

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, December 5, 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 December 5, 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

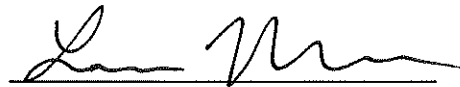
5. Consider/Discuss/Action to approve minutes of the November 7, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the DHI Anna, Block A, Lots 1-3, Final Plat. Applicant: DR Horton-Texas LTD.
7. Consider/Discuss/Action on the DHI Anna, Block A, Lot 1, Site Plan. Applicant: DR Horton-Texas LTD.
8. Consider/Discuss/Action on the Facundo Addition, Block A, Lots 1-4, Minor Plat. Applicant: Jose Facundo.
9. Consider/Discuss/Action on the Strickland Brothers Center Addition, Block A, Lots 1-3, Final Plat. Applicant: Rufus Duncan / Yellow W Land Co.
10. Consider/Discuss/Action on the Strickland Brothers Center Addition, Block A, Lot 1, Site Plan. Applicant: Rufus Duncan / Yellow W Land Co.
11. Consider/Discuss/Action on the Anna Town Square Addition, Block A, Lot 2R, Replat. Applicant: Grand at Anna II Owner, LLC.
12. Consider/Discuss/Action on the Anna Town Square Addition, Block A, Lot 2R, Site Plan. Applicant: Grand at Anna II Owner, LLC.
13. Consider/Discuss/Action on the Oak Briar Addition, Block A, Lots 1R, 2R, & 3, Replat. Applicant: Chris & Annie Chaddick.
14. Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lot 12, Site Plan. Applicant: Brian Bischoff / Chief Partners.

Items for Individual Consideration

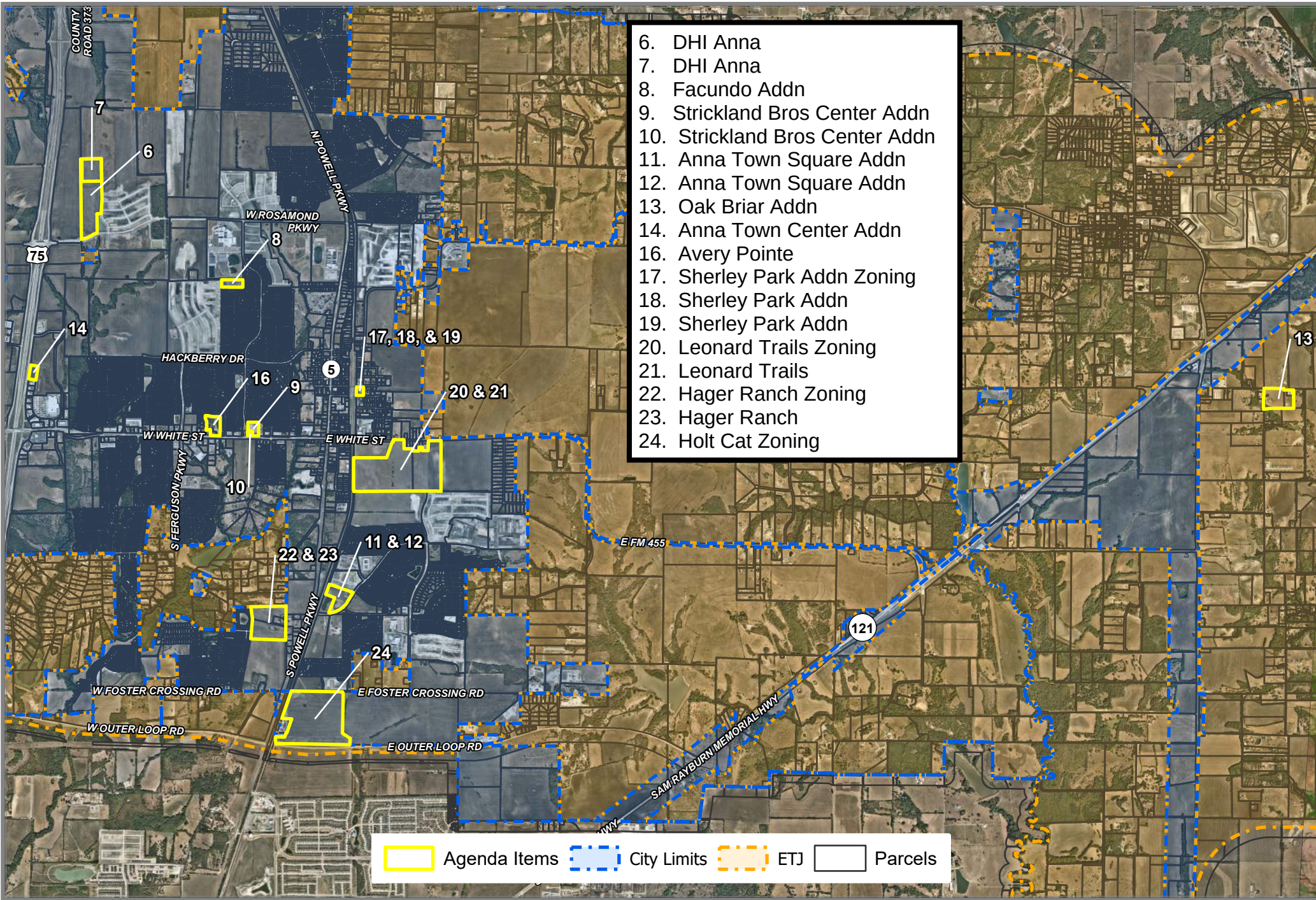
15. Consider/Discuss/Action on appointing a Commission member to the Wayfinding Task Force. (Economic Development Director Joey Grisham)
16. Conduct a Public Hearing/Consider/Discuss/Action on the Avery Pointe, Phase 1, Block U, Lots CA-67R & 68, Replat. Applicant: Avery Pointe Residential Community Inc C/O Danielle Lascalere Managing Agent & Novus NDT Realty LLC.
17. 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.
18. Conduct a Public Hearing/Consider/Discuss/Action on the Sherley Park Addition, Block A, Lots 1 & 2, Replat. Applicant: City of Anna.
19. Consider/Discuss/Action on the Sherley Park Addition, Block A, Lots 1 & 2, Site Plan. Applicant: City of Anna.
20. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 98.0± acres located on the south side of E. White Street, 500± feet east of S. Interurban Street from AG Agricultural District, SF-E Single-Family Residential – Large Lot, and Planned Development (Ord. No. 145-2004) to Planned Development. Applicant: Rising Wakulla Investments, L.P.
21. Consider/Discuss/Action on the Leonard Trails, Concept Plan. Applicant: Rising Wakulla Investments, L.P.
22. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-2 Multiple-Family Residential – High Density, C-2 General Commercial, and SF-20 Single-Family Residence with modified development standards. Applicant: James E. Hager Trust.
23. Consider/Discuss/Action on the Hager Ranch, Concept Plan. Applicant: James E. Hager Trust.
24. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 82.0± acres located on the south side of E. Foster Crossing Boulevard, 195± feet east of S. Powell Parkway from Planned Development (Ord. No. 743-2017 & Ord. No. 933-2021) to Planned Development-LI-1 Light Industrial with modified development standards. Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.

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. December 2, 2022.



Lauren Mecke
Planning Manager



City of Anna, December 5, 2022 Planning & Zoning Meeting Map

Source: City of Anna GIS
 Date: 12/1/2022

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: 12/5/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action to approve minutes of the November 7, 2022 Planning & Zoning Commission Meeting.

SUMMARY:

November 7, 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. 11-07-2022 PZ Minutes

**MINUTES
PLANNING AND ZONING COMMISSION
November 7, 2022**

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

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

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

Consent Items

A motion was made by Commissioner Ogan seconded by Commissioner Wenzel to recommend approval of consent items 5-16. The vote was unanimous.

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.

Ms. Tittle introduced the item. The applicant is requesting approval of a Final Plat with a waiver to the maximum cul-de-sac street length in order to subdivide the existing tract of land into two lots. The Final Plat is recommended for approval.

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

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.

Ms. Mecke introduced the item. The applicant is requesting approval of a Specific Use Permit for a gas metering station on 0.6± acre located within the Villages of Hurricane Creek development. The item had been tabled at the previous meeting.

The Public Hearing was opened at 7:06 p.m.

The applicant's representative, John Tedesco with Kimley-Horn and Associates gave a brief presentation regarding the project and to try to answer some of the questions that the Commission had at the previous meeting.

Commissioner Wenzel asked the applicant why they are choosing this particular location around the existing houses when there is a huge amount of empty green space around Anna.

Mr. Tedesco explained that one of the representatives from Atmos might want to answer that question.

John Manganilla, Manager of Public Affairs for Atmos Energy, advised the Commission that this was going to serve the gas needs for the growing community and that this site was going to go on top of the existing pipeline that runs through the community.

Commissioner Wenzel asked how far west does the gas line run.

Mr. Manganilla advised that he did not have that information in front of him, so he was unsure. Mr. Manganilla then asked Ms. Mecke if she was able to pull the city's GIS map up on the screen because you can typically see the pipeline scaring on the ground to see how far it actually runs.

Commissioner Martin asked where the next nearest easement was in case they didn't put it at this exact location.

Mr. Manganilla advised it would be somewhere on the actual pipeline. He then asked for clarification to Commissioner Martin's question.

Commissioner Martin explained that she would like to know, if this request does not pass, where is the nearest location they would choose next.

Mr. Manganilla advised that they would have to go back to the drawing board and see where they could feasibly put the station.

Chairwoman Patterson-Herndon asked how much volume would go through this location.

Mr. Manganilla explained that it would change based on the growth of the community. As of right now, this location will be serving the Hurricane Creek development as it develops.

Chairwoman Patterson-Herndon asked if this was a transfer station or is it just a metering station.

Mr. Manganilla advised that it will be pulling gas off the high pressured transmission line and measuring the gas as it comes off.

Chairwoman Patterson-Herndon asked if there were any other stations near this location or in Anna.

Mr. Manganilla advised that this would be the second location in Anna and it will help with supply during critical times.

Chairwoman Patterson-Herndon asked if there will be any other chemicals kept in this area.

Mr. Manganilla asked for specifics.

Chairwoman Patterson-Herndon emphasized that she wanted to know if any chemicals will be stored on site.

Mr. Manganilla said no and that they do not typically store chemicals or typically use chemicals. He explained that the only chemical they use that will be on site is deodorizer.

Commissioner Hermann asked if the subdivision getting gas is relying on this particular location.

Mr. Manganilla said they will be serving the Hurricane Creek subdivision from this particular location. He also explained that this location will also be serving other subdivisions as Anna grows.

Chairwoman Patterson-Herndon said she was curious to know where the first location is in Anna.

Mr. Manganilla said he could get her the information but that he would have to go back and look at their GIS system.

Mr. Tom Longmire, residing at 3032 Crossing Drive, spoke in opposition of the request and explained that it is too close to the residences, the chemicals used are known to be dangerous to humans and it will be too close to backyards where children play. He advised that these metering stations typically have a number of chemicals on site that are known to have dangerous reactions to humans. He believes it could be located further away.

Mr. Richard Espinosa, residing at 3106 Crossing Drive, spoke in opposition of the request and explained that there will definitely be other chemicals used and stored on site. He believes this could be located somewhere else.

Mr. Mike Archer, residing at 3119 Crossing Drive, spoke in opposition of the request and read some information from the U.S Department of Transportation Pipeline and Hazardous Materials Safety Administration which goes into detail of gas distribution significant causes. He advised that having the metering station at that location increases the chances of errors and significant causes that are of concern to the residents. He believes that Atmos should find another location that has less residents that would be impacted. Mr. Archer also explained that another significant cause listed is impact damage and he is concerned with cars on the future Rosamond and potential accidents that could impact the station.

Ms. Susan Easaw, residing at 3040 Crossing Drive, spoke in opposition of the request and explained that the neighborhood has several elderly residents and several with small children and the respiratory issues that can come with this metering station.

Mr. Ben Easaw, residing at 3040 Crossing Drive, spoke in opposition of the request and explained that this metering station can go somewhere else. He advised that articles in 2021 clearly show that there have been health issues for even the crew that has to clean the metering station with the chemicals that are used.

Mr. Stuart Brown, residing at 3027 Crossing Drive, spoke in opposition of the request and advised that the applicant still has not answered the Commissions questions. All the applicant did was show two slides that prove its noisy and that it stinks. He said that there are already hundreds of homes in the new development that are already getting gas from somewhere and that this proves the new metering location is not just for the new development. Mr. Brown also explained that this new location will not be providing his neighborhood with gas, but have no problem sticking it in their backyard.

Mr. Ryan Teichman, residing at 3037 Crossing Drive, spoke in opposition of the request and advised that the applicant can go somewhere else. The applicant does not provide them with gas either.

Ms. Kylee Kelley, residing at 3006 Urban Way, spoke in opposition to the request and advised that she agrees with her neighbors that the metering station can go somewhere else.

The Public Hearing was closed at 7:30 p.m.

Chairwoman Patterson-Herndon asked the applicant to elaborate on the chemicals a little more.

Mr. Manganilla said that he manages the public affairs and is not knowledgeable on the day-to-day operations. He also clarified the location of the existing site.

Chairwoman Patterson-Herndon asked if there was anywhere else they could consider placing the metering station.

Mr. Manganilla explained that they would have to work with the developer, engineering team, and planning team to see where it would be feasible. He said this is where they thought was the best fit because there is already one on the east side of town.

Commissioner Clemens advised that in a city of 400,000, stations like these are everywhere. She also explained that this will eventually be in someone else backyard. She feels this is a good spot for it because there is easy access for fire fighters, and it is a necessity. Commissioner Clemens brought up that it was really nice to have gas when there was no electricity during the winter freeze.

Commissioner Martin asked if this location meets all of the requirements of the City of Anna.

Ms. Mecke explained that the request is for a specific use permit which a gas metering station is only allowed by in any zoning district within the city. The applicant would still have to go through a civil review to ensure they are meeting regulations.

Commissioner Wenzel explained how the Commission and Council can approve or deny based on the health and safety of the public. He advised that there is a gas metering station in front of his office in McKinney and it is so loud he cannot hear the conversation going on in his office. He feels the metering station can go elsewhere.

Commissioner Hermann explained that he would be interested to know where else it can be located.

Commissioner Clemens said that she wouldn't mind if the applicant could come back to show another location it could be placed.

Commissioner Martin said she would still like to know of any and all chemicals that would be used and stored on site.

Chairwoman Patterson-Herndon asked staff if they could table the item again to get the specific questions answered.

Mr. Altobelli explained that he did not see a problem with that if that were their decision. It is within the Commissions right to make that decision. It would give the applicant more time to find a possible second location. He also advised

the Commission that they could ask the applicant if they would be amenable to the Commission tabling the item again.

Chairwoman Patterson-Herndon asked if the applicant can find another location and be more specific with the type of chemicals that will be kept on site.

Mr. Altobelli reminded the Commission that they could provide a recommendation to Council and express their concerns within the recommendation if they choose to vote on the item instead of tabling.

Chairwoman Patterson-Herndon asked the applicant if they were willing to provide the items requested.

Mr. Manganilla advised that he can get the chemical information. He said he does not believe chemicals will be stored on site. Gas comes in, gas goes out, he said. As for a new location, he asked if the Commission had a preferred site they would like to see. He said that this was to provide gas to the community and that he would be happy to entertain the idea of where they would like to see it. If they can make it happen, they will.

Commissioner Clemens advised that they would prefer to see it where there aren't any neighbors yet.

Mr. Manganilla explained to the Commission Atmos would like to see where it is the Commission would prefer the metering station to go. His concern is to find another location only for it to be tabled again and have spent all this time not know what the Commission would like to see. But it would have to be along the existing pipeline.

Mr. Nick Roy, with Atmos Energy, approached the podium and explained to the Commission that this gas metering station will be servicing the Villages of Hurricane Creek as well as Anacapri, Meadow Vista, and Mantua developments. The site has to be accessible from a roadway but also has to be on the transmission line. He also explained that this will be for the future developments of several thousand homes.

Mr. Manganilla explained that part of the reason for this particular location is because the developer is giving Atmos this land in order to service the development. If they don't use this location, they do not have land elsewhere to use. He asked if the Commission is asking the developer to redo his subdivision.

Mr. Altobelli advised the Commission that this request is by the property owner for this use on their property. If Atmos was to go look for property elsewhere, they would have to reapply with a different property owner, different application, etc. He recommended that the Commission vote and provide a recommendation to the Council with their concerns.

A motion was made by Commissioner Wenzel, seconded by Commissioner Hermann to recommend denial of the Specific Use Permit request. The motion passed unanimously.

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

Ms. Mecke introduced the item. The applicant is requesting approval of the Site Plan associated with the Specific Use Permit, item #18. The request is contingent on the Specific Use Permit.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend taking no action due to denial of the Specific Use Permit. The motion passed unanimously.

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.

Ms. Mecke introduced the item. The applicant is requesting approval to amend zoning for a multiple-family residence development. The request is recommended for approval.

The Public Hearing was opened at 7:51 p.m.

Mr. Rob McClain with ONM Living gave a brief presentation about the project.

Commissioner Hermann asked if the applicant knew any sort of timeline for the project.

Mr. McClain said ideally they would like to start turning dirt in the second quarter of 2023 and fully leased 30 months after the start of turning dirt.

Chairwoman Patterson-Herndon asked if the applicant had any plans for County Road 1106.

Mr. McClain advised that they would be contributing by means of roadway impact fees.

Ms. Mecke advised the Commission that Greg Peters, Director of Public Works, determined that there was not a need for the developer to build the road as of now, but that the developer would pay for it by means of roadway impact fees. She also explained that they would have to dedicate right-of-way for that future roadway.

Chairwoman Patterson-Herndon asked the applicant to explain the tree preservation buffer a little more.

Mr. McClain said that they would love to preserve and keep the trees along the railroad.

Chairwoman Patterson-Herndon asked for clarification on the request for fencing greater than 3 feet in height within the front yard setback.

Ms. Mecke and Mr. Altobelli explained the ordinance as it is written today and why they had to add this request within the PD along County Road 1106.

Mr. Cameron Caller, residing at 3305 Greymoore Drive, filled out a speaker card expressing his opposition for the zoning request. He approached the podium and had a few questions regarding the development. He asked if the current zoning was for single-family or multifamily.

Commissioner Hermann advised the current zoning is MF-1 for multifamily.

Mr. Caller expressed concerns about County Road 1106 and that it is in need of repair. He is hoping that they will repair that before they start construction. He also expressed concerns about the railroad portion of County Road 1106 and how the pavement is mushrooming and makes it difficult to navigate over. Mr. Caller also asked that the city look into putting in a stop light at Hwy 5 and County Road 1106. He also said he thinks it would be a very good idea if the new neighbors, who's property is under contract in the adjacent development, were notified about the changes to this site.

Ms. Mecke approached and answered some of the questions of Mr. Caller. She advised that the railroad portion of County Road 1106 is owned and maintained by TXDOT and that TXDOT will need to make the repairs and obtaining a light at Hwy 5 and County Road 1106.

The Public Hearing was closed at 8:09 p.m.

A motion was made by Commissioner Clemens, seconded by Chairwoman Patterson-Herndon to repeal and replace with the recommended restriction highlighted in staff's report. The vote was unanimous.

21. Consider/Discuss/Action on the Anna Station, Concept Plan. Applicant: Anna 1340 Holding LLC.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to approve the Concept Plan. The vote was unanimous.

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.

Ms. Tittle introduced the item. The applicant is requesting to rezone 65.0± acres in order to allow for a mixed-use multiple-family and commercial type development with modified development standards. The request is recommended for approval.

Commissioner Hermann asked if we knew where the two monument signs will be placed for the MF-1 (Tract 3) development.

Ms. Tittle advised that the exact determination of the location for the monument signs will be at the Site Plan review phase.

The Public Hearing was opened at 8:17 pm.

Mr. Josh Eadie, with NexMetro and applicant for the request, gave a brief presentation for the request.

Commissioner Hermann asked if the intent was to have the single family for rent development be gated.

Mr. Eadie advised yes and elaborated on the entrance and exit gates and where there will be sufficient turnarounds.

Commissioner Hermann asked if the multifamily apartments will be market rate.

Mr. Eadie advised yes.

Commissioner Clemens asked how the Quasi-Public street would work.

Mr. Eadie explained that it would be on condition of the commercial portion of the development and dedicated with all of the easements for its constructability. He also advised that this will be private owned and maintained by the commercial component, but open to the public for use.

Mr. Altobelli explained that it will be privately maintained, but that it is basically a fire lane open to the public.

Commissioner Wenzel asked for clarification on the request for the no visitor parking provided stipulation.

Mr. Eadie explained that they have a letter from a traffic engineer that shows the traffic generation from these types of developments and that it does not generate the same amount as what is typical for your normal multiple-family developments.

The Public Hearing was closed at 8:31 pm.

Commissioner Hermann asked staff to clarify if the uses listed in the staff report are the restricted uses.

Ms. Tittle explained that the 10 uses listed in the staff report are what they and staff would like to restrict from the commercial component of this development that would otherwise be allowed.

A motion was made by Commissioner Hermann, seconded by Commissioner Martin to approve the Planned Development zoning request. The vote was unanimous.

23. Consider/Discuss/Action on the NexMetro / SWBC Anna, Concept Plan. Applicant: CAALMS GROUP, LLC.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Hermann to approve the Concept Plan. The vote was unanimous.

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.

Mr. Altobelli introduced the item. The applicant is requesting approval of a Specific Use Permit on 3.0± acres to allow for the use of a hotel. The request is recommended for approval.

The Public Hearing was opened at 8:36 pm.

Mr. Robert Colombo, the applicant, gave a brief presentation about the hotel project and their Specific Use Permit request.

Chairwoman Patterson-Herndon asked where the pool will be located.

Mr. Colombo pulled the proposed Concept Plan up on the screen and indicated the location.

Commissioner Hermann asked for clarification on whether this was going to be a 4-story hotel or a 3-story hotel.

Mr. Colombo advised that originally it was proposed to be a 4-story but they have since narrowed it down to a 3-story product.

The Public Hearing was closed at 8:45 pm.

A motion was made by Commissioner Martin, seconded by Commissioner Ogan to approve the Specific Use Permit request. The vote was unanimous.

25. Consider/Discuss/Action on the One Anna Two Addition, Block A, Lot 4R, Concept Plan. Applicant: North Texas HOCO, LLC.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Hermann to approve the Concept Plan. The vote was unanimous.

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.

Mr. Altobelli advised that the city is requesting to table and hold open the Public Hearing to the December 5th Planning & Zoning Commission Meeting which will be located at 120 W. 7th Street at 7:00 pm.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Clemens to table and hold open the item to the December 5th Planning & Zoning Commission Meeting. The vote was unanimous.

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.

Ms. Mecke introduced the item. The applicant is requesting approval of a Unified Development Zone and approval of a Signage Coordination Plan in order to have one unified monument sign for the entire development.

Chairwoman Patterson-Herndon asked what will happen to the existing Avery Pointe sign.

Ms. Mecke explained that the existing sign for Avery Pointe is within a sign easement and will remain at its location. The new monument sign will be located approximately 90 feet from the existing.

Chairwoman Patterson-Herndon asked if the sign would interfere with traffic line of sight.

Ms. Mecke advised no it would not.

Commissioner Hermann asked if this sign would service the retail in the back portion of the development.

Ms. Mecke advised that it would service all 5 entities, not just the three in the back.

A motion was made by Commissioner Clemens, seconded by Commissioner Wenzel to recommend approval of the Unified Development Zone and the Signage Coordination Plan request. The vote was unanimous.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:56 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle, Planner II



Item No. 6.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

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

SUMMARY:

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

The purpose 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

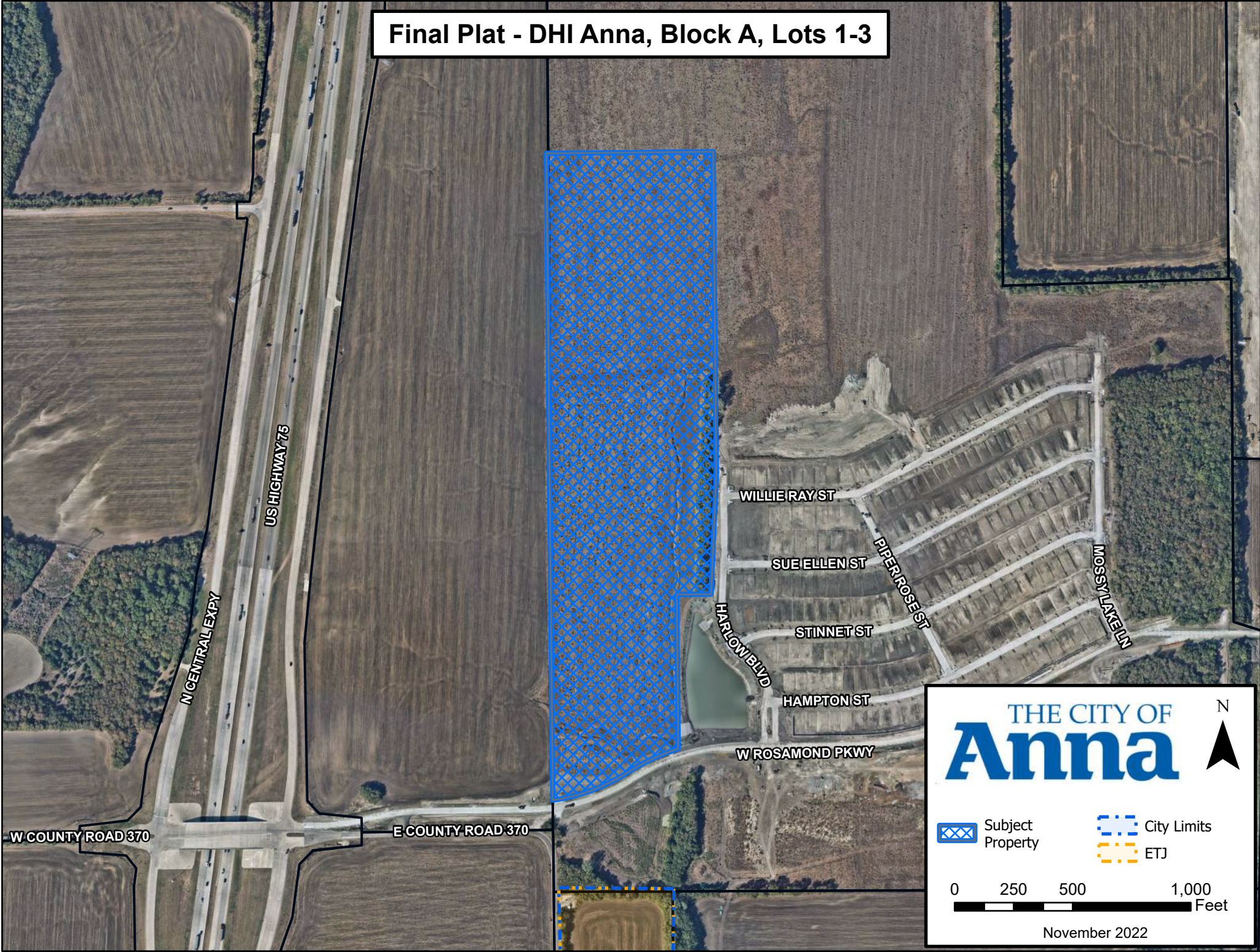
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

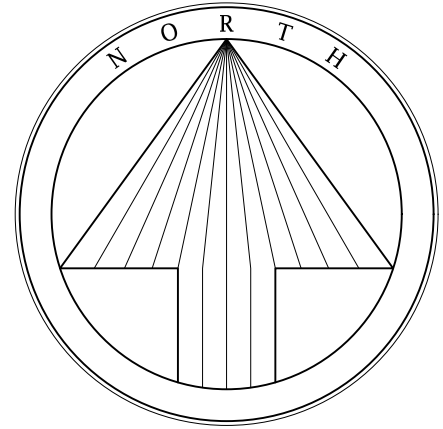
1. DHI Anna, Block A, Lots 1-3 Locator Map
2. Exhibit A - (FP) DHI Anna, Block A, Lots 1-3
3. P&Z Signed Application

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

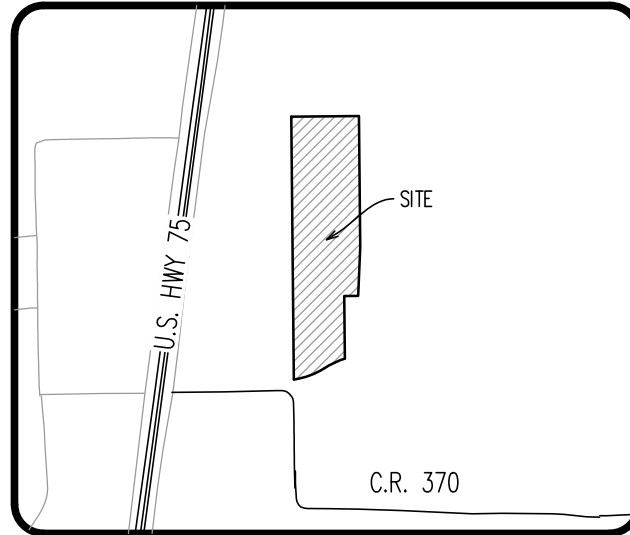


Plotted by: jharrington.dca4/11/2022 2:28:21 PM

Drawing: G:\2021\10035\215338 DHI Anna\501051\215338 Final Plat.dwg User: jharrington.dca4/11/2022 2:28:21 PM



1 inch = 50 ft.



LOCATION MAP
1" = 2000'

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

NOTES:

- This Final Plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- No protected trees exist on the subject property. The existing tree line along the flood plain to remain undisturbed.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
- The subject property lies within a 100-year flood plain, Zone A, according to Community Panel No. 48085C0155J, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.

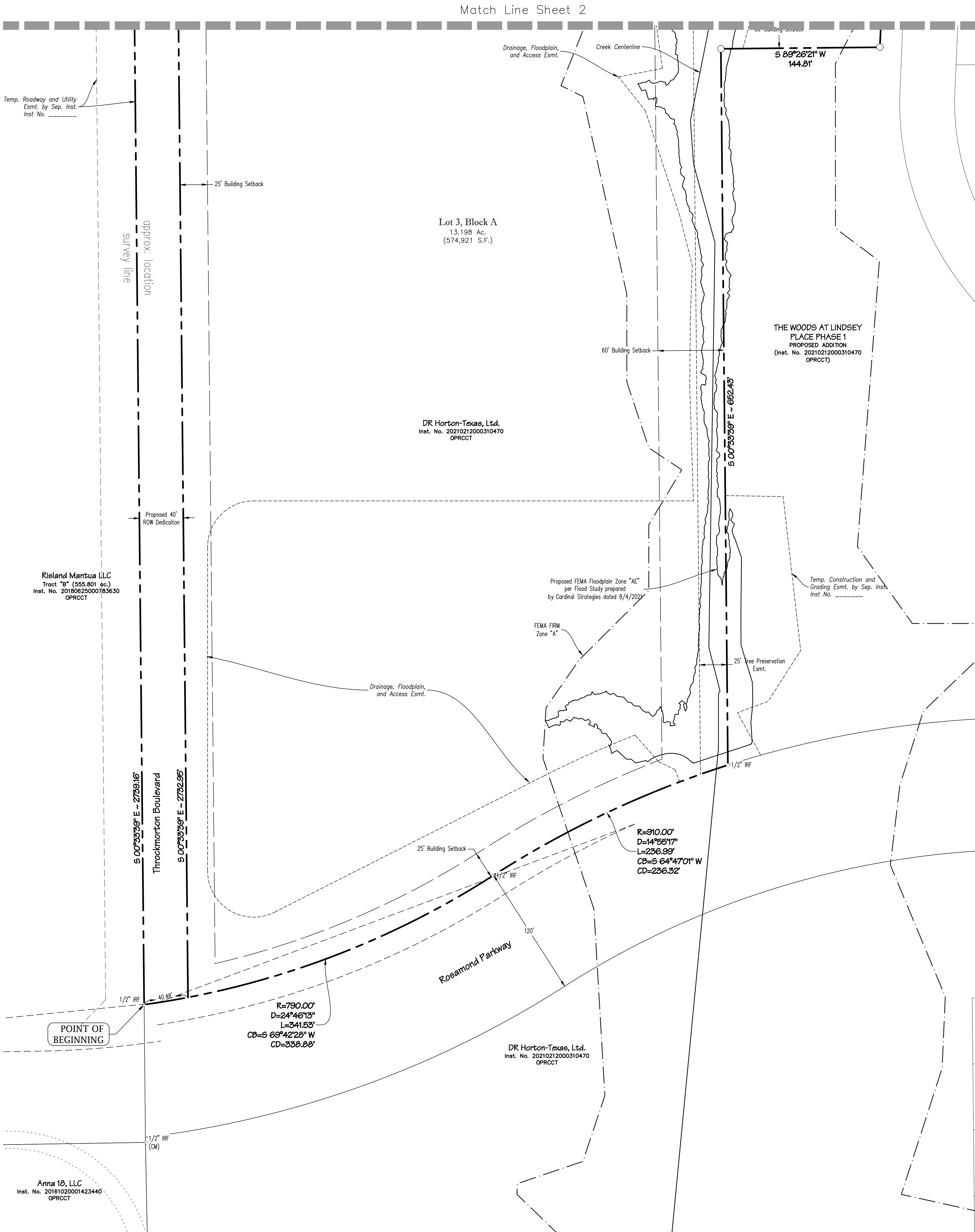


EXHIBIT A

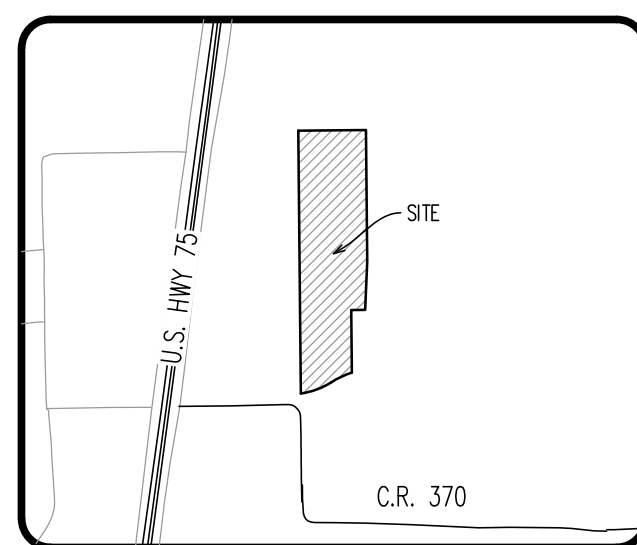
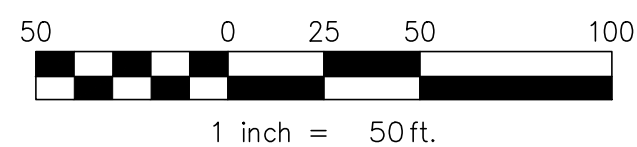
Pg. 1 of 3

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

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

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

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



LOCATION MAP
1" = 2000'

LEGEND

(Not all items may be applicable)

                              	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG-5", UNLESS OTHERWISE NOTED NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5' PINK FOOTST IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSENG-5" O/S PC". IRON ROD FOUND CAPPED IRON ROD FOUND IRON PIPE FOUND ALUMINUM MONUMENT FOUND CONTROL MONUMENT EASEMENT UTILITY DRAINAGE EASEMENT DUE DRAINAGE AND UTILITY EASEMENT UTILITY EASEMENT WATER EASEMENT SANITARY SEWER EASEMENT SE SIDEWALK EASEMENT SE STREET EASEMENT FA FIRELANE, ACCESS, & UTILITY EASEMENT WME WALL MENTAL EASEMENT HME HIKE & BIKE TRAIL EASEMENT VAM VISIBILITY, ACCESS & MAINTENANCE EASEMENT (BTP) BY THIS PLAT R.O.W. RIGHT-OF-WAY M.F.L. MINIMUM FINISH FLOOR ELEVATION B.L. BUILDING LINE STREET NAME CHANGE ▲ BLOCK DESIGNATION ▲ STREET FRONTAGE Cab. CABINET Vol. VOLUME Pg. PAGE FEMA. NO. NUMBER FIRM FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP Ord. No. ORDINANCE NUMBER Inst./Doc. INSTRUMENT OR DOCUMENT DRECT DEED RECORDS, COLLIN COUNTY, TEXAS PLRECT PLAT RECORDS, COLLIN COUNTY, TEXAS OPRECT OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS DERECT DEED RECORDS, DENTON COUNTY, TEXAS PLRECT PLAT RECORDS, DENTON COUNTY, TEXAS OPRECT OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS DERECT DEED RECORDS, DALLAS COUNTY, TEXAS PLRECT PLAT RECORDS, DALLAS COUNTY, TEXAS OPRECT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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NOTES:

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2. Basis of bearing: Texas State Plane Coordinate System, North American Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
4. No protected trees exist on the subject property. The existing tree line along the flood plain to remain undisturbed.
5. No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
6. The subject property lies within a 100-year flood plain, Zone A, according to Community Panel No. 480R5C0155S, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.

Match Line Sheet 3

E. WITT SURVEY
ABSTRACT NO. 997

360'x22'
Visibility Triangle

15' Drainage Esmt.

10' Building Setback

25' Building Setback

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

Lot 2, Block A
12.247 Ac.
(533,498 S.F.)

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

Drainage, Floodplain,
and Access Esmt.

25' Tree Preservation Esmt.

Proposed 40'
ROW Dedication

Temp. Roadway and Utility
Esmt. by Sep. Inst.
Inst. No. _____

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

R.O.W. Dedication
2.513 AC.
(109,449 S.F.)

Throckmorton Boulevard

10' Building Setback

10' Building Setback

68°26'21" W ~ 655.23'

FEMA FIRM
Zone "A"

Creek Centerline

3/2" RF

60' Build

188.10'

5 02°33'19" W ~ 504.55'

25' Tree Preservation Esmt.

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

THE WOODS AT LINDSEY
PLACE PHASE 1
PROPOSED ADDITION
(Inst. No. 20210212000310470
OPRCCT)

Match Line Sheet 1

EXHIBIT A
Pg. 2 of 3

FINAL PLAT

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

OWNER
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Contact:

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DHI Communities
1341 Horton Circle
Arlington, TX 76011
Telephone (817) 390-8211
Contact: Eric Overton

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

Plans & Plats Development Application

THE CITY OF
Anna

Submittal (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: 12 acre(s)

Total number of lots including Common Area Lots: 3 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 \$ 2,930, to be paid to Development Services.

The application fee of \$ 0, to be paid to Public Works.

Revised Site Plan/Plat application. Continuing Engineering Review separately per email w/ Lauren Mecke.

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: DHI Anna Total Number of Acres: 11.696
Zoning Classification(s): MF-2 Total Number of Lots: 3
Location: Rosamond Parkway and US 75

Property Owner Information & Authorization

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

Project Representation (check one):

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

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

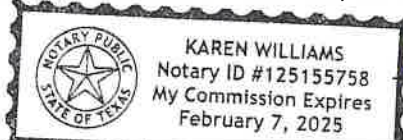
Property Owner's Signature: [Signature] Date: 11/7/22

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 November, 2022



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

Project Representative Information (complete if designated by owner)

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

Name: Kevin Wier

Company: SPIARS Engineering

Address: 501 W. President George Bush Hwy. Suite 200

City: Richardson State: TX Zip Code: 75080

Phone: 469-395-0527 Email: kevin.wier@spiarsengineering.com

Development Services

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



Item No. 7.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

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

SUMMARY:

Multiple-family residences on one lot on 11.7± acres located at the northeast corner of future Throckmorton Boulevard and future Rosamond Parkway. Zoned: Planned Development (Ord. No. 881-2020).

The purpose of the Site Plan is to show the proposed multiple-family residential development site improvements.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

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

Site Plan - DHI Anna, Block A, Lot 1

N CENTRAL EXPY

US HIGHWAY 75

HARLOW BLVD

WILLIE RAY ST

SUE ELLEN ST

THE CITY OF
Anna

N

Subject Property

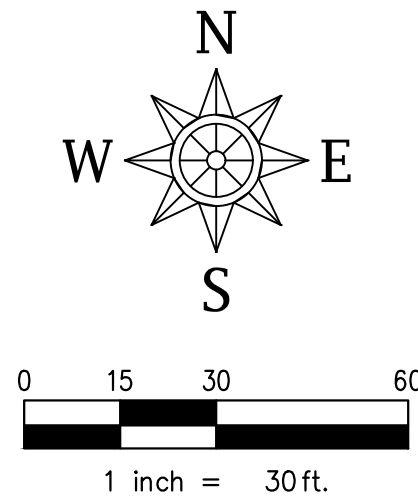
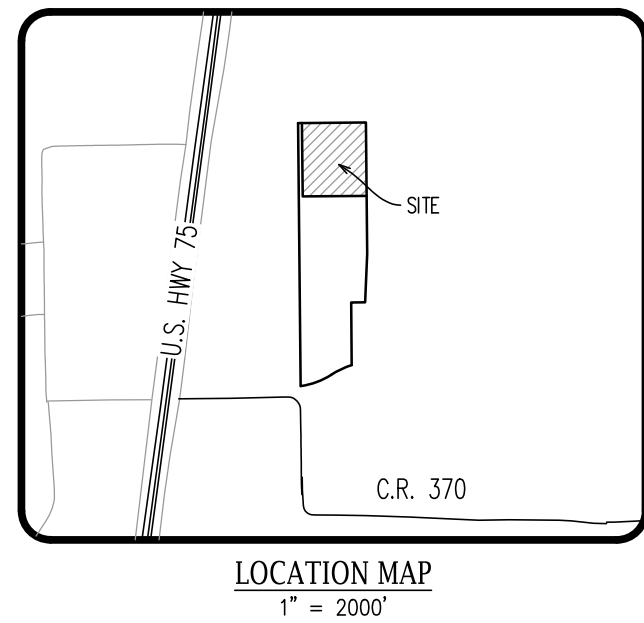
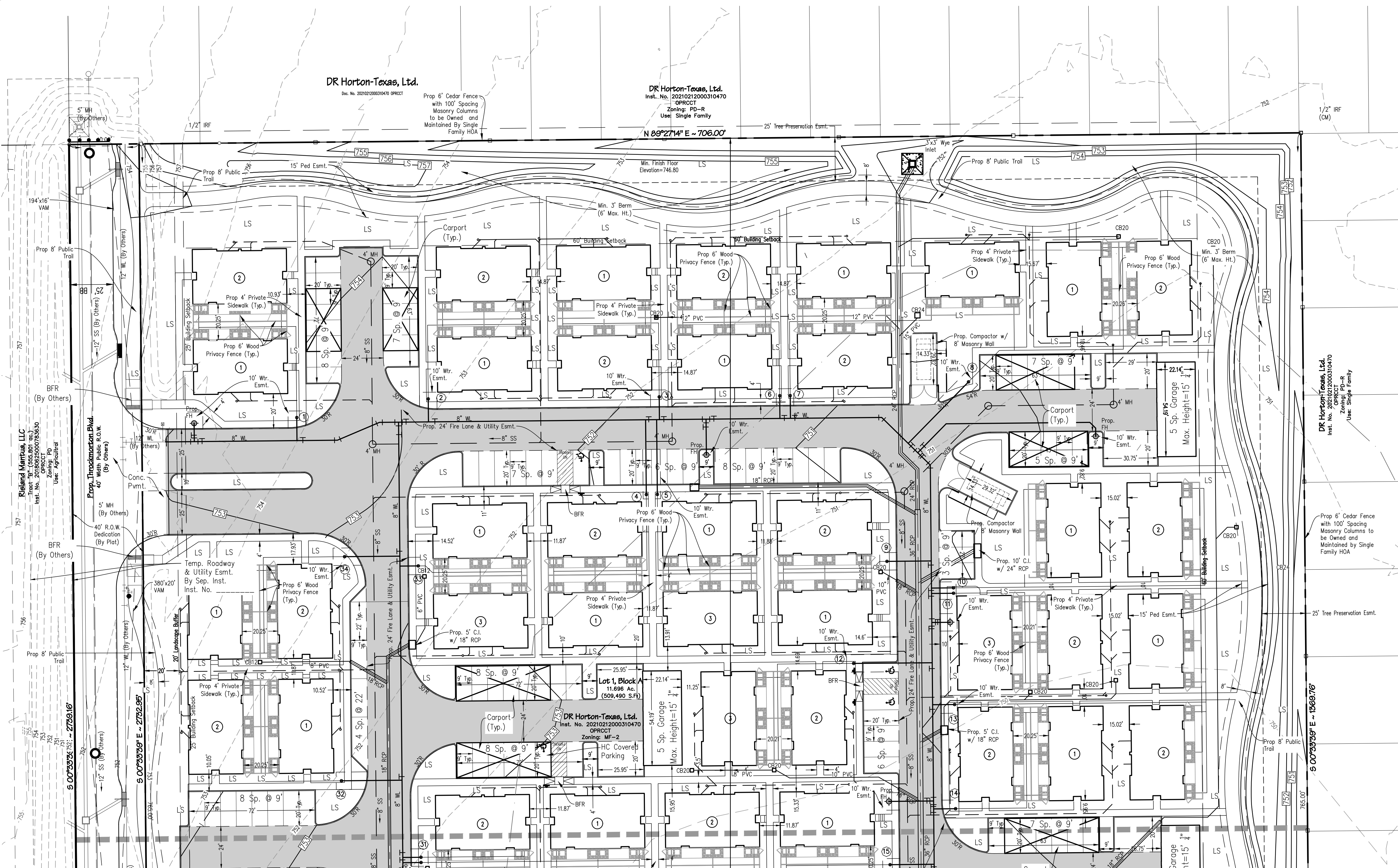
City Limits

ETJ

0 200 400 800 Feet

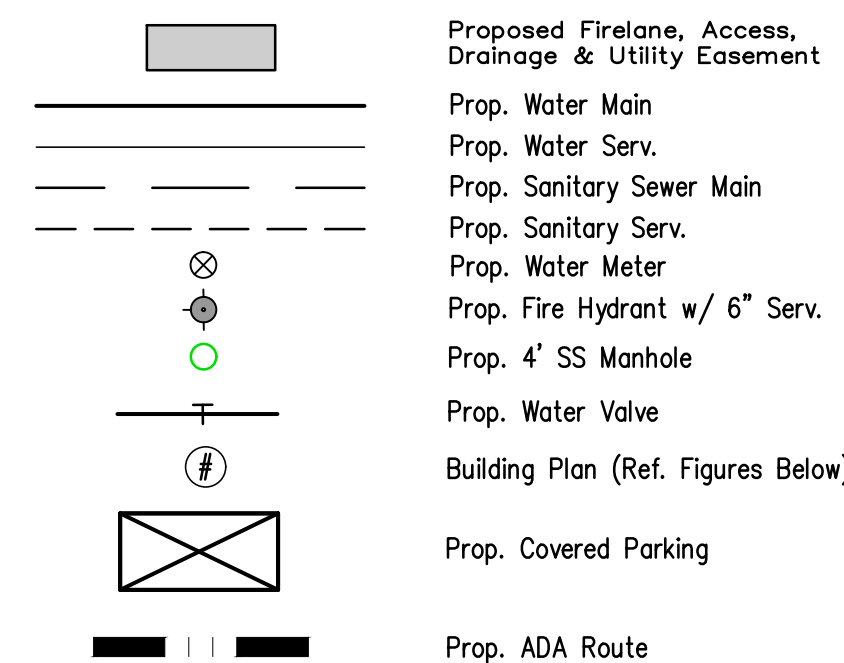
November 2022

Printed by: Inval Plot Date: 11/28/2022 8:22 AM
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Drawings: G:\2021_0085\21-323 DHI Anna\CAD\Site\Plan\Site Plan.dwg
Saved By: Inval



Item	Lot 1
General Site Data	
Zoning (from zoning map)	MF-2
Land Use (from Zoning Ordinance)	Multiple-family dwellings
Lot Area (square feet & acres)	509,490 SF / 11.696 Ac
Building Footprint Area (square feet)	117,766
Total Building Area (square feet)	138,320
Building Height (# stories)	2 (max)
Lot Coverage (percent-x.xx%)	23.11%
Multifamily Units	
# of Studios / Minimum square feet	-
# of 1 bedrooms / Minimum unit size	58 / 830 SF (Gross)
# of 2 bedrooms / Minimum unit size	54 / 1,171 SF (Gross)
# of 3 bedrooms / Minimum unit size	18 / 1,476 SF (Gross)
Total Unit Count	130
Parking	
Parking Ratio (from Zoning Ordinance)	1.5 Spaces / Unit
Required Parking (# spaces)	195
Provided Parking (# spaces)	214
Accessible Parking Required (# spaces)	7
Accessible Parking Provided (# spaces)	7
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking space)	1,888
Additional interior landscape area provided (square feet)	209,698
Total Landscape Area (square feet)	211,586

LEGEND



SCREENING/FENCING NOTES:

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

REVISED SITE PLAN NOTE:

The purpose of this revised site plan is to update the location of buildings and fire lanes that were revised during Engineering Review.

SITE PLAN GENERAL NOTES:

- All proposed paved surfaces will be constructed of concrete.
- No apertures between the height of 2.5' and 10' may be placed in the visibility triangles.
- The subject property lies within a 100-year flood plain, Zone A, according to Community Panel No. 48085C0155J, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.

VAM EXHIBIT

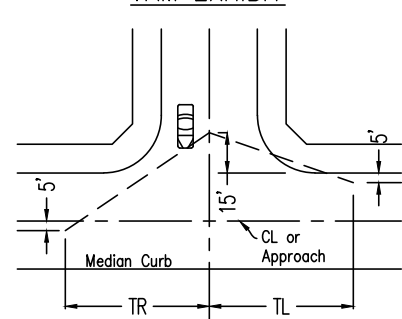
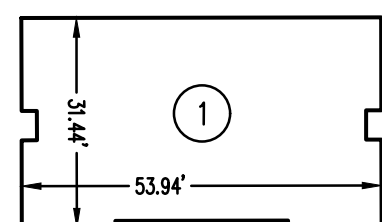


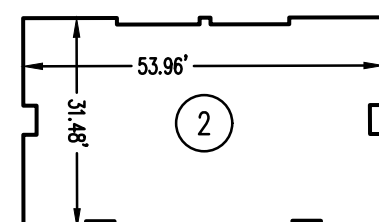
TABLE 9 Minimum Sight Distance For A Car At An Intersection	
MPH	I
30	110+200=310
35	130+250=380
40	130+325=455
45	165+400=565
50	190+475=665

(AASHTO P138, Break Reaction Distance + Stopping Site Distance)

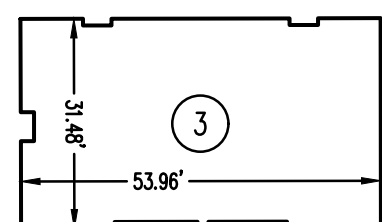
MATCHLINE SHT. 2



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



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



Plan 3 Building
(2 Units - 3 Bedroom EA)
2,952 SF (Gross)
2 Story, Max Height = 26'

Water Meter & Sewer Schedule

I.D.	Type	Size	No.	Sewer	Type
①	Domestic	2"	1	4"	Prop.
②	Domestic	2"	1	4"	Prop.
③	Domestic	2"	1	4"	Prop.
④	Domestic	2"	1	4"	Prop.
⑤	Domestic	2"	1	4"	Prop.
⑥	Domestic	2"	1	4"	Prop.
⑦	Domestic	2"	1	4"	Prop.
⑧	Domestic	2"	1	4"	Prop.
⑨	Domestic	2"	1	4"	Prop.
⑩	Domestic	2"	1	4"	Prop.
⑪	Domestic	2"	1	4"	Prop.
⑫	Irrigation	2"	1	4"	Prop.
⑬	Domestic	2"	1	4"	Prop.
⑭	Domestic	2"	1	4"	Prop.
⑮	Domestic	2"	1	4"	Prop.
⑯	Domestic	2"	1	4"	Prop.
⑰	Domestic	2"	1	4"	Prop.
⑱	Domestic	2"	1	4"	Prop.

Water Meter & Sewer Schedule

I.D.	Type	Size	No.	Sewer	Type
⑳	Domestic	2"	1	4"	Prop.
㉑	Domestic	2"	1	4"	Prop.
㉒	Domestic	2"	1	4"	Prop.
㉓	Domestic	2"	1	4"	Prop.
㉔	Domestic	2"	1	4"	Prop.
㉕	Domestic	2"	1	4"	Prop.
㉖	Domestic	2"	1	4"	Prop.
㉗	Irrigation	2"	1	N/A	Prop.
㉘	Domestic	2"	1	4"	Prop.
㉙	Domestic	2"	1	4"	Prop.
㉚	Domestic	2"	1	4"	Prop.
㉛	Domestic	2"	1	4"	Prop.
㉜	Irrigation	2"	1	4"	Prop.
㉝	Domestic	2"	1	4"	Prop.
㉞	Domestic	2"	1	4"	Prop.

EXHIBIT A

Pg. 1 of 2

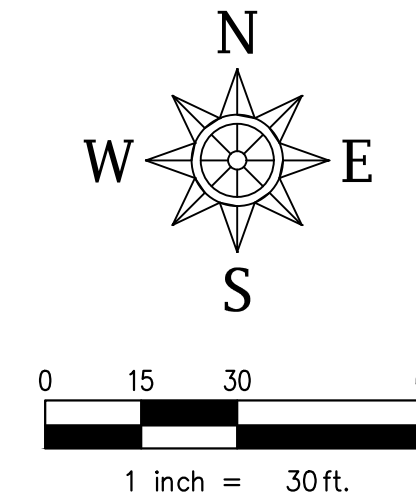
SITE PLAN
DHI ANNA
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS
E. WITT SURVEY ABSTRACT NO. 997
LOT 1, BLOCK A
509,490 Sq. Ft./11.696 Acres

ENGINEER / SURVEYOR / APPLICANT
Spiers Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75088
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

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

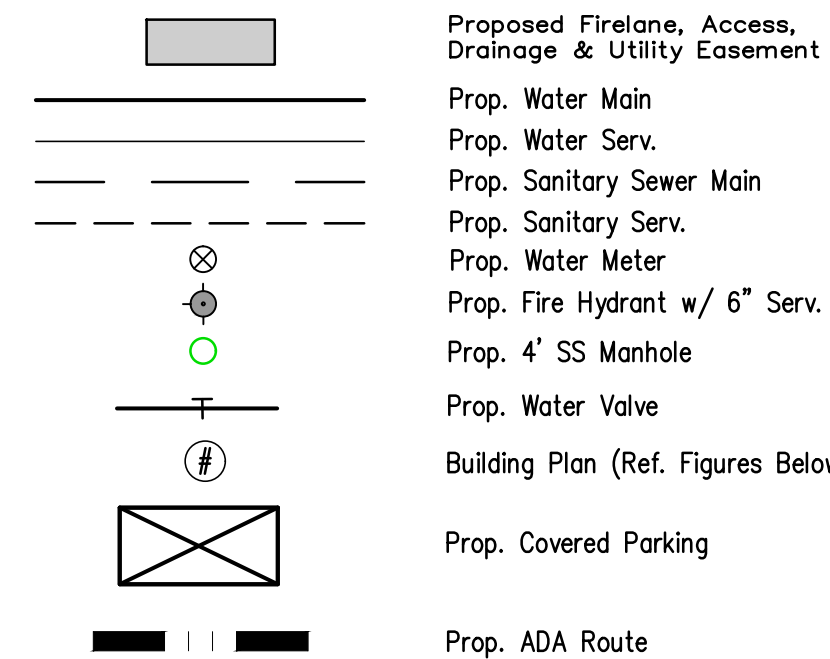
Developer
DHI Communities
1341 Horton Circle
Arlington, TX 76011
Telephone: (817) 390-8270
Contact: Eric Overton

MATCHLINE SHT. 1



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

LEGEND

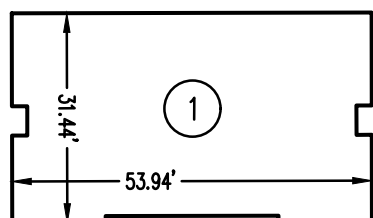


SITE PLAN GENERAL NOTES:

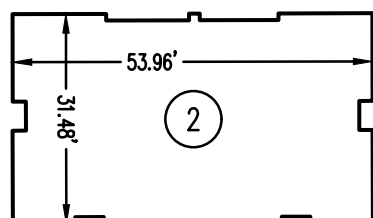
- All proposed paved surfaces will be constructed of concrete.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
- The subject property lies within a 100-year flood plain, Zone A, according to Community Panel No. 48085C0155J, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.

SCREENING/FENCING NOTES:

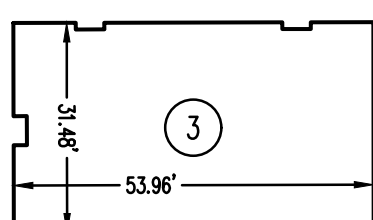
- A 60-foot wide vegetative buffer shall be provided on the east and north sides of the district where adjacent to a single-family residential district. The natural tree line shall be preserved as a buffer and in areas where no trees exist, trees with a 3" minimum caliber shall be planted staggered at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



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



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



Plan 3 Building
(2 Units - 3 Bedroom EA)
2,952 SF (Gross)
2 Story, Max Height = 26'

Water Meter & Sewer Schedule					
I.D.	Type	Size	No.	Sewer	Type
①	Domestic	2"	1	4"	Prop.
②	Domestic	2"	1	4"	Prop.
③	Domestic	2"	1	4"	Prop.
④	Domestic	2"	1	4"	Prop.
⑤	Domestic	2"	1	4"	Prop.
⑥	Domestic	2"	1	4"	Prop.
⑦	Domestic	2"	1	4"	Prop.
⑧	Domestic	2"	1	4"	Prop.
⑨	Domestic	2"	1	4"	Prop.
⑩	Domestic	2"	1	4"	Prop.
⑪	Domestic	2"	1	4"	Prop.
⑫	Irrigation	2"	1	4"	Prop.
⑬	Domestic	2"	1	4"	Prop.
⑭	Domestic	2"	1	4"	Prop.
⑮	Domestic	2"	1	4"	Prop.
⑯	Domestic	2"	1	4"	Prop.
⑰	Domestic	2"	1	4"	Prop.
⑱	Domestic	2"	1	4"	Prop.

Water Meter & Sewer Schedule					
I.D.	Type	Size	No.	Sewer	Type
⑳	Domestic	2"	1	4"	Prop.
㉑	Domestic	2"	1	4"	Prop.
㉒	Domestic	2"	1	4"	Prop.
㉓	Domestic	2"	1	4"	Prop.
㉔	Domestic	2"	1	4"	Prop.
㉕	Domestic	2"	1	4"	Prop.
㉖	Domestic	2"	1	4"	Prop.
㉗	Irrigation	2"	1	N/A	Prop.
㉘	Domestic	2"	1	4"	Prop.
㉙	Domestic	2"	1	4"	Prop.
㉚	Domestic	2"	1	4"	Prop.
㉛	Domestic	2"	1	4"	Prop.
㉜	Irrigation	2"	1	4"	Prop.
㉝	Domestic	2"	1	4"	Prop.
㉞	Domestic	2"	1	4"	Prop.

REVISED SITE PLAN NOTE:

The purpose of this revised site plan is to update the location of buildings and fire lanes that were revised during Engineering Review.

EXHIBIT A
Pg. 2 of 2

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

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

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

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

Plans & Plats Development Application

THE CITY OF
Anna

Submittal (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:

12 acre(s)

Total number of lots including Common Area Lots:

3 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 \$ 2,930, to be paid to Development Services.

The application fee of \$ 0, to be paid to Public Works.

Revised Site Plan/Plat application. Continuing Engineering Review separately per email w/ Lauren Mecke.

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: DHI Anna Total Number of Acres: 11.696
Zoning Classification(s): MF-2 Total Number of Lots: 3
Location: Rosamond Parkway and US 75

Property Owner Information & Authorization

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

Project Representation (check one):

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

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

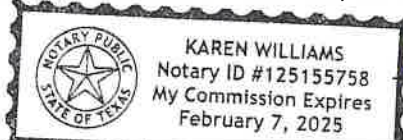
Property Owner's Signature: [Signature] Date: 11/7/22

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 7th day of November, 2022



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

Project Representative Information (complete if designated by owner)

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

Name: Kevin Wier

Company: SPIARS Engineering

Address: 501 W. President George Bush Hwy. Suite 200

City: Richardson State: TX Zip Code: 75080

Phone: 469-395-0527 Email: kevin.wier@spiarsengineering.com

Development Services

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



Item No. 8.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Facundo Addition, Block A, Lots 1-4, Minor Plat.
Applicant: Jose Facundo.

SUMMARY:

Single-family dwelling, detached on one lot and three vacant lots on 4.0± acres located on the south side of County Road 370 (future Rollins Road), 170± feet west of Greywood Drive. Zoned: SF-E Single-Family – Large Lot.

The purpose for the Minor Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary to subdivide 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

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Facundo Addition Locator Map
2. EXHIBIT A - MP (Facundo Addn, Lots 1-4)
3. P&Z Application

Minor Plat - Facundo Addition, Block A, Lots 1-4



EXHIBIT A

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Being a 183,499 square foot tract of land, situated in the Martin Moore Survey, Abstract No. 449, in the City of Anna, Collin County, Texas, and being a part of that right-of-way dedication for County Road No. 370, as shown in the plat of **ANNA HIGH SCHOOL #1 ADDITION**, an addition to the City of Anna, as recorded in Volume 2011, Page 176, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and described as 0.113 acre tract in a Quit Claim deed to Jose Facundo, as recorded under Document No. 2022000152096, O.P.R.C.C.T., and also being all of that called 4 acre tract of land, described in deed to Jose Facundo and wife, Josefina O. Facundo, as recorded in Volume 4625, Page 759, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a 1" iron pipe found for the northwesterly corner of said 4 acre tract, same being the northeasterly corner of a called 111.666 acre tract of land, described in deed to Anacapri Laguna Azure, LLC, as recorded under Document No. 2021040500066850, O.P.R.C.C.T., said corner also being in the southerly monumented line of County Road No. 370;

THENCE North 89°39'04" East, partially along the southerly monumented line of County Road No. 370 and also partially along the northerly line of said 0.113 acre tract, a distance of 719.62' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the northeasterly corner of the herein described tract, same being in the most northerly west line of **WEST CROSSING PHASE 11**, an addition to the City of Anna, as recorded in Volume 2020, Page 467, O.P.R.C.C.T., same being in the westerly monumented line of Rollins Road;

THENCE South 00°04'27" West, along the most northerly west line of said **WEST CROSSING PHASE 11**, same being partially along a replat of **WEST CROSSING PHASE 11**, an addition to the City of Anna, as recorded in Volume 2020, Page 750, O.P.R.C.C.T., a distance of 262.72' to a 1/2" iron rod with a plastic cap stamped "GOODWIN" found for the southerly corner of the right-of-way dedication for County Road No. 370, same being the southeasterly corner of said Facundo tract, said corner also being an "ell" corner of said **WEST CROSSING PHASE 11** (Vol. 2020, Pg. 467);

THENCE North 89°04'03" West, along the southerly line of said 4 acre tract, same being along the most westerly north line of said **WEST CROSSING PHASE 11** (Vol. 2020, Pg. 467) and also partially along the northerly line of **WEST CROSSING PHASE 9**, an addition to the City of Anna, as recorded in Volume 2020, Page 243, O.P.R.C.C.T., a distance of 721.58' to a 3/8" iron rod found for the southwesterly corner of said 4 acre tract, same being in the easterly line of the aforementioned 111.666 acre tract;

THENCE North 00°30'54" East, along the common line between said 4 acre and 111.666 acre tracts, a distance of 246.61 to the **POINT OF BEGINNING** and containing 183,499 square feet or 4.213 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Jose Facundo and wife, Josefina O. Facundo, is the owner of the above described property and does hereby adopt this Minor Replat, designating the herein above described property as **FACUNDO ADDITION, LOTS 1-4, 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.

Jose Facundo

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 Jose Facundo, 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

Josefina O. Facundo

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 Josefina O. Facundo, 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

MINOR REPLAT FACUNDO ADDITION LOTS 1-4, BLOCK A

183,499 Sq. Ft. / 4.213 Acres
Martin Moore Survey, Abstract No. 649
City of Anna, Collin County, Texas
Preparation Date: October 17, 2022
Scale: 1" = 40'

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

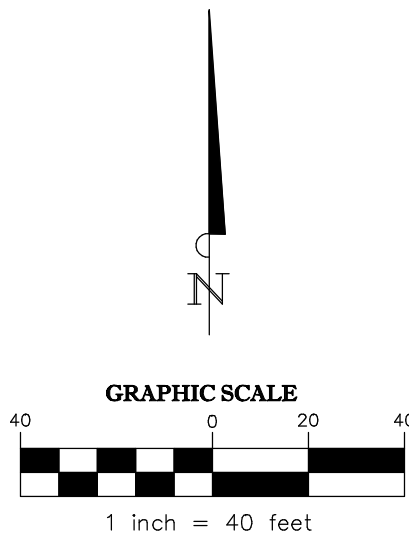
Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

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

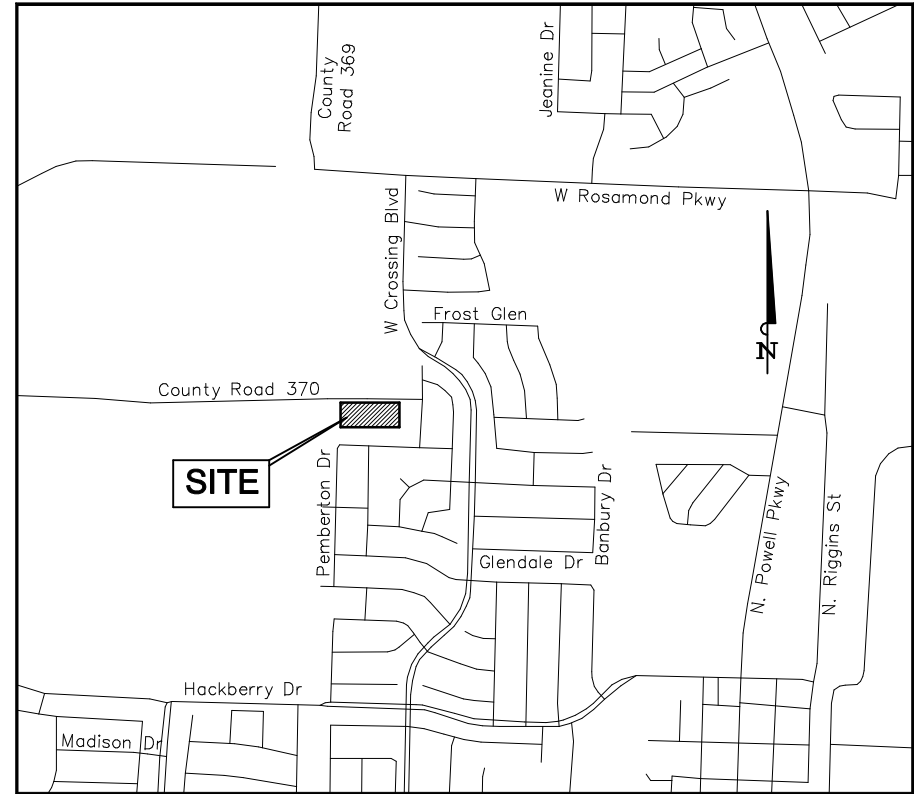


Owner:

Jose Facundo and wife,
Josefina O. Facundo
1332 County Road No. 370
Anna, Texas 75409

Surveyor:

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



General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C01601, 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 (2011). The surface values shown can be converted to grid by dividing by the combined scale factor of 0.999847312.
- 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.

REVISED: 11/28/2022: City Comments

DATE: 10/17/2022 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2022-0069

Plans & Plats Development Application



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)

Final Step

- ☐ Final Plat/Replat
- ☐ Civil Plans
- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☒ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)

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:

4 acre(s)

Total number of lots including Common Area Lots:

4 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 \$ 530, to be paid to Development Services.

The application fee of \$ 0, 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: Facundo Addition Total Number of Acres: 4
Zoning Classification(s): _____ Total Number of Lots: 4
Location: 1332 County Road 370, Anna, TX 75409

Property Owner Information & Authorization

Name/Company: Jose Facundo
Address: 1332 County Road 370
City: Anna State: TX Zip Code: 75409
Phone: 972-832-5883 Email: jose.facundo62@gmail.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.

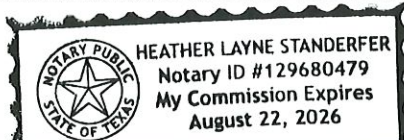
Property Owner's Signature: Jose Facundo Date: Nov 2, 2022

STATE OF: TEXAS

COUNTY OF: COLLIN

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

SUBSCRIBED AND SWORN TO before me, this the 2nd day of November, 2022



Heather Standerfer
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: _____

Development Services

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Item No. 9.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

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

SUMMARY:

Auto repair, minor on Lot 1, restaurant on Lot 2, and retail on Lot 3 on 3.8± acres located on the north side of W. White Street, 125± feet east of West Crossing Boulevard. Zoned: Planned Development (Ord. No. 442-2009).

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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

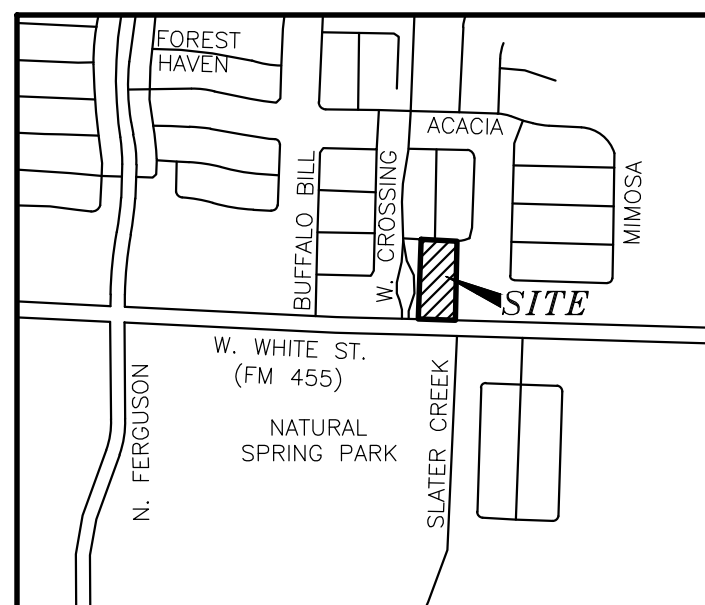
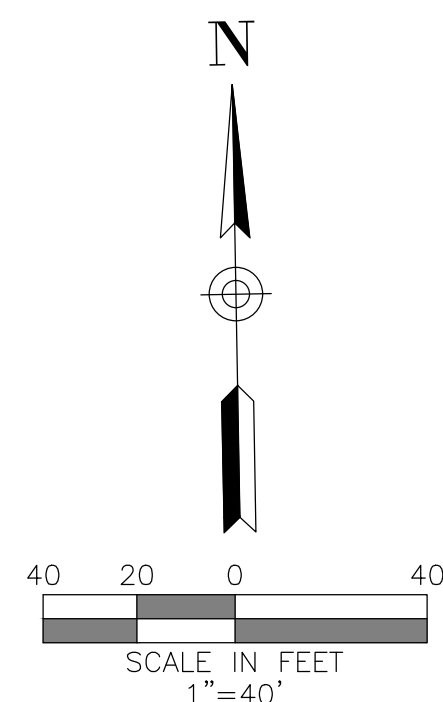
ATTACHMENTS:

1. Strickland Brothers Center Addition, Block A, Lots 1-3 Locator Map
2. Exhibit A (FP) Strickland Bros Center Addn, BL A, Lots 1-3
3. P&Z Application

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



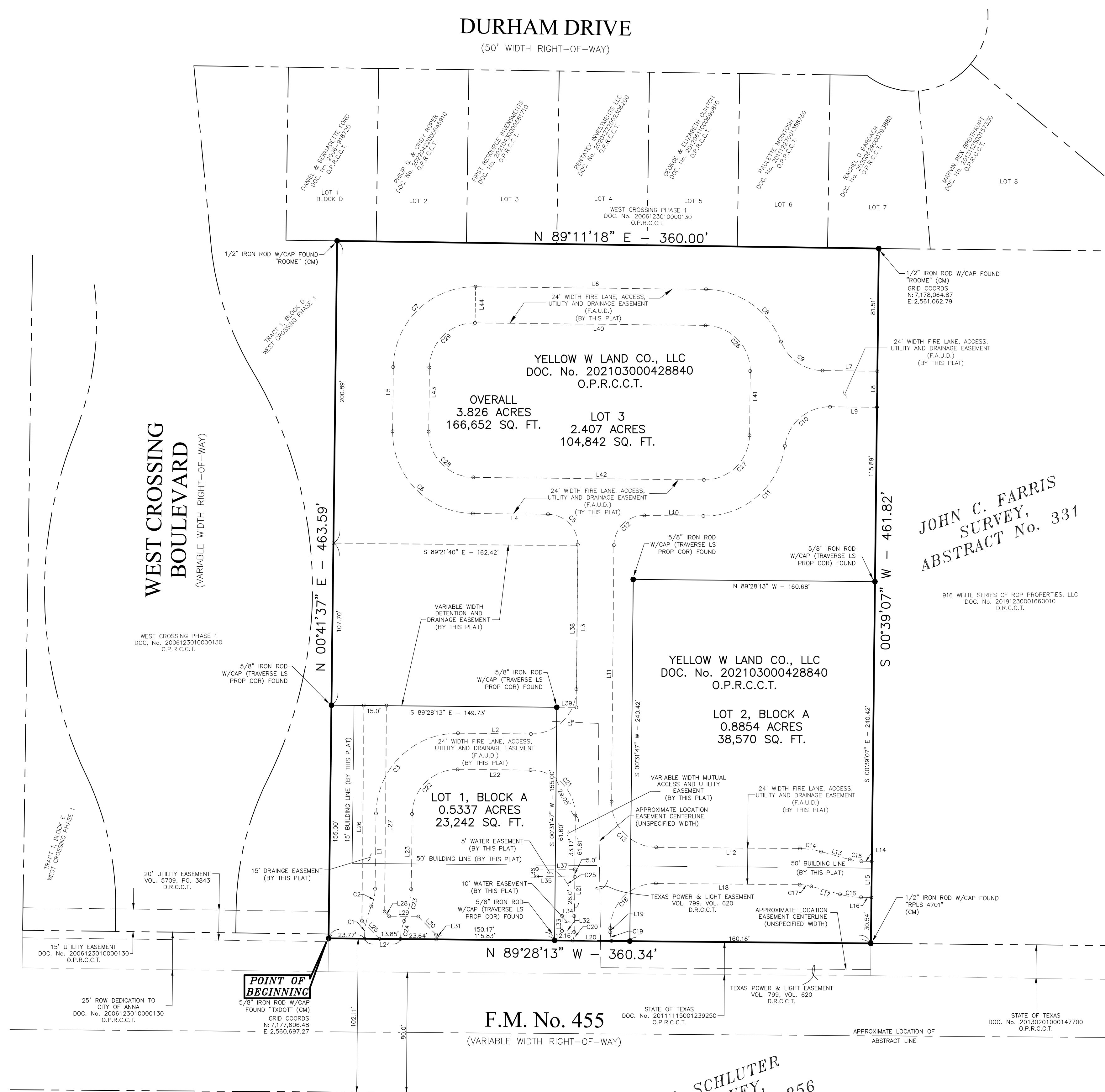
EXHIBIT A

VICINITY MAP
NOT TO SCALE

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

GENERAL NOTES

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



LINE TABLE

No.	Bearing	Distance	No.	Bearing	Distance
L1	N 00°41'37\" E	49.98'	L23	S 00°41'37\" W	49.98'
L2	S 89°28'10\" E	48.43'	L24	N 89°28'20\" W	24.00'
L3	N 00°31'47\" E	96.03'	L25	N 44°28'13\" W	16.82'
L4	N 89°21'40\" W	49.90'	L26	N 00°31'47\" E	143.11'
L5	N 00°38'20\" E	42.67'	L27	S 00°31'47\" W	136.89'
L6	S 89°21'40\" E	153.20'	L28	S 44°28'13\" E	4.39'
L7	S 89°21'40\" E	36.34'	L29	S 89°28'13\" E	19.38'
L8	S 00°39'07\" W	24.00'	L30	S 44°28'13\" E	16.82'
L9	N 89°21'40\" W	31.11'	L31	S 00°31'47\" W	3.11'
L10	N 89°21'40\" W	39.30'	L32	N 89°18'23\" W	8.15'
L11	S 00°31'38\" W	170.53'	L33	N 00°41'37\" E	10.00'
L12	S 89°28'13\" E	95.53'	L34	S 89°18'23\" E	8.13'
L13	S 74°28'13\" E	19.83'	L35	N 89°18'23\" W	25.02'
L14	S 89°28'13\" E	6.86'	L36	N 00°41'37\" E	5.00'
L15	S 00°39'07\" W	24.00'	L37	S 89°18'23\" E	25.01'
L16	N 89°28'13\" W	6.81'	L38	S 00°31'47\" W	107.39'
L17	N 74°28'13\" W	19.83'	L39	N 89°28'13\" W	13.00'
L18	N 89°28'13\" W	95.53'	L40	S 89°21'40\" E	153.20'
L19	S 00°31'38\" W	2.78'	L41	S 00°38'20\" W	42.67'
L20	N 89°28'13\" W	25.69'	L42	N 89°21'40\" W	153.20'
L21	N 00°31'47\" E	77.35'	L43	N 00°38'20\" E	42.67'
L22	N 89°28'10\" W	48.43'	L44	S 00°38'20\" W	24.00'

CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	23°26'25\"	54.00'	22.09'	N 12°04'20\" E	21.94'
C2	23°05'56\"	30.00'	12.09'	N 12°14'35\" E	12.01'
C3	89°50'14\"	54.00'	84.67'	N 45°36'43\" E	76.26'
C4	90°08'06\"	30.00'	47.19'	N 45°28'26\" E	42.48'
C5	89°49'06\"	20.02'	31.38'	N 44°25'51\" W	28.26'
C6	90°00'00\"	54.00'	84.82'	N 44°21'40\" W	76.37'
C7	90°00'00\"	54.00'	84.82'	N 45°38'20\" E	76.37'
C8	68°25'52\"	54.00'	64.49'	S 55°08'44\" E	60.73'
C9	68°25'52\"	30.00'	35.83'	S 55°08'44\" E	33.74'
C10	82°51'05\"	30.00'	43.38'	S 49°12'47\" W	39.70'
C11	82°51'05\"	54.00'	78.09'	S 49°12'47\" W	71.46'
C12	90°04'08\"	20.01'	31.45'	S 45°35'03\" W	28.31'
C13	89°59'51\"	30.00'	47.12'	S 44°28'18\" E	42.43'
C14	15°00'00\"	54.00'	14.14'	S 81°58'13\" E	14.10'
C15	15°00'00\"	30.00'	7.85'	S 81°58'13\" E	7.83'
C16	15°00'00\"	54.00'	14.14'	N 81°58'13\" W	14.10'
C17	15°00'00\"	30.00'	7.85'	N 81°58'13\" W	7.83'
C18	90°00'08\"	30.00'	47.13'	S 45°31'43\" W	42.43'
C19	16°42'36\"	20.00'	5.83'	S 07°49'31\" E	5.81'
C20	16°40'31\"	20.00'	5.82'	N 08°52'02\" E	5.80'
C21	89°59'54\"	30.00'	47.12'	N 44°28'13\" W	42.43'
C22	89°50'14\"	30.00'	47.04'	S 45°36'43\" W	42.37'
C23	23°05'56\"	54.00'	21.77'	S 12°14'35\" W	21.62'
C24	23°34'51\"	30.00'	12.35'	S 12°00'07\" W	12.26'
C25	55°28'16\"	30.00'	29.04'	N 27°09'43\" W	27.92'
C26	90°00'00\"	30.00'	47.12'	S 44°21'40\" E	42.43'
C27	90°00'00\"	30.00'	47.12'	S 45°38'20\" W	42.43'
C28	90°00'00\"	30.00'	47.12'	N 44°21'40\" W	42.43'
C29	90°00'00\"	30.00'	47.12'	N 45°38'20\" E	42.43'

FINAL PLAT
LOT 1-3, BLOCK A
STRICKLAND
BROTHERS CENTER
ADDITION
LOT 1-3, BLOCK A
3.826 ACRESPER SPECIAL WARRANTY DEED RECORDED UNDER
DOCUMENT NO. 20210303000428840, O.P.R.C.C.T.
3.826 ACRESSITUATED IN THE
JOHN C. FERRIS SURVEY, ABSTRACT NO. 331
AN ADDITION TO THE
CITY OF ANNA, COLLIN COUNTY, TEXAS14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631Surveying | Construction Staking | Platting
Date: November 23, 2022 Project No.: TR-29-22OWNER/DEVELOPER
Name: YELLOW W LAND CO., LLC
Address: 1425 Turtle Creek Drive
Lufkin, Texas, 75904
Contact Name: Rufus Duncan
Phone: 936-671-3119ENGINEER
Name: Triangle Engineering, LLC
Address: 1425 Turtle Creek Drive
Lufkin, Texas, 75904
Contact Name: Kevin Patel
Phone: 469-213-8868SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Collin §

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

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

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

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

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

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

OWNER'S ACKNOWLEDGEMENT

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

DRAINAGE AND DETENTION EASEMENT

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

Witness my hand this _____ day of _____, 2022.

BY: YELLOW W LAND CO., LLC

BY: _____
Rufus Duncan, Principal

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
APPROVED on this the _____ day of _____, 2022, by the City Council, City of Anna, Texas.
Mayor _____
City Secretary _____

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

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

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



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

Surveying | Construction Staking | Platting
Date: November 23, 2022 Project No.: TR-29-22

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

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

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

Plans & Plats Development Application



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)

Final Step

- ☒ Final Plat/Replat
- ☐ Civil Plans
- ☒ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)

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: 1 acre(s)

Total number of lots including Common Area Lots: 1 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 \$ 250.00, to be paid to Development Services.

The application fee of \$ 260.00, 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: Strickland Brothers Center Addition Total Number of Acres: .5651
Zoning Classification(s): PD-C-1 Total Number of Lots: 1
Location: NEC of F.M. 455 and W. Crossing Blvd.

Property Owner Information & Authorization

Name/Company: Rufus Duncan / Yellow W Land Co, LLC
Address: 1425 Turtle Creek Drive
City: Lufkin State: TX Zip Code: 76249
Phone: 936.671.3119 Email: rufus@duncantwo.com

Project Representation (check one):

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

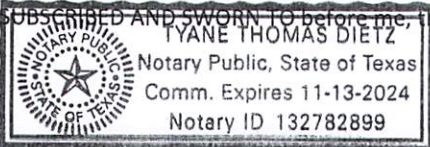
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: [Signature] Date: 10/28/2022

STATE OF: Texas

COUNTY OF: Angelina

BEFORE ME, a Notary Public, on this day personally appeared Rufus Duncan (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: Kartavya (Kevin) Patel
Company: Triangle Engineering
Address: 1782 W. McDermott Dr.
City: Allen State: TX Zip Code: 75013
Phone: 469.331.8566 Email: kpatel@triangle-engr.com

Development Services

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



Item No. 10.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Strickland Brothers Center Addition, Block A, Lot 1, Site Plan. Applicant: Rufus Duncan / Yellow W Land Co.

SUMMARY:

Auto repair, minor on one lot on 0.6± acre located on the north side of W. White Street, 125± feet east of West Crossing Boulevard. Zoned: Planned Development (Ord. No. 442-2009).

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Strickland Brothers Center Addition, Block A, Lot 1 Locator Map
2. Exhibit A (SP) Strickland Bros Center Addn, BL A, Lt 1
3. P&Z SP Application

Site Plan - Strickland Brothers Center Addition, Block A, Lot 1

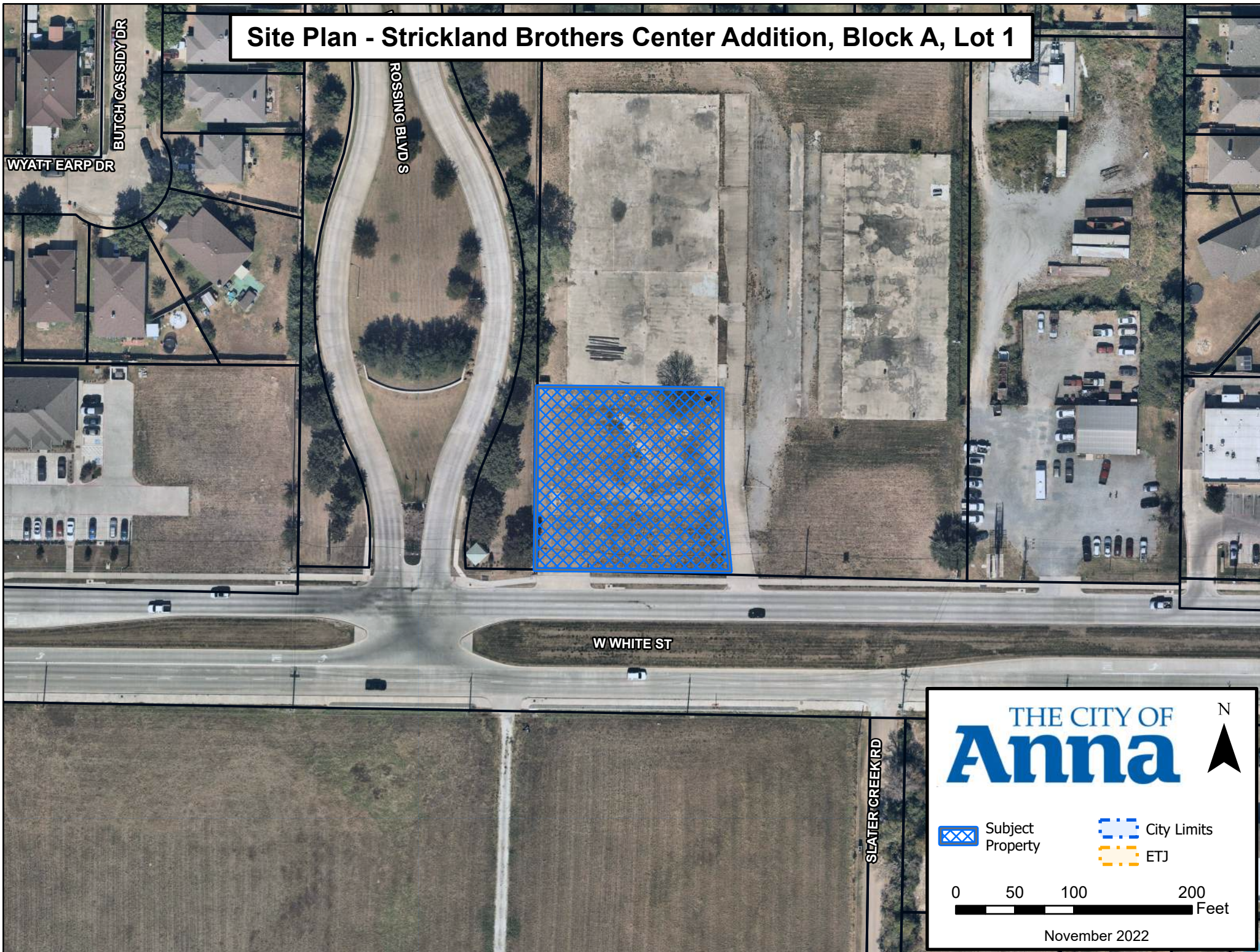


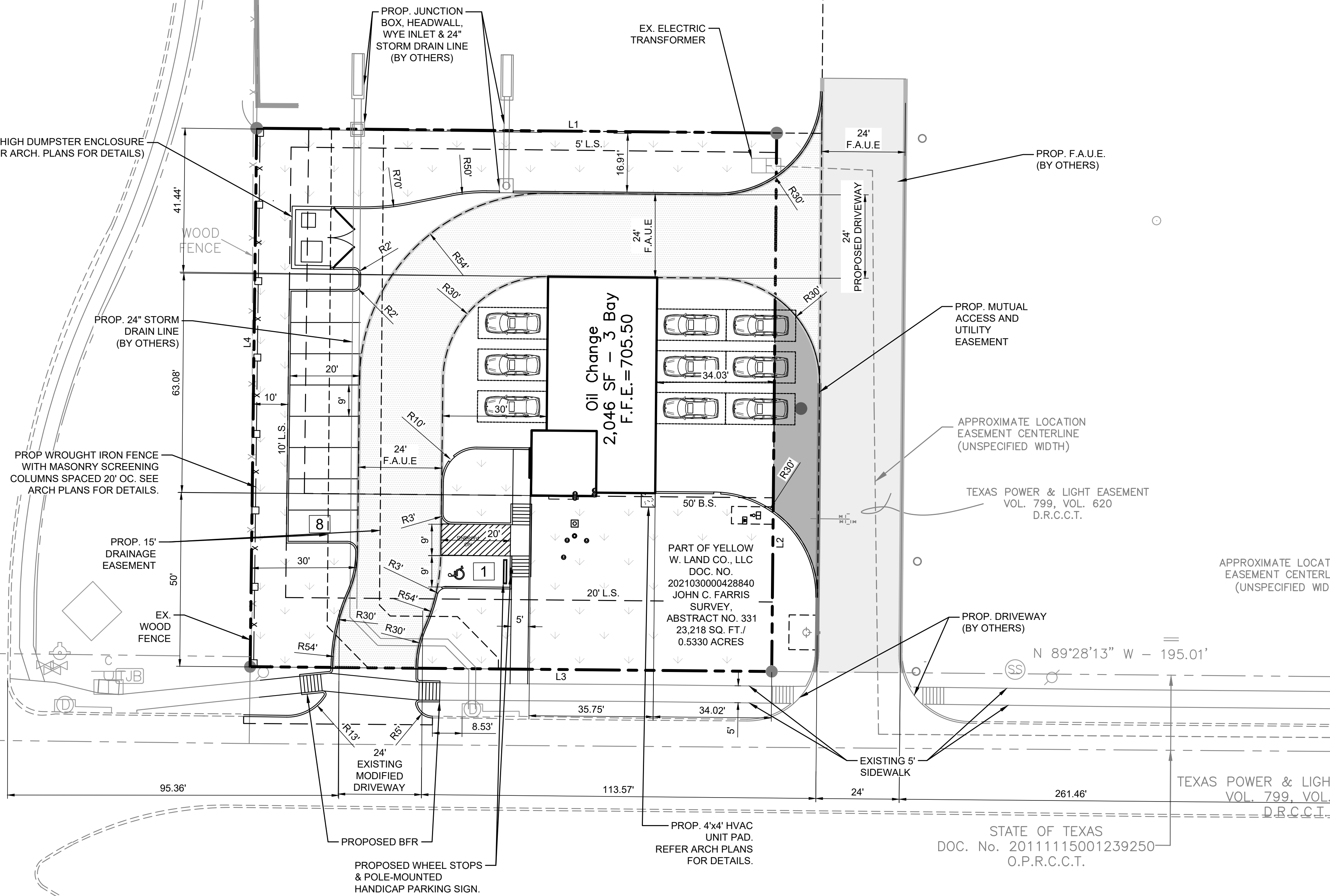
EXHIBIT A

WEST CROSSING PHASE 1
DOC. No. 2006123010000130
O.P.R.C.C.T.

PART OF
YELLOW W LAND CO., LLC
DOC. No. 20210303000428840
O.P.R.C.C.T.

PROPOSED DETENTION POND (BY OTHERS)

W CROSSING BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)



F.M. No. 455

(80' WIDTH RIGHT-OF-WAY)

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND

FIRE LANE
F.A.U.E (BY OTHERS)
LANDSCAPE AREA
MUTUAL ACCESS EASEMENT

EXISTING LEGEND

● 1/2" IR FOUND	◇ IRRIGATION VALVE	▨ NO PARKING
○ 1/2" IR SET	◇ WATER VALVE	▨ CONCRETE
● 5/8" IR FOUND	◇ FIRE HYDRANT	▨ GRAVEL
● 3/8" IR FOUND	◇ IR. VALVE	▨ BRICK
● 60-D NAIL FOUND	◇ UTILITY POLE	▨ STONE
● PK NAIL SET	◇ WATER METER	▨ WOOD DECK
● 1/2" IP FOUND	◇ GAS METER	▨ BUILDING WALL
● X-FOUND	◇ A.C. PAD	▨ TILE
● X-SET	◇ TRANS. BOX	▨ BUILDING LINE
● 1" IR FOUND	◇ GAS MARKER	▨ EASEMENT
● 1" IP FOUND	◇ OVERHEAD UTILITY LINE	▨ BOUNDARY
○ POINT FOR CORNER	◇ GUY WIRE ANCHOR	▨ HIGHBANK LINE
■ CON. MONUMENT	◇ BARBED WIRE FENCE	▨ PARKING STRIPE
■ TELE. BOX	◇ IRON FENCE	▨ HANDICAP SPACE
■ CABLE BOX	◇ CHAINLINK FENCE	
■ ELECTRIC BOX	◇ WOOD FENCE	
■ BRICK COLUMN	◇ PIPE RAIL FENCE	
■ STONE COLUMN	◇ COVERED AREA	
■ STORM DRAIN MH.	◇ ASPHALT	
■ SAN. SEW. CO.	◇ FIRE LANE STRIPE	
■ BOLLARD POST	◇ BRICK RET. WALL	
■ LIGHT POLE	◇ CON. RET. WALL	
■ SAN. SEW. MH.		

SITE DATA SUMMARY TABLE - STRICKLAND BROTHERS

SITE ACREAGE:	0.5330 ACRES (23,218 S.F.)
ZONING:	PD-C-1
PROPOSED USE:	3-BAY QUICK OIL CHANGE FACILITY
BUILDING AREA:	2046 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	25'
BUILDING COVERAGE:	8.81 %
FLOOR AREA RATIO:	0.0881
IMPERVIOUS AREA:	13,431 S.F. (57.85%)
PERVIOUS/LANDSCAPE AREA:	9,787 S.F. (42.15%)
REGULAR PARKING REQUIRED:	9 SPACES
1 SP PER 250 SF	
REGULAR PARKING PROVIDED:	8 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	9 SPACES

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 KARTAVYA PATEL P.E. 214-609-9271	OWNER/DEVELOPER N3 REAL ESTATE 1240 N KIMBALL AVE SOUTHLAKE, TX. 76092 COLLEEN THELEN 609-651-9327
SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130, DALLAS, TX 75244 MARK NACE R.P.L.S 469-784-9321	ARCHITECT FRANZ ARCHITECTS 4055 INTERNATIONAL PLAZA SUITE 100, FORT WORTH, TX. JAMIE MASSEY 817-632-0084

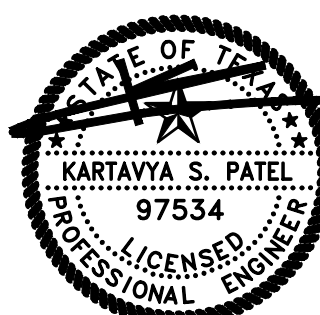
BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S89°28'13.32"E	149.73'
L2	S0°31'46.68"W	155.00'
L3	N89°28'13.32"W	150.17'
L4	N0°41'36.68"E	155.00'



Know what's below.
Call before you dig.

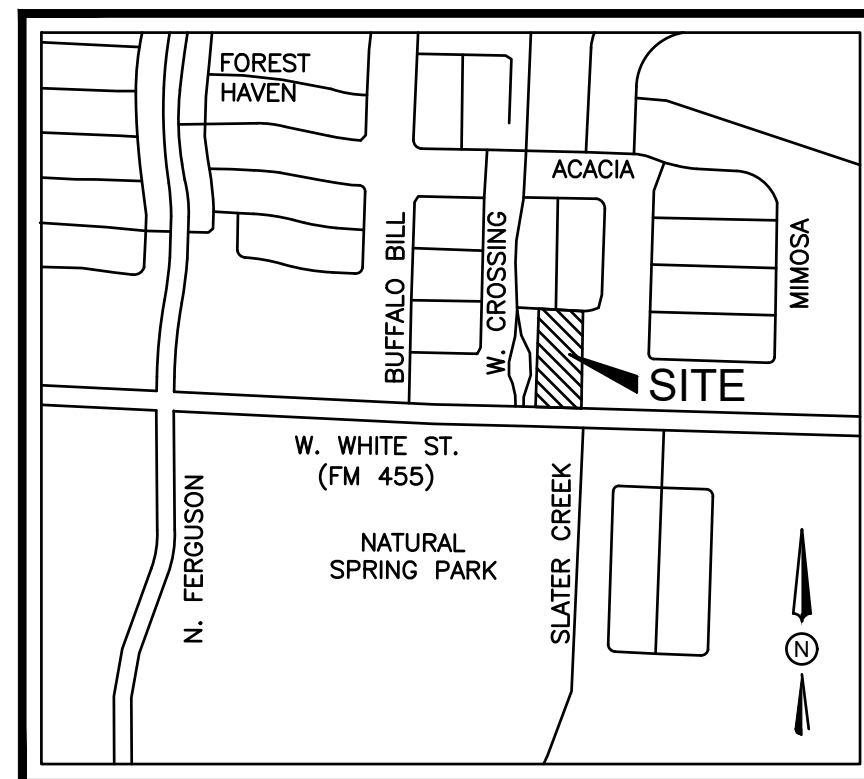
NO.	DATE	DESCRIPTION	BY
1	11/09/22	1st SITE PLAN SUBMITTAL	KP
2	11/28/22	2nd SITE PLAN SUBMITTAL	EB
3	11/30/22	3rd SITE PLAN SUBMITTAL	EB
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.



11/30/22



Scale: 1" = 20' Feet



VICINITY MAP
N.T.S.

SITE LEGEND

CONCRETE CURB	▨
SAW-CUT LINE	▨
FENCE	▨
FIRE LANE	▨
STRIPING	▨
PARKING SPACES	▨
MONUMENT/PYLON SIGN	▨
WHEEL STOPS	▨
HANDICAP LOGO	▨
HANDICAP SIGN	▨
RAMP	▨
BOLLARD	▨
TRAFFIC ARROW	▨
FIRE HYDRANT	▨
DUMPSTER	▨
SANITARY SEWER MANHOLE	▨
SANITARY SEWER CLEANOUT	▨
SANITARY SEWER DOUBLE CLEANOUT	▨
SANITARY SEWER SAMPLE PORT	▨
GREASE TRAP	▨
DOMESTIC WATER METER	▨
IRRIGATION METER	▨
GAS METER	▨
TRANSFORMER	▨
LIGHT POLE	▨
POWER POLE	▨

SITE PLAN

STRICKLAND BROTHERS

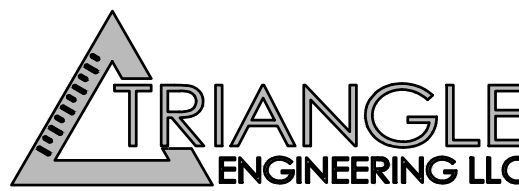
NEC WEST CROSSING BLVD & FM 455

CITY OF ANNA

COLLIN COUNTY, TX 75409

STRICKLAND BROTHERS CENTER ADDITION, BLOCK A, LOT 1

JOHN C. FARRIS SURVEY, ABSTRACT NO. 331



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	11/30/22	SCALE BAR	034-22	

C-3.0

TX. P.E. FIRM #11525

Plans & Plats Development Application



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)

Final Step

- ☐ Final Plat/Replat
- ☐ Civil Plans
- ☒ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)

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: 1 acre(s)

Total number of lots including Common Area Lots: 1 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 \$ 250.00, to be paid to Development Services.

The application fee of \$ 260.00, 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: Strickland Brothers Center Addition Total Number of Acres: .5651
Zoning Classification(s): PD-C-1 Total Number of Lots: 1
Location: NEC of F.M. 455 and W. Crossing Blvd.

Property Owner Information & Authorization

Name/Company: Rufus Duncan / Yellow W Land Co, LLC
Address: 1425 Turtle Creek Drive
City: Lufkin State: TX Zip Code: 76249
Phone: 936.671.3119 Email: rufus@duncantwo.com

Project Representation (check one):

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

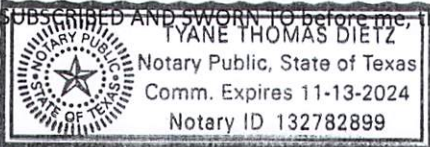
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: [Signature] Date: 10/28/2022

STATE OF: Texas

COUNTY OF: Angelina

BEFORE ME, a Notary Public, on this day personally appeared Rufus Duncan (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: Kartavya (Kevin) Patel
Company: Triangle Engineering
Address: 1782 W. McDermott Dr.
City: Allen State: TX Zip Code: 75013
Phone: 469.331.8566 Email: kpatel@triangle-engr.com

Development Services

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



Item No. 11.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

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

SUMMARY:

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

The purpose of the Replat is to dedicate lot and block boundaries and easements necessary for the 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 Replat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

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

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



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 70°53'27" West, along the northeast lot line of said Lot 1, 320.08 feet to an iron rod set on the southeast property line of a called 200 feet wide strip of land conveyed to Houston & Texas Central Railway Company (now owned and operated by Dallas Area Rapid Transit) by deed recorded in Volume V, Page 693, D.R.C.C.T.;

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 of this plan designating the hereinabove described property as **LOT 2B, BLOCK A, ANNA TOWN** subdivision, to grant unto said owners of said lots, all easements, rights-of-way, utility easements, access ways, alleyways 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 relying upon public utility easements, water supply easements, sewerage disposal easements, telephone lines, gas lines, 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 apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall place 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.

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 existing and future structures, trees, shrubs, and all landscaping improvements, including without limitation, 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 required to maintain 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 thereof. The city shall not be required to assign any portion of the VAM easement to any other person or entity. 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

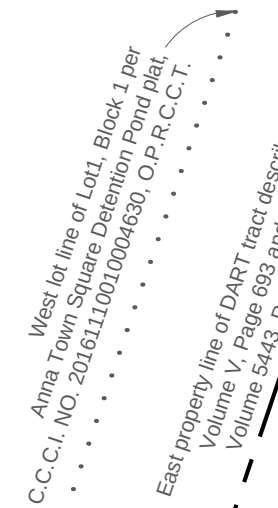
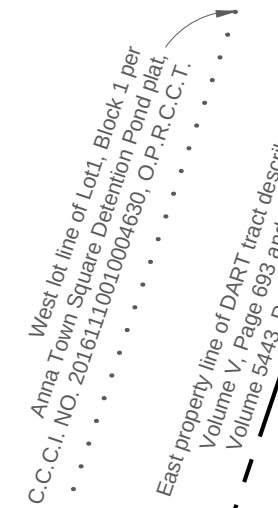
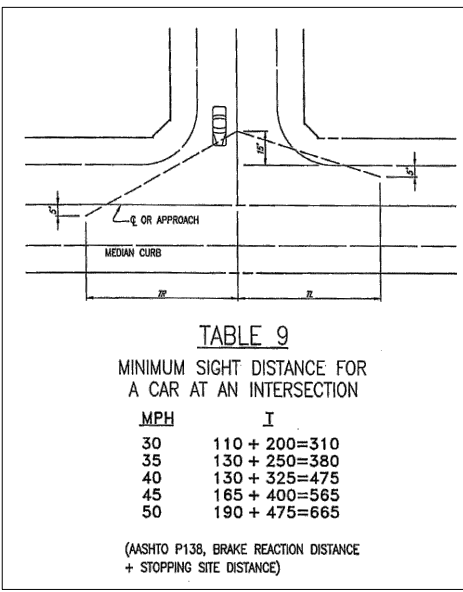
Road time, Manager:

CURVE #	CURVE TABLE			
	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	30.00	25.84'	N08°03'31"E	25.05'
C2	30.00	15.71'	N31°36'57"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	78.77'	N26°10'14"W	70.88'
C6	50.00	78.73'	N63°50'26"E	70.56'
C7	50.00	89.37'	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	20.00	21.55'	S67°56'38"E	21.09'
C14	20.00	24.61'	N18°25'53"W	23.93'
C15	30.00	35.95'	N76°16'00"W	33.84'
C16	59.00	59.92'	N76°15'57"W	56.40'
C17	30.00	15.34'	N56°35'11"W	15.18'

CURVE #	RADIUS	CURVE TABLE		
		LENGTH	CH BEARING	CH LENGTH
C18	30.00	47.13'	S63°45'31"W	42.43'
C19	30.00	34.23'	S51°55'46"E	32.40'
C20	56.00	29.32'	S31°36'57"E	28.99'
C21	30.00	25.57'	S39°56'40"E	24.81'
C22	30.00	47.09'	S63°43'35"W	42.40'
C23	30.00	47.26'	N26°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'

CURVE #	RADIUS	CURVE TABLE		
		LENGTH	CH BEARING	CH LENGTH
C18	30.00	47.13"	S63°45'31"W	42.43'
C19	30.00	34.23"	S51°55'46"E	32.40'
C20	56.00	29.32'	S31°36'57"E	28.99'
C21	30.00	25.57'	S39°56'40"E	24.81'
C22	30.00	47.09'	S63°43'35"W	42.40'
C23	30.00	47.26'	N26°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'
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C27	56.00	28.64'	N56°35'10"W	28.33'
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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'

V.A.M. EASEMENT EXHIBIT



★ **LEGEND** ★

CRF	IRON ROD STAMPED WITH A CAP STAMPED	P.R.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
PERM.	PERMANENT	O.P.R.C.T.	OFFICIAL PUBLIC RECORDS
ESMT.	EASEMENT		COLLIN COUNTY, TEXAS
CB	CHORD BEARING		
CL	CHORD LENGTH	FND	FUND
R	RADIUS	B.T.P.	BY THIS PLAT
L	ARC LENGTH	V.A.M.	VEHICULAR ACCESS AND MAINTENANCE
INS. NO.	INSTRUMENT NUMBER	SQ. FT.	SQUARE FEET
D.P.R.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS	C.C.I. 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:



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
RS STREET, SUITE 100, EULESS, TEXAS 76038
85-8448 WWW.SPOONERSURVEYORS.COM
BPLS FIRM NO. 10054900 ~ S&A 21061.2

FINAL REPLAT OF

ANNA TOWN SQUARE ADDITION

LOT 2R, BLOCK A

GRANDERSON STARK SURVEY
ABSTRACT NO. 500

ABSTRACT NO. 798,
CITY OF ANNA,

COLLIN COUNTY, TEXAS
1 LOT ~ 11.0943 ACRES

NOVEMBER ~ 2022

SHEET 1 OF 1

EXHIBIT A

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.

12 _____ acre(s)

Fees

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

The application fee of \$ 2,400 _____, 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: Northeast 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.

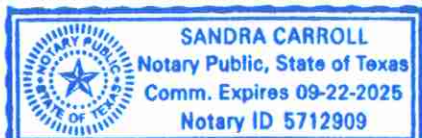
Property Owner's Signature: [Signature] Date: 9/6/22

STATE OF: Texas

COUNTY OF: Dallas

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

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



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

Project Representative Information (complete if designated by owner)

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

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Planning & Development Department

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



Item No. 12.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

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

SUMMARY:

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

The purpose of the Site Plan is to show the proposed multiple-family residence site improvements.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Anna Town Square Addition, Block A, Lot 2R Site Plan Locator Map
2. Exhibit A - (SP) Anna Town Square, Block A, Lot 2R
3. P&Z Signed Application

Site Plan - Anna Town Square Addition, Block A, Lot 2R



THE CITY OF
Anna



 Subject Property

 City Limits

 ETJ

0 150 300 600 Feet

November 2022

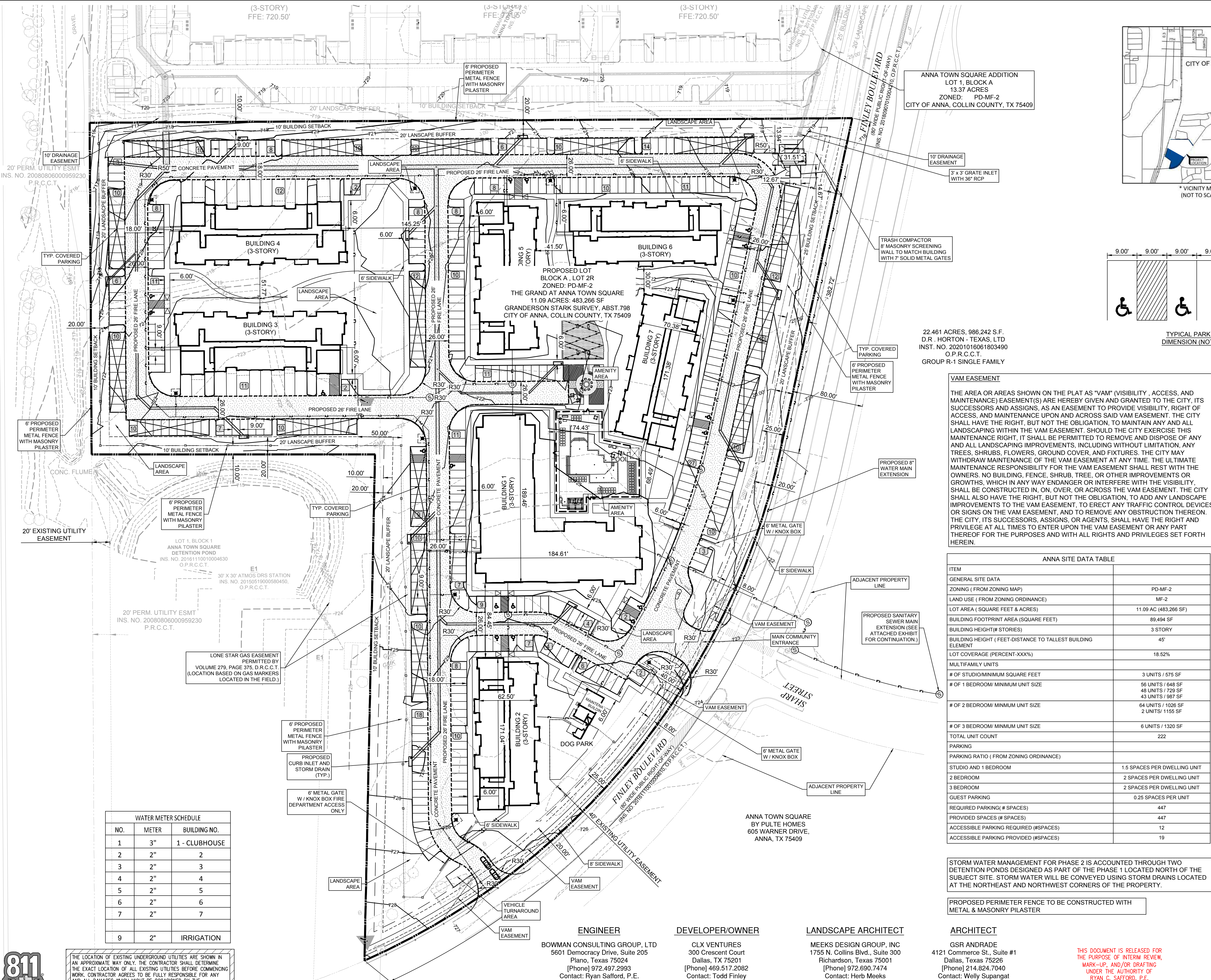


Know what's below.

Call before you dig. PRELIMINARY NOT FOR CONSTRUCTION

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

WATER METER SCHEDULE		
NO.	METER	BUILDING NO.
1	3"	1 - CLUBHOUSE
2	2"	2
3	2"	3
4	2"	4
5	2"	5
6	2"	6
7	2"	7
9	2"	IRRIGATION



ANNA TOWN SQUARE ADDITION
LOT 1, BLOCK A
13.37 ACRES
ZONED: PD-MF-2
CITY OF ANNA, COLLIN COUNTY, TX 75409

22.461 ACRES, 986,242 S.F.
D.R. HORTON - TEXAS, LTD
INST. NO. 20201016061803490
O.P.R.C.C.T.
GROUP R-1 SINGLE FAMILY

VAM EASEMENT

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

ANNA SITE DATA TABLE

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

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

PROPOSED PERIMETER FENCE TO BE CONSTRUCTED WITH METAL & MASONRY PILASTER

ENGINEER

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

DEVELOPER/OWNER

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

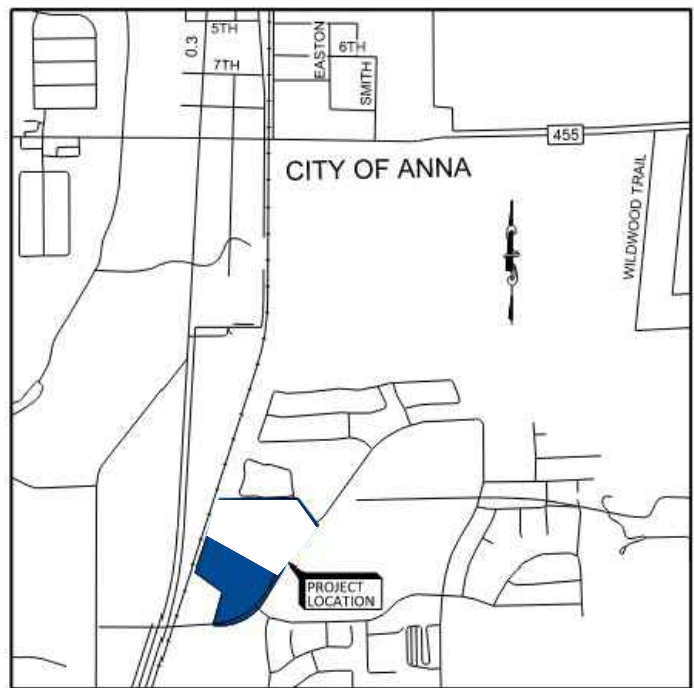
LANDSCAPE ARCHITECT

MEEKS DESIGN GROUP, INC
1755 N. Collins Blvd., Suite 300
Richardson, Texas 75001
[Phone] 214.824.7040
Contact: Herb Meeks

ARCHITECT

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF RYAN C. SAFFORD, P.E. ON DECEMBER 2, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.



TYPICAL PARKING SPACE DIMENSION (NOT TO SCALE)

PROPOSED LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- FIRE LANE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- 8"W 8" WATER LINE
- 8"S 8" SEWER LINE
- STORM DRAIN LINE
- TRANSFORMER
- LIGHT POLE
- HEADWALL
- CURB INLET
- GRATE INLET
- STORMSEWER MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- PARKING COUNT

VAM EXHIBIT

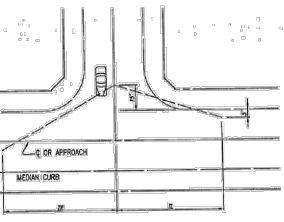


TABLE 9

MINIMUM LIGHT DISTANCE FOR A CURB OR AN INTERSECTION

APPROX. DISTANCE	MINIMUM LIGHT DISTANCE
25	110' + 250'-000
30	120' + 300'-000
35	130' + 350'-000
40	140' + 400'-000
45	150' + 450'-000

MINIMUM LIGHT DISTANCE FOR A STREET LIGHT

APPROX. DISTANCE	MINIMUM LIGHT DISTANCE
25	110' + 250'-000
30	120' + 300'-000
35	130' + 350'-000
40	140' + 400'-000
45	150' + 450'-000

A MINIMUM OF 179 OF THE PARKING SPACES MUST BE COVERED. OF THE 179 SPACES, THERE MUST BE A MINIMUM OF 23 GARAGES SPACES.

ANNA SITE DATA TABLE

LANDSCAPE AREA (INCLUDING TURF AREA)	
INTERNAL LANDSCAPE AREA (SQUARE FEET- 8 FEET PER PARKING SPACE)	102,194 SF
OPEN SPACE AREA REQUIRED	
1 BEDROOM = 600 SF OPEN SPACE	90,000 SF
EACH ADDITIONAL BEDROOM OVER 1 BEDROOM = 300 SF OPEN SPACE	66,600 SF
TOTAL OPEN SPACE REQUIRED	156,600 SF
OPEN SPACE AREA PROVIDED	
SITE LANDSCAPE	194,432 SF
SITE AMENITIES (POOL & PLAYGROUND) X 3SF CREDIT	20,673 SF
TOTAL OPEN SPACE PROVIDED	205,105 SF

EXHIBIT A

REVISION	DESCRIPTION	DATE

SITE PLAN

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

Bowman

© Bowman Consulting Group, Ltd.
TBPE Firm Registration No. F-14309

5601 Democracy Drive,
Suite 205
Plano, Texas 75024
Phone: (972) 497-2990
Fax: (512) 327-4062
www.bowman.com

DESIGN	DRAWN	CHKD	DATE:	JOB No.	SHEET
BB	MP	RS	11/29/2022	XXXXXX-XX-XXX	

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.

12 acre(s)

Fees

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

The application fee of \$ 2,400, 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: Northeast 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.

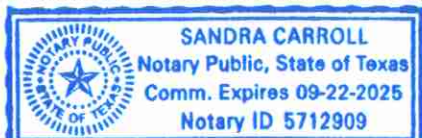
Property Owner's Signature: [Signature] Date: 9/6/22

STATE OF: Texas

COUNTY OF: Dallas

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

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



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

Project Representative Information (complete if designated by owner)

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

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Planning & Development Department

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



Item No. 13.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Oak Briar Addition, Block A, Lots 1R, 2R, & 3, Replat.
Applicant: Chris & Annie Chaddick.

SUMMARY:

Three lots on 14.3± acres located at the southeast corner of County Road 513 and County Road 1067. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the Replat 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

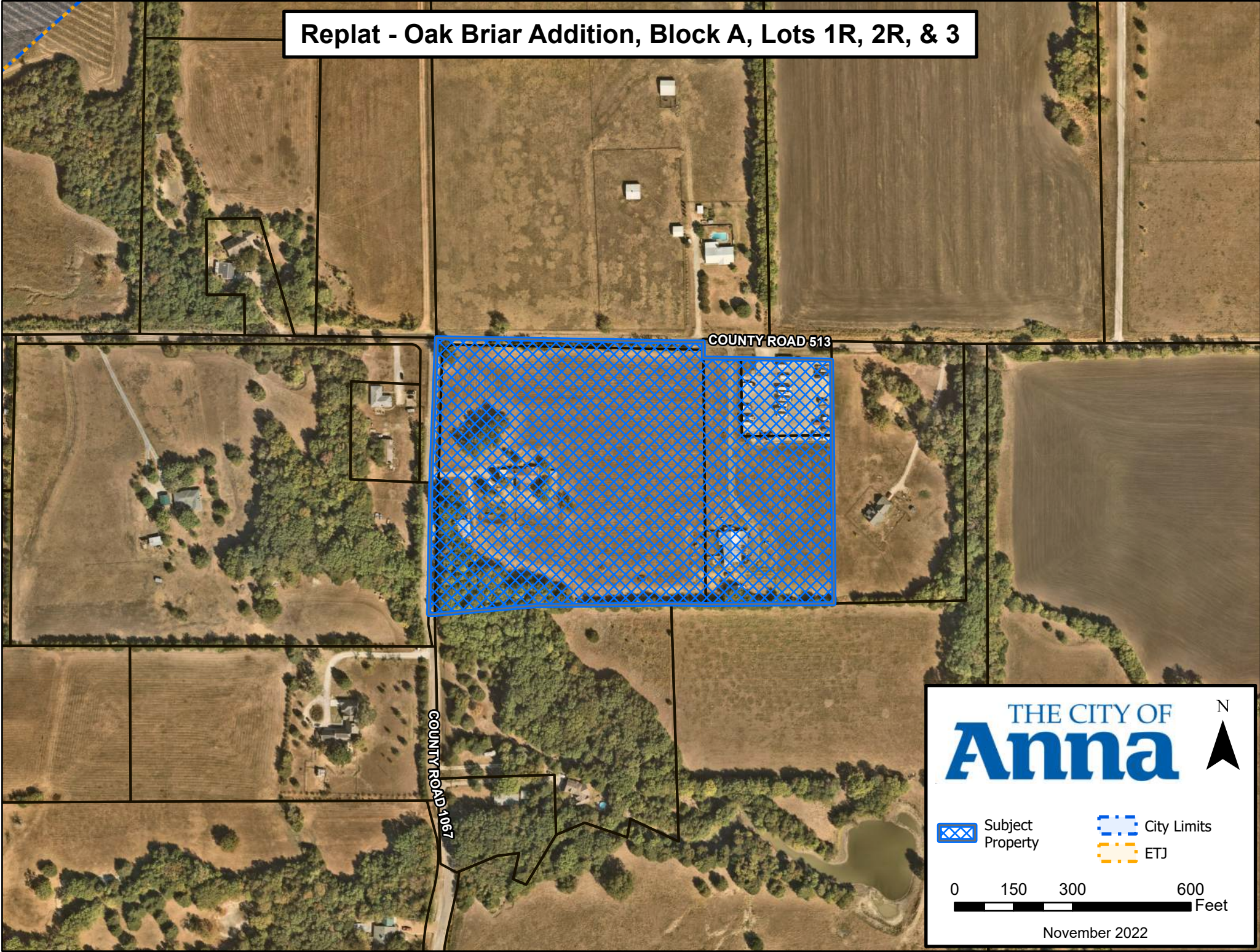
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Oak Briar Addition, Block A, Lots 1R, 2R, & 3 Locator Map
2. EXHIBIT A - R (Oak Briar Addn, Bl A, Lts 1R, 2R, and 3)
3. P&Z Application

Replat - Oak Briar Addition, Block A, Lots 1R, 2R, & 3



THE CITY OF
Anna

N

Subject Property

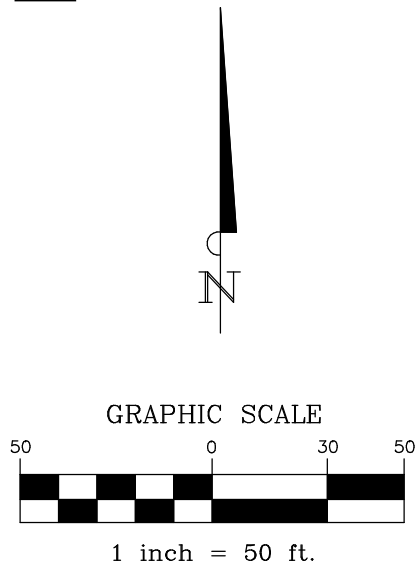
City Limits

ETJ

0 150 300 600 Feet

November 2022

EXHIBIT A
SHEET 1 OF 2



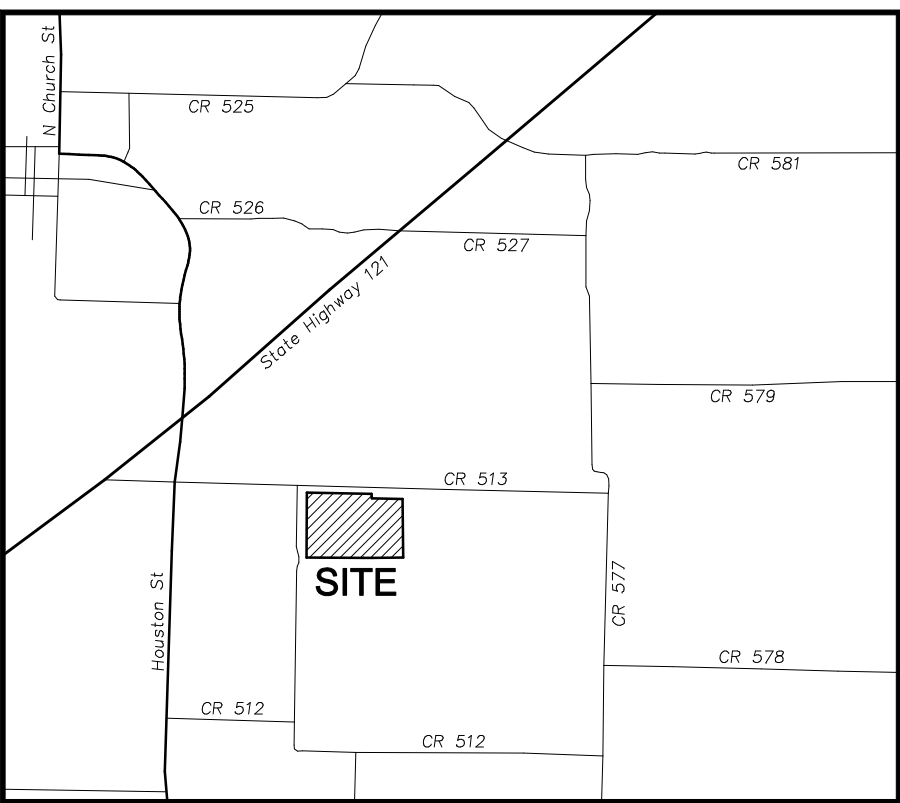
General Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0180J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
2. The surveyor has relied on the 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.
3. 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.
4. 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.
5. The purpose of this plat is to create 3 buildable lots by modifying property boundaries and to dedicate right-of-way and easements.

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

Called 5,000 Acres
Ronald Steven Wangler
Document No.
20130718001006160,
O.P.R.C.C.T.



Vicinity Map
(not to scale)

REPLAT
OAK BRIAR ADDITION
LOT 1R, 2R AND 3, BLOCK A

Being a replat of
Lot 1R and 2R, Block 1
OAK BRIAR ADDITION
Vol. 2020, Pg. 451, O.P.R.C.C.T. and
10.690 Acres described in deed to
Dennis R. Chaddick in
Document No. 20100510000466070,
O.P.R.C.C.T.

38,298 Sq. Ft. / 0.879 Acres
William W. Roberts Survey,
Abstract No. 785

City of Anna (ETJ), Collin County, Texas
Preparation Date: September 28, 2022
Scale: 1" = 50' Sheet No. 1 of 2

Owner (Lots 1R and 2R):

Christopher R. Chaddick
and Annie M. Chaddick
8188 County Road 513
Anna, Texas 75409

Owner (Lot 3):

Dennis R. Chaddick
12484 County Road 1067
Anna, Texas 75409

Surveyor:

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

Called 71.20 Acres
Richard A. Hall and
Kathy A. Hall
Vol. 4122, Pg. 1150,
D.R.C.C.T.

Called 5,000 Acres
Christopher R. Chaddick
and Annie M. Chaddick
Document No.
20120809000979330,
O.P.R.C.C.T.

Lot 1R, Block 1
OAK BRIAR ADDITION
Vol. 2020, Page 451,
O.P.R.C.C.T.

Lot 1R, Block A
119,516 Sq. Ft.
2.744 Acres

Lot 2R, Block A
175,486 Sq. Ft.
4.029 Acres

Lot 3, Block A
327,438 Sq. Ft.
7.517 Acres

Called 51.95 Acres
ANNAS2 GROUP, LLC
Document No.
20211207002476840,
O.P.R.C.C.T.

Called 10.00 Acres
J. Roberto Rodriguez and
wife, Ma Celina Reyes
Document No.
20160422000488180,
O.P.R.C.C.T.

Called 10.692 Acres
Dennis R. Chaddick
Document No.
20100510000466070,
O.P.R.C.C.T.

Called 6.94 Acres
Brian Bowen
Document No.
2016081001051560,
O.P.R.C.C.T.

County Road No. 1067

County Road No. 513

1/2" I.R.F. 0

P.K. NAIL
FND. (R.M.)

S88°49'46"E
680.30'

P.K. NAIL
FND. (R.M.)

S00°31'02"E
48.24'

S88°50'42"E
326.04'

P.K. NAIL
FND. (R.M.)

N00°27'45"E
685.23'

N46°08'02"E
28.36'

PROPOSED RIGHT-OF-WAY
N89°01'37"W 329.43'

N89°01'37"W 308.95'

95.92'

286.02'

40.02'

PROPOSED RIGHT-OF-WAY

Collin County Road Easement
25' From the Centerline of
Existing County Road
Document No.
20110111000042950,
O.P.R.C.C.T.

614.45'

N01°17'40"E

C.I.R.S.

POINT OF
BEGINNING

N89°50'52"W 598.61'

3/8" I.R.F. BEARS
S00°27'47"E 4.44'

430.41'

1/2" I.R.F. 0
(R.M.)

S89°43'34"W
93.15'

S89°47'52"W 325.64'

1/2" I.R.F. 0
(R.M.)

N89°57'48"E 329.35'

1/2" I.R.F. 0
(R.M.)

EXHIBIT A
SHEET 2 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Dennis R. Chaddick, Christopher R. Chaddick and Annie M. Chaddick, are the owners of a tract of land, situated in the William W. Roberts Survey, Abstract No. 785, in the Extra-Territorial Jurisdiction of the City of Anna, Collin County, Texas, and being all of Lots 1R and 2R, Block 1, **OAK BRIAR ADDITION**, an addition to Anna Extra-Territorial Jurisdiction, as recorded in Volume 2020, Page 451, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same being all of that called 5,000 acre tract of land, described in deed to Christopher R. Chaddick and Annie M. Chaddick, as recorded under Document No. 20120809000979330, O.P.R.C.C.T., and also being all of that called 10.692 acre tract of land, described in deed to Dennis R. Chaddick, as recorded under Document No. 20100510000466070, O.P.R.C.C.T., said tract being more particularly described, as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the southwesterly corner of said 10.692 acre tract, same being the northwesterly corner of a called 6.94 acre tract of land, described in deed to Brian Bowen, as recorded under Document No. 2016081001051560, O.P.R.C.C.T., said corner also being in County Road No. 1067;

THENCE North 00°27'45" East, along the westerly line of said 10.692 acre tract, same being along said County Road No. 1067, a distance of 685.23' to a p.k. nail found for the northwesterly corner of said 10.692 acre tract, same being in the northerly edge of the asphalt paving for County Road No. 513;

THENCE South 88°49'46" East, along said County Road No. 513, same being the northerly line of said 10.692 acre tract, a distance of 680.30' to a p.k. nail found for the northeasterly corner of said 10.692 acre tract, same being the northwesterly corner of said 5,000 acre tract, same also being the northwesterly corner of the right-of-way dedication, as shown on said plot of **OAK BRIAR ADDITION**;

THENCE South 00°31'02" East, along the westerly line of said right-of-way dedication, a distance of 48.24' to a 5/8" capped iron rod stamped "Adams Surveying" found for the northwesterly corner of said Lot 2R, same being the southwesterly corner of said right-of-way dedication;

THENCE South 88°50'42" East, along the southerly right-of-way dedication, same being the northerly line of said Lot 2R, a distance of 328.04' to a 5/8" capped iron rod stamped "Adams Surveying" found for the northeasterly corner of said Lot 2R, same being the southeasterly corner of said right-of-way dedication, said corner also being in the westerly line of a called 5,000 acre tract of land, described in deed to Ronald Steven Wangler, as recorded under Document No. 20130718001006160, O.P.R.C.C.T.;

THENCE South 00°29'31" East, along the westerly line of said 5,000 acre (Wangler tract), same being along the easterly line of said Lot 2R and Lot 1R of said addition, a distance of 616.52' to a 1/2" iron rod found for the southeasterly corner of Lot 1R, same being in the northerly line of a called 71.20 acre tract of land, described in deed to Richard A. Hall and Kathy A. Hall, as recorded in Volume 4122, Page 1150, of the Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE North 89°47'52" East, along the common line between said 71.20 acre tract and said Lot 1R, a distance of 325.64' to a 5/8" capped iron rod stamped "RPLS 5587" found for the southwesterly corner of said Lot 1R, same being the southeasterly corner of said 10.692 acre tract;

THENCE along the southerly line of said 10.692 acre tract, the following (2) two courses and distances:

- South 89°43'34" West, a distance of 93.15' to a capped iron rod set for corner, from which a 3/8" iron rod found bears, South 00°27'47" East, a distance of 4.44';
- North 89°50'52" West, a distance of 598.61' to the **POINT OF BEGINNING** and containing 667,952 square feet or 15.334 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Dennis R. Chaddick, Christopher R. Chaddick and Annie M. Chaddick, are the owners of the above described property and do hereby adopt this Replat, designating the herein above described property as **OAK BRIAR ADDITION, LOTS 1R, 2R and 3, BLOCK A** and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the City of Anna and all public utilities desiring to use or using same. All and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of Anna and the City of 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.

Dennis R. Chaddick

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 Dennis R. Chaddick, 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

Christopher R. Chaddick

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 Christopher R. Chaddick, 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

Annie M. Chaddick

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 Annie M. Chaddick, 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

Date: _____

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

REPLAT
OAK BRIAR ADDITION
LOT 1R, 2R AND 3, BLOCK A

Being a replat of
Lot 1R and 2R, Block 1
OAK BRIAR ADDITION
Vol. 2020, Pg. 451, O.P.R.C.C.T. and
10.690 Acres described in deed to
Dennis R. Chaddick in
Document No. 20100510000466070,
O.P.R.C.C.T.

38,298 Sq. Ft. / 0.879 Acres
William W. Roberts Survey,
Abstract No. 785

City of Anna (ETJ), Collin County, Texas
Preparation Date: September 28, 2022
Scale: 1" = 50' Sheet No. 1 of 2

Owner (Lots 1R and 2R):

Christopher R. Chaddick
and Annie M. Chaddick
8188 County Road 513
Anna, Texas 75409

Owner (Lot 3):

Dennis R. Chaddick
12484 County Road 1067
Anna, Texas 75409

Surveyor:

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

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:

_____ 3 _____ acre(s)

Total number of lots including Common Area Lots:

_____ 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 \$ _____, to be paid to Development Services.

The application fee of \$ _____, 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: _____ Total Number of Acres: _____
Zoning Classification(s): _____ Total Number of Lots: _____
Location: _____

Property Owner Information & Authorization

Name/Company: Chris & Annie Chaddick
Address: 8188 CR 513
City: Anna State: TX Zip Code: 75409
Phone: 469-688-5592 Email: chaddick59@gmail.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.

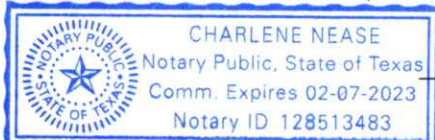
Property Owner's Signature: Chris Chaddick Date: 10-20-22

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 20th day of October, 2022



Charlene Nease
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: _____

Development Services

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



Item No. 14.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lot 12, Site Plan.
Applicant: Brian Bischoff / Chief Partners.

SUMMARY:

Restaurant on one lot on 2.8± 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 Site Plan is to show the proposed restaurant 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 Site Plan is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Anna Town Center Addition, Block A, Lot 12 Locator Map
2. EXHIBIT A - SP (Anna Town Center Addn, Bl A, Lt 12)
3. P&Z - Development Application

Site Plan - Anna Town Center Addition, Block A, Lot 12



THE CITY OF
Anna

N



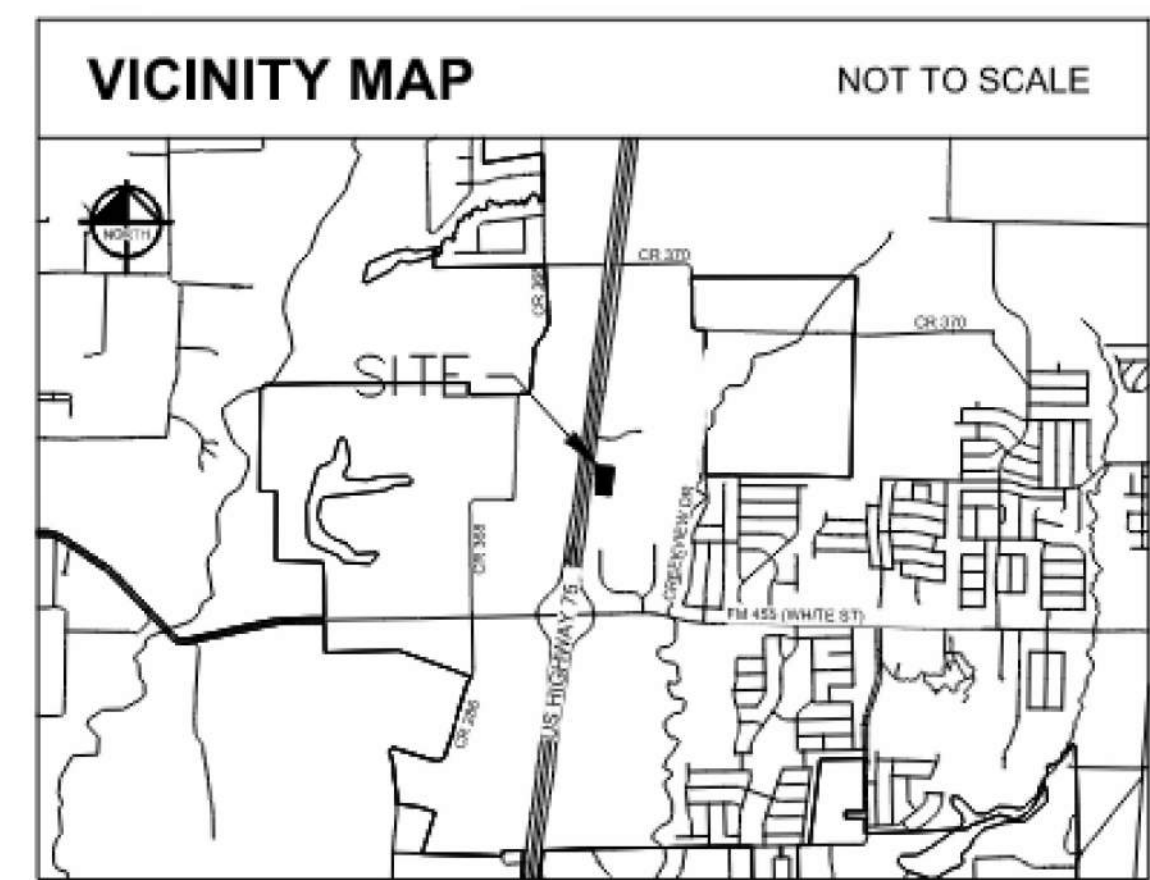
 Subject Property

 City Limits
 ETJ

0 150 300 600
Feet

November 2022

EXHIBIT A



www.greenbergfarrow.com
30 Executive Park
Suite 100
Irvine, CA 92614
t: 949 296 0450

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

PROJECT TEAM

ISSUE/REVISION RECORD	
DATE	DESCRIPTION

[illegible]**PROFESSIONAL SEAL**

PROFESSIONAL LICENSE NO:

P:

PROFESSIONAL IN CHARGE
 NSON TING

PROJECT MANAGER

QUALITY CONTROL

DRAWN BY

TEXAS
ROADHOUSE
NNA, TEXAS
WQ US HIGHWAY 75
ND FM 455
NNA, TX 75409



PROJECT NUMBER
0211457.0

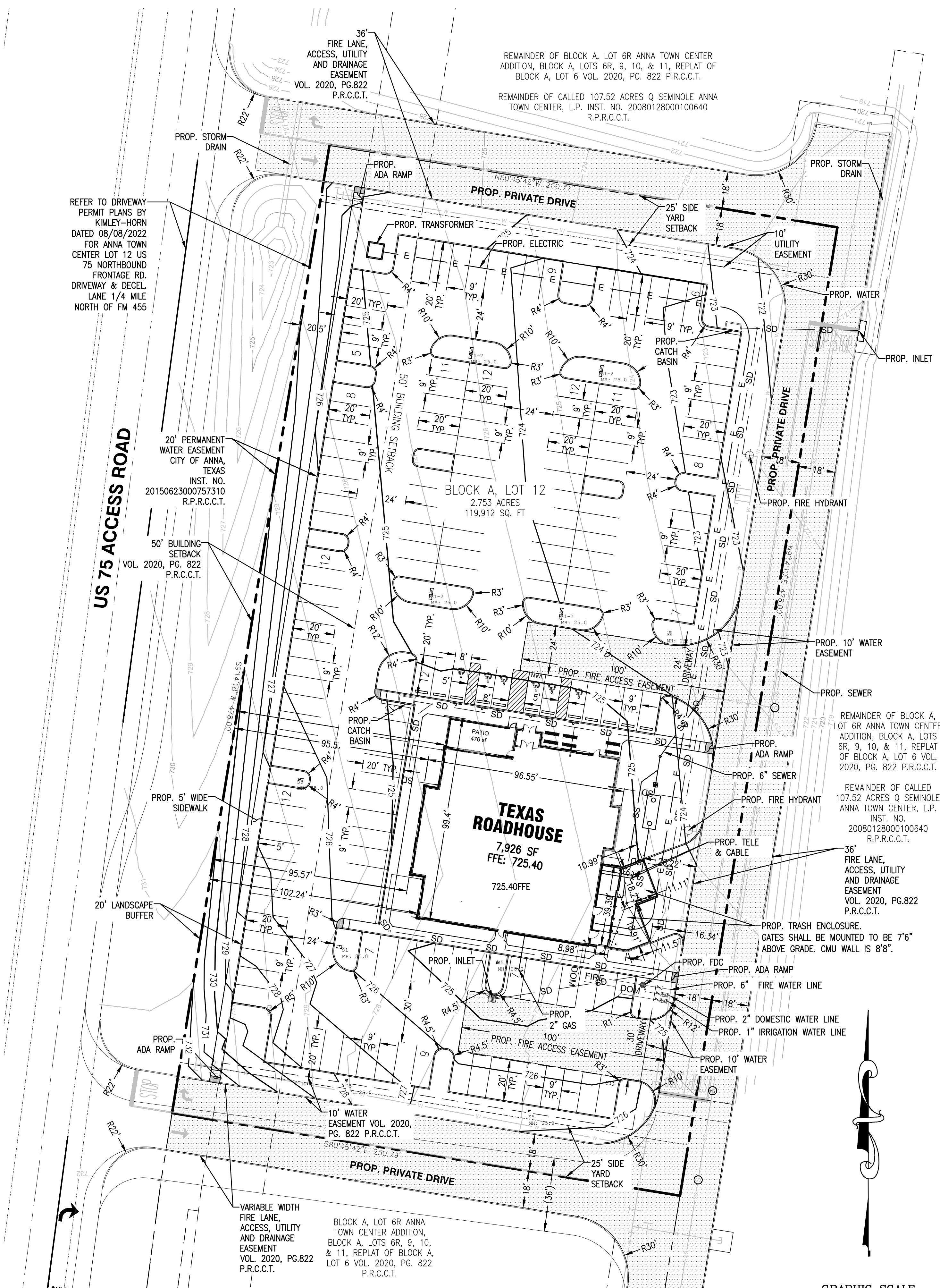
SHEET TITLE

ITE PLAN

SHEET NUMBER

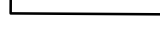
1 OF 1

NOT ISSUED FOR CONSTRUCTION



PROPOSED LEGEND:

————— PROPERTY LINE

	PROPOSED SANITARY SEWER GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER METER AND BACKFLOW ASSEMBLY
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED TRANSFORMER
	FIRE LANE ACCESS, UTILITY, & DRAINAGE EASEMENT

SITE DATA SUMMARY TABLE

GENERAL SITE DATA

ZONING:	PLANNING DEVELOPMENT - COMMERCIAL PD-648-2014
LAND USE:	C-2 GENERAL COMMERCIAL DISTRICT (THOR - THOROUGHFARE OVERLAY DISTRICT)
LOT AREA:	2,753 ACRES (119,912 SQ. FT.)
BUILDING FOOTPRINT AREA:	7,450 SQ. FT.
TOTAL BUILDING AREA:	7,926 SQ. FT.
BUILDING HEIGHT	1 STORY
BUILDING HEIGHT	27 FEET 6 INCHES
LOT COVERAGE	6.61%

PARKING

PARKING RATIO:	1 PARKING SPACE PER 100 SQUARE FEET OF FLOOR AREA
REQUIRED PARKING:	80 SPACES
PROVIDED PARKING:	169 SPACES
ACCESSIBLE PARKING REQUIRED:	6 SPACES INCLUDING 1 VAN
ACCESSIBLE PARKING PROVIDED:	6 SPACES INCLUDING 1 VAN

LANDSCAPE AREA

REQUIRED INTERNAL LANDSCAPE AREA: 1,344 SF (8 SQUARE FEET PER PARKING SPACE)

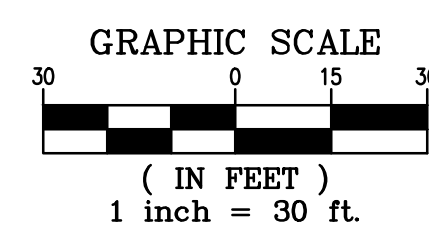
TOTAL LANDSCAPE AREA: 28,162 SQ. FT.

SETBACK/YARD

LOT AREA:	20,000 SQ. FT.
LOT WIDTH:	40 FT. MINIMUM
FRONT YARD:	50 FEET
SIDE YARD:	25 FEET
REAR YARD:	NONE
HEIGHT:	35 FEET MAXIMUM

FLOOD

ACCORDING TO MAP NO. 48085C0155 DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE "X-UNSHADED", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA (SFHA).



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.

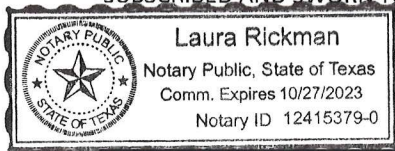
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City 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. 15.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Joey Grisham

AGENDA ITEM:

Consider/Discuss/Action on appointing a Commission member to the Wayfinding Task Force. (Economic Development Director Joey Grisham)

SUMMARY:

The Economic Development Department is actively seeking a volunteer from the Planning & Zoning Commission that is interested in serving on the wayfinding and gateway entrance phase one task force.

Wayfinding is a systematic network of directional signs installed to guide pedestrians and drivers to prominent hesitation within city limits

The taskforce will consist of one member of the P&Z, one member of Parks, and one member of Diversity and Inclusion. The Mayor and Mayor Pro Tem will be representing Council.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 4: High Performing, Professional City

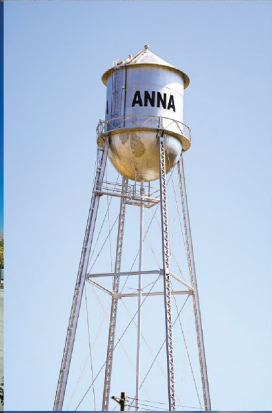
STAFF RECOMMENDATIONS:

Attached is additional information pertaining to the City of Anna Wayfinding Program - Phase 1.

ATTACHMENTS:

1. Wayfinding_Council Work Session Presentation

City of Anna Wayfinding Program - Phase 1



THE CITY OF
Anna
★ CDC
GROUNDBREAKING
POSSIBILITIES

Overview

- ▶ What is Wayfinding/Gateway Signage
- ▶ Wayfinding Project Background
- ▶ Proposed 2022 Wayfinding Master Plan - Phase I
- ▶ Stakeholder Taskforce
- ▶ Tentative Schedule
- ▶ Next Steps



What is Wayfinding?

- ▶ Wayfinding is a systematic network of directional signs installed to guide pedestrians and drivers to prominent destinations within city limits.
 - Helps Neighbors and visitors navigate city more safely and comfortably
 - Improves and controls circulation
- ▶ Wayfinding creates a sense of place
 - Welcomes visitors at city entry points
 - Establishes consistent terminology and supports community identity
 - Sign design complements City's image
 - Encourages connections to Downtown



Wayfinding Project Background

- ▶ Economic Development Department will Lead Project
 - City Council identified Wayfinding and signage as a priority
 - Reviewed examples from various cities
 - Developed In-house Steering Committee (Engineering, Parks & Recreation, Finance, Communications & Marketing, Facilities, CMO)
- ▶ Project Team: Lee Engineering and MERJE Design
 - Lee Engineering approved vendor
 - Extensive experience working with TxDOT
 - MERJE Design will subcontract under Lee
- ▶ Funded by sale of the Business Park
 - Cost of Phase 1 - \$35,960



2022 Wayfinding Master Plan

PHASE 1

- ▶ Wayfinding Assessment and Schematic Design
 - Wayfinding Assessment: Tasks 1.1 - 1.7
 - Kick-off meeting with Steering Committee and Stakeholder Group
 - Review City's history, master plans, and planning work to date
 - Conduct Stakeholder Interviews, public meetings and tours
 - Confirm Traffic Engineering Design Criteria with TxDOT
 - Finalize Destination List and Determine Terminology
 - Summary Wayfinding Assessment Presentation
 - Schematic Design: Tasks 2.0 - 2.3
 - Develop Schematic Design Options
 - Prepare Preliminary Budget based on design options
 - Presentation of Wayfinding Analysis and Schematic Design

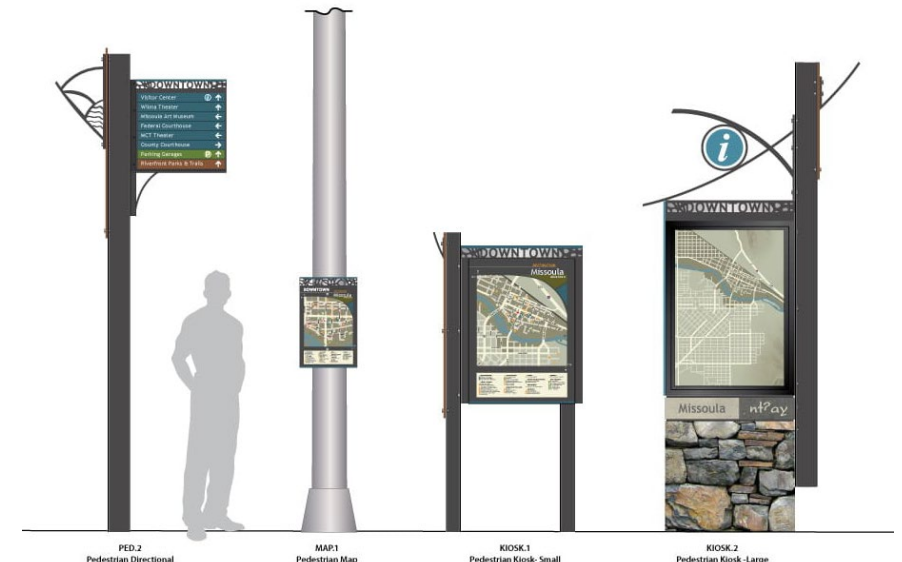


Stakeholder Taskforce

Groups Representative of Anna Community

- 2 Members from City Council
- 2 Members from CDC/EDC Board
- 1 Member from Planning & Zoning Comm.
- 1 Member from Diversity & Inclusion Advisory Comm.
- 1 Member from Parks Advisory Board
- 1 Member from Anna Historical Society
- 1 Members from Anna Business Community

Total Members = 9



Tentative Schedule



PHASE 1

ANALYSIS / SCHEMATIC DESIGN

Key

Steering Committee	●	MERJE Tasks	■
Stakeholders / Public	●	Client Review / Approvals	■
Site Checks	●	Stage Complete	★

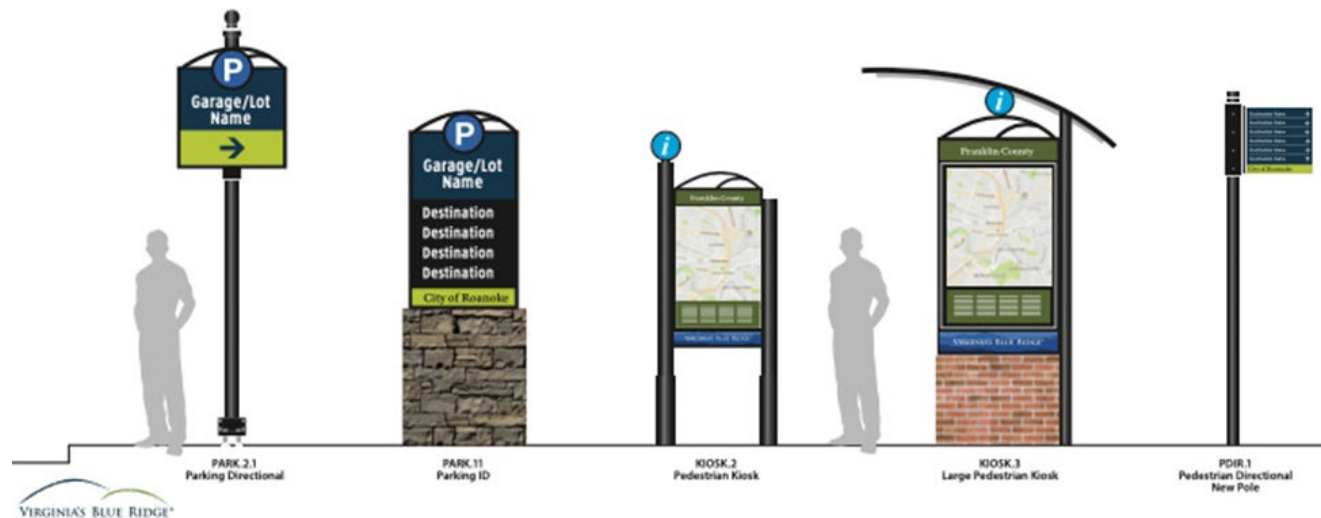
Phase 1: Analysis and Schematic Design Schedule:

Schedule shown illustrates typical time frames for tasks provide by Lee Engineerg and MERJE. Client reviews and approvals, including State, County and City are difficult to predict and generally have a effect on the final completion date

We will work with you to develop a revised project schedule once we have a better understanding of the project and your internal approval requirements and protocols.

Next Steps

- Two Public Readings at 1st City Council Meeting in December
- Submit Recommended Stakeholder Taskforce Names by December
- Schedule Virtual Meeting with Stakeholders, Steering Committee and Lee Engineering





THE CITY OF
Anna
★ CDC
G R O U N D B R E A K I N G
P O S S I B I L I T I E S

Thank You
Questions?



Item No. 16.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on the Avery Pointe, Phase 1, Block U, Lots CA-67R & 68, Replat. Applicant: Avery Pointe Residential Community Inc C/O Danielle Lascalere Managing Agent & Novus NDT Realty LLC.

SUMMARY:

Two vacant lots on 6.4± acres located on the north side of W. White Street, 143± feet west of Buffalo Bill Drive. Zoned: Planned Development (Ord. No. 673-2014).

The purpose of the Replat is to dedicate lot and block boundaries and easements necessary to subdivide 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

STAFF RECOMMENDATIONS:

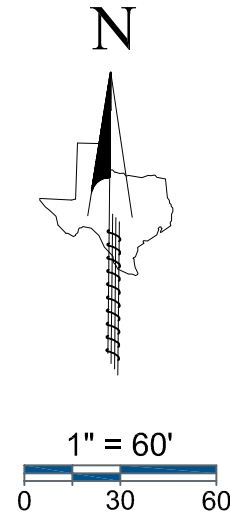
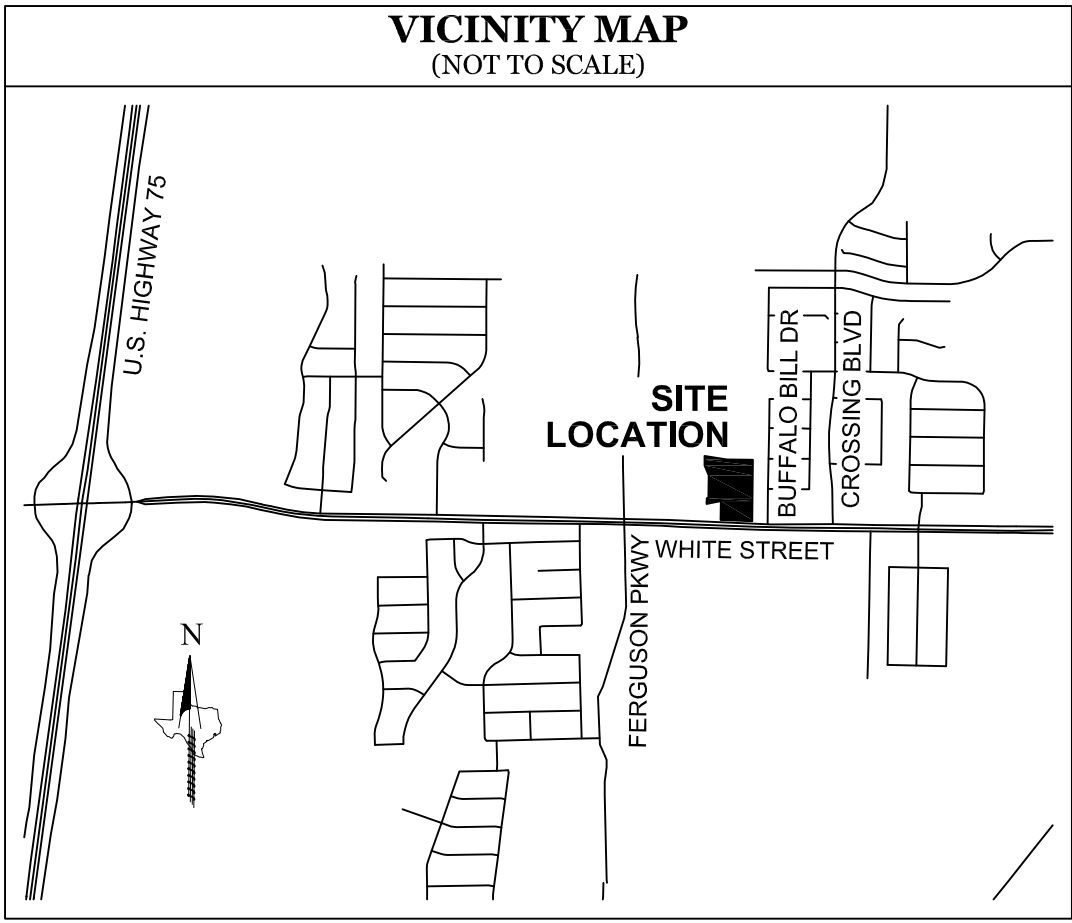
The Replat is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Avery Pointe Phase 1 Residential Replat Locator Map
2. Exhibit A - (Replat) Avery Pointe Phase 1, Block U, Lots CA-67R & 68
3. P&Z Signed Replat Application

Residential Replat - Avery Pointe, Phase 1

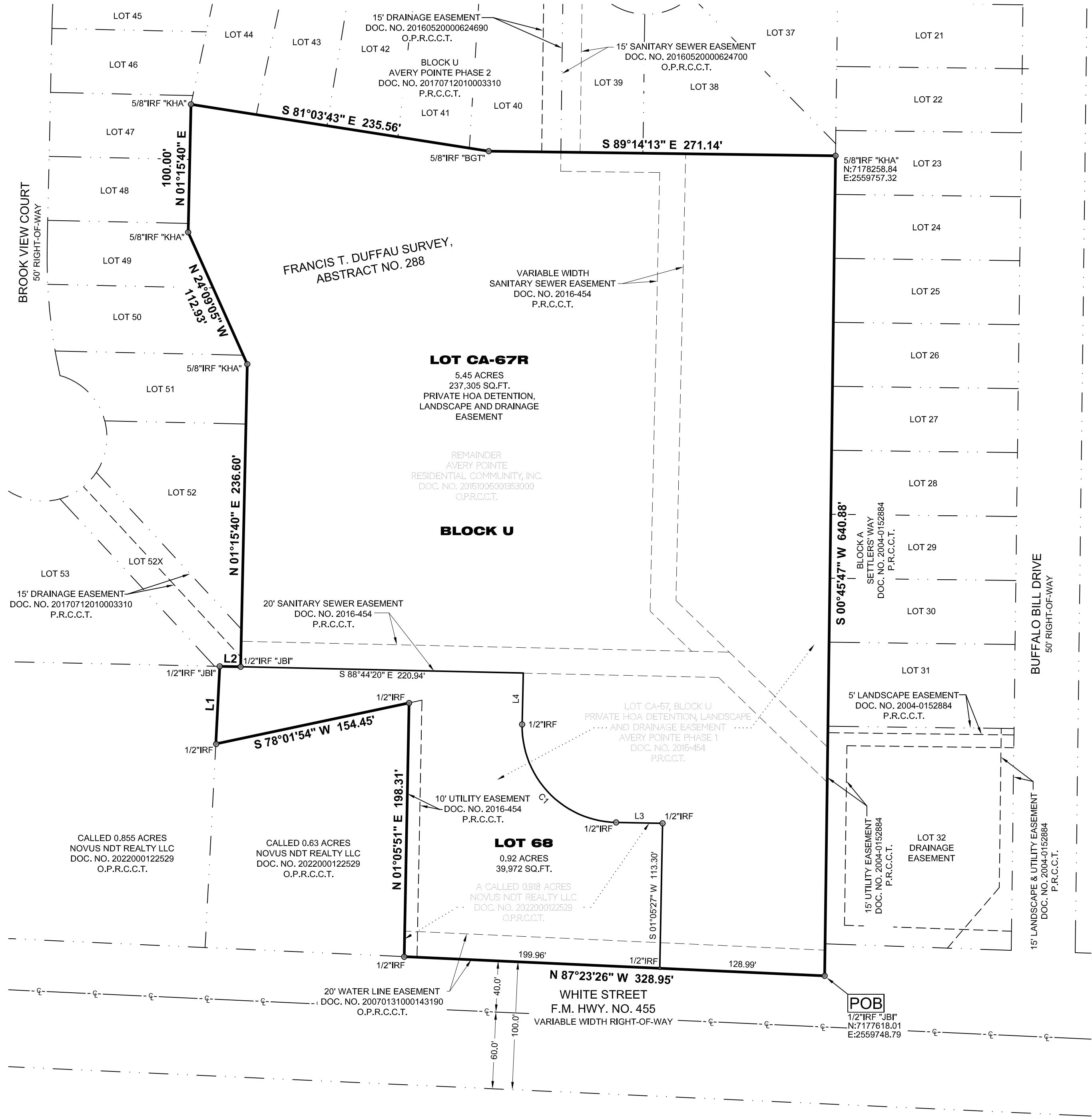




LEGEND	
DOC.NO.=	DOCUMENT NUMBER
POB	= POINT OF BEGINNING
IPF	= IRON PIPE FOUND
IRF	= IRON ROD FOUND
PKS	= PK NAIL SET
MNF	= MAG NAIL FOUND
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°57'41" E	60.69'
L2	S 88°44'20" E	16.29'
L3	S 88°54'33" E	36.23'
L4	S 01°15'16" W	40.15'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.02'	75.00'	90°09'49"	S 43°49'39" E	106.22'



GENERAL NOTES	
1.)	The purpose of this plat is to create two lots of record from one lot of record to coincide with current ownership of the land.
2.)	This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0155J.
3.)	The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network, North American Datum of 1983 (Adjustment Realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4.)	Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes, and is subject to fines and/or withholding of utilities and building permits.
5.)	All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.)	The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network, North American Datum of 1983 (Adjustment Realization 2011).

EXHIBIT A
Pg. 1 of 2

REPLAT
AVERY POINTE PHASE 1
LOT 68 & LOT CA-67R, BLOCK U
ZONED PD-R

BEING A REPLAT OF LOT CA-67, BLOCK U, AVERY POINTE PHASE 1
RECORDED IN DOCUMENT NUMBER 2016-454, P.R.C.C.T.
AND BEING 6.37 ACRES OF LAND SITUATED IN THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288,
CITY OF ANNA, COLLIN COUNTY, TEXAS
DATE OF PREPARATION: NOVEMBER 29, 2022

Project	2209.033	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/29/2022	
Drafter	EN	

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Novus NDT Realty LLC
10941 Pattison Drive
Frisco, Texas 75035
(614) 946-2271

OWNER
Avery Pointe Residential Community, Inc.
8668 John Hickman Parkway, Suite 801
Frisco, Texas 75034
(214) 705-1615

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

§
§

WHEREAS, **NOVUS NDT REALTY LLC** and **AVERY POINTE RESIDENTIAL COMMUNITY, INC.**, are the owners of a 6.37 acre tract of land situated in the FRANCIS T. DUFFAU SURVEY, ABSTRACT NUMBER 288, City of Anna, Collin County, Texas, being all of a called 0.918 acre tract of land conveyed to NOVUS NDT REALTY LLC by Special Warranty Deed recorded in Document Number 2022000122529 of the Official Public Records of Collin County, Texas, being a portion of a tract of land conveyed to AVERY POINTE RESIDENTIAL COMMUNITY, INC by Deed Without Warranty recorded in Document Number 20161006001353000 of the Official Public Records of Collin County, Texas, being all of Lot CA-67, Block U, Avery Pointe Phase 1, a subdivision of record in Document Number 2016-454 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "JBI" found in the north right-of-way line of White Street (variable width right-of-way), being the southeast corner of said Lot CA-67;

THENCE, N87°23'26"W, along the north right-of-way of said White Street, being the south line of said Lot CA-67, a distance of 328.95 feet to a 1/2" iron rod found, being the southeast corner of a called 0.63 acre tract of land conveyed to NOVUS NDT REALTY LLC by Special Warranty Deed recorded in Document Number 2022000122529 of the Official Public Records of Collin County, Texas and the southwest corner of said Lot CA-67;

THENCE, along the common lines between said 0.63 acre tract and said Lot CA-67, the following bearings and distances:

- N01°05'51"E, a distance of 198.31 feet to a 1/2" iron rod found, being the northeast corner of said 0.63 acre tract;
- S78°01'54"W, a distance of 154.45 feet to a 1/2" iron rod found in the easterly line of a called 0.855 acre tract of land conveyed to NOVUS NDT REALTY LLC by Special Warranty Deed recorded in Document Number 2022000122529 of the Official Public Records of Collin County, Texas, being the northwest corner of said 0.63 acre tract;

THENCE, N02°57'41"E, along the east line of said 0.855 acre tract, being the west line of said Lot CA-67, a distance of 60.69 feet to a 1/2" iron rod with yellow plastic cap stamped "JBI" found in the south line of Block U, Avery Pointe Phase 2, an addition to the City of Anna, Collin County, Texas according to the plat recorded in Document Number 20170712010003310 of the Plat Records of Collin County, Texas;

THENCE, along the common lines between Block U of said Avery Pointe Phase 2 and said Lot CA-67, the following bearings and distances:

- S88°44'20"E, a distance of 16.29 feet to a 1/2" iron rod with yellow plastic cap stamped "JBI" found;
- N01°15'40"E, a distance of 236.60 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found;
- N24°09'05"W, a distance of 112.93 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found;
- N01°15'40"E, a distance of 100.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found;
- S81°03'43"E, a distance of 235.56 feet to a 5/8" iron rod with red plastic cap stamped "BGT" found;
- S89°14'13"E, a distance of 271.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found in the west line of Block A, Settlers' Way, an addition to the City of Anna, Collin County, Texas according to the plat recorded in Document Number 2004-0152884 of the Plat Records of Collin County, Texas, being the northeast corner of said Lot CA-67;

THENCE, S00°45'47"W, along the west line of Block A of said Settlers' Way, being the east line of said Lot CA-67, a distance of 640.88 feet to the **POINT OF BEGINNING**, containing 6.37 acres or 277,277 square feet, more or less.;

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

§
§

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **NOVUS NDT REALTY LLC** and **AVERY POINTE RESIDENTIAL COMMUNITY, INC.**, do hereby adopt this plat, designating herein described property as **AVERY POINTE PHASE 1, LOT 68 AND LOT CA-67R, BLOCK U**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

DRAINAGE AND DETENTION EASEMENT

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.

OWNER: **NOVUS NDT REALTY LLC**

BY: _____
Signature Date
Owner

STATE OF TEXAS
COUNTY OF _____

§
§

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

OWNER: **AVERY POINTE RESIDENTIAL COMMUNITY, INC.**

BY: _____
Signature Date
Owner

STATE OF TEXAS
COUNTY OF _____

§
§

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

§
§

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Anna, Collin County, Texas.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document
Matthew Raabe, R.P.L.S. # 6402 _____ Date

STATE OF TEXAS
COUNTY OF TARRANT

§
§

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

EXHIBIT A
Pg. 2 of 2

REPLAT
AVERY POINTE PHASE 1
LOT 68 & LOT CA-67R, BLOCK U

ZONED PD-R

BEING A REPLAT OF LOT CA-67, BLOCK U, AVERY POINTE PHASE 1
RECORDED IN DOCUMENT NUMBER 2016-454, P.R.C.C.T.
AND BEING 6.37 ACRES OF LAND SITUATED IN THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288,
CITY OF ANNA, COLLIN COUNTY, TEXAS
DATE OF PREPARATION: NOVEMBER 29, 2022

Project	2209.033	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/29/2022	
Drafter	EN	

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Novus NDT Realty LLC
10941 Pattison Drive
Frisco, Texas 75035
(614) 946-2271

OWNER
Avery Pointe Residential Community, Inc.
8668 John Hickman Parkway, Suite 801
Frisco, Texas 75034
(214) 705-1615

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.

6.356 acre(s)

Fees

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

The application fee of \$ 500+10, 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: Avery Pointe #1 Total Number of Acres: 6.356 (5.4480+0.918)
Zoning Classification(s): PD-R Total Number of Lots: 2
Location: Avery Pointe #1, BLK U, LOT 67

Property Owner Information & Authorization

Name/Company: Avery Pointe Residential Community Inc C/O Danielle Lascalere Managing Agent
Address: Legacy Southwest Prop Management LP, 8668 John Hickman Pkwy Ste 801
City: Frisco State: TX Zip Code: 75034
Phone: 214-705-1615, Option 7 Email: dale@legacysouthwestpm.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: _____

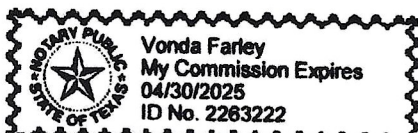
Date: Nov 2, 2022

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Danielle Lascalere (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 2 day of November, 2022



Vonda Farley
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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Avery Pointe #1 Total Number of Acres: 6.356 (5.4480+0.918)
Zoning Classification(s): PD-R Total Number of Lots: 2
Location: Avery Pointe #1, BLK U, LOT 67-1

Property Owner Information & Authorization

Name/Company: Novus Ndt Realty LLC
Address: 10941 Pattison Dr
City: Frisco State: TX Zip Code: 75035
Phone: 614-946-2271 Email: sudha6669@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Venkateshwar R Gajjala (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: S. Suman Date: 11/03/2022

STATE OF: TEXAS

COUNTY OF: COLLIN

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

SUBSCRIBED AND SWORN TO before me, this the 3 day of November, 2022



K. S. Sairam

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Project Manager

Name: Venkateshwar R Gajjala

Company: _____

Address: 13080 Azra TRL

City: Frisco State: TX Zip Code: 75035

Phone: 614-204-6252 Email: venkatgajjala@yahoo.com

Planning & Development Department

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



Item No. 17.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
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 is requesting to rezone the subject property to a Planned Development District "PD" to allow for a park, playground, and service yard of governmental agency with modified development standards. A PD 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.

The subject property is currently developed as a city park with ground storage tanks and ground water wells. A Site Plan (Exhibit A) accompanies this request.

Surrounding Land Uses and Zoning

North: Across E. Fourth Street, vacant property previously used for commercial business zoned SF-1 Single-Family Residential District (SF-1)

East: Single-family residences zoned SF-1

South: Across E. Fifth Street, Religious facility zoned SF-1

West: Across S Sherley Ave D.A.R.T. right-of-way

REQUEST:

In order to accommodate proposed and existing park and service yard improvements the city is requesting to establish a PD with a base zoning of CBRD Central Business Redevelopment District (CBRD) with modified development standards. The development standards that the city is requesting relief from include:

1. Maximum height: Structures located on the service yard (Block A, Lot 2) are exempt from the maximum height allowance.

2. Setbacks (front and side):

a. 0' front yard setback along all rights-of-way

- b. 5' side yard setback.
- 3. Screening device requirements:
 - a. Screening shall not be required along the eastern zoning district boundary.
 - b. Barbed wire fencing shall be allowed on the service yard, Block A, Lot 2.
- 4. Landscape setback on street rights-of-way: PD is exempt from the 10' landscape buffer requirement.

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

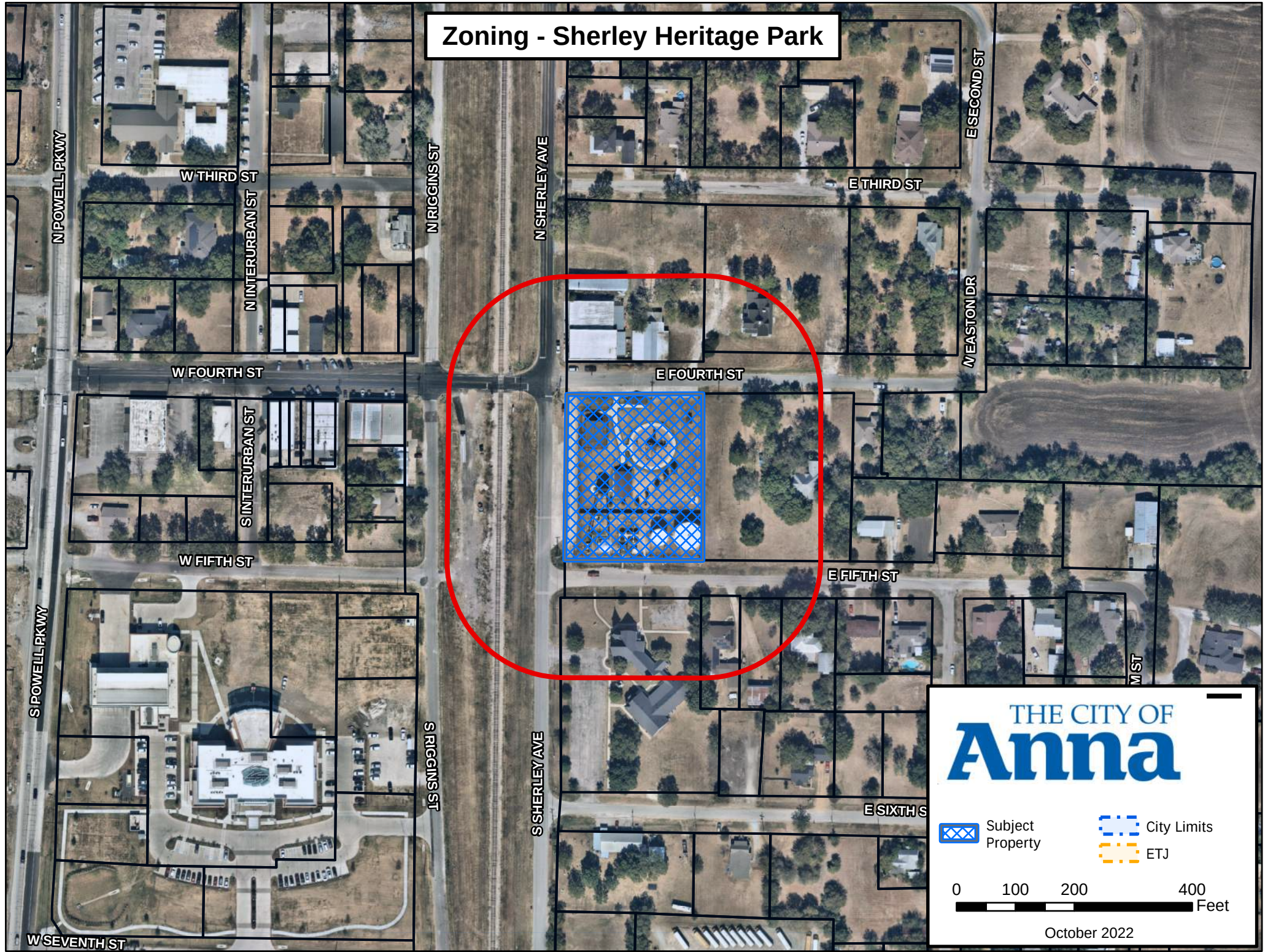
STAFF RECOMMENDATIONS:

Recommended for approval subject to City Council approval.

ATTACHMENTS:

- 1. Sherley Heritage Park, Block A, Lot 1 Zoning Locator Map
- 2. PZ - STAFF REPORT (Zoning) - Sherley Heritage Park
- 3. EXHIBIT A - (SP) Sherley Park Addn, Bl A, Lts 1 & 2
- 4. Development Application

Zoning - Sherley Heritage Park



CITY OF ANNA
PLANNING & ZONING COMMISSION

December 5, 2022

Public Hearing: Rezoning – Sherley Heritage Park

Applicant: City of Anna

DESCRIPTION:

Request to rezone 1.2± acres located at the southeast corner of E. Fourth Street and S. Sherley Avenue. Zoned: SF-1 Single Family Residential. Project Contact: Greg Peters, City of Anna.

REMARKS:

The applicant is requesting to rezone the subject property to a Planned Development District “PD” to allow for a park, playground, and service yard of governmental agency with modified development standards. A PD 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.

The subject property is currently developed as a city park with ground storage tanks and ground water wells. A concept plan (Exhibit A) accompanies this request.

Surrounding Land Uses and Zoning

North	Across E. Fourth Street, vacant property previously used for commercial business zoned SF-1 Single-Family Residential District (SF-1)
East	Single-family residences zoned SF-1
South	Across E. Fifth Street, Religious facility zoned SF-1
West	Across S Sherley Ave D.A.R.T. right-of-way

REQUEST:

In order to accommodate proposed and existing park and service yard improvements the city is requesting to establish a PD with a base zoning of CBRD Central Business Redevelopment District (CBRD) with modified development standards. The development standards that the city is requesting relief from include:

1. Maximum height: Structures located on the service yard (Block A, Lot 2) are exempt from the maximum height allowance.

2. Setbacks (front and side):

- a. 0' front yard setback along all rights-of-way
- b. 5' side yard setback.

3. Screening device requirements:

- a. Screening shall not be required along the eastern zoning district boundary.
- b. Barbed wire fencing shall be allowed on the service yard, Block A, Lot 2.

4. Landscape setback on street rights-of-way: PD is exempt from the 10' landscape buffer requirement.

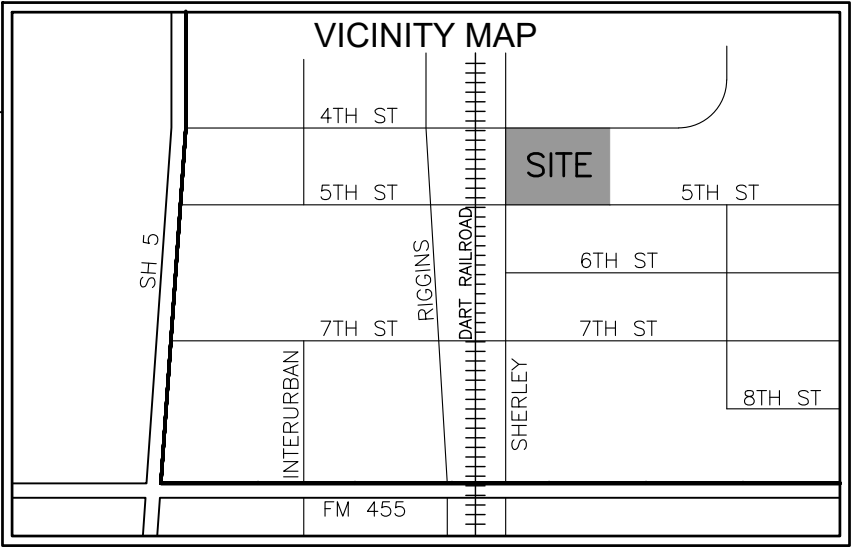
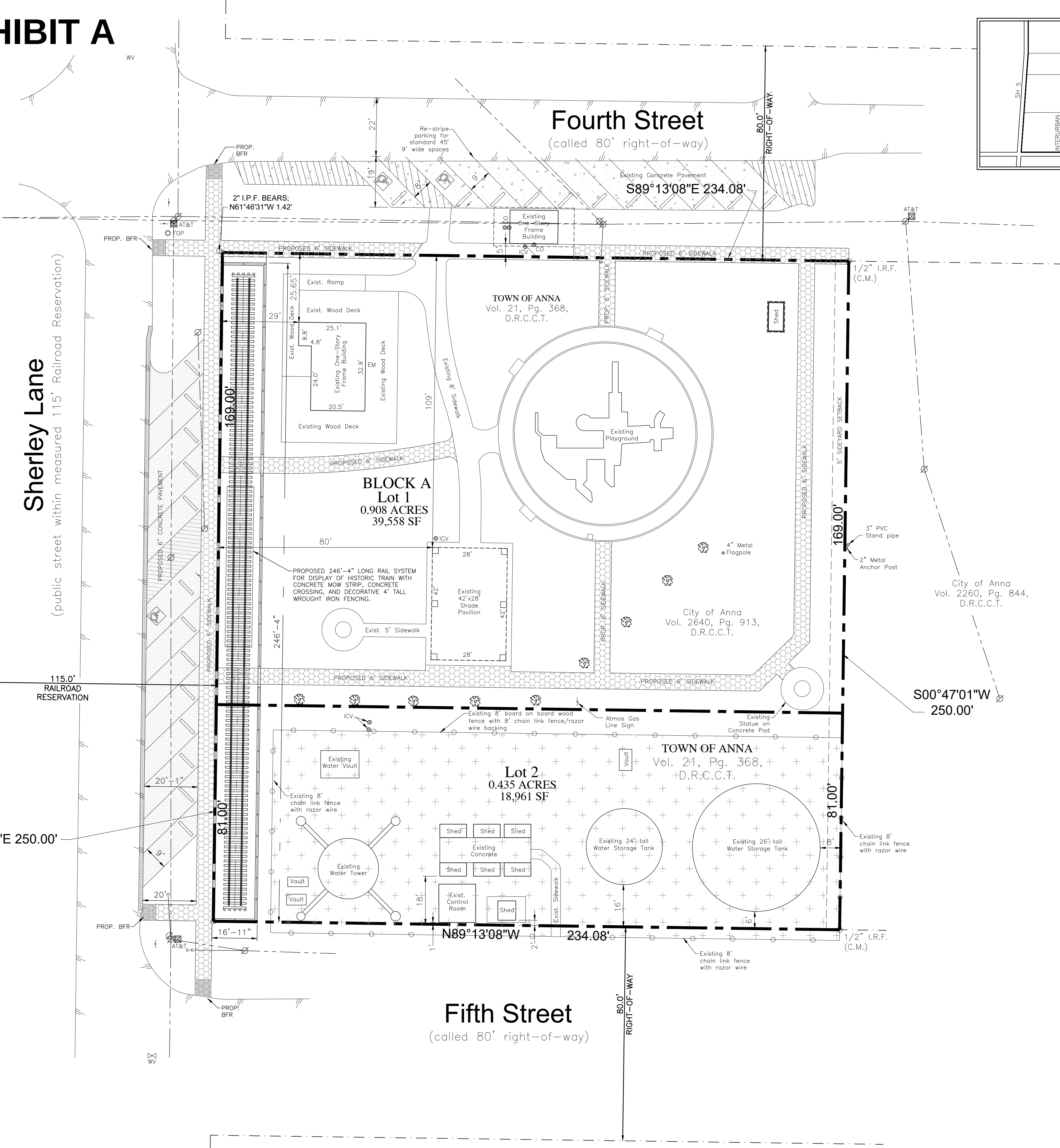
SUMMARY:

Request to rezone 1.2± acres located at the southeast corner of E. Fourth Street and S. Sherley Avenue. The City is requested to rezone the property to a PD to accommodate existing and proposed improvements to the property.

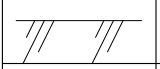
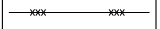
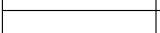
RECOMMENDATION:

Recommended for approval subject to City Council approval.

EXHIBIT A



LEGEND	
	PROPERTY LINE (PER SURVEY BY OTHERS)
	RIGHT-OF-WAY LINE
	EDGE OF EXISTING PAVEMENT
	EXISTING UTILITY
	PROPOSED CONCRETE PAVING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVING
	16,120 SF PUBLIC WORKS WATER PUMP STATION FACILITY
	PROPOSED RAIL SYSTEM FOR HISTORIC TRAIN DISPLAY

EXISTING SYMBOLS LEGEND			
	Asphalt		Water Valve
	Concrete		Water Meter
	Barbed Wire Fence		Fire Hydrant
	Wood Fence		Irrigation Control Valve
	Chain Link Fence		Sanitary Sewer Cleanout
	Wrought Iron Fence		Sanitary Sewer Manhole
	Utility Pole		Storm Drain Manhole
	Light Standard		Gas Meter
	Overhead Wires		Gas Valve

SITE DATA TABLE	
ITEM	TOTAL (LOT 1 & 2)
GENERAL SITE DATA	
ZONING	SF-1
LAND USE	PARK (PUBLIC)
LOT AREA (SF/AC)	50,750 SF / 1.165 AC
BUILDING FOOTPRINT AREA (SF)	5,154 SF
TOTAL BUILDING AREA	5,154 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT (FT)	26 FT
LOT COVERAGE (%)	10.16%
PARKING	
PARKING RATIO	PER PARK BOARD
REQUIRED PARKING (# SPACES)	PER PARK BOARD
PROVIDED PARKING (# SPACES)	24
ACCESSIBLE PARKING REQUIRED (# SPACES)	1
ACCESSIBLE PARKING PROVIDED (# SPACES)	3
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (8SF/PARKING SPACE)	192 SF
ADDITIONAL LANDSCAPE AREA PROVIDED (SF)	24,590 SF
TOTAL LANDSCAPE AREA (SF)	24,782 SF

SITE PLAN

SHERLEY PARK ADDITION

BLOCK A, LOT 1 & 2

1.343 ACRES

ANNA, TX, COLLIN COUNTY

ANNA ORIGINAL DONATION

BLOCK 13, LOT 1

DECEMBER 2, 2022

SHERLEY PARK ADDITION

SITE PLAN

CITY OF ANNA, DEPARTMENT OF PARKS AND RECREATION
111N. POWELL PARKWAY, 75409

NOT FOR CONSTRUCTION!!!
THIS PLAN IS FOR REVIEW PURPOSES ONLY.

PREPARED BY:
GREGORY A. PETERS, P.E.
TX LICENSE #105115

ISSUES:

①	10.14.22	PLANNING DEPT. REVIEW
②	11.10.22	PLANNING DEPT. REVIEW
③		
④		
⑤		
⑥		

REVISIONS:

▲		
▲		
▲		
▲		
▲		

PROJECT NO.

DRAWN BY:

CHECKED BY:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP 1.0

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.

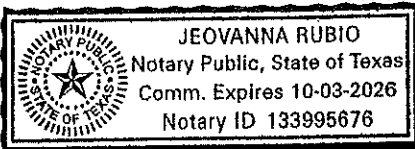
Property Owner's Signature: [Signature] Date: 10/28/2022

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. 18.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on the Sherley Park Addition, Block A, Lots 1 and 2, Replat. Applicant: City of Anna.

SUMMARY:

Park, playground, and service yard of governmental agency on 1.2± acres located at the southeast corner of E. Fourth Street and S. Sherley Avenue. Zoned: Planned Development.

The purpose for the Replat is to dedicate lot and block boundaries, easements, and abandon rights-of-way necessary for existing and proposed improvements to the park, playground, and service yard.

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. Sherley Heritage Park Residential Replat Locator Map
2. EXHIBIT A - R (Sherley Park Addn, Bl A, Lots 1 and 2)
3. Development Application

Residential Replat - Sherley Park Addition, Block A, Lots 1 and 2

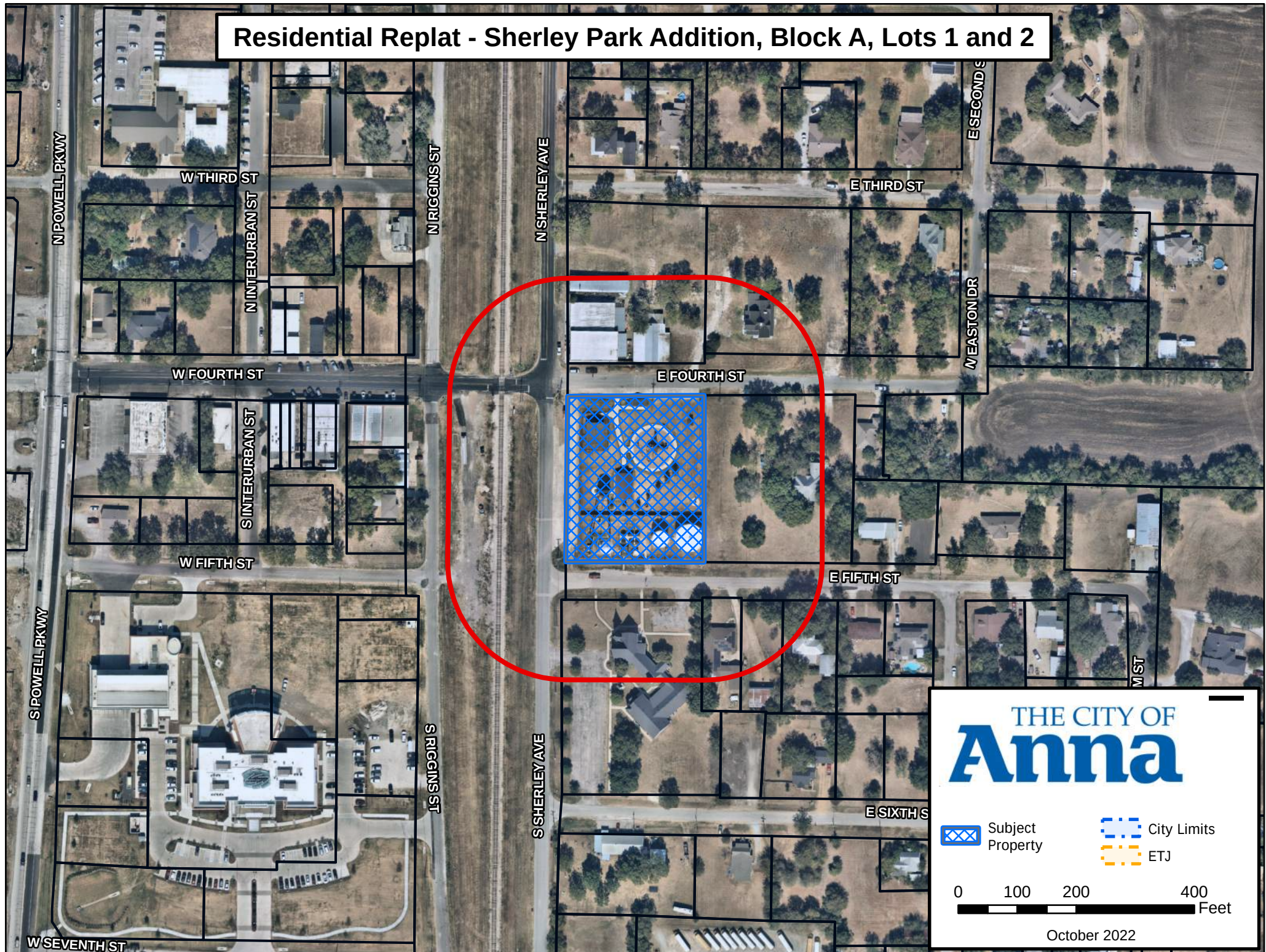
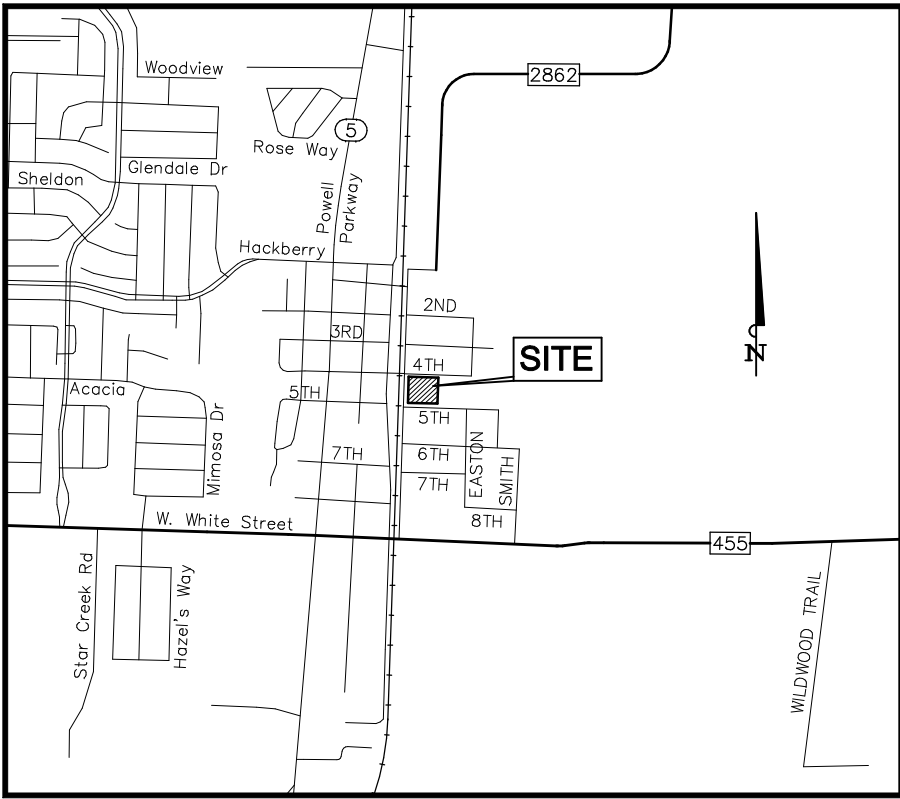
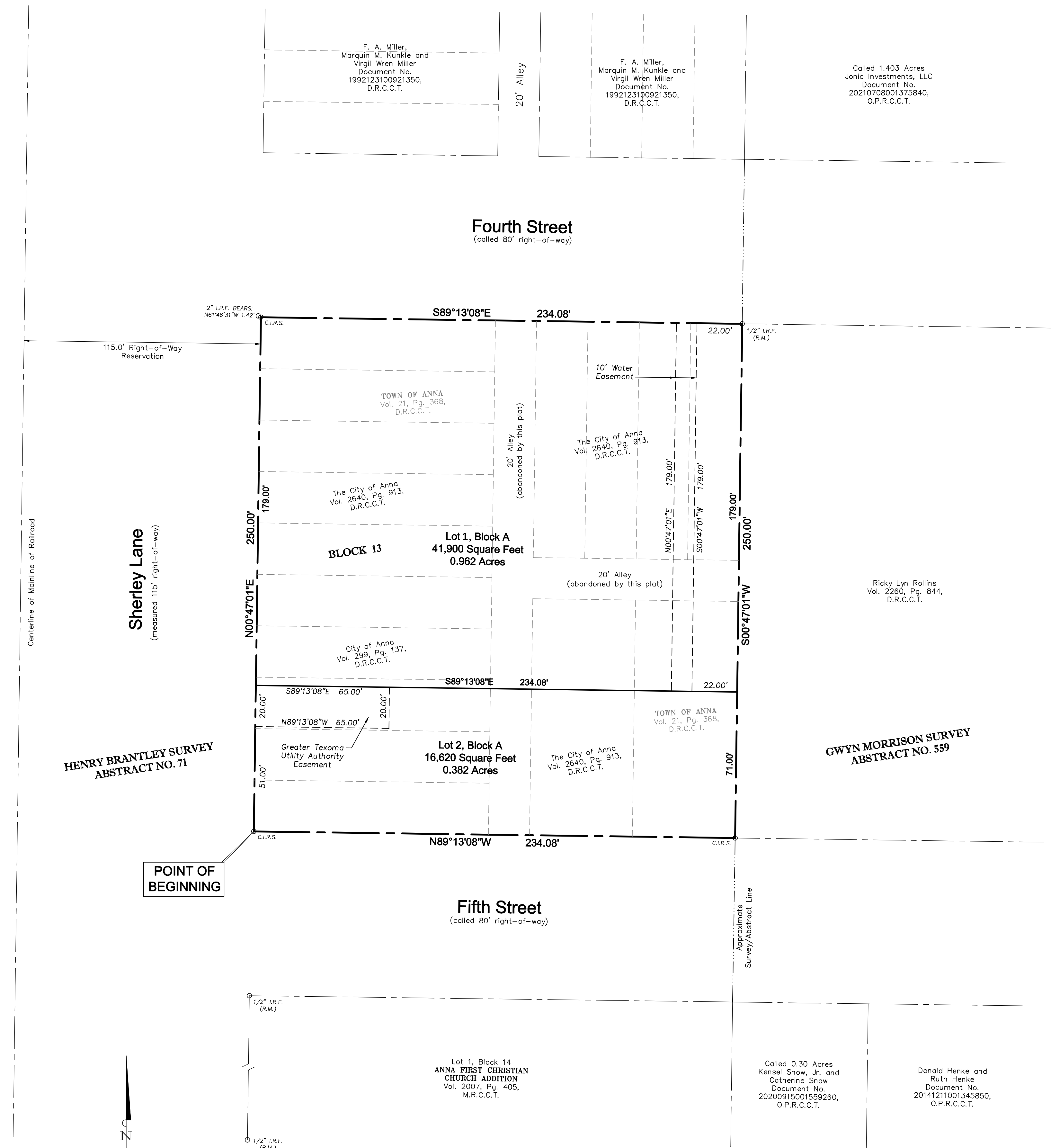


EXHIBIT A



Vicinity Map
(not to scale)

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 Lots 1-6, Block 13 and a 20' alley right-of-way, of the TOWN OF ANNA, an addition to the City of Anna, as recorded in Volume 21, Page 368, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract of land, being more particularly described, as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the southwesterly corner of said Block 13, same being at the intersection of the northerly monumented line of Fifth Street and the easterly monumented line of Sherley Lane;

THENCE North 00°47'01" East, along said easterly monumented line of Sherley Lane, same being the westerly line of said Block 13, a distance of 250.00' to a capped iron rod set for the northwesterly corner of said Block 13, same being at the intersection of said easterly monumented line of Sherley Lane and the southerly monumented line of Fourth Street, from which a 2" iron pipe found bears, North 61°46'31" West, a distance of 1.42';

THENCE South 89°13'08" East, along the southerly monumented line of Fourth Street, same being the northerly line of said Block 13, a distance of 234.08' to a 1/2" iron rod found for the northeasterly corner of said Block 13, same being the northwesterly corner of a tract of land, described in deed to Ricky Lyn Rollins, as recorded in Volume 2260, Page 844, D.R.C.C.T.;

THENCE South 00°47'01" West, along the common line between said Block 13 and said Rollins tract, a distance of 250.00' to a capped iron rod set for the southeasterly corner of said Block 13, same being the southwesterly corner of said Rollins tract, said corner also being in the northerly monumented line of Fifth Street;

THENCE North 89°13'08" West, along the northerly monumented line of Fifth Street, same being the southerly line of said Block 13, a distance of 234.08' to the **POINT OF BEGINNING** and containing 58,520 square feet or 1.343 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 **SHERLEY PARK ADDITION, LOTS 1 AND 2, 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

Noté 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 Noté 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

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
(C.M.) = Controlling 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

Owner:
City of Anna, Texas
101 N. Powell Parkway
Anna, Texas 75409

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

REPLAT
SHERLEY PARK ADDITION
LOTS 1 AND 2, BLOCK A

Being a replat of
Lots 1-16, Block 13 and
a 20' Alley Right-of-Way
TOWN OF ANNA
Vol. 21, Pg. 368, D.R.C.C.T.
58,520 Sq. Ft. / 1.343 Acres
Henry Brantley Survey, Abstract No. 71
City of Anna, Collin County, Texas
Preparation Date: October 19, 2022
Scale: 1" = 30'

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: Shorby 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 Shorby 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.

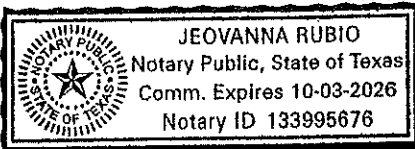
Property Owner's Signature: [Signature] Date: 10/28/2022

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. 19.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Sherley Park Addition, Block A, Lots 1 and 2, Site Plan.
Applicant: City of Anna.

SUMMARY:

Park, playground, and service yard of a governmental agency on 1.2± acres located at the southeast corner of E. Fourth Street and S. Sherley Avenue. Zoned: Planned Development.

The purpose for the Site Plan is to show the existing and proposed site improvements of the park, playground, and service yard.

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:

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. Sherley Heritage Park Site Plan Locator Map
2. EXHIBIT A - (SP) Sherley Park Addn, Bl A, Lts 1 & 2
3. Development Application

Site Plan - Sherley Park Addition, Block A, Lots 1 and 2

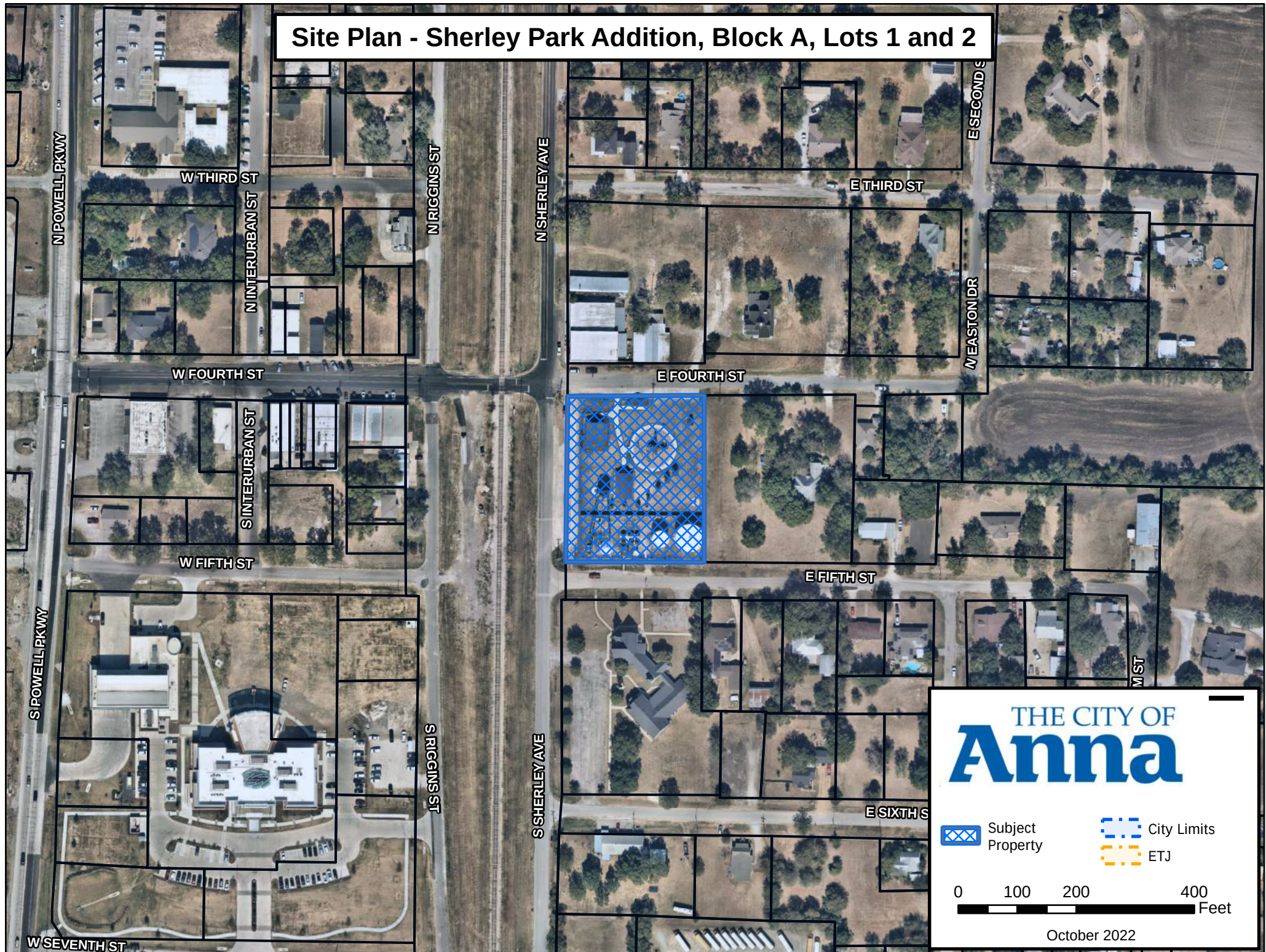
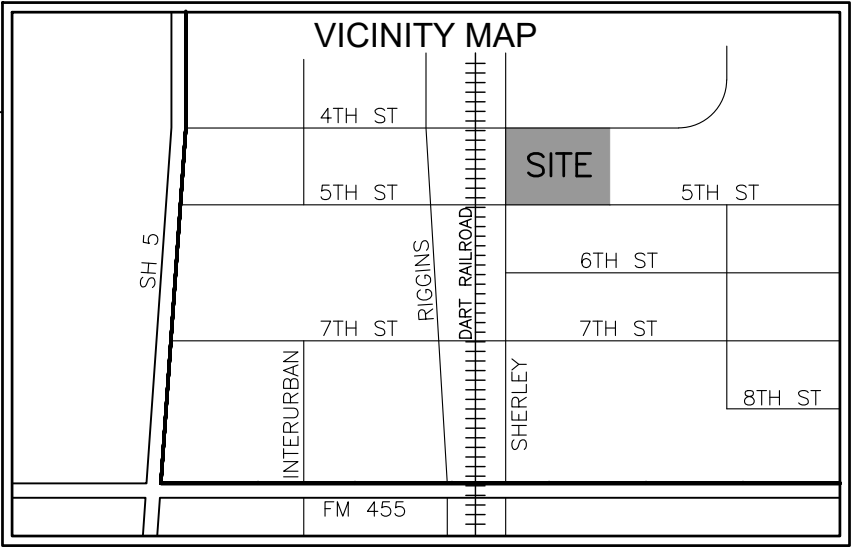
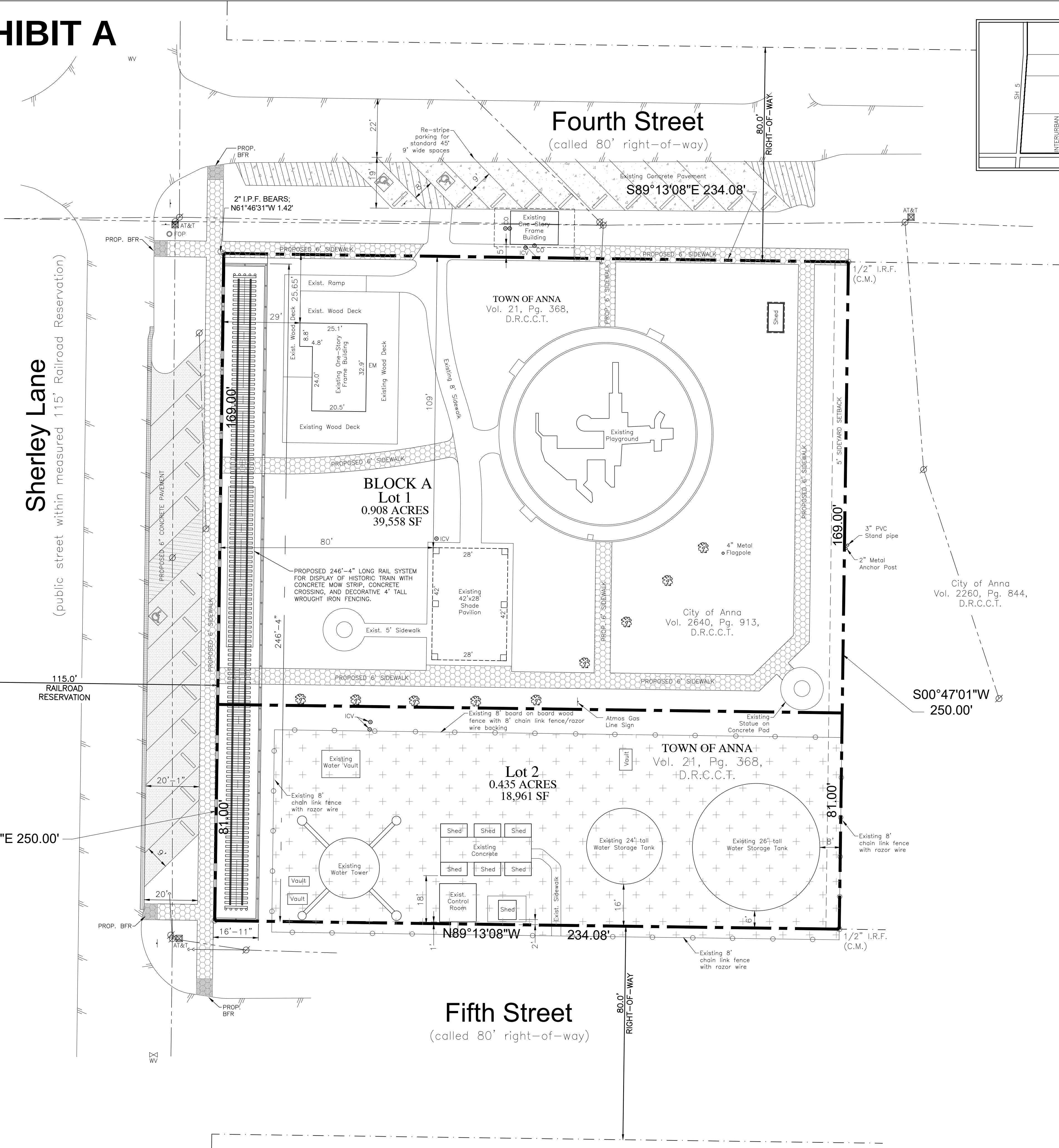


EXHIBIT A



N

0

10'

20'

40'

SCALE: 1"=20'

LEGEND

PROPERTY LINE (PER SURVEY BY OTHERS)

RIGHT-OF-WAY LINE

EDGE OF EXISTING PAVEMENT

EXISTING UTILITY

PROPOSED CONCRETE PAVING

PROPOSED CONCRETE SIDEWALK

PROPOSED ASPHALT PAVING

16,120 SF PUBLIC WORKS WATER PUMP STATION FACILITY

PROPOSED RAIL SYSTEM FOR HISTORIC TRAIN DISPLAY

EXISTING SYMBOLS LEGEND		
	Asphalt	Water Valve
	Concrete	Water Meter
	Barbed Wire Fence	Fire Hydrant
	Wood Fence	Irrigation Control Valve
	Chain Link Fence	Sanitary Sewer Cleanout
	Wrought Iron Fence	Sanitary Sewer Manhole
	Utility Pole	Storm Drain Manhole
	Light Standard	Gas Meter
	Overhead Wires	Gas Valve

SITE DATA TABLE	
ITEM	TOTAL (LOT 1 & 2)
GENERAL SITE DATA	
ZONING	SF-1
LAND USE	PARK (PUBLIC)
LOT AREA (SF/AC)	50,750 SF / 1.165 AC
BUILDING FOOTPRINT AREA (SF)	5,154 SF
TOTAL BUILDING AREA	5,154 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT (FT)	26 FT
LOT COVERAGE (%)	10.16%
PARKING	
PARKING RATIO	PER PARK BOARD
REQUIRED PARKING (# SPACES)	PER PARK BOARD
PROVIDED PARKING (# SPACES)	24
ACCESSIBLE PARKING REQUIRED (# SPACES)	1
ACCESSIBLE PARKING PROVIDED (# SPACES)	3
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (8SF/PARKING SPACE)	192 SF
ADDITIONAL LANDSCAPE AREA PROVIDED (SF)	24,590 SF
TOTAL LANDSCAPE AREA (SF)	24,782 SF

SITE PLAN

SHERLEY PARK ADDITION

BLOCK A, LOT 1 & 2

1.343 ACRES

ANNA, TX, COLLIN COUNTY

ANNA ORIGINAL DONATION

BLOCK 13, LOT 1

DECEMBER 2, 2022

SHERLEY PARK ADDITION

SITE PLAN

CITY OF ANNA, DEPARTMENT OF PARKS AND RECREATION

111N. POWELL PARKWAY, 75409

NOT FOR CONSTRUCTION!!!

THIS PLAN IS FOR REVIEW PURPOSES ONLY.

PREPARED BY:

GREGORY A. PETERS, P.E.

TX LICENSE #105115

ISSUES:

1

10.14.22

PLANNING DEPT. REVIEW

2

11.10.22

PLANNING DEPT. REVIEW

3

4

5

6

REVISIONS:

1

2

3

4

5

6

PROJECT NO.

DRAWN BY:

CHECKED BY:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP 1.0

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.

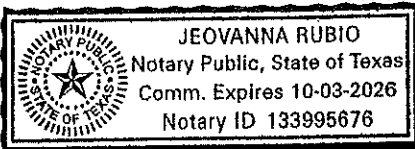
Property Owner's Signature: [Signature] Date: 10/28/2022

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. 20.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

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

SUMMARY:

At the September 9, 2022 Planning & Zoning Commission meeting the applicant presented a similar zoning request which was recommended for approval by the Commission but ultimately withdrew prior to City Councils consideration. Attached (Exhibit 1) is a letter from the applicant regarding the withdrawal.

The applicant has resubmitted a new Planned Development zoning request which contains many of the same development standards and site features with the exception of the following;

- o 35% reduction in land area preserved for nonresidential development
- 6.24 acres currently / 9.53 acres previously
- o Removal of the civic event space to be located between the two commercial properties.
- o Removal of the SF-TH townhome product, and;
- o Addition of a SF-72 single-family residential product.

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

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

Surrounding Land Uses and Zoning

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

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

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

West Vacant land zoned Agricultural District

Proposed Planned Development Stipulations

The requested zoning is PD. This Planned Development will allow for the following land use district C-2 General Commercial District, SF-Z Single-Family Residence District – Zero lot line homes, SF-60 Single-Family Residence District, and SF-72 Single-Family Residence District 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 commercial developments for property fronting along E. White Street (FM 455) and residential development to the south of the commercial development area.

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

- a. Restricting less desirable commercial land uses.
- b. Enhancing the landscape buffer along Leonard Avenue.
- c. Preserve existing tree lines.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

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

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

Development.

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

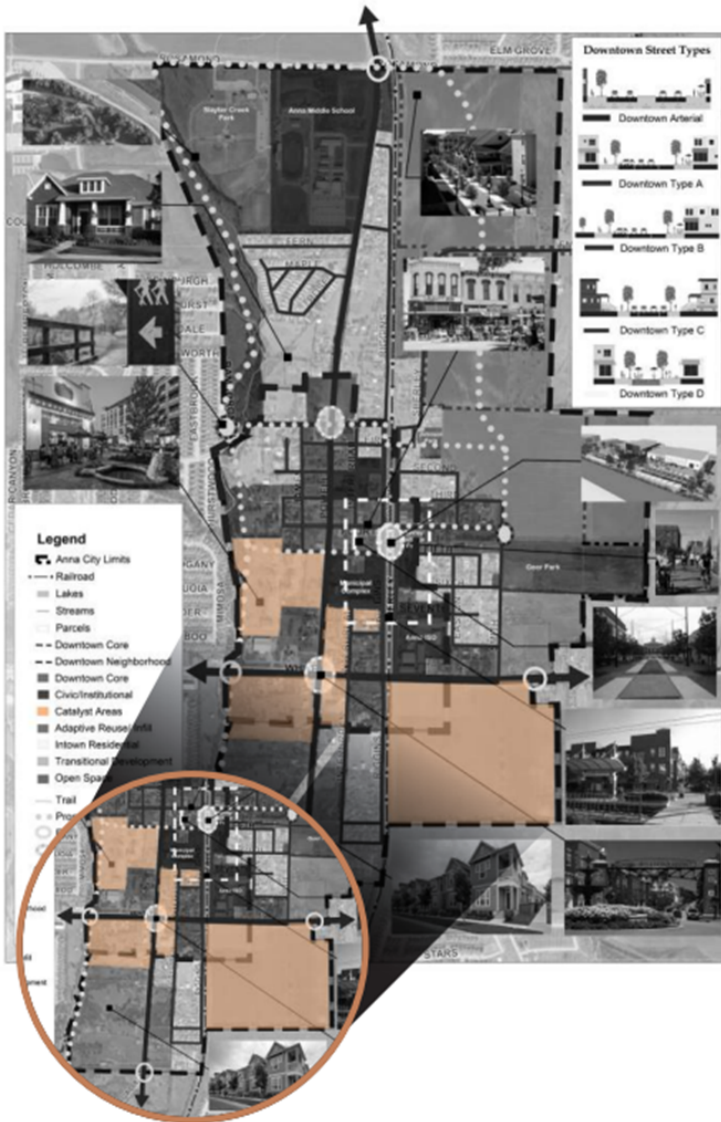
Catalyst Areas

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

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



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



CONCLUSION:

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

The updated/new zoning request reduces the amount of commercial zoning being preserved, removed the civic event space between the commercial and residential development, and removed development elements that created a transitional residential pattern.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 1: Growing Anna Economy**Goal 2: Sustainable Anna Community Through Planned Managed Growth****STAFF RECOMMENDATIONS:**

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

Restrictions:

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

B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in SF-72, SF-Z, SF-60, C-2 zoning districts and the Planning and Development Regulations except as otherwise specified herein.

i. C-2 Restricted Commercial:

1. Additional Prohibited Uses:

- a. Child-care center
- b. Hosp. (chronic care); long-term health care fac.
- c. Hospital (acute care)
- d. Nursery school, kindergarten
- e. School, private (primary and/or secondary)
- f. School, public (primary and/or secondary)
- g. Transportation, Utility and Communications Uses Auto repair, minor

h. Automobile and Related Services Uses

i. Boat sales and storage

j. Mortuary or funeral home

k. Taxidermist

l. Washateria

ii. SF-72 Single-Family Residence:

1. Minimum number of lots: 80

2. Side yard, interior (feet): 5

3. Rear yard (feet): 20

iii. SF-60 Single-Family Residence:

1. Side yard, interior (feet): 5

2. Rear yard (feet): 20

iv. SF-Z Single-Family Residence:

1. Maximum number of lots: 170

2. Side yard, interior (feet): 5

3. Rear yard (feet): 20

4. Minimum number of lots with 130-foot lot depth: 70

v. Fencing:

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

6-foot wood fencing stained and sealed, of a uniform design and height shall be

constructed along the side and rear lot lines of homes adjacent to 10-foot landscape and 40-foot landscape buffers/easements. Wood fencing adjacent to 10-foot and 40-foot landscape buffers/easement shall be owned and maintained by the Home Owners Association.

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

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

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

vi. Landscape setbacks/buffer:

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

vii. Screening

1. A minimum 40-foot-wide common area lot to be owned and maintained by the homeowners' association shall be required along the western side of future Leonard Avenue. This 40-foot-wide parcel shall include an undulating berm a minimum of three (3) feet in height up to six (6) feet in height All berms shall contain necessary drainage provisions, as may be required by the city engineer.

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

3. All common area lots as identified on the Concept Plan shall be planted with one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. The tracts shall be identified as common area lots. Trees may be grouped or clustered to facilitate site design.

4. A minimum six foot (6') tall masonry screening wall shall be constructed along the common property line of any Single-Family Residential lot and non-residential district at the time of development, whether the development is Non-Residential or Single Family Residential. A wall maintenance easement of five (5) feet in width shall be dedicated on adjacent properties at the time of platting of these properties.

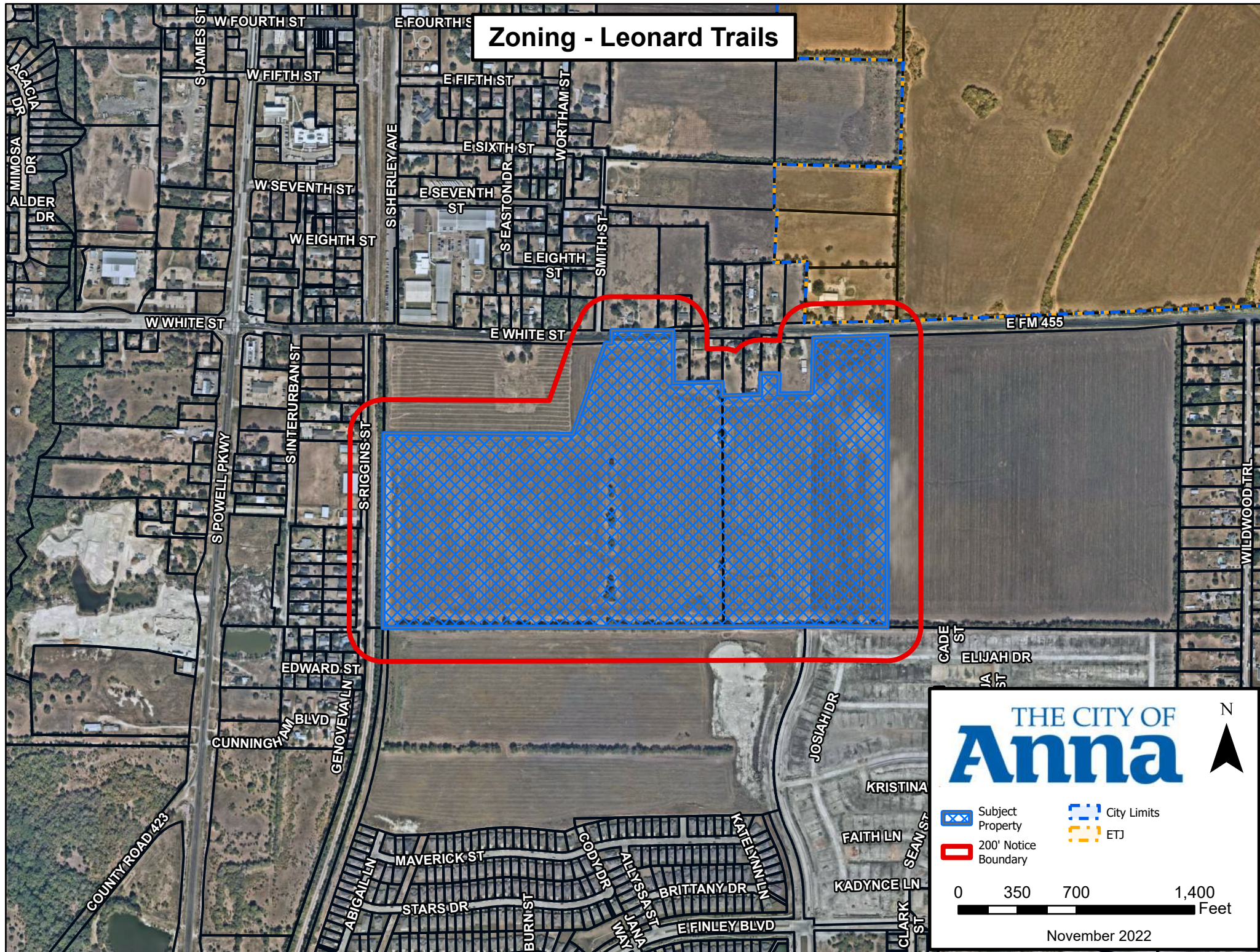
C. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the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

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

ATTACHMENTS:

1. Leonard Trails Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) - Leonard Trails
3. PZ Letter - (Exhibit 1) Leonard Trails
4. EXHIBIT A - CP (Leonard Trails)
5. Previous Layout - CP (Leonard Trails)
6. P&Z Application
7. Responses - PZ

Zoning - Leonard Trails



CITY OF ANNA

PLANNING & ZONING COMMISSION

December 5, 2022

Public Hearing: Zoning – Leonard Trails

Applicant: Rising Wakulla Investments, L.P.

DESCRIPTION:

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

REMARKS:

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

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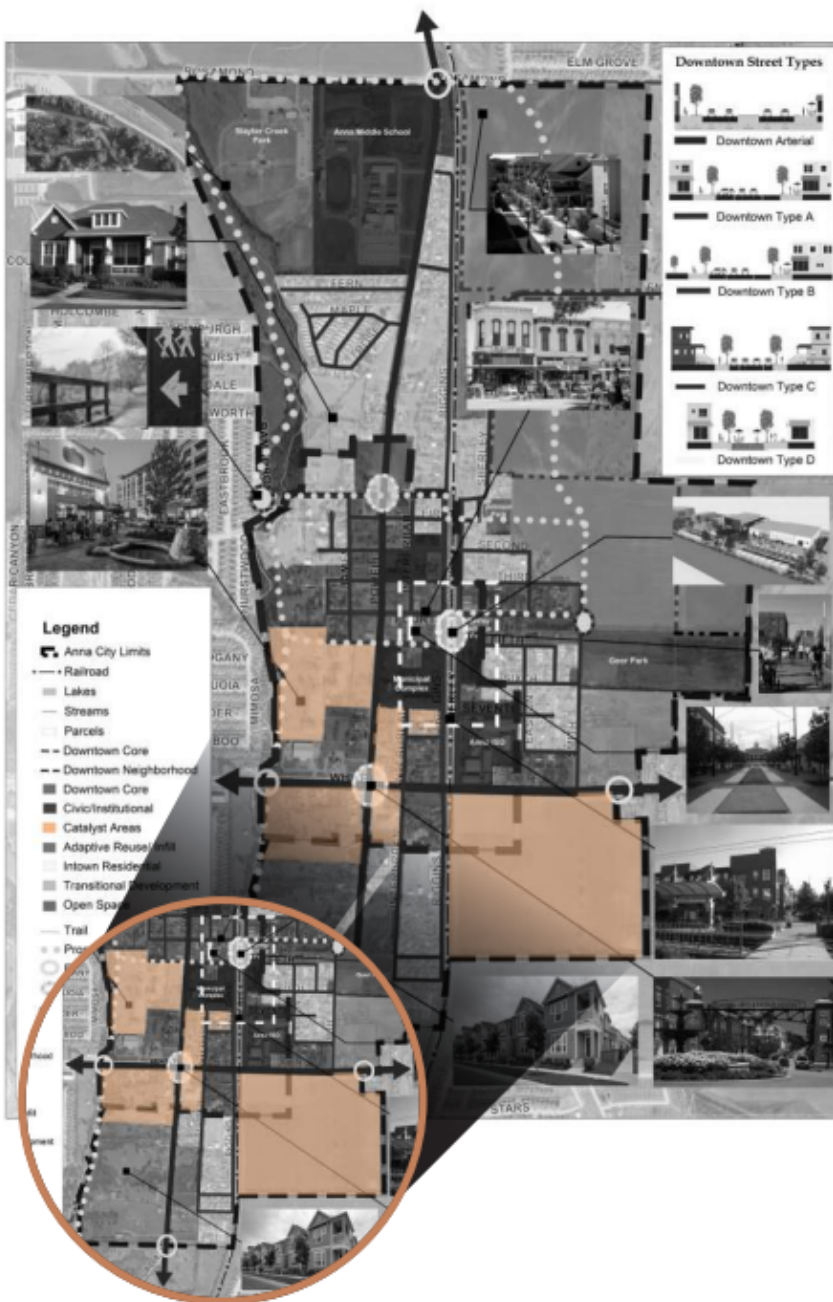
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RECOMMENDATION:

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

11/29/2022

EXHIBIT 1

**RECEIVED
NOVEMBER 29, 2022
PLANNING & DEVELOPMENT
CITY OF ANNA**

City of Anna
305 S Powell Parkway
Anna, TX 75409

Re: Leonard Trails

City of Anna Planning & Zoning Commission:

On 9/6/22, the City of Anna Planning & Zoning Commission approved the proposed zoning and concept plan that we had submitted for our project, referred to as Leonard Trails.

After receiving approval from the Commission, we received the completed estimates of the construction costs for the project. Based on the cost estimates and the current market for lots in the area, we determined that the project was not economically feasible. The factors that contributed to problem include current construction pricing, the number of single loaded streets in the project, alleys for the townhomes and the large amount of open space behind the existing homes along E. White Street.

Based on our analysis, we asked that our zoning request be tabled until the October 25th City Council meeting to give us time to examine the issues and hopefully find solutions that would allow the development to move forward.

At the October 25th City Council meeting, we presented an alternative plan that achieves most of the goals of the prior plan and is economically viable. City Council was given the opportunity to review and make comments and suggestions to our new plan. We have incorporated their suggestions into our latest concept plan.

Consistent with the prior plan, we have designed the project to include the construction of the full section of Leonard Avenue in the first phase, 40' lots for both traditional and courtyard products, 50' lots, significant open space and amenities, tree protection along the southern border, connections to Anna Town Square to the south and trail connections.

We have removed the townhome lots from the plan and have added 60' lots. Additionally, we are not able to include the 5-acre public open space on the north side of the development, but we are able to increase the size of the open space/amenity area in phase 2.

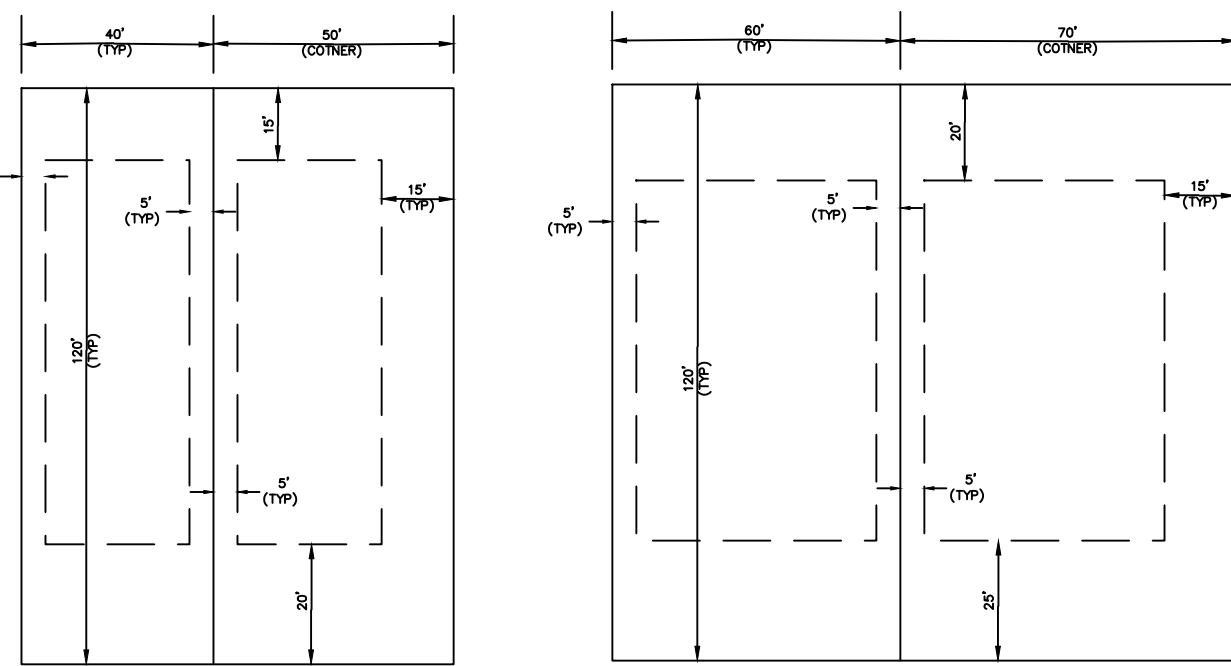
Our revised concept plan retains many of the elements of the prior plan and acts as a catalyst for the area by making both vehicular and pedestrian connections linking Anna Town Square to E. White Avenue and creating retail corners. We look forward to presenting our revised concept on December 5th and receiving your feedback.

Thank you for your consideration.



John Vick

Vice President
Qualico Communities



STANDARD PD (SF-Z) LOT

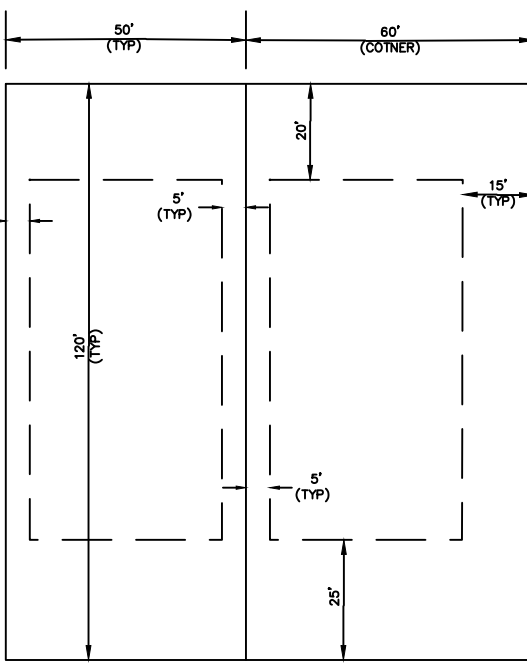
STANDARD PD (SF-72) LOT

PRELIMINARY LOT COUNT TABLE				
LOT DIMENSIONS	RESIDENTIAL TYPE	PHASE 1	PHASE 2	TOTAL
40' X 120'	SF-Z	29	63	92
40' X 130'	SF-Z	48	27	75
50' X 120'	SF-60	50	44	94
60' X 120'	SF-72	36	49	85
TOTAL		163	183	346

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
EXISTING ZONING	AG, SF-60
PROPOSED ZONING	SF-60, SF-Z, SF-72
EXISTING LAND USE	AGRICULTURE / UNDEVELOPED
PROPOSED LAND USE	COMMERCIAL & SINGLE FAMILY, DWELING, DETACHED.
GROSS SITE AREA	97.646 AC

1"CY" INDICATES COURTYARD STYLE

*Where corner lots are key lots, the corner lot shall have a front building line on both streets, unless said key lot is separated from other lots by dedicated street or alley.



STANDARD PD (SF-60) LOT

Notes
* The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and will be determined at time of final plat.
* Lot counts, lot mixes, acreages, open space areas, and any other tabulation are conceptual in nature and subject to change.
* All current development requirements of the City as amended be met unless otherwise approved.
* Further detail will be provided with preliminary plat.
* Where corner lots are key lots, the corner lot shall have a front building line on both streets, unless said key lot is separated from other lots by dedicated street or alley.

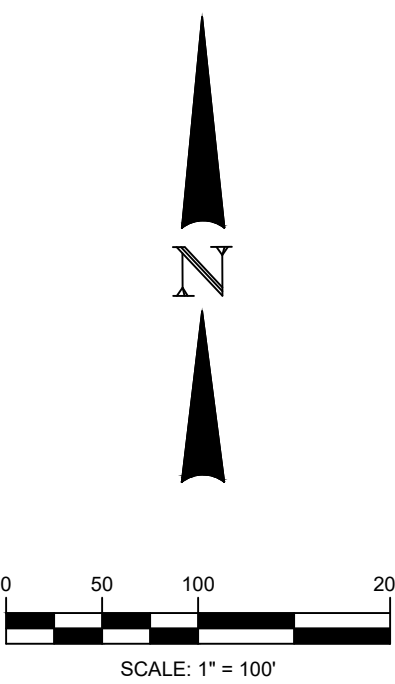


EXHIBIT A SHEET 1 OF 3

**Planner / Landscape Architect
Engineer**

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046

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

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

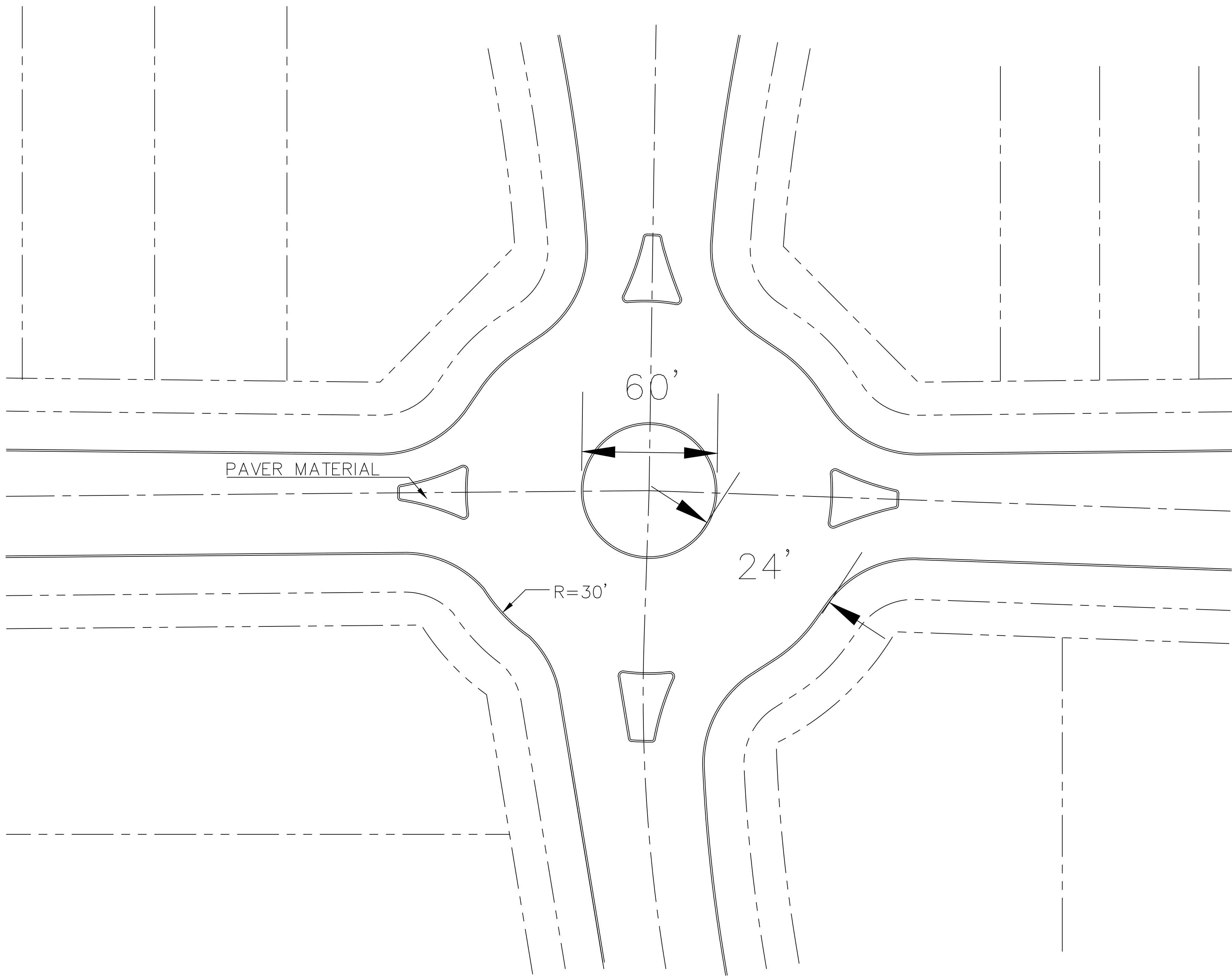
**Leonard Trails
Concept Plan**
Gross Area= 97.646 AC
City of Anna
Collin County, Texas
Granderson Stark
Survey Abstract No. 798
November, 2020



EXHIBIT A
SHEET 2 OF 3

BLOCK A			BLOCK A			BLOCK C			BLOCK D			BLOCK E			BLOCK F			BLOCK G			BLOCK H			BLOCK J			BLOCK L			BLOCK N					
PARCEL	AC	SF	PARCEL	AC	SF	PARCEL	AC	SF	PARCEL	AC	SF	PARCEL	AC	SF	PARCEL	AC	SF	PARCEL	AC	SF	PARCEL	AC	SF	PARCEL	AC	SF	PARCEL	AC	SF						
1	0.23	9827.09	50	0.12	5200.01	1	0.17	7233.83	1X	2.01	87727.55	1	0.17	7279.91	1X	0.05	2251.11	1	0.16	7130.17	1X	1.20	52355.46	1X	0.79	34577.14	1	0.19	8400.64	1X	0.03	1258.48			
2	0.19	8400.00	51	0.12	5200.01	2	0.17	7200.00	2	0.18	7829.91	2	0.11	4804.40	2	0.17	7271.54	2	0.11	4954.43	2	0.11	4954.43	2	0.13	5622.60	2	0.19	8400.64	2	0.21	9040.03			
3	0.21	8971.34	52	0.12	5200.01	3	0.17	7200.00	3	0.12	5200.00	3	0.11	4807.28	3	0.11	4800.00	3	0.11	4954.43	3	0.11	4954.43	3	0.12	5357.18	3	0.19	8400.64	3	0.19	8488.60			
4	0.34	15022.52	53	0.12	5200.01	4	0.17	7200.00	4	0.12	5200.00	4	0.11	4810.16	4	0.11	4800.00	4	0.11	4856.24	4	0.11	4856.24	4	0.12	5357.18	4	0.24	10412.22	4	0.16	7071.39			
5	0.31	13551.13	54	0.12	5200.01	5	0.17	7200.00	5	0.12	5200.00	5	0.11	4813.03	5	0.11	4800.00	5	0.11	4800.00	5	0.11	4800.00	5	0.12	5357.18	5X	0.03	1202.16	5	0.16	7069.17			
6	0.11	4990.77	55	0.12	5400.39	6	0.18	7800.00	6	0.12	5200.00	6	0.11	4815.91	6	0.11	4800.00	6	0.11	4800.00	6	0.11	4800.00	6	0.12	5294.73	6	0.15	6438.99	6	0.16	7066.95			
7	0.11	4797.31	56X	0.03	1323.03	7X	6.00	261575.05	7	0.12	5200.00	7	0.11	4818.78	7	0.11	4800.00	7	0.11	4800.00	7	0.11	4800.00	7	0.12	5419.64	7	0.14	6039.03	7	0.19	8477.41			
8	0.11	4797.64	BLOCK B			8	0.18	7800.00	8	0.12	5200.00	8	0.11	4821.66	8	0.11	4800.00	8	0.11	4800.00	8	0.11	4800.00	8	0.12	5357.18	8	0.14	6040.91	8	0.19	8474.22			
9	0.11	4797.97				9	0.18	7800.00	9	0.12	5200.00	9	0.11	4824.54	9	0.11	4800.00	9	0.11	4800.00	9	0.11	4800.00	9	0.12	5357.18	9	0.14	6093.97	9	0.16	7059.41			
10	0.11	4798.30				10	0.18	7800.00	10	0.12	5200.00	10	0.11	4827.41	10	0.11	4800.00	10	0.11	4800.00	10	0.11	4800.00	10	0.12	5357.18	10	0.14	6259.84	10	0.19	8468.36			
11	0.11	4798.63				11	0.17	7200.13	11	0.12	5251.56	11	0.11	4843.23	11	0.11	4800.00	11	0.11	4800.00	11	0.11	4800.00	11	0.12	5357.18	11	0.14	6023.70	11	0.19	8465.16			
12	0.11	4798.96	PARCEL	AC	SF	12	0.17	7204.75	12	0.12	5200.00	12X	0.05	2260.21	12	0.11	4800.00	12	0.11	4800.00	12	0.11	4800.00	12	0.12	5357.18	12X	0.05	2260.04	12	0.16	7051.86			
13	0.11	4799.30	1	0.16	7183.83	13	0.17	7226.41	13	0.12	5200.00	13	0.12	5061.93	13	0.11	4800.00	13	0.11	4800.00	13	0.11	4800.00	13	0.12	5357.18	13	0.14	6033.94	13	0.16	7049.64			
14	0.11	4799.63	2	0.14	6000.00	14	0.17	7259.60	14	0.12	5200.00	14	0.11	4800.00	14	0.11	4854.48	14X	0.06	2437.47	14	0.11	4854.48	14	0.12	5357.18	14	0.17	7206.28	14	0.16	7047.42			
15	0.11	4799.94	3	0.14	6000.00	15	0.19	8131.09	15X	0.06	2600.55	15	0.11	4800.00	15	0.11	4701.12	15	0.21	9300.52	15	0.21	9300.52	15	0.12	5357.18	15	0.17	7310.49	15	0.19	8453.98			
16X	0.06	2400.00	4	0.14	6000.00	16	0.23	9874.95	16	0.12	5302.81	16	0.11	4800.00	16	0.11	4800.00	16	0.11	4801.37	16	0.11	4801.37	16	0.12	5357.18	16	0.18	7766.22	16	0.22	9388.52			
17	0.14	6000.00	5	0.14	6000.00	17	0.25	10984.56	17	0.12	5200.00	17	0.11	4800.00	17	0.11	4800.00	17	0.11	4800.00	17	0.11	4800.00	17	0.11	4800.00	17	0.14	6088.22	17	0.21	9327.32			
18	0.14	6000.00	6	0.14	6000.00	18	0.16	6996.83	18	0.12	5200.00	18	0.11	4800.00	18	0.11	4800.00	18	0.11	4800.00	18	0.11	4800.00	18	0.11	4800.00	18	0.14	6088.22	18	0.19	8474.22			
19	0.11	4800.00	7	0.15	6600.00	19	0.16	6999.69	19	0.12	5200.00	19	0.11	4800.00	19	0.11	4800.00	19	0.11	4800.00	19	0.11	4800.00	19	0.11	4800.00	19	0.14	6088.22	19	0.16	7059.41			
20	0.11	4800.00	8X	0.11	4800.00	20	0.16	7002.55	20	0.12	5200.00	20	0.11	4800.00	20	0.18	7971.95	20	0.11	4800.00	20	0.11	4800.00	20	0.11	4800.00	20	0.14	6088.22	20	0.19	8477.41			
21	0.11	4800.00	9	0.15	6600.00	21	0.19	8406.84	21	0.12	5200.00	21	0.11	4800.00	21	0.26	11345.47	21	0.11	4800.00	21	0.11	4800.00	21	0.11	4800.00	21	0.14	6088.22	21	0.16	7059.41			
22	0.11	4800.00	10	0.14	6000.00	22	0.16	7008.84	22	0.12	5200.00	22	0.11	4800.00	22	0.12	5065.54	22	0.12	5065.54	22	0.12	5065.54	22	0.11	4800.00	22	0.14	6088.22	22	0.19	8477.41			
23	0.14	6000.00	11	0.14	6000.00	23	0.16	7011.70	23	0.12	5200.00	23	0.11	4878.68	23	0.12	5065.54	23	0.12	5065.54	23	0.12	5065.54	23	0.11	4801.02	23	0.14	6088.22	23	0.16	7059.41			
24	0.15	6545.33	12	0.14	6000.00	24	0.16	7014.56	24	0.19	8171.75	24	0.18	7714.73	24	0.17	7599.26	24	0.17	7599.26	24	0.17	7599.26	24	0.11	4826.00	24	0.14	6088.22	24	0.16	7059.41			
25	0.33	14384.75	13	0.17	7200.00	25	0.19	8421.25	25	0.17	7209.02	BLOCK P			25	0.16	6916.97	25	0.11	4883.56	25	0.11	4883.56	25	0.11	4800.00	25	0.14	6088.22	25	0.19	8477.41			
26	0.33	14318.56	14	0.21	8987.48	26	0.16	7020.85	26	0.12	5412.04				26X	0.03	1237.74	26	0.12	5095.24	26	0.12	5095.24	26	0.12	5095.24	26	0.11	4800.00	26	0.14	6088.22	26	0.16	7059.41
27	0.16	7118.46	15	0.17	7617.29	27	0.16	7023.71	27	0.12	5436.73				27	0.27	11786.59	27	0.18	7880.72	27	0.18	7880.72	27	0.18	7880.72	27	0.11	4800.00	27	0.14	6088.22	27	0.19	8477.41
28	0.12	5200.00	16	0.27	11784.06	28	0.16	7026.57	28	0.12	5436.73				28	0.17	7229.05	28	0.17	7229.05	28	0.17	7229.05	28</											

EXHIBIT A
SHEET 3 OF 3



Notes

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- * Further detail will be provided with preliminary plat.
- * Where corner lots are key lots, the corner lot shall have a front building line on both streets, unless said key lot is separated from other lots by dedicated street or alley.

**Planner / Landscape Architect
Engineer**

BGE, Inc
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046

Owner:

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

Applicant / Developer:

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

Leonard Trails

Concept Plan

Gross Area= 97.646 AC

City of Anna

Collin County, Texas

Granderson Stark

Survey Abstract No. 798

November, 2020

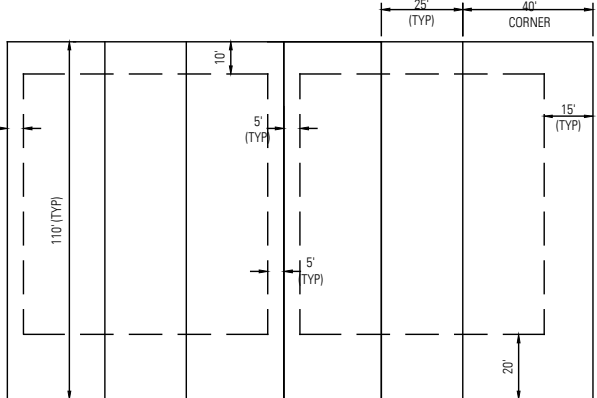


PREVIOUS LAYOUT

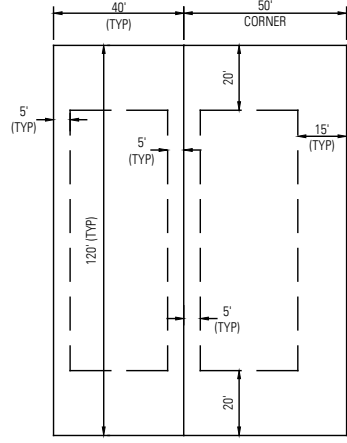


PRELIMINARY LOT COUNT TABLE				
LOT DIMENSIONS	RESIDENTIAL TYPE	PHASE 1	PHASE 2	TOTAL
25' x 110'	SF-TH	29	50	79
40' x 120'	SF-Z	57	60	117
40' x 130'	SF-Z	21	32	53
50' x 120'	SF-60	52	48	100
TOTAL		159	190	349

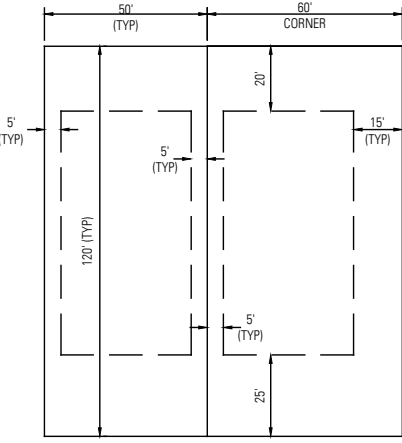
SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
EXISTING ZONING	AG, SF-60
PROPOSED ZONING	SF-60, SF-Z, SF-TH, C-2
EXISTING LAND USE	AGRICULTURE / UNDEVELOPED
PROPOSED LAND USE	CLUSTER RESIDENTIAL SUBURBAN RESIDENTIAL
GROSS SITE AREA	97.646 ac



STANDARD PD (SF-TH) LOT



STANDARD PD (SF-Z) LOT

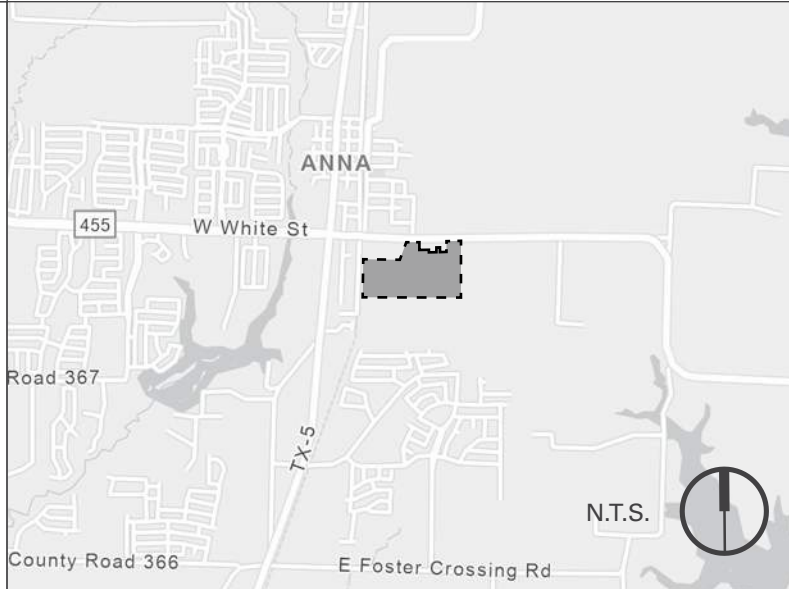


STANDARD PD (SF-60) LOT

Notes

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

Context Map



Development Team

Applicant / Developer:

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

Owner:

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

Planner / Landscape Architect:

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

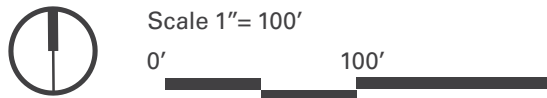
Engineer:

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

Leonard Trails

CONCEPT PLAN

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



Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: C-2, SF-72, SF-60, and SF-Z
- ☐ Specific Use Permit for: _____

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

Existing Zoning

- | | | | |
|--|--|--|---|
| ☒ AG | Agricultural District | ☐ C-1 | Restricted Commercial |
| ☐ SF-E | Single-Family Residential - Large Lot | ☐ C-2 | General Commercial |
| ☐ SF-1 | Single-Family Residential | ☐ NC | Neighborhood Convenience District |
| ☐ SF-84 | Single-Family Residential District - 84 | ☐ CBRD | Central Business Redevelopment District |
| ☐ SF-72 | Single-Family Residential District - 72 | ☐ C-3 | Planned Center District |
| ☐ SF-60 | Single-Family Residential District - 60 | ☐ O-1 | Office District |
| ☐ SF-Z | Single-Family Residential District - Zero Lot Line Homes | ☐ I-1 | Light Industrial District |
| ☐ SF-TH | Single-Family Residential District - Townhomes | ☐ I-2 | Heavy Industrial District |
| ☐ MH-1 | Manufactured Home District | ☒ PD | Planned Development District |
| ☐ MH-2 | Manufactured Home Park District | | <u>Ordinance No. 145-2004</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 combine parcels into a single PD to allow for a mix of housing across the site while preserving
light commercial parcels along E. White

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: 98 acre(s)

Total number of lots including Common Area Lots: _____ 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 \$ 8,840, to be paid to Development Services.

The application fee of \$ _____, 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: Leonard Trails Total Number of Acres: 97.65
Zoning Classification(s): SF-60, C-2, AG Total Number of Lots: 346
Location: SF Subdivision & Retail along 455 E. White Street approx. 500 yards east of Powell Pkwy.

Property Owner Information & Authorization

Name/Company: Rising Wakulla Investments, L.P.
Address: 1 Foxhollow Lane
City: Melissa State: TX Zip Code: 75454-8901
Phone: 469-667-8760 Email: snoopzman1030@gmail.com

Project Representation (check one):

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

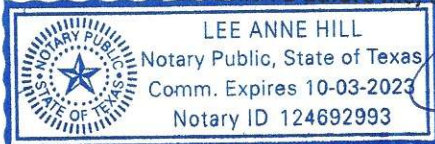
Property Owner's Signature: [Signature] Date: 11/10/22

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 10 day of November, 2022



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

Project Representative Information (complete if designated by owner)

☐ Engineer ☒ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Kyle Tressler
Company: Qualico Communities
Address: 6950 TPC Drive Suite 350
City: McKinney State: TX Zip Code: 75070
Phone: 404-849-1606 Email: kyle.tressler@qualico.com

Development Services

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

THE CITY OF
Anna

RECEIVED
DEVELOPMENT SERVICES
11/28/2022

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

Kim Fletcher
Name (Please Print)

Kim Fletcher
Signature

710 East White St 455
Address

11/25/22
Date

Please return form to:

USPS Mail:

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

Hand Delivery:

Development Services
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

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



Item No. 21.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

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

SUMMARY:

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

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

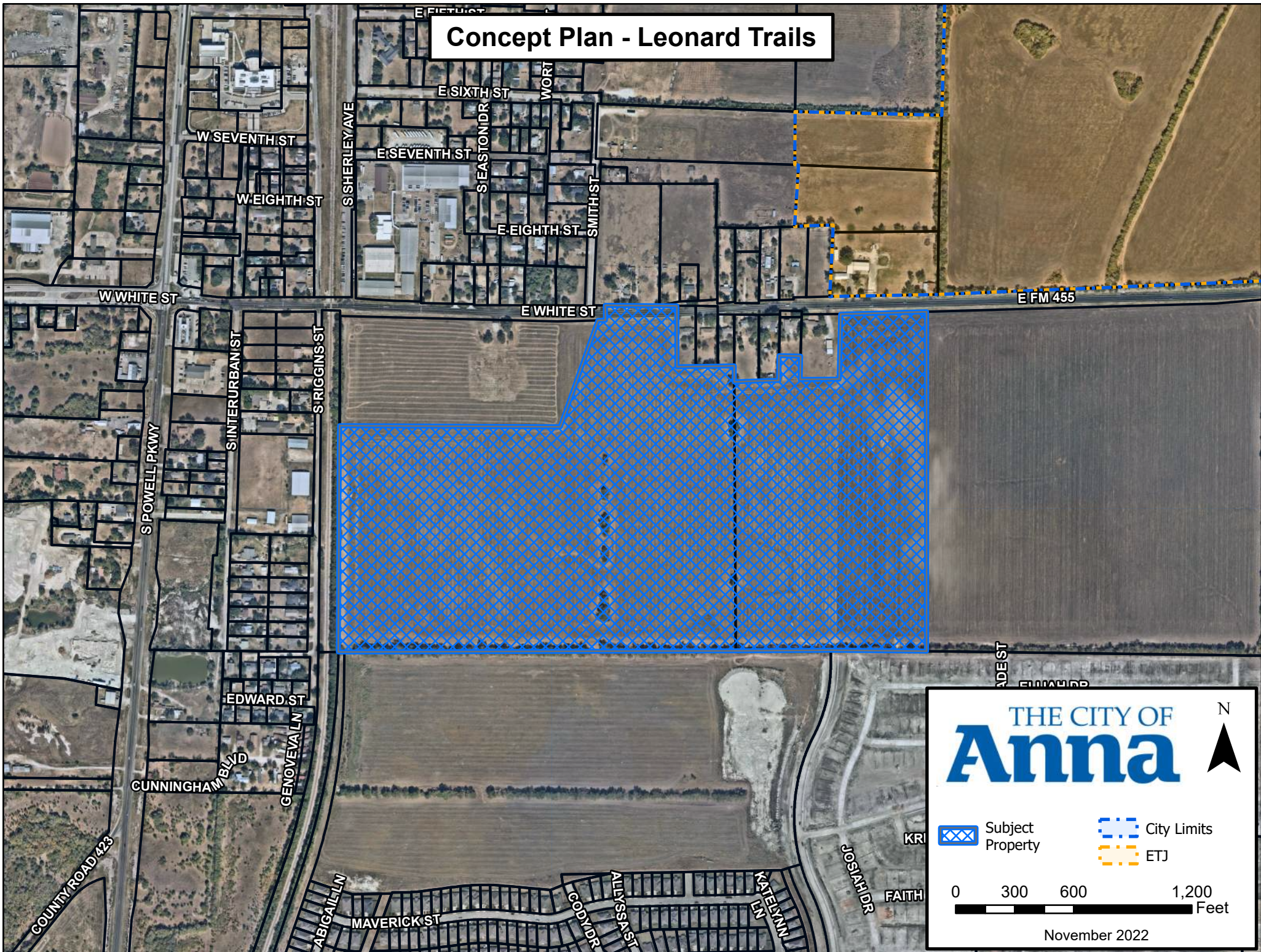
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Leonard Trails Concept Plan Locator Map
2. EXHIBIT A - CP (Leonard Trails)
3. Previous Layout - CP (Leonard Trails)
4. Signed Application

Concept Plan - Leonard Trails



THE CITY OF
Anna

N

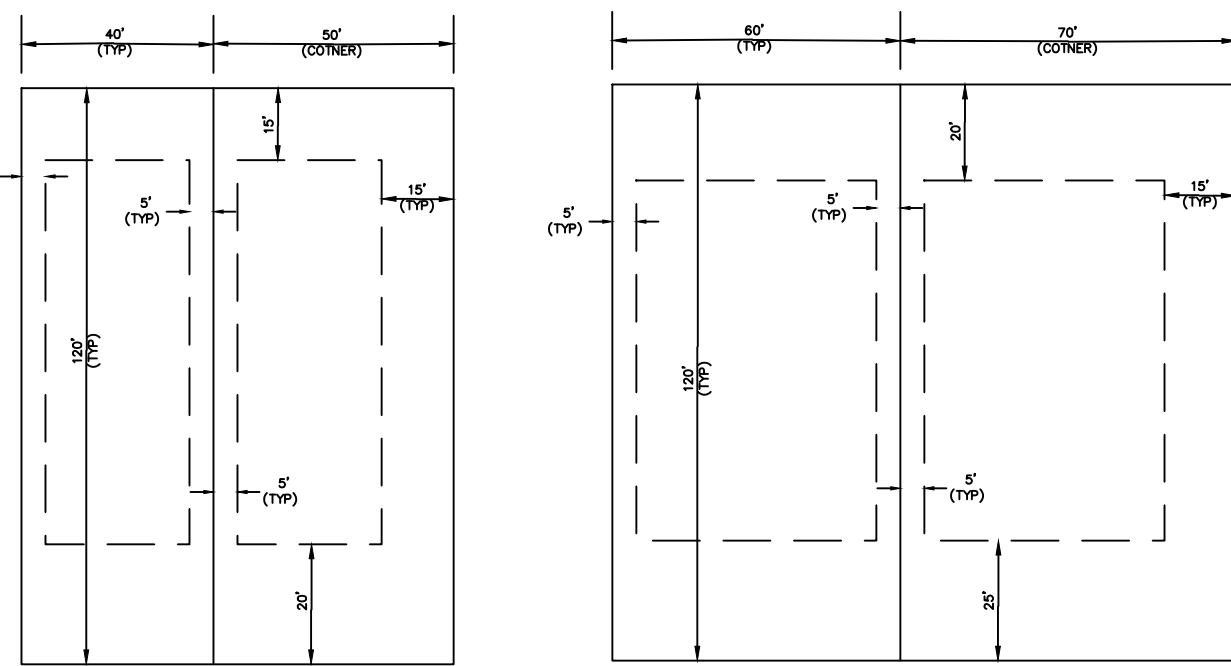
Subject Property

City Limits

ETJ

0 300 600 1,200 Feet

November 2022



STANDARD PD (SF-Z) LOT

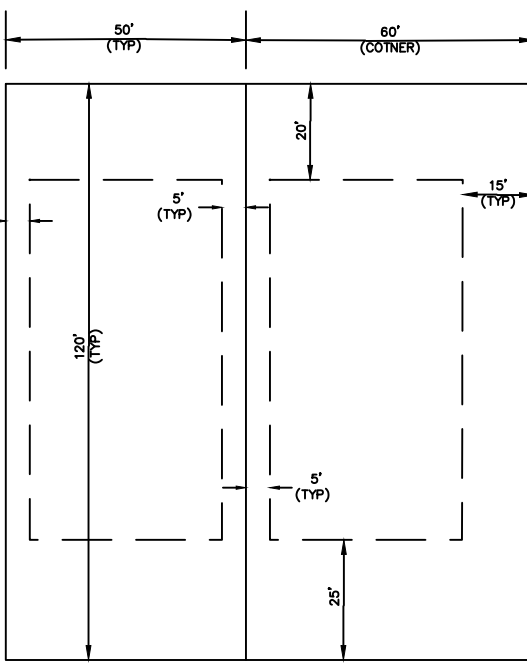
STANDARD PD (SF-72) LOT

PRELIMINARY LOT COUNT TABLE				
LOT DIMENSIONS	RESIDENTIAL TYPE	PHASE 1	PHASE 2	TOTAL
40' X 120'	SF-Z	29	63	92
40' X 130'	SF-Z	48	27	75
50' X 120'	SF-60	50	44	94
60' X 120'	SF-72	36	49	85
TOTAL		163	183	346

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
EXISTING ZONING	AG, SF-60
PROPOSED ZONING	SF-60, SF-Z, SF-72
EXISTING LAND USE	AGRICULTURE / UNDEVELOPED
PROPOSED LAND USE	COMMERCIAL & SINGLE FAMILY, DWELING, DETACHED.
GROSS SITE AREA	97.646 AC

1"CY" INDICATES COURTYARD STYLE

*Where corner lots are key lots, the corner lot shall have a front building line on both streets, unless said key lot is separated from other lots by dedicated street or alley.



STANDARD PD (SF-60) LOT

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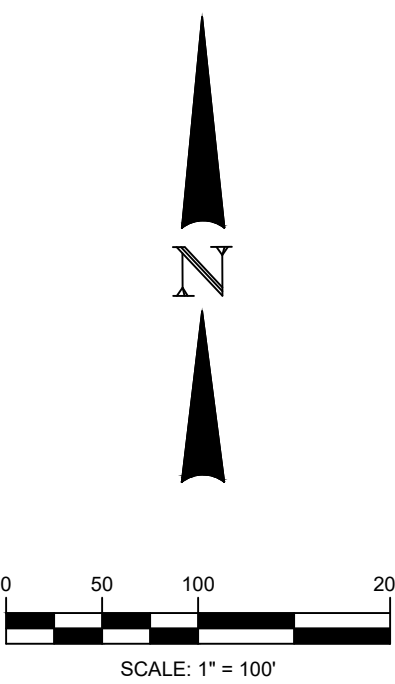


EXHIBIT A SHEET 1 OF 3

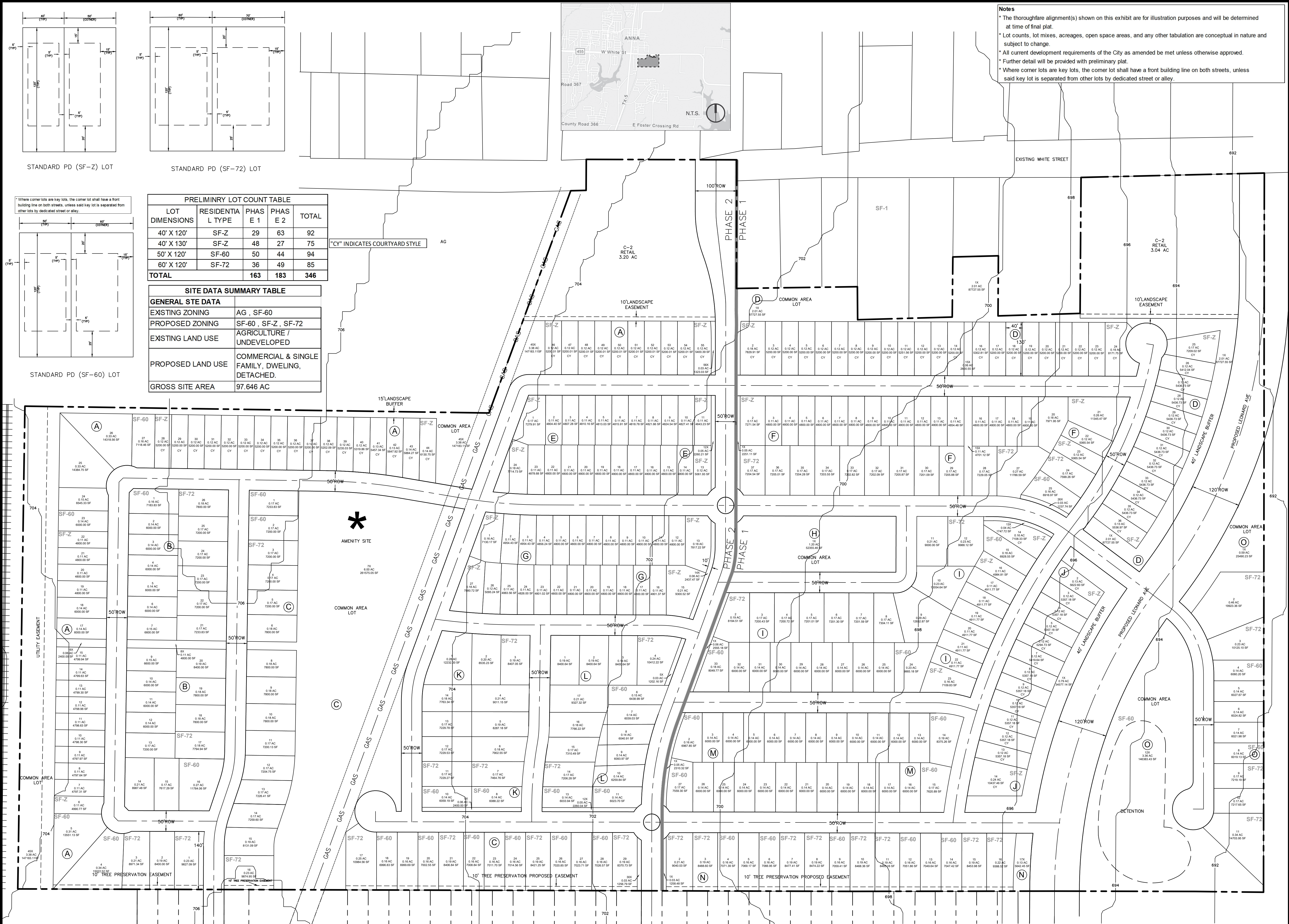
**Planner / Landscape Architect
Engineer**

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046

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**Leonard Trails
Concept Plan**
Gross Area= 97.646 AC
City of Anna
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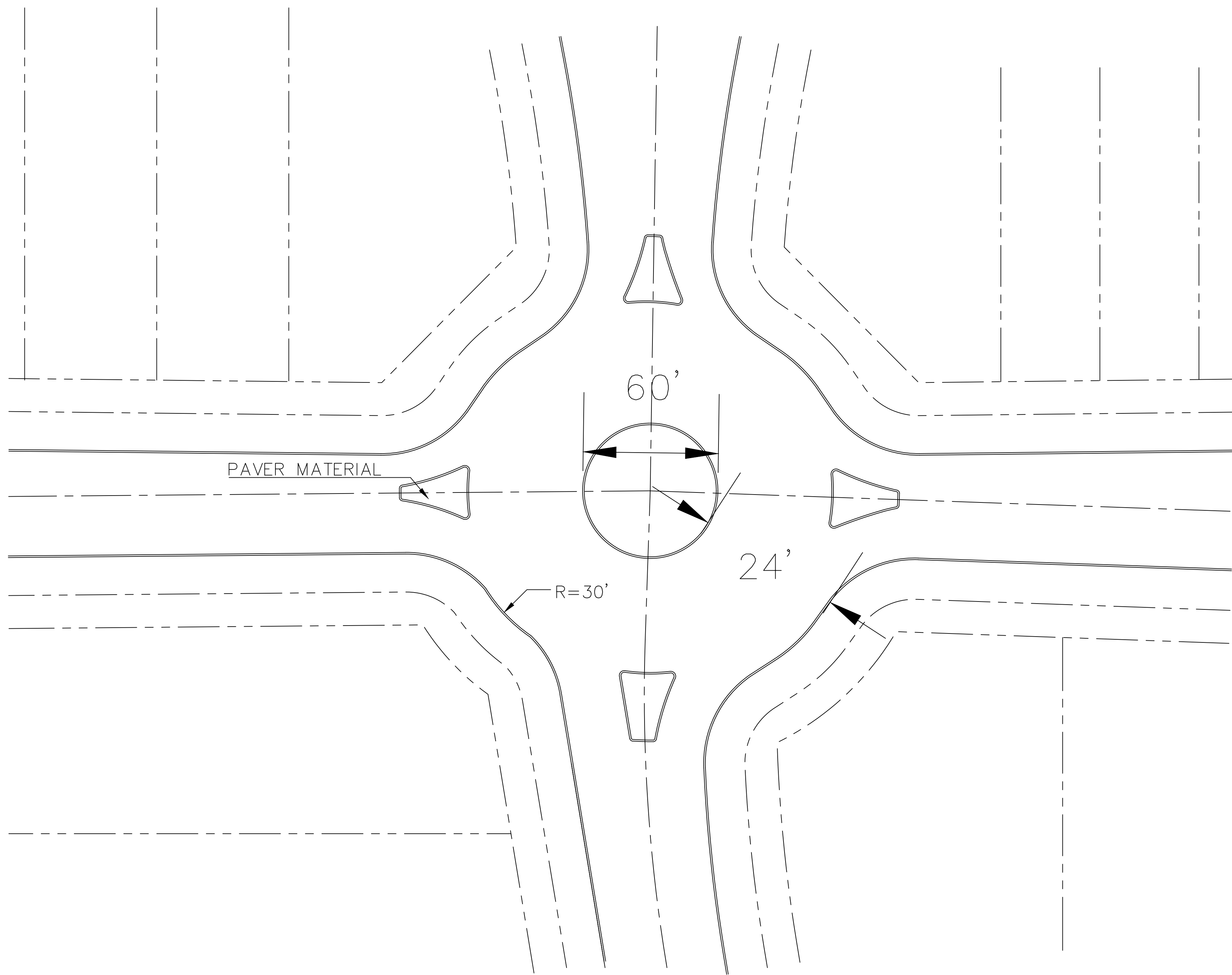
Applicant / Developer:
Qualico Communities
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Contact: John Vick
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EXHIBIT A
SHEET 3 OF 3



Notes

- * The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and will be determined at time of final plat.
- * Lot counts, lot mixes, acreages, open space areas, and any other tabulation are conceptual in nature and subject to change.
- * All current development requirements of the City as amended be met unless otherwise approved.
- * Further detail will be provided with preliminary plat.
- * Where corner lots are key lots, the corner lot shall have a front building line on both streets, unless said key lot is separated from other lots by dedicated street or alley.

**Planner / Landscape Architect
Engineer**

BGE, Inc
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046

Owner:

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

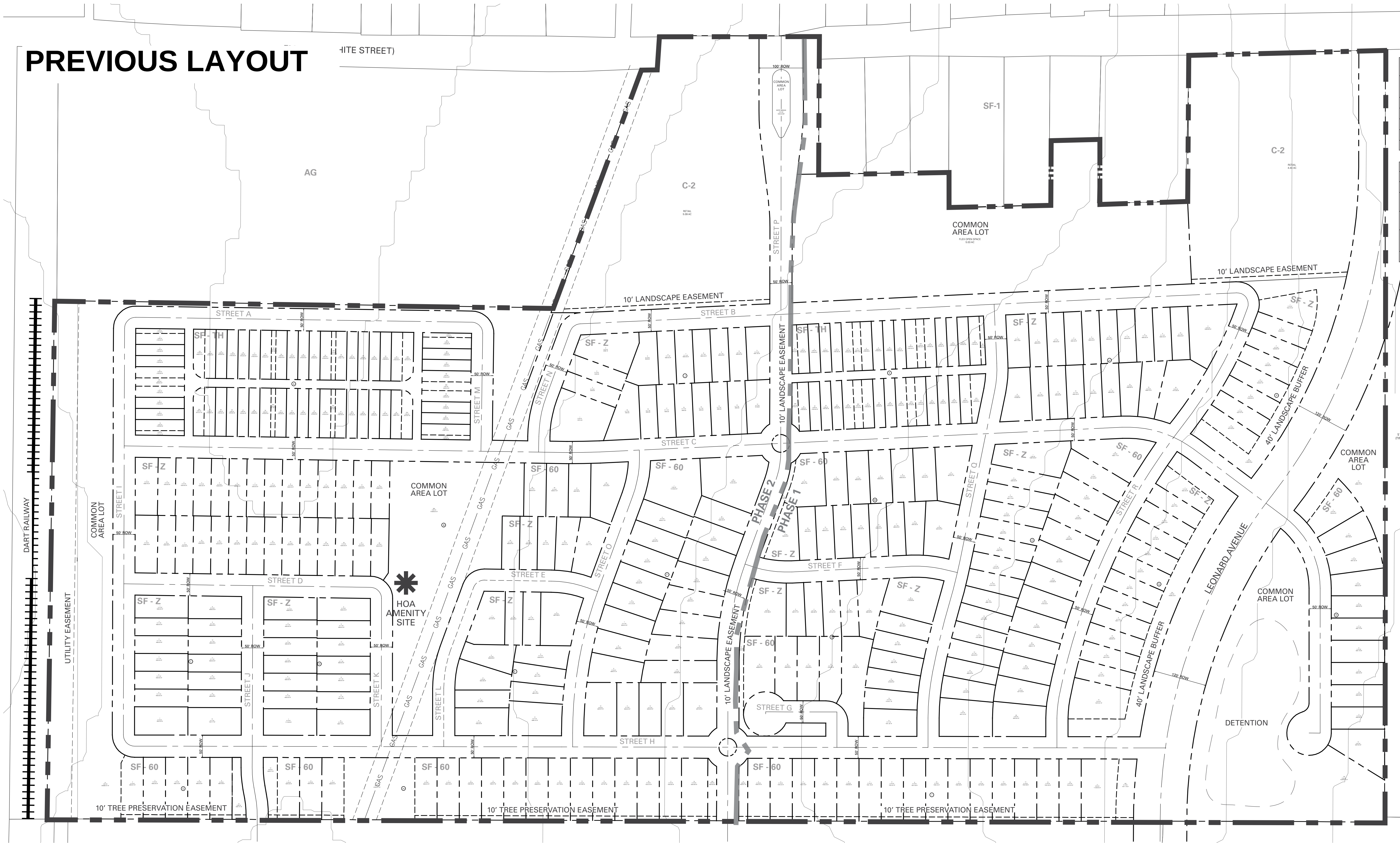
Applicant / Developer:

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

Leonard Trails
Concept Plan
Gross Area= 97.646 AC
City of Anna
Collin County, Texas
Granderson Stark
Survey Abstract No. 798
November, 2020

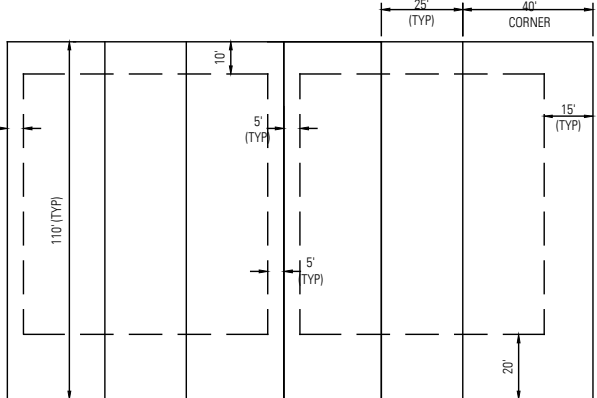


PREVIOUS LAYOUT

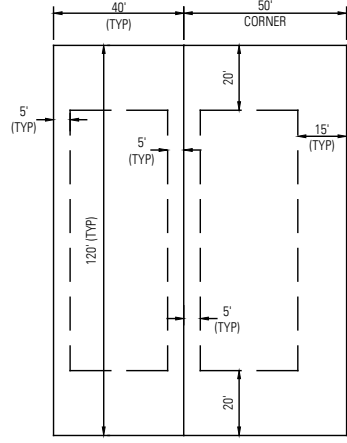


PRELIMINARY LOT COUNT TABLE				
LOT DIMENSIONS	RESIDENTIAL TYPE	PHASE 1	PHASE 2	TOTAL
25' x 110'	SF-TH	29	50	79
40' x 120'	SF-Z	57	60	117
40' x 130'	SF-Z	21	32	53
50' x 120'	SF-60	52	48	100
TOTAL		159	190	349

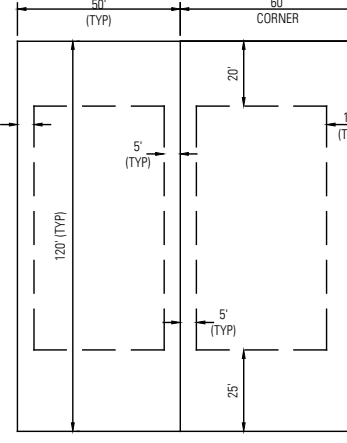
SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
EXISTING ZONING	AG, SF-60
PROPOSED ZONING	SF-60, SF-Z, SF-TH, C-2
EXISTING LAND USE	AGRICULTURE / UNDEVELOPED
PROPOSED LAND USE	CLUSTER RESIDENTIAL SUBURBAN RESIDENTIAL
GROSS SITE AREA	97.646 ac



STANDARD PD (SF-TH) LOT



STANDARD PD (SF-Z) LOT



STANDARD PD (SF-60) LOT

Notes

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

Context Map



Development Team

Applicant / Developer:

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

Owner:

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

Planner / Landscape Architect:

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

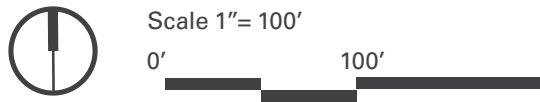
Engineer:

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

Leonard Trails

CONCEPT PLAN

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



Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: C-2, SF-72, SF-60, and SF-Z
- ☐ Specific Use Permit for: _____

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

Existing Zoning

- | | | | |
|--|--|--|---|
| ☒ AG | Agricultural District | ☐ C-1 | Restricted Commercial |
| ☐ SF-E | Single-Family Residential - Large Lot | ☐ C-2 | General Commercial |
| ☐ SF-1 | Single-Family Residential | ☐ NC | Neighborhood Convenience District |
| ☐ SF-84 | Single-Family Residential District - 84 | ☐ CBRD | Central Business Redevelopment District |
| ☐ SF-72 | Single-Family Residential District - 72 | ☐ C-3 | Planned Center District |
| ☐ SF-60 | Single-Family Residential District - 60 | ☐ O-1 | Office District |
| ☐ SF-Z | Single-Family Residential District - Zero Lot Line Homes | ☐ I-1 | Light Industrial District |
| ☐ SF-TH | Single-Family Residential District - Townhomes | ☐ I-2 | Heavy Industrial District |
| ☐ MH-1 | Manufactured Home District | ☒ PD | Planned Development District |
| ☐ MH-2 | Manufactured Home Park District | | <u>Ordinance No. 145-2004</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 combine parcels into a single PD to allow for a mix of housing across the site while preserving
light commercial parcels along E. White

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: 98 acre(s)

Total number of lots including Common Area Lots: _____ 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 \$ 8,840, to be paid to Development Services.

The application fee of \$ _____, 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: Leonard Trails Total Number of Acres: 97.65
Zoning Classification(s): SF-60, C-2, AG Total Number of Lots: 346
Location: SF Subdivision & Retail along 455 E. White Street approx. 500 yards east of Powell Pkwy.

Property Owner Information & Authorization

Name/Company: Rising Wakulla Investments, L.P.
Address: 1 Foxhollow Lane
City: Melissa State: TX Zip Code: 75454-8901
Phone: 469-667-8760 Email: snoopzman1030@gmail.com

Project Representation (check one):

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

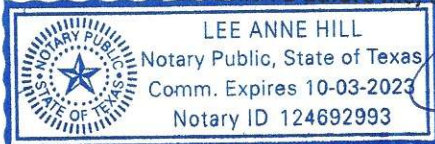
Property Owner's Signature: [Signature] Date: 11/10/22

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 10 day of November, 2022



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

Project Representative Information (complete if designated by owner)

☐ Engineer ☒ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Kyle Tressler
Company: Qualico Communities
Address: 6950 TPC Drive Suite 350
City: McKinney State: TX Zip Code: 75070
Phone: 404-849-1606 Email: kyle.tressler@qualico.com

Development Services

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



Item No. 22.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-2 Multiple-Family Residential – High Density, C-2 General Commercial, and SF-20 Single-Family Residence with modified development standards. Applicant: James E. Hager Trust.

SUMMARY:

REMARKS:

At the April 4, 2022 Planning & Zoning Commission meeting the applicant presented a similar zoning request which was recommended for denial by the Commission. City Council followed the P&Z recommendation and denied the zoning request at their May 24, 2022 Meeting.

The applicant has resubmitted a new Planned Development zoning request which contains many of the same development standards and site features. The modifications made include:

- Removing the C-2 General Commercial zoning tract;
- Reducing the number of multiple-family units from 660 to 538 units; and
- Proposing a traffic circle at the intersection of W Finley Boulevard and CR 423.

Additionally, based on the applicant's modified concept plan, additional stipulations proposed include:

- Restricting building setbacks by height from the existing Pecan Grove Phase IV subdivision;
- Increasing the landscape buffer along W Finley Boulevard from 20 feet to 25 feet; and
- Preserving trees along the northern, western, & southern property boundaries.

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), Hager Ranch accompanies this request.

Surrounding Land Uses and Zoning

North	Farm located in the Extraterritorial Jurisdiction (ETJ).
East	Across County Road 423, vacant tract and two single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot and one vacant tract zoned C-2 General Commercial.
South	Vacant tract zoned SF-E Single-Family Residential – Large Lot.
West	Single-family dwelling, detached and one common area lot, zoned Planned Development-SF-72 Single-Family Residential (Ord. No. 2002-27A) .

Proposed Planned Development Stipulations

The requested zoning is PD. This PD will allow for the zoning for MF-2 Multiple-Family Residential – High Density with modified development standards and SF-20 Single-Family Residence. 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 multiple-family residences while preserving the existing single-family dwelling.

Design Standards - The language in the proposed PD district would allow for modified development standards associated with the multiple-family residence development by:

1. Enhancing the landscape buffer along W Finley Boulevard.
2. Preserve existing trees along the property boundaries.
3. Ensuring privacy for existing neighbors through height setbacks.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan



The Future Land Use Plan designates this property as Professional Campus (PC).

Character & Intent *The Professional Campus designated area is intended to provide office jobs and is the location for major employers as well as smaller office or professional service companies. They typically located near major transportation corridors and may include office parks or technology centers.*

Land Use Considerations

Primary Land Use

Higher education, research and technology, professional offices, medical, restaurant and retail

Secondary Land Use

Civic and institutional uses, parks and open space.

The location of the proposed development is not along a major thoroughfare. There are opportunities for professional offices, medical, restaurant, and retail uses within the proposed development. However, the only land use being proposed is residential.

SUMMARY:

Request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5 from SF-E Single-Family Residential - Large Lot to Planned Development.

The proposed zoning request does not meet the Character & Intent of the Future Land Use Plan. The modified request and development layout is nearly identical to the initial zoning application with the exception of removing the commercial zoning component and adding a round-about at the intersection of Finley Boulevard and County Road 423.

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:

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

Restrictions:

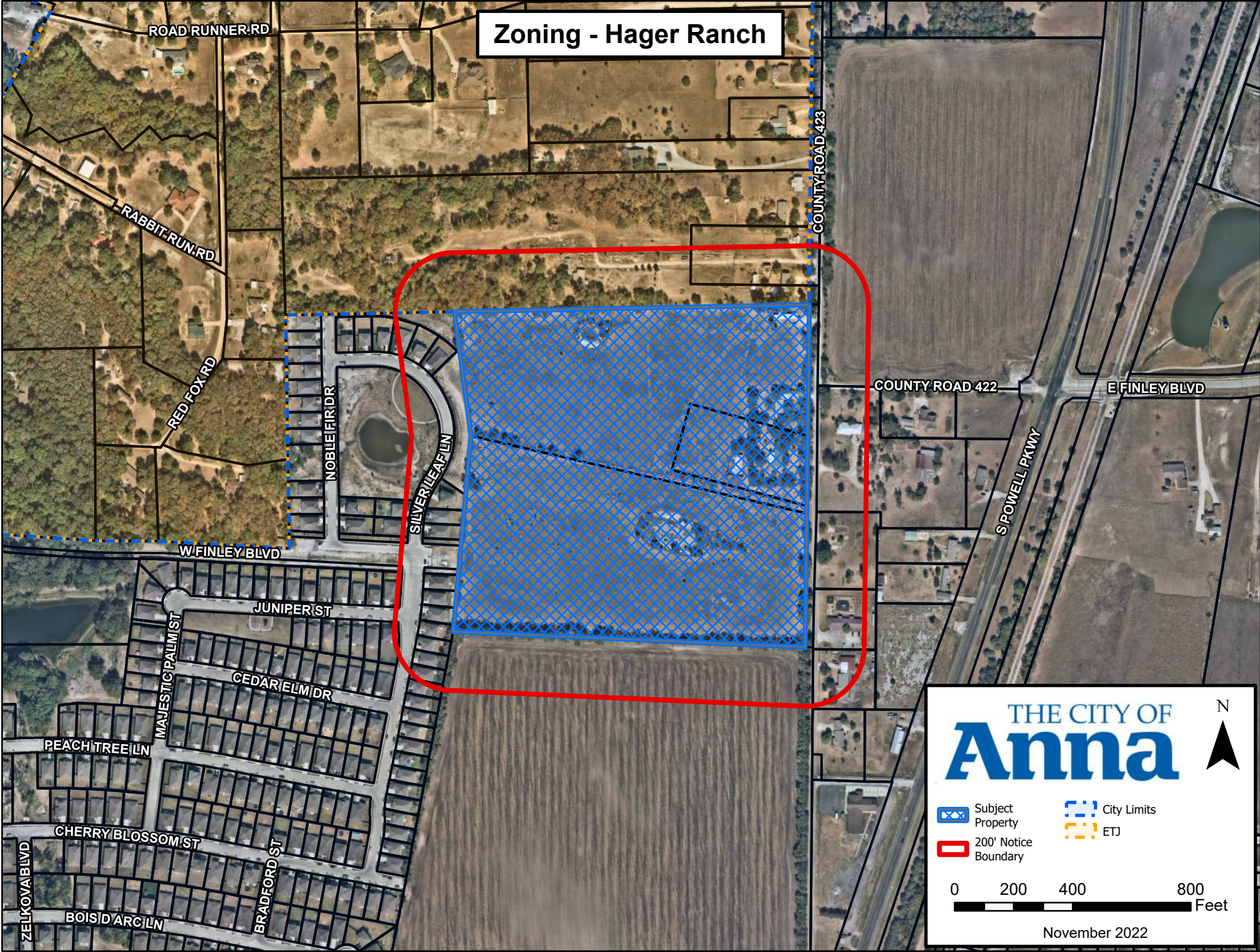
1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the SF-20.0 Single-Family Residence District (SF-20.0), MF-2 Multiple-Family Residential – High Density (MF-2) zoning district, and the Planning and Development Regulations except as otherwise specified herein.
 - a. SF-20.0 Single-Family Residence District (Block A, Lot 2).
 - b. Multiple-Family Residential – High Density (MF-2) (Block A, Lot 1 & Block B, Lot 1)
 - i. Permitted Uses: Townhomes
 - ii. Maximum number of units:
 - A. Multiple-Family Residences (apartment buildings): 563 dwelling units
 - B. Townhomes: 25 dwelling units
 - iii. Maximum Height and Setback:
 - A. Multiple-Family Residences (apartment buildings): 50 feet/ 4-stories
 - B. Townhomes: 35 feet/ 2-stories
 - C. One- and two-story buildings shall be setback a minimum distance of 60 feet from adjacent properties.
 - D. Three-story buildings shall be setback a minimum distance of 175 feet from the Pecan Grove, Phase IV subdivision and 60 feet from remaining adjacent properties.
 - E. Four-story buildings shall be setback a minimum distance of 375 feet from the Pecan Grove, Phase IV subdivision and 60 feet from remaining adjacent properties.
 - F. Buildings of any height shall be setback a minimum distance of 25 feet from the right-of-way (W Finley Boulevard and County Road 423).
 - iv. Parking:
 - A. Multiple-Family Residences (apartment buildings) shall have a parking garage attached to each building excluding the amenity center.
 1. Garage Parking Space Dimensions: 9'x18'
 2. Covered Parking: 50% of required parking

- B. Townhomes: 2-car private garage per unit.
 - v. Landscaping and Tree Preservation:
 - A. The landscape buffer along W Finley Boulevard shall be a minimum of 25 feet.
 - B. To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located on portions of the western and southern property boundaries of the zoning request. The existing tree line shall be located within the 10' landscape buffer as identified on the Concept Plan (Exhibit A) 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.
 - vi. Screening wall
 - A. Minimum height: 6 feet.
 - B. No screening wall is required along W Finley Boulevard or County Road 423.
 - vii. Refuse Facilities: Multi-family buildings will be served by valet trash service with trash compactors contained within each building's respective parking garage. Townhouse residences will utilize single-family home rolling bins.
3. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
 4. The Concept Plan will expire after two (2) years of approval.

ATTACHMENTS:

1. Hager Ranch Zoning Locator Map
2. Exhibit A (CP) Hager Ranch
3. Previous Submittal - (CP) Hager Ranch
4. Responses - P&Z
5. P&Z Application

Zoning - Hager Ranch



60' 0' 60' 120'

SCALE: 1" = 60'



CONCEPTUAL SITE PLAN
HAGER RANCH
BLOCK A, LOTS 1 & 2 & BLOCK B, LOT 1
±30.13-ACRE TRACT OF LAND

OUT OF THE
R.C. INGRAHAM SURVEY ABSTRACT 464
CITY OF ANAHEIM, COLLIN COUNTY, TEXAS

DATE: MARCH 29, 2022

<u>OWNER</u> LADY BIRD TX HOMES, INC 3900 S. STONE BRIDGE DR SUITE 304 MCKINNEY, TX 75013 PHONE: (972) 914-1689 VAMSI GALI	<u>ENGINEER / PREPARER</u> COLE DESIGN GROUP 6175 MAIN STREET SUITE 367 FRISCO, TEXAS 75034 PHONE: 469.880.7910 DYLAN T. BLACKSHEAR, P.E.	<u>SURVEYOR</u> COLE DESIGN GROUP 6175 MAIN STREET SUITE 367 FRISCO, TEXAS 75034 PHONE: 940.440.2696 DANIEL L. JACKSON, RPLS
---	--	---

SITE DATA SUMMARY TABLE			
GENERAL SITE DATA	BLOCK A, LOT 1	BLOCK A, LOT 2	BLOCK B, LOT 1
PROPOSED ZONING	PD-MF-2	SF-20.0	PD-MF-2
LAND USE (FROM ZONING ORDINANCE)	MULTI-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL
LOT AREA [SQ. FT. / AC.]	575,344 / ±13.20	13,310 / ±0.305	63,362 / ±14.546
BUILDING FOOTPRINT AREA¹ [SQ. FT.]	111,079	2,000 (ESTIMATED)	143,540
BUILDING AREA² [SQ. FT.]	320,817	2,000 (ESTIMATED)	473,551
BUILDING HEIGHT [NO. OF STORIES]	3 - 4	1	3 - 4
MAX. BUILDING HEIGHT [FT.]	54	UNKNOWN	54
LOT COVERAGE [PERCENT - X.XX%]	29.30	14.66 (ESTIMATED)	34.60
TOTAL MULTI-FAMILY UNIT COUNT	184	N/A	379
TOTAL TOWNHOME UNIT COUNT	20	N/A	5
LANDSCAPE AREA	BLOCK A, LOT 1	BLOCK A, LOT 3	BLOCK B, LOT 1
REQ'D. INTERNAL LANDSCAPE AREA [SQ. FT. - 8 SQ. FT. / PARKING SPACE]	936 SQ. FT.	N/A	616 SQ. FT.
ADDTL. INTERIOR LANDSCAPE AREA [SQ. FT.]	758 SQ. FT.	N/A	416 SQ. FT.
TOTAL LANDSCAPE AREA [SQ. FT.]	220,166 SQ. FT.	N/A	232,172 SQ. FT.

PARKING CALCULATIONS TABLE			
MULTI-FAMILY (BLOCK A, LOT 1 AND BLOCK B, LOT 1)			
PARKING REQUIRED		PARKING PROVIDED	
PARKING RATIO: 2.00 TENANT SPACES / UNIT = 1,320 SPACES 0.25 VISITOR SPACES / UNIT = 165 SPACES 2.00 SPACES / TOWNHOME = 50 SPACES TOTAL SPACES REQUIRED = 1,535 SPACES		TOTAL SPACES PROVIDED: 1,535 SPACES TOWNHOMES: 50 SPACES AMENITY CENTER: 48 SPACES PARKING GARAGE 1: 400 SPACES PARKING GARAGE 2: 450 SPACES PARKING GARAGE 3: 441 SPACES PARALLEL SURFACE SPACES: 89 SPACES 90-DEGREE SURFACE SPACES: 57 SPACES	
MULTI-FAMILY COVERED PARKING REQUIRED: 50% OF 1,320 SPACES = 660 SPACES TOWNHOME COVERED PARKING REQUIRED: 2.00 COVERED SPACES PER UNIT = 50 SPACES TOTAL COVERED SPACES REQUIRED = 710 SPACES		TOTAL COVERED SPACES PROVIDED: 710 SPACES TOWNHOMES: 50 SPACES PARKING GARAGE 1: 204 SPACES PARKING GARAGE 2: 231 SPACES PARKING GARAGE 3: 225 SPACES	
ACCESSIBLE (ADA) PARKING REQUIRED: AMENITY CENTER : 2 SPACES PARKING GARAGE 1: 9 SPACES PARKING GARAGE 2: 9 SPACES PARKING GARAGE 3: 11 SPACES		ACCESSIBLE PARKING PROVIDED: AMENITY CENTER : 2 SPACES PARKING GARAGE 1: 9 SPACES PARKING GARAGE 2: 9 SPACES PARKING GARAGE 3: 11 SPACES	
SINGLE-FAMILY RESIDENCE DISTRICT [SF-20.0] (BLOCK A, LOT 3)			
EXISTING MANUFACTURED HOME		PARKING PROVIDED: 2 SPACES	
PARKING REQUIRED: 2 SPACES			
CITY OF ANNA OPEN SPACE ANALYSIS			
REQUIRED			
TYPE	REQUIREMENT	NO. OF UNITS	TOTAL
1-BEDROOM	600 SQ. FT.	204	122,400 SQ. FT.
2-BEDROOM	900 SQ. FT.	334	300,600 SQ. FT.
3-BEDROOM (TOWNHOMES ONLY)	1,200 SQ. FT.	25	30,000 SQ. FT.
TOTAL		563	453,000 SQ. FT.
PROVIDED			
TYPE	AREA	% OF TOTAL SPACE	
AMENITY CENTER AREA	12,852 SQ. FT.	2.83%	
MULTI-FAMILY COURTYARD AREAS	80,230 SQ. FT.	1.81%	
DETENTION POND (AREA DIVIDED BY 2)	22,465 SQ. FT.	4.95%	
LANDSCAPED OPEN SPACE	337,756 SQ. FT.	74.50%	
TOTAL	453,304 SQ. FT.	100.00%	

FLOOD PLAIN NOTE
THE SITE IS LOCATED IN FLOOD HAZARD UNSHADED ZONE X, ACCORDING TO
FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) FLOOD
INSURANCE RATE MAP (FIRM) PANEL NO. 48085C0160J, EFFECTIVE DATE
JUNE 2, 2009.

EXHIBIT A

[illegible]

DEVELOPER/OWNER:
LADY BIRD TX HOMES, INC.
3900 S. STONEBRIDGE DRIVE
SUITE 304, MCKINNEY, TX 75070
PHONE (972) 914-1669

This document is released
for the purpose of
preliminary review
under the authority of
DYLAN T. BLACKSHEAR
P.E. No. 117571
date: 3/29/22.
It is not to be used for
bidding, permitting or
construction purposes.

HAGER RANCH 9241 COUNTY ROAD 423 ANNA, TEXS 75409	CONCEPT PLAN
---	----------------------------

+ DALLAS

Frisco Square
6175 Main Street
Frisco, TX 75034
972.624.6000 fax
972.624.6000 tel

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

/GIS/ ADA TRANSITION PLANNING

REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Registered Engineering Firm, F-10233 and Survey Company Registration #10193871

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DESIGN/CALC BY	CPW
DRAWN BY	JH
CHECKED BY	DTB
DRAWING SCALE	1" = 60'
DATE	

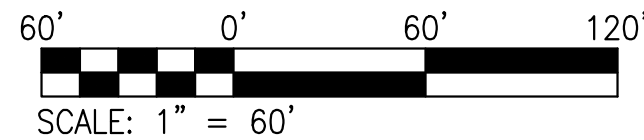
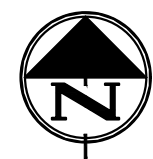
Job Number
22-0024

EXH.01

FLOOD PLAIN NOTE

THE SITE IS LOCATED IN FLOOD HAZARD UNSHADED ZONE X, ACCORDING TO
FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) FLOOD
INSURANCE RATE MAP (FIRM) PANEL NO. 48085C0160J, EFFECTIVE DATE
JUNE 2, 2009.

COTTRELL RYAN PATRICIA & ETAL



LEGEND

[Pattern] = FIRE LANE

(C) = PARKING SPACE COUNT (TYP.)

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	BLOCK A, LOT 1	BLOCK A, LOT 2	BLOCK A, LOT 3	BLOCK B, LOT 1
PROPOSED ZONING	PD-MF-2	PD-C-2	SF-20.0	PD-MF-2
LAND USE (FROM ZONING ORDINANCE)	MULTI-FAMILY RESIDENTIAL	RESTAURANT / RETAIL	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL
LOT AREA [SQ. FT. / AC.]	505,845 / ±11.612	73,993 / ±1.698	13,639 / ±0.313	636,816 / ±14.619
BUILDING FOOTPRINT AREA ¹ [SQ. FT.]	148,214	5,000	2,000 (ESTIMATED)	220,321
BUILDING AREA ² [SQ. FT.]	355,024	5,000	2,000 (ESTIMATED)	570,950
BUILDING HEIGHT [NO. OF STORIES]	4	1	1	4
MAX. BUILDING HEIGHT [FT.]	54	28	UNKNOWN	54
LOT COVERAGE [PERCENT - X.XX%]	29.30	6.75	14.66 (ESTIMATED)	34.60
TOTAL MULTI-FAMILY UNIT COUNT	216	N/A	N/A	444
TOTAL TOWNHOME UNIT COUNT	20	N/A	N/A	5
LANDSCAPE AREA	BLOCK A, LOT 1	BLOCK A, LOT 2	BLOCK A, LOT 3	BLOCK B, LOT 1
RECD. INTERNAL LANDSCAPE AREA [SQ. FT. - 8 SQ. FT. / PARKING SPACE]	920 SQ. FT.	856 SQ. FT.	N/A	544 SQ. FT.
ADDTL. INTERIOR LANDSCAPE AREA [SQ. FT.]	774 SQ. FT.	1,244 SQ. FT.	N/A	488 SQ. FT.
TOTAL LANDSCAPE AREA [SQ. FT.]	220,580 SQ. FT.	15,228 SQ. FT.	N/A	232,010 SQ. FT.

¹ - BUILDING FOOTPRINT AREA INCLUDES THE PROPOSED BUILDING AND THE PROPOSED PARKING GARAGES.
² - BUILDING AREA INCLUDES THE PROPOSED BUILDING AREA AND EXCLUDES THE PROPOSED PARKING GARAGES.

PARKING CALCULATIONS TABLE

MULTI-FAMILY (BLOCK A, LOT 1 AND BLOCK B, LOT 1)

PARKING REQUIRED	PARKING PROVIDED
PARKING RATIO: 2.00 TENANT SPACES / UNIT = 1,320 SPACES 0.25 VISITOR SPACES / UNIT = 165 SPACES 2.00 SPACES / TOWNHOME = 50 SPACES TOTAL SPACES REQUIRED = 1,535 SPACES	TOTAL SPACES PROVIDED: 1,535 SPACES TOWNHOMES: 50 SPACES AMENITY CENTER: 48 SPACES PARKING GARAGE 1: 415 SPACES PARKING GARAGE 2: 467 SPACES PARKING GARAGE 3: 457 SPACES PARALLEL SURFACE SPACES: 89 SPACES 90-DEGREE SURFACE SPACES: 59 SPACES
MULTI-FAMILY COVERED PARKING REQUIRED: 50% OF 1,320 SPACES = 660 SPACES TOWNHOME COVERED PARKING REQUIRED: 2.00 COVERED SPACES PER UNIT = 50 SPACES TOTAL COVERED SPACES REQUIRED = 710 SPACES	TOTAL COVERED SPACES PROVIDED: 710 SPACES TOWNHOMES: 50 SPACES PARKING GARAGE 1: 204 SPACES PARKING GARAGE 2: 231 SPACES PARKING GARAGE 3: 225 SPACES
ACCESSIBLE (ADA) PARKING REQUIRED: AMENITY CENTER: 2 SPACES PARKING GARAGE 1: 9 SPACES PARKING GARAGE 2: 9 SPACES PARKING GARAGE 3: 11 SPACES	ACCESSIBLE PARKING PROVIDED: AMENITY CENTER: 2 SPACES PARKING GARAGE 1: 9 SPACES PARKING GARAGE 2: 9 SPACES PARKING GARAGE 3: 11 SPACES
RETAIL (BLOCK A, LOT 2)	
PARKING REQUIRED RESTAURANT: 10 SPACES / 1,000 SQ. FT. GFA = 50 SPACES ACCESSIBLE (ADA) PARKING REQUIRED = 5	PARKING PROVIDED 107 SPACES 5 SPACES
SINGLE-FAMILY RESIDENCE DISTRICT [SF-20.0] (BLOCK A, LOT 3)	
EXISTING MANUFACTURED HOME PARKING REQUIRED: 2 SPACES	PARKING PROVIDED: 2 SPACES

CITY OF ANNA OPEN SPACE ANALYSIS

REQUIRED			
TYPE	REQUIREMENT	NO. OF UNITS	TOTAL
1-BEDROOM	600 SQ. FT.	256	153,600 SQ. FT.
2-BEDROOM	900 SQ. FT.	404	363,600 SQ. FT.
3-BEDROOM (TOWNHOMES ONLY)	1,200 SQ. FT.	25	30,000 SQ. FT.
TOTAL:			547,200 SQ. FT.
PROVIDED			
TYPE	AREA	% OF TOTAL SPACE	
AMENITY CENTER AREA	19,782 SQ. FT.	3.76%	
MULTI-FAMILY COURTYARD AREAS	32,051 SQ. FT.	6.08%	
DETENTION POND (AREA DIVIDED BY 2)	22,465 SQ. FT.	4.26%	
LANDSCAPED OPEN SPACE	452,590 SQ. FT.	85.90%	
TOTAL	526,888 SQ. FT.	100.00%	

CONCEPTUAL SITE PLAN
HAGER RANCH
BLOCK A, LOTS 1, 2, & 3 & BLOCK B, LOT 1
±30.13-ACRE TRACT OF LAND

OUT OF THE
R.C. INGRAHAM SURVEY ABSTRACT 464
CITY OF ANNA, COLLIN COUNTY, TEXAS

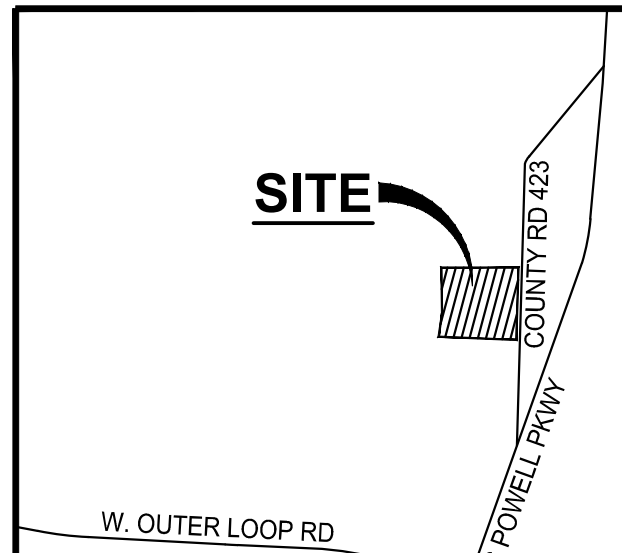
DATE: MARCH 29, 2022

OWNER
LADY BIRD TX HOMES, INC.
3900 S. STONE BRIDGE DR.
SUITE 304
MCKINNEY, TX 75013
PHONE: (972) 914-1669
VAMSI GALI

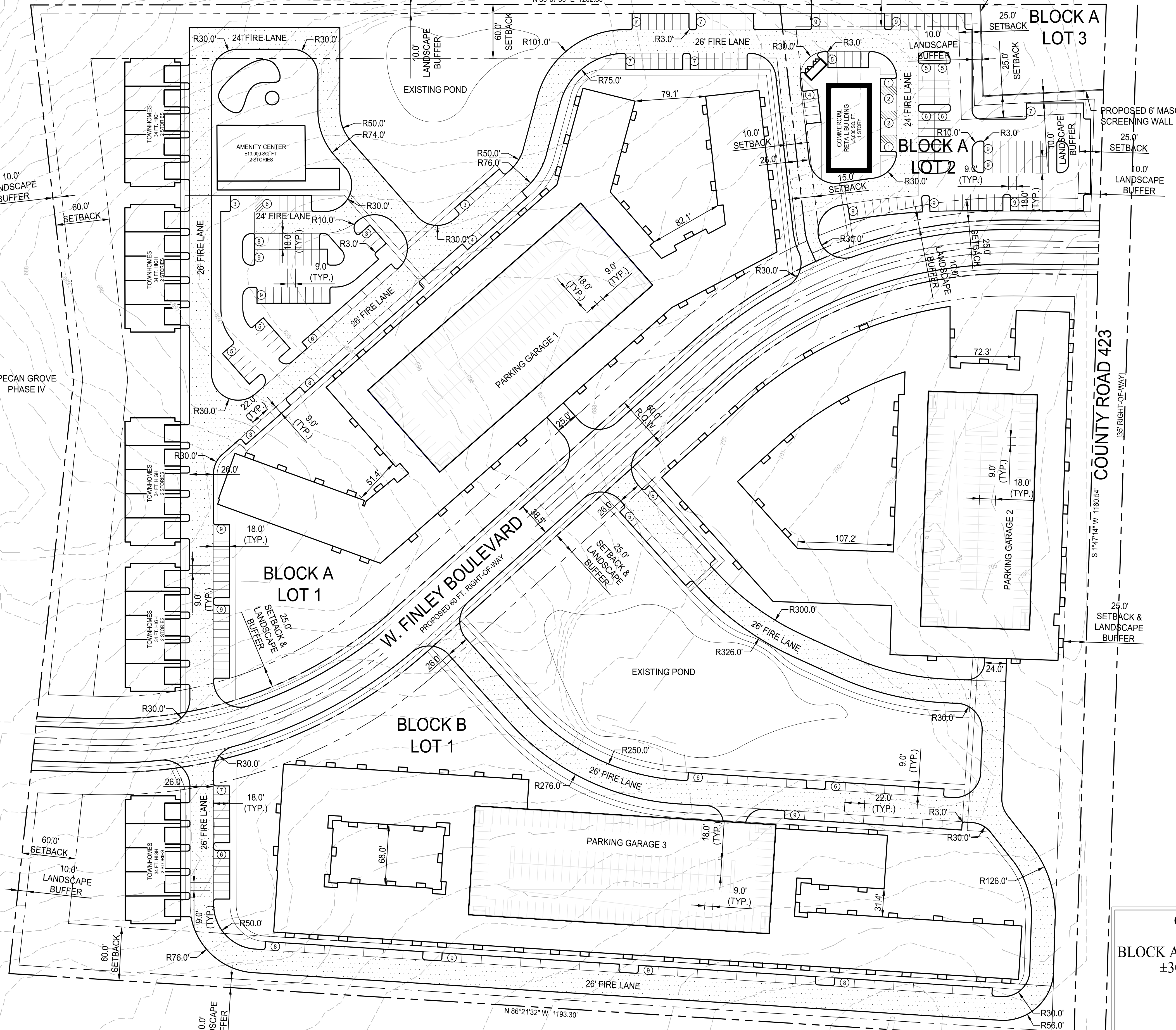
ENGINEER / PREPARER
COLE DESIGN GROUP
6175 MAIN STREET
SUITE 367
FRISCO, TEXAS 75034
PHONE: 469.880.7910
DYLAN T. BLACKSHEAR, P.E.

SURVEYOR
COLE DESIGN GROUP
6175 MAIN STREET
SUITE 367
FRISCO, TEXAS 75034
PHONE: 940.440.2696
DANIEL L. JACKSON, RPLS

SITE



LOCATION MAP
NOT TO SCALE



PREVIOUS LAYOUT

DEVELOPER / OWNER:

LADY BIRD TX HOMES, INC.
3900 S. STONEBRIDGE DRIVE
SUITE 304, MCKINNEY, TX 75070
PHONE (972) 914-1669

This document is released
for the purpose of
preliminary review
under the authority of
DYLAN T. BLACKSHEAR
P.E. No. 117571
date: 3/29/22.
It is not to be used for
bidding, permitting or
construction purposes.

HAGER RANCH
9241 COUNTY ROAD 423
ANNA, TEXAS 75409

CONCEPT PLAN

+ DALLAS
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
www.colearch.com

COLE

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers and Land Surveyors
Registration #10193871
Cable & Associates, Inc. is a full-service engineering and design firm. Our design services include: Civil, Mechanical, Electrical, and Structural Engineering.

DESIGN/CALC. BY CPW
DRAWN BY JH
CHECKED BY DTB
DRAWING SCALE 1" = 60'
DATE 3/29/2022

Job Number
22-0024
Sheet Number

EXH.01

Proposed Zoning Change 11.22.22
PDF - 572 KB

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

Michael J. Brown
Name (Please Print)

Michael J. Brown
Signature

1906 Pecan Grove
Address

11/28/22
Date



RECEIVED
DEVELOPMENT SERVICES
11/28/2022

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

Linnea M. Minwell

Name (Please Print)

Linnea M. Minwell

Signature

813 Bois D'Arc Ln., Anna, TX 75409

Address

11/28/2022

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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Hager Ranch

THE CITY OF
Anna

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11/28/2022

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Please do NOT allow more apartment complexes
homes into our community! Please keep the City
of Anna a community of single-family homes NOT
apartment developments that bring crime into our
city!

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

Scott A. Bergener

Name (Please Print)



Signature

2804 Redwood St. Anna, TX 75409

Address

11/28/22

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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

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Subject: Zoning Response – Hager Ranch

THE CITY OF
Anna

RECEIVED
DEVELOPMENT SERVICES
11/28/2022

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Decline proposed zoning amendment

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

Tiana Weber
Name (Please Print)

Signature

1412 Elderberry Dr. Anna
Address

11/28/2022
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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

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

THE CITY OF Anna

Please circle one:

In favor of request

Neutral to request

 Opposed to request

Comments:

I'm concerned with how the value of my property will be impacted by zoning multi family so close by. I also believe there needs to be more supporting infrastructure, like traffic lights, before committing to rezone the area as multi family.

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

Jesse Arkebauer

Name (Please Print)



Signature

3012 LACEBARK CT. ANNA TX 75409

Address

11/28/2022

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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Hager Ranch

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

Chelsea Gignilliat

Name (Please Print)



Signature

905 Holly St, Anna TX 75409

Address

11/28/22

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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Hager Ranch

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

Chantal Arkebauer

Name (Please Print)

Signature

3017 Lacebark CT Anna, TX 75409

Address

11/28/22

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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Hager Ranch

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

MULTI FAMILY BRINGS INCREASED CRIME TO THE
COMMUNITY. THIS IS ALSO UNSIGHTLY.

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

Benny Lutz
Name (Please Print)

Signature

1305 ELDERBERRY DR.
Address

11/29/22
Date

Thanksgiving

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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Hager Ranch



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12/01/2022

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Poor location choice- backed up directly to a neighborhood. Concerned about
Property value and overcrowding the already unsafe intersection of
Hwy 5/west foster crossing. Road needs wider and traffic light. SE corner of
HWY 5/ west foster crossing is better. People of Pecan Grove did not buy
homes
To be directly next to apartment complexes. Thank you

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

Jason Arkebauer

Name (Please Print)

Signature

3017 Lacebark Court Anna, TX

Address

29 November 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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Hager Ranch



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Opposed to rezoning 30.1 + acres
located on the west side of County Road
423 feet north of SHWY 5 to planned
multiple-family residential

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

Kimberly & Kenji Stephens

Name (Please Print)

Signature

912 Cherry Blossom St. Anna, Tx 75409

Address

10/30/2022

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 778
Anna, TX 75409

Hand Delivery:

Planning and Development Department
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response - Hager Ranch

RECEIVED
DEVELOPMENT SERVICES
12/01/2022

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

Jamie Kendall
Name (Please Print)

Jamie Kendall
Signature

1325 Pistachio Drive
Address

11-30-22
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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

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

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DEVELOPMENT SERVICES
12/01/2022

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

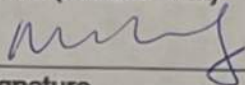
Comments:

I purchased my house expecting to have a quiet neighborhood and all single family residences nearby. The high density zoning will ruin the quiet and peace feeling. I think Anna has a lot of land to be developed. Not necessary to start high density buildings. Please keep Anna suburban. Thank you for reading and taking my comments into consideration.

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

Mumu Wang

Name (Please Print)



Signature

821 Cedar Elm Dr, Anna, TX

Address

Nov 30, 2022

Date

Also, I don't think the current narrow road (one lane) can handle the traffic.

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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Hager Ranch

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

We don't want the increase in crime that comes with
Apartments. This complex will cause congestion on existing
traffic. It will impact air quality, medical facilities, shopping
centers, schools, Police and Fire departments. Please
Keep our neighborhood safe.

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

Jeannie Brown Leslie Brown
Name (Please Print)

Jeannie Brown Leslie Brown
Signature

1008 Bois D'Arc Lane
Address

11-29-2022
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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response - Hager Ranch

RECEIVED
DEVELOPMENT SERVICES
12/01/2022

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

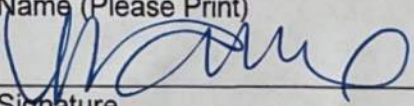
Opposed to request

Comments:

There is already a multifamily zoned site adjacent to the community and another less than 5 miles away.

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

Heather Wtz
Name (Please Print)


Signature

1305 Elderberry Dr.
Address

11/28/2022
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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Hager Ranch



RECEIVED
DEVELOPMENT SERVICES
12/02/2022

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

Steven Starrett

Name (Please Print)

Signature

1504 Pistachio Dr

Anna Tx 75409

Address

12/01/2022

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
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Hager Ranch

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: Tracts A and B: 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 | | |
| ☐ 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 a combination of four-story multi-family buildings and two-story townhomes on Tracts A and B. Refer to the conceptual site plan illustrating the proposed tracts and site layout.

Plans & Plats Development Application



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)

Final Step

- ☐ Final Plat/Replat
- ☐ Civil Plans
- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☒ Concept Plan (W/ PD Zoning)
- ☒ Zoning Exhibit & Legal Description (W/ all Zoning)

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: _____ 31 acre(s)

Total number of lots including Common Area Lots: _____ 2 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 \$ 3,480.00 _____, to be paid to Development Services.

The application fee of \$ 0.00 _____, 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: n/a Total Number of Acres: 30.173
Zoning Classification(s): SF-E Total Number of Lots: 2
Location: RC Ingraham Survey Abstract 464 Tracts 9, 10 and 11
(Collin CAD Property ID Nos. 2121197, 1006495, and 1006501)

Property Owner Information & Authorization

Name/Company: James E. Hager Trust
Address: 9283 County Road 423
City: Anna State: TX Zip Code: 75409-5603
Phone: _____ Email: _____

Project Representation (check one):

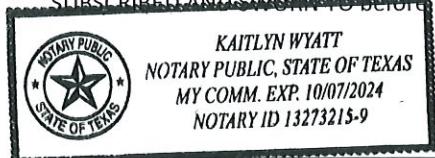
- ☐ I will represent the application myself; OR
☒ I hereby designate Dylan T. Blackshear, PE (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for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

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

Property Owner's Signature: [Signature] Date: 11-9-22
STATE OF: Texas
COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Kyla magers (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 9th day of November, 2022



Kaitlyn Wyatt
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Dylan T. Blackshear, PE
Company: Cole Design Group, Inc.
Address: 7501 Lone Star Drive, Suite B250
City: Plano State: TX Zip Code: 75024
Phone: (469) 880-7910 Email: dblackshear@coletx.com

Development Services

120 W Seventh Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 23.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Hager Ranch, Concept Plan. Applicant: James E. Hager Trust.

SUMMARY:

Multiple-family residences on 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5. Proposed Zoning: Planned Development.

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

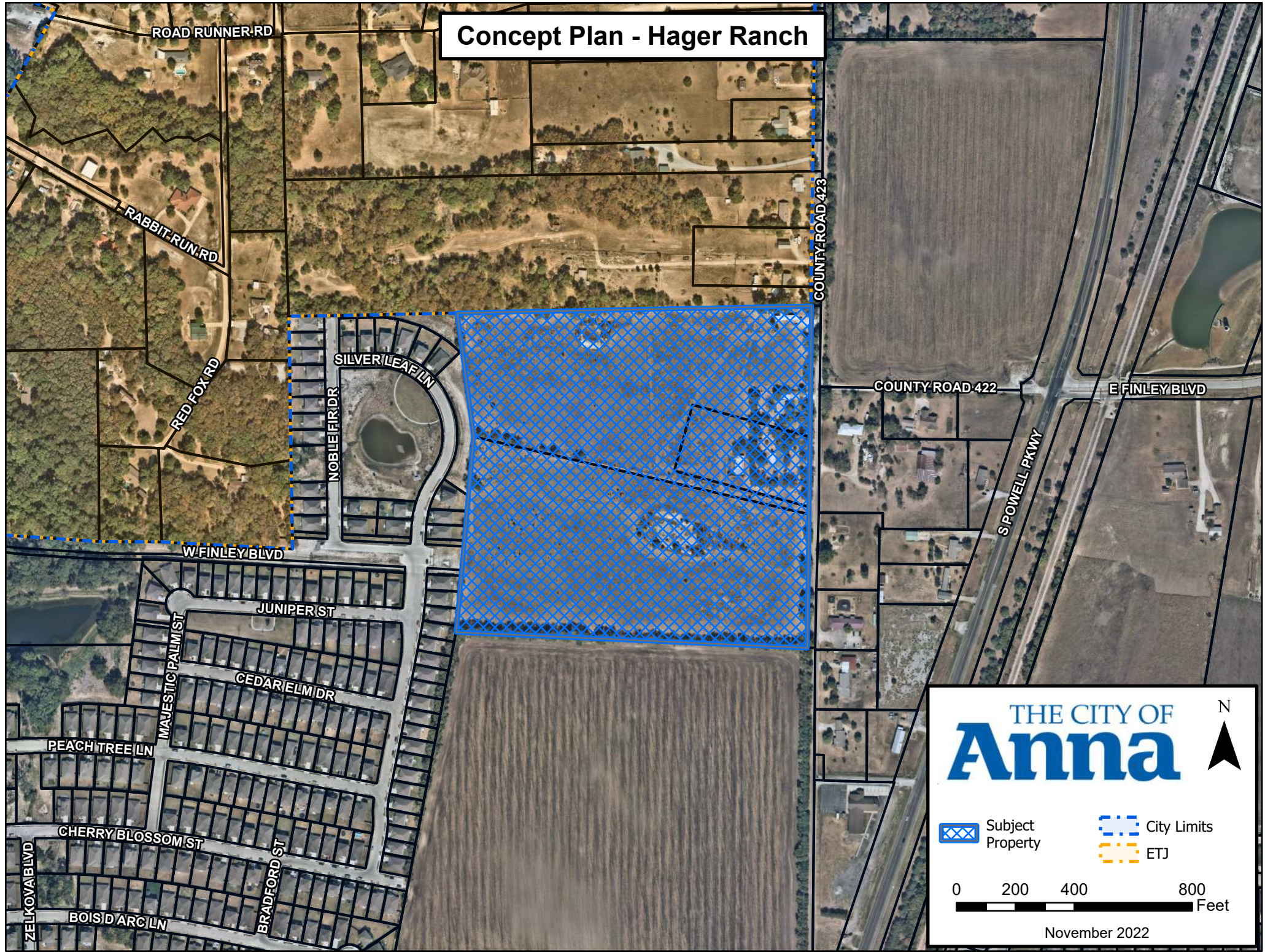
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Hager Ranch Concept Plan Locator Map
2. Exhibit A (CP) Hager Ranch
3. P&Z Application

Concept Plan - Hager Ranch



THE CITY OF
Anna

Subject Property City Limits ETJ

0 200 400 800 Feet

November 2022



CONCEPTUAL SITE PLAN
HAGER RANCH
BLOCK A, LOTS 1 & 2 & BLOCK B, LOT 1
±30.13-ACRE TRACT OF LAND

OUT OF THE
R.C. INGRAHAM SURVEY ABSTRACT 464
CITY OF ANAHEIM, COLLIN COUNTY, TEXAS

DATE: MARCH 29, 2022

<u>OWNER</u> LADY BIRD TX HOMES, INC 3900 S. STONE BRIDGE DR SUITE 304 MCKINNEY, TX 75013 PHONE: (972) 914-1689 VAMSI GALI	<u>ENGINEER / PREPARER</u> COLE DESIGN GROUP 6175 MAIN STREET SUITE 367 FRISCO, TEXAS 75034 PHONE: 469.880.7910 DYLAN T. BLACKSHEAR, P.E.	<u>SURVEYOR</u> COLE DESIGN GROUP 6175 MAIN STREET SUITE 367 FRISCO, TEXAS 75034 PHONE: 940.440.2696 DANIEL L. JACKSON, RPLS
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SITE DATA SUMMARY TABLE			
GENERAL SITE DATA	BLOCK A, LOT 1	BLOCK A, LOT 2	BLOCK B, LOT 1
PROPOSED ZONING	PD-MF-2	SF-20.0	PD-MF-2
LAND USE (FROM ZONING ORDINANCE)	MULTI-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL
LOT AREA [SQ. FT. / AC.]	575,344 / ±13.20	13,310 / ±0.305	63,362 / ±14.546
BUILDING FOOTPRINT AREA¹ [SQ. FT.]	111,079	2,000 (ESTIMATED)	143,540
BUILDING AREA² [SQ. FT.]	320,817	2,000 (ESTIMATED)	473,551
BUILDING HEIGHT [NO. OF STORIES]	3 - 4	1	3 - 4
MAX. BUILDING HEIGHT [FT.]	54	UNKNOWN	54
LOT COVERAGE [PERCENT - X.XX%]	29.30	14.66 (ESTIMATED)	34.60
TOTAL MULTI-FAMILY UNIT COUNT	184	N/A	379
TOTAL TOWNHOME UNIT COUNT	20	N/A	5
LANDSCAPE AREA	BLOCK A, LOT 1	BLOCK A, LOT 3	BLOCK B, LOT 1
REQ'D. INTERNAL LANDSCAPE AREA [SQ. FT. - 8 SQ. FT. / PARKING SPACE]	936 SQ. FT.	N/A	616 SQ. FT.
ADDTL. INTERIOR LANDSCAPE AREA [SQ. FT.]	758 SQ. FT.	N/A	416 SQ. FT.
TOTAL LANDSCAPE AREA [SQ. FT.]	220,166 SQ. FT.	N/A	232,172 SQ. FT.

PARKING CALCULATIONS TABLE			
MULTI-FAMILY (BLOCK A, LOT 1 AND BLOCK B, LOT 1)			
PARKING REQUIRED		PARKING PROVIDED	
PARKING RATIO: 2.00 TENANT SPACES / UNIT = 1,320 SPACES 0.25 VISITOR SPACES / UNIT = 165 SPACES 2.00 SPACES / TOWNHOME = 50 SPACES TOTAL SPACES REQUIRED = 1,535 SPACES		TOTAL SPACES PROVIDED: 1,535 SPACES TOWNHOMES: 50 SPACES AMENITY CENTER: 48 SPACES PARKING GARAGE 1: 400 SPACES PARKING GARAGE 2: 450 SPACES PARKING GARAGE 3: 441 SPACES PARALLEL SURFACE SPACES: 89 SPACES 90-DEGREE SURFACE SPACES: 57 SPACES	
MULTI-FAMILY COVERED PARKING REQUIRED: 50% OF 1,320 SPACES = 660 SPACES TOWNHOME COVERED PARKING REQUIRED: 2.00 COVERED SPACES PER UNIT = 50 SPACES TOTAL COVERED SPACES REQUIRED = 710 SPACES		TOTAL COVERED SPACES PROVIDED: 710 SPACES TOWNHOMES: 50 SPACES PARKING GARAGE 1: 204 SPACES PARKING GARAGE 2: 231 SPACES PARKING GARAGE 3: 225 SPACES	
ACCESSIBLE (ADA) PARKING REQUIRED: AMENITY CENTER : 2 SPACES PARKING GARAGE 1: 9 SPACES PARKING GARAGE 2: 9 SPACES PARKING GARAGE 3: 11 SPACES		ACCESSIBLE PARKING PROVIDED: AMENITY CENTER : 2 SPACES PARKING GARAGE 1: 9 SPACES PARKING GARAGE 2: 9 SPACES PARKING GARAGE 3: 11 SPACES	
SINGLE-FAMILY RESIDENCE DISTRICT [SF-20.0] (BLOCK A, LOT 3)			
EXISTING MANUFACTURED HOME		PARKING PROVIDED: 2 SPACES	
PARKING REQUIRED: 2 SPACES			
CITY OF ANNA OPEN SPACE ANALYSIS			
REQUIRED			
TYPE	REQUIREMENT	NO. OF UNITS	TOTAL
1-BEDROOM	600 SQ. FT.	204	122,400 SQ. FT.
2-BEDROOM	900 SQ. FT.	334	300,600 SQ. FT.
3-BEDROOM (TOWNHOMES ONLY)	1,200 SQ. FT.	25	30,000 SQ. FT.
TOTAL		563	453,000 SQ. FT.
PROVIDED			
TYPE	AREA	% OF TOTAL SPACE	
AMENITY CENTER AREA	12,852 SQ. FT.	2.83%	
MULTI-FAMILY COURTYARD AREAS	80,230 SQ. FT.	1.81%	
DETENTION POND (AREA DIVIDED BY 2)	22,465 SQ. FT.	4.95%	
LANDSCAPED OPEN SPACE	337,756 SQ. FT.	74.50%	
TOTAL	453,304 SQ. FT.	100.00%	

FLOOD PLAIN NOTE
THE SITE IS LOCATED IN FLOOD HAZARD UNSHADED ZONE X, ACCORDING TO
FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) FLOOD
INSURANCE RATE MAP (FIRM) PANEL NO. 48085C0160J, EFFECTIVE DATE
JUNE 2, 2009.

EXHIBIT A

[illegible]

DEVELOPER/OWNER:
LADY BIRD TX HOMES, INC.
3900 S. STONEBRIDGE DRIVE
SUITE 304, MCKINNEY, TX 75070
PHONE (972) 914-1669

This document is released
for the purpose of
preliminary review
under the authority of
DYLAN T. BLACKSHEAR
P.E. No. 117571
date: 3/29/22.
It is not to be used for
bidding, permitting or
construction purposes.

HAGER RANCH 9241 COUNTY ROAD 423 ANNA, TEXS 75409	CONCEPT PLAN
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+ DALLAS

Frisco Square
6175 Main Street
Frisco, TX 75034
972.624.6000 tel
972.624.6000 fax

coie®

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
GIS / ADA TRANSITION PLANNING

Ross Board of Professional Engineers and Land Surveyors
Professional Engineers: Robert A. Coie, P.E., David L. Coie, P.E.
Professional Land Surveyors: Robert A. Coie, P.L.S., David L. Coie, P.L.S.

Registration # 10193871

DESIGN/CALC BY	CPW
DRAWN BY	JH
CHECKED BY	DTB
DRAWING SCALE	1" = 60'
DATE	

Job Number
22-0024
Sheet Number

EXH.01

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: Tracts A and B: 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 | | |
| ☐ 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 a combination of four-story multi-family buildings and two-story townhomes on Tracts A and B. Refer to the conceptual site plan illustrating the proposed tracts and site layout.

Plans & Plats Development Application



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)

Final Step

- ☐ Final Plat/Replat
- ☐ Civil Plans
- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☒ Concept Plan (W/ PD Zoning)
- ☒ Zoning Exhibit & Legal Description (W/ all Zoning)

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: _____ 31 acre(s)

Total number of lots including Common Area Lots: _____ 2 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 \$ 3,480.00 _____, to be paid to Development Services.

The application fee of \$ 0.00 _____, 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: n/a Total Number of Acres: 30.173
Zoning Classification(s): SF-E Total Number of Lots: 2
Location: RC Ingraham Survey Abstract 464 Tracts 9, 10 and 11
(Collin CAD Property ID Nos. 2121197, 1006495, and 1006501)

Property Owner Information & Authorization

Name/Company: James E. Hager Trust
Address: 9283 County Road 423
City: Anna State: TX Zip Code: 75409-5603
Phone: _____ Email: _____

Project Representation (check one):

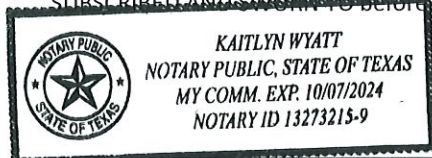
- ☐ I will represent the application myself; OR
☒ I hereby designate Dylan T. Blackshear, PE (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for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

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

Property Owner's Signature: [Signature] Date: 11-9-22
STATE OF: Texas
COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Kyla magers (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 9th day of November, 2022



Kaitlyn Wyatt
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Dylan T. Blackshear, PE
Company: Cole Design Group, Inc.
Address: 7501 Lone Star Drive, Suite B250
City: Plano State: TX Zip Code: 75024
Phone: (469) 880-7910 Email: dblackshear@coletx.com

Development Services

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Item No. 24.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 12/5/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 82.0± acres located on the south side of E. Foster Crossing Boulevard, 195± feet east of S. Powell Parkway from Planned Development (Ord. No. 743-2017 & Ord. No. 933-2021) to Planned Development-LI-1 Light Industrial with modified development standards. Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.

SUMMARY:

The applicant is requesting to table this item to the January 3, 2023 Planning & Zoning Commission Meeting to further refine their request.

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

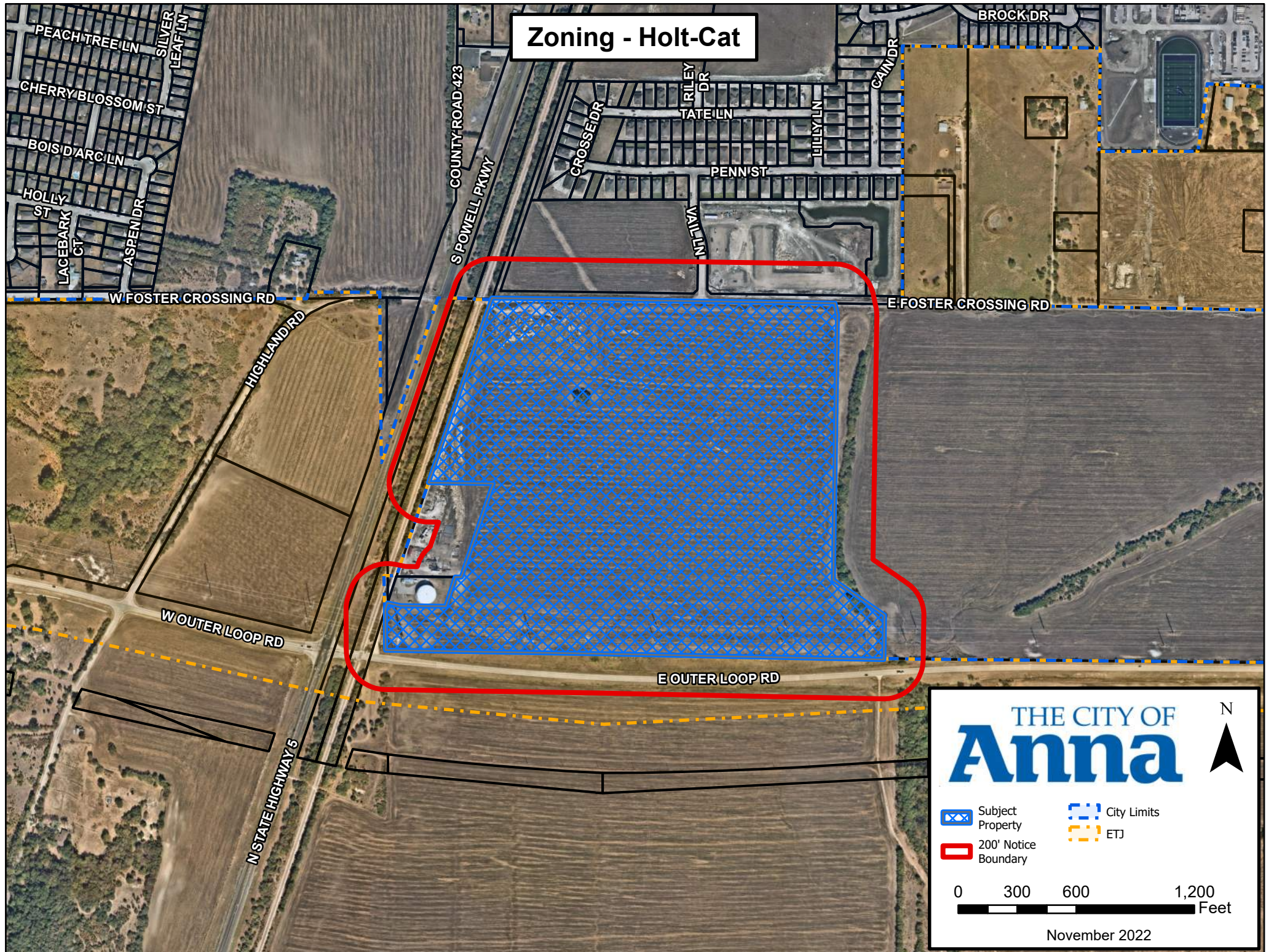
STAFF RECOMMENDATIONS:

Recommend the Planning & Zoning Commission table and hold open the public hearing to the January 3, 2023 Planning & Zoning Commission Meeting to be held at 7:00 P.M. in Council Chambers at the Municipal Complex (120 W Seventh Street).

ATTACHMENTS:

1. Holt-Cat Zoning Locator Map
2. Applicant's Letter Table Request - Holt Cat Anna
3. P&Z Application

Zoning - Holt-Cat





December 1, 2022

Lauren Mecke
City of Anna
Planning Department
120 W 7th Street
Anna, TX 75409

Subject: Table Request: Public hearing to amend zoning of 81.982 acres located at the northeast corner of State Highway 5 and Collin County Outer Loop.

Dear Ms. Mecke,

As the project representative, we are hereby requesting our public hearing item to be tabled until the Tuesday, January 3rd, 2023 Planning and Zoning Commission meeting agenda. This will allow our team time to meet with City staff to further refine our request.

We appreciate your understanding and consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Hobbs".

Nick Hobbs, PE
BGE, Inc.
469-644-1664

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: I-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 | _____ |
| ☐ 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

MODIFY EXISTING PD TO ALLOW FOR HOLT CAT DEALERSHIP AND TEXAS FIRST RENTAL USE

Plans & Plats Development Application



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: 82 acre(s)

Total number of lots including Common Area Lots: 4 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 \$ 3,460, to be paid to Development Services.

The application fee of \$ _____, 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: HOLT SUBDIVISION Total Number of Acres: 81.982
Zoning Classification(s): PD Total Number of Lots: 4
Location: NE CORNER OF COLLIN COUNTY OUTER LOOP & STATE HIGHWAY 5

Property Owner Information & Authorization

Name/Company: PC5 PROPERTIES, LLC (C/O MICHAEL PURYEAR, Secretary)
Address: 5665 SE LOOP 410
City: SAN ANTONIO State: TX Zip Code: 78222
Phone: 210-648-8921 Email: MICHAEL.PURYEAR@HOLTCAT.COM

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate NICK HOBBS (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.

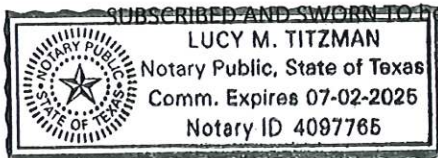
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: Michael Puryear, Sec. Date: 11/7/2022

STATE OF: Texas

COUNTY OF: Bexar

BEFORE ME, a Notary Public, on this day personally appeared Michael Puryear (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."



Lucy M. Titzman
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: NICK HOBBS
Company: BGE, INC.
Address: 2595 DALLAS PKWY, SUITE 101
City: FRISCO State: TX Zip Code: 75034
Phone: 469-644-1664 Email: NHOBBS@BGEINC.COM

Development Services

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