

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Tuesday, January 3, 2023, 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 Salena Tittle, Planner II (stittle@annatexas.gov) by January 3, 2023, 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 December 5, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the M&M Estates, Block A, Lot 1, Development Plat. Applicant: Marquin Miller.
7. Consider/Discuss/Action on the Munipalle Estates, Block A, Lot 1, Development Plat. Applicant: Praveen and Praina Munipalle.
8. Consider/Discuss/Action on the Cedar Ridge Estates, Phase 1, Final Plat. Applicant: Saginaw 106, LTD.
9. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 8R and Block B, Lot 1R, Preliminary Replat. Applicant: Anna Retail 31, LP.
10. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Preliminary Plat. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.

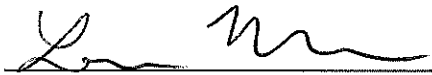
Items for Individual Consideration

11. Consider/Discuss/Action on the Sky View, Block A, Lots 1-11 & Block B, Lot 1X, Preliminary Plat. Applicant: Juan Ramos / Cidrax Texas, LLC.
12. 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.

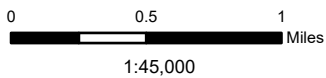
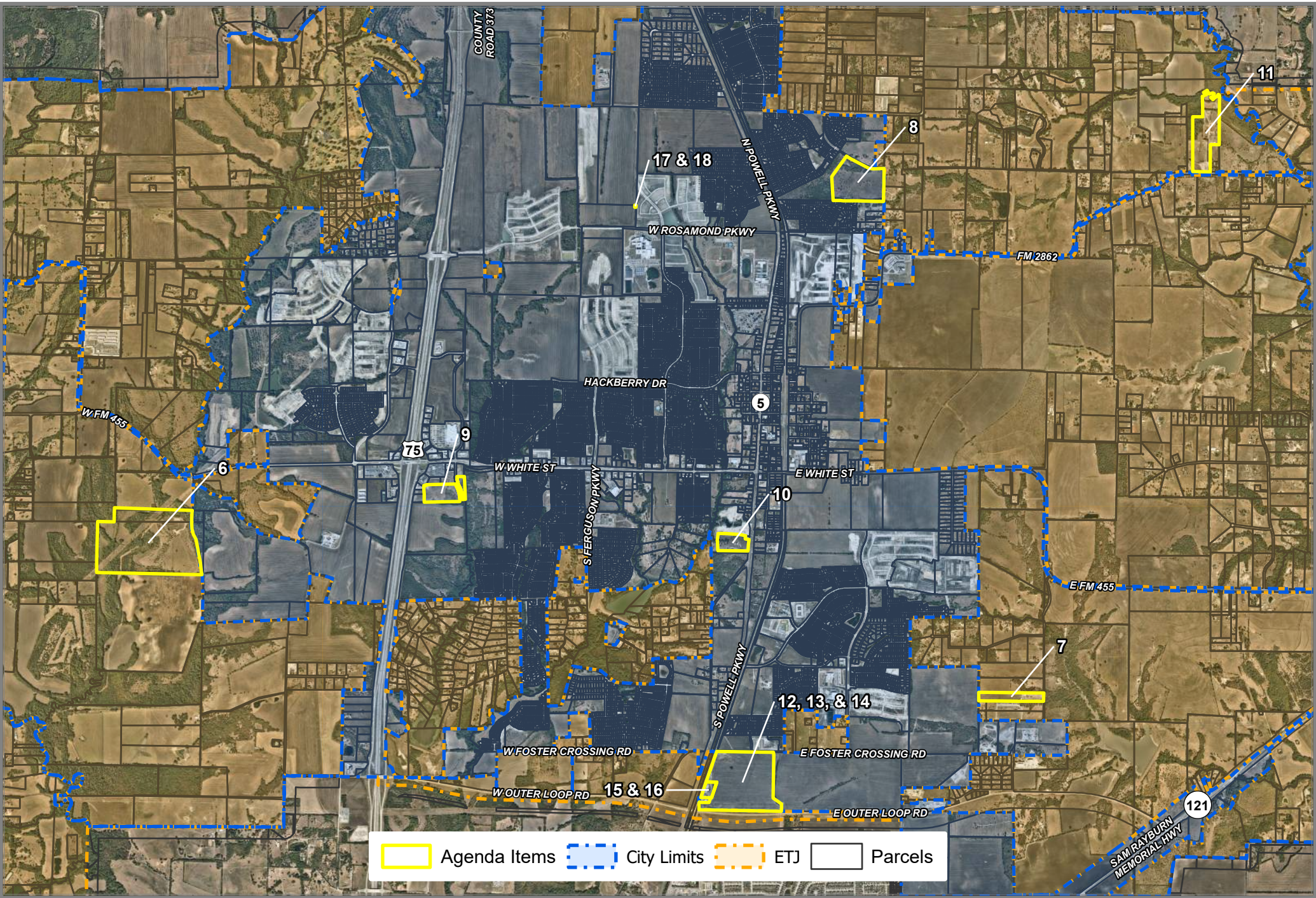
13. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Concept Plan. Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.
14. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Preliminary Plat. Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.
15. Conduct a Public Hearing/Consider/Discuss/Action on a request for a specific use permit for a communications tower on one lot on 3.6± acres located on the east side of the Dallas Area Rapid Transit right-of-way, 380± feet north of E. Outer Loop Road. Zoned: Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017). Applicant: City of Anna Economic Development Corporation.
16. Consider/Discuss/Action on the City of Anna Water Storage Tank Addition, Block A, Lot 2, Site Plan. Applicant: City of Anna Economic Development Corporation.
17. Conduct a public hearing/Consider/Discuss/Action on a request for a specific use permit for a Gas metering station on one lot on 27.4± acres located on the north side of Rosamond Parkway, 830± feet west of West Crossing Boulevard. Zoned: Planned Development (Ord. No. 285-2006). Applicant: Anna Texas Land, LTD.
18. Consider/Discuss/Action on the Shadowbend Atmos Energy Tap, Site Plan. Applicant: Anna Texas Land, LTD.

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 29, 2022.



Lauren Mecke
Planning Manager



City of Anna, January 3, 2023 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 12/20/2022

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: 1/3/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

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

SUMMARY:

December 5, 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:

ATTACHMENTS:

1. 12-05-2022 PZ Minutes

**MINUTES
PLANNING AND ZONING COMMISSION
December 5, 2022**

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

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

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

2. Invocation and Pledge of Allegiance

Commissioner Hermann 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 Martin seconded by Commissioner Wenzel to recommend approval of consent items 5-14. The vote was unanimous.

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)

Mr. Grisham introduced the item. The Economic Development Corporation is requesting the Commission to appoint one of its members to the Wayfinding Task Force to appropriately design wayfinding signage throughout the city.

A motion was made by Commissioner Wenzel, seconded by Commissioner Martin to appoint Chairwoman Patterson-Herndon to the Wayfinding Task Force. The vote was unanimous.

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.

Ms. Tittle introduced the item. The applicant is requesting approval of a Residential Replat for the Avery Pointe, Phase 1 HOA Lot CA-67R in order to legally subdivide into two separate lots. The Replat is recommended for approval.

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

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

A motion was made by Commissioner Hermann, seconded by Commissioner Nylec to recommend approval of the Replat request. The motion passed unanimously.

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.

Mr. Altobelli introduced the item. The applicant is requesting approval to rezone 1.2± acres to allow for a park, playground, and service yard of governmental agency with modified development standards. The zoning request is recommended for approval.

The Public Hearing was opened at 7:13 p.m.

The Public Hearing was closed at 7:13 p.m.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval of the zoning request. The motion passed unanimously.

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

Mr. Altobelli introduced the item. The applicant is requesting approval of a Residential Replat to subdivide the property into two lots for the future park improvements. The request is recommended for approval.

The Public Hearing was opened at 7:14 p.m.

The Public Hearing was closed at 7:14 p.m.

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

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

Mr. Altobelli introduced the item. The applicant is requesting approval of a Site Plan for the proposed future park improvements. The request is recommended for approval.

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

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.

Mr. Altobelli introduced the item. The applicant is requesting to rezone 98.0± acres to allow for a single-family residential development with modified development standards.

The Public Hearing was opened at 7:21 pm.

The applicant gave a brief presentation to the Commission.

Chairwoman Patterson-Herndon asked if the garages will be detached garages.

The applicant explained that most of them will be detached garages, but they will have some that will be attached.

Commissioner Nylec said that he remembered the applicant's previous zoning case had some concerns about the height of berms and landscaping for the walking trails.

The applicant advised that they will have a minimum of 3' in height and a maximum 5' in height for the berms.

Commissioner Nylec explained that he and one of the absent Commissioners had concerns about the privacy of the residents with the trails.

The applicant explained that they will also be providing a 6' in height board fencing along Leonard Avenue for privacy.

Commissioner Hermann asked what the plan is for the empty civic spaces.

The applicant advised that those will be designated to the HOA for open space to the community.

The Public Hearing was closed at 7:28 pm.

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

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

Mr. Altobelli introduced the item. The applicant is requesting approval of the Concept Plan that is associated with the zoning request, Agenda Item No. 20.

A motion was made by Commissioner Martin, seconded by Commissioner Nylec to approve the Concept Plan. The vote was unanimous.

Chairwoman Patterson-Herndon requested a 5-minute recess before moving on to the next item.

The 5-minute recess began at 7:29 p.m.

The 5-minute recess ended at 7:34 p.m.

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 and SF-20 Single-Family Residence with modified development standards. Applicant: James E. Hager Trust.

Ms. Mecke introduced the item. The applicant is requesting approval of a zoning request for 30.1± acres for a multifamily residential development with modified development standards.

The Public Hearing was opened at 7:38 pm.

Mr. Alvin Johnson, the applicant, gave a brief presentation to the Commission regarding the proposed development.

Mr. Manny Singh, residing at 1001 Holly Street, spoke in opposition to the request and explained that corporate and professional developments would be more valuable and more of an asset to the community as noted in the Comprehensive Plan. He also highlighted that the applicant, since the last couple of attempts to rezone, has removed the commercial component that they were originally proposing and added a roundabout. Mr. Singh also listed the already approved multifamily developments in the area and around the city.

Ms. Gretchen Stewart, residing at 1013 Crepe Myrtle, filled out a speaker card in opposition to the request but requested that Mr. Manny Singh continue speaking on her behalf. It is noted that the Chairperson of the Commission has the authority to give the permission for this type of request. Chairwoman Patterson-Herndon allowed Mr. Singh to continue speaking on behalf of Ms. Stewart for her 3 minutes.

Mr. Manny Singh continued to express concern for the proposed multifamily development and explained that there is a lag time for the Anna ISD infrastructure to accommodate more of these types of developments.

Mr. Tony Bellefond, residing at 2934 Pecan Grove, spoke in opposition to the request and expressed concern for the proposed roundabout and explained that they cause more accidents than they assist with traffic. He also advised that the reason the City of Anna residents moved to Anna was for the small town feel and they lose that feel if the city continues to approve these big developments and tall structures.

The Public Hearing was closed at 7:49 pm.

Commissioner Wenzel asked staff to pull the 2050 Comprehensive Map on to the screen for reference. He explained that his concern is that there really isn't a lot of designated area for Professional Campus zoning and when we start removing it and allowing other types of developments, there really isn't anywhere else designated for what Professional Campus was intended for. Commissioner Wenzel explained that he feels it should be kept at what it was intended for which is Professional Campus.

Chairwoman Patterson-Herndon followed up with explaining that it did not meet the Comprehensive Plan when the applicant came before the Commission a few months back and that it still does not meet the Comprehensive Plan with the applicant's current request.

Commissioner Hermann also expressed his concern for the applicant's request and that it deviates from the Comprehensive Plan for what that area was intended for. He also pointed out that there is already multifamily zoning around the city.

Ms. Lea Fray Adamski, representing the seller of the land, approached the podium and explained that she had filled out a speaker card but was not called during the public hearing.

Chairwoman Patterson-Herndon advised that she would allow Ms. Adamski time to speak.

Ms. Adamski spoke in favor of the request and explained that they do not see a Professional Campus type use coming in for 15 years. Ms. Adamski also pointed out several multifamily projects that she has worked on where they did not have to seek approval because those were located in the ETJ. She also explained that the applicant has offered to put in a road to help the neighboring residents with traffic and easier means to get out onto Hwy 5 and that the applicant has also agreed to pave 423.

Commissioner Martin explained that the property has already been allocated for something else (Professional Campus) and when that is taken away for a different type of use, it never gets allocated somewhere else in place of.

Mr. Altobelli asked to clarify Commissioner Martin's statement and advised the Commission that it is staff's responsibility to come back to the Commission after so many years and ask the Commission how we are doing with the Comprehensive Plan and if ask if changes need to be made.

A motion was made by Commissioner Martin, seconded by Commissioner Nylec to deny the applicant's Planned Development zoning request. The vote was unanimous.

23. Consider/Discuss/Action on the Hager Ranch, Concept Plan. Applicant: James E. Hager Trust.

A motion was made by Commissioner Wenzel, seconded by Commissioner Hermann to deny the Concept Plan. The vote was unanimous.

The owner of the property approached and asked to see documentation from the city that specified what they are referring to because her grandfather was approached back in the 80's and offered money and he denied it. She again requested to see documentation that reflects the designation for the land.

Mr. Altobelli advised that he would be happy to meet with her after the meeting to discuss.

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.

Ms. Mecke advised that the applicant is requesting to table and hold open the Public Hearing to the January 3rd, 2023 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 Wenzel to table and hold open the item to the January 3rd, 2023 Planning & Zoning Commission Meeting. The vote was unanimous.

Adjourn

A motion was made by Commissioner Martin, seconded by Chairwoman Patterson-Herndon to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:00 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle, Planner II



Item No. 6.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the M&M Estates, Block A, Lot 1, Development Plat.
Applicant: Marquin Miller.

SUMMARY:

One lot on 130.9± acres located on the west side of County Road 937, 1,080± feet south of W Farm-to-Market Road 455. Located in the Extraterritorial Jurisdiction (ETJ).

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

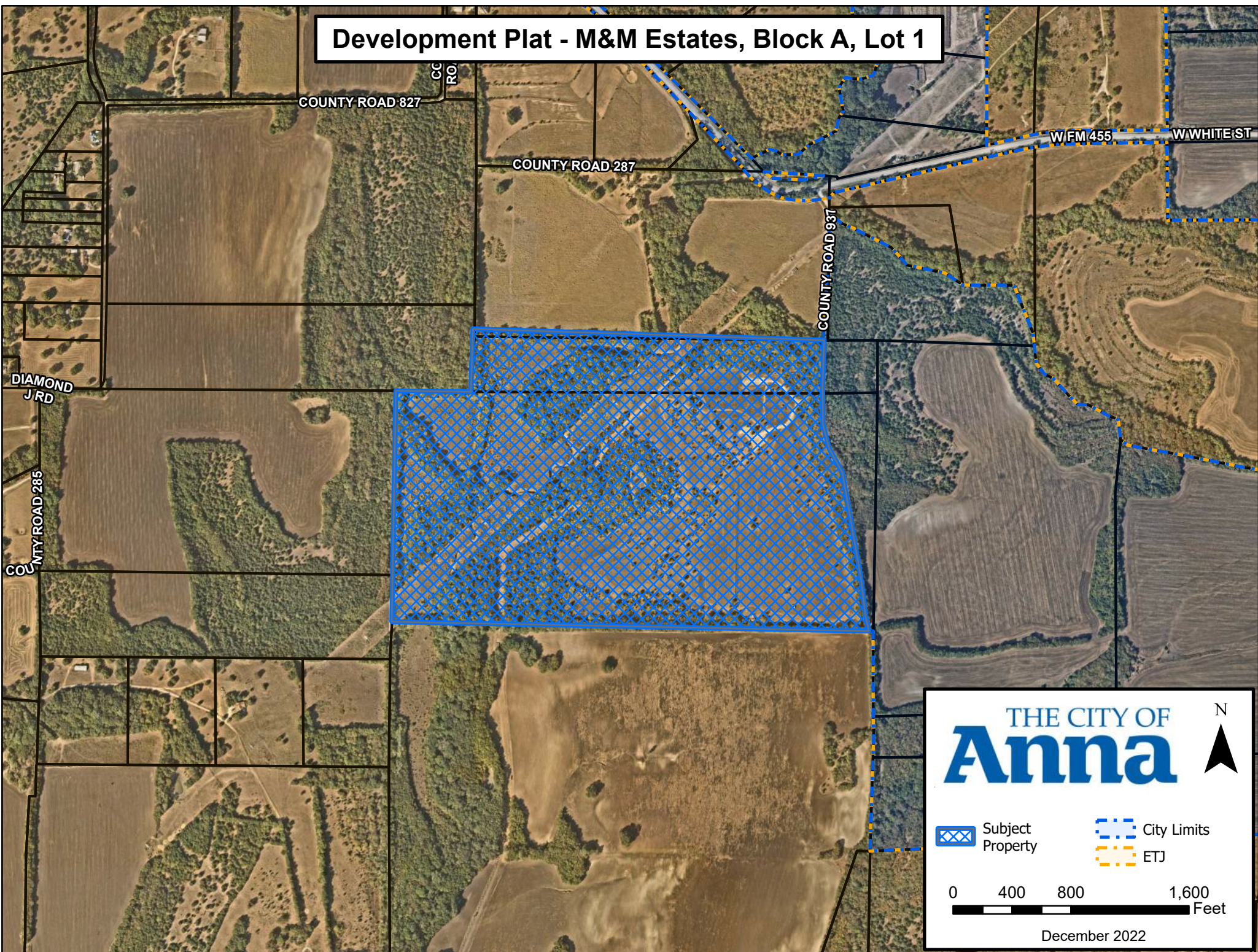
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. M&M Estates Block A Lot 1 Locator Map
2. EXHIBIT A - DP (MM ESTATES BI A, Lt 1)
3. APPLICATION

Development Plat - M&M Estates, Block A, Lot 1



THE CITY OF
Anna

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Subject Property

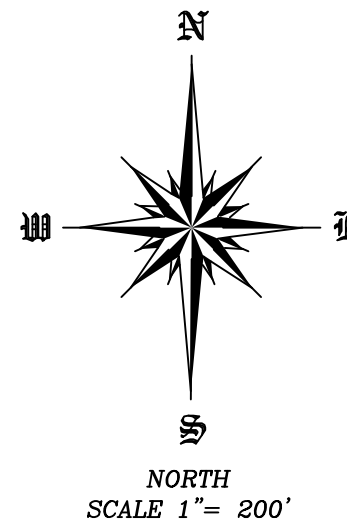
City Limits

ETJ

0 400 800 1,600 Feet

December 2022

EXHIBIT A

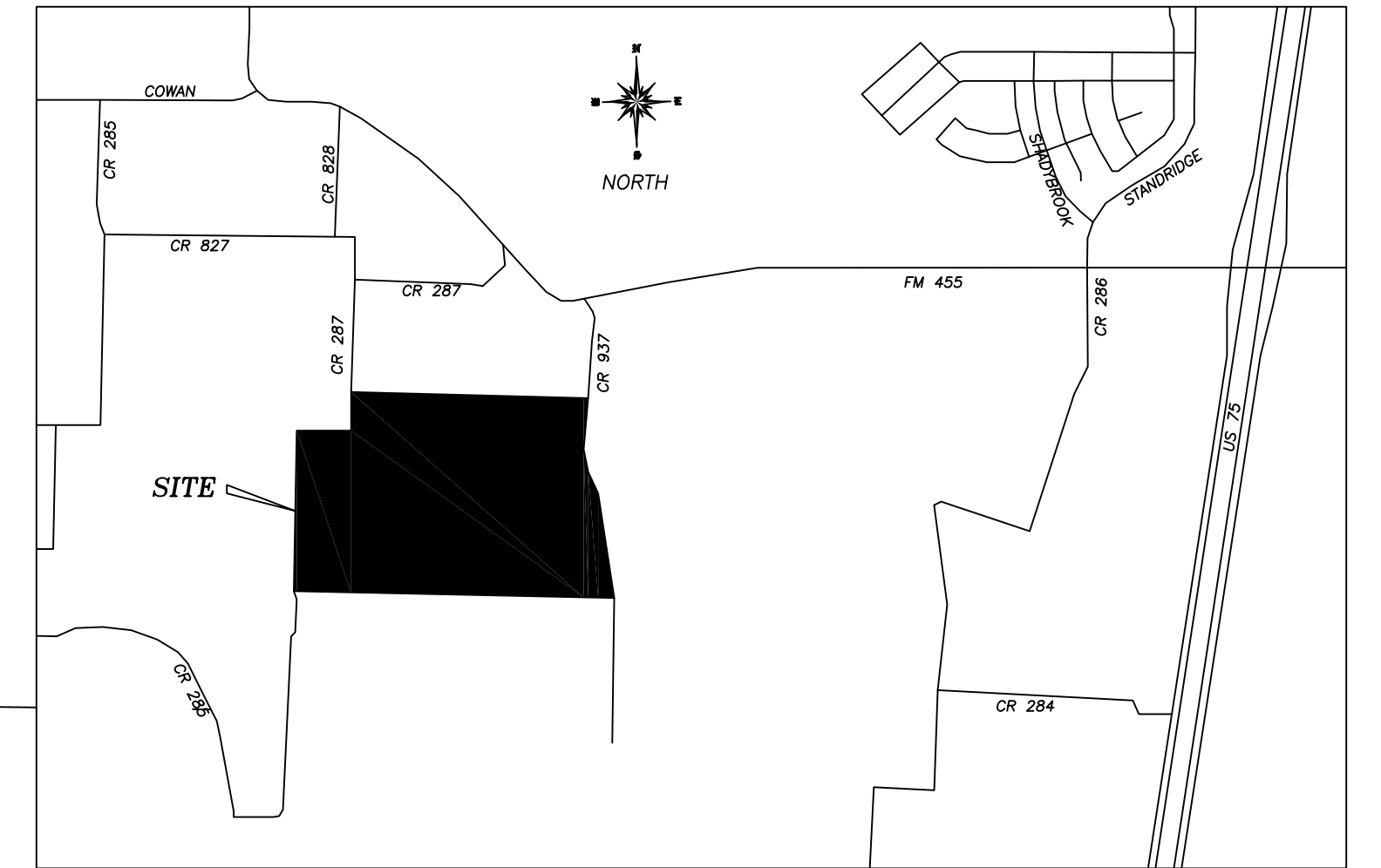


LEGEND

R.M.	=	REFERENCE MONUMENT
1SM	=	1 STORY METAL BUILDING
MSC	=	METAL STORAGE CONTAINER
CIRS	=	CAPPED 1/2" IRON ROD SET STAMPED 4613
IRF	=	IRON ROD FOUND
⊙	=	POWER POLE
□	=	FENCE POST

LINE	BEARING	DISTANCE
L1	S 02°47'04" W	266.40'
L2	S 00°05'40" W	250.03'
L3	S 14°05'30" E	170.96'
L4	S 28°35'19" E	186.41'
L5	S 06°52'54" E	258.10'
L6	S 12°06'44" E	109.36'

FLOODPLAIN NOTE:
This tract lies within Zone X (Unshaded) and Zone A (Shaded) according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0155 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas. Graphically located on survey.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

BEING a tract of land situated in the John Cahill Survey, Abstract No. 144 and the H.T. Chenoweth Survey, Abstract No. 158 and being part of a called 136.900 acre tract of land as recorded in Volume 1073, Page 169 of the Deed Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:
BEGINNING in the end of County Road 937 at a 1/2" iron rod found for the southeast corner of the hereto described tract of land, said iron rod being in the north line of a called 216.801 acre tract of land conveyed to Verla Sue Holland and Maurine P. Dickey as recorded in Document No. 95-0005923 of the Official Public Records of Collin County, Texas and said iron rod being in the west line of a called 243.477 acre tract of land conveyed to Bloomfield Homes, L.P. as recorded in County Clerk No. 20211222002575780 of the Official Public Records of Collin County, Texas;
THENCE N 89°11'21" W with the north line of the called 216.801 acre tract of land a distance of 3231.87' to a 1/2" iron rod with plastic cap stamped "4613" set for corner in County Road 827 and said iron rod set being in the east line of a called 214.121 acre tract of land conveyed to Annaland, LTD as recorded in Volume 5799, Page 2562 of the Deed Records of Collin County, Texas;
THENCE with County Road 827 and the east line of the called 214.121 acre tract of land the following three (3) calls:
THENCE N 01°12'50" E a distance of 1563.30' to a 1/2" iron rod found for corner;
THENCE N 89°51'25" E a distance of 509.28' to a 1/2" iron rod found for corner;
THENCE N 01°20'44" E a distance of 391.25' to a 1/2" iron rod with plastic cap stamped "4613" set for the northwest corner of the called 136.900 acre tract of land and said iron rod set being the southwest corner of a called 64 acre tract of land conveyed to Naomi L. Watson Revocable Living Trust as recorded in County Clerk No. 20140313000236380 of the Official Public Records of Collin County, Texas;
THENCE S 88°08'28" E with the south line of the called 64 acre tract of land a distance of 2386.56' to a 1/2" iron rod with plastic cap stamped "4613" set for the northeast corner in County Road 937, said iron rod set being the southeast corner of the called 64 acre tract of land, and said iron rod being in the west line of the called 243.477 acre tract of land;
THENCE with County Road 937 and the west line of the called 243.477 acre tract of land the following seven (7) acres:
THENCE S 02°47'04" W a distance of 266.40' to a 60D Nail found for corner;
THENCE S 00°05'40" W a distance of 250.03' to a 60D Nail found for corner;
THENCE S 14°05'36" E a distance of 170.96' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;
THENCE S 28°35'19" E a distance of 186.41' to a 60D Nail found for corner;
THENCE S 09°47'16" E a distance of 725.56' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;
THENCE S 06°52'54" E a distance of 258.10' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;
THENCE S 12°06'44" E a distance of 109.36' to the POINT OF BEGINNING, and containing 5,702,721 Square Feet or 130.916 acres of land.

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2023, by the City Council of the
City of Anna Texas

(Mayor)

City Secretary

DEVELOPMENT PLAT
M&M ESTATES
LOT 1, BLOCK A
BEING 130.916 ACRES OUT OF THE
JOHN CAHILL SURVEY
ABSTRACT NO. 144
H.T. CHENOWETH SURVEY
ABSTRACT NO. 158
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

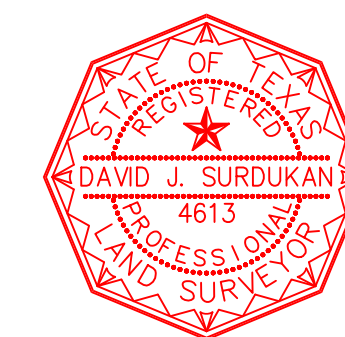
MARQUIN MILLER
505 S. UTAH ST.
CELINA, TEXAS 75009
(972) 327-8631

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75009
(972) 924-8200
FIRM NO. 10069500

SURVEYOR'S CERTIFICATE

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

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



GENERAL NOTES:

- The surveyor has not abstracted subject property.
- This survey is subject to all easements of record.
- Copyright 2022, Surdukan Surveying, Inc.
- The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
- The basis of bearings, are derived from true north using ALLTERRA CENTRAL RTK Network, Nad 83 (CORS96) Epoch 2002.0.
- Existing water service to this site is provided by City of Anna.
- Sanitary Sewer be an OSSF system on site.
- Existing electric is provided by Grayson-Collin Electric Company.
- Solid waste will be provided through a private solid waste company.
- Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

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:

_____ 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 \$ 100 _____, 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.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: M+M Estates Total Number of Acres: 130
Zoning Classification(s): ETJ Total Number of Lots: 1
Location: COUNTY ROAD 937, ANNA TEXAS

Property Owner Information & Authorization

Name/Company: MARQUIN MILLER
Address: 507 S. Urah St.
City: Celina State: TX Zip Code: 75009
Phone: 903-327-2631 Email: marquini2020@gmail.com

Project Representation (check one):

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

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

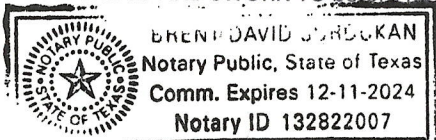
Property Owner's Signature: Marquin Miller Date: 12/5/22

STATE OF: TEXAS

COUNTY OF: Collins

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

SUBSCRIBED AND SWORN TO before me, this the 5 day of December, 20 22



Brenda David Surdukan
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: DAVID SURDUKAN

Company: SURDUKAN SURVEYING INC.

Address: P.O. BOX 126

City: ANNA State: TX Zip Code: 75409

Phone: 972-924-8200 Email: DAVID@SURDUKANSURVEYING.COM

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: 1/3/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Munipalle Estates, Block A, Lot 1, Development Plat.
Applicant: Praveen and Praina Munipalle.

SUMMARY:

One lot on 12.1± acres located on the west side of County Road 419, 1,740± feet south of La Paloma Drive. Located in the Extraterritorial Jurisdiction (ETJ).

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Munipalle Estates Block A Lot 1 Locator Map
2. EXHIBIT A - DP (Munipalle Estates, BI A, Lt 1)
3. P&Z Application

Development Plat - Munipalle Estates, Block A, Lot 1

LA PALOMA DR

CEDAR MEADOW DR

KEITH LN

COUNTY ROAD 419

E FOSTER CROSSING RD

THE CITY OF
Anna

N

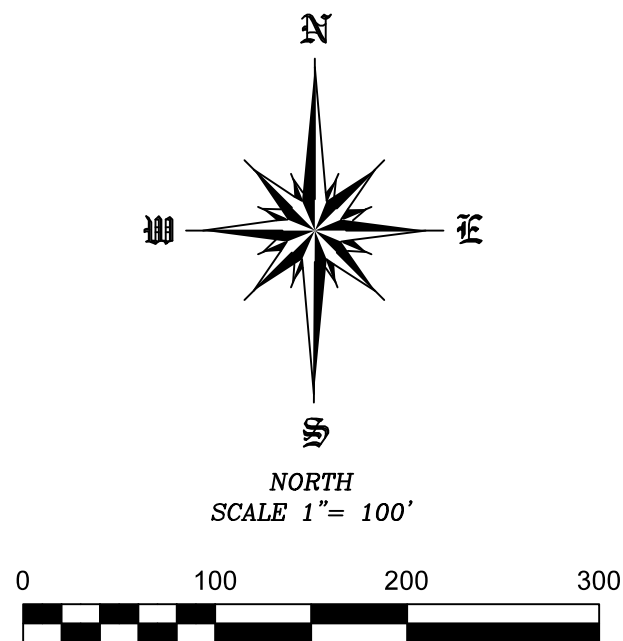
 Subject Property

 City Limits
 ETJ

0 250 500 1,000
Feet

December 2022

EXHIBIT A



LEGEND

PC	= PROPOSED CANOPY
PCP	= PROPOSED CONCRETE PAD
PFP	= PROPOSED FIRE PIT
PSC	= PROPOSED STORAGE CONTAINER
P1SW	= PROPOSED 1 STORY WOOD BUILDING
PWD	= PROPOSED WOOD DECK
2SWD	= 2 STORY WOOD DECK
BSL	= BUILDING SETBACK LINE
R.M.	= REFERENCE MONUMENT
1SM	= 1 STORY METAL BUILDING
1SB	= 1 STORY BRICK HOME
1SW	= 1 STORY WOOD BUILDING
CIRF	= CAPRED 1/2" IRON ROD FOUND STAMPED (BY LINE)
IRF	= IRON ROD FOUND
AC	= AC UNIT
EM	= ELECTRIC METER
MB	= MAILBOX
PP	= POWER POLE
FP	= FENCE POST
S	= SIGN
AS	= ANAEROBIC SPRINKLER HEAD
SSC	= SANITARY SEWER CLEAN OUT
TB	= TELEPHONE BOX
L	= LIGHT POLE

CALLLED 171.349 ACRES
LINDO APPAREL, INC. &
335 VALLEY TWO INC.
C.C. NO. 20130218000218460
O.P.R.C.C.T.

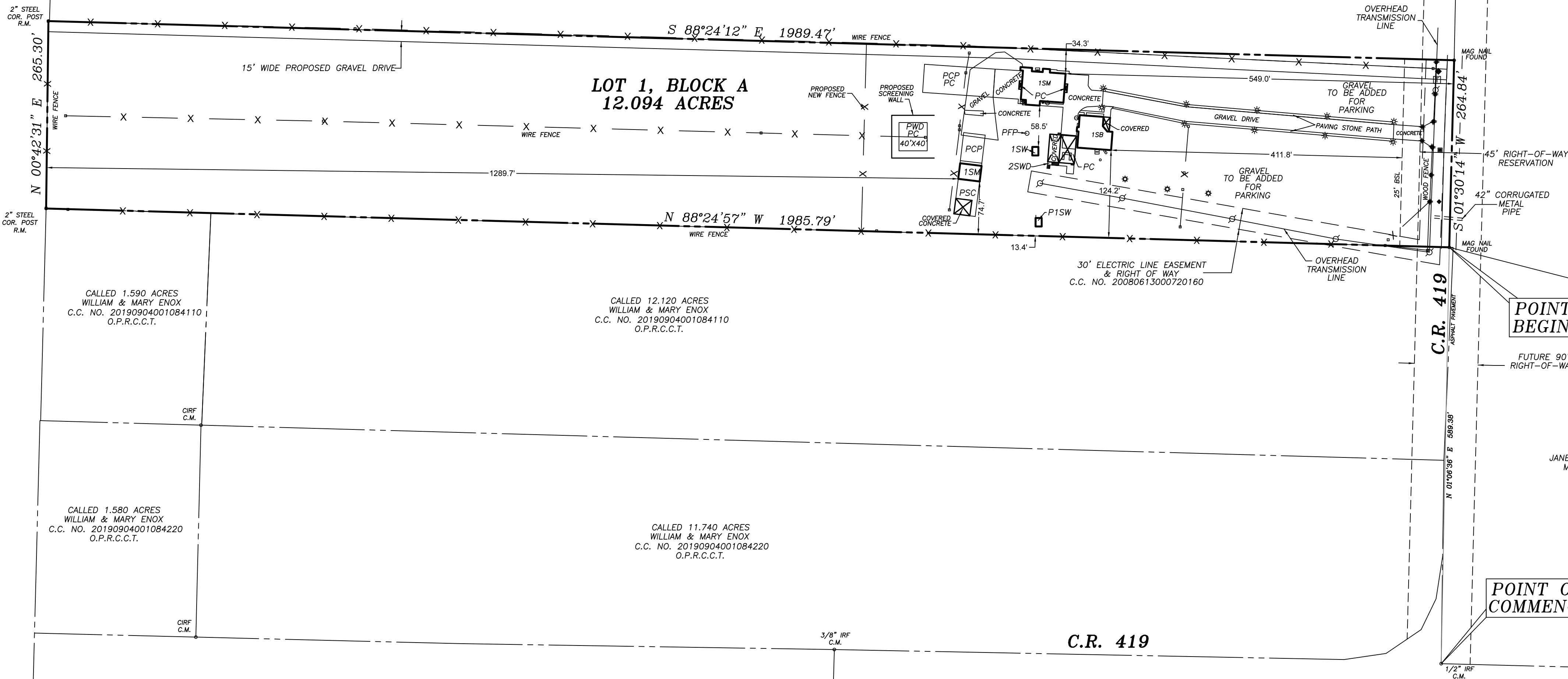
CALLLED 1.580 ACRES
WILLIAM & MARY ENOX
C.C. NO. 20190904001084220
O.P.R.C.C.T.

CALLLED 11.740 ACRES
WILLIAM & MARY ENOX
C.C. NO. 20190904001084220
O.P.R.C.C.T.

CALLLED 1.590 ACRES
WILLIAM & MARY ENOX
C.C. NO. 20190904001084110
O.P.R.C.C.T.

CALLLED 19.894 ACRES
MICHAEL & SANDRA BOES
VOLUME 2374, PAGE 631
O.P.R.C.C.T.

LOT 1, BLOCK A 12.094 ACRES



POINT OF
BEGINNING

POINT OF
COMMENCING

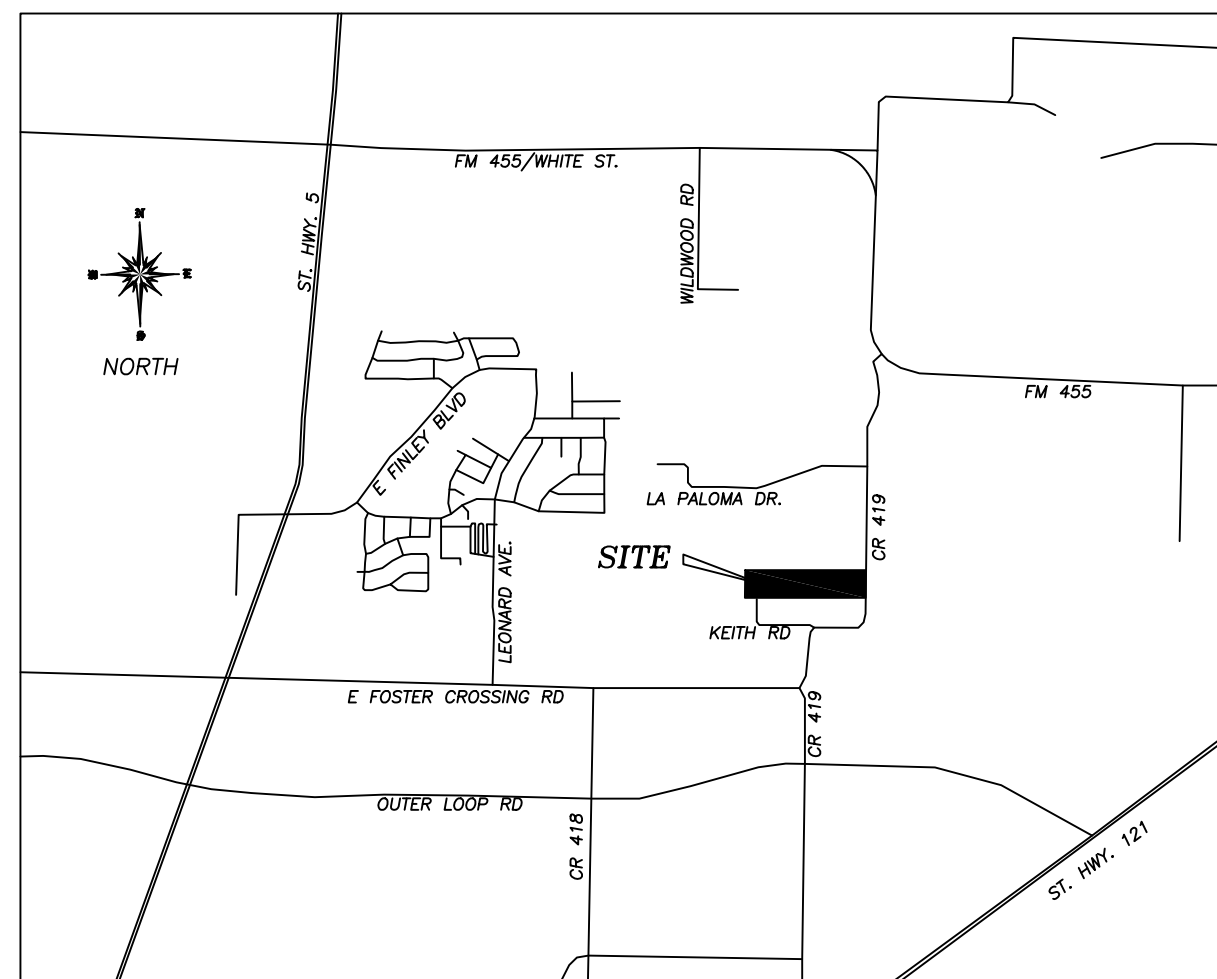
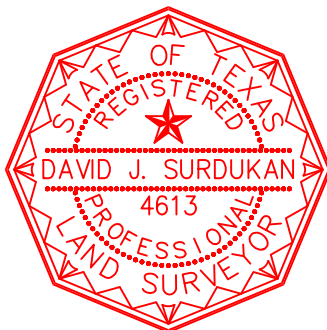
LEGAL DESCRIPTION

BEING a 12.094 acre tract of land situated in the G. Morrison Survey, Abstract No. 559, of Collin County, Texas and being the same 12.904 acres conveyed to Proveen Municipalle and Prajna Municipalle in County Clerk No. 20210208000269940 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows: COMMENCING in County Road 419 at a 1/2" iron rod found for the southwest corner of a called 178.888 acre tract of land as conveyed to Mark E. Lovvorn et. al. in County Clerk No. 20080102000000140 of the Official Public Records of Collin County, Texas; THENCE N 01°06'36" E with County Road 419 a distance of 589.38' to a Mag Nail found for the POINT OF BEGINNING at the southeast corner of the called 12.904 acre tract of land; THENCE N 88°24'57" W a distance of 1985.79' to 2" steel corner post found for the northwest corner of a called 1.590 acre tract of land as conveyed to William & Mary Enox and recorded in County Clerk No. 20190904001084110 of the Official Public Records of Collin County, Texas, and said iron rod set being in the east line of a called 171.349 acre tract of land as conveyed to Linda Apparel, Inc. & 335 Valley Two, Inc. and recorded in County Clerk No. 20130218000218460 of the Official Public Records of Collin County, Texas; THENCE N 00°42'31" E with the east line of the called 171.349 acre tract of land a distance of 265.30' to a capped 1/2" iron rod stamped "4613" set for the southwest corner of a called 19.894 acre tract of land as conveyed to Michael & Sandra Boes and recorded in Volume 2374, Page 631 of the Deed Records of Collin County, Texas; THENCE S 88°24'12" E with the south line of the called 19.894 acre tract of land a distance of 1989.47' to a Mag Nail found for the northeast corner of the called 12.904 acre tract of land and said Mag Nail being in County Road 419; THENCE S 01°30'14" W down County Road 419 a distance of 264.84' to the POINT OF BEGINNING and containing 526,825 square feet or 12.094 acres of land.

SURVEYOR'S CERTIFICATE

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

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



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2023, by the City Council of the City of Anna Texas

(Mayor)

City Secretary

DEVELOPMENT PLAT
MUNIPALLE ESTATES
LOT 1, BLOCK A
BEING 12.094 ACRES OUT OF THE
GWYN MORRISON SURVEY
ABSTRACT NO. 559
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

PROVEEN MUNIPALLE &
PRAJNA MUNIPALLE
9977 C.R. 419
ANNA, TEXAS 75409
(901) 550-2299

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

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: 12 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 \$ 100, 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



Property Description

Subdivision: MUNIPALLE ESTATES Total Number of Acres: 12
Zoning Classification(s): ETJ Anna Total Number of Lots: 1
Location: 9977 C.R. 419, ANNA TX, 75409

Property Owner Information & Authorization

Name/Company: PRAVEEN & PRAJNA MUNIPALLE
Address: 9977 C.R. 419
City: ANNA State: TX Zip Code: 75409
Phone: 901-550-2299 Email: PMUNIPALLE@GMAIL.COM

Project Representation (check one):

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

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

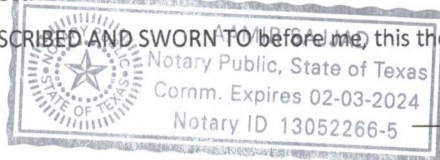
Property Owner's Signature: [Signature] Date: 12/1/2022

STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Prajna Munipalle (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 1st day of Dec, 2022



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

Project Representative Information (complete if designated by owner)

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

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

Development Services

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Item No. 8.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Cedar Ridge Estates, Phase 1, Final Plat. Applicant: Saginaw 106, LTD.

SUMMARY:

122 SF-72 lots and six common area lots on 39.7± acres located at the southwest corner of County Road 427 and County Road 425 (future Leonard Avenue). Zoned SF-72 Single-Family Residence District.

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

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

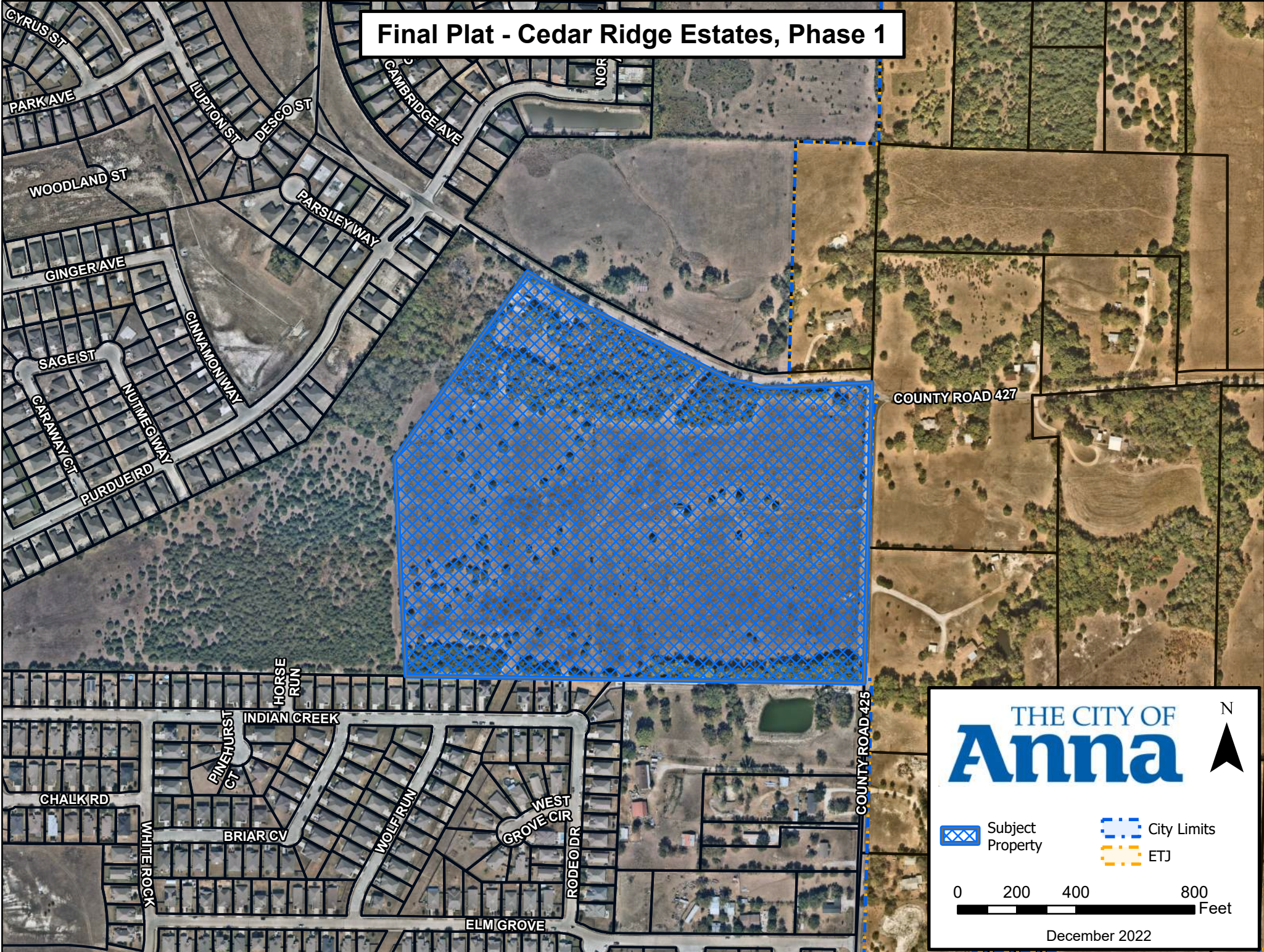
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Cedar Ridge Estates Phase 1 Locator Map
2. 30 Day Extension - Cedar Ridge, Phase 1
3. Final Plat Application

Final Plat - Cedar Ridge Estates, Phase 1



THE CITY OF
Anna

N

0 200 400 800 Feet

December 2022

Subject Property

City Limits

ETJ

December 27, 2022

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

Re: EXTENSION REQUEST LETTER - 30-Day Waiver for Final Plat – Cedar Ridge Phase 1

Planning Department:

As the property owner's representative, we hereby request a 30-day extension of the above-referenced plat from the January 3, 2023 Planning and Zoning Commission agenda, and rescheduling this plat for a future Planning and Zoning Commission meeting date.

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

If you have any further questions or need additional information, please contact me at sknight@pape-dawson.com or 817-870-3668.

Sincerely,

Pape-Dawson Engineers, Inc.



Sam Knight, P.E.

Managing Vice President, Fort Worth

W:\projects\701\80\01\1.0 Admin\1.3 Correspondence\1.3.1 Letters\221227 Cedar Ridge Extension Request.docx

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: 40 acre(s)

Total number of lots including Common Area Lots: 128 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 \$ 1,720, 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



Property Description

Subdivision: Cedar Ridge Estates, Phase 1 Total Number of Acres: 39.747
Zoning Classification(s): SF-72 Total Number of Lots: 128
Location: J.C Brantley Survey, Abstract Number 114, in Collin County, Texas.

Property Owner Information & Authorization

Name/Company: Saginaw 106, LTD
Address: 3045 Lackland Rd
City: Fort Worth State: TX Zip Code: 76116-4121
Phone: 817-731-7595 Email: sscherer@lacklandholdings.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: 12/6/2022

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared Tim H. Fleet (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 6 day of December, 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: _____

Development Services

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



Item No. 9.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 8R and Block B, Lot 1R, Preliminary Replat. Applicant: Anna Retail 31, LP.

SUMMARY:

Multiple-family residences and vacant lot on two lots on 15.4± acres located on the west and east side of Buddy Hayes Boulevard, 405± feet south of W White Street. Zoned Planned Development (Ord. No. 972-2022).

The purpose of the Preliminary Replat is to propose easements necessary for the future construction of the multiple-family residential development.

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Anna Retail Block A Lot 8R & Block B Lot 1R Locator Map
2. 30 Day Extension - Anna Retail Addn, Bl A, Lt 8R, & Bl B, Lt 1R
3. Preliminary Plat Application

Preliminary Replat - Anna Retail Addition, Block A, Lot 8R and Block B, Lot 1R

US HIGHWAY 75

S CENTRAL EXPY

W WHITE ST

S BUDDY HAYES BLVD

CREEK DR

PARKVIEW DR

CREEK DR

THE CITY OF
Anna



 Subject Property

 City Limits

 ETJ

0 150 300 600
Feet

December 2022

GREENLIGHT

STUDIO, LLC

Memorandum

December 27, 2022

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

REF: 30-Day Waiver for Anna Retail Addition, Block A, Lot 8R

To whom it may concern:

As the developer's architect and project representative, we hereby request an extension of the above-referenced plat from the January 3, 2023 Planning & Zoning Commission agenda and rescheduling this plat for a future Planning & Zoning Commission meeting date.

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

Thank you,



Tyler Adams, AIA
Member, Greenlight Studio LLC

RECEIVED
December 28, 2022
PLANNING & DEVELOPMENT
CITY OF ANNA

Plans & Plats Development Application



Submittal

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

**Prior approval required*

Submittal Type

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

Acreage

Round decimals up to the nearest whole number.

16 acre(s)

Fees

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

The application fee of \$ 520.00, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Anna Retail Addition Total Number of Acres: 16
Zoning Classification(s): PD-MF2 Total Number of Lots: 2
Location: Approx. 650' South of White Street (FM455) at the southeast corner of FM455 and US75

Property Owner Information & Authorization

Name/Company: Anna Retail 31, LP c/o David Claassen
Address: 8400 Westchester Drive Suite 300
City: Dallas State: Texas Zip Code: 75225
Phone: 214-361-8300 Email: david@claasseninvestments.com

Project Representation (check one):

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

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

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

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 6th day of June, 2022
[Signature]
KIMBERLY JANE DONACHIE
My Notary ID # 128809066
Expires November 22, 2023
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Architect
Name: Tyler Adams
Company: Greenlight Studio LLC
Address: 100 N Cottonwood Drive Suite 104
City: Richardson State: Texas Zip Code: 75080
Phone: 214.810.4535 Email: tyler@gldevco.com

Planning & Development Department

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



Item No. 10.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Preliminary Plat.
Applicant: Alvin Johnson / HHF Dreamville Anna, LLC

SUMMARY:

Multiple-family residences on one lot on 11.0± acres located on the west side of S Powell Parkway (State Highway 5), 2,050± feet south of W. White Street. Zoned Planned Development (Ord. No. 631-2013 as modified by Ord. No. 692-2015 & Ord. No. 975-2022).

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

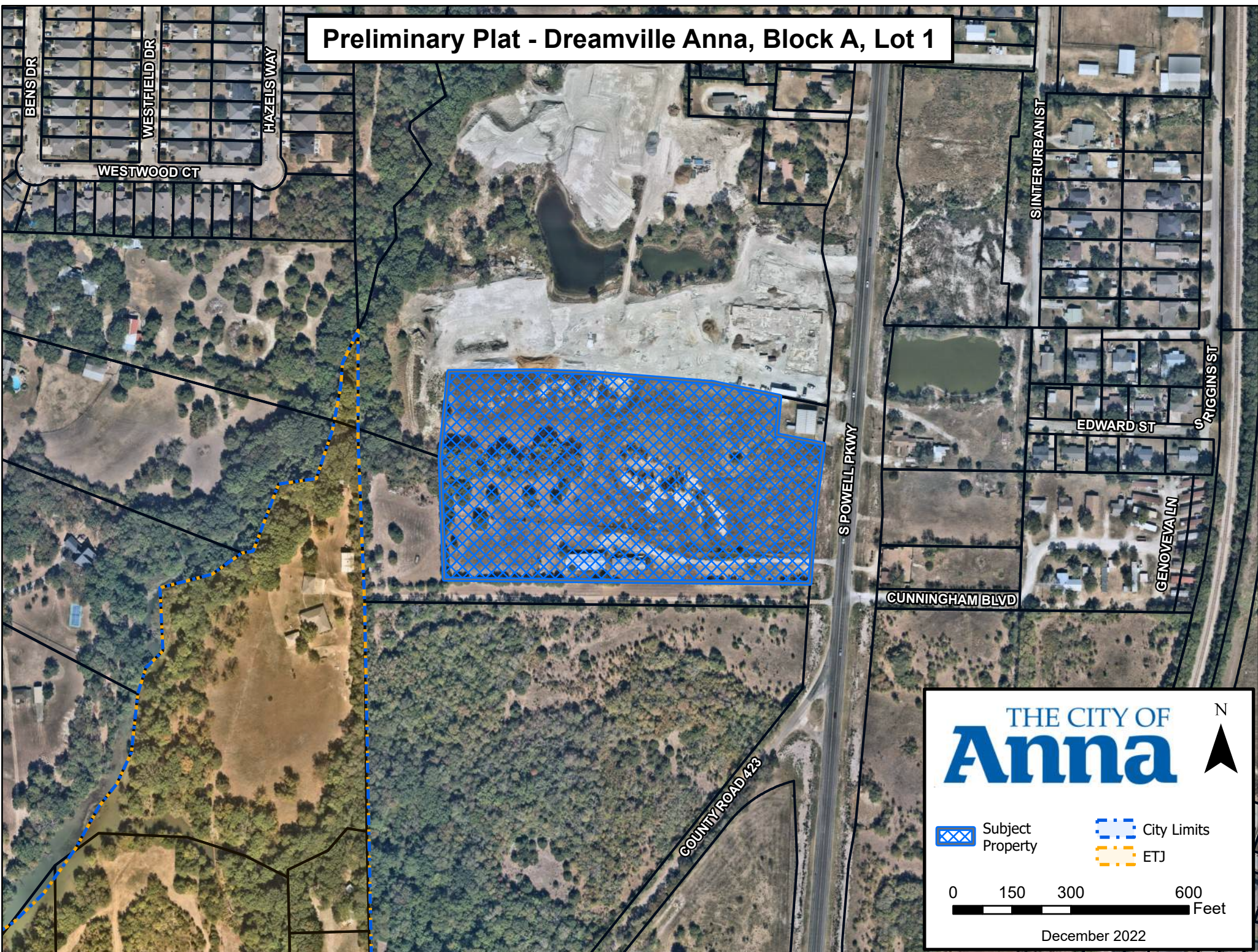
STAFF RECOMMENDATIONS:

The Preliminary Plat is in conformance with the 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. Dreamville Anna Block A Lot 1 Locator Map
2. EXHIBIT A - PP (Dreamville Anna, BL A, Lt 1)
3. Development Application

Preliminary Plat - Dreamville Anna, Block A, Lot 1



THE CITY OF
Anna

N

 Subject Property

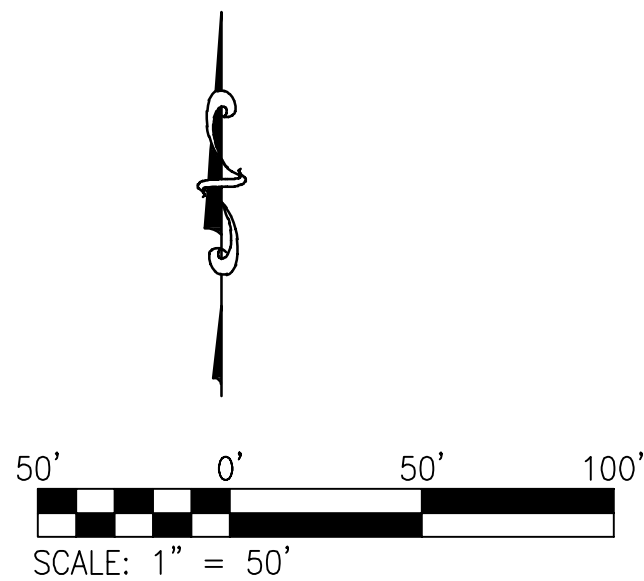
 City Limits

 ETJ

0 150 300 600 Feet

December 2022

EXHIBIT A
SHEET 2 OF 2



VALAGE COMMUNITIES DEVELOPMENT CORPORATION
INST. NO. 20220120000105080

EASEMENTS TO BE ABANDONED:

LEGEND	
	SET RE-BAR W/CAP COLE
	SET PERMANENT SURVEY MONUMENT
	FOUND RE-BAR
	FOUND ANCHOR
	FOUND CROSS
	FOUND IRON PIPE
	FOUND RAIL ROAD SPIKE
	FOUND CONCRETE MONUMENT

[illegible]

OWNER:
HHF DREAMVILLE ANNA, LLC
3900 S. STONEBRIDGE DRIVE,
SUITE 304 MCKINNEY, TEXAS 75070
(214) 842-8075

DEVELOPER:
**1300 S. POWELL PARKWAY,
CITY OF ANNA,
COLLIN COUNTY, TEXAS**

+ DALLAS
10000 StarDrive
Suite 250B
Plano, TX 75024
972.624.6000 /tel
www.coibc.com

coibc®

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
GIS / ADA TRANSITION PLANNING
Transportation Planning and Land Surveyors

Registered Engineering Firm (E-1025) and Survey Company (S-10387)
Coibc, Inc. is a Licensed Professional Engineering Firm and a Licensed Professional Surveying Firm. Coibc Design Group, Inc. is a Licensed Professional Engineering Firm and a Licensed Professional Surveying Firm. Coibc, Inc. is a Licensed Professional Engineering Firm and a Licensed Professional Surveying Firm. Coibc, Inc. is a Licensed Professional Engineering Firm and a Licensed Professional Surveying Firm.

DRAWN BY:
MDH/WTB

CHECKED BY:
DLJ

Job Number
22-0037

Sheet Number
1 of 1

PRELIMINARY PLAT
LOT 1, BLOCK A
DREAMVILLE ADDITION
BEING 11.023 ACRES
SITUATED IN THE GRANDERSON
STARK SURVEY, ABSTRACT NO. 798
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

FIRE LANE MUTUAL ACCESS AND UTILITY EASEMENT LINE TABLE		
Line #	Length	Direction
L1	6.89	N78° 46' 34.03"W
L2	3.35	S7° 37' 14.29"W
L3	191.03	S4° 09' 58.56"W
L4	2.19	S2° 57' 08.93"W
L5	8.64	S89° 24' 06.03"E
L6	202.63	N4° 10' 02.52"E
L7	25.61	N78° 46' 34.03"W
L8	24.56	N4° 05' 57.97"E
L9	24.56	N78° 16' 47.52"W
L10	274.99	N85° 06' 51.03"W
L11	43.47	N87° 57' 52.03"W
L12	190.34	S5° 11' 19.64"W
L13	1.85	S5° 54' 48.20"W
L14	386.61	S89° 24' 06.03"E
L15	52.82	S68° 27' 37.81"E
L16	118.90	S0° 35' 53.97"W
L17	35.04	S89° 24' 06.03"E
L18	80.37	N0° 35' 53.97"E
L19	14.29	N68° 27' 37.81"W
L20	392.65	N89° 24' 06.03"W
L21	85.47	S0° 35' 53.97"W
L22	406.00	S89° 24' 06.03"E
L23	674.19	N89° 24' 06.03"W
L24	73.99	N0° 35' 53.97"E
L25	126.57	N89° 24' 06.03"W
L26	126.86	S89° 24' 06.03"E
L27	176.22	N5° 11' 19.64"E
L28	90.72	N5° 11' 19.64"E
L29	43.47	S87° 57' 52.03"E
L30	76.23	S85° 06' 51.03"E
L31	198.76	S85° 06' 51.03"E
L32	85.43	S79° 16' 56.99"E
L33	62.48	S79° 16' 56.99"E
L34	76.45	S4° 05' 57.97"W
L35	53.17	S78° 46' 34.03"E
L36	17.57	N81° 13' 25.97"E
L37	43.53	S78° 46' 34.03"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.46	30.00	90.63	S55° 52' 39"W	42.66
C2	46.80	30.00	89.39	S44° 42' 30"E	42.20
C3	45.27	30.00	86.46	N47° 23' 40"E	41.09
C4	43.45	30.00	82.99	N37° 18' 49"W	39.75
C5	81.00	56.00	82.88	N37° 20' 18"W	74.12
C6	43.65	30.00	83.36	N37° 35' 23"W	39.90
C7	10.18	100.00	5.83	N82° 11' 54"W	10.17
C8	49.47	100.00	2.85	N86° 32' 22"W	4.97
C9	45.47	30.00	86.85	S48° 36' 44"W	41.28
C10	47.76	30.00	91.22	S43° 56' 38"E	42.84
C11	20.47	56.00	20.94	N78° 55' 52"W	20.35
C12	47.12	30.00	90.00	S44° 24' 06"E	42.43
C13	47.12	30.00	90.00	N45° 35' 54"E	42.43
C14	36.16	30.00	69.08	N33° 55' 52"W	34.01
C15	10.96	30.00	20.94	N78° 55' 52"W	10.90
C16	47.12	30.00	90.00	S45° 35' 54"W	42.43
C17	47.12	30.00	90.00	S44° 24' 06"E	42.43
C18	47.12	30.00	90.00	N44° 24' 06"W	42.43
C19	27.02	30.00	51.60	S64° 48' 00"W	26.11
C20	185.25	37.50	283.04	N0° 31' 23"E	46.67
C21	26.94	30.00	51.45	S63° 40' 43"E	26.04
C22	44.72	30.00	85.41	N47° 53' 37"E	40.69
C23	84.88	56.00	86.85	N48° 36' 44"E	76.99
C24	6.27	126.00	2.85	S86° 32' 22"E	6.27
C25	12.82	126.00	5.83	S82° 11' 54"E	12.82
C26	43.39	30.00	82.88	S37° 20' 18"E	39.71
C27	8.08	30.00	15.44	N45° 03' 15"W	8.06
C28	13.62	30.00	26.00	N65° 46' 26"W	13.50
C29	22.12	30.00	42.24	N31° 40' 44"E	21.62
C30	23.37	29.96	44.69	N21° 53' 45"W	22.78

Line #	Length	Direction
L38	9.85	N4° 10' 50.82"E
L39	116.85	S85° 57' 09.79"E
L40	28.41	N78° 46' 34.03"W
L41	21.21	N44° 24' 04.71"W
L42	10.33	N4° 17' 01.62"E
L43	10.00	N85° 49' 09.18"W
L44	29.51	S4° 10' 50.82"E
L45	10.00	N4° 08' 45.97"E

WATER LINE EASEMENT LINE TABLE		
Line #	Length	Direction
L46	10.00	S85° 51' 14.03"E
L47	30.47	S4° 08' 45.97"W
L48	11.00	S0° 35' 53.97"W
L49	10.00	S89° 24' 06.03"E
L50	10.00	N0° 35' 53.97"E
L51	9.58	S89° 24' 06.03"E
L52	10.00	N0° 35' 53.97"E
L53	10.00	N89° 24' 06.03"W

Line #	Length	Direction
L54	107.95	S85° 21' 09.22"E
L55	78.62	S32° 43' 51.87"E
L56	227.86	N89° 24' 06.03"W
L57	98.63	N5° 11' 19.64"E
L58	73.48	S69° 30' 39.85"E

Line #	Length	Direction
L80	28.83	S10° 57' 14.37"W
L81	28.67	S10° 56' 39.17"W
L82	59.63	S15° 10' 28.40"W
L83	57.82	N15° 10' 28.40"E

DRAINAGE EASEMENT LINE TABLE		
Line #	Length	Direction
L59	165.27	N5° 11' 19.64"E
L60	168.18	N73° 50' 56.53"E

WATER LINE EASEMENT CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C27	8.08	30.00	15.44	N45° 03' 15"W	8.06
C28	13.62	30.00	26.00	N65° 46' 26"W	13.50
C29	22.12	30.00	42.24	N31° 40' 44"E	21.62
C30	23.37	29.96	44.69	N21° 53' 45"W	22.78

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	37.85	25.00	86.74	S35° 24' 29"E	34.33
C32	40.69	25.00	93.26	S54° 35' 31"W	36.35
C33	37.72	25.00	86.45	N47° 22' 20"E	34.24
C34	40.38	25.00	92.54	S42° 07' 33"E	36.13

Line #	Length	Direction
L84	2.27	S7° 57' 36.97"W
L85	5.34	S7° 57' 36.97"W
L86	5.89	S78° 46' 34.03"E
L87	5.06	N4° 08' 45.97"E
L88	1.96	S4° 08' 45.97"W

CONSERVATION DISTRICT EASEMENT LINE TABLE		
Line #	Length	Direction
L61	16.64	S36° 53' 19.96"E
L62	10.03	S50° 25' 18.06"E
L63	43.23	S21° 05' 58.60"E
L64	41.64	S15° 09' 13.77"E
L65	16.33	S4° 51' 29.02"E
L66	15.41	S61° 58' 03.97"W
L67	14.14	S30° 15' 01.59"W
L68	21.59	S22° 26' 56.08"W
L69	60.38	S8° 40' 39.49"E
L70	20.71	S51° 31' 06.63"E
L71	12.34	S39° 08' 57.25"E
L72	16.13	S14° 21' 29.12"W
L73	18.57	S31° 24' 39.06"W
L74	10.03	S65° 17' 31.04"W
L75	29.58	S87° 45' 51.75"W
L76	19.17	S85° 26' 50.02"W
L77	16.04	S73° 35' 43.78"W
L78	31.26	S67° 19' 26.21"W
L79	22.79	N72° 14' 22.25"W

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 \$ 1,720.00, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Dreamville Anna Addition Total Number of Acres: 11.03
Zoning Classification(s): PD Total Number of Lots: 2
Location: 1300 S. Powell Parkway, Anna, TX 75409

Property Owner Information & Authorization

Name/Company: Alvin Johnson/ HHF Dreamville Anna, LLC
Address: 3900 S. Stonrbridge Drive, Suite 304
City: McKinney State: TX Zip Code: 75070
Phone: (214) 842-8075 Email: alvin@372hope.org

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Donald F. Warnke (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.

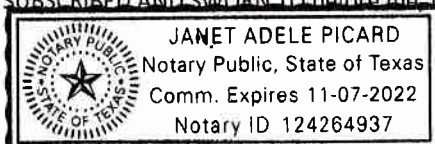
Property Owner's Signature: [Signature] Date: 09/07/2022

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 7th 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: Donald F. Warnke

Company: Cole & Associates

Address: 7501 Lone Star Dr., Suite B250

City: Plano State: TX Zip Code: 75204

Phone: (972) 979-0758 Email: dwarnke@coletx.com

Planning & Development Department

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



Item No. 11.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Sky View, Block A, Lots 1-11 & Block B, Lot 1X, Preliminary Plat. Applicant: Juan Ramos / Cidrax Texas, LLC.

SUMMARY:

11 lots on 34.4± acres located on the north side of Farm-to-Market Road 2862, 960± feet west of County Road 477. Located in the Extraterritorial Jurisdiction (ETJ).

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

ISSUES:

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

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

Attached (Exhibit B) is the applicant's justification letter dated December, 20, 2022 associated with the waiver request.

FINDINGS:

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

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

- *The proposed roadway design will be required to support a load equal to or*

greater than 75,000 pounds. Final approval and acceptance will be subject to field verification once constructed and confirmed by a certified engineer. As part of Civil Plan and Final Plat approval a fire access acceptance letter will be provided to the property owner by the Westminster Volunteer Fire Department to forward to the Collin County Fire Marshal for final approval.

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

- The existing tract of land is located within the ETJ. Each lot will be required to have a septic system which requires a minimum one-acre lot. Based on the narrowness of the existing tract each lot will have over 170 feet of frontage along the proposed right-of-way (ROW) to achieve the minimum one-acre requirement.*

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

- The overall size of the tract of land is 34.4 acres of which over 20 acres (58%) is identified as floodplain. If the development was to meet the 600' maximum length requirement for cul-de-sac streets it would result in the loss of 4 developable lots.*

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

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

(E) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein.

- The development is proposing a single, median-divided entrance which provides at least two routes to the interior of the subdivision which will not compromise public safety or impede emergency access.*

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

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

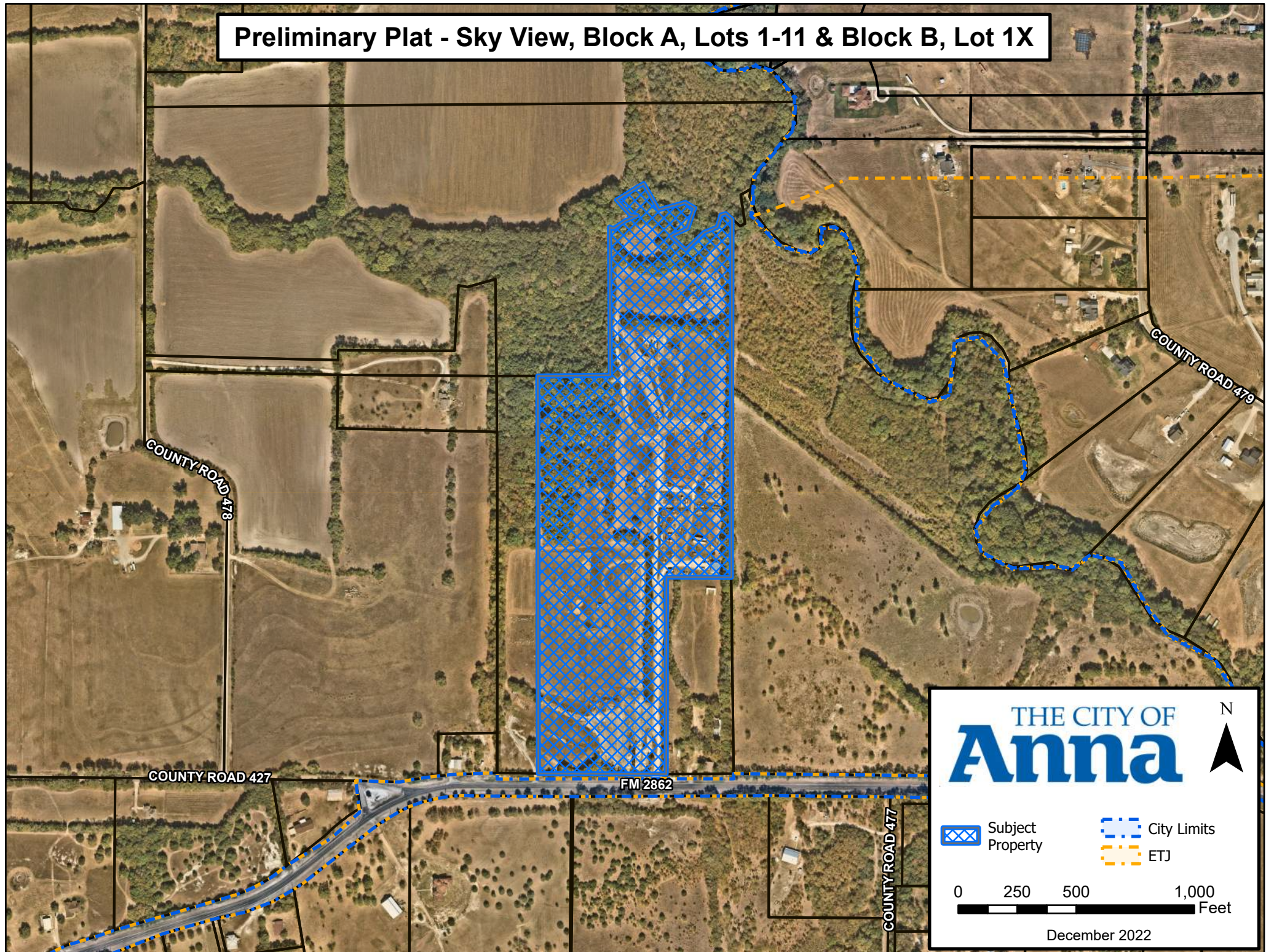
Both the City of Anna Fire Department and the Westminster Volunteer Fire Department have reviewed the proposed plan and layout and are amenable to the variance requests subject to:

The proposed roadway will support a load equal to or greater than 75,000 pounds. Final approval and acceptance will be subject to field verification once constructed and confirmed by a certified engineer. As part of Civil Plan and Final Plat approval a fire access acceptance letter will be provided to the property owner by the Westminster Volunteer Fire Department to forward to the Collin County Fire Marshal for final approval.

ATTACHMENTS:

1. Sky View Block A Lots 1-11 & Block B Lot 1X Locator Map
2. Exhibit A - PP (SkyView)
3. Exhibit B - Sky View Waiver Request
4. Development Application

Preliminary Plat - Sky View, Block A, Lots 1-11 & Block B, Lot 1X



STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Cidrax Texas, LLC is the owner of a tract of land situated in the Mark Roberts Survey, Abstract No. 742, Collin County, Texas, and being all of that certain called 34,485 acre tract of land conveyed from Billy Roper Hall and Mary Margaret Hall to Cidrax Texas, LLC, by Warranty Deed, as recorded in File No. 20170623000818550, Official Public Records, Collin County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the most Southerly Southeast corner of said 34,485 acre tract, at the Southwest corner of a called 5,239 acre tract of land conveyed to Netven Partners, LLC, by deed as recorded in File No. 20200117000075900, Official Public Records, Collin County, Texas, and in the North line of Farm to Market Road 2862, a 90' right-of-way, from which a 1/2" iron rod found bears North 00 degrees 46 minutes 56 seconds East, a distance of 0.17 feet and a concrete right-of-way monument found bears South 89 degrees 36 minutes 44 seconds West, a distance of 2,418.87 feet

THENCE North 89 degrees 41 minutes 03 seconds West, with the most Southerly South line of said 34,485 acre tract and with the North line of Farm to Market Road 2862, a distance of 519.35 feet to a 1/2" iron rod found capped (4613) at the Southwest corner of said 34,485 acre tract and at the Southeast corner of the remainder of a called 7.00 acre tract of land conveyed to Torrey McGraw Lester, by deed as recorded in File No. 20200302000298390, Official Public Records, Collin County, Texas;

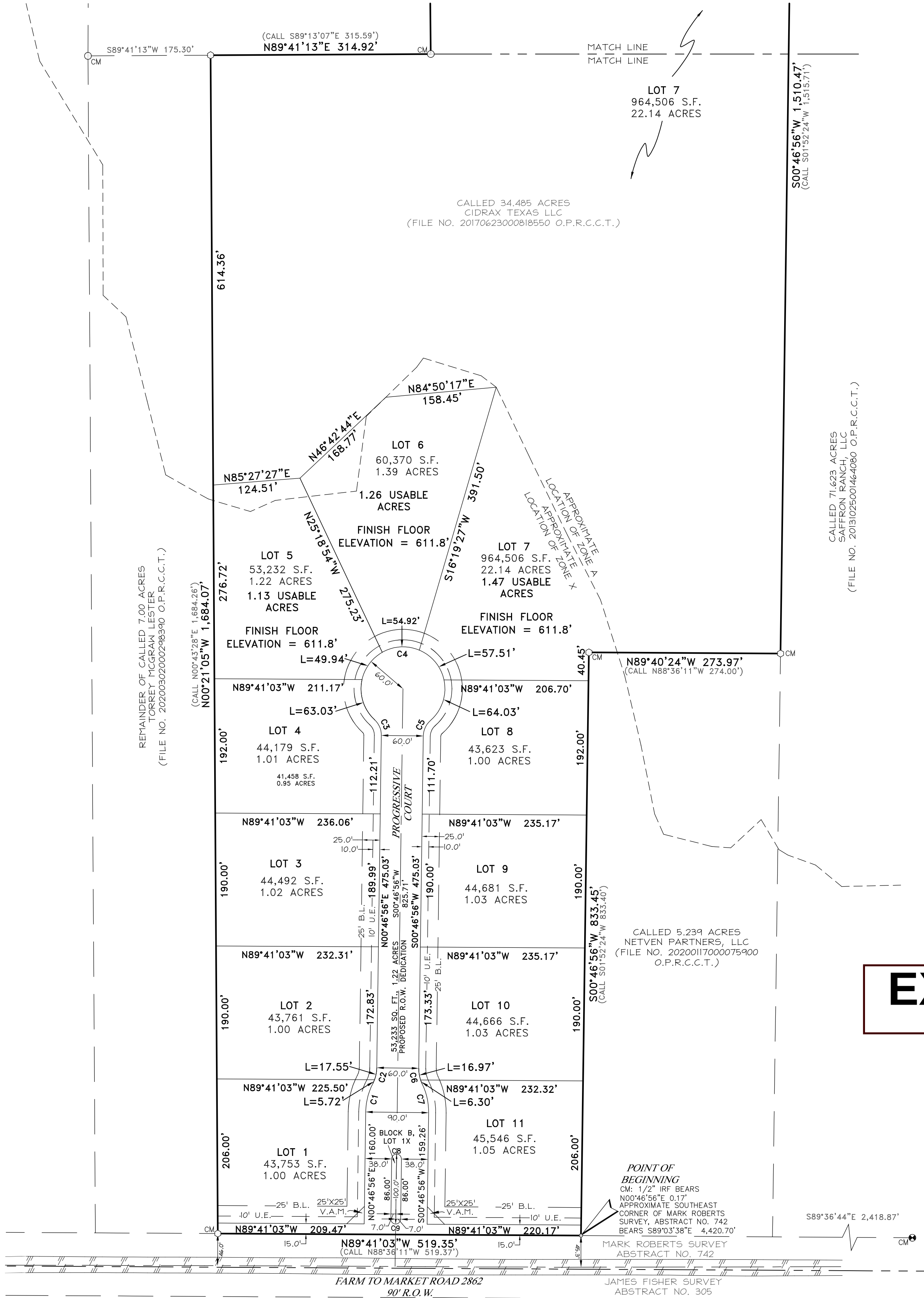
THENCE North 00 degrees 21 minutes 05 seconds West, with the most Westerly West line of said 34,485 acre tract and with the East line of said 7.00 acre tract, of a distance of 1,684.07 feet to a 1/2" iron rod found capped (4613) at the most Westerly Northwest corner of said 34,485 acre tract, the Northeast corner of said 7.00 acre tract, and in a South line of a called 55,890 acre tract of land conveyed to Neal Hunter, et al, by deed as recorded in File No. 20170510000607110, Official Public Records, Collin County, Texas, from which a 1/2" iron rod found at the Northwest corner of said 7.00 acre tract and at a Southwest corner of said 55,890 acre tract bears South 89 degrees 41 minutes 13 seconds West, a distance of 175.30 feet;

THENCE with the common line of said 34,485 acre tract and said 55,890 acre tract, the following courses and distances:
North 89 degrees 41 minutes 13 seconds East, a distance of 314.92 feet to a 1/2" iron rod found;
North 00 degrees 36 minutes 22 seconds West, passing at 617.43 feet a 1/2" iron rod found for reference, continuing for a total distance of 642.44 feet to a point at a Northwest corner of said 34,485 acre tract and on the North bank of a creek;

THENCE with the North line of said 34,485 acre tract and along the North bank of said creek, the following courses and distances:
South 77 degrees 05 minutes 22 seconds East, a distance of 19.34 feet to a point;
North 66 degrees 44 minutes 26 seconds East, a distance of 21.45 feet to a point;
North 57 degrees 04 minutes 47 seconds East, a distance of 18.19 feet to a point;
North 13 degrees 19 minutes 00 seconds East, a distance of 18.19 feet to a point;
North 67 degrees 31 minutes 45 seconds West, a distance of 11.21 feet to a point;
South 83 degrees 44 minutes 43 seconds West, a distance of 22.73 feet to a point;
North 35 degrees 53 minutes 44 seconds West, a distance of 22.73 feet to a point;
North 22 degrees 54 minutes 46 seconds West, a distance of 33.67 feet to a point;
North 14 degrees 24 minutes 38 seconds East, a distance of 32.36 feet to a point;
South 76 degrees 30 minutes 24 seconds East, a distance of 46.19 feet to a point;
South 40 degrees 42 minutes 25 seconds East, a distance of 61.46 feet to a point;
South 50 degrees 09 minutes 01 seconds East, a distance of 12.57 feet to a point;
North 34 degrees 27 minutes 59 seconds East, a distance of 12.57 feet to a point;
North 11 degrees 40 minutes 00 seconds East, a distance of 28.63 feet to a point;
North 22 degrees 06 minutes 53 seconds West, a distance of 28.63 feet to a point;
North 12 degrees 14 minutes 58 seconds East, a distance of 24.13 feet to a point;
North 35 degrees 01 minutes 03 seconds East, a distance of 24.13 feet to a point;
North 52 degrees 03 minutes 52 seconds East, a distance of 25.74 feet to a point;
South 63 degrees 25 minutes 43 seconds East, a distance of 25.74 feet to a point;
South 31 degrees 38 minutes 24 seconds East, a distance of 34.81 feet to a point;
South 21 degrees 23 minutes 44 seconds East, a distance of 34.81 feet to a point;
South 24 degrees 07 minutes 03 seconds East, a distance of 29.68 feet to a point;
South 38 degrees 44 minutes 12 seconds East, a distance of 29.68 feet to a point;
North 76 degrees 51 minutes 13 seconds East, a distance of 22.51 feet to a point;
North 59 degrees 26 minutes 12 seconds East, a distance of 22.51 feet to a point;
North 55 degrees 17 minutes 35 seconds East, a distance of 46.03 feet to a point;
South 88 degrees 57 minutes 30 seconds East, a distance of 26.02 feet to a point;
South 56 degrees 51 minutes 05 seconds East, a distance of 26.02 feet to a point;
South 34 degrees 42 minutes 12 seconds East, a distance of 28.78 feet to a point;
South 09 degrees 28 minutes 14 seconds West, a distance of 28.78 feet to a point;
South 22 degrees 39 minutes 14 seconds West, a distance of 34.40 feet to a point;
South 19 degrees 00 minutes 43 seconds East, a distance of 13.80 feet to a point;
South 32 degrees 21 minutes 24 seconds West, a distance of 13.80 feet to a point;
South 48 degrees 07 minutes 27 seconds West, a distance of 19.27 feet to a point;
South 70 degrees 44 minutes 58 seconds West, a distance of 23.67 feet to a point;
North 85 degrees 15 minutes 33 seconds West, a distance of 21.84 feet to a point;
South 64 degrees 27 minutes 52 seconds West, a distance of 4.68 feet to a point;
South 13 degrees 21 minutes 10 seconds East, a distance of 6.49 feet to a point;
South 25 degrees 07 minutes 26 seconds West, a distance of 6.49 feet to a point;
South 10 degrees 08 minutes 21 seconds West, a distance of 13.30 feet to a point;
South 67 degrees 20 minutes 23 seconds East, a distance of 49.66 feet to a point;
South 54 degrees 19 minutes 24 seconds East, a distance of 36.56 feet to a point;
North 39 degrees 45 minutes 25 seconds East, a distance of 4.89 feet to a point;
North 01 degrees 56 minutes 34 seconds East, a distance of 26.05 feet to a point;
North 35 degrees 30 minutes 49 seconds East, a distance of 26.05 feet to a point;
North 38 degrees 33 minutes 12 seconds East, a distance of 50.60 feet to a point;
North 38 degrees 42 minutes 16 seconds East, a distance of 12.71 feet to a point;
North 59 degrees 00 minutes 36 seconds East, a distance of 12.71 feet to a point;
North 86 degrees 27 minutes 56 seconds East, a distance of 24.00 feet to a point;
South 80 degrees 52 minutes 14 seconds East, a distance of 24.00 feet to a point;
North 73 degrees 18 minutes 44 seconds East, a distance of 7.15 feet to a point;
North 10 degrees 53 minutes 37 seconds East, a distance of 7.15 feet to a point;
North 33 degrees 26 minutes 26 seconds West, a distance of 15.23 feet to a point;
North 01 degrees 34 minutes 45 seconds East, a distance of 20.75 feet to a point;
North 45 degrees 06 minutes 57 seconds East, a distance of 23.45 feet to a point;
South 85 degrees 26 minutes 27 seconds East, a distance of 20.77 feet to a point;
South 48 degrees 31 minutes 50 seconds East, a distance of 18.98 feet to a point;
South 22 degrees 04 minutes 16 seconds East, a distance of 22.61 feet to a point at the Northeast corner of said 34,485 acre tract;

THENCE South 00 degrees 46 minutes 56 seconds West, with the East line of said 34,485 acre tract and with the West line of a called 71,623 acre tract of land conveyed to Saffron Ranch, LLC, by deed as recorded in File No. 20131025001464080, Official Public Records, Collin County, Texas, a distance of 1,510.47 feet to a 1/2" iron rod found capped (4613) at the most Easterly Southeast corner of said 34,485 acre tract and at the Northeast corner of said 5,239 acre tract;

THENCE with the common line of said 34,485 acre tract and said 5,239 acre tract, the following courses and distances:
North 89 degrees 40 minutes 24 seconds West, a distance of 273.97 feet to a 1/2" iron rod found capped (4613);
South 00 degrees 46 minutes 56 seconds West, a distance of 833.45 feet to the POINT OF BEGINNING and CONTAINING 1,500,269 square feet or 34.44 acres of land.

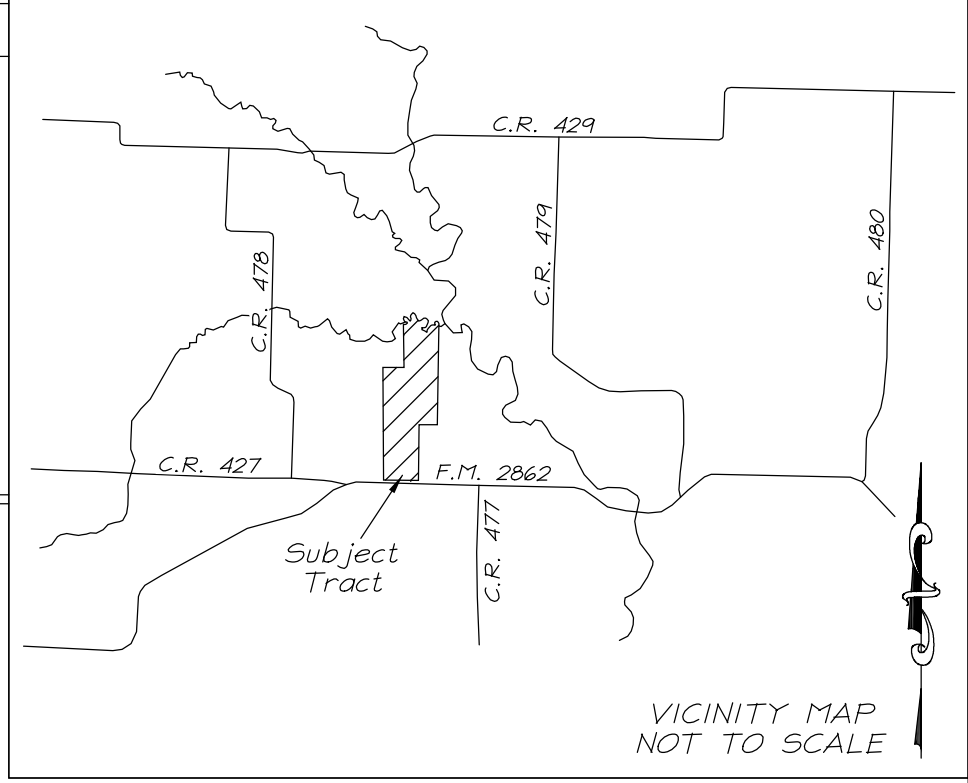


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.36'	91.00'	26°40'07"	S14°07'00"W	41.98'
C1	42.36'	91.00'	26°40'07"	S14°07'00"W	41.98'
C8	21.99'	7.00'	180°00'00"	S89°13'04"E	14.00'
C9	21.99'	7.00'	180°00'00"	N89°13'04"W	14.00'

EXHIBIT A

Pg. 1 of 2

LEGEND	
CM	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT (BY THIS PLAT)
B.L.	BUILDING LINE (BY THIS PLAT)
V.A.M.	VISIBILITY ACCESS MAINTENANCE EASEMENT (BY THIS PLAT)
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD FOUND (4613)
●	POINT FOR CORNER
⊗	1/2" IRON ROD SET (BY-LINE)
⦿	TXDOT R.O.W. MONUMENT FOUND
— — — — —	ASPHALT



SURVEYOR'S CERTIFICATION

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision.

THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A BY FLOOD INSURANCE RATE MAP NO. 48065C0160J, DATED 06/02/2009. IT IS SHOWN AS A PORTION OF THE PROPERTY BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

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

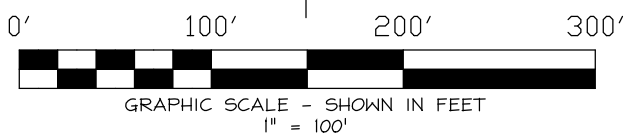
By: _____
Tina Ballard
R.P.L.S. Number: 6746

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 2023.

Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY
3) PER TITLE RESOURCES GUARANTY COMPANY GF NO. 0125162, DATED JUNE 15, 2017, THERE ARE NO SURVEY RELATED ITEMS LISTED IN SCHEDULE B, ITEM 10.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) FLOOD ZONE LIMITS SHOWN HEREON IS APPROXIMATE IN LOCATION.
6) ELEVATIONS ARE BASED ON NAVD 88.
7) 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.
8) INDIVIDUAL SITE EVALUATIONS AND OS&F DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OS&F SYSTEM.
9) 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.
10) ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION.
11) LOT 1X WILL BE MAINTAINED BY THE HOA. IT WILL BE RESERVED AS A 1,358 SQUARE FOOT MEDIAN.



OWNER/DEVELOPER - JUAN RAMOS, CIDRAX TEXAS, LLC
ADDRESS: PO BOX 432, ANNA, TEXAS 75409
PHONE NUMBER: 214-842-7555

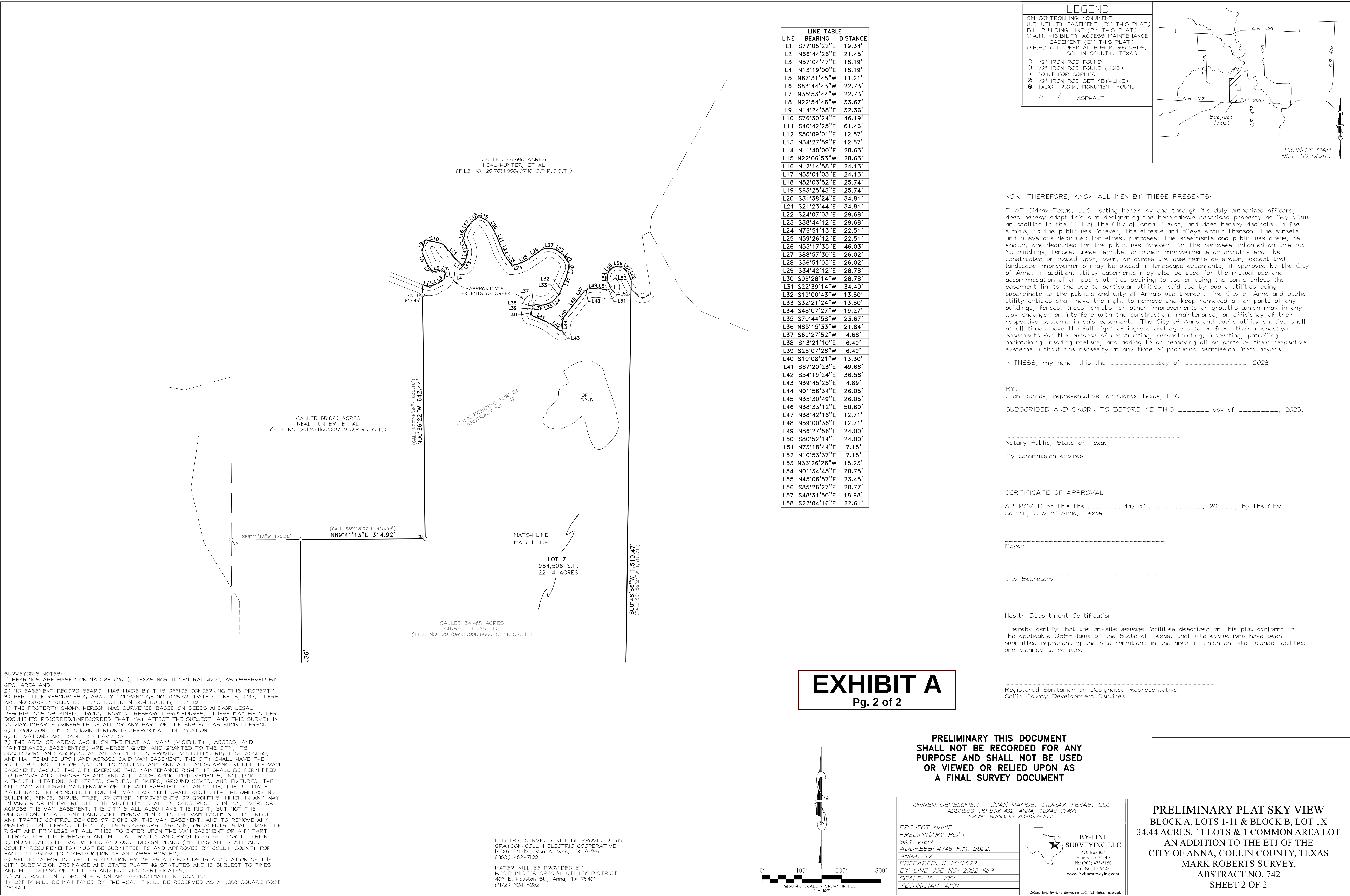
PROJECT NAME:
PRELIMINARY PLAT
SKY VIEW
ADDRESS: 4745 F.M. 2862,
ANNA, TX
PREPARED: 12/20/2022
BY-LINE JOB NO: 2022-969
SCALE: 1" = 100'
TECHNICIAN: AMN



BY-LINE
SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph: (936) 473-5159
Firm No: 10194233
www.bylinesurveying.com

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PRELIMINARY PLAT SKY VIEW
BLOCK A, LOTS 1-11 & BLOCK B, LOT 1X
34.44 ACRES, 11 LOTS & 1 COMMON AREA LOT
AN ADDITION TO THE ETJ OF THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
MARK ROBERTS SURVEY,
ABSTRACT NO. 742
SHEET 1 OF 2



RECEIVED
12/20/2022
PLANNING DEPT.
CITY OF ANNA

BY-LINE SURVEYING LLC

P.O. Box 834
Emory, Texas 75440
903-473-5150
Texas Surveying Firm No. 10194233

December 20, 2022

City of Anna City Council
City of Anna
3223 North Powell Parkway
Anna, Texas 75409

Re: Preliminary Plat for Sky View – Waiver Requests

Council Members:

On behalf of the Developer, Juan Ramos, a representative for Cidrax Texas, LLC, By-Line Surveying LLC is requesting the Preliminary Plat be approved with the following waiver:

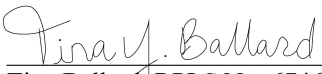
Section 9.02.081(p) Maximum length of cul-de-sac streets. A cul-de-sac street shall not be longer than 600 feet, and at the closed end shall have a turnaround bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall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

This project will require a cul-de-sac length of 825.71 feet from the centerline of Farm To Market Road 2862 to the center point of the cul-de-sac to maximize the use of the existing property. The cul-de-sac right-of-way diameter is 120 feet.

We appreciate your consideration of this waiver request and approval of the Preliminary Plat.

Sincerely,

By-Line Surveying LLC


Tina Ballard, RPLS No. 6746
Cell: 903-368-8384
Office: 903-473-5150
Tinab@By-LineSurveying.com

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: 35 acre(s)

Total number of lots including Common Area Lots: 11 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 \$ 610, to be paid to Development Services.

The application fee of \$ 600, 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



Property Description

Subdivision: Sky View Total Number of Acres: 35
Zoning Classification(s): None - ETJ Total Number of Lots: 11
Location: 4745 FM 2862, Anna, TX 75409

Property Owner Information & Authorization

Name/Company: Juan Ramos / Cidrax Texas, LLC
Address: PO Box 1296
City: Anna State: TX Zip Code: 75409
Phone: 214-892-7555 Email: blue.ribbon.properties.mgmt@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.

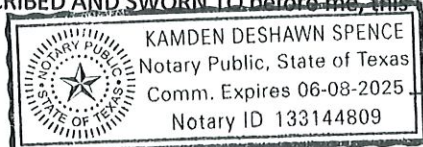
Property Owner's Signature: _____ Date: 12/6/2022

STATE OF: Texas

COUNTY OF: Collin

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

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



NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Development Services

120 W Seventh Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 12.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Ross Altobelli

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 subject is formerly known as the Anna Business Park. The property's current zoning was established in 2017. The request for a new Planned Development is to modify standards established as part of the 2017 zoning and current development standards to accommodate the development of the Holt CAT dealership and Texas First Rentals rental facility.

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), Holt Cat accompanies this request.

Surrounding Land Uses and Zoning

North Multiple-family residence zoned Planned Development- MF-2 Multiple-Family Residential – High Density (Ord. No. 941-2021 & Ord. No. 787-2018) and vacant tract zoned Planned Development- C-2 General Commercial (Ord. No. 787-2018).

East Vacant land zoned Planned Development-I-1 Light Industrial (Ord. No. 933-2021)

South Collin County Outer Loop and City Limits

West DART right-of-way

Proposed Planned Development Stipulations

The requested zoning is PD. This Planned Development will allow for the I-1 Light Industrial zoning district with modified development standards. There are two parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for land uses permitted within the I-1 Light Industrial with the following exceptions:

- a. Educational, Institutional and Special Uses with the following exception;
 - i. Hospital (acute care) by Specific Use Permit
- b. Automobile and Related Service Uses
- c. Office, Retail, Commercial and Service Type Uses with the following exception(s):
 - i. Amusement commercial (indoor)
 - ii. Bakery and confectionery, commercial
 - iii. Bldg. materials, hardware (inside storage)
 - iv. Feed and farm supply (inside sales/storage)
 - v. Office – showroom/warehouse with equipment service and repair / leasing and retail sales allowed

Design Standards - The language in the proposed PD district will modify existing PD standards and current development standards by;

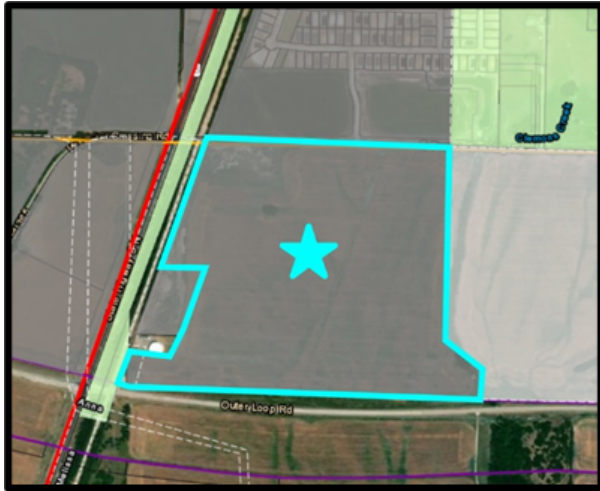
- Removing the building design and orientation stipulation that prohibited loading spaces from facing streets (Lot 1 only).
- Removing the stipulation prohibiting overnight trailer and shipping container storage.
- Modifying existing screening requirements to permit irrigated living screens as acceptable screening elements for loading docks and dock doors that face East Foster Crossing Road.
- Allowing fencing to exceed 3 feet in height within the front yard setback but setback a minimum of 20 feet from the right-of-way to accommodate required landscape buffers.
- Not requiring screening for garbage, refuse, and trash collection/storage if located 200 feet or more from the R.O.W.
- Allowing reduced landscaping requirements for Lots 1, 2, & 3. City regulations require 10 trees per acre, applicant is proposing 4 trees per acre (aggregate and not on a per lot basis for Lots 1, 2, & 3).
- Allowing pole signs along Collin County Outer Loop.
- Allowing vehicles/machinery to exceed the maximum screening height.

- Allowing outdoor storage areas to be paved with crushed limestone or crushed concrete and display areas to be paved with crushed granite.

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 locate 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.

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 land use is in conformance with the Future Land Use Plan. The zoning amendment request modifies the existing zoning to accommodate Holt Cat and Texas First Rentals business operations.

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 (Exhibit A).

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 I-1 zoning district and the Planning and Development Regulations except as otherwise specified herein.

i. Zoning District Area Regulations:

1. Maximum height (feet): 60
2. Front yard (feet): 50
3. Lot area (feet): 40,000 square feet
4. Minimum lot width (feet): 100
5. Maximum lot coverage: 50%; 70% with parking garage

ii. Permitted Uses:

1. All uses allowed by-right and by specific use permit in the I-1 zoning districts with the following exceptions;

a. Educational, Institutional and Special Uses with the following exception;

i. Hospital (acute care) by Specific Use Permit

b. Automobile and Related Service Uses

c. Office, Retail, Commercial and Service Type Uses with the following exception(s):

i. Amusement commercial (indoor)

ii. Bakery and confectionery, commercial

iii. Bldg. materials, hardware (inside storage)

iv. Feed and farm supply (inside sales/storage)

v. Office – showroom/warehouse with equipment service and repair / leasing and retail sales allowed

iii. Screening device requirements.

1. Along Foster Crossing frontage, screening shall consist of 6-foot Design Master fence (Exhibit C) with sufficient evergreen landscaping to create a screening effect.

a. Fencing exceeding three feet in height shall be allowed within the front yard setback and shall be setback a minimum of 20' from the right-of-way (R.O.W.).

b. Evergreen landscaping shall consist of three evergreen trees between each canopy tree. Evergreens shall be a minimum of three feet in height at the time of planting and shall be setback a minimum of 10' from the R.O.W.

2. Along the Collin County Outer Loop frontage, no screening shall be required.

a. Fencing exceeding three feet in height (Exhibit C) shall be allowed within the front yard setback and shall be setback a minimum of 20' from the right-of-way (R.O.W.).

b. Only canopy trees shall be required per City requirements. Trees shall be allowed to be clustered and behind display areas.

3. On Lot 1 only service bays, loading docks, and dock doors are allowed to be oriented toward the street frontage.

4. Garbage, refuse, and trash collection/storage is not required to be screened if located 200 feet or more from the R.O.W.

5. Rooftop and ground-mounted mechanical units, generators and HVAC equipment must be screened from view from the public right-of-way and from adjacent residential property. The line of sight for screening of rooftop mechanical units shall be measured at the property line and five feet and five inches (5' 5") from the ground.

6. Vehicles and machinery shall be allowed to exceed maximum height of screening regardless of its location on-site. All other storage items shall meet 9.04.027(b)(2).

iv. Off-Street Parking and Loading Requirements

1. Overnight trailer and shipping container storage is prohibited unless being actively loaded or unloaded. Only two trailers or shipping containers may be stacked during loading and unloading. Lot 1 and Lot 2 will be exempt from these requirements.

2. Minimum car parking requirement for Lot 1 shall be 110 spaces and for Lot 2 shall be 20 spaces. Remaining lots shall comply with City ordinances.

3. Outdoor storage areas shall be allowed to be paved with crushed limestone or

crushed concrete. Display areas are allowed to be paved with crushed granite.

v. Design Standards: The City of Anna may determine that designs other than those of the Standards listed within the City of Anna Design Standards are necessary and will inform the developer of such requirements before final engineering review. The developer shall obtain authorization from the City of Anna Public Works Director, in writing, for any deviations from the requirements set forth in the Design Standards and Specifications Manual.

vi. Outdoor Lighting Code

1. Up lighting shall be allowed for equipment display areas.
2. After midnight, lighting for display and backlit lighting for signage will be reduced to 50% of normal illumination level. This will stay in effect during curfew hours.

vii. Signage

1. Two pole signs and two monument signs shall be permitted for the benefit of Lot 1 and Lot 2 and be in general conformance with size and location identified on Exhibit B. All other signage will meet City standards.

viii. Landscaping

1. Landscaping shall conform to City ordinances with the exception of Lot 1, Lot 2 and Lot 3 providing trees at a ratio of 4 trees per acre (in aggregate and not on a per lot basis). Lot 4 will be required to follow the 10 trees per acre requirement when developed.

C. Buildings shall not be required to comply with the IECC except for portions of the building regularly occupied and used for office functions. Warehouse, shop and maintenance areas shall be excluded from any IECC requirements.

D. 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.

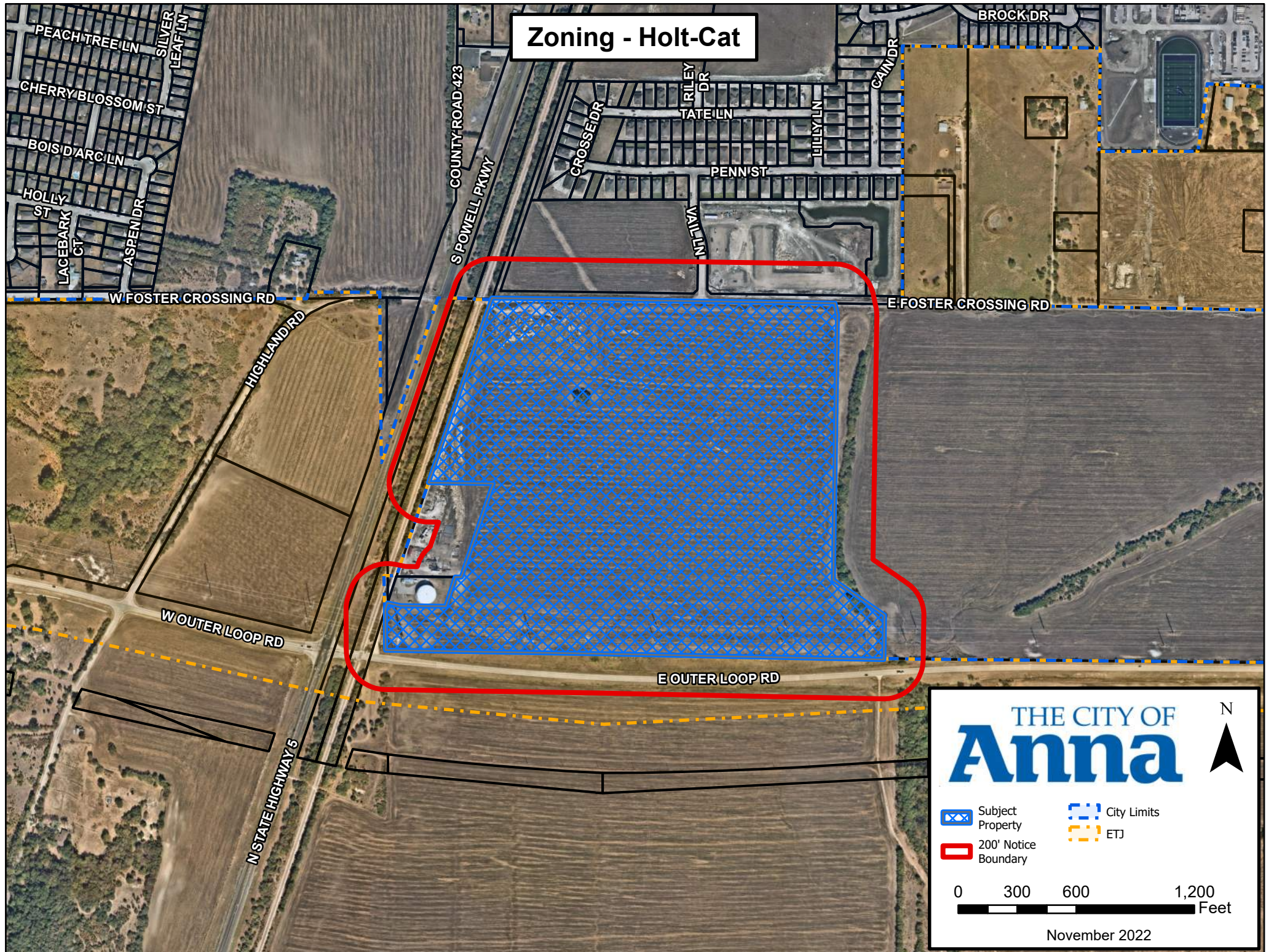
E. Future zoning ordinance amendments or new ordinances adopted by the City after the Planned Development approval shall not apply to the property. In the case that this Planned Development (PD) does not address a specific item, the base zoning and City Code of Ordinances shall apply. In the event of a conflict between the regulations of this PD and the regulations of the base zoning district and City Code of Ordinances, the PD shall control.

F. The Concept Plan will expire after five (5) years of approval.

ATTACHMENTS:

1. Holt-Cat Zoning Locator Map
2. Final PZ - STAFF REPORT (Zoning) - Holt Cat
3. EXHIBIT A - CP (Holt Subdivision, Bl A, Lts 1-4)
4. EXHIBIT B - Sign Exhibit
5. Exhibit C - ROW Screening material (E. Foster Crossing & Outerloop)
6. Existing Zoning Ord.743-2017

Zoning - Holt-Cat



CITY OF ANNA
PLANNING & ZONING COMMISSION

January 3, 2023

Public Hearing: Zoning – Holt-Cat

Applicant: PC5 Properties, LLC

DESCRIPTION:

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) to Planned Development-LI-1 Light Industrial with modified development standards.

REMARKS:

The subject is formerly known as the Anna Business Park. The property's current zoning was established in 2017. The request for a new Planned Development is to modify standards established as part of the 2017 zoning and current development standards to accommodate the development of the Holt CAT dealership and Texas First Rentals rental facility.

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South	Collin County Outer Loop and City Limits
West	DART right-of-way

Proposed Planned Development Stipulations

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Design Standards - The language in the proposed PD district will modify existing PD standards and current development standards by;

- Removing the building design and orientation stipulation that prohibited loading spaces from facing streets (Lot 1 only).
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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 locate 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.

CONCLUSION:

The land use is in conformance with the Future Land Use Plan. The zoning amendment request modifies the existing zoning to accommodate Holt Cat and Texas First Rentals business operations.

RECOMMENDATION:

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

Restrictions:

- A. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
- 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 I-1 zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - i. Zoning District Area Regulations:
 - 1. Maximum height (feet): 60
 - 2. Front yard (feet): 50
 - 3. Lot area (feet): 40,000 square feet
 - 4. Minimum lot width (feet): 100
 - 5. Maximum lot coverage: 50%; 70% with parking garage
 - ii. Permitted Uses:
 - 1. All uses allowed by-right and by specific use permit in the I-1 zoning districts with the following exceptions;
 - a. Educational, Institutional and Special Uses with the following exception;
 - i. Hospital (acute care) by Specific Use Permit
 - b. Automobile and Related Service Uses
 - c. Office, Retail, Commercial and Service Type Uses with the following exception(s):
 - i. Amusement commercial (indoor)
 - ii. Bakery and confectionery, commercial

- iii. Bldg. materials, hardware (inside storage)
 - iv. Feed and farm supply (inside sales/storage)
 - v. Office – showroom/warehouse with equipment service and repair / leasing and retail sales allowed
- iii. Screening device requirements.
 1. Along Foster Crossing frontage, screening shall consist of 6-foot Design Master fence (See Exhibit C) with sufficient evergreen landscaping to create a screening effect.
 - a. Fencing exceeding three feet in height shall be allowed within the front yard setback and shall be setback a minimum of 20' from the right-of-way (R.O.W.).
 - b. Evergreen landscaping shall consist of three evergreen trees between each canopy tree. Evergreens shall be a minimum of three feet in height at the time of planting and shall be setback a minimum of 10' from the R.O.W.
 2. Along the Collin County Outer Loop frontage, no screening shall be required.
 - a. Fencing exceeding three feet in height (Exhibit B) shall be allowed within the front yard setback and shall be setback a minimum of 20' from the right-of-way (R.O.W.).
 - b. Only canopy trees shall be required per City requirements. Trees shall be allowed to be clustered and behind display areas.
 3. On Lot 1 only service bays, loading docks, and dock doors are allowed to be oriented toward the street frontage.
 4. Garbage, refuse, and trash collection/storage is not required to be screened if located 200 feet or more from the R.O.W.
 5. Rooftop and ground-mounted mechanical units, generators and HVAC equipment must be screened from view from the public right-of-way and from adjacent residential property.

The line of sight for screening of rooftop mechanical units shall be measured at the property line and five feet and five inches (5' 5") from the ground.

6. Vehicles and machinery shall be allowed to exceed maximum height of screening regardless of its location on-site. All other storage items shall meet 9.04.027(b)(2).

iv. Off-Street Parking and Loading Requirements

1. Overnight trailer and shipping container storage is prohibited unless being actively loaded or unloaded. Only two trailers or shipping containers may be stacked during loading and unloading. Lot 1 and Lot 2 will be exempt from these requirements.
2. Minimum car parking requirement for Lot 1 shall be 110 spaces and for Lot 2 shall be 20 spaces. Remaining lots shall comply with City ordinances.
3. Outdoor storage areas shall be allowed to be paved with crushed limestone or crushed concrete. Display areas are allowed to be paved with crushed granite.

- v. Design Standards: The City of Anna may determine that designs other than those of the Standards listed within the City of Anna Design Standards are necessary and will inform the developer of such requirements before final engineering review. The developer shall obtain authorization from the City of Anna Public Works Director, in writing, for any deviations from the requirements set forth in the Design Standards and Specifications Manual.

vi. Outdoor Lighting Code

1. Up lighting shall be allowed for equipment display areas.
2. After midnight, lighting for display and backlit lighting for signage will be reduced to 50% of normal illumination level. This will stay in effect during curfew hours.

vii. Signage

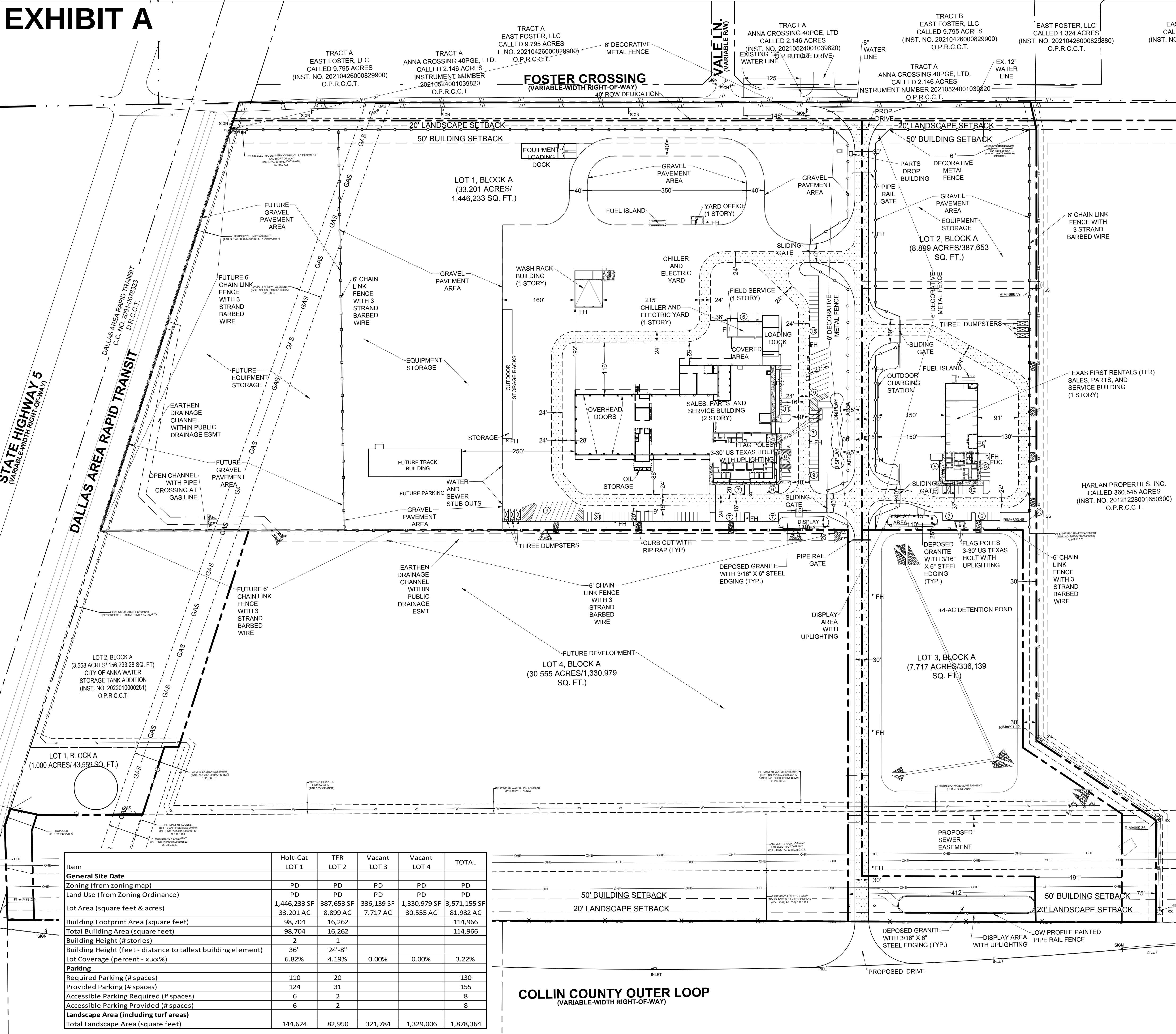
1. Two pole signs and two monument signs shall be permitted for the benefit of Lot 1 and Lot 2 and be in general conformance with size and location identified on Exhibit B. All other signage will meet City standards.

viii. Landscaping

1. Landscaping shall conform to City ordinances with the exception of Lot 1, Lot 2 and Lot 3 providing trees at a ratio of 4 trees per acre (in aggregate and not on a per lot basis). Lot 4 will be required to follow the 10 trees per acre requirement when developed.

- C. Buildings shall not be required to comply with the IECC except for portions of the building regularly occupied and used for office functions. Warehouse, shop and maintenance areas shall be excluded from any IECC requirements.
- D. 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.
- E. Future zoning ordinance amendments or new ordinances adopted by the City after the Planned Development approval shall not apply to the property. In the case that this Planned Development (PD) does not address a specific item, the base zoning and City Code of Ordinances shall apply. In the event of a conflict between the regulations of this PD and the regulations of the base zoning district and City Code of Ordinances, the PD shall control.
- F. The Concept Plan will expire after five (5) years of approval.

EXHIBIT A



LEGEND

- 6" DECORATIVE METAL FENCE
- 6" CHAIN LINK W/ 3 STRAND BARBED WIRE
- LOW PROFILE PIPE RAIL FENCE
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED PARKING COUNT
- FIRE LANE

KEY

TYP	TYPICAL	JB	JUNCTION BOX
BFR	BARRIER FREE RAMP	FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT	EX	EXISTING
MH	MANHOLE	PROP	PROPOSED
GI	GRATE INLET	ESMT	EASEMENT
CI	CURB INLET	HW	HEADWALL
AI	AREA INLET	FADUE	FIRE LANE, ACCESS, DRAINAGE, AND UTILITY ESMT

**CONCEPT PLAN
HOLT SUBDIVISION
BLOCK A, LOTS 1 - 4
81.982 ACRES
BEING SITUATED IN THE
DAVID EW BABB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS
DATE: DECEMBER 2022**

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2022

DEVELOPER
**HOLT CAT & TEXAS FIRST
RENTALS**
5665 SE LOOP 410
SAN ANTONIO, TEXAS 78222

OWNER
Pc5 PROPERTIES LLC
5665 SE LOOP 410
SAN ANTONIO, TX 78222-3903

HOLT CAT & TEXAS FIRST RENTALS
CONCEPT PLAN
HOLT SUBDIVISION
4 LOTS
BEING 81.982 ACRES
BEING SITUATED IN THE
DAVID EW BABB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS

!!CAUTION !!
Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

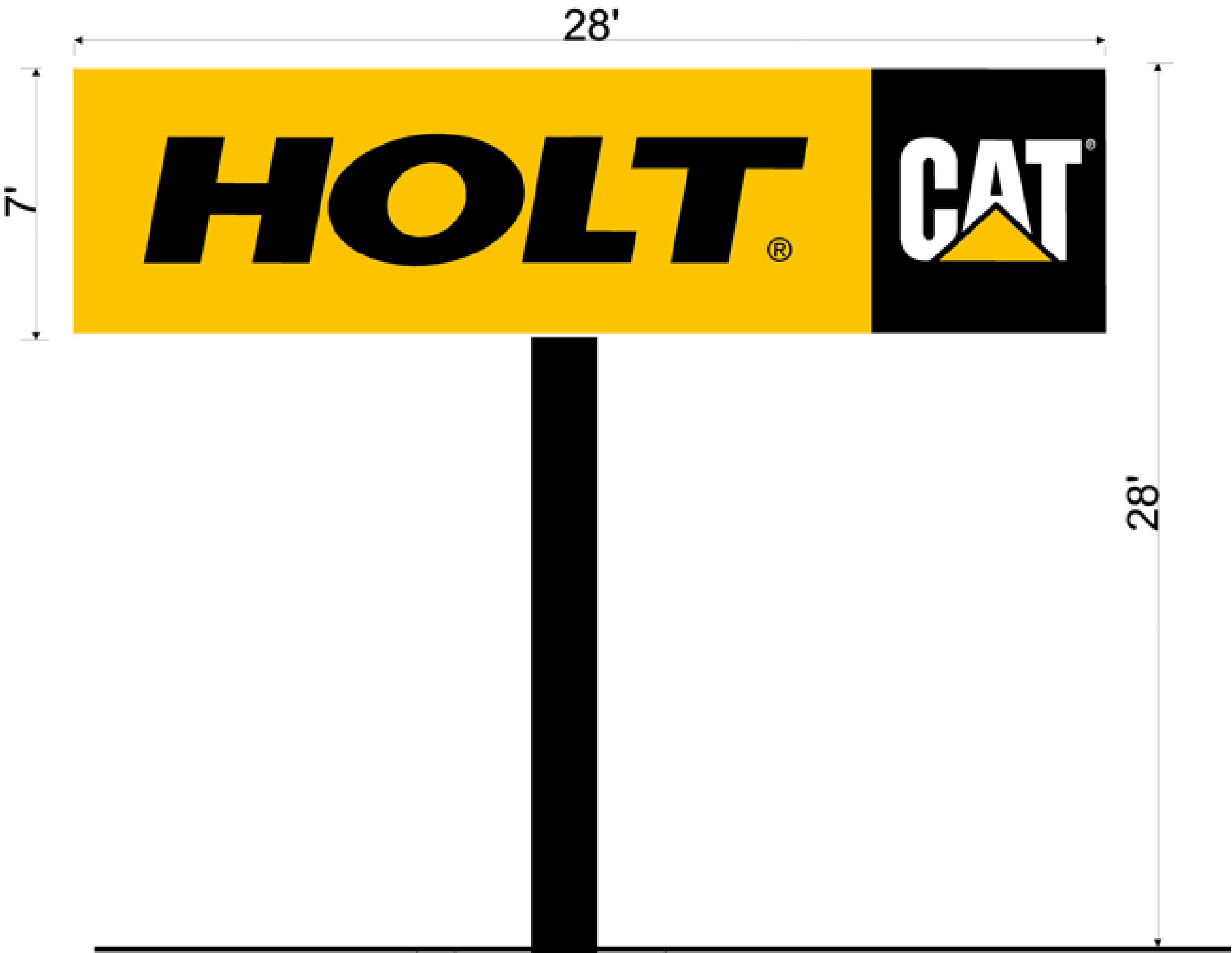
REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: JFK
DATE: JANUARY 2023
PROJECT NUMBER: 000010538-00

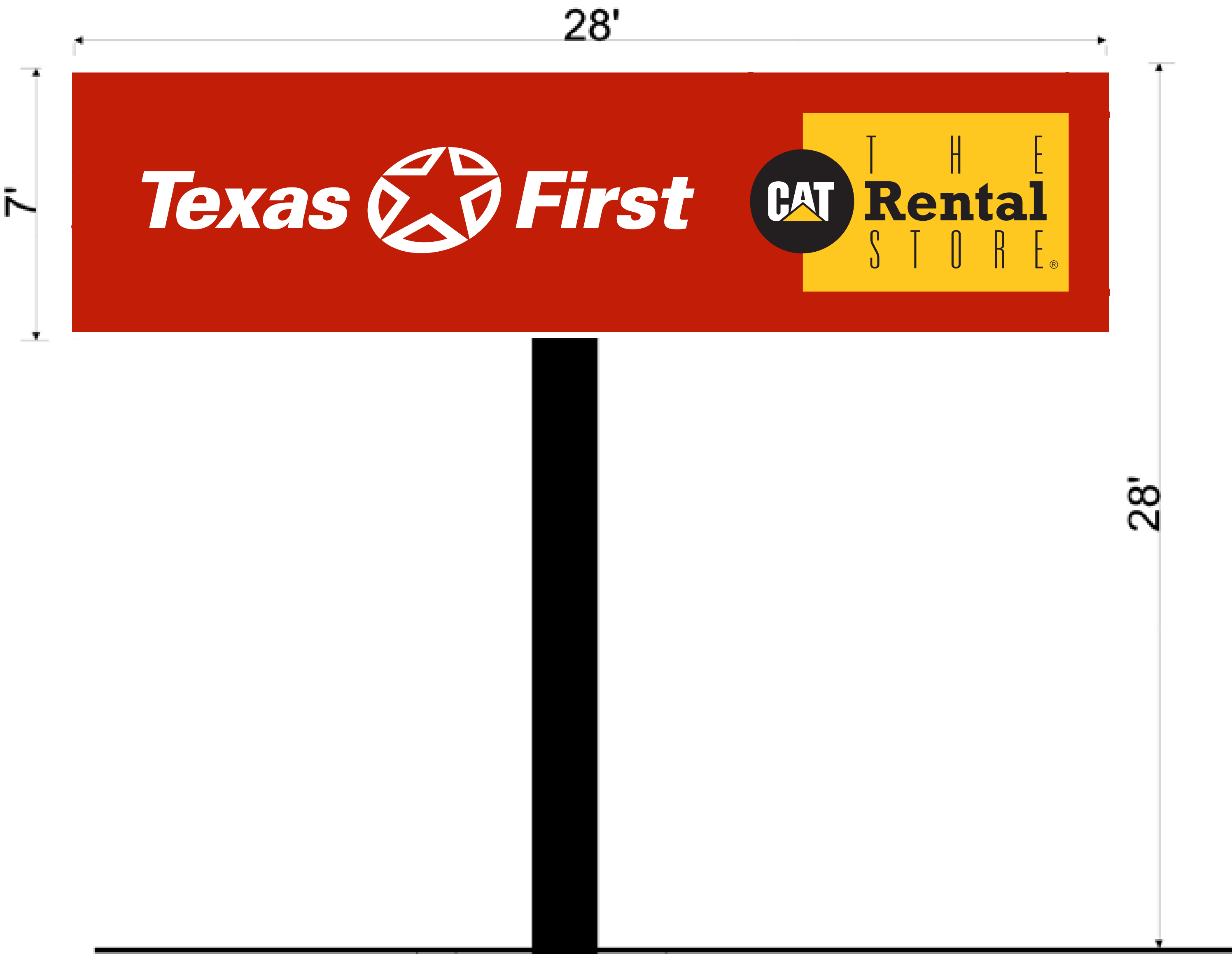
SHEET NO
EXHIBIT A

EXHIBIT B

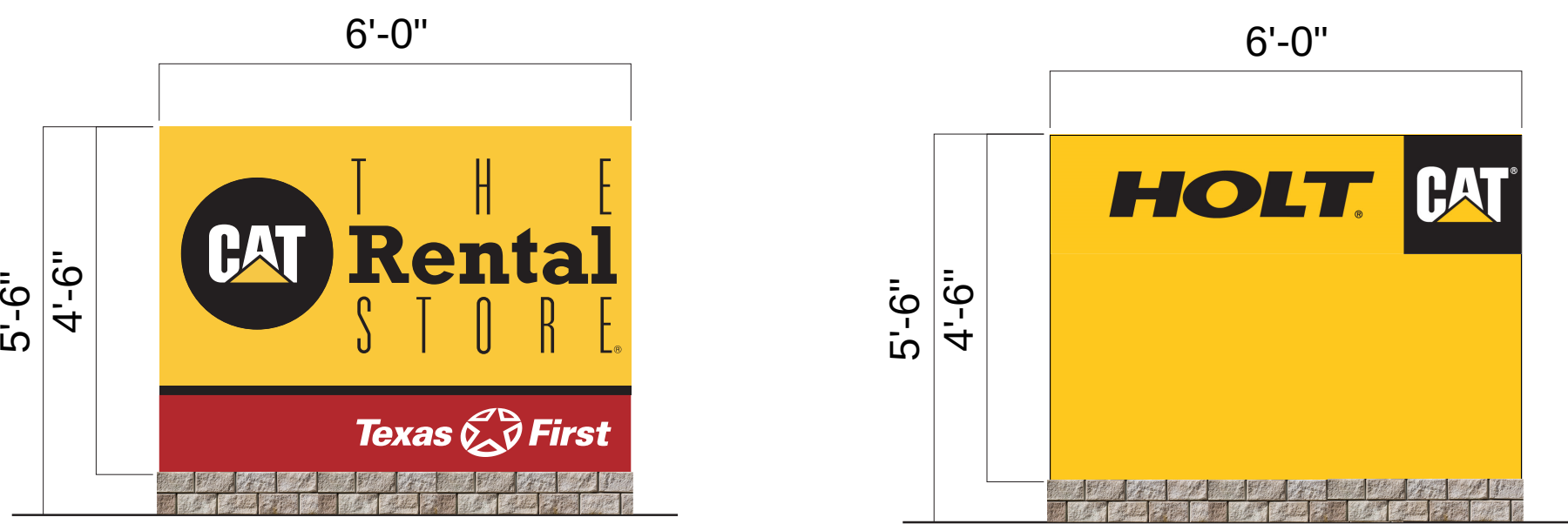
PRELIMINARY: This design document is incomplete and may not be used for regulatory approval, permitting, or construction. COPYRIGHT 1971-2021 RVK, INC. Neither the printed document nor the digital media may be altered without the express written permission of the named professional. 25075



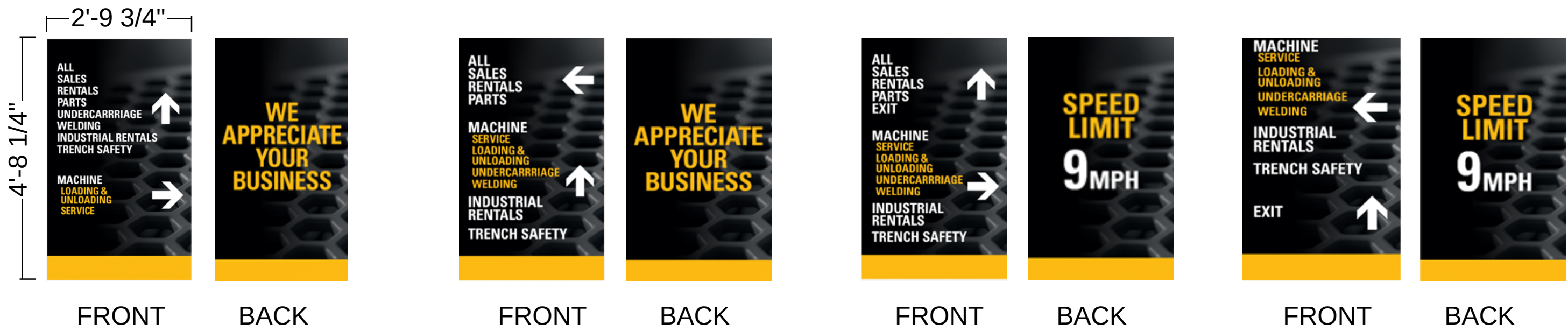
POLE SIGN ALONG COLLIN COUNTY OUTER LOOP



POLE SIGN ALONG COLLIN COUNTY OUTER LOOP



MONUMENT SIGNS AT FOSTER CROSSING ROAD DRIVEWAY



ON SITE DIRECTIONAL SIGNS (EXAMPLE LAYOUTS)

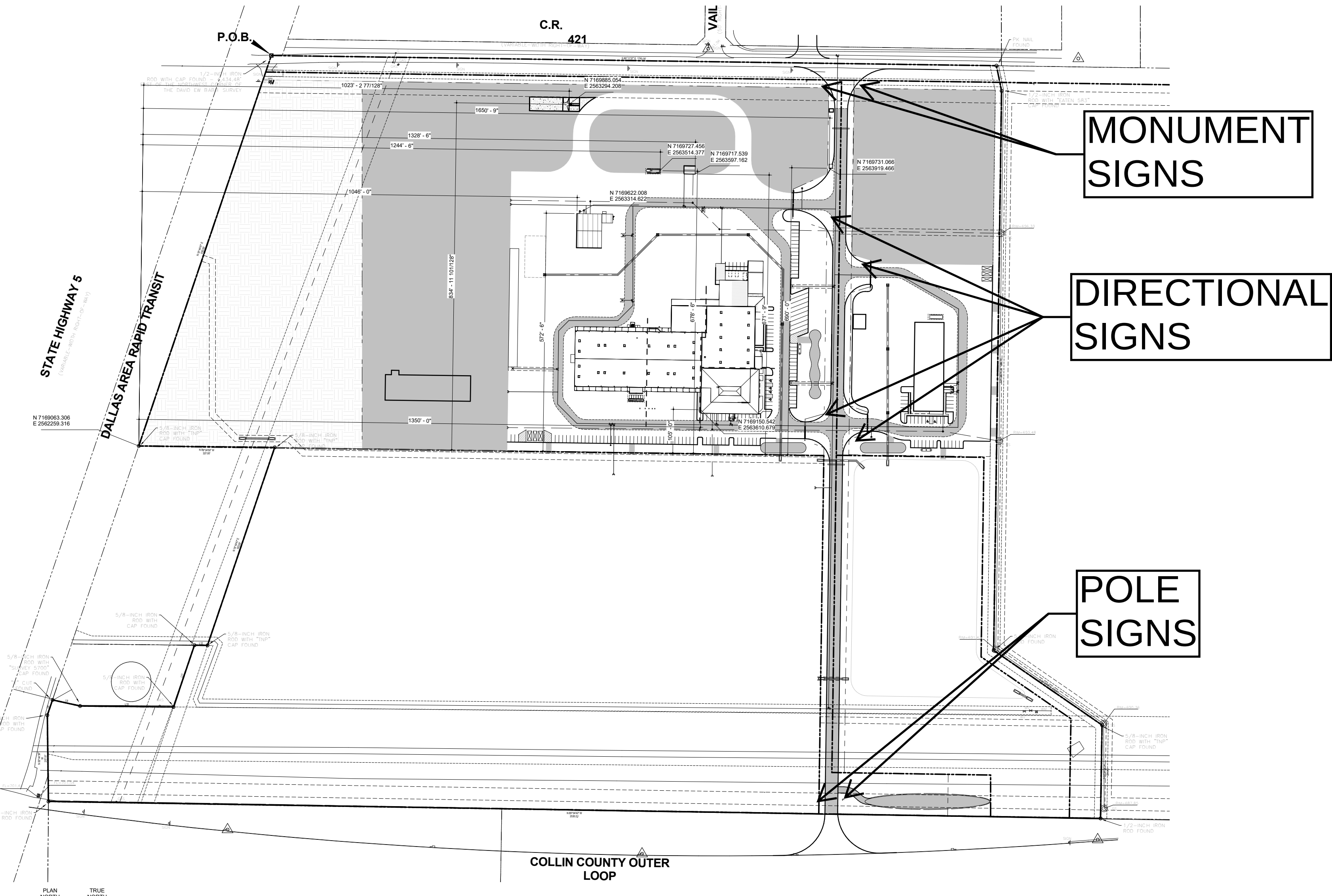


EXHIBIT C



CITY OF ANNA, TEXAS

ORDINANCE NO. 743-2017

ANNA BUSINESS PARK

"Planned Development- ("PD")

Northeast corner of Highway 5 and Collin County Outer Loop

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested zoning change on Property described in Exhibit A ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property general located at the Northeast corner of Highway 5 and the Collin County Outer Loop revising the existing "PD 323-2007" as amended to refine the Building area requirements; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Comprehensive Plan of the City and City of Anna Ordinance No. 116-2003 as amended and codified as Part III-C of The Anna City Code of Ordinances are hereby amended by

changing the zoning of the Property described in Exhibit A modifying the existing PD 323-2007 as amended with revisions to the Building area requirements.

Planned Development – Anna Business Park

A. The property shall be zoned Planned Development (PD). Development within the planned development district shall be governed by the following regulations and in accordance with Section 30 (PD-Planned Development) of the City of Anna Zoning Ordinance.

B. Definitions:

1. Light Intensity Manufacturing – Indoor assembly and manufacturing of finished products or parts from previously prepared materials and parts. Fabrication may be used in limited form to shape or define the final product, but shall not comprise the primary activity of such operations.
2. Medium Intensity Manufacturing – Manufacturing of finished products and component products or parts including the transportation, treatment or processing of materials or substances, exclusive of basic industrial processing.

C. Permitted Uses:

The following listed uses are allowed by right or by specific use permit.

1. Uses allowed by Right

- i. Bakery and confectionary, commercial
- ii. Concrete, asphalt batching plant (temporary during onsite construction activity)
- iii. Cosmetic Manufacture
- iv. Electrical appliances, supplies and machinery, assembly or manufacture
- v. Electronic products, assembly
- vi. Electronic products, manufacturing
- vii. Food products processing
- viii. Furniture and upholstery manufacture
- ix. General commercial plant
- x. General manufacturing
- xi. Glass products manufacturing
- xii. Laboratory, scientific or research
- xiii. Office center
- xiv. Office, professional or general administrative
- xv. Office-showroom/warehouse with equipment service and repair /leasing and retail sales allowed
- xvi. Orthopedic or medial appliance manufacture
- xvii. Sporting and athletic equipment manufacture
- xviii. Storage/Wholesale Warehouse, light
- xix. Tools or hardware manufacture
- xx. Toys and novelty products manufacture
- xxi. Light Intensity Manufacturing

2. Uses allowed by Specific Use Permit

- i. Dairy products processing, manufacturing

- ii. Electrical substation
- iii. Hospital (acute care)
- iv. Heliport or helistop
- v. Laboratory, medical or dental
- vi. Commercial printing
- vii. Radio, TV or microwave oper., commercial (1) - (must comply with Section 34.03)
- viii. Transit Station or turnaround
- ix. Medium Intensity Manufacturing

D. Building Height and Area Regulations

- i. Maximum Height – 45 feet; up to 50 feet with approval by the Fire Chief
- ii. Minimum Front Yard – 25 feet; 25 feet when the lot abuts or is across a street or alley from property in a residential or commercial district.
- iii. Minimum Side Yard (Interior Lot) – None
- iv. Minimum Side Yard (Corner Lot) – 25 feet
- v. Minimum Rear Yard – None; 25 feet when abutting a district requiring a rear yard.
- vi. Minimum Lot Area – 40,000 square feet
- vii. Minimum Lot Width – 100 feet
- viii. Minimum Lot Depth – none
- ix. Maximum Lot Coverage – 50%; 70% with parking garage

E. Building Façade and Design Requirements

All building facades shall conform to the following design and building material requirements:

- i. In addition to window and door glazing, 100% of all building facades shall consist of brick, stone, split face block, or precast concrete. A minimum of two of these materials shall be used on the front and side façades.
- ii. Exposed aggregate stone or pebble textures shall not be used for precast concrete panels. Precast concrete panels on all sides of the building shall be scored or seamed to provide a repeating pattern.
- iii. Metal exterior walls are prohibited. Metal panels may be used only as architectural accents, awnings and canopies.
- iv. Buildings shall be articulated at all entrances facing streets by a minimum of two offsets (façade articulations that extend outward from the building must be set back at some point in a corresponding manner) in the façade of a minimum 4 feet in depth. Each offset shall extend a minimum of 20 feet in length. The elements used for articulation must extend to the parapet of the building. Building entrances shall be covered by an awning or canopy.

- v. Windows and/or glass shall not exceed 20% reflectivity and shall comply with adopted Building Code energy requirements.
- vi. Parking garages shall utilize the same accent materials and colors as the main building.

F. Screening Requirements

- i. Loading docks and dock doors shall be screened from view of streets by solid masonry, tilt wall or split face block wall. The Planning and Zoning Commission may approve a solid landscape screen of irrigated shrubs a minimum of 6 feet in height at the time of planting and reaching 10 feet in height within a few years as an alternative screening device.
- ii. All outdoor storage shall be screened with a minimum 8 foot tall screening wall.
- iii. Dumpsters and compactors shall be screened in accordance with Section 40 of the City of Anna Zoning Ordinance.
- iv. Rooftop and ground-mounted mechanical units, generators and HVAC equipment must be screened in accordance with Section 40 of the City of Anna Zoning Ordinance. The line of sight for screening of rooftop mechanical units shall be measured at the property line and five feet and five inches (5' 5") from the ground.

G. Landscaping

- i. Landscaping within the planned development shall comply with Part III-E (Landscape Regulations) of the City of Anna Code of Ordinances.

H. Off-Street Parking and Loading Requirements

- i. Off-street parking shall be provided in accordance with the specific uses as set forth in Section 38 of the City of Anna Code of Ordinances.
- ii. The design and orientation of building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and properties. No loading spaces shall face streets. Loading areas must be screened as required by Section F i above. Overnight trailer and shipping container storage is prohibited unless being actively loaded or unloaded. Only two trailers or shipping containers may be stacked during loading and unloading.

I. Signage

- i. Signs shall comply with the requirements of the City of Anna Sign Ordinance (as amended); however, pole signs and window signs are prohibited.

J. Other Requirements:

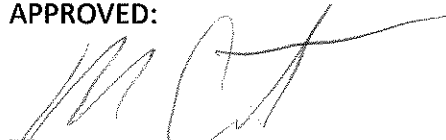
- i. The Thoroughfare Overlay (THOR) District shall apply as described to properties within the Planned Development district within 500 feet of the Collin County Outer Loop and Powell Parkway (SH 5), except as herein modified.
- ii. Daily operations shall be fully enclosed, except that tanks containing gases or other materials used in a manufacturing process may be installed outside in accordance with building and fire codes.

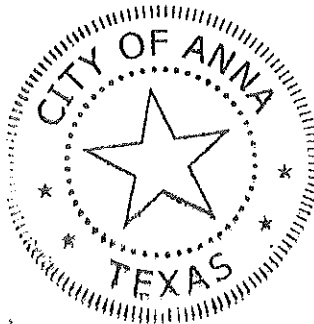
PASSED by the City Council of the City of Anna, Texas this 9th day of May 2017.

ATTESTED:


Carrie L. Smith, City Secretary

APPROVED:


Mike Crist, Mayor



- iii. Outdoor displays of new equipment for sale or lease is allowed.

Section 3. Official Zoning Map

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein:

Section 4. Savings, Repealing and Severability Clauses

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 5. Penalty

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. Publication of the Caption and Effective Date

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

EXHIBIT A
LEGAL DESCRIPTION

BEING a portion of a tract of land located in the D.E.W. Babb Survey, Abstract Number 33, situated in Collin County, Texas and being a portion of a 361.545 acre tract of land described by deed to Harlan Properties, Inc. recorded in Instrument No. 20121228001650300 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a ½ inch iron rod found for the northwest corner of said 361.545 acre tract lying on the northerly edge of County Road No. 421 a gravel road, also lying on the easterly line of a tract of land described by deed to Dallas Area Rapid Transit, recorded in Collin County Clerks Document No. 2001-0078323 of the Official Public Records of Collin County, Texas, the southwest corner of tract of land described by deed to 40 PGE, Ltd., recorded in volume 5387, page, 468 of the Deed Records of Collin County, Texas, also lying on the common line of said D.E.W. Babb Survey and the Grandison Stark Survey, Abstract No. 789;

THENCE South 89 degrees 11 minutes 36 seconds East, along the common line of said Babb and Stark Survey, also along the common line of said 361.545 acre tract and said 40 PGE tract, a distance of 1743.74 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner lying in the center of a 30 feet wide Sanitary Sewer easement, recorded in Instrument No. 201504220000453060 of the Official Public Records of Collin County, Texas;

THENCE through the interior of said 361.545 acre tract along the center of said 30 feet wide easement the following courses and distances:

South 11 degrees 33 minutes 57 seconds East, a distance of 61.78 feet to a 5/8-inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 00 degree 48 minutes 25 seconds West, a distance of 1346.23 feet to a 5/8-inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 55 degrees 24 minutes 07 seconds East, a distance of 316.51 feet to a 5/8-inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 00 degrees 55 minutes 19 seconds West, a distance of 224.46 feet to a 5/8-inch iron rod with cap stamped "R.P.L.S. 5430" set lying on the north line of Collin County Toll Road Authority tract recorded in Instrument No. 20110222000194360 of the Official Public Records of Collin County, Texas;

THENCE North 89 degrees 04 minutes 41 seconds West, along the north line of said Collin County Toll Road tract, a distance of 2530.22 feet to a ½ inch iron rod with cap stamped "R.P.L.S. 3700" found for the southwest corner of said 361.545 acre tract, also lying on the east line of Collin County Toll Road Authority tract recoded in Instrument No. 20090317000307070 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 44 minutes 35 seconds West, along the east line of last mentioned Toll Road tract, as distance of 207.51 feet to a 5/8-inch iron rod with cap

stamped "R.P.L.S. 5430" set lying on the easterly line of the aforementioned Dallas Area Rapid Transit tract;

THENCE North 18 degrees 44 minutes 49 seconds East, along the easterly line of said Dallas Area Rapid Transit tract, a distance of 38.85 feet to a 5/8-inch iron rod with cap stamped "R.P.L.S. 5430" set for the southwest corner of tract of land described by deed to the City of Anna recorded in Instrument No. 20071004001376120 of the Official Public Records of Collin County, Texas;

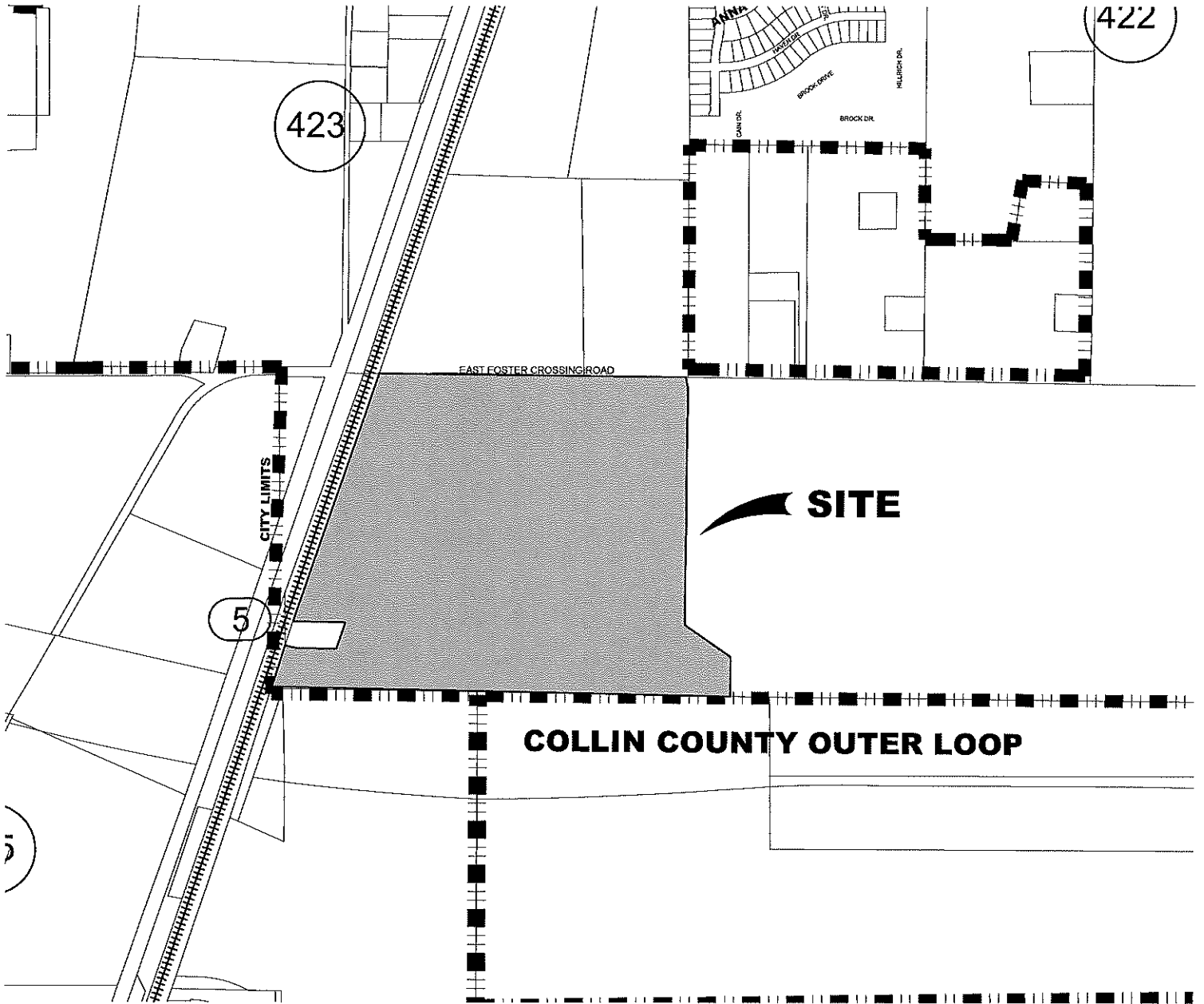
THENCE South 77 degrees 31 minutes 27 seconds East, along the south line of said City of Anna tract, a distance of 67.89 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 3700" found for corner;

THENCE South 89 degrees 25 minutes 19 seconds East, continuing along the south line of said City of Anna tract, a distance of 224.62 feet to a 1/2-inch iron rod with cap stamped "R.P.L.S. 3700" found for the southeast corner of the same;

THENCE North 18 degrees 43 minutes 54 seconds East, along the east line of said City of Anna tract, a distance of 156.81 feet to a 1/2 inch iron rod found for the northeast corner of same;

THENCE North 89 degrees 24 minutes 49 seconds West, along the north line of said City of Anna tract, a distance of 295.59 feet to a 5/8-inch iron rod cap stamped "R.P.L.S. 5430" set for the northwest corner of same, also lying on the easterly line of said Dallas Area Rapid Transit tract;

THENCE North 18 degrees 44 minutes 49 seconds East, along the easterly line of said Dallas Area Rapid Transit tract, a distance of 1495.06 feet to the POINT OF BEGINNING contain 3,727,460 square Feet, or 85.571 acres of land.





Item No. 13.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Concept Plan.
Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.

SUMMARY:

Office – showroom/warehouse with equipment service and repair / leasing and retail sales on Lots 1 & 2, drainage & detention on Lot 3, and vacant lot on 82.0± acres located on the south side of E. Foster Crossing Boulevard, 195± feet east of S. Powell Parkway.

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 industrial development. The concept plan complies with the Planning and Development 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

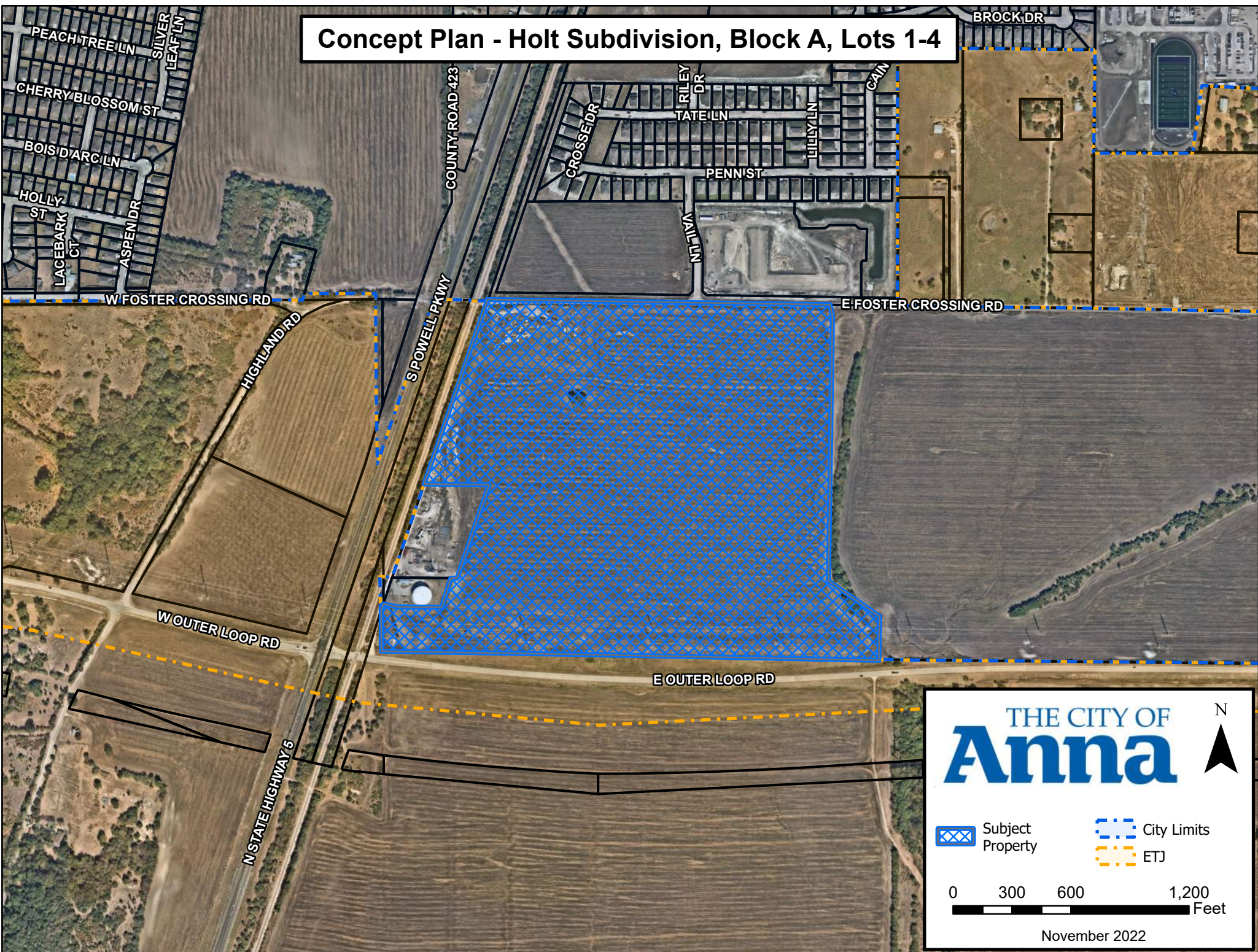
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Holt-Cat Concept Plan Locator Map
2. EXHIBIT A - CP (Holt Subdivision, Bl A, Lts 1-4)

Concept Plan - Holt Subdivision, Block A, Lots 1-4

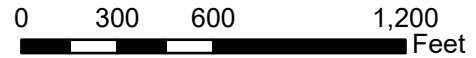


THE CITY OF
Anna



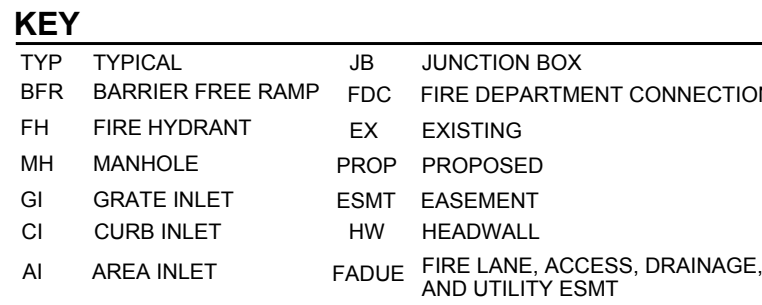
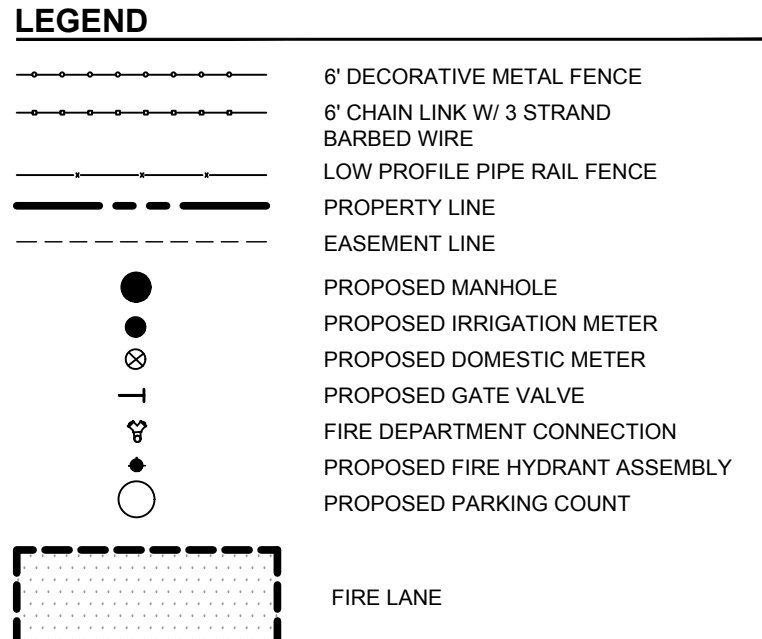
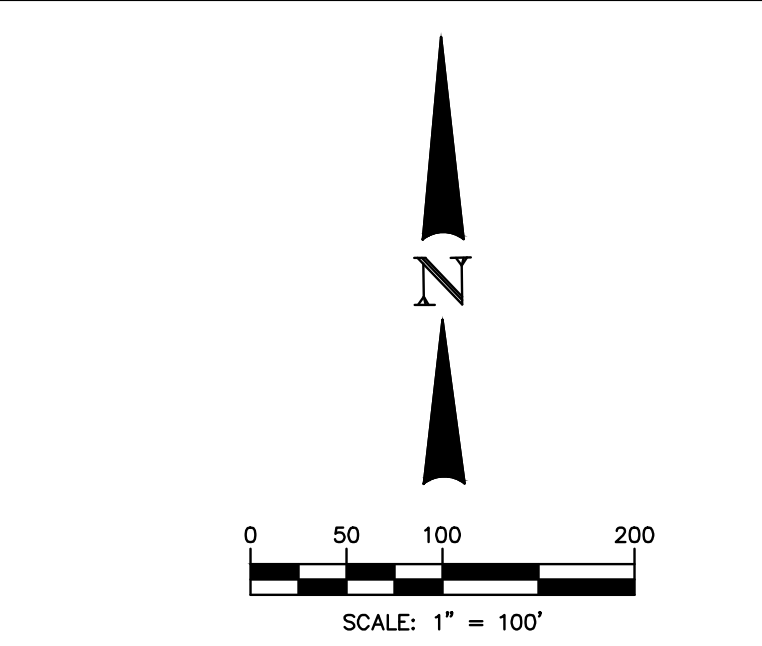
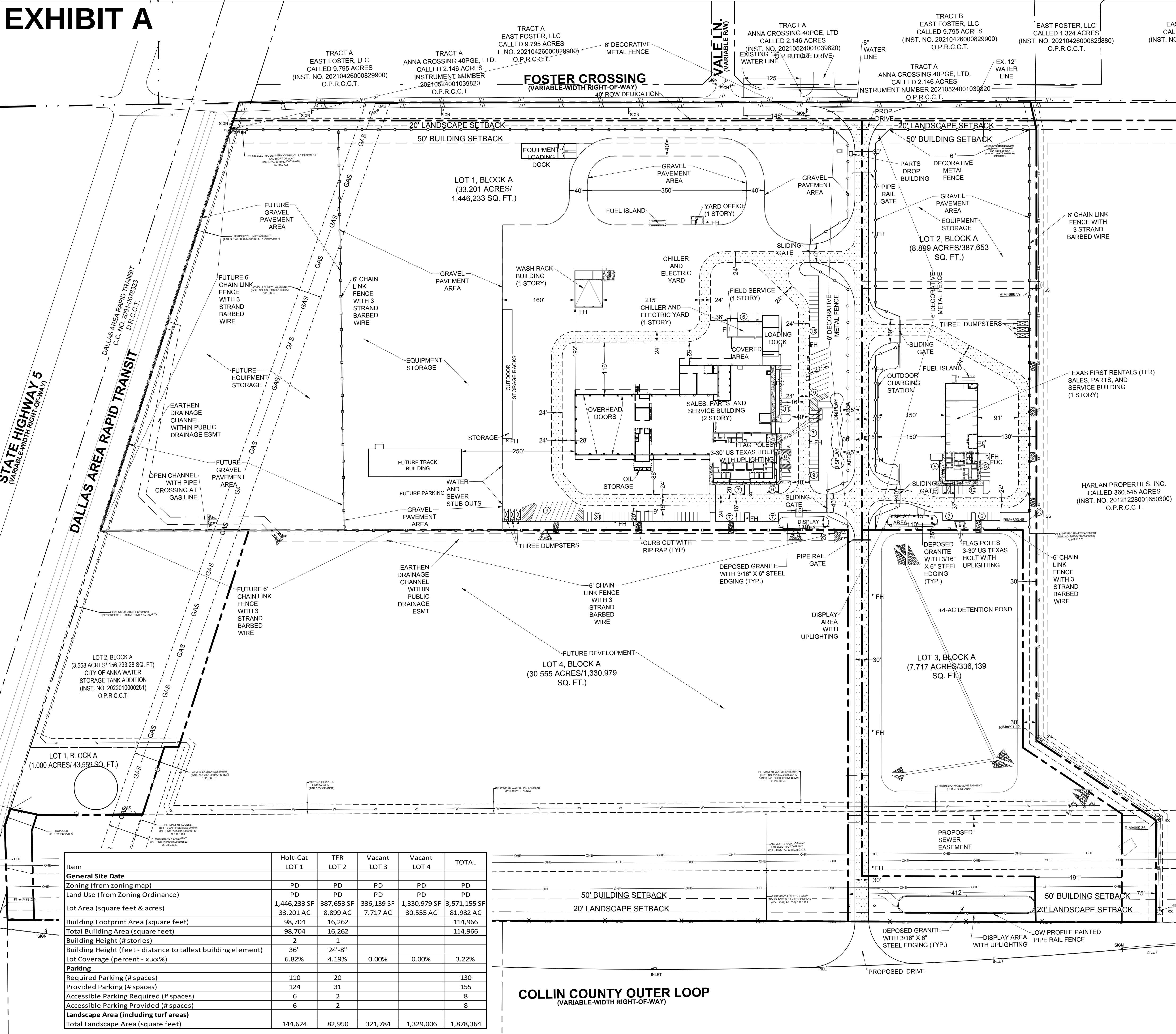
 Subject Property

 City Limits
 ETJ



November 2022

EXHIBIT A



BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2022

DEVELOPER
HOLT CAT & TEXAS FIRST RENTALS
5665 SE LOOP 410
SAN ANTONIO, TEXAS 78222

OWNER
Pc5 PROPERTIES LLC
5665 SE LOOP 410
SAN ANTONIO, TX 78222-3903

HOLT CAT & TEXAS FIRST RENTALS
CONCEPT PLAN
HOLT SUBDIVISION
4 LOTS
BEING 81.982 ACRES
BEING SITUATED IN THE
DAVID EW BABB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS

!!CAUTION !!
Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: JFK
DATE: JANUARY 2023
PROJECT NUMBER: 000010538-00

SHEET NO
EXHIBIT A

CONCEPT PLAN
HOLT SUBDIVISION
BLOCK A, LOTS 1 - 4
81.982 ACRES
BEING SITUATED IN THE
DAVID EW BABB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS
DATE: DECEMBER 2022

G:\TWP\Projects\Holt_Cat\10538-00-Sub_Servis_Servis_Center_Anna_Tx\10-NTX\01_CADD\04_EXHIBITS\CADD\Site Plan Exhibit 2022.12.14.dwg Dec 29, 2022 10:20am jhulian

BGE, INC.



Item No. 14.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Preliminary Plat.
Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.

SUMMARY:

Office – showroom/warehouse with equipment service and repair / leasing and retail sales on Lots 1 & 2, drainage & detention on Lot 3, and vacant lot on 82.0± acres located on the south side of E. Foster Crossing Boulevard, 195± feet east of S. Powell Parkway.

The purpose of the Preliminary Plat is to propose lot and block boundaries, and easements necessary for the future construction of the Office – showroom/warehouse with equipment service and repair / leasing and retail sales development.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

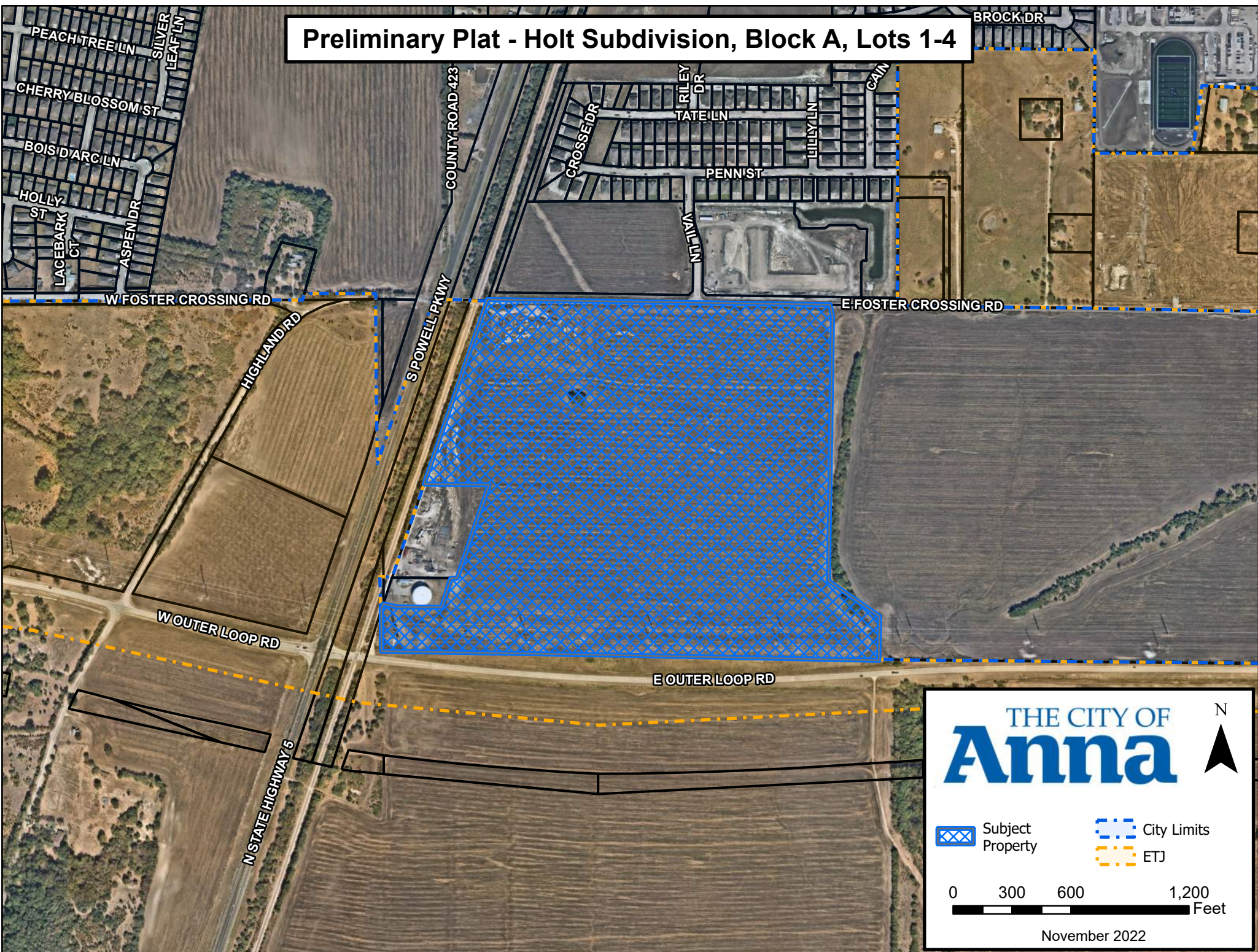
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Holt-Cat Preliminary Plat Locator Map
2. Exhibit A - (PP) Holt Subdivision, Bl A, Lts 1-4

Preliminary Plat - Holt Subdivision, Block A, Lots 1-4

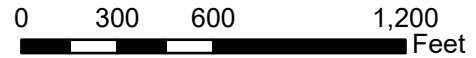


THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ



November 2022

EXHIBIT A
SHEET 1 OF 2

R. Ingraham Survey,
Abstract No. 464

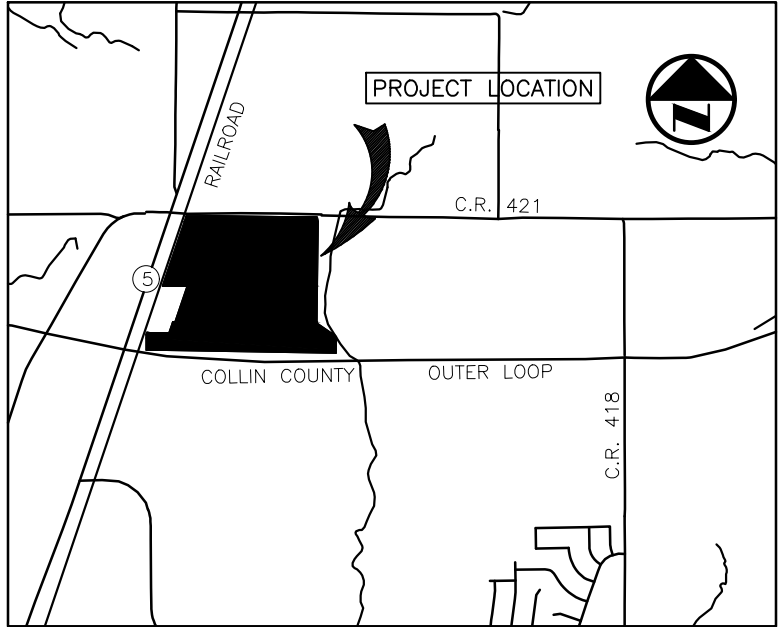
Granderson Stark Survey,
Abstract No. 798

TRACT A
EAST FOSTER, LLC
(INST. NO. 20210426000829900)
O.P.R.C.C.T.

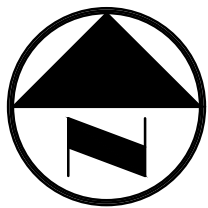
TRACT A
ANNA CROSSING 40PGE, LTD
(INST. NO. 20210524001039820)
O.P.R.C.C.T.

TRACT B
EAST FOSTER, LLC
(INST. NO. 20210426000829900)
O.P.R.C.C.T.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 11°33'58" E	61.78'
L2	N 18°44'47" E	38.85'
L3	S 77°31'28" E	67.89'
L4	S 89°25'20" E	224.62'
L5	N 18°43'53" E	156.81'
L6	S 89°24'50" E	31.41'



VICINITY MAP
(NOT TO SCALE)



0 50 100 200
SCALE: 1" = 100'

LEGEND	
	MONUMENT OF RECORD DIGNITY
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
INST.	INSTRUMENT
NO.	NUMBER
SQ. FT.	SQUARE FEET
---	PROPERTY LINE
---	EASEMENT LINE
---	ABSTRACT LINE

GENERAL NOTES:

- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0160J with Map Revised June 2, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- 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.

LOT AREA TABLE		
LOT 1	1,446,239 SF	33.201 ACRES
LOT 2	387,693 SF	8.900 ACRES
LOT 3	336,139 SF	7.717 ACRES
LOT 4	1,330,979 SF	30.555 ACRES
R.O.W. DEDICATION	70,105 SF	1.609 ACRES
GROSS AREA	3,571,155 SF	81.982 ACRES

PRELIMINARY PLAT
HOLT SUBDIVISION

BLOCK A, LOTS 1-4
BEING 81.982 ACRES
SITUATED IN THE
DAVID EW BABB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS
DECEMBER 2022
SHEET 1 OF 2

OWNER

PC5 PROPERTIES, LLC
5665 SE LOOP 410
SAN ANTONIO, Texas 78222

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

Copyright 2022

EXHIBIT A
SHEET 2 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEING, all of that 81.982 acre (3,571,156 square foot) tract of land situated in the David EW Babb Survey, Abstract No. 33, in the City of Anna, Collin County, Texas; being part of that tract of land described in Special Warranty PC5 Properties, LLC as recorded in Instrument No. 2022000068698 of the Official Public Records of Collin County, Texas; said 81.982 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod at the northwest corner said 85.571 acre tract; said point being in the north line of County Road 421, (a variable width right-of-way), said point being in the east line of that tract of land described in Deed to Dallas Area Rapid Transit (DART) as recorded in County Clerk Number 2001-0078323 of said Official Public Records;

THENCE, South 89 degrees 11 minutes 37 seconds East, departing the east line of said DART tract, along the north line of said 85.571 acre tract and the south line of that tract of land called Tract A described in Special Warranty deed to Anna Crossing 40PGE, LTD as recorded in Instrument No. 20210524001039820 of said Official Public Records, a distance of 1,743.76 feet to a PK nail found at the northeast corner of said 85.571 acre tract;

THENCE, departing the south line of said Tract A, along the east line of said 85.571 acre tract and the west line of that tract of land described in Special Warranty Deed with Vendor's Lien to Harlan Properties, Inc. as recorded in Inst. No. 20121228001350300 of said Official Public Records, the following four (4) calls:

THENCE, South 11 degrees 33 minutes 58 seconds East, distance of 61.78 feet to a 1/2-inch iron rod with "EATEN 583" cap found for corner;

THENCE, South 00 degrees 48 minutes 24 seconds West, a distance of 1,346.23 feet to a 5/8-inch iron rod found for corner;

THENCE, South 55 degrees 23 minutes 08 seconds East, a distance of 316.51 feet to a 5/8-inch iron rod with "TNP" cap found for corner;

THENCE, South 00 degrees 55 minutes 18 seconds West, a distance of 224.46 feet to a 1/2-inch iron rod found for corner; said point being in the south line of said 85.571 acre tract and the north line of that tract of land called 21.696 acre tract described in Special Warranty Deed to Collin County Toll Road Authority as recorded in Instrument No. 20110222000194360 of said Official Public Records, said point being a southwest corner of said Harlan tract;

THENCE, North 89 degrees 04 minutes 42 seconds West, along the south line of said 85.571 acre tract and the north line of said 21.696 acre tract, a distance of 2,530.22 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of said 85.8571 acre tract and the northwest corner of that tract of land called 13.793 acre tract described in Special Warranty Deed to Collin County Toll Road Authority as recorded in Instrument No. 20110222000194360 of said Official Public Records;

THENCE, North 00 degrees 44 minutes 36 seconds West, along the west line of said 85.571 acre tract and the east line of said DART track, a distance of 207.51 feet to a 1/2-inch iron rod with cap found for corner;

THENCE, North 18 degrees 44 minutes 47 seconds East, continuing along the west line of said 85.571 acre tract and the east line of said DART tract, a distance of 38.85 feet to a "X" cut found for corner; said point being a southwest corner of that tract of land described in Water Storage Tank Deed to the City of Anna as recorded in Instrument No. 20071004001376120 of said Official Public Records;

THENCE, South 77 degrees 31 minutes 28 seconds East, departing the east line of said DART tact, along a north line of said 85.571 acre tract and the south line of said City of Anna tract, a distance of 67.89 feet to a 5/8-inch iron rod with "SURVEY 5700" cap found for corner;

THENCE, South 89 degrees 25 minutes 20 seconds East, continuing along a north line of said 85.571 acre tract and the south line of said City of Anna tract, a distance of 224.62 feet to a 5/8-inch iron rod with cap found for corner; said point being and interior of said 85.751 acre tract;

THENCE, North 18 degrees 43 minutes 53 seconds East, along a west line of said 85.571 acre tract and the east line of said City of Anna tract, a distance of 156.81 feet to a 5/8-inch iron rod with cap found at the northeast corner of said City of Anna tract;

THENCE, South 89 degrees 24 minutes 50 seconds East, along the west line of said 85.751 acre tract, a distance of 31.41 feet to a 5/8-inch iron rod with "TNP" cap found for corner;

THENCE, North 18 degrees 44 minutes 47 seconds East, along the west line of said 85.751 acre tract, a distance of 503.00 feet to a 5/8-inch iron rod with "TNP" cap found for corner;

THENCE, North 89 degrees 24 minutes 50 seconds West, along the west line of said 85.751 acre tract, a distance of 327.00 feet to a 5/8-inch iron rod with "TNP" cap found for corner; said point being in the east line of said DART tract; said point being in the west line of said 85.751 acre tract;

THENCE, North 18 degrees 44 minutes 56 seconds East, along the west line of said 85.571 acre tract and the east line of said DART tract, a distance of 992.05 feet to the POINT OF BEGINNING and containing an area of 81.982 acres or 3,571,156 square feet of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PC5 PROPERTIES, LLC acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HOLT CAT/ TEXAS FIRST RENTALS, 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.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2022.

Signature _____ Printed Name / Title _____

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF BEXAR ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

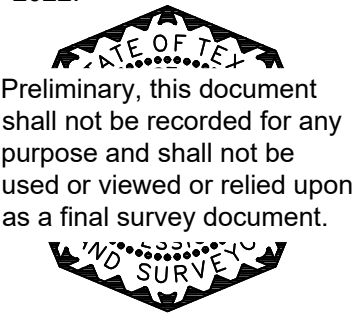
STATE OF TEXAS ~

COUNTY OF TARRANT ~

That I, René Silvas, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Anna, Texas.

Dated this the ____ day of _____, 2022.

René Silvas, RPLS No. 5921 Date _____



NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

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.

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.

FIRELANE EASEMENT

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

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

PRELIMINARY PLAT
HOLT SUBDIVISION

BLOCK A, LOTS 1-4
BEING 81.982 ACRES
SITUATED IN THE

DAVID EW BABB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS
DECEMBER 2022
SHEET 2 OF 2

OWNER

PC5 PROPERTIES, LLC
5665 SE LOOP 410
SAN ANTONIO, Texas 78222

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com



Item No. 15.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit for a communications tower on one lot on 3.6± acres located on the east side of the Dallas Area Rapid Transit right-of-way, 380± feet north of E. Outer Loop Road. Zoned: Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017). Applicant: City of Anna Economic Development Corporation.

SUMMARY:

The applicant is requesting a Specific Use Permit to allow for a communications tower on one lot on 3.6± acres located on the east side of the Dallas Area Rapid Transit right-of-way, 380± feet north of E. Outer Loop Road. Zoned: Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017).

Remarks:

The applicant is requesting a Specific Use Permit (SUP) for a communications tower. The Zoning Ordinance includes communications tower as part of the radio, television, or microwave communications operations definitions and defines these towers as a *The transmission and retransmission, of radio, electromagnetic, or microwave signals*.

The subject property is undeveloped and zoned Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017). There is an existing 60-foot AT&T easement on Lot 2 of the City of Anna Water Storage Tank Addition for purposes to lease this portion for the communications tower.

A site plan for the communications tower, City of Anna Water Storage Tank Addition, Block A, Lot 2, accompanies this request.

Surrounding Land Use and Zoning

North	Undeveloped land zoned Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017)
East	Undeveloped land zoned Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017)
South	Undeveloped land zoned Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017)
West	Undeveloped land zoned Extraterritorial Jurisdiction (ETJ)

Specific Use Permit

The Zoning Ordinance designates certain uses as requiring a SUP to allow the Planning & Zoning Commission and City Council to review requests on a case-by-case basis as

to its probable effect on the adjacent property and the community welfare. The request may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public.

The Zoning Ordinance and Planned Development allows a communications tower within the current zoning district with approval of a SUP.

SUMMARY:

Request for a Specific Use Permit to allow for a communications tower on one lot on 3.6± acres located on the east side of the Dallas Area Rapid Transit right-of-way, 380± feet north of E. Outer Loop Road.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

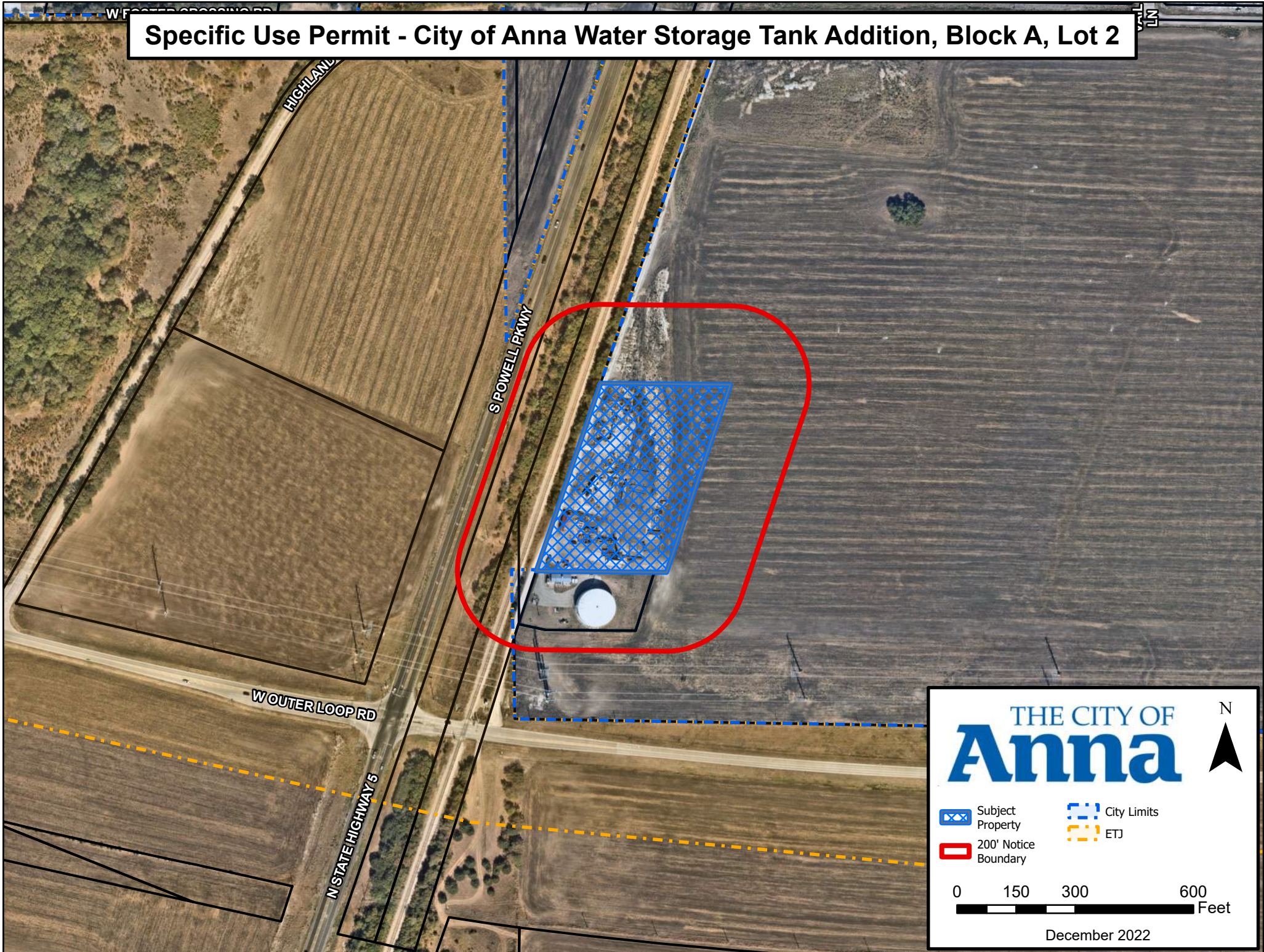
STAFF RECOMMENDATIONS:

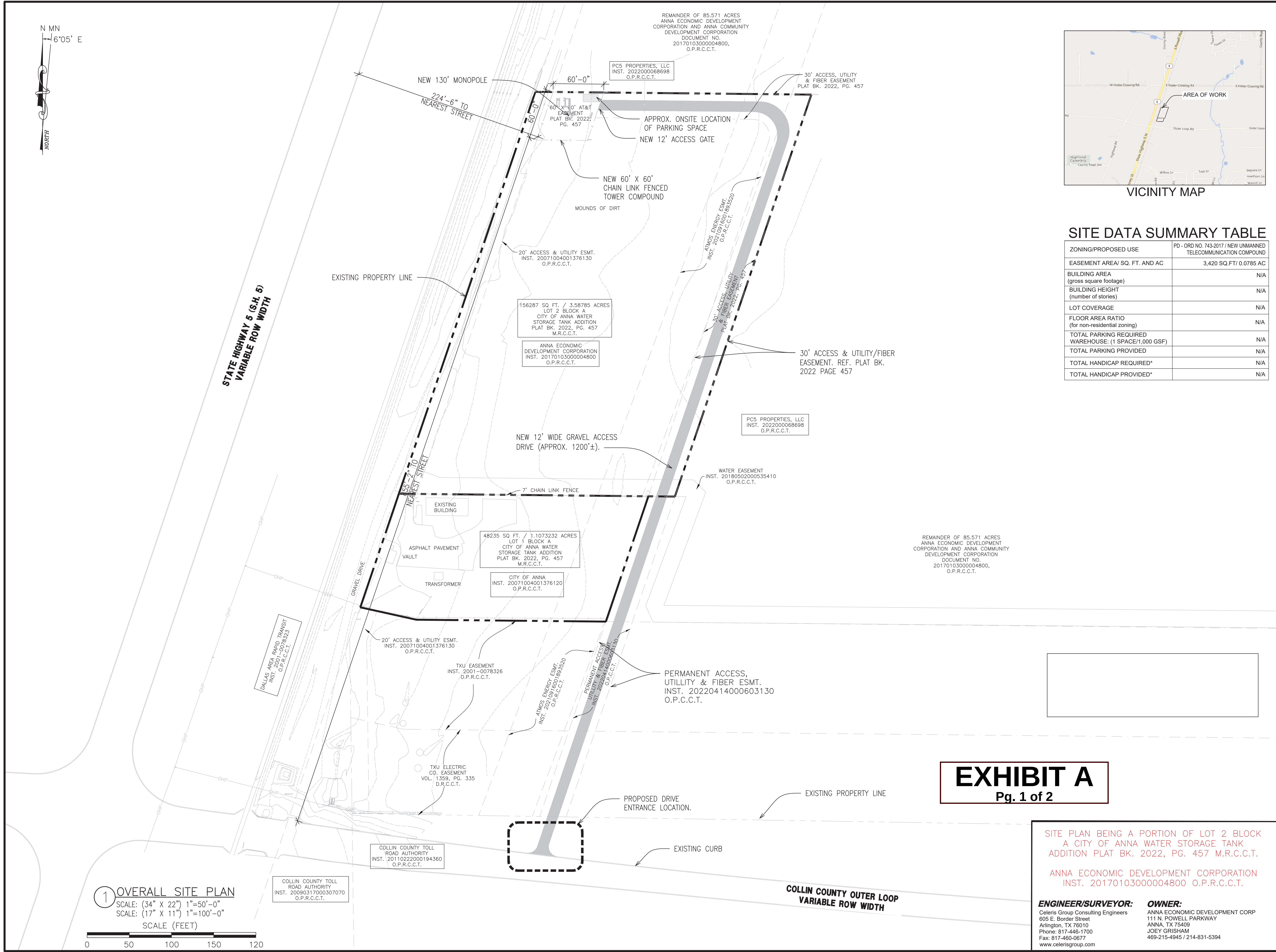
The requested use is appropriate for the property and is recommended for approval with a 130-foot maximum tower height.

ATTACHMENTS:

1. SUP Locator Map
2. Exhibit A - (SP) City of Anna Water Tank Storage Addn. Bl A, Lt 2 Cell Tower
3. Signed Application

Specific Use Permit - City of Anna Water Storage Tank Addition, Block A, Lot 2





SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD - ORD NO. 743-2017 / NEW UNMANNED TELECOMMUNICATION COMPOUND
EASEMENT AREA/ SQ. FT. AND AC	3.420 SQ.FT/ 0.0785 AC
BUILDING AREA (gross square footage)	N/A
BUILDING HEIGHT (number of stories)	N/A
LOT COVERAGE	N/A
FLOOR AREA RATIO (for non-residential zoning)	N/A
TOTAL PARKING REQUIRED WAREHOUSE: (1 SPACE/1,000 GSF)	N/A
TOTAL PARKING PROVIDED	N/A
TOTAL HANDICAP REQUIRED*	N/A
TOTAL HANDICAP PROVIDED*	N/A

EXHIBIT A
Pg. 1 of 2

SITE PLAN BEING A PORTION OF LOT 2 BLOCK
A CITY OF ANNA WATER STORAGE TANK
ADDITION PLAT BK. 2022, PG. 457 M.R.C.C.T.

ANNA ECONOMIC DEVELOPMENT CORPORATION
INST. 20170103000004800 O.P.R.C.C.T.

ENGINEER/SURVEYOR:
Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
www.celerisgroup.com

OWNER:
ANNA ECONOMIC DEVELOPMENT CORP
111 N. POWELL PARKWAY
ANNA, TX 75409
JOEY GRISHAM
469-215-4945 / 214-831-5394

Application for Zoning Change



Project Type

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

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

Existing Zoning

- | | |
|--|---|
| ☐ AG Agricultural District | ☐ C-1 Restricted Commercial |
| ☐ SF-E Single-Family Residential - Large Lot | ☐ C-2 General Commercial |
| ☐ SF-1 Single-Family Residential | ☐ NC Neighborhood Convenience District |
| ☐ SF-84 Single-Family Residential District - 84 | ☐ CBRD Central Business Redevelopment District |
| ☐ SF-72 Single-Family Residential District - 72 | ☐ C-3 Planned Center District |
| ☐ SF-60 Single-Family Residential District - 60 | ☐ O-1 Office District |
| ☐ SF-Z Single-Family Residential District - Zero Lot Line Homes | ☐ I-1 Light Industrial District |
| ☐ SF-TH Single-Family Residential District - Townhomes | ☐ I-2 Heavy Industrial District |
| ☐ MH-1 Manufactured Home District | ☒ PD Planned Development District |
| ☐ MH-2 Manufactured Home Park District | <u>PD-C Ordinance 743-2017</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

Planning & Development Department

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

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: 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 \$ 0, 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



Property Description

Subdivision: Anna Business Park Total Number of Acres: 0.0826446281
Zoning Classification(s): PD-C Total Number of Lots: 1
Location: 115 E. Outer Loop Road

Property Owner Information & Authorization

Name/Company: City of Anna Economic Development Corporation
Address: 120 W. Seventh Street
City: Anna State: TX Zip Code: 75409
Phone: 214-831-5394 Email: jgrisham@annatexas.gov

Project Representation (check one):

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

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

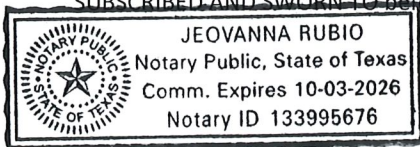
Property Owner's Signature: _____ Date: 11/8/22

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 8th day of November, 20 22



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. 16.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the City of Anna Water Storage Tank Addition, Block A, Lot 2, Site Plan. Applicant: City of Anna Economic Development Corporation.

SUMMARY:

Communications tower on one lot on 3.6± acres located on the east side of Dallas Area Rapid Transit right-of-way, 380± feet north of E. Outer Loop Road. Zoned: Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017).

The purpose of the Site Plan is to show the proposed communications tower site improvements.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

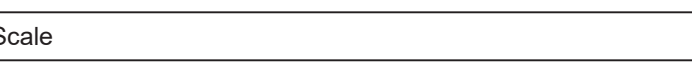
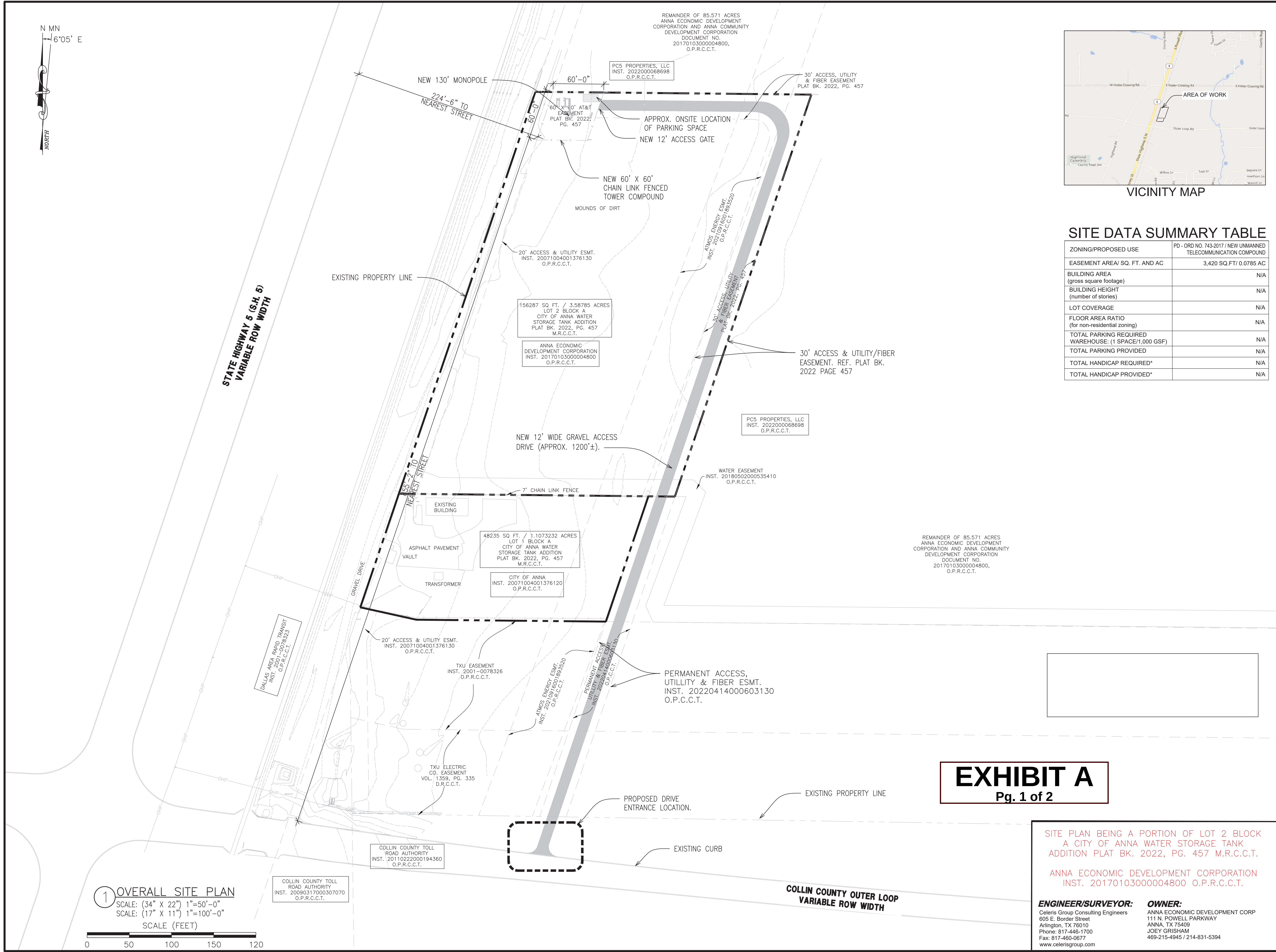
The Site Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Site Plan Locator Map
2. Exhibit A - (SP) City of Anna Water Tank Storage Addn. Bl A, Lt 2 Cell Tower
3. Signed Application

Site Plan - City of Anna Water Storage Tank Addition, Block A, Lot 2





SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD - ORD NO. 743-2017 / NEW UNMANAGED TELECOMMUNICATIONS COMPOUND
EASEMENT AREA/ SQ. FT. AND AC	3,420 SQ.FT/ 0.0785 AC
BUILDING AREA (gross square footage)	N/A
BUILDING HEIGHT (number of stories)	N/A
LOT COVERAGE	N/A
FLOOR AREA RATIO (for non-residential zoning)	N/A
TOTAL PARKING REQUIRED WAREHOUSE: (1 SPACE/1,000 GSF)	N/A
TOTAL PARKING PROVIDED	N/A
TOTAL HANDICAP REQUIRED*	N/A
TOTAL HANDICAP PROVIDED*	N/A

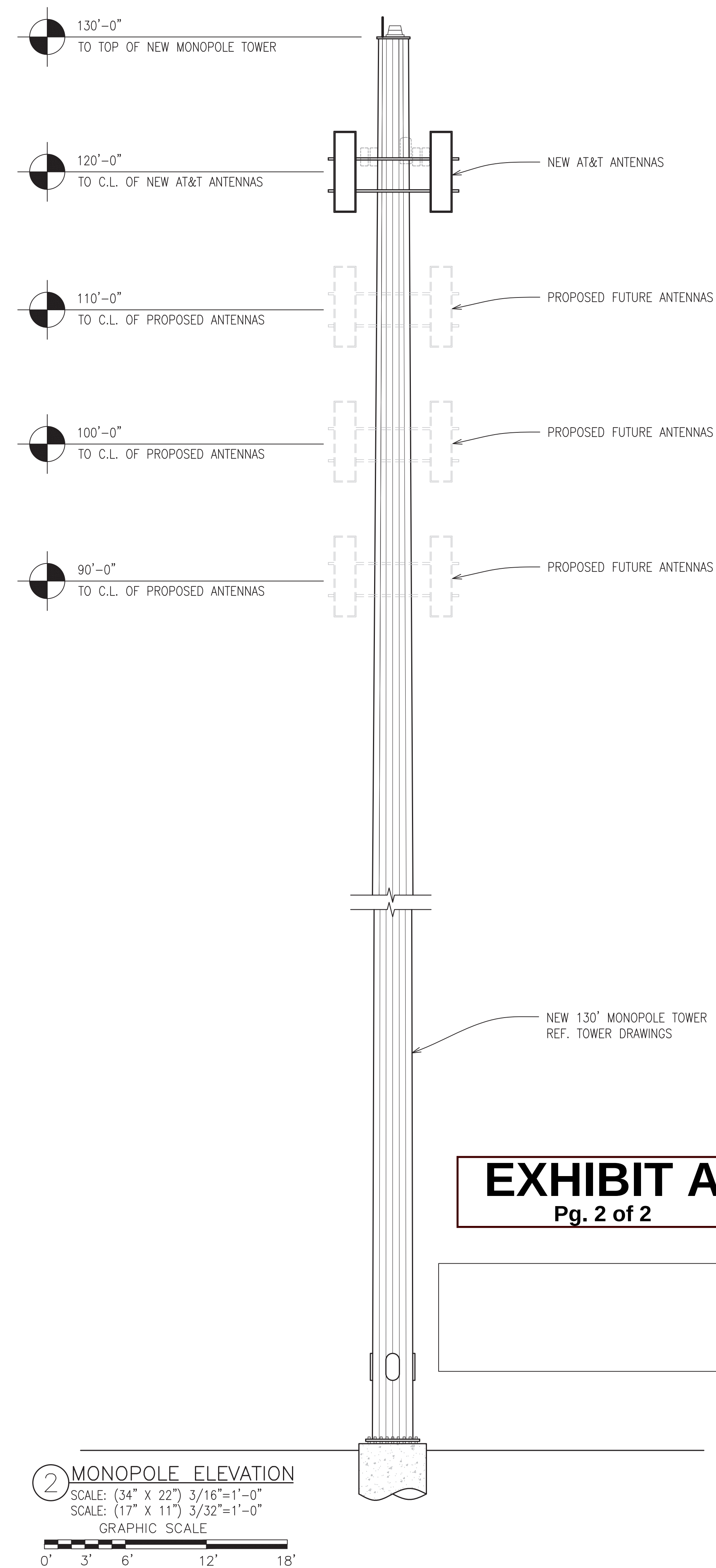
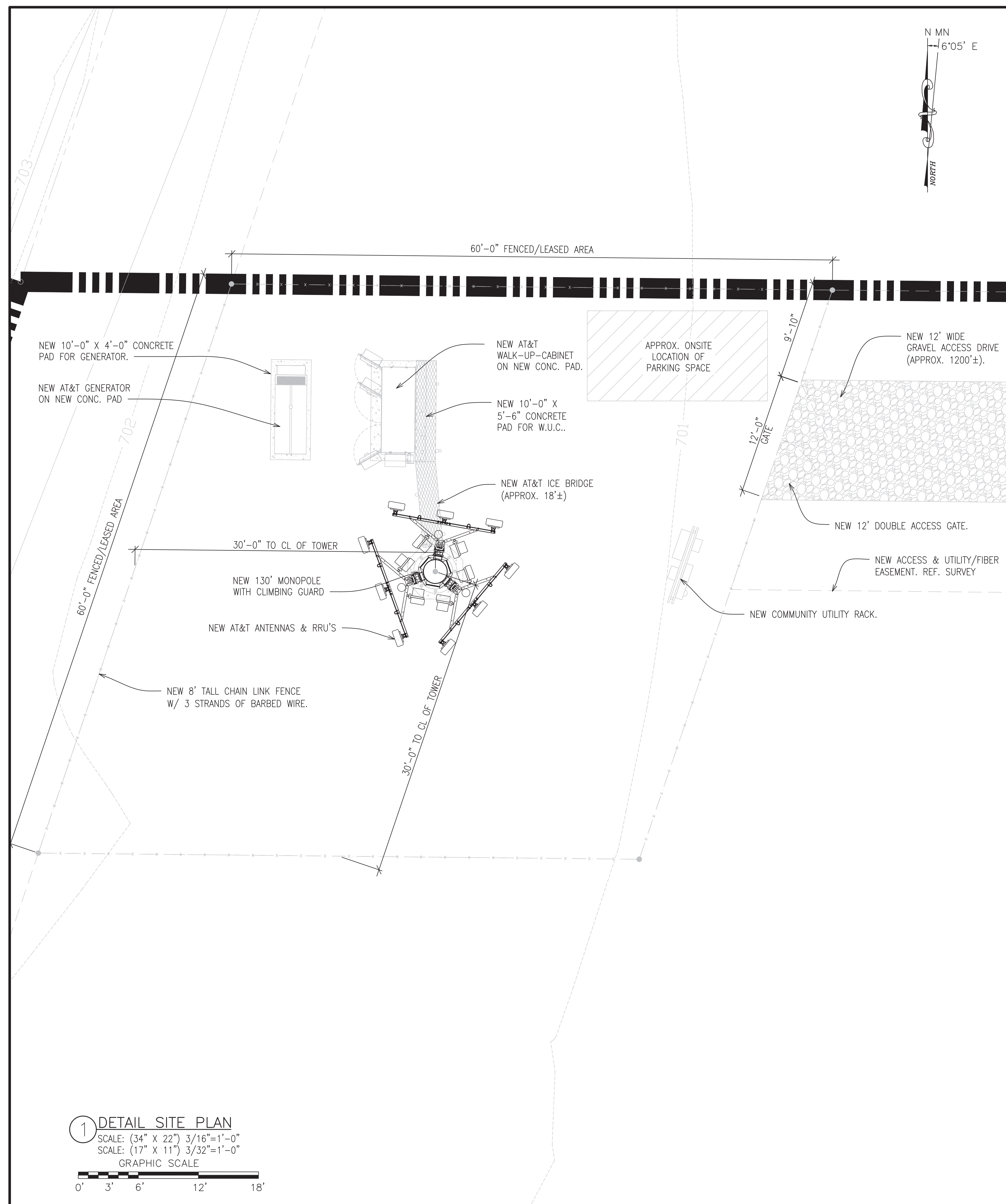
EXHIBIT A
Pg. 1 of 2

SITE PLAN BEING A PORTION OF LOT 2 BLOCK
A CITY OF ANNA WATER STORAGE TANK
ADDITION PLAT BK. 2022, PG. 457 M.R.C.C.T.

ANNA ECONOMIC DEVELOPMENT CORPORATION
INST. 20170103000004800 O.P.R.C.C.T.

ENGINEER/SURVEYOR:
Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
www.celerisgroup.com

OWNER:
ANNA ECONOMIC DEVELOPMENT CORP
111 N. POWELL PARKWAY
ANNA, TX 75409
JOEY GRISHAM
469-215-4945 / 214-831-5394



Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
www.celerisgroup.com

Engineer:
Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
Registration No: F-13992

STAMP:

[illegible]

AT&T SITE NUMBER
DXL08979
AT&T SITE NAME
ANNA

OVERALL SITE PLAN

Project number	20-1395
Date	12/20/2021
Drawn by	KD
Checked by	Z

SP02

Sca

Application for Zoning Change



Project Type

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

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

Existing Zoning

- | | |
|--|---|
| ☐ AG Agricultural District | ☐ C-1 Restricted Commercial |
| ☐ SF-E Single-Family Residential - Large Lot | ☐ C-2 General Commercial |
| ☐ SF-1 Single-Family Residential | ☐ NC Neighborhood Convenience District |
| ☐ SF-84 Single-Family Residential District - 84 | ☐ CBRD Central Business Redevelopment District |
| ☐ SF-72 Single-Family Residential District - 72 | ☐ C-3 Planned Center District |
| ☐ SF-60 Single-Family Residential District - 60 | ☐ O-1 Office District |
| ☐ SF-Z Single-Family Residential District - Zero Lot Line Homes | ☐ I-1 Light Industrial District |
| ☐ SF-TH Single-Family Residential District - Townhomes | ☐ I-2 Heavy Industrial District |
| ☐ MH-1 Manufactured Home District | ☒ PD Planned Development District |
| ☐ MH-2 Manufactured Home Park District | <u>PD-C Ordinance 743-2017</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

Planning & Development Department

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

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: 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 \$ 0, 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



Property Description

Subdivision: Anna Business Park Total Number of Acres: 0.0826446281
Zoning Classification(s): PD-C Total Number of Lots: 1
Location: 115 E. Outer Loop Road

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Name/Company: City of Anna Economic Development Corporation
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City: Anna State: TX Zip Code: 75409
Phone: 214-831-5394 Email: jgrisham@annatexas.gov

Project Representation (check one):

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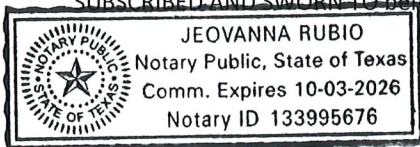
Property Owner's Signature: _____ Date: 11/8/22

STATE OF: Texas

COUNTY OF: Collin

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SUBSCRIBED AND SWORN TO before me, this the 8th day of November, 20 22



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. 17.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 1/3/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit for a Gas metering station on one lot on 27.4± acres located on the north side of Rosamond Parkway, 830± feet west of West Crossing Boulevard. Zoned: Planned Development (Ord. No. 285-2006). Applicant: Anna Texas Land, LTD.

SUMMARY:

The applicant is requesting a Specific Use Permit (SUP) to allow for a gas metering station on one lot on 27.4± acres located on the north side of Rosamond Parkway, 830± feet west of West Crossing Boulevard. Zoned: Planned Development (Ord. No. 285-2006).

Remarks:

The Zoning Ordinance defines gas metering station as a *facility at which natural gas flows are regulated and recorded*.

The subject property is undeveloped and zoned Planned Development (Ord. No. 285-2006). The property is adjacent to the Shadowbend Phase 2 subdivision (east) and the Anacapi Phase 4 subdivision (north). Both subdivisions are currently under construction. There is an existing 50-foot utility easement and gas line owned by Atmos Energy, that the proposed gas metering station will connecting to.

A site plan for the gas metering station accompanies this request.

Surrounding Land Use and Zoning

North	Anacapi, Phase 4 Subdivision (currently under construction) zoned Planned Development (Ord. No. 887-2020)
East	Shadowbend, Phase 2 Subdivision (currently under construction) zoned Planned Development (Ord. No. 797-2018)
South	Across W. Rosamond Parkway, Anna High School zoned SF-E Single Family Residence – Large Lot
West	Undeveloped land zoned Planned Development (Ord. No. 285-2006)

Specific Use Permit

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

The applicant has provided a *Memorandum of Understanding* (Exhibit B) to address some safety concerns regarding the construction and installation of the natural gas metering and regulation station.

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

SUMMARY:

Request for a Specific Use Permit to allow for a gas metering station on one lot on 27.4± acres located on the north side of Rosamond Parkway, 830± feet west of West Crossing Boulevard.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

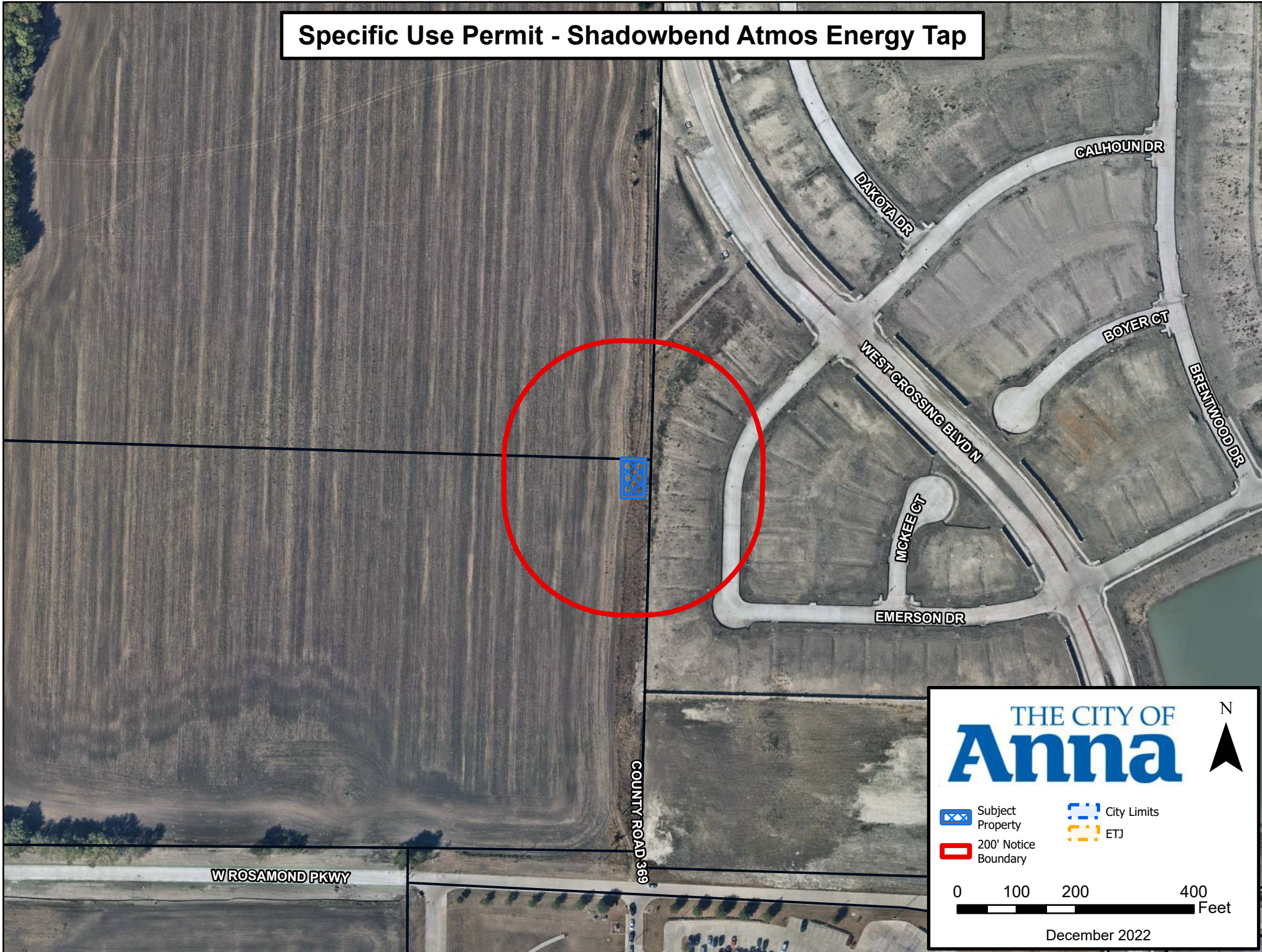
Staff had conversations with the applicant about relocating the gas metering station closer to West Crossing Boulevard and away from future residential lots. The applicant indicated the property owner wanted to preserve this area to maximize commercial developability.

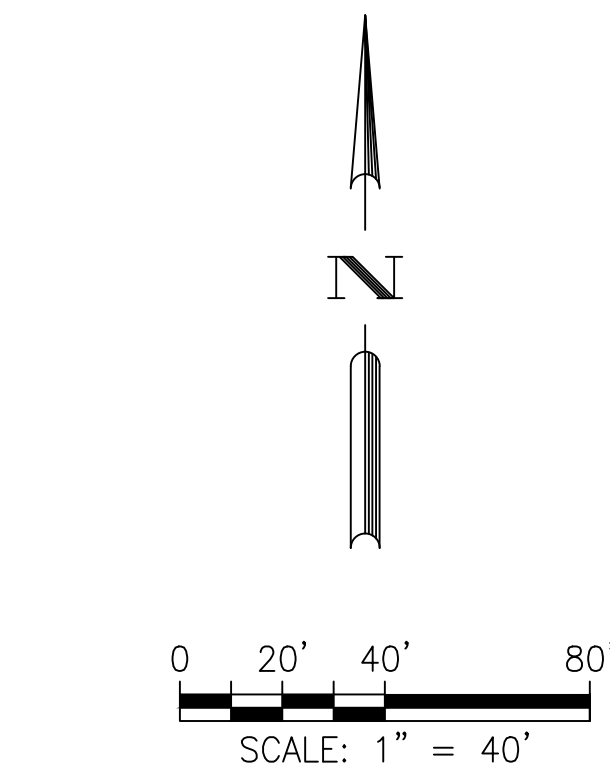
The requested use is appropriate as the property due to the presence of the existing gas line and easement.

ATTACHMENTS:

1. SUP Locator Map
2. Exhibit A - SHADOW BEND TAP SITE
3. Exhibit B - Shadowbend Memorandum of Understanding
4. Zoning Application-Signed

Specific Use Permit - Shadowbend Atmos Energy Tap





*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

NOTES:

1. MINIMUM 4" GRAVEL BASE STONE SHALL PLACED PROPOSED AND SHALL BE LEVELED AND COMPACTED THOROUGHLY USING A VIBRATORY TAMPER.
2. PROTECTED TREES DO NOT EXIST WITHIN THE DISTURBED OF THIS SITE

ACCORDING TO FLOOD MAP 48085C0065J, EFFECTIVE 06/02/2009 OF THE
FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL
EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION,
THIS PROPERTY IS WITHIN ZONE UNSHADED X

EXHIBIT A

--

OWNER:
ANNA TEXAS LAND, LTD.
E. TAYLOR ARMSTRONG JR.
3801 CENTENARY AVE.
DALLAS, TEXAS 75225



SHADOWBEND ATMOS TAP

SIDE PLAN

HEET: SP-01



December 22, 2022

City of Anna
Department of Public Works
3223 North Powell Parkway
Anna, TX 75409

Re: Memorandum of Understanding for safety concerns related to the Shadowbend Surface Site

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU"), dated December 22, 2022, was prepared to address the safety concerns regarding the construction and installation of the natural gas metering and regulation station ("Surface Site") designated on the Anna Texas Land, LTD property ("Property") located within the City of Anna. This Surface Site will serve the Shadowbend development, a residential community, with anticipation to serve future residential and commercial communities within the City of Anna and surrounding areas. An example of a Surface Site is attached as Exhibit A as reference. The concerns presented are addressed as follows:

Stored Chemical(s) on Surface Site.

Mercaptan will be the only chemical stored on the Surface Site inside an approximate five foot (+/- 5') cylindrical steel container. Natural Gas is odorless, however, Mercaptan is added in small traces to give the natural gas its distinctive smell. The odor is used as an indicator of gas exposure or a potential leak to those in close proximity. The addition of this odorant is required by federal regulations for natural gas distribution lines and can be referenced in 49 CFR § 192.625.

Odor Emissions from Surface Site.

Typically, the Surface Site does not release a noticeable odor. In the rare event an over pressurization within our distribution system occurs, a relief valve could go off temporarily releasing some natural gas into the atmosphere as a safety feature. This is not a normal occurrence, and our stations are designed to minimize the chances of this happening.

Noise Emissions from Surface Site.

The sound levels released from the Surface Site will range from 20-75 dB. During the summer, when natural gas demand is low, 20dB is expected to radiate from the Surface Site which has a comparable noise level of a whisper. During the winter, when natural gas demand is at its peak, 75dB is expected to radiate from the Surface Site, which has a comparable noise level of a washing machine.

If you have any further questions, please do not hesitate to ask.

[signature page to follow]



Regards,

HOOKS GAS PIPELINE, LLC,
a Texas limited liability company

By: **CENTRIC INFRASTRUCTURE**
GROUP, LLC, a Delaware limited
liability company
Its: Manager

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

Richard Bard
Vice President of Engineering

HOOKS

GAS PIPELINE

EXHIBIT A

Natural Gas Surface Site Example



Figure 1: Natural Gas Site



Figure 2: Regulation & Odorization Components

HOOKS

GAS PIPELINE



Figure 3: Crushed Gravel & Swing Gate

Application for Zoning Change



Project Type

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

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

N/A

Planning & Development Department

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

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: 0 acre(s)

Total number of lots including Common Area Lots: 0 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, 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



Property Description

Subdivision: N/A Total Number of Acres: 206.86
Zoning Classification(s): PD Total Number of Lots: N/A
Location: Anna Texas Land, LTD, Mr. Armstrong's property off Rosamond Parkway (Lat/Long: 33.367, -96.563)

Property Owner Information & Authorization

Name/Company: E. Taylor Armstrong Jr./ Anna Texas Land, LTD.
Address: 3801 Centenary Ave.
City: Dallas State: TX Zip Code: 75225
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Richard Bard (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.

~~Easement~~
~~Property~~ Owner's Signature: [Signature] Date: 12/8/20

STATE OF: _____

COUNTY OF: _____

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 _____ day of _____, 20____

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Richard Bard

Company: Centric Infrastructure Group

Address: 9950 Woodloch Forest Dr

City: The Woodlands State: TX Zip Code: 77380

Phone: 832-723-4763 Email: Richard.Bard@centric-us.com

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: 1/3/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Shadowbend Atmos Energy Tap, Site Plan. Applicant: Anna Texas Land, LTD.

SUMMARY:

Gas metering station on one lot on 27.4± acres located on the north side of Rosamond Parkway, 830± feet west of West Crossing Boulevard. Zoned: Planned Development (Ord. No. 285-2006).

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

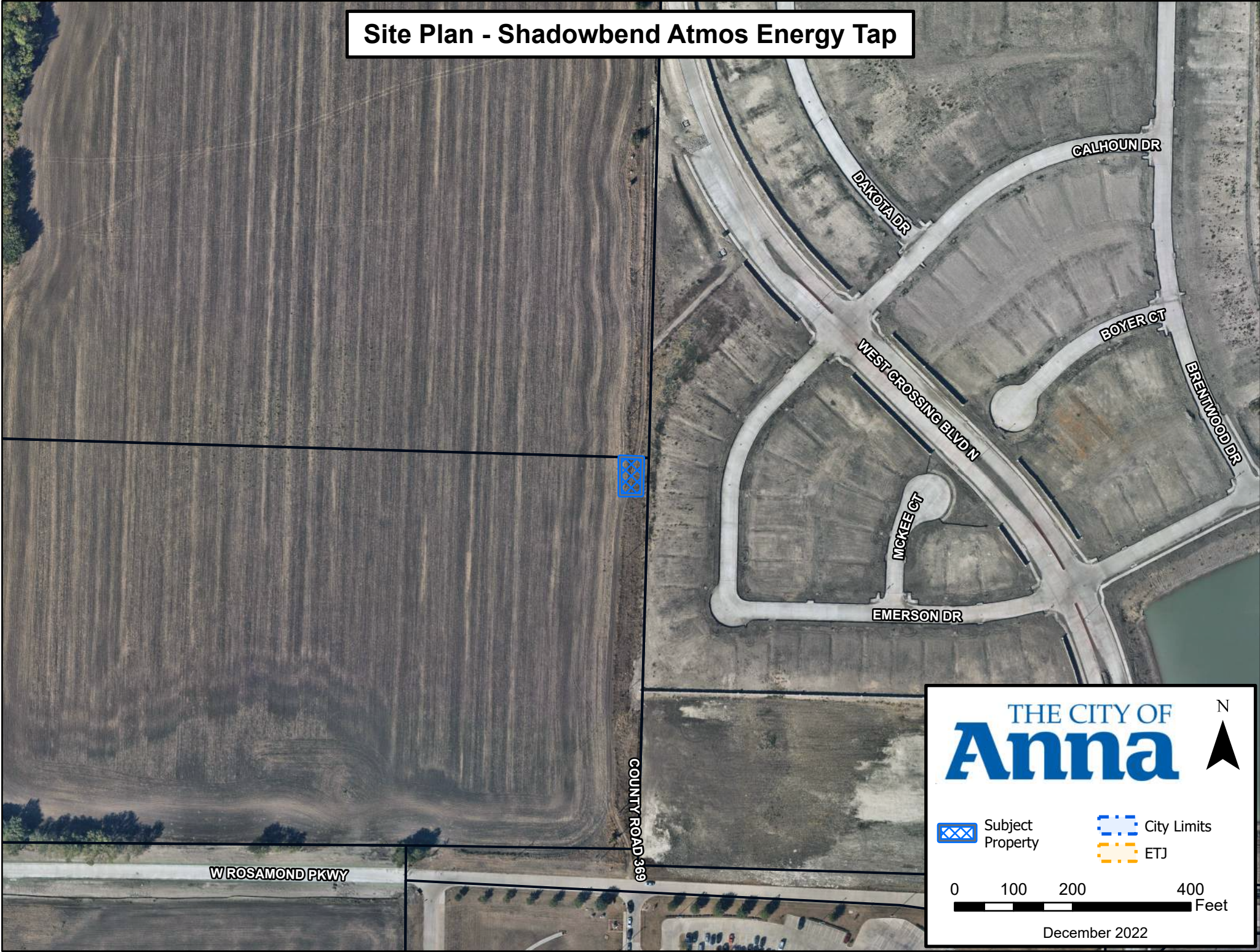
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Site Plan Locator Map
2. Exhibit A - SHADOW BEND TAP SITE
3. Application-Signed

Site Plan - Shadowbend Atmos Energy Tap

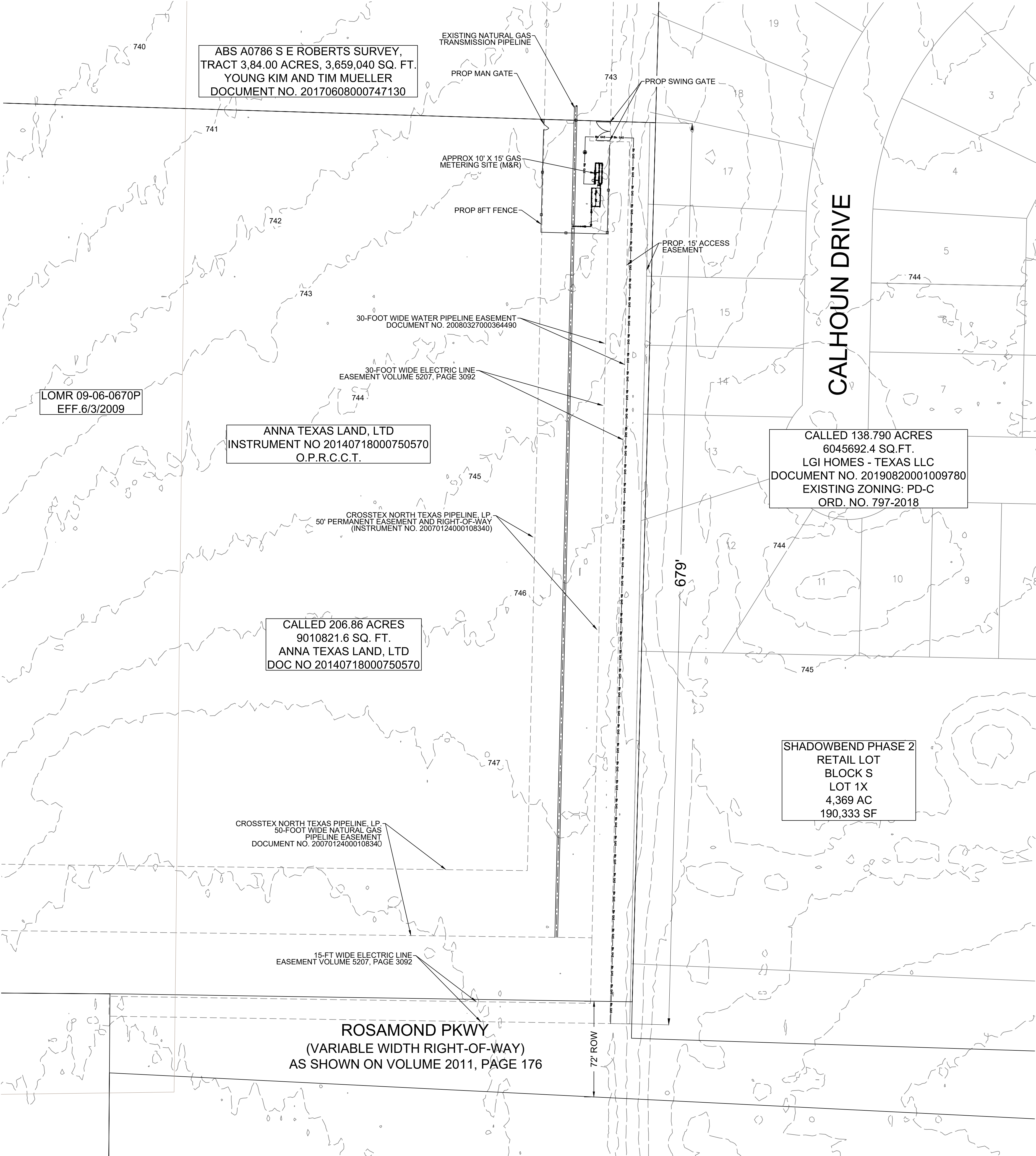


THE CITY OF
Anna

N

0 100 200 400 Feet

December 2022



Application for Zoning Change



Project Type

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

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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

N/A

Planning & Development Department

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

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: 0 acre(s)

Total number of lots including Common Area Lots: 0 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, 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



Property Description

Subdivision: N/A Total Number of Acres: 206.86
Zoning Classification(s): PD Total Number of Lots: N/A
Location: Anna Texas Land, LTD, Mr. Armstrong's property off Rosamond Parkway (Lat/Long: 33.367, -96.563)

Property Owner Information & Authorization

Name/Company: E. Taylor Armstrong Jr./ Anna Texas Land, LTD.
Address: 3801 Centenary Ave.
City: Dallas State: TX Zip Code: 75225
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Richard Bard (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.

~~Easement~~
~~Property~~ Owner's Signature: [Signature] Date: 12/8/20

STATE OF: _____

COUNTY OF: _____

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 _____ day of _____, 20____

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Richard Bard

Company: Centric Infrastructure Group

Address: 9950 Woodloch Forest Dr

City: The Woodlands State: TX Zip Code: 77380

Phone: 832-723-4763 Email: Richard.Bard@centric-us.com

Development Services

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