIBIT B

EX.1

Scale:	1" = 40'
Designed by:	EMS
Drawn by:	AV/AA
Checked by:	JAL
Date:	November 3, 2022
Project No.	1056-006

QUASI STREET EXHIBIT

NEXMETRO/SWBC ANNA
64.85 ACRES
City of Anna, Collin County, Texas

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
LINCOLN CONSULTING & ENGINEERING
Firm No. 7123
Engineer JOSHUA A. LINCOLN, P.E.
P.E. No. 114389 Date 11/3/2022

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CONSULTING & ENGINEERING
P.O. Box 1176
Wylie, Texas 75098
phone (214) 708-5010
Info@LincolnCE.com
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AVILLA WATERS CREEK - City of Anna, Texas - LC&E PROJECT NO. 1056-006

PD DESIGN STATEMENT Tract 1 – Caalms Commerical Anna November 3, 2022

A. Purpose

The regulations set forth in this Planned Development (PD) Design Statement provide development standards for a ±26.8-acre Commercial tract, proposed by developer/applicant NexMetro Communities. The boundary of this PD is identified by metes and bounds on the attached Legal Description. The property shall be developed in accordance with these regulations, and PD Concept and Illustrative plans as depicted in attached exhibits.

B. General Information

The subject property is part of an overall tract currently owned by Caalms Group, LLC. The tract is located at approximately 1,850 linear feet southeast of the intersection of U.S. Highway 75 and White Street (F.M. 455). The property is vacant with minimal tree cover along the eastern portion of the property at Throckmorton Creek, while most of the site slopes/drains to the east/ southeast.

C. Current Zoning

The subject tract is vacant and currently zoned PD-C. The surrounding zoning classifications are as follows:

- North: General Commercial District (C-2); Multiple-Family Residential – High Density (MF-2)
- South: Single-Family Residential – Large Lot (SF-E)
- East: Multiple-Family Residential – High Density (MF-2); Planned Development- Residential (PD-R)
- West: U.S. Highway 75

D. Base District

This Planned Development shall be subject to all regulations of the “C-2” General Commercial District of the City of Anna Code of Ordinances, as exists or as amended herein. The designation of the base district shall be to affect a zoning map change only (from PD-C to a new PD with a base zoning district of “C-2” General Commercial) and to establish base development regulations.

E. Allowed Use Regulations

The following are restricted uses for the C-2 tract:

1. Restricted Uses

- a. Table 1 Residential Uses
- b. Table 2 Educational, Institutional and Special Use
- c. Table 3 Transportation, Utility and Communications Uses
- d. Table 4 Automobile and Related Services Uses
- e. Table 6 Manufacturing, Storage and Warehouse Uses
- f. Engine and motor repair
- g. Feed and farm supply (inside sales/storage)
- h. Mortuary or funeral home
- i. Taxidermist
- j. Washeteria

F. THOR Overlay District Exemption

Proposed commercial Tracts 1A and 1B shall not be subject to and shall be exempt from the THOR Thoroughfare Overlay District.

G. Quasi-Public Street Regulations

Development of a Quasi-Public Street shall be in general conformance and follow intent as shown on **PD Concept Plan**:

1. Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and maybe platted to the centerline of the quasi-public streets.
2. Lots with frontage on the quasi-public street must orient buildings to the quasi-public street.
3. Buildings must have a minimum of 75% of their façade within 30 feet of the back of curb unless restricted by easements. Where easements are present, a minimum of 75% of each façade must be built to the easement line.
4. Sidewalks and street trees must be provided along both sides of the quasi-public street. A clear pedestrian path of 6 feet in width shall be maintained in this area. Street trees are required at the rate of one tree per 40 linear feet. Trees shall be placed in planting beds or tree grates within 5 feet of the back of the street curb. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed within the sidewalk but may not reduce the clear path width.

PD DESIGN STATEMENT Tract 2 – SWBC Anna November 3, 2022

A. Purpose

The regulations set forth in this Planned Development (PD) Design Statement provide development standards for a ±14.7-acre multi-family tract, proposed by developer/applicant SWBC Anna. The boundary of this PD is identified by metes and bounds on the attached Legal Description. The property shall be developed in accordance with these regulations, and PD Concept and Illustrative plans as depicted in attached exhibits.

B. General Information

The subject property is one tract and is currently owned by Caalms Group, LLC. The tract is located at approximately 1,850 linear feet southeast of the intersection of U.S. Highway 75 and White Street (F.M. 455). The property is vacant with minimal tree cover along the eastern portion of the property at Throckmorton Creek, while most of the site slopes/drains to the east/ southeast.

C. Current Zoning

The subject tract is vacant and currently zoned PD-C. The surrounding zoning classifications are as follows:

- North: General Commercial District (C-2); Multiple-Family Residential – High Density (MF-2)
- South: Single-Family Residential – Large Lot (SF-E)
- East: Multiple-Family Residential – High Density (MF-2); Planned Development- Residential (PD-R)
- West: U.S. Highway 75

D. Base District

This PD shall be subject to all regulations of the “MF-2” Multiple-Family Residential - High Density district of the City of Anna Code of Ordinances, as exists or as amended herein. The designation of the base district shall be to affect a zoning map change only (from PD-C to a new PD with a base zoning district of “MF-2” Multiple-Family Residential – High Density) and to establish base development regulations.

E. Land Use Regulations

Permitted Uses and regulations shall be per MF-2 except where noted herein:

1. Dwelling Type & Density

The PD is intended to provide for development of a Multi-Family Residential, consisting of 322 multi-family dwelling units with a density of approximately 24.4 units per acre.

2. Regulation of Specific Uses

All structures (leasing center, dwelling units, garage, etc.) and amenities (pool, spa, dog park, grills, pergolas, fire pits, etc.) to be permitted on one (1) lot. Access and building locations to meet the intent of the PD Concept Plan.

3. Accessory Buildings and Uses

All structure to meet intent of PD Concept Plan with respect to location, size, and number of detached garages

F. Dimensional Regulations

The dimensional regulations shall be per MF-2 except where noted:

1. Minimum Floor Area

The minimum floor area is to be 600 square feet (sf) per dwelling unit and a maximum of 1,325 square feet (sf) per dwelling unit to align more with industry standards.

2. Building Setbacks

The minimum building setbacks are as follows:

- Front Setback, along Throckmorton Boulevard, is maintained at required 25 feet with 20-foot landscape buffer.
- Rear Setback, along Commercial Tract, is maintained at maximum distance of 5' from edge of Quasi-Public Street easement, with no required landscape buffer.
- Side Setback, along north property line, is maintained at the required 25 feet with minimum 5' landscape buffer.

G. Development Regulations

Development standards shall be per MF-2 except where noted herein and shown on **PD Concept Plan**:

1. Landscape and Open Space Regulations

- Development will include approximately 25-foot landscape open area along Commercial to be counted towards Open Space calculations.
- Development proposes two Connectivity Nodes to Commercial tract to be counted as Amenity Areas towards the Open Space requirement.
- Pool, Event Area, Dog Park, Portion of Clubhouse and other Amenity Areas onsite to be considered 3:1 for required open space requirements.
- Parking lot terminus islands to be approximately 9' wide with 4' concrete sidewalk, resulting in approximately 100sf landscape area.
- Parking lot terminus trees may be clustered where parking lot strings exceed 10 spaces.
- Trees and landscape elements provided along and within Quasi-Public Street to be counted towards required landscape plantings and Open Space area.

2. Private Recreation Areas

Required recreation areas to meet the intent of **PD Concept Plan**. These recreation/amenities areas may include one or more of the following: Pool and Spa, Dog Park, Outdoor Grills and Pergolas, Event Lawn, Fire Pit, Yard Game Area, Commercial Connectivity Nodes, Clubhouse, and multiple outdoor Open Space areas.

3. Vehicle Parking Regulations

All vehicle parking to meet intent of the **PD Concept Plan**:

- a. Proposed garages and covered parking to be allowed per the **PD Concept Plan**.
- b. Parking spaces required shall be provided at a rate of 1.75 spaces per unit and 50% of required parking must be covered, plus 0.25 per dwelling unit for visitor parking evenly dispersed throughout site.
- c. Parking lot strings may exceed 10 spaces as long as one (1) extra terminus tree is located elsewhere on site.

4. Dumpster Regulations

One (1) 30 cubic yard trash compactors will be provided for the development. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Solid metal gates of an equal height to the enclosure height must be provided on the truck collection side of the enclosure. Refuse containers shall be provided and maintained in a manner to satisfy public health and sanitary regulations. SWBC will utilize a valet waste service to collect residents' trash directly on schedule days – valet service to offset the requirement of all units being within 250' of a refuse facility.

5. Sign Regulations

All signage and monumentation to meet the intent of the **PD Concept Plan**:

- a. Portal signs to be located within landscape islands designating groupings of units.
- b. One (1) total monument signs proposed for this development along Throckmorton Boulevard at the main entry drive

6. Fence and Screening Regulations

All fencing and screening to meet intent of the **PD Concept Plan**:

- a. Throckmorton: interior landscaping per City ordinance;
- b. North Property Line: Living screen along with interior landscaping per City ordinance.
- c. West Property Line: Buildings to front along future Quasi-Public Street; no fencing required; tree plantings provided along sidewalk within future parallel parking landscape islands.
- d. Dumpster Enclosure: Screened with landscape foundation plantings and 7' wall shall be of masonry material which shall match the material of adjacent dwelling units.

7. All façade and building elevations shall adhere to the masonry requirements set forth by the related Development Agreement with the City of Anna.

H. Tree Preservation Regulations

The following is taken from current Tree Preservation Ordinance:

1. Standards, Section 9.07.011

a. Construction of Multifamily Development

- i. Protected trees located in a FEMA one-hundred-year floodplain, NRCS lake tree preservation zone, or erosion hazard setback

zone shall be subject to all tree replacement and tree protection requirements of this article.

- ii. In cases other than listed immediately above, all protected trees 18 inches in caliper or greater shall be subject to tree replacement and tree protection requirements except where protected trees must be critically altered to:

- Install and maintain any utility lines;
- Dedicate public right-of-way;
- Construct any public or private streets at the minimum required width only;
- Provide any required easement up to the minimum width needed to accommodate the required service;
- Construct any fire lanes at the minimum required width only;
- Construct any sidewalks;

- Construct swimming pools;
- Construct any hike/bike/equestrian trails;
- Construct any portions of a golf course, park playing field, equestrian center, or school playing field but not including buildings, additional parking, club houses, or ancillary buildings; or
- Achieve cut and fill drainage as designed in master drainage construction plan, including required retention or detention ponds. Transitional slopes to the original grade that are less steep than the maximum allowed slope shall not be exempt.

- iii. All other areas of the lot shall be exempt from tree protection and tree replacement requirements of this article.

b. Tree Replacement

2. Tree Credits, Section 9.07.013

- a. All persons subject to payment of a tree permit fee under this article or any other city ordinance are entitled to apply for a credit for tree planting to offset the amount of the fee ("tree credit").
- b. To qualify for a tree credit, the planted tree must measure no less than 2" in diameter at a point on the trunk four feet and six inches above the ground, and be:
- i. Planted on a property for which the tree permit fee was assessed; or
 - ii. Planted on a property mutually agreed upon by the city and the applicant.

- c. Tree credits shall be calculated and applied as offsets in the same manner as tree permit fees are determined, and subject to the following rules:
 - i. Tree credits shall be equal to the amount of the tree mitigation fee assessed against the person if the property is an existing one-family or two-family dwelling that is the applicant's residence.
 - ii. Tree credits shall be no less than 50 percent of the tree permit fee assessed against the applicant if the property is a residential structure or pertains to the development, construction, or renovation of a residential structure, and the applicant is developing, constructing, or renovating the property for a use other than use as the applicant's residence.
 - iii. Tree credits shall be no less than 40 percent of the tree permit fee assessed against the applicant if the property is not a residential structure or the person is constructing or intends to construct a structure on the property that is not a residential structure.
- d. Tree credits are only available for planting of trees from the city's approved list of species.
- e. When any quality tree of 3 inches or more in caliper is preserved that would otherwise have been exempt, credits toward the total inches of caliper of replacement trees required for the development site will be given as per the following formula:
 - i. If the caliper of the preserved exempt tree is 3" - 16", the credit applied will be equal to the caliper of the preserved trees.
 - ii. If the caliper of the preserved exempt tree is greater than 16", the credit applied will be equal to twice the caliper of the preserved tree.
- f. Tree credits may not be earned for preservation of existing trees located on land required to be dedicated for public right-of-way or easement purposes, unless the property owner can demonstrate the ability to protect the credited trees by way of restrictive covenant or other legal instruments considered satisfactory by the city council.
- g. Tree credits will not be permitted unless temporary tree protection devices are installed at least to the limit of the critical root zone or the drip line, whichever is greater, during construction activity. The city may, prior to the issuance of a tree permit or allowing any offset of tree permit fees through tree credits, impose additional requirements for tree-planting methods and best management practices to ensure that the tree(s) grow to the anticipated height at maturity.

PD DESIGN STATEMENT Tract 3 – NexMetro Anna November 3, 2022

A. Purpose

The regulations set forth in this Planned Development (PD) Design Statement provide development standards for a ±23.3-acre Residential Cottage Community, proposed by developer/applicant NexMetro Communities. The boundary of this PD is identified by metes and bounds on the attached Legal Description. The property shall be developed in accordance with these regulations, and PD Concept and Illustrative plans as depicted in attached exhibits.

B. General Information

The subject property is part of an overall tract currently owned by Caalms Group, LLC. The tract is located at approximately 1,850 linear feet southeast of the intersection of U.S. Highway 75 and White Street (F.M. 455). The property is vacant with minimal tree cover along the eastern portion of the property at Throckmorton Creek, while most of the site slopes/drains to the east/ southeast.

C. Current Zoning

The subject tract is vacant and currently zoned PD-C. The surrounding zoning classifications are as follows:

- North: General Commercial District (C-2); Multiple-Family Residential – High Density (MF-2)
- South: Single-Family Residential – Large Lot (SF-E)
- East: Multiple-Family Residential – High Density (MF-2); Planned Development- Residential (PD-R)
- West: U.S. Highway 75

D. Base District

This Planned Development shall be subject to all regulations of the “MF-1” Multiple-Family Residential – Medium Density District of the City of Anna Code of Ordinances, as exists or as amended herein. The designation of the base district shall be to affect a zoning map change only (from PD-C to a new PD with a base zoning district of “MF-1” Multiple-Family Residential – Medium Density) and to establish base development regulations.

E. Land Use Regulations

Permitted Uses and Regulations shall be per MF-1 except where noted herein:

1. Dwelling Type & Density

The PD is intended to provide for development of a Residential Cottage Community, consisting of 211 multi-family detached and duplex dwelling units with a density of approximately 10.2 units per acre.

2. Regulations of Specific Uses

All structures (leasing center, dwelling units, garages, etc.) and amenities (pool, spa, dog park, grills, pergolas, fire pits, etc.) to be permitted on one (1) lot. Access and building locations to meet the intent of the **PD Concept Plan**.

3. Accessory Buildings and Uses

All structures to meet intent of the **PD Concept Plan** with respect to location, size, and number of detached garages (with and without storage closets).

F. Dimensional Regulations

The dimensional regulations shall be per MF-1 except where noted:

1. Minimum Floor Area

The minimum floor area to be 690 square feet (sf) per dwelling unit to align more with industry standards for a one-bedroom units. All proposed one-bedroom units are located in pairs as attached (duplex) buildings. Two-bedroom units to utilize minimum 980 sf floor area, while three-bedroom units to be minimum 1,265 sf floor area. All units will have a private backyard that is not reflected in the minimum floor areas.

2. Building Setbacks

The minimum building setbacks are as follows:

- Front Setback, along Throckmorton Boulevard, is required to be 25 feet. NexMetro proposes 30-foot building setback with 20-foot landscape buffer.
- Rear Setback, along Creek, is maintained at the required 25 feet. NexMetro proposes 20-foot landscape buffer.
- Side Setback, along south property line, is maintained at the required 10 feet with the landscape buffer being within the unit backyards, on the north side of the proposed masonry screening wall.

G. Development Regulations

Development standards shall be per MF-1 except where noted herein and shown on **PD Concept Plan**:

1. Landscape and Open Space Regulations

- Development will include approximately 20-foot landscape open area along Throckmorton Creek to be counted towards Open Space calculations.
- Development proposes 10-foot landscape buffer along south property line to be contiguous with abutting unit backyards.
- Pool, Event Area, and Open Space areas onsite to be considered 3:1 for required open space requirements – available landscape area onsite that is outside of LS buffer is more than double requirement of Open Space area.
- Parking lot terminus islands to be minimum 10' wide with 4' concrete sidewalk, resulting in approximately 106sf landscape area.

2. Private Recreation Areas

Required recreation areas to meet the intent of **PD Concept Plan**. These recreation/amenities areas may include one or more of the following: Pool and Spa, Dog Park, Outdoor Grills and Pergolas, Event Lawn, Fire Pit, and multiple Open Space areas.

3. Public Recreation Areas

- Optional Public Park in northeast corner of tract to be dedicated to City. Park to include parking and trail connection at Throckmorton Creek.
- Proposed 10-foot trail along east side of Throckmorton Boulevard. Trail to meander in/out of public right-of-way and 20' landscape buffer on developer's lot. See picture below for example:



4. Vehicle Parking Regulations

Garages and covered parking to be allowed per the **PD Concept Plan**. Based upon an independent parking study of existing NexMetro developments, this product yields a parking space demand of 0.75 spaces per bedroom, which equates to 1.85 spaces per unit in a 1, 2, and 3 bedroom unit mix. For this project, NexMetro proposes a minimum of two (2.0) parking spaces per unit, including surface, covered, and garage parking spaces (resident and visitor). NexMetro is proposing a departure from the MF-1 requirement that 75% of required parking must be covered. Per the Site Data Summary table NexMetro proposes to assign either a covered space or garage space with every unit, ensuring a 50% covered parking per unit ratio across the site (2 parking spaces per unit). When referencing other NexMetro developments across the Dallas-Fort Worth metroplex, it should be noted that the proposed Concept Plan ranks near the top of all projects to date in terms of parking ratios.

5. Dumpster Regulations

There shall be available at all times at least six cubic yards of refuse container per 30 multifamily dwelling units. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies. NexMetro will utilize a valet trash service to offset the requirement of all units being within 250' of a refuse facility.

6. Sign Regulations

All signage and monumentation to meet the intent of the **PD Concept Plan**:

- a. Portal signs to be located within landscape islands designating groupings of units.
- b. Two (2) total monument signs proposed for this development along Throckmorton Boulevard.

7. Fence and Screening Regulations

All fencing and screening to meet intent of the **PD Concept Plan**:

- a. Throckmorton: 6' ornamental fence with masonry columns every 50 linear feet, along with interior landscaping when not adjacent to unit back yards; 6' board-on-board wooden fence with masonry columns every 50 linear feet when adjacent to unit backyards.
- b. East Property Line: 6' ornamental fence with masonry columns every 100 linear feet;
- c. South Property Line: 6' masonry screening wall to a point along the southeast open space area at the floodplain/creek;
- d. Unit Backyards: 6' wood fencing to be utilized for unit backyards;

-
- e. Dumpster Enclosures: Screened with landscape foundation plantings and 7' wall shall be of masonry material which shall match the material of adjacent dwelling units.
 - 8. Cottage community building separation minimum to be 8-feet (foundation to foundation). Typical unit spacing onsite is 10-feet. All resident units to be fire sprinkled per NFPA-13D requirements.
 - 9. Cottage community to be 1 story max height residential buildings.
 - 10. Cottage community open space to be per PD Concept Plan and as described herein.
 - 11. All residential structures shall adhere to the International Residential Code.
 - 12. All façade and building elevations shall adhere to the masonry requirements set forth by the related Development Agreement with the City of Anna.

H. Tree Preservation Regulations

The following is taken from current Tree Preservation Ordinance:

1. Standards, Section 9.07.011

a. Construction of Multifamily Development

- i. Protected trees located in a FEMA one-hundred-year floodplain, NRCS lake tree preservation zone, or erosion hazard setback zone shall be subject to all tree replacement and tree protection requirements of this article.
- ii. In cases other than listed immediately above, all protected trees 18 inches in caliper or greater shall be subject to tree replacement and tree protection requirements except where protected trees must be critically altered to:
 - Install and maintain any utility lines;
 - Dedicate public right-of-way;
 - Construct any public or private streets at the minimum required width only;
 - Provide any required easement up to the minimum width needed to accommodate the required service;
 - Construct any fire lanes at the minimum required width only;
 - Construct any sidewalks;
 - Construct swimming pools;
 - Construct any hike/bike/equestrian trails;

- Construct any portions of a golf course, park playing field, equestrian center, or school playing field but not including buildings, additional parking, club houses, or ancillary buildings; or
 - Achieve cut and fill drainage as designed in master drainage construction plan, including required retention or detention ponds. Transitional slopes to the original grade that are less steep than the maximum allowed slope shall not be exempt.
- iii. All other areas of the lot shall be exempt from tree protection and tree replacement requirements of this article.
- b. Tree Replacement

2. Tree Credits, Section 9.07.013

- a. All persons subject to payment of a tree permit fee under this article or any other city ordinance are entitled to apply for a credit for tree planting to offset the amount of the fee ("tree credit").
- b. To qualify for a tree credit, the planted tree must measure no less than 2" in diameter at a point on the trunk four feet and six inches above the ground, and be:
- i. Planted on a property for which the tree permit fee was assessed; or
 - ii. Planted on a property mutually agreed upon by the city and the applicant.
- c. Tree credits shall be calculated and applied as offsets in the same manner as tree permit fees are determined, and subject to the following rules:
- i. Tree credits shall be equal to the amount of the tree mitigation fee assessed against the person if the property is an existing one-family or two-family dwelling that is the applicant's residence.
 - ii. Tree credits shall be no less than 50 percent of the tree permit fee assessed against the applicant if the property is a residential structure or pertains to the development, construction, or renovation of a residential structure, and the applicant is developing, constructing, or renovating the property for a use other than use as the applicant's residence.

- iii. Tree credits shall be no less than 40 percent of the tree permit fee assessed against the applicant if the property is not a residential structure or the person is constructing or intends to construct a structure on the property that is not a residential structure.
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- e. When any quality tree of 3 inches or more in caliper is preserved that would otherwise have been exempt, credits toward the total inches of caliper of replacement trees required for the development site will be given as per the following formula:
 - i. If the caliper of the preserved exempt tree is 3" - 16", the credit applied will be equal to the caliper of the preserved trees.
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- g. Tree credits will not be permitted unless temporary tree protection devices are installed at least to the limit of the critical root zone or the drip line, whichever is greater, during construction activity. The city may, prior to the issuance of a tree permit or allowing any offset of tree permit fees through tree credits, impose additional requirements for tree-planting methods and best management practices to ensure that the tree(s) grow to the anticipated height at maturity.

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: C-1, MF-1, & MF-2
- ☐ 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 | | <u>PD-C (107-2003)</u> |
| ☐ 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

TO REDUCE ALLOWED USES FOR COMMERCIAL TRACT AND ALLOW FOR MULTIFAMILY DEVELOPMENT
ON THE REAR 38 ACRES.

Planning & Development Department

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

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.

65 acre(s)

Fees

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

The application fee of \$ 2,950 (PD) + 3,250 (CP) , 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: NEXMETRO/SWBC ANNA Total Number of Acres: 64.85
Zoning Classification(s): PD Total Number of Lots: 3
Location: APPROX. 1800' SOUTH OF WHITE STREET ALONG US75 FRONTAGE ROAD

Property Owner Information & Authorization

Name/Company: CAALMS GROUP, LLC
Address: 2416 LISMORE LANE
City: IRVING State: TX Zip Code: 75063
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate JOSH EADIE // NEXMETRO (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.

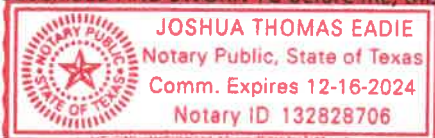
Property Owner's Signature: [Signature] Date: 10/10/2022

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Sri Karth Rarthu (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 10th day of October, 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: JOSH EADIE

Company: NEXMETRO COMMUNITIES

Address: 2221 LAKESIDE BOULEVARD, SUITE 120

City: RICHARDSON State: TX Zip Code: 75082

Phone: (434) 851-7374 Email: JOSH.EADIE@NEXMETRO.COM

Planning & Development Department

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



Item No. 23.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the NexMetro / SWBC Anna, Concept Plan. Applicant: CAALMS GROUP, LLC.

SUMMARY:

Multiple-family residential dwellings on two lots and commercial uses on 65.0± acres located on the east side of U.S. Highway 75, 1,200± feet south of W. White Street. Zoned: Planned Development (Ord. No. 107-2003).

This concept plan is associated with the zoning request to allow a multiple-family residential and commercial development with modified development standards and is contingent upon approval of that request.

The purpose for the Concept Plan is to show the future multiple-family residential and commercial development and related 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:

Recommended for approval subject to City Council approval of the zoning request.

ATTACHMENTS:

1. NexMetro SWBC Anna Concept Plan Locator Map
2. Exhibit A - NexMetro SWBC Anna - PD Concept Plan
3. P&Z Concept Plan Application

Concept Plan - NexMetro / SWBC Anna

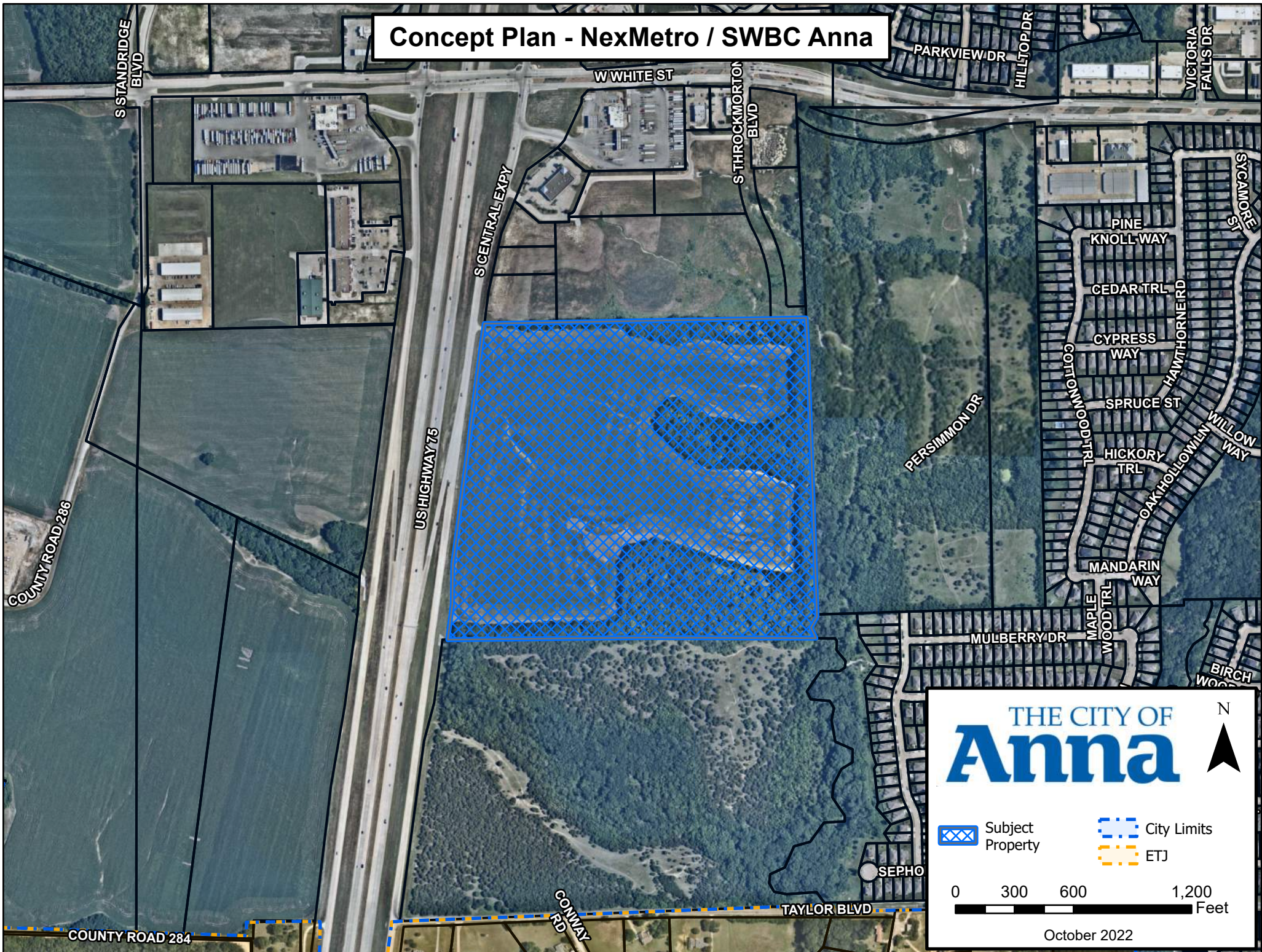


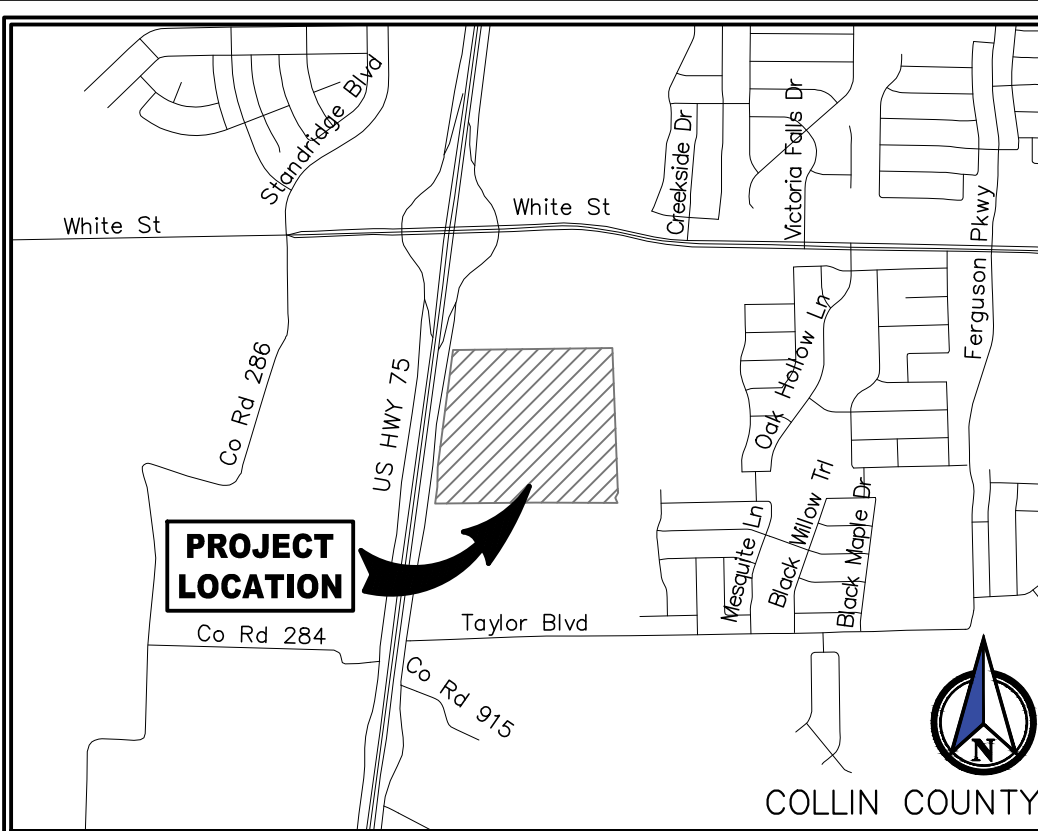
EXHIBIT A

LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED ORNAMENTAL FENCE
- PROPOSED MASONRY FENCE
- PROPOSED WOOD FENCE
- PROPOSED FIRELANE (PRIVATE PAVEMENT)
- PROPOSED ROADWAY (PUBLIC PAVEMENT)
- PROPOSED PUBLIC TRAIL/SIDEWALK
- PROPOSED PRIVATE 6' SIDEWALK FOR CONNECTIVITY

NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL FINAL ROAD ALIGNMENTS, EASEMENTS, BUILDING LOCATION, AMENITIES TO BE DETERMINED AT THE SITE PLAN PROCESS.
- ALL STANDARD PARKING SPACES TO BE 9'X18' AND ALL PARALLEL PARKING SPACES TO BE 9'X22'
- ALL PUBLIC TRAIL/SIDEWALKS LOCATED ON PRIVATE PROPERTY TO BE LOCATED IN A PEDESTRIAN ACCESS EASEMENT.
- COMMERCIAL BOULEVARD SHOWN AS ULTIMATE CONDITION FOR FULLY DEVELOPED TRACT 1. DEVELOPERS OF TRACTS 2 & 3 HAVE OPTION TO BUILD TEMPORARY FIRE LANE TO SATISFY ACCESS REQUIREMENTS. COMMERCIAL TRACT 1 WOULD THEN DEDICATE RIGHT-OF-WAY AND BUILD FULL-WIDTH ROADWAY PER CITY REQ'S AT TIME OF DEVELOPMENT.



VICINITY MAP
(NOT TO SCALE)

SITE DATA SUMMARY TABLE						
EXISTING ZONING:	PD-C (107-2003)					
PROPOSED ZONING:	PD					
EXISTING USE:	AGRICULTURE					
PROPOSED USE:	COMMERCIAL / MULTI-FAMILY RESIDENTIAL					
PARENT TRACT AREA:	ACRES			SQUARE FT		
COMMERCIAL - TRACT 1	25.57			1,113,772		
SWBC - TRACT 2	13.20			575,055		
NEXMETRO - TRACT 3	20.09			875,127		
PUBLIC PARK	0.65			28,231		
RIGHT OF WAY	5.34			232,505		
TOTALS	64.85			2,824,691		
SWBC TRACT	PROPOSED BUILDINGS		UNITS	UNIT	AREA (SF)	
	NO.	PER BLDG	TOTAL	PER FLR	TOTAL	
	TYPE A (3-STORY)	6	27	162	10,842	195,156
	TYPE B (3-STORY)	5	32	160	13,454	201,810
	CLUBHOUSE	1	-	0	8,563	8,563
	TOTALS	12	-	322	-	405,529
	BUILDING HEIGHT		MAXIMUM: 45' / PROPOSED: 45'			
	LOT COVERAGE		24.5%			
	DENSITY		24.4 UNITS / ACRE			
	PARKING RATIO REQUIRED		PER UNIT	PER VISITOR		
	PARKING RATIO PROPOSED		2.00	0.25		
	PARKING PROVIDED		1.75	0.25		
	STANDARD SPACES					268
	HANDICAP SPACES					13
	COVERED SPACES					201
	GARAGE SPACES					81
	TANDEM SPACES					81
	TOTALS					644
	LANDSCAPE REQUIRED (SF)		5,152	8 SF PER PARKING SPACE		
	LANDSCAPE PROVIDED (SF)		172,189	EXCLUDING LS BUFFER		
	IMPERVIOUS AREA		376,003	SF		
	OPEN SPACE REQUIRED		UNITS	SF PER UNIT	TOTAL	
	1 BEDROOM		216	600	129,600	
	2 BEDROOM		106	900	95,400	
	TOTALS				225,000	
	OPEN SPACE PROPOSED		AREA	RATIO		
	AMENITY AREAS/POOL		22,135	3	66,405	
	OPEN AREAS		43,344	3	130,032	
	CLUBHOUSE (PORTION)		3,500	3	10,500	
	QUASH-PUBLIC STREET		7,189	3	21,567	
	TOTAL				228,504	
NEXMETRO TRACT	PROPOSED BUILDINGS		UNITS	UNIT	AREA (SF)	
	NO.	PER BLDG	TOTAL	PER UNIT	TOTAL	
	TYPE 1 (1BR DUPLEX)	33	2	66	690	45,540
	TYPE 2 (2BR)	82	1	82	980	80,360
	TYPE 3 (3BR)	63	1	63	1265	79,695
	STANDARD GARAGE	10	-	-	800	8,000
	GARAGE W/STORAGE	2	-	-	1130	2,260
	LEASE OFFICE	1	-	-	1,200	1,200
	TOTALS	191	-	211	217,055	
	BUILDING HEIGHT		MAXIMUM: 45' / PROPOSED: 30'			
	LOT COVERAGE		24.8%			
	DENSITY		10.5 UNITS / ACRE			
	PARKING RATIO REQUIRED		PER UNIT	PER VISITOR		
	PARKING RATIO PROPOSED		2.00	0.25		
	PARKING PROVIDED		2.00	0		
	STANDARD SPACES					203
	HANDICAP SPACES					8
	COVERED SPACES					165
	DETACHED GARAGE SPACES					46
	TOTAL					422
	LANDSCAPE REQUIRED (SF)		3,376	8 SF PER PARKING SPACE		
	LANDSCAPE PROVIDED (SF)		391,781	EXCLUDING LS BUFFER		
	IMPERVIOUS AREA		449,490	SF		
	OPEN SPACE REQUIRED		UNITS	SF PER UNIT	TOTAL	
	1 BEDROOM		66	600	39,600	
	2 BEDROOM		82	900	73,800	
	3 BEDROOM		63	1,200	75,600	
	TOTALS				189,000	
	OPEN SPACE PROPOSED		AREA	RATIO		
	AMENITY AREAS		28,411	3	85,233	
	UNIT BACKYARDS		77,000	1	77,000	
	OPEN AREAS		49,842	1	49,842	
	POOL		3,042	3	9,126	
	TOTAL				221,201	

PD CONCEPT PLAN NEXMETRO/SWBC ANNA 64.85 ACRES (VACANT LAND)

ABS 782 THOMAS RATTON SURVEY
CITY OF ANNA,
COLLIN COUNTY, TEXAS
November 3, 2022

DEVELOPER: (TRACT 2)
SWBC
5949 Sherry Lane, Ste 750
Dallas, Texas 75225
Tel. No. (214) 987-6317
Contact: Spencer Byington

DEVELOPER: (TRACT 3)
NexMetro Communities
2221 Lakeside Blvd, Ste 1210
Richardson, Texas 75082
Tel. No. (434) 851-7374
Contact: Josh Eadie

ENGINEER:
Lincoln Consulting &
Engineering, Inc.
P.O. Box 1176
Wylie, Texas 75098
Tel. No. (214) 708-5010
Contact: Joshua A. Lincoln, P.E.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
LINCOLN CONSULTING & ENGINEERING
P.O. Box 1176
Wylie, Texas 75098
Engineer: JOSHUA A. LINCOLN, P.E.
P.E. No. 114389 Date: 11/3/2022

NEXMETRO/SWBC ANNA
64.85 ACRES
City of Anna, Collin County, Texas

PD CONCEPT PLAN

Scale: 1" = 100'
Designed by: EWS
Drawn by: AV/ AA
Checked by: JAL
Date: November 3, 2022
Project No. 1056-006

AVILLA WATERS CREEK - City of Anna, Texas - LC&E PROJECT NO. 1056-006

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.

65 acre(s)

Fees

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

The application fee of \$ 2,950 (PD) + 3,250 (CP) , 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: NEXMETRO/SWBC ANNA Total Number of Acres: 64.85
Zoning Classification(s): PD Total Number of Lots: 3
Location: APPROX. 1800' SOUTH OF WHITE STREET ALONG US75 FRONTAGE ROAD

Property Owner Information & Authorization

Name/Company: CAALMS GROUP, LLC
Address: 2416 LISMORE LANE
City: IRVING State: TX Zip Code: 75063
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate JOSH EADIE // NEXMETRO (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.

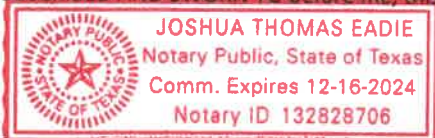
Property Owner's Signature: [Signature] Date: 10/10/2022

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Sri Karth Rarthu (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 10th day of October, 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: JOSH EADIE

Company: NEXMETRO COMMUNITIES

Address: 2221 LAKESIDE BOULEVARD, SUITE 120

City: RICHARDSON State: TX Zip Code: 75082

Phone: (434) 851-7374 Email: JOSH.EADIE@NEXMETRO.COM

Planning & Development Department

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



Item No. 24.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit (SUP) for a hotel on one lot on 3.0± acres located on the east side of Standridge Boulevard, 1,040± feet north of Suzie Lane. Applicant: North Texas HOCO, LLC.

SUMMARY:

The applicant is requesting a Specific Use Permit (SUP) for a motor hotel. The Zoning Ordinance defines a motor hotel as:

A building or group of buildings designed for and occupied as a temporary dwelling place, providing four or more room units for compensation, and where an office and register is maintained separately and apart from any of the rooms or units provided for the customers and where the operation is supervised by a person or persons in charge at all hours. A motel, motor hotel, or motor lodge may include restaurants, club rooms, banquet halls, ballrooms and meeting rooms as accessory uses.

The subject property is undeveloped and zoned Planned Development (Ord. No. 765-2018).

A concept plan for the motor hotel, One Anna Two Addition, Block A, Lot 4R, accompanies this request.

Surrounding Land Use and Zoning

North Undeveloped land zoned PD-General Business District (PD-C-2) (Ord No. 860-2020)

East Undeveloped land zoned PD (Ord. No. 765-2018)

South Under construction, medical office building, zoned PD (Ord. No. 765-2018)

West Under construction, single-family dwellings, detached. Villages of Hurricane Creek, zoned PD (Ord. No. 886-2020)

Specific Use Permit

The Zoning Ordinance designates certain uses as requiring a SUP to allow the Planning & Zoning Commission and City Council to review requests on a case-by-case basis as to its probable effect on the adjacent property and the community welfare. The request may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public.

The Zoning Ordinance and Planned Development allows motor hotel within the Restricted and General Commercial districts with approval of a SUP.

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

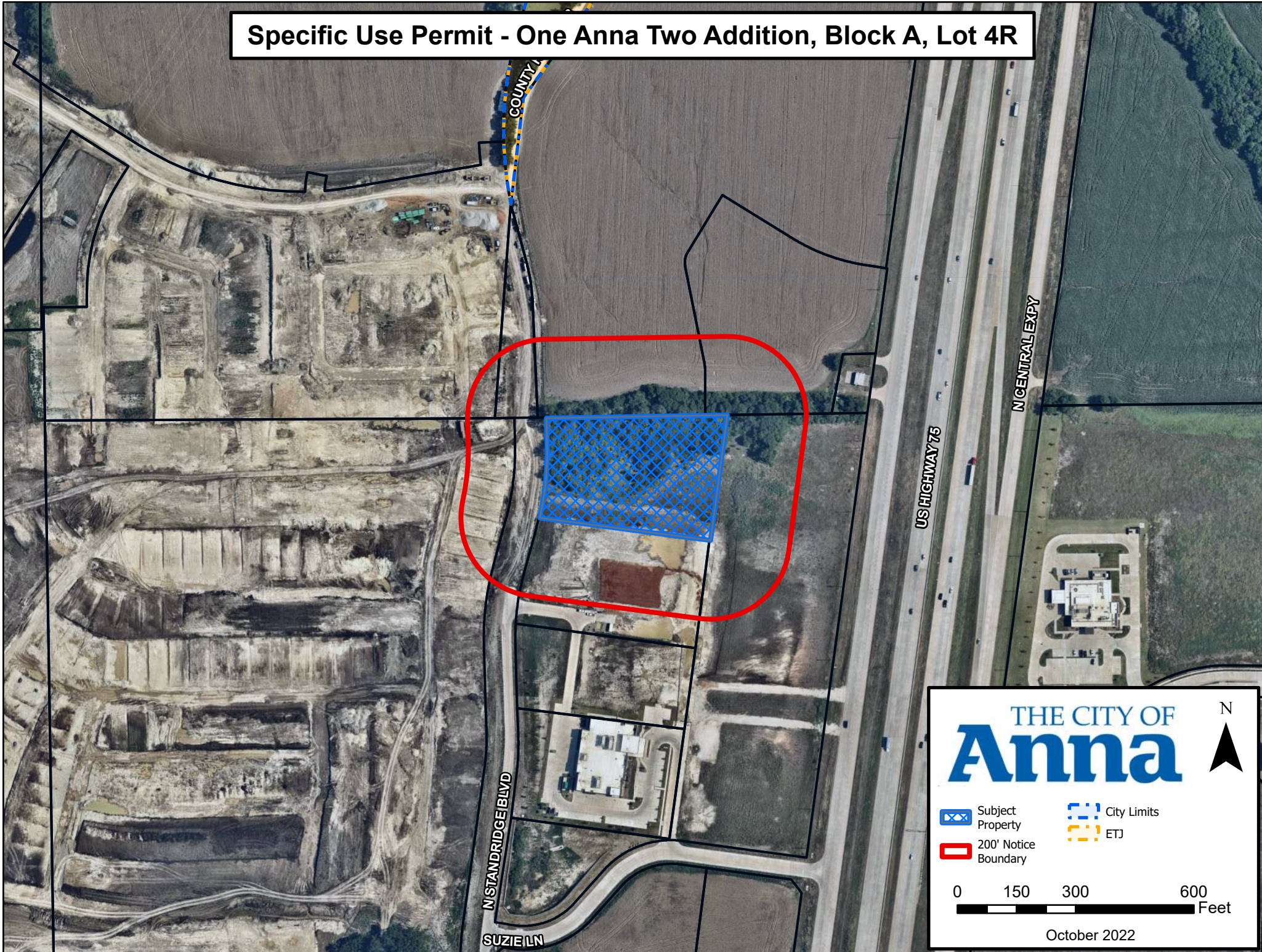
STAFF RECOMMENDATIONS:

The requested use (motor hotel) is appropriate for the proposed location.

ATTACHMENTS:

1. One Anna Two Addition Block A Lot 4R Locator Map
2. PZ - STAFF REPORT (Zoning) - One Anna Two Addn, Bl A, Lt 4R SUP
3. Signed SUP Application

Specific Use Permit - One Anna Two Addition, Block A, Lot 4R



CITY OF ANNA
PLANNING & ZONING COMMISSION

November 7, 2022

Public Hearing: Specific Use Permit for Motor Hotel

Applicant: North Texas HOCO, LLC

DESCRIPTION:

The applicant is requesting a Specific Use Permit to allow for a motor hotel on one lot on 2.9± acres located on the east side of Standridge Boulevard, 1,040± feet north of Suzie Lane. Zoned: Planned Development (PD) (Ord. No. 765-2018).

REMARKS:

The applicant is requesting a Specific Use Permit (SUP) for a motor hotel. The Zoning Ordinance defines a motor hotel as:

A building or group of buildings designed for and occupied as a temporary dwelling place, providing four or more room units for compensation, and where an office and register is maintained separately and apart from any of the rooms or units provided for the customers and where the operation is supervised by a person or persons in charge at all hours. A motel, motor hotel, or motor lodge may include restaurants, club rooms, banquet halls, ballrooms and meeting rooms as accessory uses.

The subject property is undeveloped and zoned Planned Development (Ord. No. 765-2018).

A concept plan for the motor hotel, One Anna Two Addition, Block A, Lot 4R, accompanies this request.

Surrounding Land Use and Zoning

North	Undeveloped land zoned PD-General Business District (PD-C-2) (Ord No. 860-2020)
East	Undeveloped land zoned PD (Ord. No. 765-2018)
South	Under construction, medical office building, zoned PD (Ord. No. 765-2018)
West	Under construction, single-family dwellings, detached. Villages of Hurricane Creek, zoned PD (Ord. No. 886-2020)

Specific Use Permit

The Zoning Ordinance designates certain uses as requiring a SUP to allow the Planning & Zoning Commission and City Council to review requests on a case-by-case basis as to its probable effect on the adjacent property and the community welfare. The request may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public.

The Zoning Ordinance and Planned Development allows motor hotel within the Restricted and General Commercial districts with approval of a SUP.

SUMMARY:

Request for a Specific Use Permit to allow for a motor hotel on one lot on 2.9± acres located on the east side of Standridge Boulevard, 1,040± feet north of Suzie Lane.

RECOMMENDATION:

The requested use is appropriate for the proposed location.

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☐ Planned Development using base zoning classification: _____
- ☒ Specific Use Permit for: Ground-up, development of an approximate 85-95 bed hotel

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

The property is currently zoned: Planned Development (Ord. No. 765-2018) in which a specific use permit
is required for a hotel.

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 |

**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.

3.0 acre(s)

Fees

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

The application fee of \$330.00, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Planned Development (Ord. No. 765-2018) Total Number of Acres: 2.907
Zoning Classification(s): Special Use Permit / Hotel Total Number of Lots: 1
Location: Northwest corner of Suzie Lane and Standridge Blvd west of Highway 75

Property Owner Information & Authorization

Name/Company: North Texas HOCO, LLC
Address: in c/o 4300 MacArthur Avenue, Suite 175
City: Dallas State: TX Zip Code: 75209
Phone: (917) 912-6889 Email: rcolombo@ivvp3.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Ivy P3 Group (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.

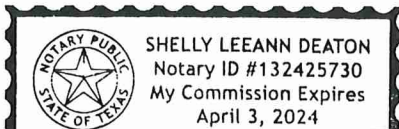
Property Owner's Signature: [Signature] Date: 10/7/2022

STATE OF: Texas

COUNTY OF: Grayson

BEFORE ME, a Notary Public, on this day personally appeared Andrew Bossen (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 October, 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): Developer / Project Manager

Name: Robert Colombo and Brian Garcia
Company: Ivy P3 Group
Address: 4300 MacArthur Avenue, Suite 175
City: Dallas State: TX Zip Code: 75209
Phone: (917) 912-6889 Email: rcolombo@ivvp3.com

Planning & Development Department

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Item No. 25.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the One Anna Two Addition, Block A, Lot 4R, Concept Plan. Applicant: North Texas HOCO, LLC.

SUMMARY:

Hotel on one lot on 3.0± acres located on the east side of Standridge Boulevard, 1,040± feet north of Suzie Lane. Zoned: Planned Development (Ord. No. 765-2018).

The purpose of the Concept Plan is to show the future hotel and related 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 Concept Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to City Council approval of the Specific Use Permit request to allow for a hotel.

ATTACHMENTS:

1. One Anna Two Addition Block A Lot 4R Concept Plan Locator Map
2. Exhibit A - CP (One Anna Two Addn, Bl A, Lt 4R)

Concept Plan - One Anna Two Addition, Block A, Lot 4R



THE CITY OF
Anna

N



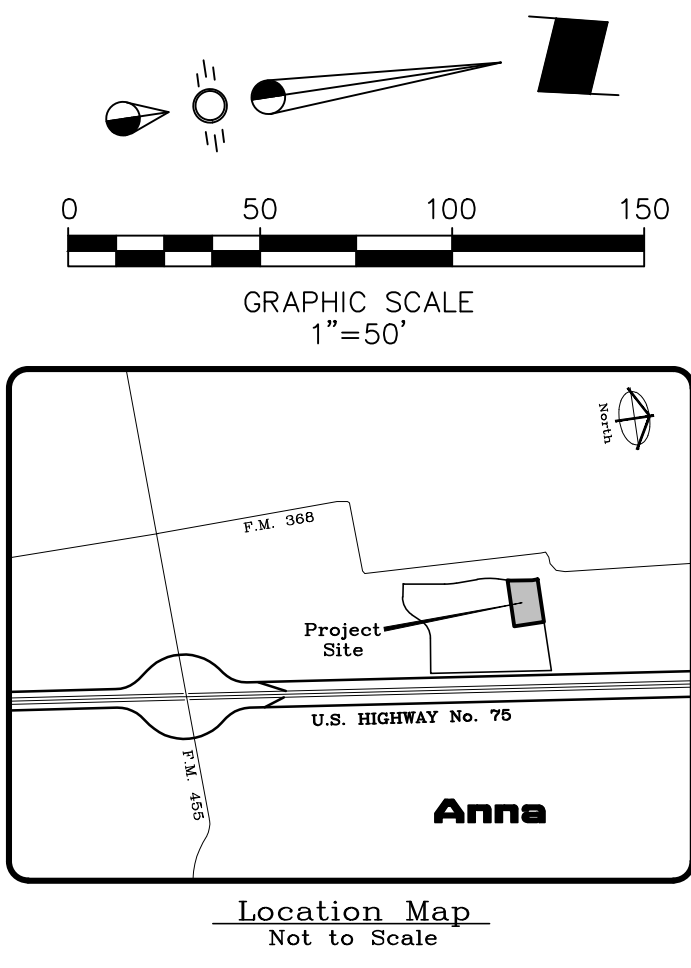
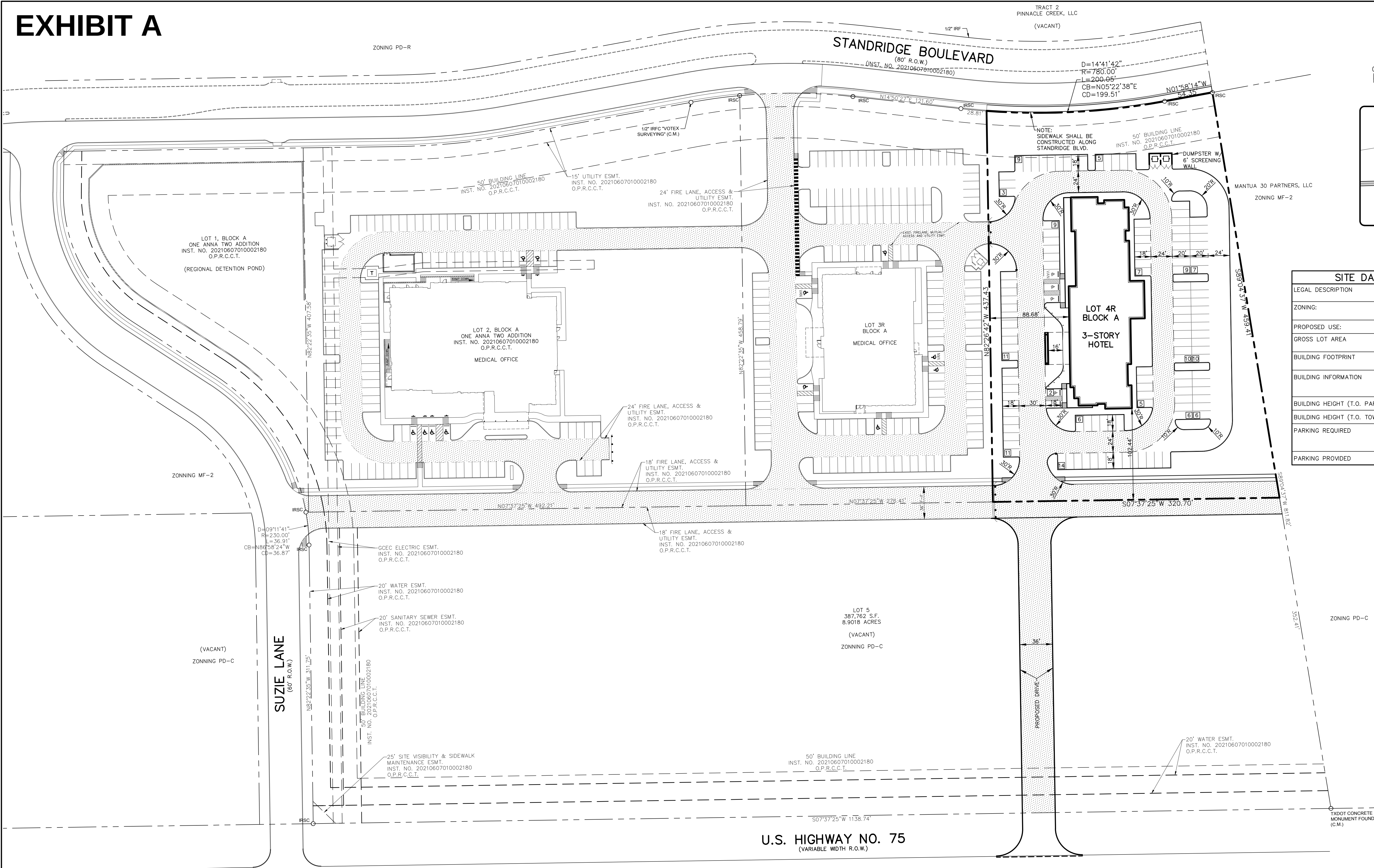
 Subject Property

 City Limits
 ETJ

0 150 300 600 Feet

October 2022

EXHIBIT A



SITE DATA SUMMARY TABLE	
LEGAL DESCRIPTION	PROPOSED LOT 4R, BLOCK A ONE ANNA TWO ADDITION
ZONING:	PD # (765-2018)
PROPOSED USE:	HOTEL (95 ROOMS)
GROSS LOT AREA	126,627 SQ. FT. 2.907 ACRES
BUILDING FOOTPRINT	15,548 SQ. FT. (3 STORIES)
BUILDING INFORMATION	ROOMS - 95 MEETING - 952 SQ. FT. TOTAL BLDG - 43,100 SQ. FT.
BUILDING HEIGHT (T.O. PARAPET)	41'-0"
BUILDING HEIGHT (T.O. TOWER ELEMENT)	47'-0"
PARKING REQUIRED	1.25/ROOM = 119 SPACES 952/200 = 5 SPACES TOTAL = 124 SPACES
PARKING PROVIDED	130 SPACES

LEGEND
- FIRE LANE

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CONCEPT PLAN
ONE ANNA TWO ADDITION
LOT 4R, BLOCK A
2.907 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
W.S. RATTAN SURVEY, ABSTRACT NO. 752
OCTOBER 25, 2022

DEVELOPER
IVY GROUP
4300 MACARTHUR AVE, SUITE 175
DALLAS, TEXAS 75209
PH: (813)391-3801
CONTACT: ROBERT COLOMBO
EMAIL: rcolombo@ivy3.com

ENGINEER
BROCKETTE DAVIS DRAKE, INC.
4144 N. CENTRAL EXPRESSWAY, SUITE 1100
DALLAS, TEXAS 75204
PH: (214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@bddeng.com

STATE OF TEXAS
JAMES A. RILEY
73231
Professional Engineer
10/25/22



Item No. 26.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 1.2± acres located at the southeast corner of E. Fourth Street and S. Sherley Avenue. Applicant: City of Anna.

SUMMARY:

The city requests the public hearing be tabled and held open until the Monday, December 7, 2022 Planning & Zoning Commission meeting as we continue to refine the request and associated site plan & plat for the property.

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

Goal 3: Anna – Great Place to Live

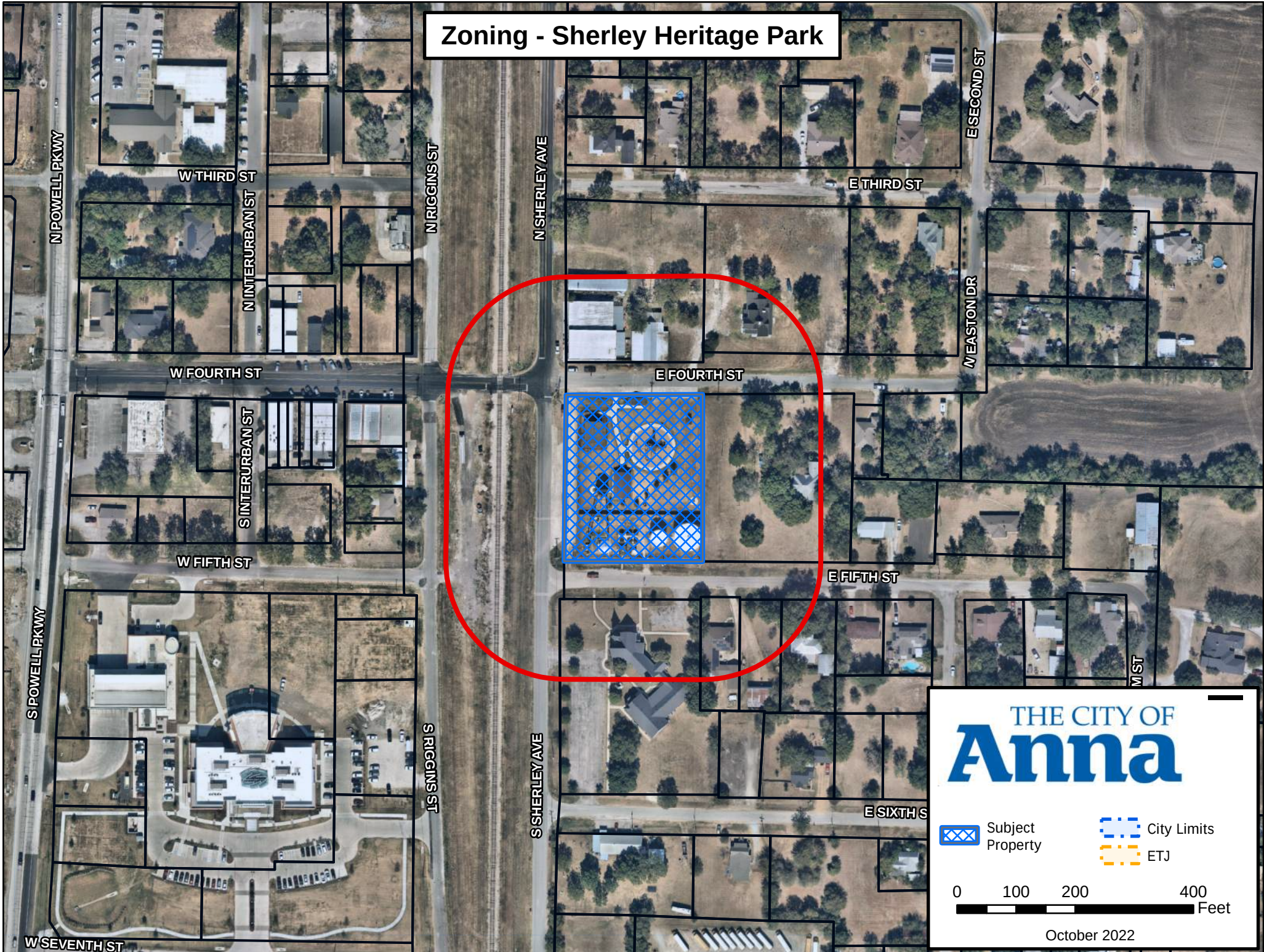
STAFF RECOMMENDATIONS:

Recommend public hearing be tabled and held open until the Monday, December 7, 2022 Planning & Zoning Commission meeting.

ATTACHMENTS:

1. Sherley Heritage Park, Block A, Lot 1 Zoning Locator Map
2. Development Application

Zoning - Sherley Heritage Park



Application for Zoning Change

THE CITY OF
Anna

Project Type

- ☒ Change of zoning classification (initial/straight re-zoning) to: Planned Development
- ☒ Planned Development using base zoning classification: CBRD
- ☐ 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

To Allow for existing and proposed site improvement to
be in conformance with Development Regulations

Planning & Development Department

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

Plans & Plats Development Application

THE CITY OF
Anna

Submittal (Refer to pre-application notes)

Preliminary Step

- ☐ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)

Final Step

- ☒ Final Plat/Replat
- ☐ Civil Plans
- ☒ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Submittal Type (Plats and Plans only)

- ☒ 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 / Lots for fee calculation

Round decimals up to the nearest whole number:

N/A acre(s)

Total number of lots including Common Area Lots:

N/A lot(s)

Fees (Separate check for Civil Plans)

Please see the Development Services Planning Fee Schedule and Engineering Plan Submittal Checklist.

The application fee of \$ N/A, to be paid to Development Services.

The application fee of \$ N/A, to be paid to Public Works.

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

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Shelby Park Addition Total Number of Acres: 1.4± Acres
Zoning Classification(s): SF-1 Total Number of Lots: 2
Location: SEC of Fourth Street and Shelby Lane

Property Owner Information & Authorization

Name/Company: City of Anna
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Greg Peters (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.

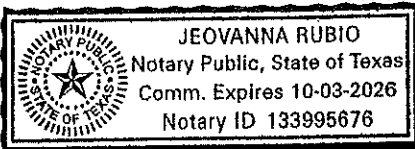
Property Owner's Signature: [Signature] Date: 10/28/2022

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Jim Proce
(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 28th day of October, 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: Greg Peters
Company: Public Works Director, City of Anna
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Email: gpeters@annatexas.gov

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 27.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 11/7/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lots 1R, 4 & 5, Unified Development Zone and Signage Coordination Plan.
Applicant: Ashton Gray, LLC

SUMMARY:

Retail and restaurants on three lots on 2.1± acres, located at the northeast corner of W. White Street (FM 455) and S Ferguson Parkway.

Unified Development Zone

The applicant is requesting the establishment of a unified development zone consisting for Avery Pointe Commercial, Block A, Lots 1R, 4 & 5. A unified development zone is described in the zoning ordinance as multiple lots with the same subdivision name that are united through common building architecture, color, and materials, landscaping, and parking.

Lot 1R (retail and restaurant development) cannot have signage along W White Street unless it is part of an established unified development zone. The 2.1± acre property was divided into three lots, Lots 1R, 4, & 5, with Lots 4 and 5 lots having frontage along W. White Street and Lot 1R fronting onto S Ferguson Parkway. The city's regulations on signage (Article 9.05 Signs) does not permit off-site signage unless the sign is part of a unified development zone.

Sign Coordination Plan

As part of the unified development zone request, the applicant is also requesting approval of a sign coordination plan that includes the location of a unified development monument sign to be located on Lot 5. Below are some of the regulations/standards associated with unified development monument signs:

- Shall be located within a unified development zone.
- Permitted on the same lot as an individual monument sign.
- Minimum front yard setback of 15 feet from the property line and no minimum side and rear yards setbacks.
- Shall not be located closer than 75 feet to another unified development monument

sign or an individual monument sign.

- The maximum copy area is 60 square feet.

The multi-tenant unified monument sign is proposed to be located 89± feet from the existing Avery Point Subdivision sign and 10± feet from the front yard property line along W. White Street. The sign elevations (Exhibit B) illustrate a total copy area of 45± square feet.

The limits of the unified development zone and location of the proposed unified development monument sign are illustrated on Exhibit A. Exhibit B is the elevations of the unified development monument sign illustrating the materials to be used for the sign. As part of requesting this Unified Development Zone, the property owner is agreeing to incorporate building materials from the signage into the buildings.

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:

If the Planning and Zoning Commission votes in favor, staff recommends the following language:

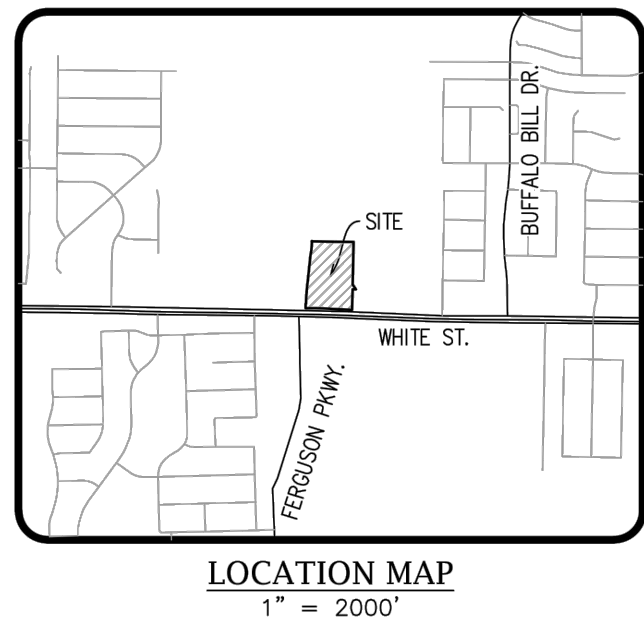
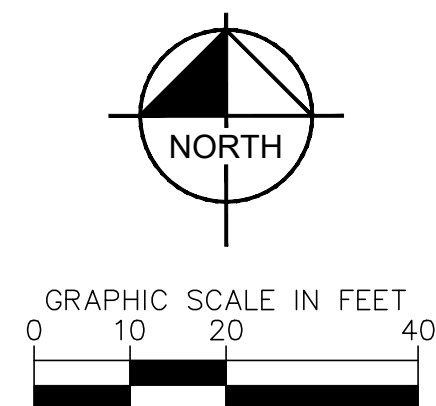
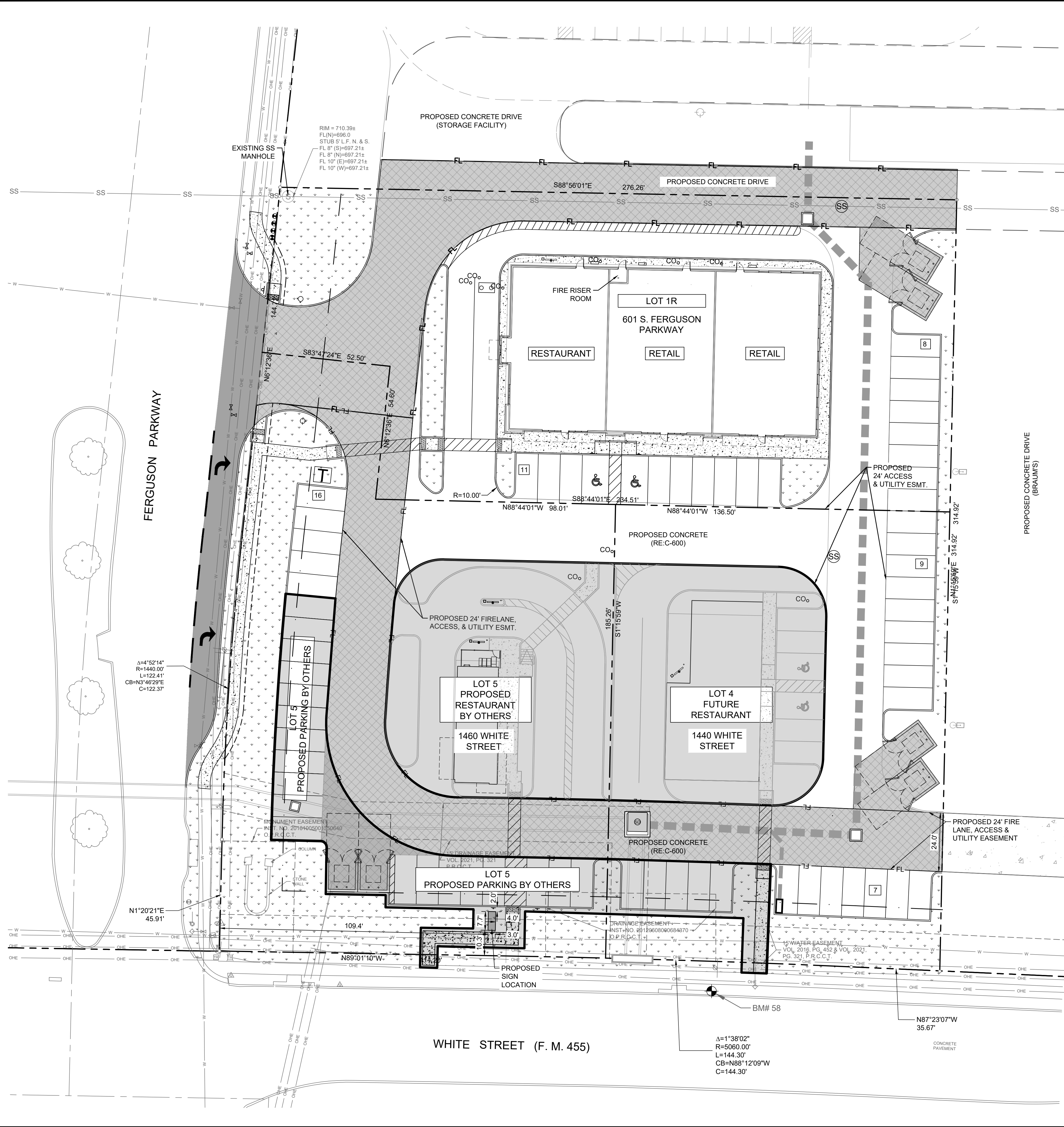
- a. Approve the Unified Development Zone for Avery Pointe Commercial, Block A, Lots 1R, 4 & 5 with the condition that buildings within the unified development zone shall incorporate the same brick material and color into elements of the buildings' architecture; and
- b. Approve the Sign Coordination Plan identifying the location of the unified development monument sign on Lot 5 subject to City Council approval of a sign variance for the front yard setback to be reduced from 15 feet to 10 feet.

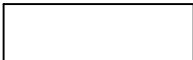
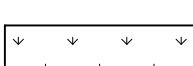
ATTACHMENTS:

1. Avery Pointe Commercial Block A, Lots 1R, 4 & 5 Locator Map
2. Exhibit A (Unified Delevopement Zone Sign Plan) Avery Pointe Commercial
3. Exhibit B (Sign Elevation) Avery Pointe Commercial BL A Lts 1R 4 5

Unified Development Zone & Sign Coordination Plan – Avery Pointe Commercial, Block A, Lots 1R, 4 & 5





LEGEND	
	PROPERTY LINE
	FIRE LANE STRIPING
	PARKING COUNT
	CONCRETE SIDEWALK
	STANDARD DUTY PAVEMENT RE: C-600
	FIRE LANE/DUMPSTER PAVEMENT RE: C-600
	TURN LANE PAVEMENT RE: C-600
	LANDSCAPING

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADI 3' UNLESS OTHERWISE NOTED.
3. REF. TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
4. REF. TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. SIDEWALKS SHALL NOT EXCEED A 5% MAXIMUM RUNNING SLOPE AND 1% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS, PARKING SPACES & ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
6. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT.
7. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY ROUTES IN REF. TO EXISTING UTILITIES AND TO ALL APPLICABLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND TAS.
8. REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
9. CONTRACTOR SHALL VERIFY ALL EXISTING STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
10. SITE LIGHTING IS BY OTHERS. REF. SITE LIGHTING PLANS FOR EXACT LIGHTING LOCATIONS AND PLACING PAVEMENT.
11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

BENCH MARK LIST

BM 56  SET ON CENTER OF THE NORTH SIDE OF CURB
INLET ON THE NORTH SIDE OF WHITE LANE, 564' WEST OF
THE CENTERLINE OF FERUGSON LANE.

ELEV=716.78'

BM 57  SET ON SOUTH SIDE OF SIDEWALK ON NORTH
SIDE OF WHITE LANE, 518' EAST OF THE CENTERLINE OF
OAK HOLLOW LANE, 5' SOUTH OF A POWER POLE.

ELEV=724.64'

BM 58  SET ON THE NORTHEAST CORNER OF A CURB
INLET ON THE NORTH SIDE OF W. WHITE STREET, 250' EAST
OF THE CENTERLINE OF FERUGSON PARKWAY.

ELEV=707.31'

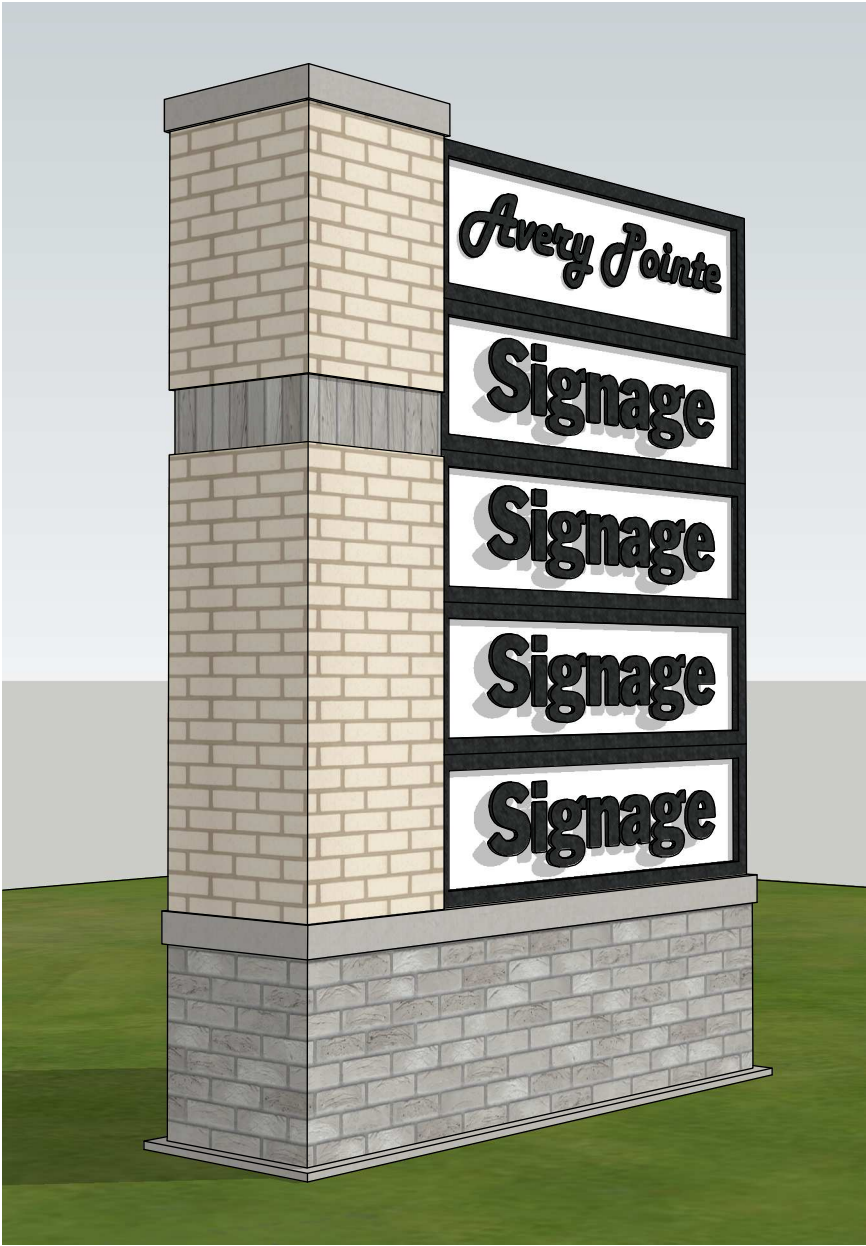
EXHIBIT A

ASHTON GRAY, LLC
Trevor Hayes
12360 Market Drive
Oklahoma City, OK 73114
(405) 823-9266

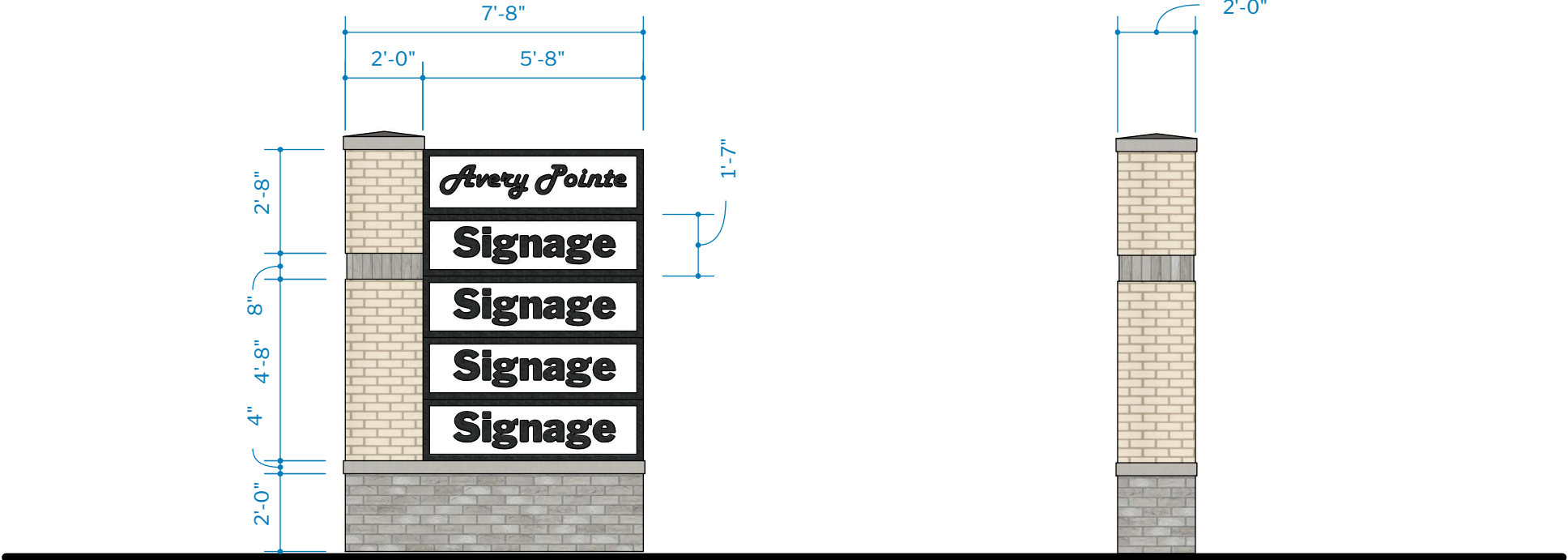
UNIFIED DEVELOPMENT ZONE - SIGN PLAN
AVERY POINTE COMMERCIAL
BLOCK A, LOTS 1R, 4 AND 5
BEING A REPLAT OF BLOCK A, LOT 1R.
BEING 2.068 ACRES SITUATED IN THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288
CITY OF ANNA, ANNA, COLLIN COUNTY, TEXAS
JUNE, 2022

SHEET NUMBER		UNIFIED DEVELOPMENT ZONE SIGN PLAN		AVERY POINTE COMMERCIAL						© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4797 SALLARD PARKWAY, SUITE 200, KIMLEY CITY, TX 75142 PHONE: 409-511-0600 FAX: 409-511-0603 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE		BY	
KHA PROJECT 064589703		DATE SEPTEMBER 2022		SCALE AS SHOWN		DESIGNED BY GTP		DRAWN BY KBY		CHECKED BY GTP									

EXHIBIT B



1 PERSPECTIVE
1 Scale: NTS



2 FRONT ELEVATION
1 Scale: 1/4" : 1'-0"

3 SIDE ELEVATION
1 Scale: 1/4" : 1'-0"



4 SIDE ELEVATION
1 Scale: 1/4" : 1'-0"

5 BACK ELEVATION
1 Scale: 1/4" : 1'-0"

Miller

ASHTON GRAY

ENTIRE SIGN IS 83 SQFT
PER SIDE OF SINGLE
SIGN, 84 SQFT ALLOWED

MONUMENT SIGN - ANNA, TX
NOT FOR PERMIT OR CONSTRUCTION
SIGN DESIGN
September 22, 2022