

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, February 6, 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 February 6, 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**
5. **The National Community Survey**
 - a. 2022 Report of Results for the City of Anna.

Consent Items

6. Consider/Discuss/Action to approve minutes of the January 3, 2023 Planning & Zoning Commission Meeting.
7. Consider/Discuss/Action on the Miranda Estates, Block A, Lot 1, Development Plat. Applicant: Moises Miranda.
8. Consider/Discuss/Action on the Anna Town Center, Block A, Lot 5R, Replat. Applicant: Jack Rowe / BTR at Throckmorton LLC.
9. Consider/Discuss/Action on the Anna Town Center, Block A, Lot 5R, Site Plan. Applicant: Jack Rowe / BTR at Throckmorton LLC.
10. Consider/Discuss/Action on the Serenity at the Square, Block A, Lot 1, Preliminary Plat. Applicant: Baseer, LLC & Clear Water Commons, LLC.
11. Consider/Discuss/Action on the Villages of Hurricane Creek North, Phase 1A, Block W, Lot 26X, Site Plan. Applicant: CADG Hurricane Creek LLC.
12. Consider/Discuss/Action on the Villages of Hurricane Creek, Phase 1B, Block R, Lot 1X, Site Plan. Applicant: CADG Hurricane Creek LLC.

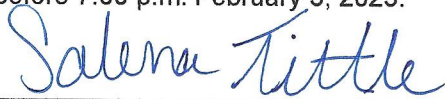
Items for Individual Consideration

13. Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning on 16.5± acres located on the south side of County Road 427, 530± feet east of County Road 425 to Planned Development to allow for a multiple-family residential development with modified development standards. Applicant: Thinkk Big Investments, LLC.

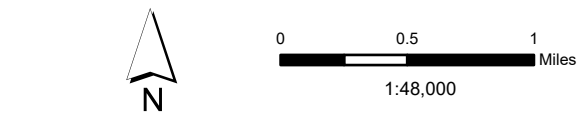
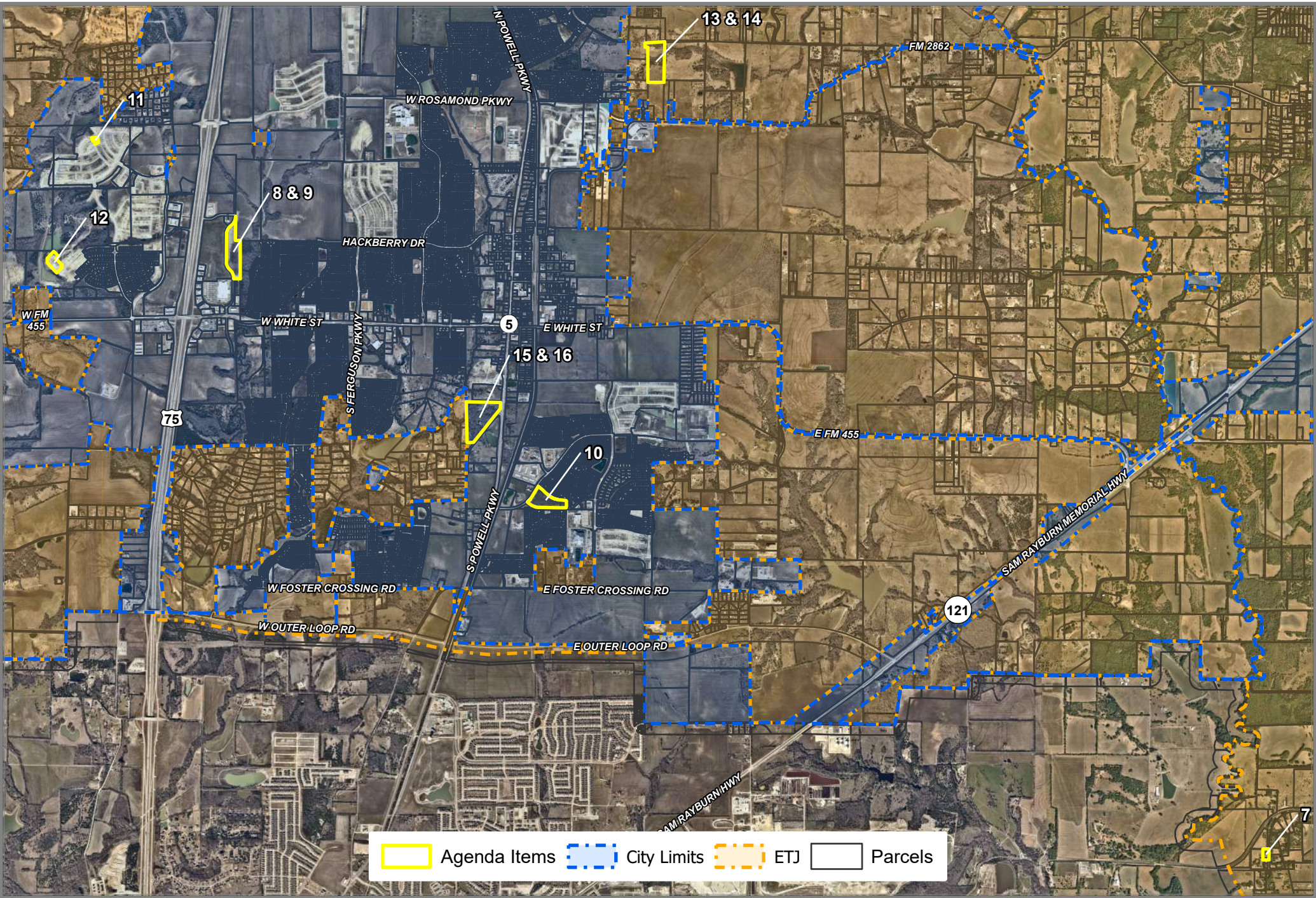
14. Consider/Discuss/Action on the Woodland Estates, Concept Plan. Applicant: Thinkk Big Investments, LLC.
15. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 24.3± acres located at the northwest corner of State Highway 5 and County Road 423 from SF-E Single-Family Residential – Large Lot to Planned Development to allow for a multiple-family residential development with modified development standards. Applicant: Ann Hayslett.
16. Consider/Discuss/Action on the NexMetro CR 423, Concept Plan. Applicant: Ann Hayslett.

Adjourn

This is to certify that I, Salena Tittle, Planner II, 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. February 3, 2023.



Salena Tittle
Planner II



City of Anna, February 6, 2023 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 1/30/2023

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





Item No. 5.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Kimberly Winarski

AGENDA ITEM:

2022 Report of Results for the City of Anna. (Assistant to the City Manager Kimberly Winarski)

SUMMARY:

Provide the Planning & Zoning Commission with the 2022 National Community Survey results for the City of Anna.

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

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

STAFF RECOMMENDATIONS:

ATTACHMENTS:

1. The NCS Report - Anna TX 2022

Anna, TX

The National Community Survey

Report of Results
2022

Report by:



Visit us online!
www.polco.us

About The NCS™

The National Community Survey™ (The NCS™) report is about the “livability” of Anna. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The survey was developed by the experts from National Research Center at Polco.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents’ opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement

The report provides the opinions of a representative sample of 375 residents of the City of Anna collected from September 21, 2022 to November 9, 2022. The margin of error around any reported percentage is 5% for all respondents and the response rate for the 2021 survey was 12%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Anna.



How the results are reported

For the most part, the percentages presented in the following tabs represent the “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, etc.). On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data.” However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Comparisons to benchmarks

NRC’s database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 600 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, Anna’s results are noted as being “higher” than the benchmark, “lower” than the benchmark, or “similar” to the benchmark, meaning that the average rating given by Anna residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as “higher” or “lower” than the benchmark means that Anna’s average rating for a particular item was more than 10 points different than the benchmark. If a rating was “much higher” or “much lower,” then Anna’s average rating was more than 20 points different when compared to the benchmark.

The survey was administered during the COVID-19 pandemic, a time of challenge for many local governments. While we provide comparisons to national benchmarks, it is important to note that much of the benchmark data was collected prior to the pandemic. This may impact how your City’s 2021 ratings compare to other communities’ ratings from the past five years.

Methods

Selecting survey recipients

All households within the City of Anna were eligible to participate in the survey. A list of all households within the zip codes serving Anna was purchased from Go-Dog Direct based on updated listings from the United States Postal Service. Since some of the zip codes that serve the City of Anna households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of the City of Anna boundaries were removed from the list of potential households to survey. From that list, addresses were randomly selected as survey recipients, with multi-family housing units (defined as those with a unit number) sampled at a rate of 5:3 compared to single family housing units.

An individual within each household was selected using the birthday method. The birthday method selects a person within the household by asking the “person whose birthday has most recently passed” to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the introduction of the survey.

Conducting the survey

The 3,200 randomly selected households received mailings beginning on September 21, 2022 and the survey remained open for seven weeks. The first mailing was a postcard inviting the household to participate in the survey. The next mailing contained a cover letter with instructions, the survey questionnaire, and a postage-paid return envelope. All mailings included a web link to give residents the opportunity to respond to the survey online. All follow-up mailings asked those who had not completed the survey to do so and those who had already done so to refrain from completing the survey again.

About 2% of the 3,200 mailed invitations or surveys were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 3,152 households that received the invitations to participate, 375 completed the survey, providing an overall response rate of 12%. The response rate was calculated using AAPOR’s response rate #2* for mailed surveys of unnamed persons.

It is customary to describe the precision of estimates made from surveys by a “level of confidence” and accompanying “confidence interval” (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents’ opinions are relied on to estimate all residents’ opinions. The margin of error for the City of Anna survey is no greater than plus or minus five percentage points around any given percent reported for all respondents (375 completed surveys).

In addition to the randomly selected “probability sample” of households, a link to an online open participation survey was publicized by the City of Anna. The open participation survey was identical to the probability sample survey with two small updates; it asked a question to confirm the respondent was a resident of Anna and a question about where they heard about the survey. The open participation survey was open to all city residents and became available on October 26. The survey remained open for two weeks. The data presented in the following tabs exclude the open participation survey data, but a tab at the end provides the complete frequency of responses to questions by the open participation respondents.

Analyzing the data

Responses from mailed surveys were entered into an electronic dataset using a “key and verify” method, where all responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The demographics of the survey respondents were compared to those found in the 2010 Census and 2020 American Community Survey estimates for adults in the City of Anna. The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, and housing tenure. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.* The results of the weighting scheme for the probability sample are presented in the following table.

NRC aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups.

		Unweighted	Weighted	Target*
Age	18-34	13%	40%	40%
	35-54	39%	42%	41%
	55+	48%	18%	19%
Hispanic origin	No, not Spanish, Hispanic, or Latino	89%	75%	77%
	Spanish, Hispanic, or Latino	11%	25%	23%
Housing tenure	Own	92%	79%	74%
	Rent	8%	21%	26%
Housing type	Attached	1%	6%	12%
	Detached	99%	94%	88%
Race & Hispanic origin	Not white alone	24%	42%	41%
	White alone, not Hispanic or Latino	76%	58%	59%
Sex	Man	43%	51%	51%
	Woman	57%	49%	49%
Sex/age	Man 18-34	4%	22%	22%
	Man 35-54	18%	21%	20%
	Man 55+	20%	8%	9%
	Woman 18-34	8%	19%	18%
	Woman 35-54	21%	21%	21%
	Woman 55+	28%	9%	10%

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python, and Tableau. For the most part, the percentages presented in the reports represent the “percent positive.” The percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, essential/very important, etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating “yes” or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data”. However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Contact

The City of Anna funded this research. Please contact Kimberly Winarski of the City of Anna at kwinarski@annatexas.gov if you have any questions about the survey.

Survey Validity

See the Polco Knowledge Base article on survey validity at <https://info.polco.us/knowledge/statistical-validity>

* See AAPOR’s Standard Definitions for more information at

<https://www.aapor.org/Publications-Media/AAPOR-Journals/Standard-Definitions.aspx>

* Pasek, J. (2010). ANES Weighting Algorithm. Retrieved from

<https://web.stanford.edu/group/iriss/cgi-bin/anesrake/resources/RakingDescription.pdf>

* Targets come from the 2010 Census and 2020 American Community Survey

Key Findings

Most residents feel a strong sense of safety in Anna.

Residents offered high ratings of importance (94% essential or very important) and quality (85% excellent or good) to the overall feeling of safety in Anna, suggesting that safety is a priority and a strength for the community. About 9 in 10 residents said they felt very or somewhat safe in the City's downtown/commercial area, in their neighborhoods during the day, from violent crime, and from fire, flood or other natural disaster. Similarly, about 8 in 10 reported feeling safe from property crime. The City's safety services also received high marks from respondents. About 9 in 10 gave positive reviews to fire services, ambulance or emergency medical services, police/sheriff services, and crime prevention. All safety-related items on the survey were on par with national benchmark comparisons.

Anna's economic health is important to residents.

About 94% of residents indicated that economic health should be an area of focus for the City of Anna in the next two years. Three-quarters of residents rated the overall economic health of the City as excellent or good, scoring similar to the national average. The overall quality of business and service establishments and overall economic development were favorably evaluated by roughly 6 in 10 participants, while cost of living was rated positively by just under half (48%) of residents, all rating similar to benchmark comparisons. Like many other cities of comparable size and proximity to larger metropolitan areas, Anna received lower marks for the variety of business and service establishments, employment opportunities, vibrancy of downtown/commercial areas, and shopping opportunities, all of which fell below benchmark comparisons. When asked what impact, if any, the economy would likely have on their family income in the next six months, only 16% of residents expected the impact to be somewhat or very positive, scoring lower than the national benchmark.

Residents feel Anna's natural environment and recreational opportunities are important and have room for growth.

Ratings for survey items related to the City's natural environment tended to be positive, with 70% of residents giving excellent or good reviews to the overall quality of natural environment in Anna. About 7 in 10 offered positive evaluations of the City's cleanliness, recycling services, and air quality, while at least half were pleased with Anna's open space and preservation of natural areas. However, water resources were positively rated by only 24% of residents, scoring much lower than benchmark comparisons. Results related to parks and recreation also showed room for attention and growth, with most results being lower or much lower than national averages. About 7 in 10 residents were pleased with city parks, scoring similar to benchmark comparisons. Close to 6 in 10 residents positively rated the overall quality of parks and recreation opportunities, while 50% or less favorably rated recreation programs/classes, fitness opportunities, and the availability of walking paths or trails, all falling lower than the national average. About 3 in 10 residents were pleased with recreational opportunities and recreation centers or facilities, scoring much lower than benchmark comparisons.

Residents value the City's utility infrastructure but have concerns about quality.

When asked which aspects of the community Anna should focus on in the next two years, 92% of residents identified the overall utility infrastructure as a priority. Less than half of participants (47%) gave high marks to the quality of the utility infrastructure in Anna, scoring below the national average. Garbage collection had positive reviews by 86% of residents. About 7 in 10 residents offered excellent or good reviews for power (electric and/or gas), storm water management, and sewer services. Only 37% of residents positively reviewed Anna's drinking water, indicating that this could be an area of focus for the City.

Facets of livability

Resident perceptions of quality and importance for each of the facets of community livability provide an overview of community strengths and challenges that are useful for planning, budgeting and performance evaluation. The charts below show the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local ratings were lower, similar, or higher than communities across the country (the national benchmark).

Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

		vs. benchmark*
Overall economic health	75%	Similar
Overall quality of the transportation system	26%	Lower
Overall design or layout of residential and commercial areas	52%	Similar
Overall quality of the utility infrastructure	47%	Lower
Overall feeling of safety	85%	Similar
Overall quality of natural environment	70%	Similar
Overall quality of parks and recreation opportunities	57%	Lower
Overall health and wellness opportunities	52%	Lower
Overall opportunities for education, culture, and the arts	29%	Much lower
Residents' connection and engagement with their community	45%	Similar

Please rate how important, if at all, you think it is for the Anna community to focus on each of the following in the coming two years.
(% essential or very important)

Overall economic health	94%	Similar
Overall quality of the transportation system	63%	Similar
Overall design or layout of residential and commercial areas	83%	Similar
Overall quality of the utility infrastructure	92%	Similar
Overall feeling of safety	94%	Similar
Overall quality of natural environment	84%	Similar
Overall quality of parks and recreation opportunities	82%	Similar
Overall health and wellness opportunities	71%	Similar
Overall opportunities for education, culture, and the arts	72%	Similar
Residents' connection and engagement with their community	69%	Similar

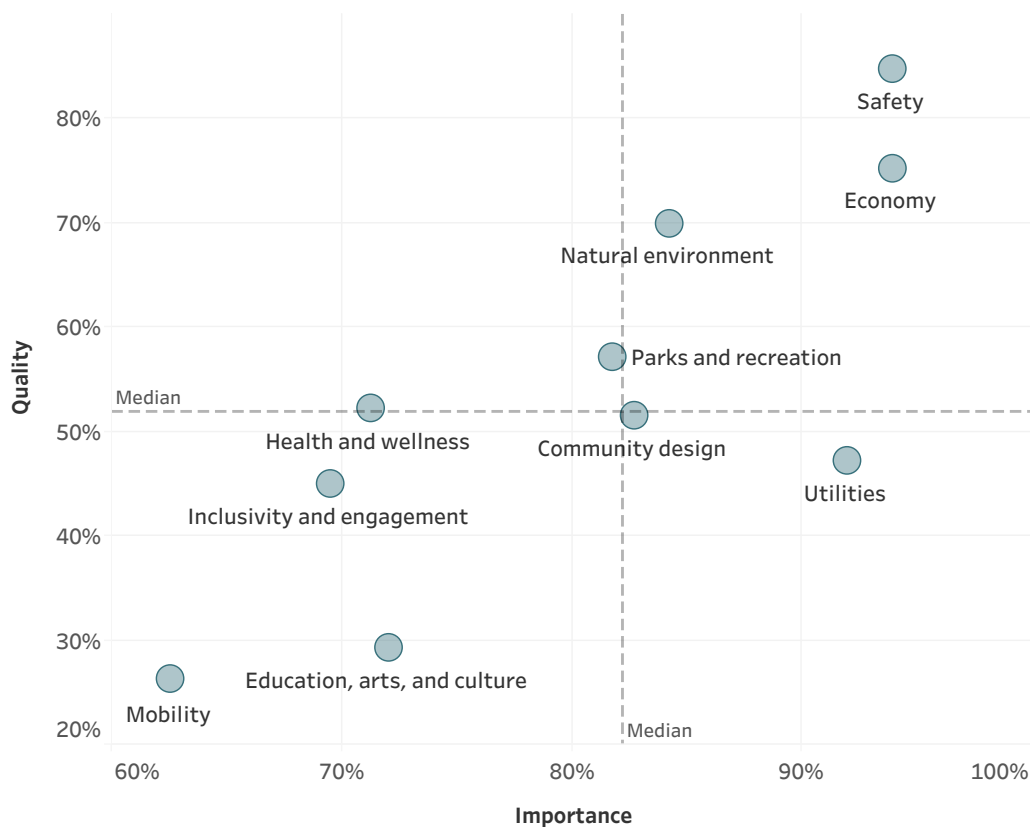
Balancing performance and importance

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

To help guide City staff and officials with decisions on future resource allocation, resident ratings of the importance of services were compared to their ratings of the quality of these services. To identify the services perceived by residents to have relatively lower quality at the same time as relatively higher importance, all services were ranked from highest perceived quality to lowest perceived quality and from highest perceived importance to lowest perceived importance. Some services were in the top half of both lists (higher quality and higher importance); some were in the top half of one list but the bottom half of the other (higher quality and lower importance or lower quality and higher importance); and some services were in the bottom half of both lists.

Services receiving quality ratings of excellent or good by 52% or more of respondents were considered of “higher quality” and those with ratings lower than 52% were considered to be of “lower quality.” Services were classified as “more important” if they were rated as essential or very important by 82% or more of respondents. Services were rated as “less important” if they received a rating of less than 82%. This classification uses the median ratings for quality and importance to divide the services in half.

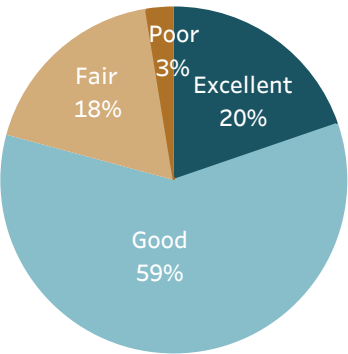
The quadrants in the figure below show which community facets were given higher or lower importance ratings (right-left) and which had higher or lower quality ratings (up-down). Facets of livability falling closer to a diagonal line from the lower left to the upper right are those where performance ratings are more commensurate with resident priorities. Facets scoring closest to the lower right hand corner of the matrix (higher in importance and lower in quality) are those that may warrant further investigation to see if changes to their delivery are necessary to improve their performance. This is the key part of this chart on which to focus. Facets falling in the top left hand corner of the chart (lower in importance but higher in quality) are areas where performance may outscore resident priorities, and may be a consideration for lower resource allocation.



Quality of life

Measuring community livability starts with assessing the quality of life of those who live there, and ensuring that the community is attractive, accessible, and welcoming to all.

The overall quality of life in Anna



Please rate each of the following aspects of quality of life in Anna.
(% excellent or good)

		vs. benchmark*
Anna as a place to live	86%	Similar
The overall quality of life	79%	Similar

Please indicate how likely or unlikely you are to do each of the following.
(% very or somewhat likely)

Recommend living in Anna to someone who asks	83%	Similar
Remain in Anna for the next five years	78%	Similar

Please rate each of the following in the Anna community.
(% excellent or good)

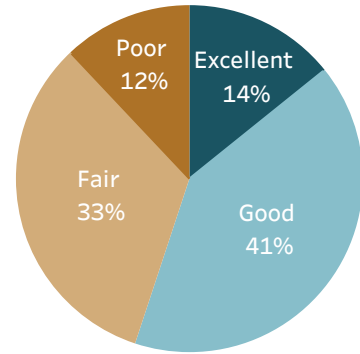
Overall image or reputation	70%	Similar
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* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Governance

Strong local governments produce results that meet the needs of residents while making the best use of available resources, and are responsive to the present and future needs of the community as a whole.

Overall confidence in Anna government



Please rate the quality of each of the following services in Anna.
(% excellent or good)

		vs. benchmark*
Overall customer service by Anna employees	83%	Similar
Public information services	56%	Similar

Please rate the following categories of Anna government performance.
(% excellent or good)

Treating residents with respect	80%	Similar
Treating all residents fairly	79%	Higher
Being honest	66%	Similar
Being open and transparent to the public	63%	Similar
The overall direction that Anna is taking	60%	Similar
Generally acting in the best interest of the community	60%	Similar
The job Anna government does at welcoming resident involvement	58%	Similar
Informing residents about issues facing the community	57%	Similar
Overall confidence in Anna government	55%	Similar
The value of services for the taxes paid to Anna	41%	Similar

Overall, how would you rate the quality of the services provided by each of the following?
(% excellent or good)

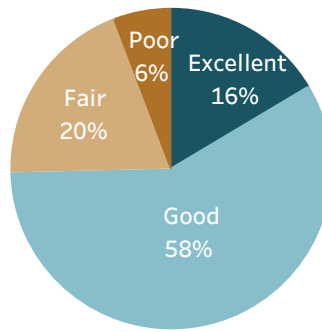
The City of Anna	75%	Similar
The Federal Government	28%	Lower

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

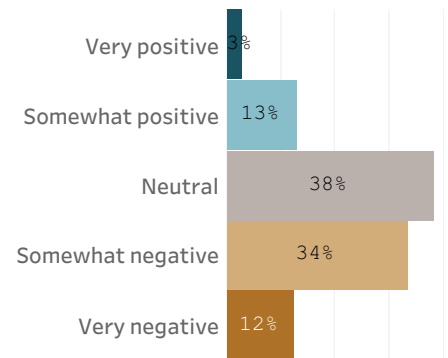
Economy

Local governments work together with private and nonprofit businesses, and with the community at large, to foster sustainable growth, create jobs, and promote a thriving local economy.

Overall economic health of Anna



What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:



Please rate each of the following aspects of quality of life in Anna.
(% excellent or good)

		vs. benchmark*
Anna as a place to visit	26%	Much lower
Anna as a place to work	25%	Much lower

Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

Overall economic health	75%	Similar
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Please rate each of the following in the Anna community.
(% excellent or good)

Overall quality of business and service establishments	55%	Similar
Cost of living	48%	Similar
Variety of business and service establishments	31%	Lower
Employment opportunities	21%	Lower
Vibrancy of downtown/commercial area	19%	Much lower
Shopping opportunities	15%	Much lower

Please rate the quality of each of the following services in Anna.
(% excellent or good)

Economic development	60%	Similar
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What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:
(% very or somewhat positive)

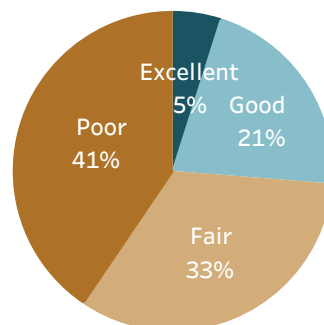
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	16%	Lower
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* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Mobility

The ease with which residents can move about their communities, whether for commuting, leisure, or recreation, plays a major role in the quality of life for all who live, work, and play in the community.

Overall quality of the transportation system in Anna



Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

		vs. benchmark*
Overall quality of the transportation system	26%	Lower

Please also rate each of the following in the Anna community.
(% excellent or good)

Ease of travel by car	69%	Similar
Ease of public parking	59%	Similar
Ease of walking	43%	Lower
Traffic flow on major streets	42%	Similar
Ease of travel by bicycle	26%	Much lower
Ease of travel by public transportation	8%	Much lower

Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)

Walked or biked instead of driving	44%	Lower
Carpooled with other adults or children instead of driving alone	43%	Similar
Used public transportation instead of driving	4%	Lower

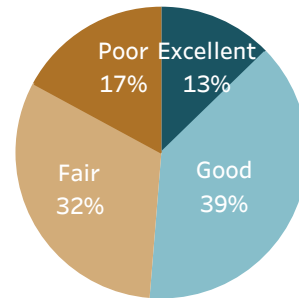
Please rate the quality of each of the following services in Anna.
(% excellent or good)

Sidewalk maintenance	66%	Similar
Street cleaning	62%	Similar

Traffic enforcement	60%	Similar
Snow removal	53%	Lower
Street repair	50%	Similar
Street lighting	49%	Similar
Traffic signal timing	45%	Similar
Bus or transit services	10%	Much lower

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Overall design or layout of Anna's residential and commercial areas



Community design

A well-designed community enhances the quality of life for its residents by encouraging smart land use and zoning, ensuring that affordable housing is accessible to all, and providing access to parks and other green spaces.

Please rate each of the following aspects of quality of life in Anna.
(% excellent or good)

		vs. benchmark*
Your neighborhood as a place to live	79%	Similar

Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

Overall design or layout of residential and commercial areas	52%	Similar
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Please also rate each of the following in the Anna community.
(% excellent or good)

Overall appearance	64%	Similar
Overall quality of new development	59%	Similar
Well-designed neighborhoods	54%	Similar
Preservation of the historical or cultural character of the community	52%	Similar
Variety of housing options	46%	Similar
Well-planned residential growth	46%	Similar
Availability of affordable quality housing	44%	Similar
Well-planned commercial growth	43%	Similar
Public places where people want to spend time	32%	Much lower

Please rate the quality of each of the following services in Anna.
(% excellent or good)

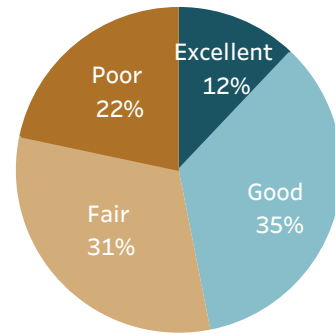
Code enforcement	40%	Similar
Land use, planning and zoning	36%	Similar

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Utilities

Services such as water, gas, electricity, and internet access play a vital role in ensuring the physical and economic health and well-being of the communities they serve.

Overall quality of the utility infrastructure in Anna



Please rate the quality of each of the following services in Anna.
(% excellent or good)

		vs. benchmark*
Garbage collection	86%	Similar
Power (electric and/or gas) utility	74%	Similar
Storm water management	74%	Similar
Sewer services	69%	Similar
Utility billing	64%	Similar
Affordable high-speed internet access	63%	Similar
Drinking water	37%	Much lower

Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

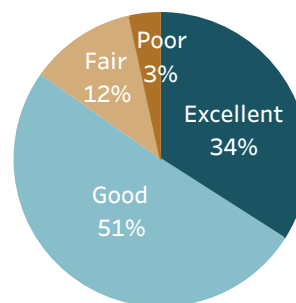
Overall quality of the utility infrastructure	47%	Lower
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* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Safety

Public safety is often the most important task facing local governments. All residents should feel safe and secure in their neighborhoods and in the greater community, and providing robust safety-related services is essential to residents' quality of life.

Overall feeling of safety in Anna



Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

		vs. benchmark*
Overall feeling of safety	85%	Similar

Please rate how safe or unsafe you feel:
(% very or somewhat safe)

In Anna's downtown/commercial area during the day	96%	Similar
In your neighborhood during the day	95%	Similar
From violent crime	93%	Similar
From fire, flood, or other natural disaster	87%	Similar
From property crime	83%	Similar

Please rate the quality of each of the following services in Anna.
(% excellent or good)

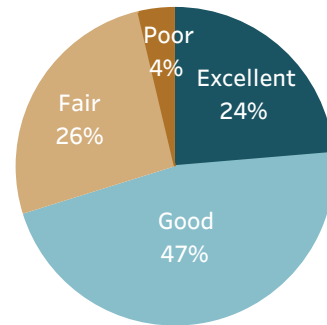
Fire services	93%	Similar
Ambulance or emergency medical services	91%	Similar
Police/Sheriff services	89%	Similar
Crime prevention	87%	Similar
Fire prevention and education	84%	Similar
Animal control	70%	Similar
Emergency preparedness	55%	Similar

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Natural environment

The natural environment plays a vital role in the health and well-being of residents. The natural spaces in which residents live and experience their communities has a direct and profound effect on quality of life.

Overall quality of natural environment in Anna



Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

		vs. benchmark*
Overall quality of natural environment	70%	Similar

Please also rate each of the following in the Anna community.
(% excellent or good)

Air quality	71%	Similar
Cleanliness	70%	Similar
Water resources	24%	Much lower

Please rate the quality of each of the following services in Anna.
(% excellent or good)

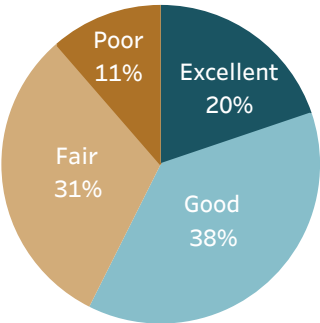
Recycling	76%	Similar
Yard waste pick-up	64%	Similar
Anna open space	55%	Similar
Preservation of natural areas	53%	Similar

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Parks and recreation

“There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment.”
- National Recreation and Park Association

Overall quality of the parks and recreation opportunities



Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

vs.
benchmark*

Overall quality of parks and recreation opportunities	57%	Lower
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Please also rate each of the following in the Anna community.
(% excellent or good)

Availability of paths and walking trails	46%	Lower
Fitness opportunities	43%	Lower
Recreational opportunities	32%	Much lower

Please rate the quality of each of the following services in Anna.
(% excellent or good)

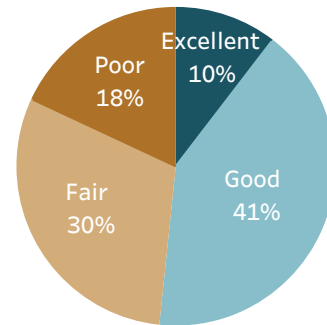
City parks	72%	Similar
Recreation programs or classes	50%	Lower
Recreation centers or facilities	33%	Much lower

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Health and wellness

The characteristics of and amenities available in the communities in which people live has a direct impact on the health and wellness of residents, and thus, on their quality of life overall.

Overall health and wellness opportunities in Anna



Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

		vs. benchmark*
Overall health and wellness opportunities	52%	Lower

Please also rate each of the following in the Anna community.
(% excellent or good)

Availability of affordable quality food	45%	Lower
Availability of affordable quality health care	43%	Lower
Availability of preventive health services	41%	Lower
Availability of affordable quality mental health care	18%	Lower

Please rate the quality of each of the following services in Anna.
(% excellent or good)

Health services	53%	Lower
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Please rate your overall health.
(% excellent or very good)

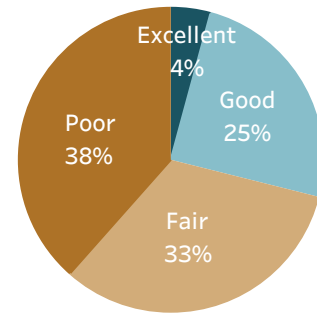
Please rate your overall health.	77%	Similar
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* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Education, arts, and culture

Participation in the arts, in educational opportunities, and in cultural activities is linked to increased civic engagement, greater social tolerance, and enhanced enjoyment of the local community.

Overall opportunities for education, culture and the arts



Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

		vs. benchmark*
Overall opportunities for education, culture, and the arts	29%	Much lower

Please also rate each of the following in the Anna community.
(% excellent or good)

Opportunities to attend special events and festivals	58%	Similar
K-12 education	54%	Lower
Availability of affordable quality childcare/preschool	34%	Similar
Opportunities to attend cultural/arts/music activities	34%	Lower
Community support for the arts	30%	Much lower
Adult educational opportunities	15%	Much lower

Please rate the quality of each of the following services in Anna.
(% excellent or good)

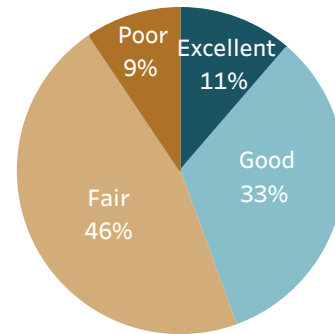
Public library services	17%	Much lower
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* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Inclusivity and engagement

Inclusivity refers to a cultural and environmental feeling of belonging; residents who feel invited to participate within their communities feel more included, involved, and engaged than those who do not.

Residents' connection and engagement with their community



Please rate each of the following aspects of quality of life in Anna.
(% excellent or good)

		vs. benchmark*
Anna as a place to raise children	78%	Similar
Sense of community	61%	Similar
Anna as a place to retire	57%	Similar

Please rate each of the following characteristics as they relate to Anna as a whole.
(% excellent or good)

Residents' connection and engagement with their community	45%	Similar
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Please rate the job you feel the Anna community does at each of the following.
(% excellent or good)

Making all residents feel welcome	70%	Similar
Valuing/respecting residents from diverse backgrounds	70%	Similar
Attracting people from diverse backgrounds	70%	Similar
Taking care of vulnerable residents	56%	Similar

Please also rate each of the following in the Anna community.
(% excellent or good)

Neighborliness of residents	67%	Similar
Openness and acceptance of the community toward people of diverse backgrounds	65%	Similar
Opportunities to participate in community matters	59%	Similar

Opportunities to volunteer	56%	Similar
Opportunities to participate in social events and activities	50%	Similar
Sense of civic/community pride	49%	Similar

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Residents' participation levels

Please indicate whether or not you have done each of the following in the last 12 months.

(% yes)

VS...

Voted in your most recent local election	60%	Lower
Contacted the City of Anna for help or information	48%	Similar
Attended a local public meeting	27%	Similar
Watched a local public meeting	21%	Similar
Volunteered your time to some group/activity	18%	Lower
Campaigned or advocated for a local issue, cause, or candidate	14%	Similar
Contacted Anna elected officials to express your opinion	12%	Similar

In general, how many times do you:

(% a few times a week or more)

Use or check email	99%	Similar
Access the internet from your home	99%	Similar
Access the internet from your cell phone	98%	Similar
Visit social media sites	88%	Similar
Shop online	70%	Higher
Share your opinions online	38%	Similar

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

National benchmark tables

This table contains the comparisons of Anna’s results to those from other communities. The first column shows the comparison of Anna’s rating to the benchmark. Anna’s results are noted as being “higher”, “lower” or “similar” to the benchmark, meaning that the average rating given by Anna residents is statistically similar to or different than the benchmark. The second column is Anna’s “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good). The third column is the rank assigned to Anna’s rating among communities where a similar question was asked. The fourth column is the number of communities that asked a similar question. The fifth column shows the percentile for Anna’s result -- that is what percent of surveyed communities had a lower rating than Anna.

			% positive	Rank	Number of communities	Percentile
Please rate each of the following aspects of quality of life in Anna.	Anna as a place to live	Similar	86%	244	362	32
	Your neighborhood as a place to live	Similar	79%	244	314	22
	Anna as a place to raise children	Similar	78%	236	366	35
	Anna as a place to work	Much lower	25%	351	357	1
	Anna as a place to visit	Much lower	26%	313	315	0
	Anna as a place to retire	Similar	57%	255	362	29
	The overall quality of life	Similar	79%	254	387	34
	Sense of community	Similar	61%	171	314	45
Please rate each of the following characteristics as they relate to Anna as a whole.	Overall economic health	Similar	75%	131	302	56
	Overall quality of the transportation system	Lower	26%	190	196	3
	Overall design or layout of residential and commercial areas	Similar	52%	223	295	24
	Overall quality of the utility infrastructure	Lower	47%	176	191	8
	Overall feeling of safety	Similar	85%	156	352	55
	Overall quality of natural environment	Similar	70%	212	304	30
	Overall quality of parks and recreation opportunities	Lower	57%	179	196	9
	Overall health and wellness opportunities	Lower	52%	269	297	9
	Overall opportunities for education, culture, and the arts	Much lower	29%	297	299	1
	Residents’ connection and engagement with their community	Similar	45%	129	193	33
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Anna to someone who asks	Similar	83%	189	306	38
	Remain in Anna for the next five years	Similar	78%	247	303	18
Please rate how safe or unsafe you feel:	In your neighborhood during the day	Similar	95%	157	333	53
	In Anna’s downtown/commercial area during the day	Similar	96%	97	317	69

Please rate how safe or unsafe you feel:	From property crime	Similar	83%	45	201	78
	From violent crime	Similar	93%	48	201	76
	From fire, flood, or other natural disaster	Similar	87%	75	191	61
Please rate the job you feel the Anna community does at each of the following.	Making all residents feel welcome	Similar	70%	90	199	55
	Attracting people from diverse backgrounds	Similar	70%	48	196	76
	Valuing/respecting residents from diverse backgrounds	Similar	70%	60	197	70
	Taking care of vulnerable residents	Similar	56%	96	193	50
Please rate each of the following in the Anna community.	Overall quality of business and service establishments	Similar	55%	257	303	15
	Variety of business and service establishments	Lower	31%	184	193	5
	Vibrancy of downtown/commercial area	Much lower	19%	277	283	2
	Employment opportunities	Lower	21%	291	318	8
	Shopping opportunities	Much lower	15%	299	309	3
	Cost of living	Similar	48%	110	296	63
	Overall image or reputation	Similar	70%	233	357	35
Please also rate each of the following in the Anna community.	Traffic flow on major streets	Similar	42%	221	329	33
	Ease of public parking	Similar	59%	131	278	53
	Ease of travel by car	Similar	69%	173	317	45
	Ease of travel by public transportation	Much lower	8%	276	278	1
	Ease of travel by bicycle	Much lower	26%	304	319	5
	Ease of walking	Lower	43%	290	320	9
	Well-planned residential growth	Similar	46%	87	195	55
	Well-planned commercial growth	Similar	43%	89	195	54
	Well-designed neighborhoods	Similar	54%	99	192	48
	Preservation of the historical or cultural character of the community	Similar	52%	149	191	22
	Public places where people want to spend time	Much lower	32%	280	290	3
	Variety of housing options	Similar	46%	155	302	49
	Availability of affordable quality housing	Similar	44%	84	324	74
	Overall quality of new development	Similar	59%	96	314	69
	Overall appearance	Similar	64%	233	336	30
	Cleanliness	Similar	70%	205	325	37
	Water resources	Much lower	24%	168	176	5

Please also rate each of the following in the Anna community.	Air quality	Similar	71%	230	290	21
	Availability of paths and walking trails	Lower	46%	279	320	13
	Fitness opportunities	Lower	43%	277	290	4
	Recreational opportunities	Much lower	32%	305	311	2
	Availability of affordable quality food	Lower	45%	252	285	11
	Availability of affordable quality health care	Lower	43%	245	294	17
	Availability of preventive health services	Lower	41%	239	280	15
	Availability of affordable quality mental health care	Lower	18%	271	281	3
	Opportunities to attend cultural/arts/music activities	Lower	34%	286	307	7
	Community support for the arts	Much lower	30%	183	192	5
	Availability of affordable quality childcare/preschool	Similar	34%	232	292	20
	K-12 education	Lower	54%	231	294	21
	Adult educational opportunities	Much lower	15%	286	287	0
	Sense of civic/community pride	Similar	49%	136	192	29
	Neighborliness of residents	Similar	67%	139	292	52
	Opportunities to participate in social events and activities	Similar	50%	204	299	32
	Opportunities to attend special events and festivals	Similar	58%	202	296	32
	Opportunities to volunteer	Similar	56%	245	295	17
	Opportunities to participate in community matters	Similar	59%	186	297	37
	Openness and acceptance of the community toward people of diverse ..	Similar	65%	87	314	72
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the City of Anna for help or information	Similar	48%	130	332	61
	Contacted Anna elected officials to express your opinion	Similar	12%	240	290	17
	Attended a local public meeting	Similar	27%	38	293	87
	Watched a local public meeting	Similar	21%	177	274	35
	Volunteered your time to some group/activity	Lower	18%	272	296	8
	Campaigned or advocated for a local issue, cause, or candidate	Similar	14%	231	285	19
	Voted in your most recent local election	Lower	60%	179	194	8
	Used public transportation instead of driving	Lower	4%	248	265	6
	Carpooled with other adults or children instead of driving alone	Similar	43%	122	287	57
	Walked or biked instead of driving	Lower	44%	234	291	19
Please rate the quality of each of the following services in Anna.	Public information services	Similar	56%	215	309	30

Please rate the quality of each of the following services in Anna.

Economic development	Similar	60%	121	303	60
Traffic enforcement	Similar	60%	199	351	43
Traffic signal timing	Similar	45%	225	295	24
Street repair	Similar	50%	148	345	57
Street cleaning	Similar	62%	174	309	44
Street lighting	Similar	49%	269	338	20
Snow removal	Lower	53%	215	256	16
Sidewalk maintenance	Similar	66%	76	306	75
Bus or transit services	Much lower	10%	271	275	1
Land use, planning and zoning	Similar	36%	215	311	31
Code enforcement	Similar	40%	246	344	28
Affordable high-speed internet access	Similar	63%	27	189	86
Garbage collection	Similar	86%	151	328	54
Drinking water	Much lower	37%	304	307	1
Sewer services	Similar	69%	258	310	17
Storm water management	Similar	74%	161	322	50
Power (electric and/or gas) utility	Similar	74%	185	251	26
Utility billing	Similar	64%	184	276	33
Police/Sheriff services	Similar	89%	129	378	66
Crime prevention	Similar	87%	80	350	77
Animal control	Similar	70%	183	321	43
Ambulance or emergency medical services	Similar	91%	114	316	64
Fire services	Similar	93%	174	341	49
Fire prevention and education	Similar	84%	151	306	50
Emergency preparedness	Similar	55%	203	305	33
Preservation of natural areas	Similar	53%	225	288	22
Anna open space	Similar	55%	212	280	24
Recycling	Similar	76%	163	330	50
Yard waste pick-up	Similar	64%	215	286	25
City parks	Similar	72%	243	323	25
Recreation programs or classes	Lower	50%	296	316	6

Please rate the quality of each of the following services in Anna.	Recreation centers or facilities	Much lower	33%	297	299	1
	Health services	Lower	53%	235	275	14
	Public library services	Much lower	17%	319	320	0
	Overall customer service by Anna employees	Similar	83%	153	366	58
Please rate the following categories of Anna government performance.	The value of services for the taxes paid to Anna	Similar	41%	296	370	20
	The overall direction that Anna is taking	Similar	60%	141	335	58
	The job Anna government does at welcoming resident involvement	Similar	58%	103	333	69
	Overall confidence in Anna government	Similar	55%	121	300	60
	Generally acting in the best interest of the community	Similar	60%	127	304	58
	Being honest	Similar	66%	79	295	73
	Being open and transparent to the public	Similar	63%	67	198	66
	Informing residents about issues facing the community	Similar	57%	69	203	66
	Treating all residents fairly	Higher	79%	17	301	94
	Treating residents with respect	Similar	80%	30	195	85
Overall, how would you rate the quality of the services provided by each ...	The City of Anna	Similar	75%	168	362	53
	The Federal Government	Lower	28%	280	284	1
Please rate how important, if at all, you think it is for the Anna community to focus on each of the following in the coming two years.	Overall economic health	Similar	94%	32	278	88
	Overall quality of the transportation system	Similar	63%	141	191	26
	Overall design or layout of residential and commercial areas	Similar	83%	43	278	84
	Overall quality of the utility infrastructure	Similar	92%	6	190	97
	Overall feeling of safety	Similar	94%	96	278	65
	Overall quality of natural environment	Similar	84%	153	278	45
	Overall quality of parks and recreation opportunities	Similar	82%	82	191	57
	Overall health and wellness opportunities	Similar	71%	175	278	37
	Overall opportunities for education, culture, and the arts	Similar	72%	163	278	41
	Residents' connection and engagement with their community	Similar	69%	163	278	41
In general, how many times do you:	Access the internet from your home	Similar	99%	15	191	92
	Access the internet from your cell phone	Similar	98%	7	191	96
	Visit social media sites	Similar	88%	3	190	98
	Use or check email	Similar	99%	15	191	92
	Share your opinions online	Similar	38%	18	191	91

In general, how many times do you:	Shop online	Higher	70%	15	190	92
	Please rate your overall health.	Similar	77%	84	286	70
	What impact, if any, do you think the economy will have on your family..	Lower	16%	242	288	16

Complete set of frequencies

This dashboard contains a complete set of responses to each question on the survey. By default, "don't know" responses are excluded, but may be added to the table using the response filter to the right. In some tables, the percentages may not sum to 100%; this is either because the question permitted the respondent to "choose all that apply", or for a question that asked the respondent to select one answer, it is due to the customary practice of rounding values to the nearest whole number.

Please rate each of the following aspects of quality of life in Anna.	Anna as a place to live	Excellent		25% N=93
		Good		61% N=227
		Fair		12% N=46
		Poor		2% N=6
	Your neighborhood as a place to live	Excellent		28% N=104
		Good		51% N=191
		Fair		16% N=60
		Poor		5% N=18
	Anna as a place to raise children	Excellent		28% N=87
		Good		50% N=154
		Fair		18% N=55
		Poor		5% N=14
	Anna as a place to work	Excellent		13% N=31
		Good		12% N=27
		Fair		39% N=89
		Poor		36% N=83
	Anna as a place to visit	Excellent		6% N=19
		Good		20% N=70
		Fair		34% N=117
		Poor		40% N=137
	Anna as a place to retire	Excellent		21% N=62
		Good		36% N=106
		Fair		26% N=78
		Poor		17% N=50
	The overall quality of life	Excellent		20% N=73
		Good		59% N=221
		Fair		18% N=68

Please rate each of the following aspects of quality of life in Anna.	The overall quality of life	Poor		3% N=10
	Sense of community	Excellent		18% N=64
		Good		42% N=151
		Fair		33% N=115
		Poor		7% N=25
Please rate each of the following characteristics as they relate to Anna as a whole.	Overall economic health	Excellent		16% N=51
		Good		58% N=181
		Fair		20% N=61
		Poor		6% N=18
	Overall quality of the transportation system	Excellent		5% N=17
		Good		21% N=73
		Fair		33% N=113
		Poor		41% N=138
	Overall design or layout of residential and commercial areas	Excellent		13% N=47
		Good		39% N=143
		Fair		32% N=117
		Poor		17% N=63
	Overall quality of the utility infrastructure	Excellent		12% N=44
		Good		35% N=128
		Fair		31% N=115
		Poor		22% N=79
	Overall feeling of safety	Excellent		34% N=127
		Good		51% N=189
		Fair		12% N=44
		Poor		3% N=13
	Overall quality of natural environment	Excellent		24% N=87
		Good		47% N=172
		Fair		26% N=96
		Poor		4% N=14
	Overall quality of parks and recreation opportunities	Excellent		20% N=70
		Good		38% N=133

Please rate each of the following characteristics as they relate to Anna as a whole.	Overall quality of parks and recreation opportunities	Fair		31% N=110
		Poor		11% N=40
	Overall health and wellness opportunities	Excellent		10% N=35
		Good		41% N=138
		Fair		30% N=101
		Poor		18% N=60
	Overall opportunities for education, culture, and the arts	Excellent		4% N=14
		Good		25% N=84
		Fair		33% N=112
		Poor		38% N=131
	Residents' connection and engagement with their community	Excellent		11% N=39
		Good		33% N=115
		Fair		46% N=161
		Poor		9% N=33
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Anna to someone who asks	Very likely		37% N=136
		Somewhat likely		46% N=168
		Somewhat unlikely		12% N=42
		Very unlikely		6% N=21
	Remain in Anna for the next five years	Very likely		46% N=167
		Somewhat likely		32% N=118
		Somewhat unlikely		10% N=37
		Very unlikely		12% N=43
Please rate how safe or unsafe you feel:	In your neighborhood during the day	Very safe		77% N=289
		Somewhat safe		18% N=68
		Neither safe nor unsafe		0% N=1
		Somewhat unsafe		4% N=14
		Very unsafe		1% N=2
	In Anna's downtown/commercial area during the day	Very safe		71% N=242
		Somewhat safe		24% N=83
		Neither safe nor unsafe		3% N=10
		Somewhat unsafe		1% N=5

Please rate how safe or unsafe you feel:	In Anna's downtown/commercial area during the day	Very unsafe		0% N=1
	From property crime	Very safe		47% N=172
		Somewhat safe		36% N=134
		Neither safe nor unsafe		8% N=30
		Somewhat unsafe		7% N=25
		Very unsafe		2% N=6
	From violent crime	Very safe		63% N=234
		Somewhat safe		29% N=108
		Neither safe nor unsafe		4% N=16
		Somewhat unsafe		2% N=7
		Very unsafe		1% N=4
	From fire, flood, or other natural disaster	Very safe		48% N=173
		Somewhat safe		39% N=142
		Neither safe nor unsafe		9% N=33
		Somewhat unsafe		4% N=15
		Very unsafe		0% N=1
Please rate the job you feel the Anna community does at each of the following.	Making all residents feel welcome	Excellent		22% N=77
		Good		48% N=164
		Fair		25% N=87
		Poor		5% N=18
	Attracting people from diverse backgrounds	Excellent		26% N=80
		Good		44% N=139
		Fair		18% N=57
		Poor		12% N=37
	Valuing/respecting residents from diverse backgrounds	Excellent		23% N=73
		Good		47% N=144
		Fair		21% N=66
		Poor		9% N=27
	Taking care of vulnerable residents	Excellent		20% N=39
		Good		36% N=71
		Fair		28% N=56

Please rate the job you feel the Anna community does at each of the following.

Please rate each of the following in the Anna community.

Taking care of vulnerable residents	Poor		16% N=32
	Excellent		13% N=47
Overall quality of business and service establishments	Good		42% N=155
	Fair		32% N=119
	Poor		13% N=49
	Excellent		10% N=35
Variety of business and service establishments	Good		22% N=79
	Fair		37% N=137
	Poor		31% N=114
	Excellent		4% N=13
Vibrancy of downtown/commercial area	Good		16% N=54
	Fair		33% N=116
	Poor		47% N=164
	Excellent		5% N=12
Employment opportunities	Good		16% N=39
	Fair		42% N=105
	Poor		37% N=92
	Excellent		4% N=13
Shopping opportunities	Good		11% N=41
	Fair		35% N=129
	Poor		50% N=180
	Excellent		10% N=39
Cost of living	Good		37% N=136
	Fair		35% N=129
	Poor		18% N=65
	Excellent		11% N=41
Overall image or reputation	Good		58% N=213
	Fair		22% N=82
	Poor		8% N=30
	Excellent		6% N=21
Traffic flow on major streets	Good		36% N=135
	Excellent		6% N=21

Please also rate each of the following in the Anna community.

Traffic flow on major streets	Fair		37% N=138
	Poor		21% N=76
Ease of public parking	Excellent		17% N=62
	Good		41% N=147
	Fair		31% N=110
	Poor		10% N=37
Ease of travel by car	Excellent		20% N=73
	Good		49% N=182
	Fair		25% N=94
	Poor		6% N=24
Ease of travel by public transportation	Excellent		4% N=9
	Good		4% N=7
	Fair		4% N=8
	Poor		88% N=136
Ease of travel by bicycle	Excellent		6% N=17
	Good		20% N=53
	Fair		30% N=81
	Poor		43% N=115
Ease of walking	Excellent		10% N=33
	Good		33% N=104
	Fair		33% N=107
	Poor		24% N=76
Well-planned residential growth	Excellent		15% N=49
	Good		30% N=96
	Fair		36% N=117
	Poor		19% N=60
Well-planned commercial growth	Excellent		11% N=34
	Good		31% N=99
	Fair		37% N=115
	Poor		21% N=66
Well-designed neighborhoods	Excellent		16% N=56

Please also rate each of the following in the Anna community.	Well-designed neighborhoods	Good		39% N=139
		Fair		34% N=122
		Poor		12% N=43
Preservation of the historical or cultural character of the community		Excellent		13% N=30
		Good		39% N=95
		Fair		32% N=77
		Poor		16% N=39
Public places where people want to spend time		Excellent		7% N=25
		Good		24% N=85
		Fair		35% N=121
		Poor		33% N=116
Variety of housing options		Excellent		13% N=45
		Good		32% N=114
		Fair		36% N=125
		Poor		19% N=67
Availability of affordable quality housing		Excellent		13% N=44
		Good		30% N=100
		Fair		34% N=114
		Poor		23% N=77
Overall quality of new development		Excellent		14% N=47
		Good		45% N=157
		Fair		31% N=108
		Poor		10% N=36
Overall appearance		Excellent		13% N=47
		Good		51% N=187
		Fair		33% N=120
		Poor		4% N=14
Cleanliness		Excellent		22% N=81
		Good		47% N=175
		Fair		25% N=94
		Poor		5% N=20

Please also rate each of the following in the Anna community.

Water resources	Excellent		6% N=18
	Good		18% N=57
	Fair		38% N=117
	Poor		38% N=120
Air quality	Excellent		16% N=55
	Good		54% N=190
	Fair		24% N=83
	Poor		6% N=22
Availability of paths and walking trails	Excellent		17% N=59
	Good		29% N=97
	Fair		35% N=118
	Poor		19% N=63
Fitness opportunities	Excellent		11% N=37
	Good		32% N=104
	Fair		32% N=105
	Poor		24% N=78
Recreational opportunities	Excellent		7% N=25
	Good		24% N=81
	Fair		39% N=130
	Poor		29% N=96
Availability of affordable quality food	Excellent		12% N=42
	Good		33% N=121
	Fair		38% N=141
	Poor		17% N=64
Availability of affordable quality health care	Excellent		13% N=38
	Good		29% N=85
	Fair		34% N=100
	Poor		23% N=68
Availability of preventive health services	Excellent		11% N=30
	Good		30% N=82
	Fair		38% N=106

Please also rate each of the following in the Anna community.

Availability of preventive health services	Poor		21% N=59
Availability of affordable quality mental health care	Excellent		5% N=9
	Good		12% N=21
	Fair		26% N=44
	Poor		56% N=93
Opportunities to attend cultural/arts/music activities	Excellent		7% N=23
	Good		26% N=82
	Fair		29% N=89
	Poor		37% N=116
Community support for the arts	Excellent		8% N=20
	Good		22% N=56
	Fair		33% N=85
	Poor		37% N=94
Availability of affordable quality childcare/preschool	Excellent		9% N=15
	Good		24% N=40
	Fair		34% N=57
	Poor		32% N=53
K-12 education	Excellent		13% N=29
	Good		42% N=93
	Fair		29% N=64
	Poor		16% N=36
Adult educational opportunities	Excellent		5% N=8
	Good		10% N=16
	Fair		22% N=36
	Poor		63% N=103
Sense of civic/community pride	Excellent		12% N=37
	Good		37% N=112
	Fair		41% N=125
	Poor		9% N=28
Neighborliness of residents	Excellent		17% N=61
	Good		50% N=177

Please also rate each of the following in the Anna community.	Neighborhoodliness of residents	Fair		24% N=87
		Poor		9% N=31
	Opportunities to participate in social events and activities	Excellent		17% N=56
		Good		33% N=109
		Fair		39% N=130
		Poor		11% N=35
	Opportunities to attend special events and festivals	Excellent		16% N=55
		Good		42% N=142
		Fair		33% N=111
		Poor		9% N=32
	Opportunities to volunteer	Excellent		16% N=39
		Good		39% N=92
		Fair		34% N=79
		Poor		11% N=26
	Opportunities to participate in community matters	Excellent		15% N=43
		Good		43% N=121
		Fair		29% N=82
		Poor		12% N=34
	Openness and acceptance of the community toward people of diverse backgrounds	Excellent		22% N=63
		Good		44% N=128
		Fair		25% N=74
		Poor		10% N=28
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the City of Anna for help or information	No		51% N=190
		Yes		49% N=179
	Contacted Anna elected officials to express your opinion	No		88% N=326
		Yes		12% N=44
	Attended a local public meeting	No		73% N=271
		Yes		27% N=100
	Watched a local public meeting	No		79% N=293
		Yes		21% N=78
	Volunteered your time to some group/activity	No		82% N=303

Please indicate whether or not you have done each of the following in the last 12 months.	Volunteered your time to some group/activity	Yes		18% N=67
	Campaigned or advocated for a local issue, cause, or candidate	No		86% N=321
		Yes		14% N=50
	Voted in your most recent local election	No		40% N=146
		Yes		60% N=222
	Used public transportation instead of driving	No		96% N=354
		Yes		4% N=14
	Carpooled with other adults or children instead of driving alone	No		57% N=211
		Yes		43% N=159
	Walked or biked instead of driving	No		56% N=207
Yes			44% N=164	
Please rate the quality of each of the following services in Anna.	Public information services	Excellent		21% N=58
		Good		35% N=98
		Fair		35% N=96
		Poor		10% N=26
	Economic development	Excellent		16% N=47
		Good		44% N=130
		Fair		26% N=77
		Poor		15% N=45
	Traffic enforcement	Excellent		16% N=51
		Good		44% N=144
		Fair		29% N=94
		Poor		11% N=37
	Traffic signal timing	Excellent		11% N=41
		Good		34% N=123
		Fair		33% N=118
		Poor		22% N=79
Street repair	Excellent		13% N=45	
	Good		36% N=126	
	Fair		32% N=112	
	Poor		18% N=63	

Please rate the quality of each of the following services in Anna.

Street cleaning	Excellent		19% N=64
	Good		43% N=141
	Fair		27% N=88
	Poor		11% N=37
Street lighting	Excellent		12% N=44
	Good		37% N=136
	Fair		37% N=132
	Poor		14% N=51
Snow removal	Excellent		16% N=24
	Good		37% N=55
	Fair		21% N=31
	Poor		26% N=39
Sidewalk maintenance	Excellent		17% N=51
	Good		48% N=143
	Fair		28% N=82
	Poor		6% N=19
Bus or transit services	Excellent		7% N=11
	Good		3% N=5
	Fair		9% N=16
	Poor		81% N=136
Land use, planning and zoning	Excellent		10% N=28
	Good		26% N=72
	Fair		41% N=114
	Poor		24% N=67
Code enforcement	Excellent		7% N=22
	Good		33% N=98
	Fair		33% N=100
	Poor		27% N=80
Affordable high-speed internet access	Excellent		28% N=96
	Good		34% N=116
	Fair		20% N=70

Please rate the quality of each of the following services in Anna.	Affordable high-speed internet access	Poor		17% N=59
	Garbage collection	Excellent		34% N=126
		Good		52% N=193
		Fair		10% N=35
		Poor		4% N=17
	Drinking water	Excellent		11% N=40
		Good		26% N=91
		Fair		24% N=83
		Poor		39% N=137
	Sewer services	Excellent		18% N=63
		Good		51% N=173
		Fair		24% N=83
		Poor		7% N=24
	Storm water management	Excellent		19% N=60
		Good		55% N=176
		Fair		19% N=61
		Poor		7% N=21
	Power (electric and/or gas) utility	Excellent		25% N=93
		Good		49% N=181
		Fair		17% N=61
		Poor		8% N=31
	Utility billing	Excellent		21% N=78
		Good		43% N=156
		Fair		27% N=98
		Poor		9% N=32
	Police/Sheriff services	Excellent		36% N=115
		Good		54% N=172
		Fair		7% N=22
		Poor		4% N=13
	Crime prevention	Excellent		26% N=77
		Good		62% N=184

Please rate the quality of each of the following services in Anna.

Crime prevention	Fair		10% N=29
	Poor		3% N=9
Animal control	Excellent		16% N=33
	Good		55% N=116
	Fair		21% N=45
	Poor		8% N=17
Ambulance or emergency medical services	Excellent		46% N=100
	Good		45% N=97
	Fair		8% N=18
	Poor		0% N=1
Fire services	Excellent		45% N=107
	Good		48% N=115
	Fair		5% N=12
	Poor		2% N=5
Fire prevention and education	Excellent		29% N=48
	Good		55% N=90
	Fair		10% N=16
	Poor		6% N=10
Emergency preparedness	Excellent		24% N=48
	Good		31% N=63
	Fair		34% N=68
	Poor		11% N=21
Preservation of natural areas	Excellent		15% N=43
	Good		37% N=105
	Fair		30% N=85
	Poor		18% N=50
Anna open space	Excellent		15% N=45
	Good		41% N=121
	Fair		28% N=84
	Poor		16% N=49
Recycling	Excellent		25% N=84

Please rate the quality of each of the following services in Anna.

Recycling	Good		51% N=168
	Fair		18% N=60
	Poor		6% N=19
Yard waste pick-up	Excellent		22% N=63
	Good		43% N=127
	Fair		23% N=69
	Poor		12% N=35
City parks	Excellent		22% N=73
	Good		51% N=169
	Fair		23% N=76
	Poor		4% N=14
Recreation programs or classes	Excellent		13% N=29
	Good		38% N=82
	Fair		23% N=51
	Poor		26% N=56
Recreation centers or facilities	Excellent		9% N=20
	Good		24% N=53
	Fair		26% N=57
	Poor		42% N=94
Health services	Excellent		12% N=27
	Good		41% N=91
	Fair		26% N=59
	Poor		21% N=46
Public library services	Excellent		8% N=16
	Good		8% N=16
	Fair		12% N=23
	Poor		72% N=139
Overall customer service by Anna employees	Excellent		28% N=83
	Good		55% N=161
	Fair		13% N=38
	Poor		4% N=11

Please rate the following categories of Anna government performance.	The value of services for the taxes paid to Anna	Excellent		8% N=23
		Good		33% N=101
		Fair		38% N=116
		Poor		21% N=63
	The overall direction that Anna is taking	Excellent		18% N=60
		Good		42% N=142
		Fair		23% N=79
		Poor		17% N=56
	The job Anna government does at welcoming resident involvement	Excellent		15% N=43
		Good		43% N=124
		Fair		31% N=89
		Poor		12% N=33
	Overall confidence in Anna government	Excellent		14% N=47
		Good		41% N=134
		Fair		33% N=108
		Poor		12% N=40
	Generally acting in the best interest of the community	Excellent		16% N=53
		Good		43% N=141
		Fair		27% N=87
		Poor		14% N=44
	Being honest	Excellent		22% N=61
		Good		43% N=118
		Fair		23% N=63
		Poor		11% N=29
	Being open and transparent to the public	Excellent		18% N=52
		Good		44% N=125
		Fair		23% N=66
		Poor		14% N=41
	Informing residents about issues facing the community	Excellent		18% N=55
		Good		38% N=116
		Fair		28% N=86

Please rate the following categories of Anna government performance.	Informing residents about issues facing the community	Poor		15% N=46
	Treating all residents fairly	Excellent		26% N=71
		Good		52% N=142
		Fair		14% N=39
		Poor		7% N=19
	Treating residents with respect	Excellent		28% N=82
		Good		52% N=155
		Fair		13% N=39
		Poor		7% N=21
Overall, how would you rate the quality of the services provided by each of the following?	The City of Anna	Excellent		20% N=70
		Good		54% N=189
		Fair		21% N=74
		Poor		5% N=16
	The Federal Government	Excellent		1% N=3
		Good		26% N=84
		Fair		35% N=111
		Poor		38% N=120
Please rate how important, if at all, you think it is for the Anna community to focus on each of the following in the coming two years.	Overall economic health	Essential		53% N=190
		Very important		41% N=144
		Somewhat important		5% N=19
		Not at all important		1% N=2
	Overall quality of the transportation system	Essential		34% N=125
		Very important		29% N=105
		Somewhat important		32% N=117
		Not at all important		5% N=20
	Overall design or layout of residential and commercial areas	Essential		39% N=143
		Very important		43% N=160
		Somewhat important		18% N=65
		Not at all important		0% N=
	Overall quality of the utility infrastructure	Essential		65% N=234
		Very important		27% N=99

Please rate how important, if at all, you think it is for the Anna community to focus on each of the following in the coming two years.	Overall quality of the utility infrastructure	Somewhat important		8% N=29
	Overall feeling of safety	Essential		57% N=210
		Very important		37% N=135
		Somewhat important		6% N=22
		Not at all important		1% N=2
	Overall quality of natural environment	Essential		35% N=128
		Very important		49% N=182
		Somewhat important		15% N=54
		Not at all important		2% N=6
	Overall quality of parks and recreation opportunities	Essential		31% N=115
		Very important		50% N=185
		Somewhat important		18% N=68
		Not at all important		0% N=2
	Overall health and wellness opportunities	Essential		30% N=111
		Very important		41% N=153
		Somewhat important		28% N=102
		Not at all important		1% N=3
	Overall opportunities for education, culture, and the arts	Essential		32% N=119
		Very important		40% N=146
		Somewhat important		24% N=90
		Not at all important		4% N=13
	Residents' connection and engagement with their community	Essential		23% N=84
		Very important		47% N=173
		Somewhat important		29% N=108
		Not at all important		1% N=5
In general, how many times do you:	Access the internet from your home	Several times a day		89% N=324
		Once a day		5% N=20
		A few times a week		5% N=16
		Every few weeks		1% N=3
		Less often or never		1% N=2
	Access the internet from your cell phone	Several times a day		92% N=331

In general, how many times do you:	Access the internet from your cell phone	Once a day	 4% N=14
		A few times a week	 2% N=8
		Every few weeks	 2% N=6
		Less often or never	 0% N=2
Visit social media sites		Several times a day	 71% N=260
		Once a day	 10% N=37
		A few times a week	 7% N=25
		Every few weeks	 3% N=11
		Less often or never	 9% N=34
Use or check email		Several times a day	 85% N=311
		Once a day	 11% N=41
		A few times a week	 3% N=10
		Every few weeks	 1% N=3
		Less often or never	 0% N=1
Share your opinions online		Several times a day	 14% N=50
		Once a day	 5% N=19
		A few times a week	 19% N=69
		Every few weeks	 14% N=52
		Less often or never	 47% N=171
Shop online		Several times a day	 20% N=73
		Once a day	 11% N=41
		A few times a week	 38% N=140
		Every few weeks	 23% N=84
		Less often or never	 7% N=26
Please rate your overall health.		Excellent	 27% N=99
		Very good	 50% N=183
		Good	 18% N=67
		Fair	 3% N=13
		Poor	 2% N=6
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:		Very positive	 3% N=10
		Somewhat positive	 13% N=47

	What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Neutral		38% N=138
		Somewhat negative		34% N=121
		Very negative		12% N=45
	How many years have you lived in Anna?	Less than 2 years		34% N=123
		2-5 years		39% N=144
		6-10 years		16% N=57
		11-20 years		8% N=28
		More than 20 years		4% N=15
	Which best describes the building you live in?	One family house detached from any other houses		92% N=340
		Building with two or more homes (duplex, townhome, apa..		5% N=20
		Mobile home		1% N=3
		Other		1% N=6
	Do you rent or own your home?	Rent		21% N=77
		Own		79% N=291
About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?	About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?	Less than \$500		2% N=7
		\$500 to \$999		7% N=25
		\$1,000 to \$1,499		12% N=45
		\$1,500 to \$1,999		33% N=122
		\$2,000 to \$2,499		29% N=104
		\$2,500 to \$2,999		11% N=40
		\$3,000 to \$3,499		2% N=6
		\$3,500 or more		4% N=15
		Do any children 17 or under live in your household?	No	
	Yes		48% N=176	
Are you or any other members of your household aged 65 or older?	No		86% N=318	
	Yes		14% N=50	
How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	Less than \$25,000		3% N=9
		\$25,000 to \$49,999		10% N=35
		\$50,000 to \$74,999		12% N=45
		\$75,000 to \$99,999		19% N=69
		\$100,000 to \$149,999		37% N=134

	from all sources for all persons living in your household.)	\$150,000 or more		19% N=67
Are you Spanish, Hispanic, or Latino?	Are you Spanish, Hispanic or Latino?	No, not Spanish, Hispanic, or Latino		75% N=271
		Yes, I consider myself to be Spanish, Hispanic, or Latino		25% N=88
	What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	American Indian or Alaskan Native		1% N=4
		Asian, Asian Indian, or Pacific Islander		7% N=25
		Black or African American		10% N=35
		White		82% N=294
		Other		6% N=22
	In which category is your age?	18-24 years		2% N=6
		25-34 years		39% N=143
		35-44 years		23% N=84
		45-54 years		19% N=71
		55-64 years		9% N=34
		65-74 years		5% N=20
		75 years or older		3% N=10
	What is your gender?	Woman		49% N=181
		Man		51% N=185
		Identify in another way		0% N=

Methods (open participation)

As part of its participation in The National Community Survey™ (The NCST™), the City of Anna conducted a survey of 375 residents. Survey invitations were mailed to randomly selected households and data were collected from September 21, 2022 to November 9, 2022. The results from this main survey effort represent the most robust estimate of your residents' opinions.

After the above data collection period was underway, a link to an online open participation survey was publicized by the City of Anna. The open participation survey was identical to the probability sample survey with two small updates; it asked a question to confirm the respondent was a resident of Anna and also a question about where they heard about the survey. The open participation survey was open to all city residents and became available on October 26, 2022. The survey remained open for two weeks and there were 213 responses.

The open participation survey data were not collected through a random sample and it is unknown who in the community was aware of the survey; therefore, a level of confidence in the representativeness of the sample cannot be estimated. However, to reduce bias where possible, these data were statistically weighted to match the demographic characteristics of the 2010 Census and 2020 American Community Survey estimates for adults in the City of Anna. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, and housing tenure. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.* The results of the weighting scheme for the open participation survey are presented in the following table.

* Pasek, J. (2010). ANES Weighting Algorithm. Retrieved from <https://web.stanford.edu/group/iriss/cgi-bin/anesrake/resources/RakingDescription.pdf>

		Unweighted	Weighted	Target*
Age	18-34	21%	42%	40%
	35-54	52%	40%	41%
	55+	27%	17%	19%
Hispanic	No, not Spanish, Hispanic, or Latino	86%	75%	77%
	Yes, I consider myself to be Spanish, Hispa..	14%	25%	23%
Housing type	Attached	1%	5%	12%
	Detached	99%	95%	88%
race	Not white	17%	22%	23%
	White	83%	78%	77%
Race/ethnicity	Not white alone	25%	40%	41%
	White alone, not Hispanic or Latino	75%	60%	59%
Sex	Man	34%	54%	51%
	Woman	66%	46%	49%
Sex/age	Man 18-34	8%	23%	22%
	Man 35-54	14%	21%	20%
	Man 55+	11%	9%	9%
	Woman 18-34	13%	19%	18%
	Woman 35-54	38%	19%	21%
	Woman 55+	15%	8%	10%
Tenure	Own	93%	76%	74%
	Rent	7%	24%	26%

Open participation survey results

This dashboard contains a complete set of responses to each question on the open participation survey. By default, "don't know" responses are excluded, but may be added to the table using the response filter to the right. In some tables, the percentages may not sum to 100%; this is either because the question permitted the respondent to "choose all that apply", or for a question that asked the respondent to select one answer, it is due to the customary practice of rounding values to the nearest whole number.

	Do you live within the city limits of Anna?	Yes		94% N=195
		No		4% N=7
		I don't know		2% N=4
Please rate each of the following aspects of quality of life in Anna.	Anna as a place to live	Excellent		11% N=22
		Good		61% N=125
		Fair		24% N=50
		Poor		4% N=9
	Your neighborhood as a place to live	Excellent		14% N=29
		Good		54% N=111
		Fair		22% N=45
		Poor		10% N=21
	Anna as a place to raise children	Excellent		19% N=34
		Good		44% N=79
		Fair		30% N=54
		Poor		8% N=14
	Anna as a place to work	Excellent		6% N=8
		Good		8% N=11
		Fair		39% N=52
		Poor		47% N=62
	Anna as a place to visit	Excellent		3% N=5
		Good		17% N=35
		Fair		41% N=83
		Poor		39% N=79
	Anna as a place to retire	Excellent		13% N=23
		Good		32% N=58
		Fair		28% N=51
		Poor		26% N=47
	The overall quality of life	Excellent		8% N=17

Please rate each of the following aspects of quality of life in Anna.	The overall quality of life	Good		49% N=101
		Fair		33% N=67
		Poor		9% N=19
	Sense of community	Excellent		18% N=37
		Good		35% N=73
		Fair		29% N=59
		Poor		18% N=38
Please rate each of the following characteristics as they relate to Anna as a whole.	Overall economic health	Excellent		6% N=11
		Good		46% N=87
		Fair		37% N=70
		Poor		11% N=20
	Overall quality of the transportation system	Excellent		1% N=2
		Good		10% N=20
		Fair		30% N=58
		Poor		58% N=111
	Overall design or layout of residential and commercial areas	Excellent		4% N=9
		Good		27% N=55
		Fair		26% N=53
		Poor		43% N=90
	Overall quality of the utility infrastructure	Excellent		3% N=6
		Good		28% N=53
		Fair		31% N=60
		Poor		38% N=73
	Overall feeling of safety	Excellent		16% N=33
		Good		48% N=99
		Fair		33% N=69
		Poor		3% N=6
	Overall quality of natural environment	Excellent		8% N=16
		Good		40% N=80
		Fair		43% N=86
		Poor		9% N=18
	Overall quality of parks and recreation opportunities	Excellent		11% N=22

Please rate each of the following characteristics as they relate to Anna as a whole.	Overall quality of parks and recreation opportunities	Good		34% N=68
		Fair		38% N=76
		Poor		17% N=33
	Overall health and wellness opportunities	Excellent		3% N=5
		Good		38% N=71
		Fair		39% N=74
		Poor		20% N=38
	Overall opportunities for education, culture, and the arts	Excellent		5% N=10
		Good		21% N=39
		Fair		35% N=63
		Poor		39% N=72
	Residents' connection and engagement with their community	Excellent		5% N=10
		Good		43% N=84
		Fair		35% N=67
		Poor		18% N=34
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Anna to someone who asks	Very likely		25% N=51
		Somewhat likely		37% N=76
		Somewhat unlikely		22% N=45
		Very unlikely		16% N=33
	Remain in Anna for the next five years	Very likely		35% N=69
		Somewhat likely		34% N=68
		Somewhat unlikely		14% N=28
		Very unlikely		18% N=35
Please rate how safe or unsafe you feel:	In your neighborhood during the day	Very safe		58% N=116
		Somewhat safe		38% N=76
		Neither safe nor unsafe		3% N=6
		Somewhat unsafe		1% N=2
		Very unsafe		1% N=2
	In Anna's downtown/commercial area during the day	Very safe		41% N=72
		Somewhat safe		36% N=63
		Neither safe nor unsafe		16% N=29
		Somewhat unsafe		7% N=13

Please rate how safe or unsafe you feel:	From property crime	Very safe		27% N=56
		Somewhat safe		44% N=91
		Neither safe nor unsafe		13% N=28
		Somewhat unsafe		12% N=25
		Very unsafe		3% N=5
	From violent crime	Very safe		48% N=97
		Somewhat safe		37% N=75
		Neither safe nor unsafe		9% N=18
		Somewhat unsafe		5% N=10
		Very unsafe		2% N=3
	From fire, flood, or other natural disaster	Very safe		32% N=65
		Somewhat safe		32% N=66
		Neither safe nor unsafe		23% N=47
		Somewhat unsafe		12% N=24
		Very unsafe		1% N=2
Please rate the job you feel the Anna community does at each of the following.	Making all residents feel welcome	Excellent		17% N=33
		Good		34% N=69
		Fair		31% N=64
		Poor		18% N=36
	Attracting people from diverse backgrounds	Excellent		17% N=29
		Good		41% N=69
		Fair		24% N=41
		Poor		18% N=30
	Valuing/respecting residents from diverse backgrounds	Excellent		18% N=31
		Good		37% N=63
		Fair		30% N=51
		Poor		14% N=24
	Taking care of vulnerable residents	Excellent		10% N=13
		Good		27% N=35
		Fair		39% N=50
		Poor		23% N=29
Please rate each of the following in the Anna community.	Overall quality of business and service establishments	Excellent		4% N=8

Please rate each of the following in the Anna community.	Overall quality of business and service establishments	Good		32% N=64
		Fair		41% N=82
		Poor		24% N=47
	Variety of business and service establishments	Excellent		1% N=1
		Good		15% N=29
		Fair		35% N=70
		Poor		49% N=98
	Vibrancy of downtown/commercial area	Excellent		0% N=1
		Good		9% N=19
		Fair		33% N=66
		Poor		57% N=114
	Employment opportunities	Excellent		0% N=1
		Good		15% N=22
		Fair		33% N=48
		Poor		51% N=74
	Shopping opportunities	Excellent		0% N=
		Good		9% N=18
		Fair		23% N=46
		Poor		67% N=131
	Cost of living	Excellent		6% N=13
		Good		21% N=43
		Fair		38% N=79
		Poor		34% N=70
	Overall image or reputation	Excellent		9% N=17
		Good		43% N=86
		Fair		32% N=63
		Poor		16% N=33
Please also rate each of the following in the Anna community.	Traffic flow on major streets	Excellent		4% N=8
		Good		21% N=44
		Fair		35% N=72
		Poor		40% N=83
	Ease of public parking	Excellent		8% N=15

Please also rate each of the following in the Anna community.

Ease of public parking	Good		38% N=73
	Fair		35% N=67
	Poor		20% N=39
Ease of travel by car	Excellent		12% N=23
	Good		47% N=94
	Fair		30% N=61
	Poor		12% N=23
Ease of travel by public transportation	Excellent		3% N=3
	Fair		10% N=13
	Poor		87% N=109
Ease of travel by bicycle	Excellent		4% N=6
	Good		23% N=31
	Fair		30% N=41
	Poor		42% N=58
Ease of walking	Excellent		5% N=9
	Good		23% N=39
	Fair		35% N=62
	Poor		37% N=65
Well-planned residential growth	Excellent		5% N=10
	Good		27% N=53
	Fair		29% N=57
	Poor		39% N=77
Well-planned commercial growth	Excellent		5% N=9
	Good		20% N=37
	Fair		38% N=70
	Poor		37% N=69
Well-designed neighborhoods	Excellent		4% N=7
	Good		32% N=64
	Fair		40% N=78
	Poor		25% N=48
Preservation of the historical or cultural character of the community	Excellent		9% N=14
	Good		33% N=53

Please also rate each of the following in the Anna community.

Preservation of the historical or cultural character of the community	Fair		37% N=59
	Poor		22% N=35
Public places where people want to spend time	Excellent		6% N=12
	Good		13% N=26
	Fair		41% N=80
	Poor		40% N=78
Variety of housing options	Excellent		7% N=13
	Good		20% N=39
	Fair		46% N=88
	Poor		27% N=51
Availability of affordable quality housing	Excellent		6% N=10
	Good		21% N=40
	Fair		35% N=65
	Poor		39% N=73
Overall quality of new development	Excellent		9% N=17
	Good		35% N=70
	Fair		25% N=50
	Poor		31% N=62
Overall appearance	Excellent		6% N=12
	Good		38% N=78
	Fair		40% N=83
	Poor		16% N=34
Cleanliness	Excellent		10% N=20
	Good		37% N=76
	Fair		30% N=62
	Poor		23% N=49
Water resources	Excellent		5% N=8
	Good		14% N=26
	Fair		27% N=50
	Poor		54% N=98
Air quality	Excellent		14% N=27
	Good		41% N=76

Please also rate each of the following in the Anna community.

Air quality	Fair		36% N=67
	Poor		9% N=17
Availability of paths and walking trails	Excellent		8% N=14
	Good		21% N=40
	Fair		47% N=90
	Poor		24% N=45
Fitness opportunities	Excellent		3% N=5
	Good		32% N=58
	Fair		42% N=77
	Poor		24% N=43
Recreational opportunities	Excellent		3% N=6
	Good		27% N=50
	Fair		37% N=69
	Poor		33% N=61
Availability of affordable quality food	Excellent		2% N=4
	Good		34% N=70
	Fair		34% N=71
	Poor		29% N=61
Availability of affordable quality health care	Excellent		2% N=3
	Good		28% N=46
	Fair		45% N=74
	Poor		25% N=42
Availability of preventive health services	Excellent		3% N=4
	Good		31% N=47
	Fair		33% N=51
	Poor		33% N=51
Availability of affordable quality mental health care	Excellent		0% N=
	Good		6% N=6
	Fair		24% N=26
	Poor		70% N=76
Opportunities to attend cultural/arts/music activities	Excellent		8% N=14
	Good		14% N=26

Please also rate each of the following in the Anna community.	Opportunities to attend cultural/arts/music activities	Fair		32% N=58
		Poor		46% N=84
Community support for the arts	Excellent			2% N=3
	Good			14% N=19
	Fair			33% N=46
	Poor			51% N=71
Availability of affordable quality childcare/preschool	Excellent			6% N=7
	Good			25% N=30
	Fair			34% N=40
	Poor			35% N=41
K-12 education	Excellent			9% N=11
	Good			31% N=39
	Fair			25% N=31
	Poor			35% N=43
Adult educational opportunities	Excellent			1% N=1
	Good			8% N=9
	Fair			31% N=34
	Poor			60% N=65
Sense of civic/community pride	Excellent			8% N=16
	Good			28% N=54
	Fair			47% N=92
	Poor			17% N=33
Neighborliness of residents	Excellent			9% N=17
	Good			40% N=78
	Fair			30% N=58
	Poor			21% N=41
Opportunities to participate in social events and activities	Excellent			8% N=16
	Good			40% N=73
	Fair			42% N=78
	Poor			10% N=19
Opportunities to attend special events and festivals	Excellent			19% N=37
	Good			38% N=76

Please also rate each of the following in the Anna community.	Opportunities to attend special events and festivals	Fair		30% N=60
		Poor		13% N=25
	Opportunities to volunteer	Excellent		12% N=17
		Good		36% N=48
		Fair		39% N=53
		Poor		12% N=17
	Opportunities to participate in community matters	Excellent		13% N=22
		Good		37% N=60
		Fair		36% N=58
		Poor		13% N=21
	Openness and acceptance of the community toward people of diverse backgrounds	Excellent		11% N=18
		Good		37% N=60
		Fair		24% N=38
		Poor		28% N=45
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the City of Anna for help or information	No		45% N=92
		Yes		55% N=114
	Contacted Anna elected officials to express your opinion	No		66% N=138
		Yes		34% N=69
	Attended a local public meeting	No		61% N=126
		Yes		39% N=81
	Watched a local public meeting	No		63% N=130
		Yes		37% N=77
	Volunteered your time to some group/activity	No		76% N=158
		Yes		24% N=49
	Campaigned or advocated for a local issue, cause, or candidate	No		79% N=164
		Yes		21% N=43
	Voted in your most recent local election	No		17% N=34
		Yes		83% N=173
	Used public transportation instead of driving	No		96% N=198
		Yes		4% N=9
	Carpooled with other adults or children instead of driving alone	No		53% N=109
		Yes		47% N=98

Please indicate whether or not you have done each of the following in the last 12 months.	Walked or biked instead of driving	No		67% N=138
		Yes		33% N=68
Please rate the quality of each of the following services in Anna.	Public information services	Excellent		12% N=21
		Good		30% N=51
		Fair		40% N=69
		Poor		18% N=30
	Economic development	Excellent		10% N=18
		Good		25% N=45
		Fair		43% N=78
		Poor		21% N=38
	Traffic enforcement	Excellent		10% N=19
		Good		36% N=69
		Fair		30% N=58
		Poor		24% N=45
	Traffic signal timing	Excellent		5% N=9
		Good		33% N=66
		Fair		31% N=62
		Poor		31% N=62
	Street repair	Excellent		5% N=9
		Good		32% N=65
		Fair		31% N=63
		Poor		32% N=66
	Street cleaning	Excellent		8% N=16
		Good		38% N=73
		Fair		28% N=53
		Poor		26% N=49
	Street lighting	Excellent		10% N=20
		Good		27% N=56
		Fair		41% N=84
		Poor		22% N=44
	Snow removal	Excellent		13% N=12
		Good		26% N=24

Please rate the quality of each of the following services in Anna.	Snow removal	Fair		28% N=26
		Poor		34% N=31
Sidewalk maintenance		Excellent		8% N=14
		Good		38% N=63
		Fair		29% N=47
		Poor		25% N=41
Bus or transit services		Excellent		2% N=1
		Good		2% N=2
		Fair		7% N=6
		Poor		89% N=74
Land use, planning and zoning		Excellent		2% N=3
		Good		16% N=29
		Fair		31% N=55
		Poor		50% N=88
Code enforcement		Excellent		3% N=5
		Good		27% N=49
		Fair		35% N=63
		Poor		36% N=65
Affordable high-speed internet access		Excellent		20% N=41
		Good		22% N=44
		Fair		21% N=43
		Poor		36% N=72
Garbage collection		Excellent		28% N=58
		Good		44% N=89
		Fair		17% N=34
		Poor		11% N=24
Drinking water		Excellent		6% N=11
		Good		21% N=42
		Fair		19% N=38
		Poor		54% N=109
Sewer services		Excellent		16% N=30
		Good		40% N=76

Please rate the quality of each of the following services in Anna.	Sewer services	Fair		27% N=50
		Poor		17% N=32
Storm water management		Excellent		20% N=36
		Good		40% N=71
		Fair		24% N=43
		Poor		16% N=29
Power (electric and/or gas) utility		Excellent		22% N=42
		Good		37% N=71
		Fair		30% N=57
		Poor		11% N=20
Utility billing		Excellent		17% N=33
		Good		29% N=55
		Fair		31% N=58
		Poor		23% N=45
Police/Sheriff services		Excellent		34% N=60
		Good		43% N=75
		Fair		18% N=31
		Poor		5% N=8
Crime prevention		Excellent		22% N=40
		Good		44% N=79
		Fair		30% N=53
		Poor		4% N=7
Animal control		Excellent		16% N=23
		Good		28% N=39
		Fair		34% N=48
		Poor		22% N=31
Ambulance or emergency medical services		Excellent		30% N=41
		Good		46% N=62
		Fair		15% N=20
		Poor		9% N=12
Fire services		Excellent		35% N=51
		Good		52% N=75

Please rate the quality of each of the following services in Anna.	Fire services	Fair		12% N=18
	Fire prevention and education	Excellent		23% N=28
		Good		39% N=48
		Fair		22% N=27
		Poor		16% N=20
	Emergency preparedness	Excellent		9% N=11
		Good		34% N=38
		Fair		38% N=43
		Poor		19% N=21
	Preservation of natural areas	Excellent		6% N=9
		Good		20% N=34
		Fair		38% N=63
		Poor		35% N=59
Anna open space	Excellent	Excellent		4% N=7
		Good		23% N=38
		Fair		40% N=65
		Poor		33% N=53
Recycling	Excellent	Excellent		17% N=31
		Good		42% N=76
		Fair		27% N=48
		Poor		14% N=26
Yard waste pick-up	Excellent	Excellent		9% N=15
		Good		33% N=55
		Fair		36% N=60
		Poor		22% N=36
City parks	Excellent	Excellent		14% N=27
		Good		40% N=76
		Fair		39% N=74
		Poor		8% N=14
Recreation programs or classes	Excellent	Excellent		6% N=8
		Good		28% N=37
		Fair		37% N=49

Please rate the quality of each of the following services in Anna.	Recreation programs or classes	Poor		29% N=38
	Recreation centers or facilities	Excellent		3% N=5
		Good		18% N=25
		Fair		21% N=29
		Poor		57% N=78
	Health services	Excellent		1% N=1
		Good		28% N=36
		Fair		41% N=53
		Poor		29% N=38
	Public library services	Good		12% N=15
		Fair		8% N=10
		Poor		79% N=96
	Overall customer service by Anna employees	Excellent		23% N=40
		Good		37% N=66
		Fair		31% N=55
		Poor		9% N=16
Please rate the following categories of Anna government performance.	The value of services for the taxes paid to Anna	Excellent		4% N=7
		Good		25% N=47
		Fair		29% N=56
		Poor		42% N=81
	The overall direction that Anna is taking	Excellent		14% N=26
		Good		26% N=51
		Fair		26% N=50
		Poor		35% N=68
	The job Anna government does at welcoming resident involvement	Excellent		11% N=19
		Good		29% N=53
		Fair		24% N=43
		Poor		36% N=65
	Overall confidence in Anna government	Excellent		11% N=21
		Good		30% N=60
		Fair		26% N=51
		Poor		33% N=66

Please rate the following categories of Anna government performance.	Generally acting in the best interest of the community	Excellent		7% N=14
		Good		34% N=64
		Fair		27% N=51
		Poor		32% N=61
	Being honest	Excellent		8% N=14
		Good		37% N=63
		Fair		27% N=46
		Poor		28% N=47
	Being open and transparent to the public	Excellent		9% N=16
		Good		31% N=57
		Fair		34% N=63
		Poor		26% N=48
	Informing residents about issues facing the community	Excellent		8% N=14
		Good		30% N=54
		Fair		33% N=58
		Poor		29% N=51
	Treating all residents fairly	Excellent		21% N=31
		Good		28% N=42
		Fair		33% N=50
		Poor		18% N=27
	Treating residents with respect	Excellent		19% N=34
		Good		35% N=63
		Fair		33% N=58
		Poor		13% N=23
Overall, how would you rate the quality of the services provided by each of the following?	The City of Anna	Excellent		17% N=34
		Good		32% N=63
		Fair		32% N=63
		Poor		18% N=36
	The Federal Government	Excellent		3% N=5
		Good		11% N=20
		Fair		40% N=72
		Poor		45% N=81

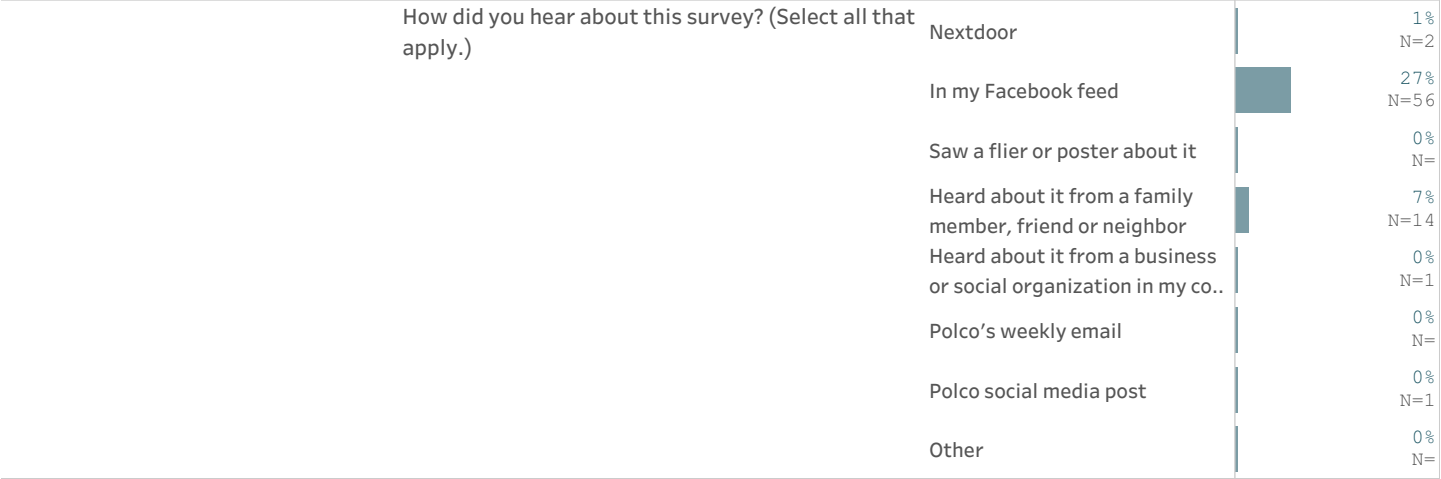
Please rate how important, if at all, you think it is for the Anna community to focus on each of the following in the coming two years.

Overall economic health	Essential		50% N=102
	Very important		40% N=81
	Somewhat important		11% N=22
Overall quality of the transportation system	Essential		32% N=65
	Very important		29% N=58
	Somewhat important		32% N=65
	Not at all important		6% N=12
Overall design or layout of residential and commercial areas	Essential		53% N=109
	Very important		37% N=75
	Somewhat important		9% N=19
	Not at all important		1% N=2
Overall quality of the utility infrastructure	Essential		65% N=134
	Very important		28% N=58
	Somewhat important		6% N=13
	Not at all important		0% N=
Overall feeling of safety	Essential		49% N=101
	Very important		42% N=86
	Somewhat important		9% N=18
	Not at all important		0% N=
Overall quality of natural environment	Essential		31% N=64
	Very important		49% N=100
	Somewhat important		17% N=35
	Not at all important		3% N=7
Overall quality of parks and recreation opportunities	Essential		28% N=57
	Very important		47% N=95
	Somewhat important		25% N=51
	Not at all important		0% N=
Overall health and wellness opportunities	Essential		17% N=35
	Very important		50% N=103
	Somewhat important		31% N=64
	Not at all important		2% N=4
Overall opportunities for education, culture, and the arts	Essential		35% N=71

Please rate how important, if at all, you think it is for the Anna community to focus on each of the following in the coming two years.	Overall opportunities for education, culture, and the arts	Very important		32% N=64	
		Somewhat important		25% N=50	
		Not at all important		8% N=15	
	Residents’ connection and engagement with their community	Essential		30% N=62	
		Very important		31% N=65	
		Somewhat important		32% N=66	
		Not at all important		7% N=14	
	In general, how many times do you:	Access the internet from your home	Several times a day		87% N=181
			Once a day		7% N=15
			A few times a week		2% N=5
			Every few weeks		2% N=5
			Less often or never		1% N=1
		Access the internet from your cell phone	Several times a day		99% N=205
			Once a day		1% N=1
			A few times a week		0% N=0
			Less often or never		0% N=0
Visit social media sites		Several times a day		82% N=168	
		Once a day		12% N=25	
		A few times a week		5% N=10	
		Every few weeks		0% N=0	
		Less often or never		1% N=3	
Use or check email		Several times a day		87% N=179	
		Once a day		10% N=20	
	A few times a week		3% N=7		
	Every few weeks		0% N=0		
Share your opinions online	Several times a day		17% N=35		
	Once a day		4% N=8		
	A few times a week		25% N=51		
	Every few weeks		11% N=22		
	Less often or never		43% N=88		
Shop online	Several times a day		28% N=57		
	Once a day		8% N=16		

In general, how many times do you:	Shop online	A few times a week		31% N=63
		Every few weeks		31% N=65
		Less often or never		3% N=6
Please rate your overall health.		Excellent		23% N=47
		Very good		50% N=103
		Good		24% N=50
		Fair		2% N=5
		Poor		1% N=2
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:		Very positive		5% N=11
		Somewhat positive		13% N=27
		Neutral		31% N=65
		Somewhat negative		37% N=76
		Very negative		14% N=29
How many years have you lived in Anna?		Less than 2 years		31% N=65
		2-5 years		38% N=80
		6-10 years		15% N=31
		11-20 years		9% N=18
		More than 20 years		6% N=13
Which best describes the building you live in?		One family house detached from any other houses		92% N=190
		Building with two or more homes (duplex, townhome, apa..		5% N=10
		Mobile home		1% N=2
		Other		2% N=5
Do you rent or own your home?		Rent		24% N=50
		Own		76% N=157
About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?	About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?	Less than \$500		1% N=2
		\$500 to \$999		6% N=13
		\$1,000 to \$1,499		9% N=19
		\$1,500 to \$1,999		28% N=57
		\$2,000 to \$2,499		35% N=73
		\$2,500 to \$2,999		13% N=26
		\$3,000 to \$3,499		6% N=13
		\$3,500 or more		1% N=3

	Do any children 17 or under live in your household?	No		44% N=91
		Yes		56% N=116
	Are you or any other members of your household aged 65 or older?	No		84% N=173
		Yes		16% N=33
	How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	Less than \$25,000		2% N=5
		\$25,000 to \$49,999		8% N=16
		\$50,000 to \$74,999		11% N=23
		\$75,000 to \$99,999		23% N=47
		\$100,000 to \$149,999		37% N=74
		\$150,000 or more		18% N=37
Are you Spanish, Hispanic, or Latino?	Are you Spanish, Hispanic or Latino?	No, not Spanish, Hispanic, or Latino		75% N=155
		Yes, I consider myself to be Spanish, Hispanic, or Latino		25% N=50
	What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	American Indian or Alaskan Native		4% N=9
		Asian, Asian Indian, or Pacific Islander		5% N=10
		Black or African American		6% N=13
		White		85% N=174
		Other		8% N=17
	In which category is your age?	18-24 years		6% N=13
		25-34 years		36% N=74
		35-44 years		19% N=39
		45-54 years		21% N=44
		55-64 years		8% N=16
		65-74 years		9% N=18
		75 years or older		1% N=2
	What is your gender?	Woman		46% N=94
		Man		54% N=111
		Identify in another way		0% N=
	How did you hear about this survey? (Select all that apply.)	The City's website		10% N=22
		The City's social media (Facebook, Twitter, Instagram,...		35% N=72
		Received an email from the City		24% N=49
		In a city newsletter or utility bill		3% N=6
		Received a postcard or letter from the City		3% N=6



The City of Anna 2022 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

1. Please rate each of the following aspects of quality of life in Anna.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Anna as a place to live.....	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
Anna as a place to raise children.....	1	2	3	4	5
Anna as a place to work	1	2	3	4	5
Anna as a place to visit	1	2	3	4	5
Anna as a place to retire.....	1	2	3	4	5
The overall quality of life in Anna.....	1	2	3	4	5
Sense of community.....	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to Anna as a whole.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall economic health of Anna	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in Anna	1	2	3	4	5
Overall design or layout of Anna's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in Anna (water, sewer, storm water, electric/gas, broadband).....	1	2	3	4	5
Overall feeling of safety in Anna.....	1	2	3	4	5
Overall quality of natural environment in Anna.....	1	2	3	4	5
Overall quality of parks and recreation opportunities.....	1	2	3	4	5
Overall health and wellness opportunities in Anna.....	1	2	3	4	5
Overall opportunities for education, culture, and the arts.....	1	2	3	4	5
Residents' connection and engagement with their community	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	<u>Very likely</u>	<u>Somewhat likely</u>	<u>Somewhat unlikely</u>	<u>Very unlikely</u>	<u>Don't know</u>
Recommend living in Anna to someone who asks	1	2	3	4	5
Remain in Anna for the next five years	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	<u>Very safe</u>	<u>Somewhat safe</u>	<u>Neither safe nor unsafe</u>	<u>Somewhat unsafe</u>	<u>Very unsafe</u>	<u>Don't know</u>
In your neighborhood during the day.....	1	2	3	4	5	6
In Anna's downtown/commercial area during the day	1	2	3	4	5	6
From property crime.....	1	2	3	4	5	6
From violent crime.....	1	2	3	4	5	6
From fire, flood, or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the Anna community does at each of the following.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds.....	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds.....	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.).....	1	2	3	4	5

6. Please rate each of the following in the Anna community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall quality of business and service establishments in Anna	1	2	3	4	5
Variety of business and service establishments in Anna.....	1	2	3	4	5
Vibrancy of downtown/commercial area	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in Anna.....	1	2	3	4	5
Overall image or reputation of Anna	1	2	3	4	5

7. Please also rate each of the following in the Anna community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Traffic flow on major streets.....	1	2	3	4	5
Ease of public parking.....	1	2	3	4	5
Ease of travel by car in Anna.....	1	2	3	4	5
Ease of travel by public transportation in Anna.....	1	2	3	4	5
Ease of travel by bicycle in Anna.....	1	2	3	4	5
Ease of walking in Anna.....	1	2	3	4	5
Well-planned residential growth.....	1	2	3	4	5
Well-planned commercial growth.....	1	2	3	4	5
Well-designed neighborhoods.....	1	2	3	4	5
Preservation of the historical or cultural character of the community.....	1	2	3	4	5
Public places where people want to spend time.....	1	2	3	4	5
Variety of housing options.....	1	2	3	4	5
Availability of affordable quality housing.....	1	2	3	4	5
Overall quality of new development in Anna.....	1	2	3	4	5
Overall appearance of Anna.....	1	2	3	4	5
Cleanliness of Anna.....	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.).....	1	2	3	4	5
Air quality.....	1	2	3	4	5
Availability of paths and walking trails.....	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.) ...	1	2	3	4	5
Recreational opportunities.....	1	2	3	4	5
Availability of affordable quality food.....	1	2	3	4	5
Availability of affordable quality health care.....	1	2	3	4	5
Availability of preventive health services.....	1	2	3	4	5
Availability of affordable quality mental health care.....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities.....	1	2	3	4	5
Community support for the arts.....	1	2	3	4	5
Availability of affordable quality childcare/preschool.....	1	2	3	4	5
K-12 education.....	1	2	3	4	5
Adult educational opportunities.....	1	2	3	4	5
Sense of civic/community pride.....	1	2	3	4	5
Neighborliness of residents in Anna.....	1	2	3	4	5
Opportunities to participate in social events and activities.....	1	2	3	4	5
Opportunities to attend special events and festivals.....	1	2	3	4	5
Opportunities to volunteer.....	1	2	3	4	5
Opportunities to participate in community matters.....	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds.....	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	<u>No</u>	<u>Yes</u>
Contacted the City of Anna (in-person, phone, email, or web) for help or information.....	1	2
Contacted Anna elected officials (in-person, phone, email, or web) to express your opinion.....	1	2
Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.)	1	2
Watched (online or on television) a local public meeting.....	1	2
Volunteered your time to some group/activity in Anna.....	1	2
Campaigned or advocated for a local issue, cause, or candidate.....	1	2
Voted in your most recent local election.....	1	2
Used bus, rail, subway, or other public transportation instead of driving.....	1	2
Carpooled with other adults or children instead of driving alone.....	1	2
Walked or biked instead of driving.....	1	2

The City of Anna 2022 Community Survey

9. Please rate the quality of each of the following services in Anna.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Public information services.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Traffic enforcement.....	1	2	3	4	5
Traffic signal timing.....	1	2	3	4	5
Street repair.....	1	2	3	4	5
Street cleaning.....	1	2	3	4	5
Street lighting.....	1	2	3	4	5
Snow removal.....	1	2	3	4	5
Sidewalk maintenance.....	1	2	3	4	5
Bus or transit services.....	1	2	3	4	5
Land use, planning, and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.).....	1	2	3	4	5
Affordable high-speed internet access.....	1	2	3	4	5
Garbage collection.....	1	2	3	4	5
Drinking water.....	1	2	3	4	5
Sewer services.....	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.).....	1	2	3	4	5
Power (electric and/or gas) utility.....	1	2	3	4	5
Utility billing.....	1	2	3	4	5
Police/Sheriff services.....	1	2	3	4	5
Crime prevention.....	1	2	3	4	5
Animal control.....	1	2	3	4	5
Ambulance or emergency medical services.....	1	2	3	4	5
Fire services.....	1	2	3	4	5
Fire prevention and education.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations).....	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts).....	1	2	3	4	5
Anna open space.....	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
City parks.....	1	2	3	4	5
Recreation programs or classes.....	1	2	3	4	5
Recreation centers or facilities.....	1	2	3	4	5
Health services.....	1	2	3	4	5
Public library services.....	1	2	3	4	5
Overall customer service by Anna employees (police, receptionists, planners, etc.).....	1	2	3	4	5

10. Please rate the following categories of Anna government performance.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The value of services for the taxes paid to Anna.....	1	2	3	4	5
The overall direction that Anna is taking.....	1	2	3	4	5
The job Anna government does at welcoming resident involvement.....	1	2	3	4	5
Overall confidence in Anna government.....	1	2	3	4	5
Generally acting in the best interest of the community.....	1	2	3	4	5
Being honest.....	1	2	3	4	5
Being open and transparent to the public.....	1	2	3	4	5
Informing residents about issues facing the community.....	1	2	3	4	5
Treating all residents fairly.....	1	2	3	4	5
Treating residents with respect.....	1	2	3	4	5

11. Overall, how would you rate the quality of the services provided by each of the following?

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The City of Anna	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

12. Please rate how important, if at all, you think it is for the Anna community to focus on each of the following in the coming two years.

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>
Overall economic health of Anna	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in Anna	1	2	3	4
Overall design or layout of Anna's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4
Overall quality of the utility infrastructure in Anna (water, sewer, storm water, electric/gas, broadband)	1	2	3	4
Overall feeling of safety in Anna.....	1	2	3	4
Overall quality of natural environment in Anna.....	1	2	3	4
Overall quality of parks and recreation opportunities	1	2	3	4
Overall health and wellness opportunities in Anna.....	1	2	3	4
Overall opportunities for education, culture, and the arts.....	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

The City of Anna 2022 Community Survey

Our last questions are about you and your household.

Again, all of your responses to this survey are confidential and no identifying information will be shared.

D1. In general, how many times do you:

	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop, or tablet computer	1	2	3	4	5	6
Access the internet from your cell phone.....	1	2	3	4	5	6
Visit social media sites such as Facebook, Twitter, Nextdoor, etc.	1	2	3	4	5	6
Use or check email.....	1	2	3	4	5	6
Share your opinions online.....	1	2	3	4	5	6
Shop online.....	1	2	3	4	5	6

D2. Please rate your overall health.

☐ Excellent ☐ Very good ☐ Good ☐ Fair ☐ Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months?

Do you think the impact will be:

☐ Very positive ☐ Somewhat positive ☐ Neutral ☐ Somewhat negative ☐ Very negative

D4. How many years have you lived in Anna?

☐ Less than 2 years
☐ 2-5 years
☐ 6-10 years
☐ 11-20 years
☐ More than 20 years

D5. Which best describes the building you live in?

☐ One family house detached from any other houses
☐ Building with two or more homes
 (duplex, townhome, apartment, or condominium)
☐ Mobile home
☐ Other

D6. Do you rent or own your home?

☐ Rent
☐ Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?

☐ Less than \$500 ☐ \$2,000 to \$2,499
☐ \$500 to \$999 ☐ \$2,500 to \$2,999
☐ \$1,000 to \$1,499 ☐ \$3,000 to \$3,499
☐ \$1,500 to \$1,999 ☐ \$3,500 or more

D8. Do any children 17 or under live in your household?

☐ No ☐ Yes

D9. Are you or any other members of your household aged 65 or older?

☐ No ☐ Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

☐ Less than \$25,000 ☐ \$75,000 to \$99,999
☐ \$25,000 to \$49,999 ☐ \$100,000 to \$149,999
☐ \$50,000 to \$74,999 ☐ \$150,000 or more

D11. Are you Spanish, Hispanic or Latino?

☐ No, not Spanish, Hispanic, or Latino
☐ Yes, I consider myself to be Spanish, Hispanic, or Latino

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

☐ American Indian or Alaskan Native
☐ Asian, Asian Indian, or Pacific Islander
☐ Black or African American
☐ White
☐ Other

D13. In which category is your age?

☐ 18-24 years ☐ 55-64 years
☐ 25-34 years ☐ 65-74 years
☐ 35-44 years ☐ 75 years or older
☐ 45-54 years

D14. What is your gender?

☐ Female
☐ Male
☐ Identify in another way

Thank you!

Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502



Item No. 6.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action to approve minutes of the January 3, 2023 Planning & Zoning Commission Meeting.

SUMMARY:

January 3, 2023 Planning & Zoning Commission Meeting Minutes.

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

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

Excellent

STAFF RECOMMENDATIONS:

ATTACHMENTS:

1. 01-03-2023 PZ Minutes

**MINUTES
PLANNING AND ZONING COMMISSION
January 3, 2023**

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

The meeting was called to order at 6:59 p.m.

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

2. Invocation and Pledge of Allegiance

Commissioner Ogan gave the invocation and led the Pledge of Allegiance.

3. Citizen Comments: At this time, any person may address the Planning and Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

There were no speakers.

4. Location Map

Consent Items

A motion was made by Commissioner Ogan seconded by Chairwoman Patterson-Herndon to recommend approval of consent items 5-10. The vote was unanimous.

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.

Mr. Altobelli introduced the item. The applicant is requesting approval of a Preliminary Plat with a waiver to the maximum cul-de-sac street length in order to subdivide the existing tract of land into multiple 1+ acre lots. The Preliminary Plat is recommended for approval.

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

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.

Mr. Altobelli introduced the item. The applicant is requesting approval for a new Planned Development zoning district with modified development standards to accommodate the Holt Cat dealership and Texas First Rentals development.

Commissioner Clemens asked staff to explain a little more about the signage that is being proposed.

Mr. Altobelli described the height and location of the signs that are being proposed and what our ordinance allows.

The Public Hearing was opened at 7:08 p.m.

The applicant's representative, Nick Hobbs with BG, gave a brief presentation regarding the proposed project and the requested development standards.

Commissioner Nylec asked if any of the heavy equipment will be utilizing E. Foster Crossing.

Mr. Hobbs advised that the main ingress/egress will be Collin County Outer Loop.

Chairwoman Patterson-Herndon asked where the trash collection will be onsite.

Mr. Hobbs explained that the dumpsters will be tucked behind the building, not in street view.

Chairwoman Patterson-Herndon asked if they were going to be screened from view.

Mr. Hobbs advised that they will not be screened from view at that particular location but that the tree line along E. Foster Crossing that is being proposed will block any view from the right-of-way.

Chairwoman Patterson-Herndon asked for clarification as to why they are choosing crushed limestone instead of concrete.

Mr. Hobbs explained that the crushed limestone will hold out better than concrete will for the type of equipment that will be onsite. The type of equipment onsite will destroy concrete.

Chairwoman Patterson-Herndon asked about the dust factor with residential homes along the side of the proposed.

Mr. Hobbs explained that they water the crushed gravel to assist with the dust factor. Mr. Hobbs also advised that will only be storing the vehicles on that side so there is not a lot of movement going on in that particular area.

Chairwoman Patterson-Herndon asked if the fuel island area was going to be solid gravel and how they would clean up any sort of spillage.

Mr. Hobbs explained that they have an environmental team that follows TCQ guidelines for cleaning any kind of spillage.

The Public Hearing was closed at 7:19 p.m.

Commissioner Clemens explained that it meets the 2050 Comprehensive Plan but her only concern was regarding signage. She explained that what they allow at this location will be setting the example for the remainder tracts along the frontage.

Chairwoman Patterson-Herndon asked staff if the signage portion of the request can be brought back up at a later time.

Mr. Altobelli explained that the city's regulations state City Council has the authority to approve any sort of signage variance. He also explained that the Commission could include it in their recommendation by recommending signage be a variance request when it goes before Council.

Commissioner Ogan asked what the plans are for the water storage tank adjacent to the site.

Mr. Altobelli advised that the city is looking into do some improvements for possibly expanding the capacity but that the water tower is not on this proposed development's tract of land. He also explained that with this proposed development, the city will be obtaining right-of-way access.

A motion was made by Commissioner Nylec, seconded by Commissioner Clemens to recommend approval of the Planned Development zoning request. The motion passed unanimously.

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

Mr. Altobelli introduced the item. The applicant is requesting approval of the Concept Plan associated with the rezoning case, item #12. The request is contingent on the Zoning.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Ogan to recommend approval of the Concept Plan. The motion passed unanimously.

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

Mr. Altobelli introduced the item. The applicant is requesting approval of the Preliminary Plat associated with the rezoning case, item #12. The request is contingent on the Zoning.

A motion was made by Commissioner Nylec, seconded by Chairwoman Patterson-Herndon to recommend approval of the Preliminary Plat. The motion passed unanimously.

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.

Mrs. Tittle introduced the item. The applicant is requesting approval for a Specific Use Permit to allow for a communications tower with a 130 foot maximum height.

The Public Hearing was opened at 7:27 p.m.

The project representative, Chris Prescott, gave a brief presentation regarding the communications tower.

Commissioner Nylec asked if this was going to be a 5G tower.

Mr. Prescott answered yes.

Commissioner Nylec asked if there will also be a tornado sirens provided on this tower as well.

Mr. Prescott advised that there has not been any sort of request for that on this specific tower but if the city eventually requests something like that, they will accommodate by providing space.

The Public Hearing was closed at 7:29 p.m.

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

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.

Mrs. Tittle introduced the item. The applicant is requesting approval of the Site Plan associated with the Specific Use Permit request, item #15. The request is contingent on the Specific Use Permit.

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

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.

Mrs. Tittle introduced the item. The applicant is requesting approval for a Specific Use Permit to allow for a gas metering station.

The Public Hearing was opened at 7:32 p.m.

The Public Hearing was closed at 7:32 p.m.

Chairwoman Patterson-Herndon acknowledged that Commissioner Clemens brought up a good point the last time type of request came through and that it will be in someone's backyard at some point. She also acknowledged that at this time, there are no existing houses at this location, but once the adjacent neighborhood is built, it will be the buyers choice to purchase a home next to the site.

Mrs. Tittle advised the Commission that the previous applicant, Atmos Energy, for a different site is not the current applicant for this specific site. The applicant for this specific site is a separate company that will be leasing the site from Atmos.

Chairwoman Patterson-Herndon asked if the only chemical stored onsite will be the one that makes it smell if there is a gas leak.

The applicant, Richard Bard, explained that Atmos is the Transmission Utility and they are they are the distribution utility.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Clemens to recommend approval of the Specific Use Permit request. The motion passed unanimously.

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

Mrs. Tittle introduced the item. The applicant is requesting approval of the Site Plan associated with the Specific Use Permit request, item #17. The request is contingent on the Specific Use Permit.

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

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Wenzel to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:37 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle, Planner II



Item No. 7.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Miranda Estates, Block A, Lot 1, Development Plat.
Applicant: Moises Miranda.

SUMMARY:

One lot on 1.5± acres located on the west side of Old Valdasta Road, 1,740± feet south of La Paloma Drive. Located in the Extraterritorial Jurisdiction (ETJ).

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

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

Unique

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

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

Development Plat - Miranda Estates, Block A, Lot 1

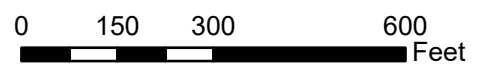


THE CITY OF
Anna



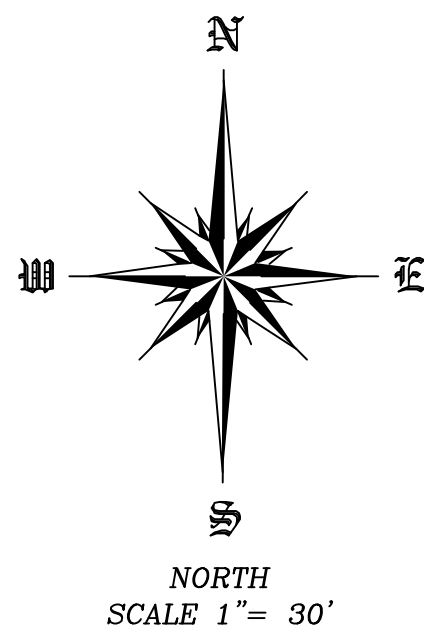
 Subject Property

 City Limits
 ETJ



January 2023

EXHIBIT A



0 30 60

LEGEND
CIRS = CAPPED 1/2" IRON ROD
SET STAMPED (4613)
C.M. = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
FND. = FOUND
● = ANTENNAE
□ = AC UNIT
⊙ = ELECTRIC METER
□ = FENCE POST
■ = MAILBOX
⊕ = POWER POLE
○ = SEPTIC CLEANOUT
⊗ = SEPTIC TANK LID

J.M. ALEXANDER ESTATE
VOLUME 5545, PAGE 3562
D.R.C.C.T.

NORTON LIVING TRUST
C.C. NO. 20190701000767900
O.P.R.C.C.T.

N 5°32' E 1300' TO
MOST EASTERLY NORTHEAST
JAMES FISHER SURVEY
ABSTRACT NO. 304

POINT OF
BEGINNING

STATE OF TEXAS
VOLUME 358, PAGE 121
D.R.C.C.T.
TYPOT
RIGHT-OF-WAY MAP
VOLUME 380, PAGE 13
D.R.C.C.T.

CALLED 1.936 ACRES
JUAN TORRES
C. C. NO. 20210713001405590
D.R.C.C.T.

LOT 1, BLOCK A
1.446 ACRES
62,985 SQ. FT.

CALLLED 1.69 ACRES
MOISES SEGURA MIRANDA &
LETICIA MIRANDA
C.C. NO. 20170824001137620
O.P.R.C.C.T.

CALLED 3.975 ACRES
JUSTO TORRES
C. C. NO. 2015010200005880
D.R.C.C.T.

CALLLED 0.314 ACRES
LAURIE KINSER
C. C. NO. 20140806000836860
D.R.C.C.T.

LEGAL DESCRIPTION

BEING a tract of land situated in the James Fisher Survey, Abstract No. 304, Collin County, Texas and being the remainder of a called 1.690 acre tract of land conveyed to Moises Segura and wife, Leticia Miranda as recorded in County Clerk No. 20170824001137620 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the west Right-of-Way (ROW) of Old Valdasta Rd. (formerly F.M. Highway No. 545) at a 1/2" iron rod with plastic cap stamped "4613" set for the northeast corner of the hereto described tract of land and said iron rod being in the north line of the called 1.690 acre tract of land;

THENCE S 01°03'29" E with the west ROW of Old Valdasta Rd. a distance of 360.00' to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner;

THENCE N 89°48'29" W a distance of 175.00' to a 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of the called 1.690 acre tract of land;

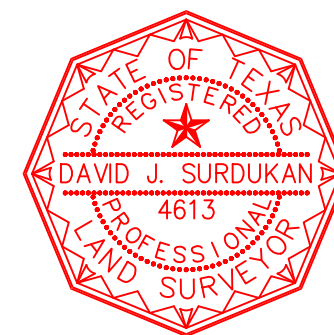
THENCE N 01°03'29" W a distance of 360.00' to a 1/2" iron rod with plastic cap stamped "4613" set for the northwest corner of the called 1.690 acre tract of land;

THENCE S 89°48'29" E a distance of 175.00' to the POINT OF BEGINNING and containing 62,985 Square Feet or 1.446 acres of land.

SURVEYOR'S CERTIFICATE

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

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

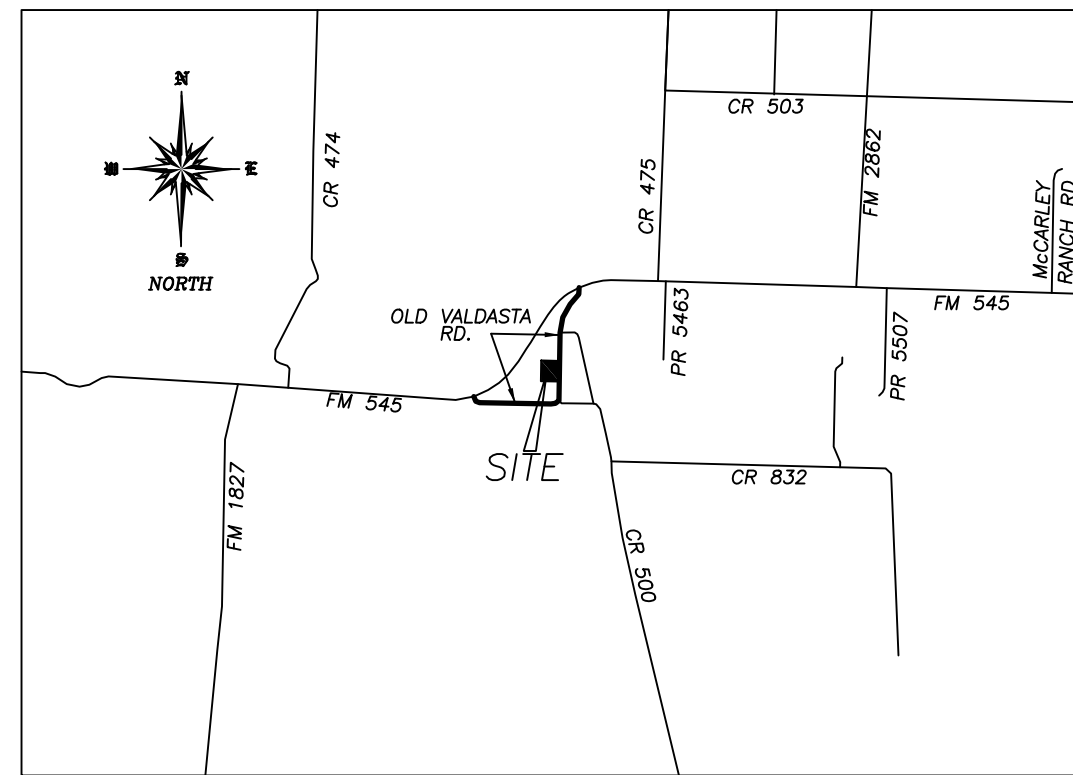


CERTIFICATE OF APPROVAL

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

(Mayor)

City Secretary



LOCATION MAP
NOT TO SCALE

DEVELOPMENT PLAT
MIRANDA ESTATES
LOT 1, BLOCK A
BEING 1.446 ACRES OUT OF THE
JAMES FISHER SURVEY
ABSTRACT NO. 304
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNERS
MOISES & LETICIA MIRANDA
7217 OLD VALDASTA RD.
ANNA, TEXAS 75424
(214) 862-3807

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

GENERAL NOTES:

- The surveyor has not abstracted subject property.
- This survey is subject to all easements of record.
- Copyright 2023, 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 months of the date of this survey.
- The original copy will have original signatures, stamp seal and an impression seal.
- The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (CORS96) Epoch 2002.0.
- Water service to this site is provided by the City of Anna.
- Sanitary Sewer will be provided by an approved onsite OSSF - permits through Collin County.
- Gas will be Liquid propane.
- Electric is provided by Grayson-Collin Electric Company.
- Solid waste will be provided through a private trash company.

FLOODPLAIN NOTE:

This property falls in Zone X according to the Flood Insurance Rate Maps, Panel No. 48085C0190 J, Map Revision June 2, 2009, as published by the Federal Emergency Management Agency.

Plans & Plats Development Application



Submittal

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

**Prior approval required*

Submittal Type

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

Acreage

Round decimals up to the nearest whole number.

1 _____ acre(s)

Fees

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

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

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Miranda Estates (Development Plat) Total Number of Acres: 1.446
Zoning Classification(s): ETJ Anna Total Number of Lots: 1
Location: 7217 Old Valdasta Road, Collin County, Texas.

Property Owner Information & Authorization

Name/Company: Moises Miranda ~~Secura~~
Address: 7217 Old Valdasta
City: Blue Ridge State: TX Zip Code: 75424
Phone: (214) 862-3807 Email: mirandavenifer.vm@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.

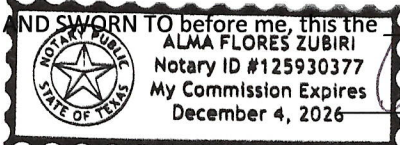
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: Moises Miranda Date: 01.04.2023

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  day of January, 2023
Alma Flores Zubiri
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

Address: 7217 Old Valdasta PO Box 126

City: Anna State: TX Zip Code: 75409

Phone: 872-924-8200 972-924-8200 Email: david@surdukanurveying.com mirandavenifer.vm@gmail.com david@surdukan surveying.com

Planning & Development Department

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



Item No. 8.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Anna Town Center, Block A, Lot 5R, Replat. Applicant: Jack Rowe / BTR at Throckmorton LLC.

SUMMARY:

Multiple-family residences on one lot on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Zoned Planned Development (Ord. No. 648-2014 & Ord. No. 974-2022).

The purpose for the Replat is to dedicate easements necessary for the proposed multiple-family residence development.

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

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

Unique

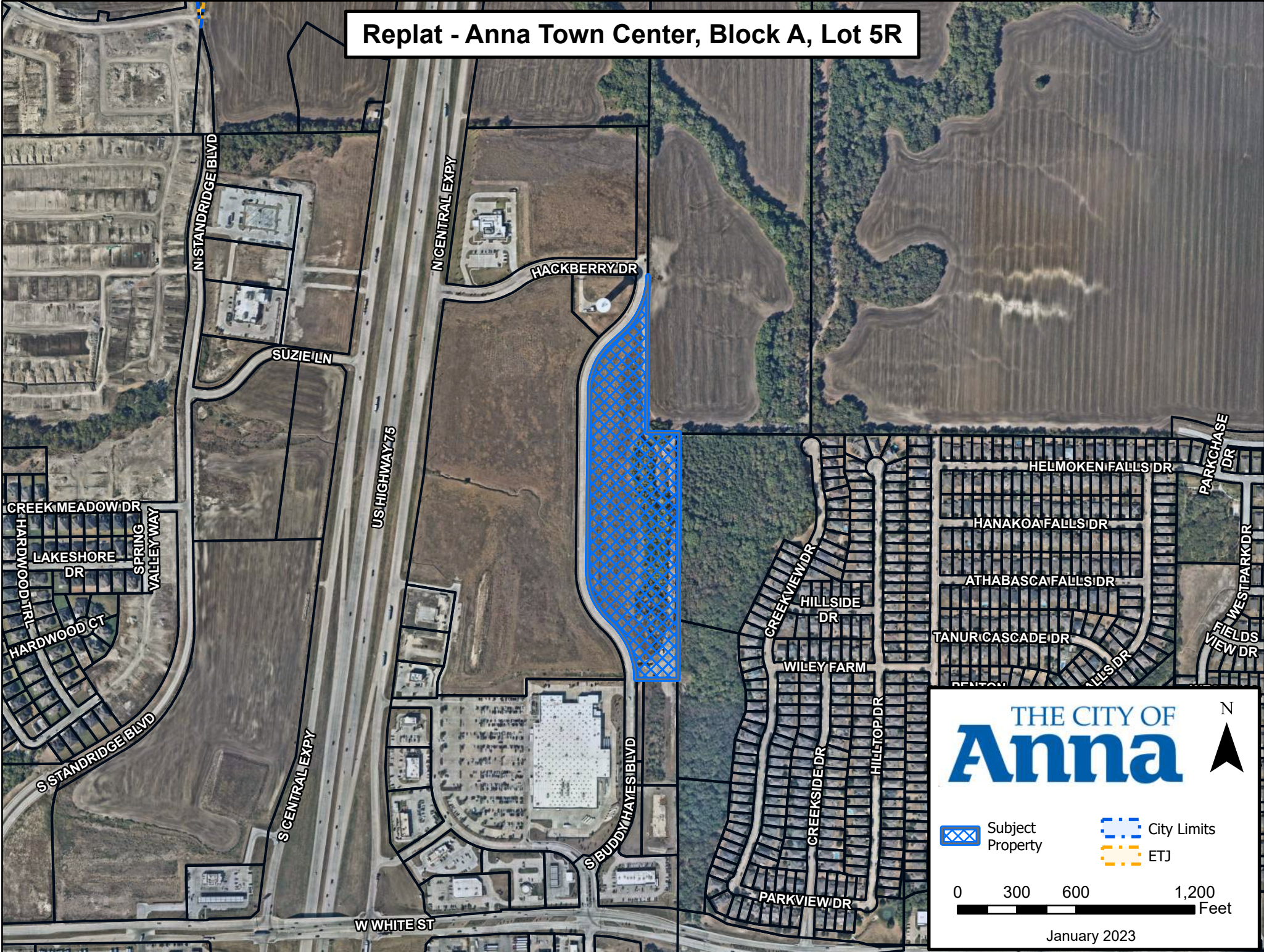
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

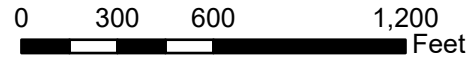
1. Anna Town Center, Block A, Lot 5R Locator Map
2. EXHIBIT A - R (Anna Town Center, Bl A, Lt 5R)
3. Signed Application

Replat - Anna Town Center, Block A, Lot 5R



THE CITY OF
Anna

-  Subject Property
-  City Limits
-  ETJ



January 2023



T.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972.770.1300
Fax: 972.239.3820
Contact: Joseph Hornisher, P.E.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGT
L1	S68°38'47" W	40.09	L17	S00°28'48" W	20.50	L34	N00°34'48"E	10.00	L46	N89°31'12"W	94.12
L2	S68°38'47" W	36.66	L18	N89°31'12" W	8.00	L35	N89°25'12" W	8.00	L47	S45°34'48" W	8.61
L3	S89°25'12" E	44.13	L22	N00°34'48" E	7.71	L36	S89°45'15" E	6.99	L48	S23°04'48" W	70.72
L4	N89°25'12" W	44.13	L23	S89°25'12" E	15.00	L37	N89°45'25" W	8.23	L49	S45°34'48" W	10.30
L5	N89°25'12" W	18.67	L24	N00°34'48" W	8.00	L38	N00°14'37" W	15.00	L50	N89°31'12" W	8.00
L6	N45°14'47" E	22.84	L25	N89°31'12" W	8.00	L39	S89°46'09" E	8.00	L51	S00°28'48" W	15.00
L8	N44°16'38" E	3.25	L26	N00°28'48" W	25.54	L40	S00°13'51" W	10.00	L52	S89°31'12" E	8.00
L9	S45°13'42" E	14.42	L27	N89°31'12" W	90.25	L41	N89°46'09" W	8.00	L53	N00°34'48" E	8.00
L10	S44°46'18" E	6.77	L28	N89°31'12" W	8.00	L42	S00°13'51" W	10.00	L54	S89°25'12" E	10.00
L14	S89°46'09" E	8.00	L29	N00°34'48" E	10.00	L43	S89°46'09" E	8.00	L55	S00°34'48" W	8.00
L15	N89°46'09" W	8.00	L30	S89°25'12" E	8.00	L44	S00°13'51" W	10.00	L56	N89°31'12" W	8.00
L16	S89°31'12" E	8.00	L33	S89°25'12" E	8.00	L45	N89°46'09" W	8.00	L57	N00°34'48" E	15.00

W. S. RATTON SURVEY, ABSTRACT NO. 752
F. T. DUFFAU SURVEY, ABSTRACT NO. 268

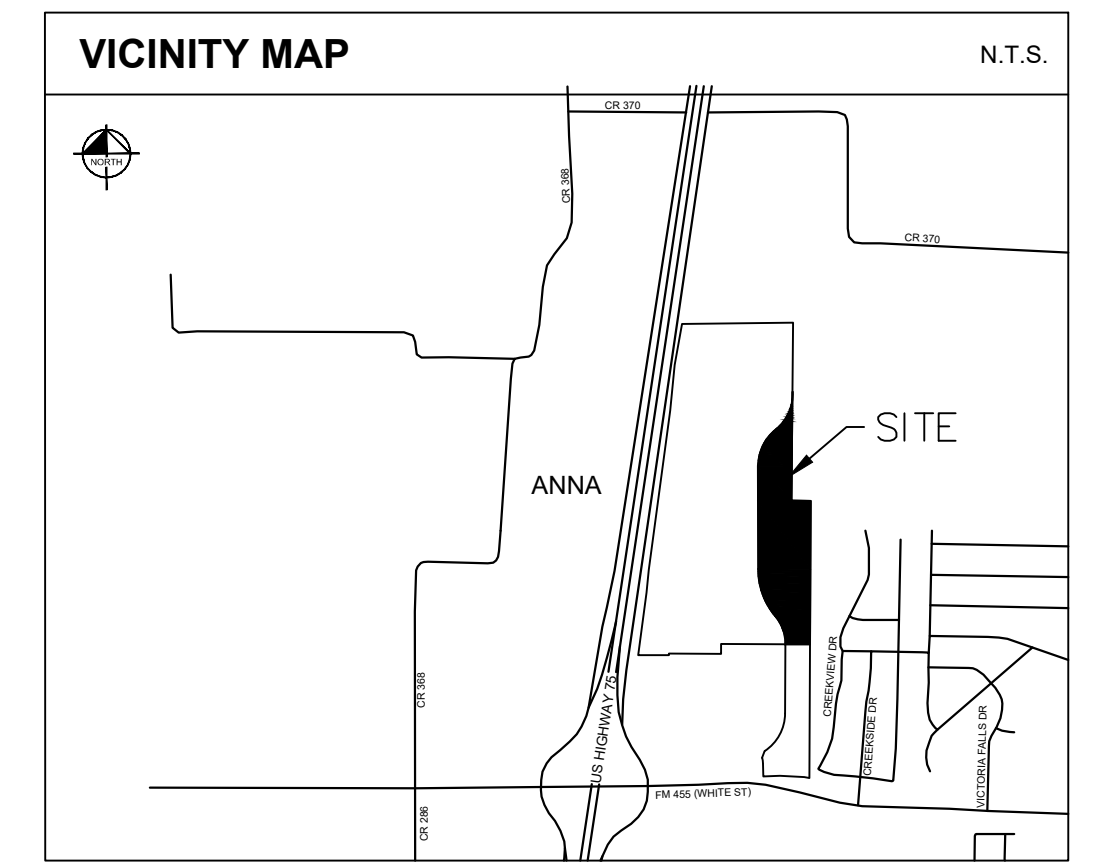
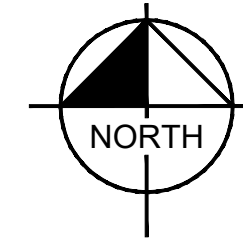
CALLED 51.195 ACRES
 TWO-J PARTNERS, LLLP
 INST. NO. 20080509000562500
 O.P.R.C.C.T.

**LOCK A, LOT 5R
14.894 ACRES
48,794 SQ. FT.**

LOT 3 BLOCK G
CREEKSIDE PHASE
CAB. P, PG. 623
P.R.C.C.T.

MATCH LINE (SEE SHEET 2 OF 3)

EXHIBIT A
SHEET 2 OF 3



GENERAL NOTES:

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

FLOOD STATEMENT:

According to Community Panel No. 48095X0155J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X"(unshaded), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property is not in a flood zone. The property will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND	
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
VAM	VISIBILITY ACCESS & MAINTENANCE EASEMENT

**REPLAT
ANNA TOWN CENTER
BLOCK A, LOT 5R**

14.894 ACRES
OUT OF THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288 AND
W. S. RATTON SURVEY, ABSTRACT NO. 752,
CITY OF ANNA, COLLIN COUNTY, TEXAS
JANUARY, 2023

Kimley»»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	JAN. 2023	0692649A18	2 OF 3
OWNER: BTR at Throckmorton LLC 4900 N. Scottsdale Road, Suite 6000 Scottsdale, AZ 85251 PH: 480-424-9824 Contact: Jack Rowe					
APPLICANT: Kinley-Horn and Associates, Inc. 13455 Noel Road, Suite 700 Dallas, TX 75240 Ph: 972.770.1300 Fax: 972.739.3820 Contact: Joseph Hornishier, P.E.					

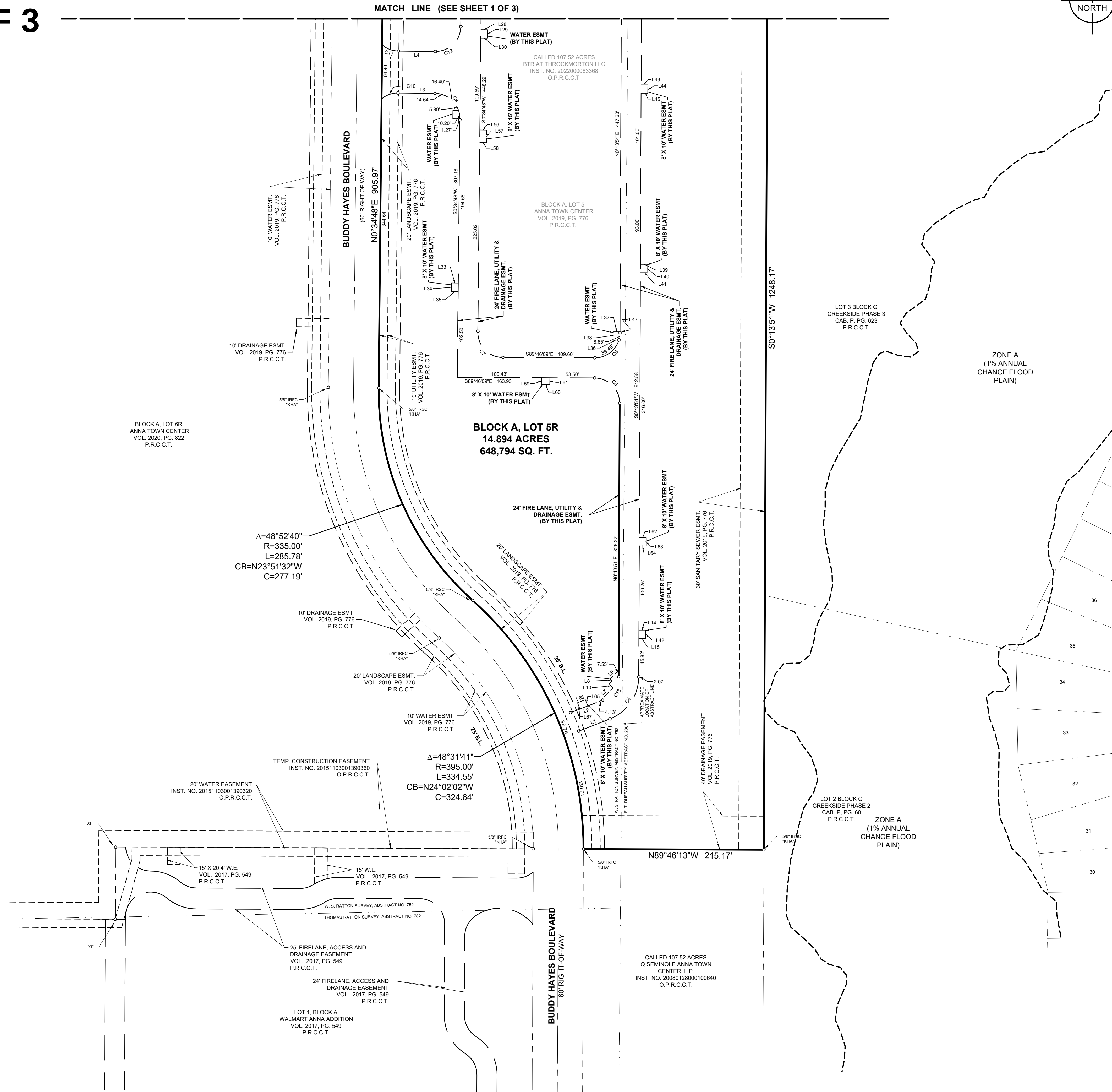


EXHIBIT A
SHEET 3 OF 3

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS BTR AT THROCKMORTON LLC is the sole owners of the following described tract of land:

BEING a tract of land situated in the F. T. Duffau Survey, Abstract No. 288 and the W. S. Ratton Survey, Abstract No. 752, City of Anna, Collin County, Texas, and being all of Block A, Lot 5 of Anna Town Center Addition, Block A, Lots 5-8, an Addition to the City of Anna, Texas, according to the final plat, recorded in Volume 2019, Page 776 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northernmost corner of said Block A, Lot 5, same being on the easterly right of way line of Throckmorton Boulevard, a 60' wide right of way, same also being on the westerly line of a called 51.195-acre tract of land, described in a deed to Two-J Partners, LLLP, as recorded in Instrument No. 2008050900056262500 of the Official Public Records of Collin County, Texas;

THENCE South 00°28'48" West, along the easterly line of said Block A, Lot 5 and the westerly line of said 51.195-acre tract, a distance of 793.34 feet to a wooden fence corner post found for the southwest corner of said 51.195-acre tract;

THENCE South 89°20'45" East, continuing along the easterly line of said Block A, Lot 5 and along the southerly line of said 51.195-acre tract, a distance of 165.07 feet to a 3/8-inch iron rod found for the northwest corner of Lot 3, Block G of Creekside Phase 3, an Addition to the City of Anna, Texas, according to the final plat recorded in Cabinet P, Page 623 of the Plat Records of Collin County, Texas;

THENCE South 00°13'51" West, continuing along the easterly line of said Block A, Lot 5 and along the westerly line of said Lot 3, Block G, passing the southwest corner of said Lot 3 and the northwest corner of Lot 2, Block G of Creekside Phase 2, an Addition to the City of Anna, Texas, according to the final plat recorded in Cabinet P, Page 60 of the Plat Records of Collin County, Texas, continuing for a distance of 1,248.17 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the southeast corner of said Lot 5;

THENCE North 89°46'13" West, along the southerly line of said Block A, Lot 5, a distance of 215.17 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the southerly, southwest corner of said Lot 5, same being on the easterly right of way line of aforesaid Throckmorton Boulevard, same being the beginning of a non-tangent curve to the left with a radius of 395.00 feet, a central angle of 48°31'41", and a chord bearing and distance of North 24°02'02" West, 324.64 feet;

THENCE in a northerly direction, along the westerly line of said Block A, Lot 5 and the easterly right of way line of said Throckmorton Boulevard, the following:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 334.55 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a reverse curve to the right with a radius of 335.00 feet, a central angle of 48°52'40", and a chord bearing and distance of North 23°51'32" West, 277.19 feet;

In a easterly direction, with said reverse curve to the right, an arc distance of 285.78 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

North 00°34'48" East, a distance of 905.97 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a tangent curve to the right with a radius of 335.00 feet, a central angle of 46°57'45", and a chord bearing and distance of North 24°03'40" East, 266.96 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 274.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

North 47°32'33" East, a distance of 81.01 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner at the beginning of a tangent curve to the left with a radius of 395.00 feet, a central angle of 47°03'45", and a chord bearing and distance of North 24°00'40" East, 315.41 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 324.45 feet to the **POINT OF BEGINNING** and containing 14.894 acres (648,794 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

BTR at Throckmorton LLC

By: _____

(Printed Name)

(Title)

STATE OF TEXAS §
COUNTY OF _____ §

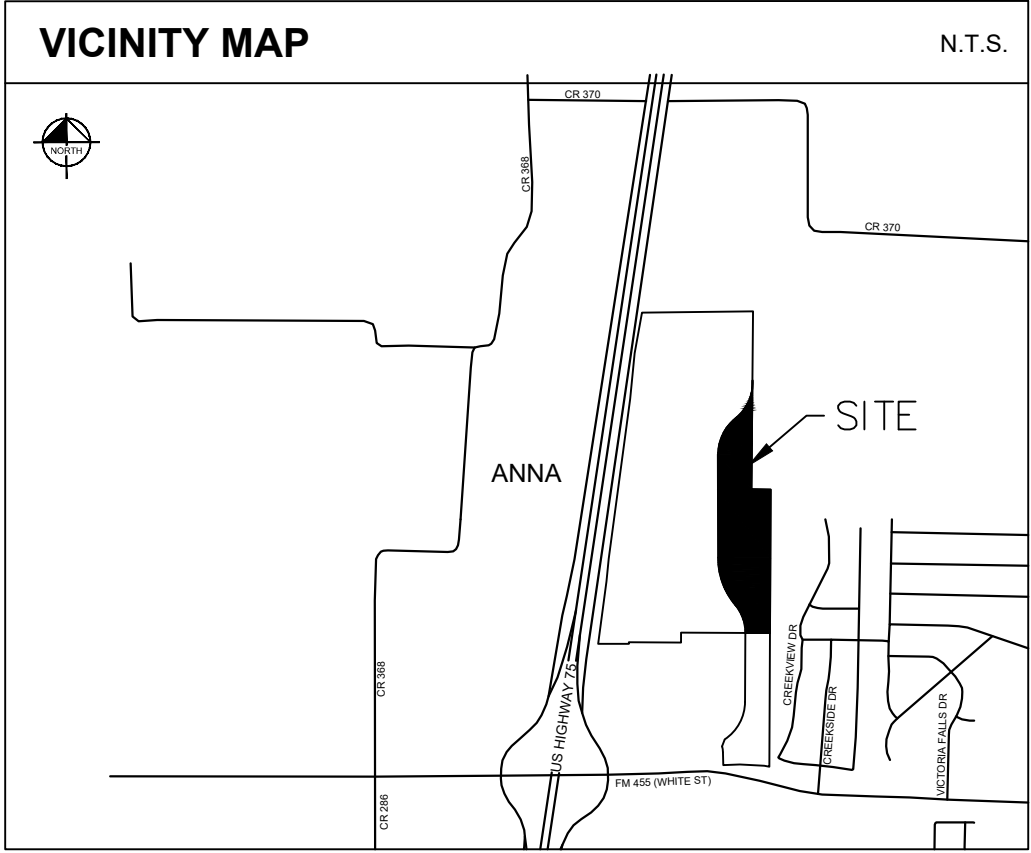
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ of BTR at Throckmorton LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose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

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires



STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

Michael B. Marx
Registered Professional Land Surveyor
Texas Registration No. 5181
Kimley-Horn and Associates, Inc.
6180 Warren Pkwy., Suite 210
Frisco, TX 75034
(972) 335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

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

REPLAT
ANNA TOWN CENTER
BLOCK A, LOT 5R

14.894 ACRES
OUT OF THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288 AND
W. S. RATTON SURVEY, ABSTRACT NO. 752,
CITY OF ANNA, COLLIN COUNTY, TEXAS
JANUARY, 2023

Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	JAN. 2023	069264918	3 OF 3
OWNER: BTR at Throckmorton LLC 4900 N. Scottsdale Road, Suite 6000 Scottsdale, AZ 85251 Ph: 469-424-8824 Contact: Jack Rowe		APPLICANT: Kimley-Horn and Associates, Inc. 13455 Noel Road, Suite 700 Dallas, TX 75240 Ph: 972-770-1300 Fax: 972-238-3820 Contact: Joseph Hornisher, P.E.			

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Christopher Todd Total Number of Acres: 15
Zoning Classification(s): PD Total Number of Lots: 1
Location: 2,000 ft North of White St. Along Throckmorton Drive

Property Owner Information & Authorization

Name/Company: Jack Rowe/BTR at Throckmorton LLC
Address: 4900 N Scottsdale Rd Ste 6000
City: Scottsdale State: AZ Zip Code: 85251
Phone: (936) 662-3830 Email: JRowe@taylormorrison.com

Project Representation (check one):

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

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

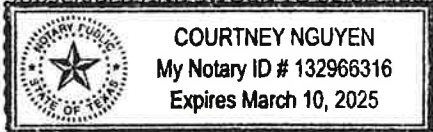
Property Owner's Signature: [Signature] Date: 9/6/2022

STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared JACK ROWE (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 September, 20 22



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

Project Representative Information (complete if designated by owner)

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

Name: Joseph Hornisher, P.E.

Company: Kimley-Horn

Address: 13455 Noel Road, Suite 700

City: Dallas State: TX Zip Code: 75240

Phone: 972-770-1300 Email: Joseph.Hornisher@kimley-horn.com

Planning & Development Department

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



Item No. 9.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Anna Town Center, Block A, Lot 5R, Site Plan.
Applicant: Jack Rowe / BTR at Throckmorton LLC.

SUMMARY:

Multiple-family residences on one lot on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Zoned Planned Development (Ord. No. 648-2014 & Ord. No. 974-2022).

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

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

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

Unique

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Anna Town Center, Block A, Lot 5R Locator Map
2. EXHIBIT A - SP (Anna Town Center, Bl A, Lt 5R)
3. Signed Application

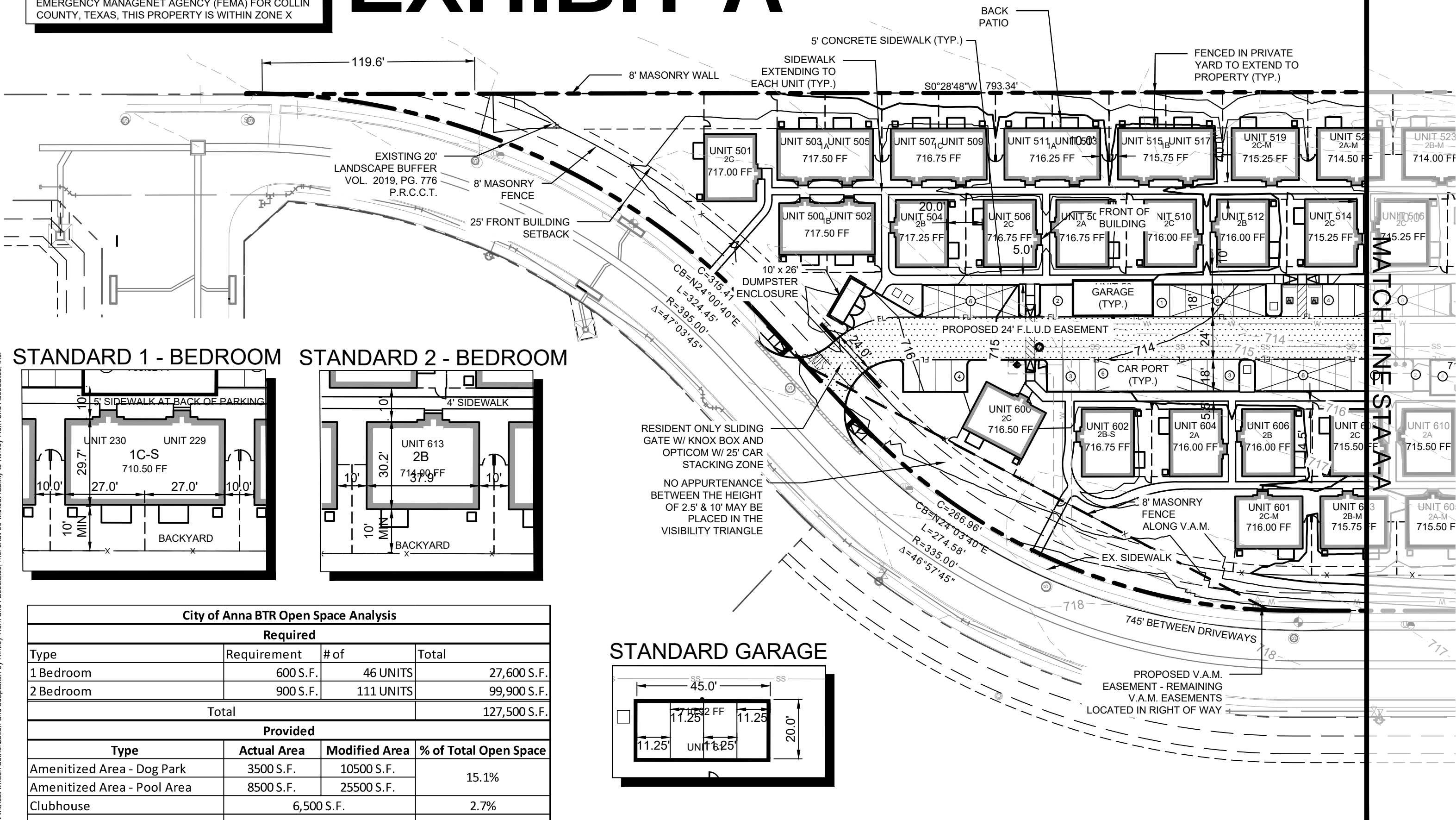
Site Plan - Anna Town Center, Block A, Lot 5R



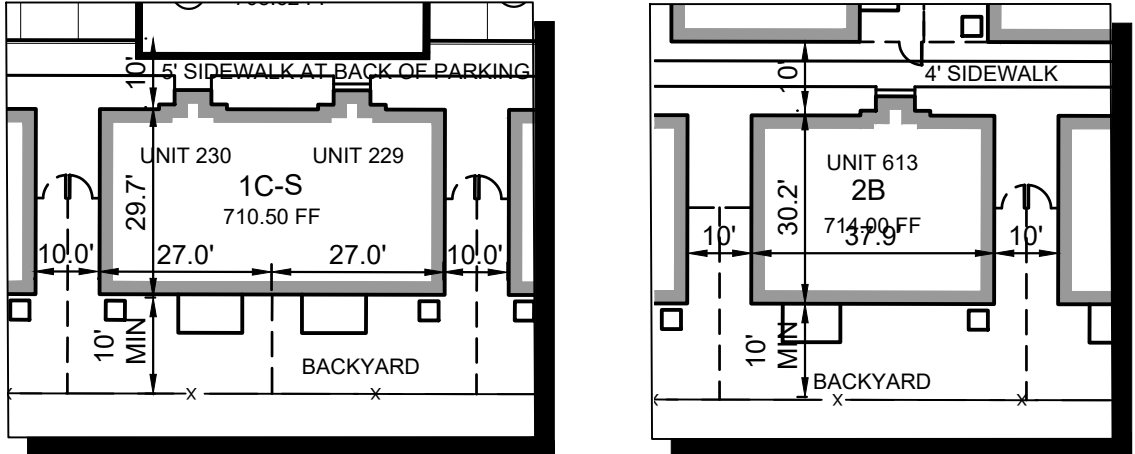
FLOODPLAIN NOTE

ACCORDING TO FLOOD PLAIN INSURANCE RATE MAP (FIRM), MAP #48085C0160J PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X

EXHIBIT A

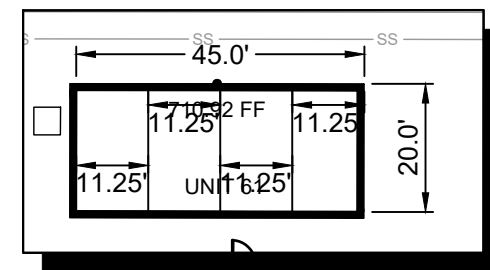


STANDARD 1 - BEDROOM STANDARD 2 - BEDROOM



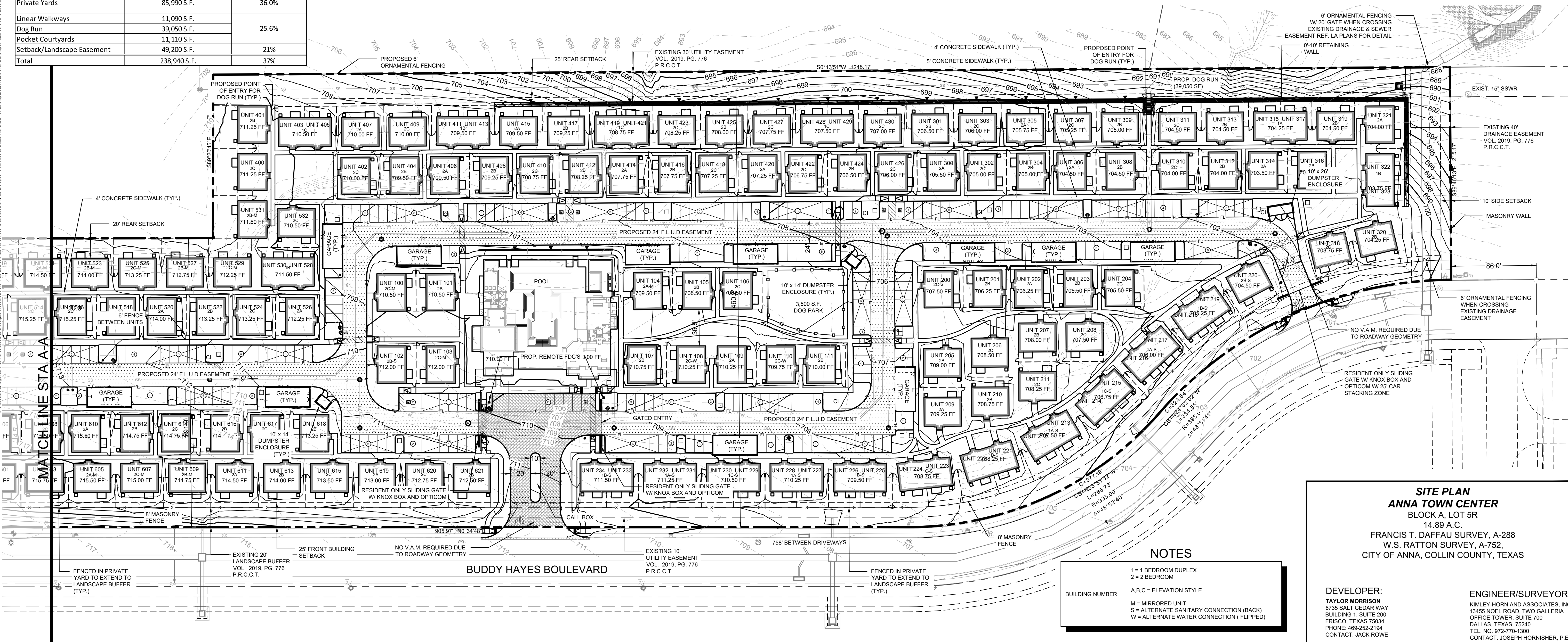
City of Anna BTR Open Space Analysis				
Required				
Type	Requirement	# of	Total	
1 Bedroom	600 S.F.	46 UNITS	27,600 S.F.	
2 Bedroom	900 S.F.	111 UNITS	99,900 S.F.	
Total			127,500 S.F.	
Provided				
Type	Actual Area	Modified Area	% of Total Open Space	
Amenitized Area - Dog Park	3500 S.F.	10500 S.F.	15.1%	
Amenitized Area - Pool Area	8500 S.F.	25500 S.F.	25.6%	
Clubhouse	6,500 S.F.		2.7%	
Private Yards	85,990 S.F.		36.0%	
Linear Walkways	11,090 S.F.			
Dog Run	39,050 S.F.			
Pocket Courtyards	11,110 S.F.			
Setback/Landscape Easement	49,200 S.F.		21%	
Total	238,940 S.F.		37%	

STANDARD GARAGE



BUILDING INFORMATION PER SITE PLAN				
BUILDING TYPE	DESCRIPTION	BLDGS	UNITS	% TOTAL BLDG S.F.
	LEASING	1 BLDGS		6,579 SF
	GARAGE	12 BLDGS		900 SF
	6-PACK CARPORT	27 BLDGS		972 SF
1 BR	ONE-BEDROOM UNIT	23 BLDGS	46 UNITS (29.30%)	1,600 SF
2 BR	TWO-BEDROOM UNIT	111 BLDGS	111 UNITS (70.70%)	1,144 SF
TOTAL		174 BLDGS	157 UNITS	207,407 SF

WATER METER SCHEDULE	
WATER METER	1
PROPOSED NUMBER OF METERS - 2" DOMESTIC	10
PROPOSED NUMBER OF METERS - 1" IRRIGATION	1



NOTES

BUILDING NUMBER	1 = 1 BEDROOM DUPLEX 2 = 2 BEDROOM A.B.C. = ELEVATION STYLE M = MIRRORRED UNIT S = ALTERNATE SANITARY CONNECTION (BACK) W = ALTERNATE WATER CONNECTION (FLIPPED)
-----------------	---

SITE PLAN
ANNA TOWN CENTER
BLOCK A, LOT 5R

14.89 A.C.
FRANCIS T. DAFFAU SURVEY, A-288
W.S. RATTON SURVEY, A-752,
CITY OF ANNA, COLLIN COUNTY, TEXAS

DEVELOPER:
TAYLOR MORRISON
6735 SALT CEDAR WAY
BUILDING 1, SUITE 200
FRISCO, TEXAS 75034
PHONE: 469-252-2194
CONTACT: JACK ROWE

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL. NO. 972-770-1300
CONTACT: JOSEPH HORNISHER, P.E.

SITE PLAN

SHEET NUMBER
C-101

CTC AT ANNA
TOWN CENTER
PREPARED FOR
TAYLOR MORRISON
CITY OF ANNA, TEXAS

KHA PROJECT
069264918
DATE
01/06/2023
SCALE AS SHOWN
DESIGNED BY CMD
DRAWN BY CMD
CHECKED BY JWH

THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-235-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

REVISIONS
No. DATE BY

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Christopher Todd Total Number of Acres: 15
Zoning Classification(s): PD Total Number of Lots: 1
Location: 2,000 ft North of White St. Along Throckmorton Drive

Property Owner Information & Authorization

Name/Company: Jack Rowe/BTR at Throckmorton LLC
Address: 4900 N Scottsdale Rd Ste 6000
City: Scottsdale State: AZ Zip Code: 85251
Phone: (936) 662-3830 Email: JRowe@taylormorrison.com

Project Representation (check one):

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

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

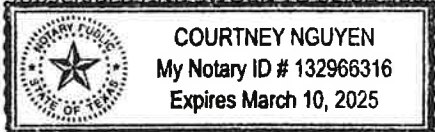
Property Owner's Signature: [Signature] Date: 9/6/2022

STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared JACK ROWE (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 September, 20 22



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

Project Representative Information (complete if designated by owner)

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

Name: Joseph Hornisher, P.E.

Company: Kimley-Horn

Address: 13455 Noel Road, Suite 700

City: Dallas State: TX Zip Code: 75240

Phone: 972-770-1300 Email: Joseph.Hornisher@kimley-horn.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: 2/6/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Serenity at the Square, Block A, Lot 1, Preliminary Plat.
Applicant: Baseer, LLC & Clear Water Commons, LLC.

SUMMARY:

Multiple-family residences on one lot on 11.0± acres located at the northeast corner of E. Finley Boulevard and Sharp Street. Zoned: Planned Development (Ord. No. 129-2004, Ord. No. 691-2015, & Ord. No. 980-2022).

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:

No Financial Impact

STRATEGIC CONNECTIONS:

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

Unique

STAFF RECOMMENDATIONS:

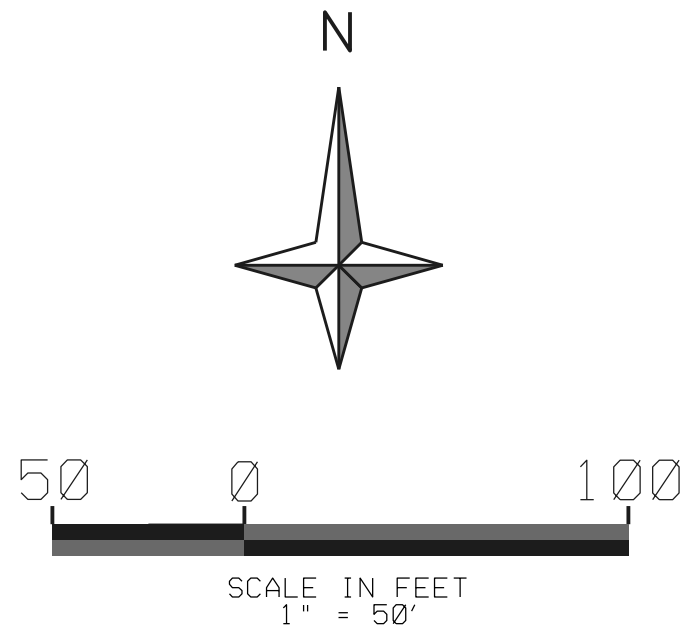
The Preliminary Plat is in conformance with the adopted Planned Development standards and the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Serenity at the Square, Block A, Lot 1 Locator Map
2. Exhibit A - PP - Serenity at the Square
3. P&Z Application

Preliminary Plat - Serenity at the Square, Block A, Lot 1



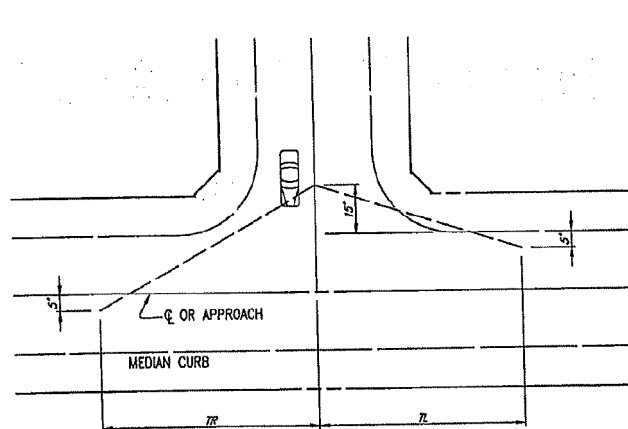


Grand at Anna II Owner, LLC
Inst. No. 20211208002488310
O.P.R.C.C.T.

NO.	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	27°45'21"	218.23	105.72	S 69°34'59" E	104.69
C2	21°30'02"	268.39	102.20	S 66°41'20" E	101.86
C3	38°33'30"	173.84	110.00	S 81°00'00" E	109.03
C4	21°47'54"	273.41	103.09	S 87°08'40" E	103.37
C5	27°48'45"	198.30	89.87	S 89°45'00" E	89.27
C6	29°55'23"	283.43	148.02	S 89°29'07" E	146.35
C7	20°06'55"	267.07	116.06	N 89°27'03" E	116.03
C8	21°44'57"	236.12	87.35	N 89°59'32" E	86.83
C9	38°11'50"	211.21	86.54	S 88°24'43" E	85.19
C10	10°01'00"	220.91	60.27	N 88°41'45" E	60.09
C11	10°14'06"	219.91	58.47	S 88°46'45" W	58.30
C12	28°03'00"	222.21	108.50	N 88°26'50" W	99.71
C13	21°41'19"	226.12	83.32	N 89°59'11" W	82.83
C14	10°03'30"	277.27	72.87	S 83°09'40" W	72.66
C15	28°40'38"	20.01	9.30	S 49°22'22" E	9.20
C16	14°26'56"	30.01	7.66	N 27°36'51" W	7.44
C17	07°41'53"	277.27	37.23	N 82°48'54" W	37.20
C18	30°03'11"	277.43	143.42	N 89°27'11" W	141.78
C19	29°52'13"	290.30	84.54	N 88°47'00" W	83.74
C20	21°45'45"	263.41	108.05	N 87°08'20" W	99.45
C21	30°42'53"	183.84	117.79	N 86°53'50" W	115.79
C22	21°53'30"	258.39	88.89	N 86°34'54" W	88.89
C23	04°18'56"	228.22	17.06	N 74°43'21" W	17.06
C24	01°02'36"	570.00	10.40	N 60°47'59" W	10.39
C25	04°23'13"	228.22	17.48	N 72°52'38" W	17.47

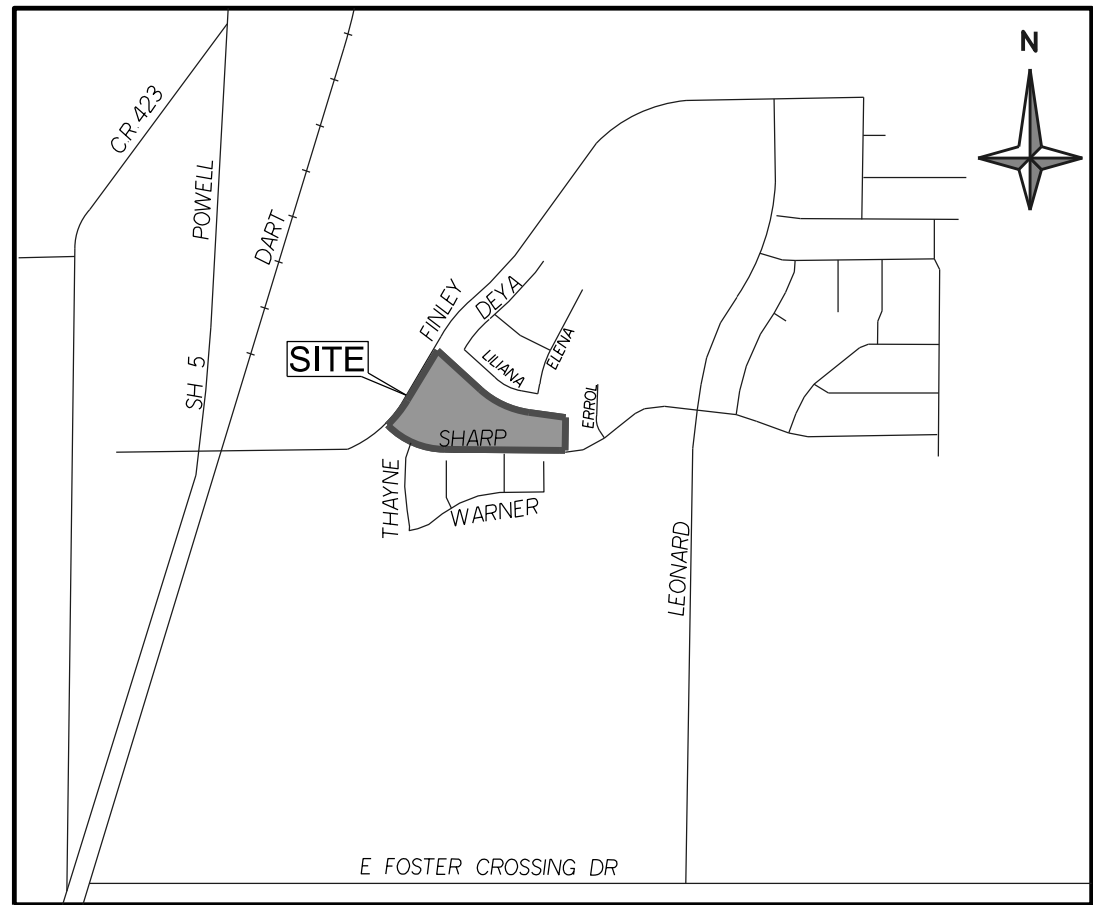
General Notes:

- The purpose of this replat is to create one (1) lot out of one (1) 9.919 acre tract of land and one 1.096 acre tract of land.
- Bearings are referenced to the State Plane Coordinate System, North Texas Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Property is located in non-shaded Zone X, areas determined to be outside the 0.2% annual chance floodplain, as identified on Flood Insurance Rate Map No. 48085C0160J, dated June 2, 2009.
- Selling off 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.
- "PJB SURVEYING" caps set were established with a Boundary Survey prepared September 19, 2022.



MPH	I
30	110 + 200=310
35	130 + 250=380
40	150 + 325=475
45	165 + 400=565
50	190 + 475=665

(ASHRO P133, BRAVE REACTION DISTANCE + STOPPING SITE DISTANCE)

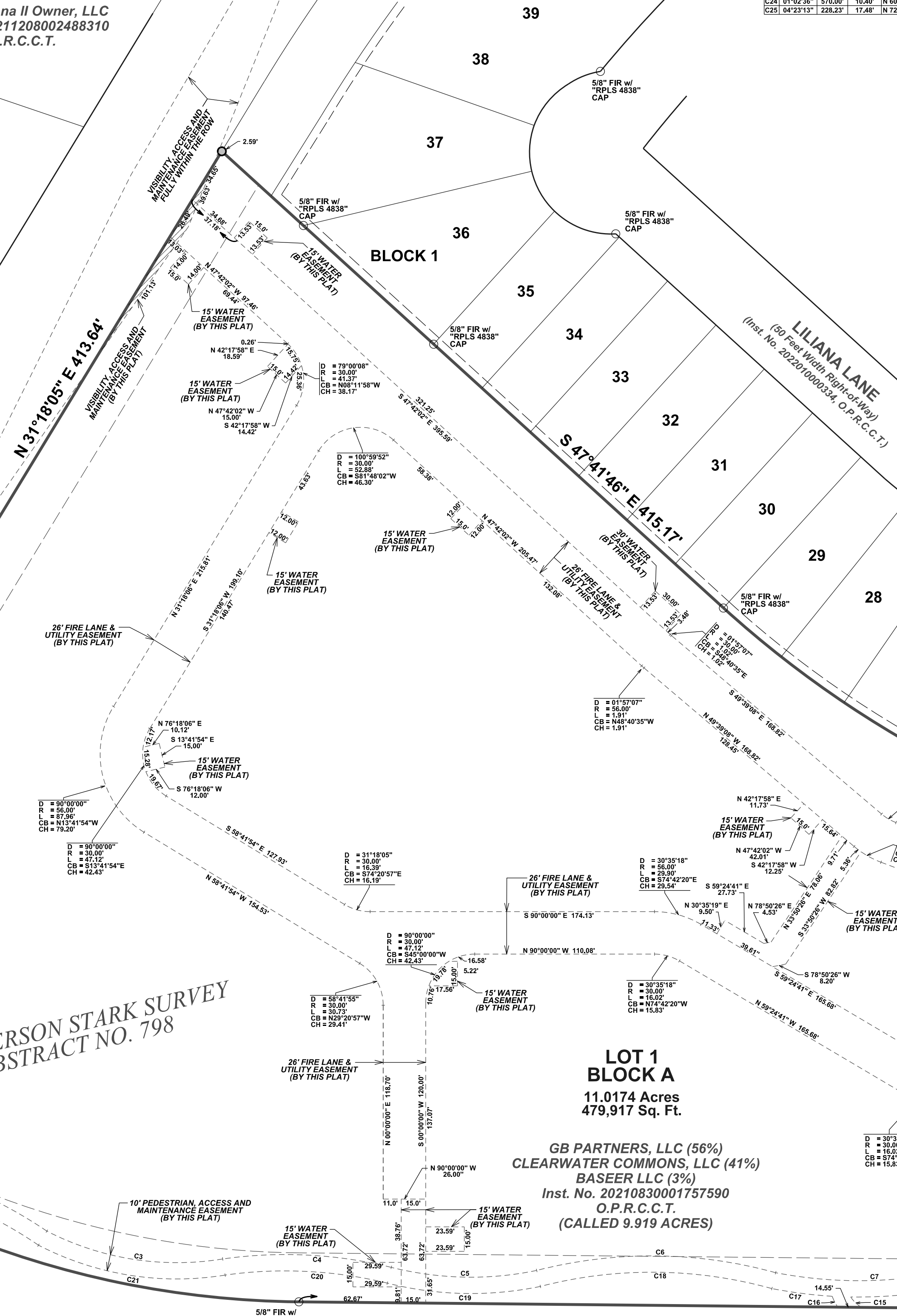


LEGEND

- Monument Found (as noted)
- 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted
- FIR Found Iron Rod (as noted)
- FIP Found Iron Pipe (as noted)
- (C.M.) Controlling Monument
- O.P.R.C.C.T. Official Public Records Of Collin County Texas
- D.R.C.C.T. Deed Records Of Collin County Texas
- P.R.C.C.T. Plat Records Of Collin County Texas
- INST. NO. Instrument Number
- VOL. Volume
- PG. Page
- R.O.W. Right-of-Way

Grand at Anna II Owner, LLC
Inst. No. 20211217002551410
O.P.R.C.C.T.

EAST FINLEY BLVD.
(80 Feet Width Right-of-Way)
(Vol. 2018, Pg. 693 P.R.C.C.T.)



Anna Crossing Villas
Instrument No. 2022010000334
O.P.R.C.C.T.

D = 34°26'23"
R = 645.00'
L = 387.70'
CB = S64°55'07"E
CH = 381.89'

Anna Crossing Phase 5
Vol. 2020, Pg. 272
P.R.C.C.T.

EXHIBIT A
Sheet 1 of 2

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

PRELIMINARY
PLAT
SERENITY
AT THE SQUARE

BLOCK A
LOT 1
BEING A PLAT OF
11.0174 ACRES

SITUATED IN THE
GRANDERSON STARK SURVEY, \nABSTRACT NO. 798
THE CITY OF ANNA
COLLIN COUNTY, TEXAS
JANUARY 23, 2023

LOT 1
BLOCK 1
Anna Elementary No. 3
Vol. 2015, Pg. 253
P.R.C.C.T.

SURVEYOR
PJB SURVEYING, LLC
TBPCLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNERS
GB Partners, LLC
Clearwater Commons, LLC
Baseer, LLC
13861 Adaire Manor Lane
Frisco, TX 75035
702-373-2993

DEVELOPER
Anna Town Square
Partners, LLC
13861 Adaire Manor Lane
Frisco, TX 75035
702-373-2993

ENGINEER
Urban Engineers Group, Inc.
167 Turtle Creek Blvd, Ste. A
Dallas, TX 75207
214-252-1600

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Being a tract of land situated in the Granderson Stark Survey, Abstract No. 798, in the City of Anna, Collin County, Texas, and being all of a called 9.919 acre tract of land described in special warranty deed to GB Partners, LLC, (56%), and Clearwater Commons, LLC, (41%), and Baseer, LLC, (3%), recorded in Instrument No. 2021083000175790, in the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and all of a called 1.096 acre tract of land described in special warranty deed to GB Partners, LLC, (56%), and Clearwater Commons, LLC, (41%), and Baseer, LLC, (3%), recorded in Instrument No. 20210830001757600, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 4838" (controlling monument) found at the southeast corner of said 1.096 acre tract and the southwest corner of Anna Crossing Phase 5, an addition to the City of Anna, as recorded in Volume 2020, Page 272, in the Plat Records of Collin County, Texas, (P.R.C.C.T.), being in the north line of Sharp Street (60 foot Right-Of-Way) and on a curve to the right having a radius of 470.00 feet and a central angle of 04 degrees 23 minutes 23 seconds;

THENCE with the north line of said Sharp Street and said curve to the right, an arc distance of 36.01 feet (Chord Bearing South 88 degrees 22 minutes 08 seconds West, 36.00 feet) to a 5/8-inch iron rod with cap stamped "RPLS 4838" found at the point of tangency;

THENCE North 89 degrees 26 minutes 10 seconds West, at a distance of 156.72 feet passing a 5/8-inch iron rod with cap stamped "RPLS 4838" found at the southwest corner of said 1.096 acre tract and the southeast corner of said 9.919 acre tract, and continuing with the north line of said Sharp Street and the south line of said 9.919 acre tract, a total distance of 828.43 feet to a 5/8-inch iron rod with cap stamped "RPLS 4838" (controlling monument) found at the point of curvature of a curve to the right, having a radius of 570.00 feet and a central angle of 44 degrees 18 minutes 51 seconds;

THENCE continuing with the north line of said Sharp Street and said curve to the right, an arc distance of 140.85 feet (Chord Bearing North 67 degrees 16 minutes 45 seconds West, 429.95 feet) to a 5/8-inch iron rod with cap stamped "RPLS 4838" (controlling monument) found at the point of tangency;

THENCE North 44 degrees 15 minutes 26 seconds West, continuing with the north line of said Sharp Street and south line of said 9.919 acre tract, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 4838" found at the southwest corner of said 9.919 acre tract and being in the east line of East Finley Boulevard (80 foot Right-Of-Way) and being on a non-tangent curve to the left, having a radius of 900.00 feet and a central angle of 14 degrees 30 minutes 26 seconds;

THENCE with the east line of said East Finley Boulevard and the west line of said 9.919 acre tract and said curve to the left, an arc distance of 227.88 feet (Chord Bearing North 38 degrees 29 minutes 58 seconds East, 227.27 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" (herein after referred to as "with cap") set ;

THENCE North 31 degrees 18 minutes 05 seconds East, continuing with the east line of said East Finley Boulevard and the west line of said 9.919 acre tract, a distance of 413.64 feet to a 1/2-inch iron rod with cap set at the northwest corner of said 9.919 acre tract and the southwest corner of Anna Crossing Villas, an addition to the City of Anna, recorded in Instrument No. 2022010000334, O.P.R.C.C.T.;

THENCE South 47 degrees 41 minutes 46 seconds East, departing the east line of said East Finley Boulevard and with the south line of said Anna Crossing Villas addition, a distance of 415.17 feet to a 5/8-inch iron rod with cap stamped "RPLS 4838" found on a non-tangent curve to the left, having a radius of 645.00 feet and a central angle of 34 degrees 26 minutes 23 seconds;

THENCE with the south line of said Anna Crossing Villas addition and said curve to the left, an arc distance of 387.70 feet (Chord Bearing South 64 degrees 55 minutes 07 seconds East, 381.89 feet) to a 5/8-inch iron rod with cap stamped "RPLS 4838" (controlling monument) found;

THENCE South 82 degrees 08 minutes 18 seconds East, at a distance of 69.22 feet passing a 5/8-inch iron rod with cap stamped "RPLS 4838" found at the northeast corner of said 9.919 acre tract, and continuing with the south line of said Anna Crossing Villas addition, a total distance of 263.42 feet to a 5/8-inch iron rod with cap stamped "RPLS 4838" (controlling monument) found at the northeast corner of said 1.096 acre tract, being in the west line of said Anna Crossing Phase 5 addition;

THENCE South 00 degrees 34 minutes 03 seconds West, with the west line of said Anna Crossing Phase 5 addition and the east line of said 1.096 acre tract, a distance of 234.31 feet to the POINT OF BEGINNING and containing 11.0174 acres of land.

VAM Easements

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easements 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 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.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GB Partners, LLC, Clearwater Commons, LLC and Baseer, LLC, do hereby adopt this plat designating the herein above described property as **SERENITY AT THE SQUARE, BLOCK A, LOT 1**, 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.

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.

This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions of the City of Anna, Texas

Witness my hand this _____ day of _____, 2023

By: GB Partners, LLC _____

STATE OF TEXAS }
COUNTY OF COLLIN }

Before me, the undersigned authority, on this day personally appeared OWNER NAME, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____, 2023

Notary Public in and for
State of Texas

By: Clearwater Commons, LLC _____

STATE OF TEXAS }
COUNTY OF COLLIN }

Before me, the undersigned authority, on this day personally appeared OWNER NAME, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____, 2023

Notary Public in and for
State of Texas

By: Baseer, LLC _____

STATE OF TEXAS }
COUNTY OF COLLIN }

Before me, the undersigned authority, on this day personally appeared OWNER NAME, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____, 2023

Notary Public in and for
State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2023, by the City Council, City of Anna, Texas.

Mayor _____

City Secretary _____

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.

Fire Lane Easement

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

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.

SURVEYOR'S STATEMENT:

I, Patrick J. Baldasaro, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51-A8.617 (a) (b) (c) (d) & (e); and that the digital drawing files accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2022.

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

Patrick J. Baldasaro
Texas Registered Professional Land Surveyor No. 5504



STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Dwayne H. Copeland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____, 2023

Notary Public in and for
State of Texas

EXHIBIT A
Sheet 2 of 2

PRELIMINARY
PLAT
SERENITY AT THE SQUARE

BLOCK A
LOT 1
BEING A PLAT OF
11.0174 ACRES
SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
THE CITY OF ANNA
COLLIN COUNTY, TEXAS
JANUARY 23, 2023

SURVEYOR
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNERS
GB Partners, LLC
Clearwater Commons, LLC
Baseer, LLC
13861 Adare Manor Lane
Frisco, TX 75035
702-373-2993

DEVELOPER
Anna Town Square Partners, LLC.
13861 Adare Manor Lane
Frisco, TX 75035
702-373-2993

ENGINEER
Urban Engineers Group, Inc.
167 Turtle Creek Blvd, Ste. A
Dallas, TX 75207
214-252-1600

Plans & Plats Development Application



Submittal

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

**Prior approval required*

Submittal Type

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

Acreage

Round decimals up to the nearest whole number.

11.0 acre(s)

Fees

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

The application fee of \$ 510.00, 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: Serenity Square Total Number of Acres: 11.0174
Zoning Classification(s): MF-2 Total Number of Lots: 1
Location: NE corner of the intersection of E. Finley Blvd. & Sharp Street, Anna, TX

Property Owner Information & Authorization

Name/Company: Baseer, LLC.
Address: 2500 Indigo Drive
City: McKinney State: TX Zip Code: 75072
Phone: 469-438-1905 Email: sahil.kurji@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.

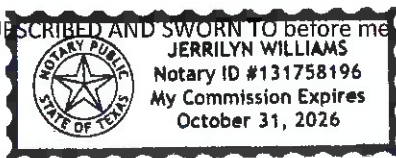
Property Owner's Signature: [Signature] Date: 12/12/22

STATE OF: TEXAS

COUNTY OF: Collar

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

SUBSCRIBED AND SWORN TO before me this the 12th day of 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): _____

Name: Faisal Syed

Company: Urban Engineers Group, Inc.

Address: 167 Turtle Creek Blvd. Suite A

City: Dallas State: TX Zip Code: 75207

Phone: 214-252-1600 Email: faisalsyed@urbanengineersgroup.com

Planning & Development Department

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



Item No. 11.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Villages of Hurricane Creek North, Phase 1A, Block W, Lot 26X, Site Plan. Applicant: CADG Hurricane Creek LLC.

SUMMARY:

Amenity center on one lot on 2.2± acres located on the west side of Stockport Drive, 260± feet north of Chasebrook Drive. Zoned: Planned Development (Ord. No. 932-2021).

The purpose of the Site Plan is to show the proposed amenity center site improvements.

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

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

Active

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Villages of Hurricane Creek North, Phase 1A, Block W, Lot 26X Locator Map
2. Exhibit A - SP (Villages of Hurricane Creek North, Phase 1A)
3. P&Z Application

Site Plan - Villages of Hurricane Creek North, Phase 1A, Block W, Lot 26X





Plans & Plats Development Application

THE CITY OF
Anna

Submittal (Refer to pre-application notes)

Preliminary Step

- ☐ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

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)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

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: 2.1 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 \$ 600.00, to be paid to Development Services.

The application fee of \$ 280.00, to be paid to Public Works.

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

Development Services

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Hurricane Creek Ph. 1A Total Number of Acres: 2.1
Zoning Classification(s): _____ Total Number of Lots: _____
Location: Lot 26, Block H (N.W. CORNER CHASEBROOK DR & STOCKPORT DR Intersection)

Property Owner Information & Authorization

Name/Company: CADG Hurricane Creek LLC
Address: 1800 Valley View Ln. #300
City: Farmers Branch State: TX Zip Code: 75234
Phone: 214-728-8383 Email: trevor@centurionamerican.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Leonard W. Reeves (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.

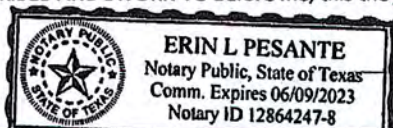
Property Owner's Signature: _____ Date: 1/5/2023

STATE OF: Texas

COUNTY OF: Denton

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

SUBSCRIBED AND SWORN TO before me, this the 5th day of January, 20 23



Erin L. Pesante
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Landscape Architect

Name: Leonard W. Reeves

Company: Studio 13 Design Group

Address: 386 W. Main Street

City: Lewisville State: Texas Zip Code: 75057

Phone: 469-635-1900 Email: lreeves@studio13.biz

Development Services

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



Item No. 12.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Villages of Hurricane Creek, Phase 1B, Block R, Lot 1X, Site Plan. Applicant: CADG Hurricane Creek LLC.

SUMMARY:

Amenity center on one lot on 4.3± acres located at the southwest corner of Forest Hill Lane and Brookside Lane. Zoned Planned Development (Ord. No. 886-2020).

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

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

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

Active

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Villages of Hurricane Creek, Phase 1B, Block R, Lot 1X Locator Map
2. EXHIBIT A - SP (Hurricane Creek Ph 1B Amenity Center)
3. Signed Application

Site Plan - Villages of Hurricane Creek, Phase 1B, Block R, Lot 1X

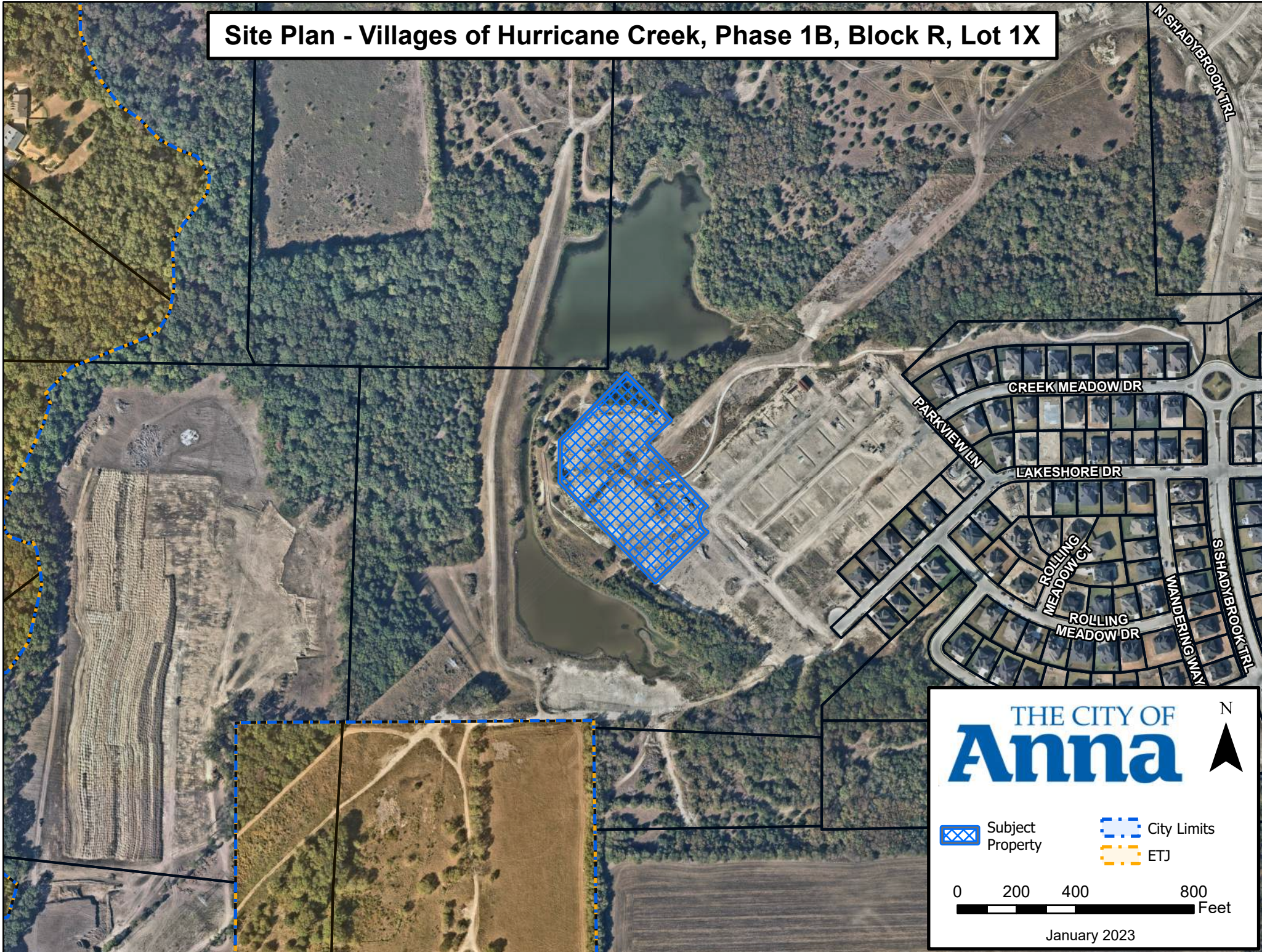
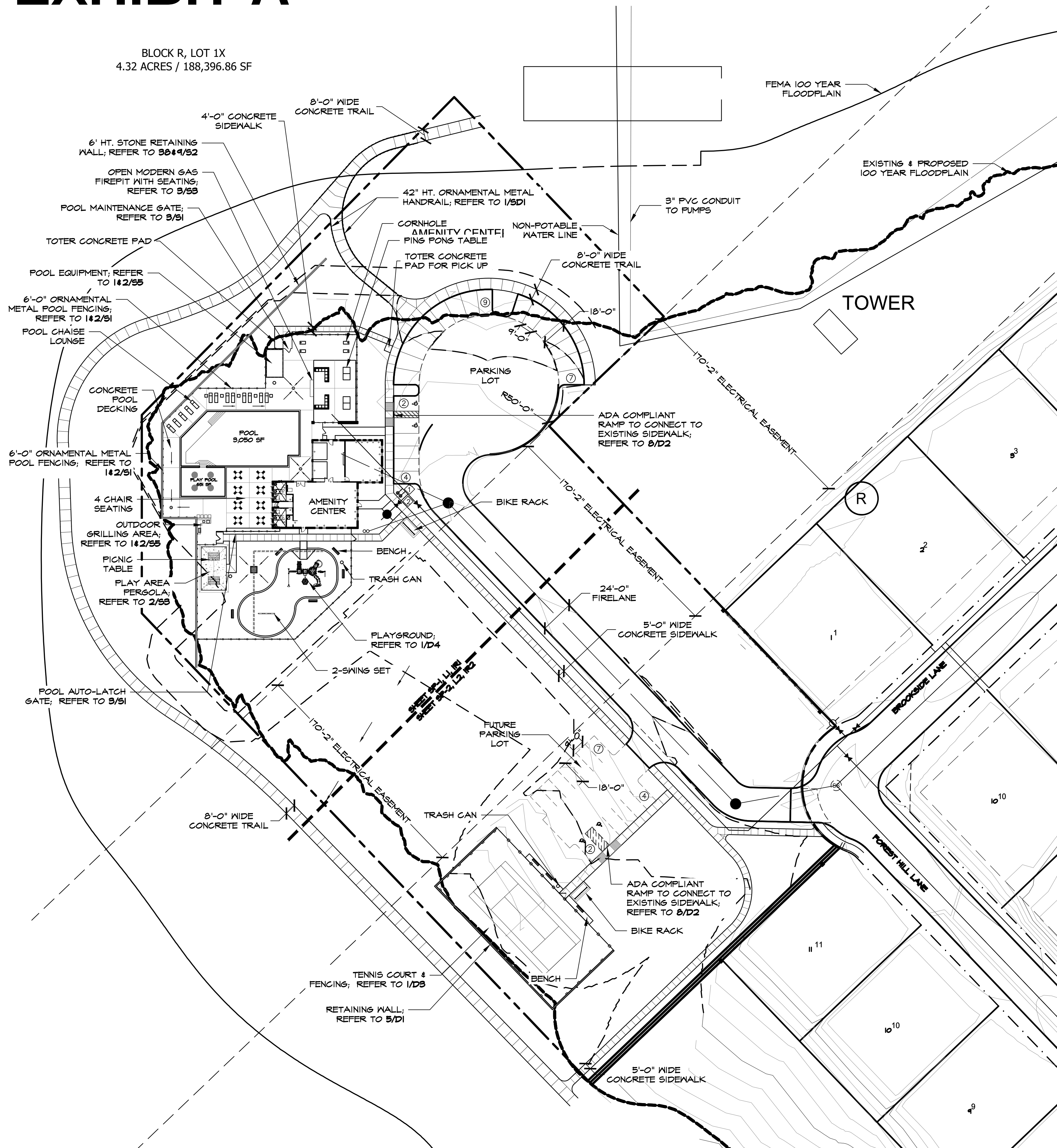
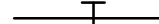


EXHIBIT A

BLOCK R, LOT 1X
4.32 ACRES / 188,396.86 SF



LEGEND

	PROPOSED PARKING COUNT		PROPOSED TOP OF PAVEMENT CONTOUR
	BARRIER FREE RAMP		EXISTING CONTOUR INTERVAL
	EXISTING POWER POLE		PROPOSED DOMESTIC WATER METER
	EXISTING FIRE HYDRANT		PROPOSED IRRIGATION METER
	EXISTING SANITARY SEWER MANHOLE		PROPOSED DETECTOR CHECK VAULT
	EXISTING WATER MAIN W/ VALVE		PROPOSED CURB INLET
	EXISTING LIGHTPOLE		EXISTING POWER POLE W/ GUY WIRE
	EXISTING SANITARY SEWER		FINISHED FLOOR ELEVATION
	EXISTING STORM		VISIBILITY, ACCESS, & MAINTENANCE EASEMENT (VAM)
	RIGHT-OF-WAY		EXISTING LIGHT POLE TO REMAIN
	EXISTING BARRIER FREE RAMP		

BLOCK R, LOT 1X SITE INFORMATION

PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 188,396.86 S.F. OR 4.32 ACRES

BUILDING AREA: 6,154.3 SF
RESTROOM: 416.5 SF
ATTACHED OUTDOOR: 2,491.9 SF
BUILDING HEIGHTS: 25' (1 STORY)
FLOOR TO AREA: 0.329:1 [6154/188,397]
LOT COVERAGE: 3.26%

PARKING REQUIRED: MIN 5 SPACES, 8 FOR SHARED AMENITIES
PARKING PROVIDED:
AMENITY CENTER- 20 TOTAL, (w/ 2 HANDICAP)
TENNIS COURT- 11 TOTAL, (w/ 2 HANDICAP)

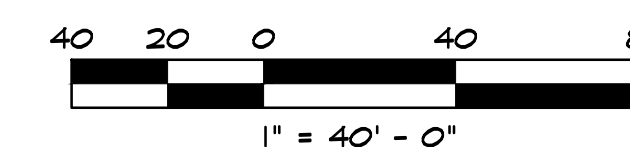
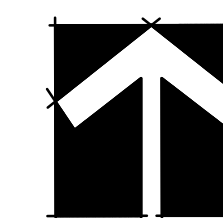
TOTAL IMPERVIOUS SURFACE: 56,404.1 SF, 30%

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER		SANI- SERVICE SIZE
			DOM.	IRR.	
1	2"	2"	X		6"
2	2"	1"		Y	

*A 2" TO 1" REDUCER SHALL BE PLACED ON WATER SERVICE LINES PRIOR TO WATER METER INSTALLATION.

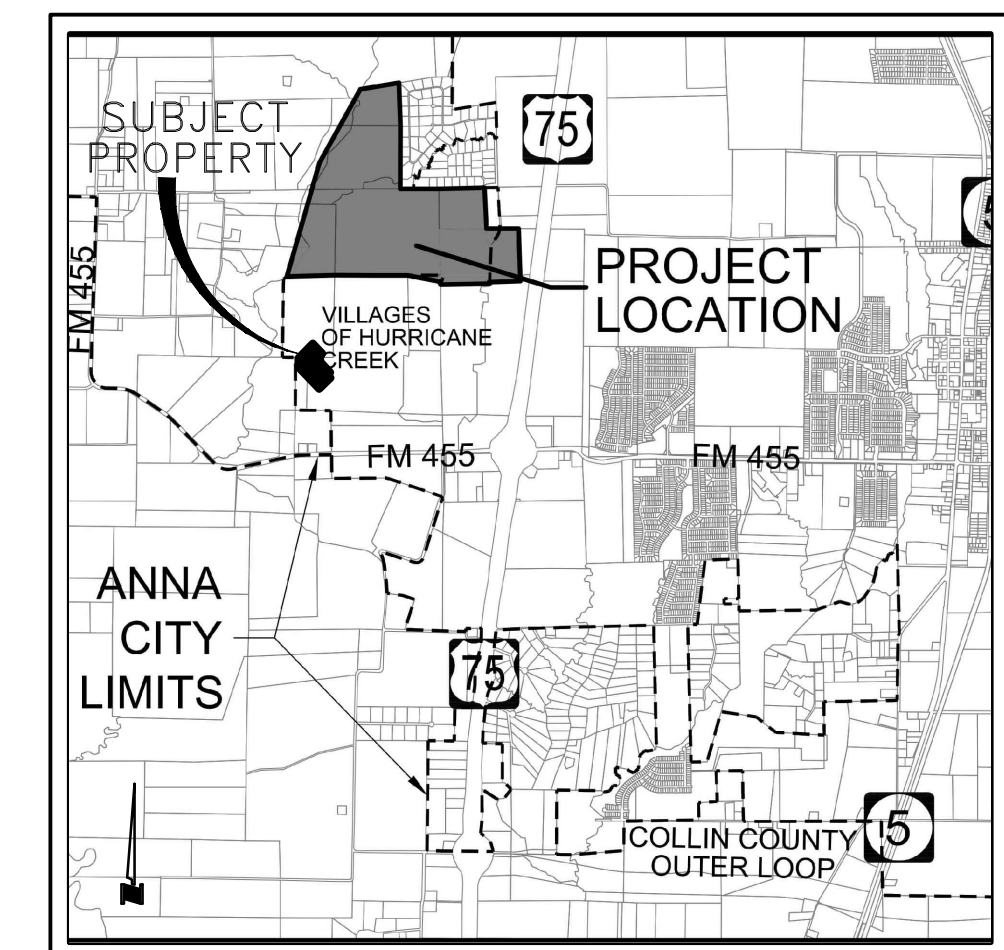


SITE NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- STRUCTURE IS A NON AIR CONDITIONED SPACE, NO HVAC EQUIPMENT WILL BE LOCATED ON SITE.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- ALL POOL EQUIPMENT AND TRASH CAN TOTES SHALL BE SCREENED WITH A 6" H. WOODEN FENCE.
- A 5'-0" WIDE SOLID WOOD GATE SHALL ALLOW ACCESS TO EQUIPMENT.
- FOR ALL BARRIER FENCE RAPS NOTED ON PLAN, REFERENCE SHEET S02 FOR CONSTRUCTION DETAILS.



Submittal 1/23/2023



LOCATION MAP
NOT TO SCALE

SITE PLAN
**THE VILLAGES OF
HURRICANE CREEK, PH. 1B**
Block R, Lot 1X
~AMENITY CENTER~

BEING 4.32 ACRES OUT OF THE J. BOYLE SURVEY,
ABSTRACT NO. 105, THE J. COFFMAN
SURVEY, ABSTRACT NO. 197, AND THE W. S.
RATTAN SURVEY, ABSTRACT NO. 752

CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:
CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LN. SUITE 300
FARMERS BRANCH, TEXAS 75234
PH. (469) 892-7200
CONTACT: TREVOR KOLLINGER

CIVIL ENGINEER:
PELTON LAND SOLUTIONS
11000 FRISCO ST. SUITE 400
FRISCO, TEXAS 75033
PH. (469) 213-1800
CONTACT: MARC PAQUETTE, PE

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES, RLA, LI

Plotted by: Station17 Plot Date: 1/23/2023 3:41 PM

Drawing: W:\Shared With Me\shared\Projects\CAD118 - Hurricane Creek Amenity Center #2\DWG\CAD118-SP.dwg Saved By: Station17 Save
Time: 1/23/2023 1:46 PM

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Hurricane Creek P418 Amenity Center Total Number of Acres: _____
Zoning Classification(s): _____ Total Number of Lots: 1
Location: _____

Property Owner Information & Authorization

Name/Company: CADG Hurricane Creek LLC
Address: 1800 Valley View Ln. #300
City: Farmers Branch State: TX Zip Code: 75234
Phone: 214-728-8383 Email: trevor@centurionamerican.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Leonard W. Reeves (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.

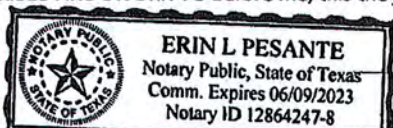
Property Owner's Signature: _____ Date: 1/5/2023

STATE OF: Texas

COUNTY OF: Denton

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

SUBSCRIBED AND SWORN TO before me, this the 5th day of January, 2023



Erin L. Pesante
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Landscape Architect

Name: Leonard W. Reeves

Company: Studio 13 Design Group

Address: 386 W. Main Street

City: Lewisville State: Texas Zip Code: 75057

Phone: 469-635-1900 Email: lreeves@studio13.biz

Development Services

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



Item No. 13.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning on 16.5± acres located on the south side of County Road 427, 530± feet east of County Road 425 to Planned Development to allow for a multiple-family residential development with modified development standards. Applicant: Thinkk Big Investments, LLC.

SUMMARY:

The applicant is proposing multiple-family zoning and design standards that would allow for a development that consists of one and two-story buildings, maximum height of 29 feet, with one and two-bedroom units on one lot.

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) for Woodland Estates, Block A, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning – the subject property and all surrounding properties are located within the ETJ. The City of Anna does not regulate land uses for properties within the ETJ.

North Residences and vacant tract – located in the ETJ
East Vacant land – located in the ETJ
South Residence – located in the ETJ
West Residences – located in the ETJ

Proposed Planned Development Stipulations

The requested zoning is PD-MF-1. This Planned Development is to allow for a medium-density, multiple-family residence. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to annex and zone the subject property to allow for multiple-family residences on one lot.

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

Height and area regulations – Sec. 9.04.019 (MF-1 zoning regulations) of the Zoning Ordinance contains a provision regarding the setback for buildings that exceed one-story in height.

The height of any multifamily building sited on a lot adjacent to an area zoned for single-family dwellings or where single-family dwellings of one story in height exist shall be limited to one story for a distance of 60 feet from the single-family district boundary or the lot on which the single-family dwelling is located.

☐ The applicant is requesting to waive the 60-foot setback for two-story buildings and include a planned development standard limiting structures to a maximum height of 29 feet.

Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the required parking is required to be covered.

☐ The applicant is proposing to reduce the required parking for one-bedroom units from two (2) spaces per unit to one (1) space per unit.

☐ The applicant is requesting to reduce the required covered parking 75% to 50%.

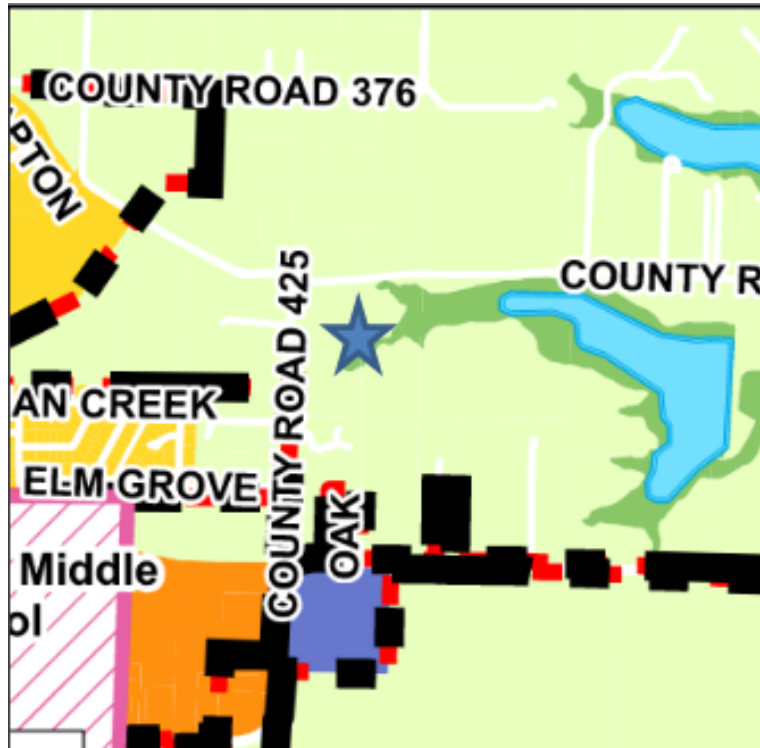
Screening fence – Sec. 9.04.019 (MF-1 zoning regulations) of the Zoning Ordinance requires border fencing of masonry construction no less than eight feet in height be installed along the property line on any perimeter not abutting a public street-right-of-way. This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.

☐ The applicant is requesting to install the six-foot board on board wood fencing.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates this property as Ranching & Agriculture (RA).



Character & Intent: Agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management or ranching, including the raising of livestock. There are opportunities for additional uses that support the character and economic viability of agriculture.

Land Use Considerations

Primary Land Use

Farming, ranching and wildlife management

Secondary Land Use

Single-family detached homes and supporting structures, agriculture related tourism, local food production and distributed energy generation. Cluster Residential may be permitted within a larger Ranching and Agriculture property if an amount of open space equal to the platted lots is preserved and water and wastewater requirements can be met.

The Anna 2050 Future Land Use Plan identifies areas that require significant infrastructure improvements as Ranching & Agricultural but could develop as Cluster Residential if the amount of open space equals that of the platted lots (50% open space).

The proposed development is exceeding the open space requirements of the MF-1 zoning based on number and type of units proposed (required 2.9± acres / provided 3.9± acres). However, if the development was to meet the 50% open space

requirement for a cluster residential development per the Future Land Use Plan description the project would be required to provide 8.2± acres of open space (total acreage would be dependent on the amount of right-of-way needed to create individual platted lots).

Staff's zoning review comments provided to the applicant recommended SF-72 Single-Family Residence District (SF-72) zoning to match recent Annexation and Zoning approvals for properties located to the west of the subject property. Additionally, staff informed the applicant that the SF-60 Single-Family Residence District (SF-60) may be appropriate due to the amount of floodplain and undevelopable area on the property.

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

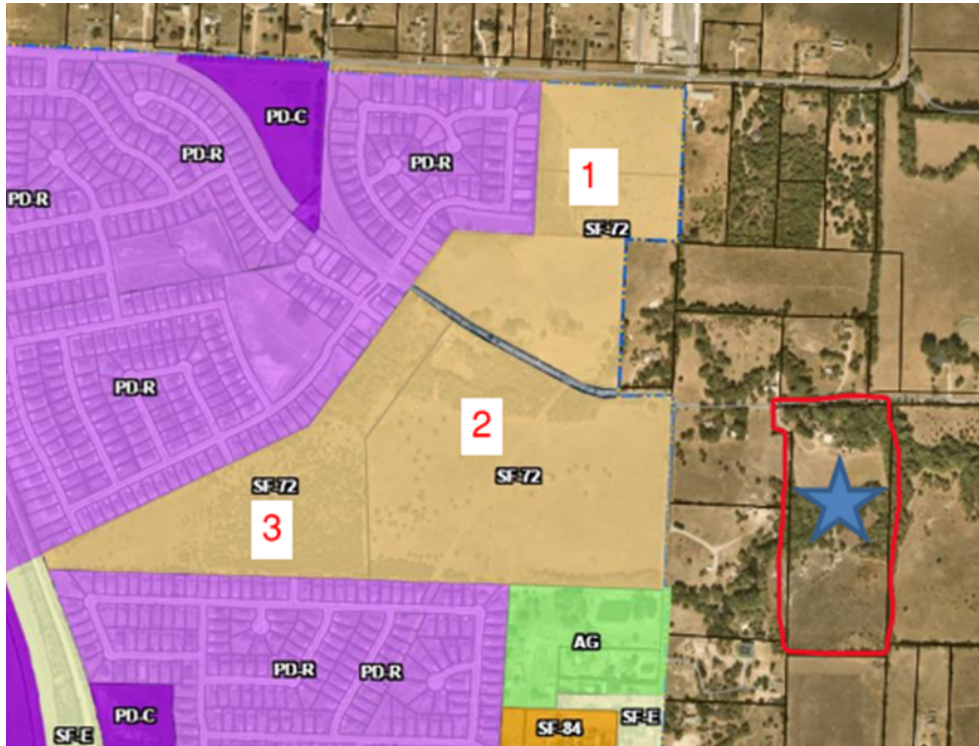
This item supports the City of Anna Strategic Plan, specifically advancing:

Unique

STAFF RECOMMENDATIONS:

The requested zoning is not in conformance with the Anna2050 Future Land Use Plan which requires 50% open space for a cluster residential product and is not consistent with zoning of recently annexed properties to the west and northwest of the subject property (SF-72 Single-Family Residence District).

1. 03/23/2021 (Somerset Farms)
2. 07/27/2021 (Cedar Ridge Estates, Ph 1)
3. 10/26/2021 (Cedar Ridge Estates, Ph 2)



RECOMMENDATION:

If the Commission votes in favor of the zoning request below are recommended restrictions to place on the Planned Development zoning:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Definitions: Except as otherwise provided herein, the definitions in Appendix 3 of Article 9.04 shall apply.

Multiple-family residence: Any building or portion thereof which is designed, built, rented, leased, or let to be occupied as two or more dwelling units or apartments or which is occupied as a home or place of residence by two or more families living in independent dwelling units.

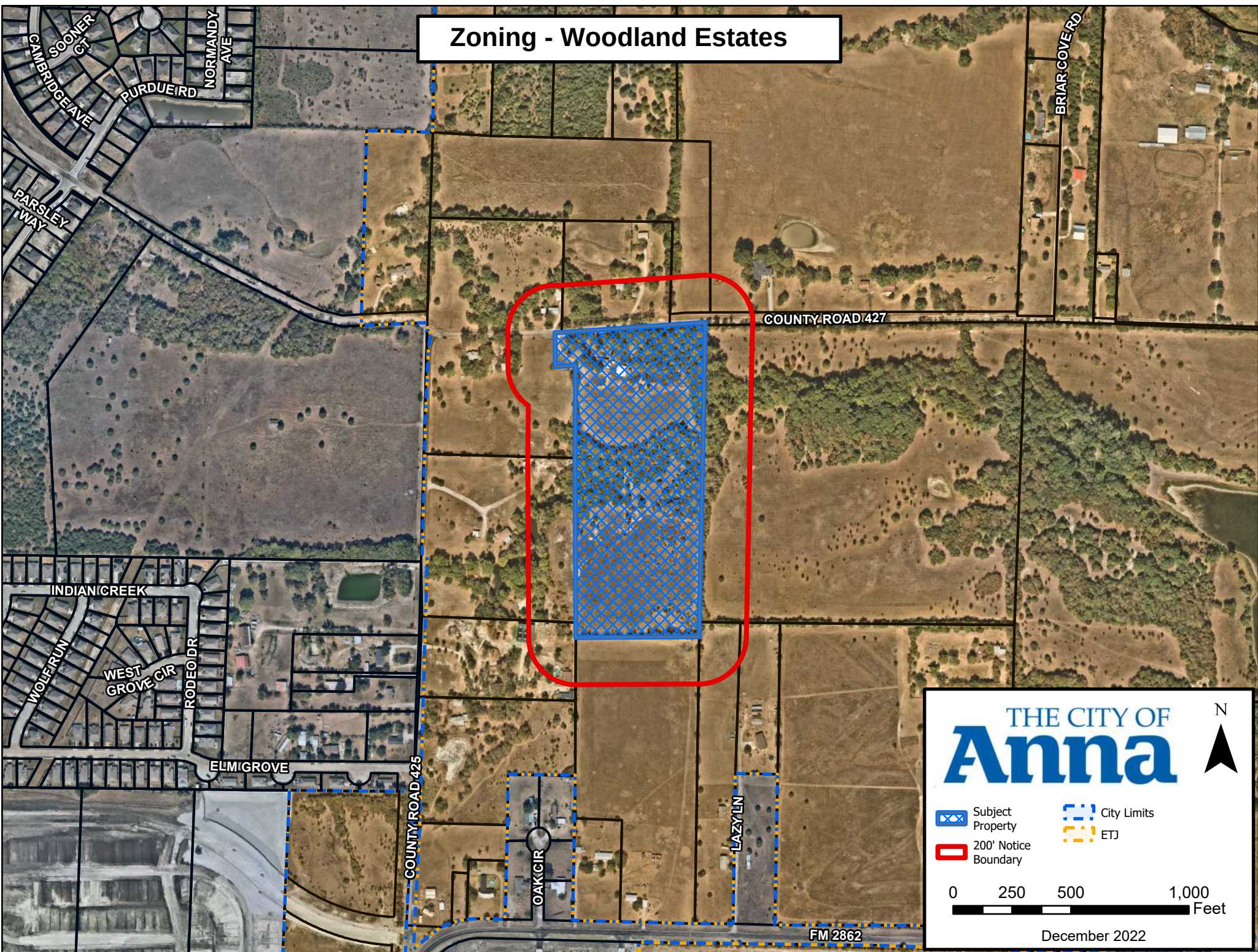
3. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential - Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.

- i. Maximum height (feet): 29
 - ii. Side Yard, interior (feet): 25
 - iii. Parking:
 - A. One-bedroom: One space per unit;
 - B. Two- & Three-bedroom: Two (2) spaces per unit;
 - C. Covered Parking: 50% of the residence required parking must be covered; and
 - D. Visitor Parking: 0.25 per unit.
 - iv. Screening Fence: Screening and fencing on any perimeter not abutting a public right-of-way shall consist of a 6-foot board on board wood fencing.
 - v. Buffer: To prohibit indiscriminate clear cutting and to preserve the natural tree line a 10-foot-tree preservation easement and landscape area shall be provided along the entire eastern, southern, and western property boundaries. In areas where no trees exist the developer shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at time of planting) per 40 linear feet, or portion thereof. The 10-foot tree preservation easement as identified on the Concept Plan (Exhibit A) is designated as a non-disturbance area in which no construction or tree removal will occur. Removal of any trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances.
4. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
5. The Concept Plan will expire after two (2) years of approval.

ATTACHMENTS:

- 1. Zoning Locator Map
- 2. PZ - STAFF REPORT (Zoning) -Woodland Estates, Bl A, Lt 1
- 3. EXHIBIT A - CP (Woodland Estates, Bl A, Lt 1)
- 4. Signed Application

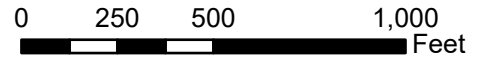
Zoning - Woodland Estates



THE CITY OF
Anna



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



December 2022

CITY OF ANNA

PLANNING & ZONING COMMISSION

February 6, 2023

Public Hearing: Zoning – Woodland Estates, Block A, Lot 1

Applicant: Thinkk Big Investments, LLC

DESCRIPTION:

Request to annex and zone 16.5± acres located on the south side of County Road 427, 530± east of County Road 425 (future Leonard Avenue) to Planned Development to allow for a multiple-family residence development with modified development standards. Located in the Extraterritorial Jurisdiction (ETJ).

The proposed zoning will be Planned Development-MF-1 Multiple-Family Residential Medium Density.

REMARKS:

The applicant is proposing multiple-family zoning and design standards that would allow for a development that consists of one and two-story buildings, maximum height of 29 feet, with one and two-bedroom units on one lot.

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) for Woodland Estates, Block A, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning – the subject property and all surrounding properties are located within the ETJ. The City of Anna does not regulate land uses for properties within the ETJ.

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Primary Land Use

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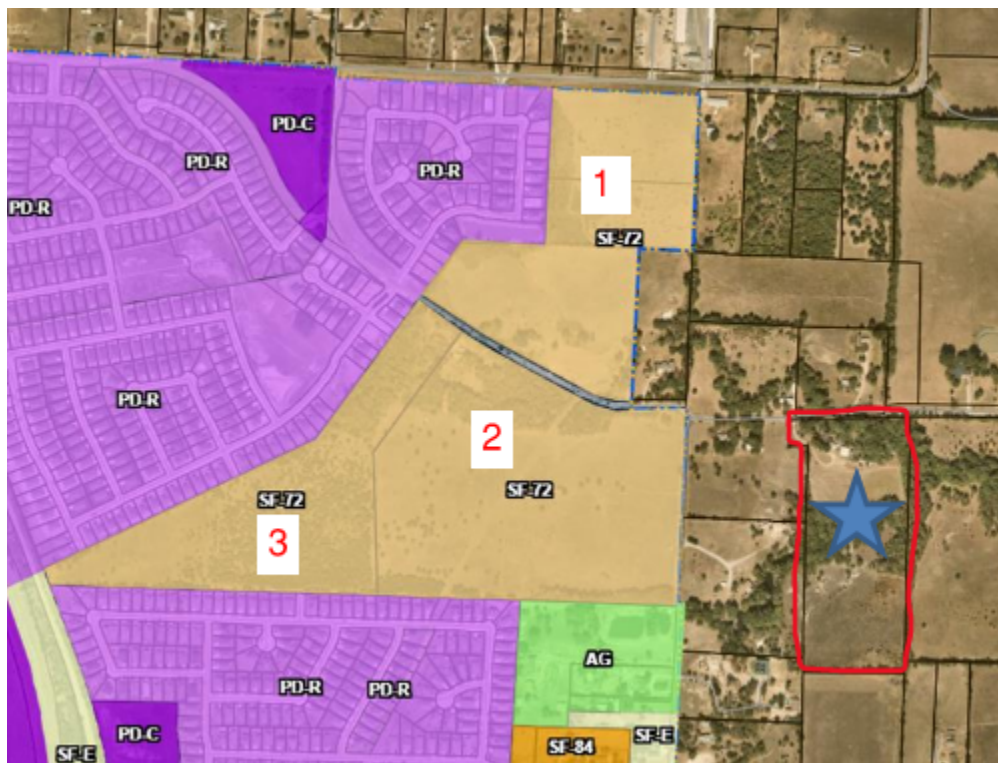
Staff's zoning review comments provided to the applicant recommended zoning of SF-72 Single-Family Residence District (SF-72) to match recent Annexation and Zoning approvals for properties located to the west of the subject property. Additionally, staff informed the applicant that the SF-60 Single-Family Residence District (SF-60) product may be appropriate due to the amount of floodplain and undevelopable area on the property.

SUMMARY:

Request to zone 16.5± acres to Planned Development-MF-1 Multiple-Family Residential Medium Density to allow for multiple-family residence with modified development standards.

The requested zoning is not in conformance with the Anna2050 Future Land Use Plan which requires 50% open space for a cluster residential product and is not consistent with zoning of recently annexed properties to the west and northwest of the subject property (SF-72 Single-Family Residence District).

1. 03/23/2021 (Somerset Farms)
2. 07/27/2021 (Cedar Ridge Estates, Ph 1)
3. 10/26/2021 (Cedar Ridge Estates, Ph 2)



RECOMMENDATION:

If the Commission votes in favor of the zoning request below are recommended restrictions to place on the Planned Development zoning:

Restrictions:

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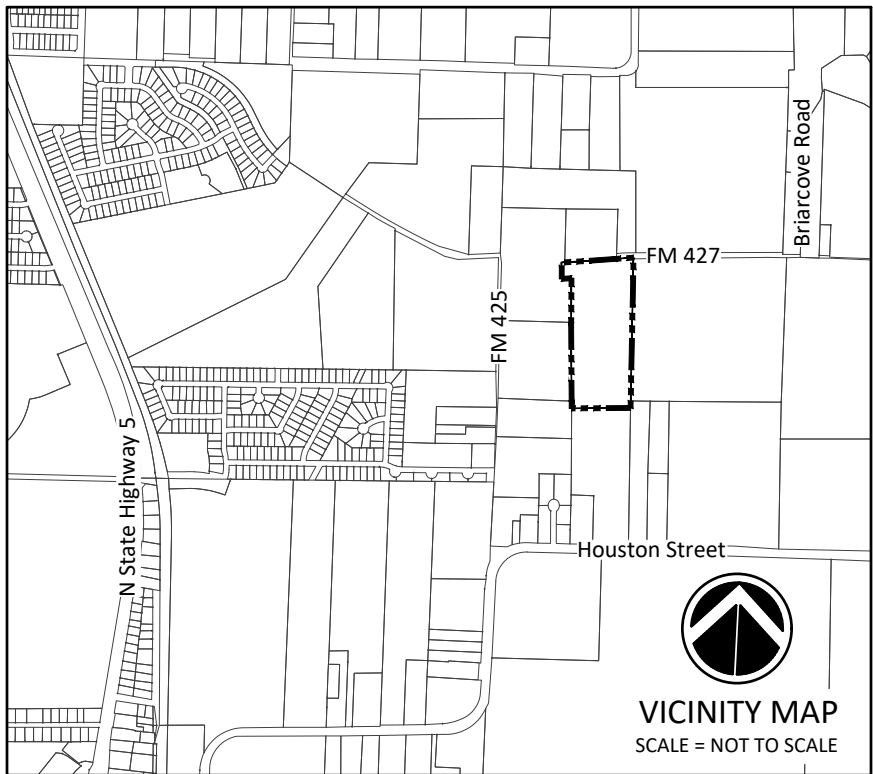


EXHIBIT A SHEET 1 OF 2

Note:

Bearings and distances were created from county parcels, not with survey data.

IN COMPLIANCE WITH:

- COUNTY ROAD 1106 (CR 1106) IS LISTED AS A PRINCIPAL ARTERIAL (120' R.O.W.)
- SITE ALLOWS FOR A 60' R.O.W. DEDICATION (MEASURED FROM THE CENTER OF THE R.O.W.)

Note: Development assumes one lot for the entire development

LEGEND

FIRE LANE (generally located within easement dedication)

PROPERTY LINE

COVERED PARKING SPACE

UNCOVERED PARKING SPACE

REFUSE FACILITY

ZONE A 100-YEAR FLOOD AREA PER FIRM PANEL 48085C0160J

SISTER GROVE CREEK TRIBUTARY PER NWI DATASET

OPEN SPACE

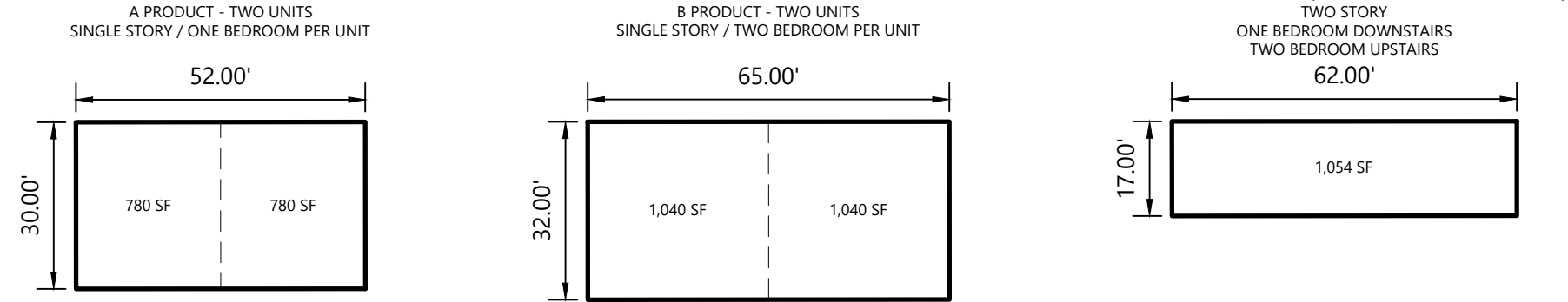


MATCHLINE: REFERENCE PG 2 OF 2

BUILDING TYPES

SCALE 1" = 30'-0"

10.00' MINIMUM SPACING REQUIRED BETWEEN BUILDINGS

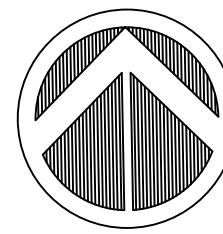


SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
Zoning (from zoning map)	ETJ
Land Use (from zoning ordinance)	Undeveloped
Proposed Land Use	PD-MF-1
Lot Area (square feet & acres, includes dedication)	701,185 s.f. 16.1 acres
Total Building Footprint Area (square feet, within site; total products)	133,020 s.f.
- Product A - 1 Bedroom (2 units per product; 1,560 x 45 products)	70,200 s.f. (min. 780 sf per unit)
- Product B - 2 Bedroom (2 units per product; 2,080 x 15 products)	31,200 s.f. (min. 1,040 sf per unit)
- Product C - 1 & 2 Bedroom (2 units per product; 1,054 x 30 products)	31,620 s.f. (min. 1,054 sf per unit)
Building Height (feet - distance to tallest building element)	
- Product A	1 STORY
- Product B	1 STORY
- Product C	2 STORY/29' MAX
Lot Coverage (percent - X.XX%; 133,020 sf / 720,589)	18.5%
Total Unit Count	180 units
% of 1 Bedrooms	67%
% of 2 Bedrooms	33%
PARKING	
Required Parking (1 parking space per one-bedroom dwelling unit & 2 parking spaces per two-bedroom dwelling unit) 120 + (60 x 2)	240 spaces
Required Visitor Parking (25% visitor parking) 240 x 0.25	60 spaces
Total Required Parking (required parking plus required visitor parking; 240 + 60)	300 spaces
Required Covered Parking (50% of parking must be covered; 300 x 0.5)	150 spaces
Total Provided Parking	302 spaces
Total Pavement Area	149,317 s.f.
OPEN SPACE	
600 S.F. Required per 1-Bedroom Unit (120 units x 600 s.f.)	72,000 s.f.
900 S.F. Required per 2-Bedroom Unit (60 units x 900 s.f.)	54,000 s.f.
Total Required Open Space	126,000 s.f.
Total Provided Open Space (as shown with open space hatch; see legend)	170,514 s.f.

OPEN SPACE SUMMARY:

- Original tract lot acreage
- 701,185 square feet
 - 16.1 acres
- Open space provided
- 170,514 square feet
 - 3.9 acres
 - 24.3%



0 40 80 Feet

SCALE: 1" = 40' - 0"

CONCEPT PLAN
WOODLAND ESTATES
BLOCK A, LOT 1
ANNA, TEXAS | COLLIN COUNTY
'16.1 ACRE TRACT'
SHEET 1, TRACT 55
16.1 ACRES
GUINN MORRISON SURVEY
ABS A0559
JANUARY 25, 2023

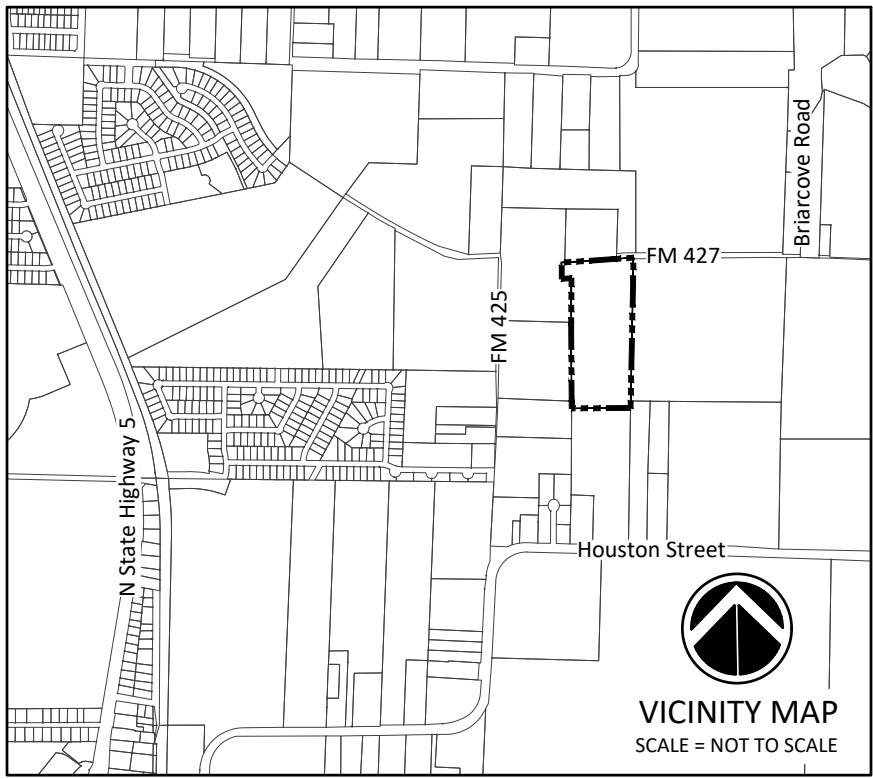


EXHIBIT A SHEET 2 OF 2

Note:

Bearings and distances were created from county parcels, not with survey data.

Note: Development assumes one lot for the entire development

LEGEND

FIRE LANE (generally located within easement dedication)

PROPERTY LINE

COVERED PARKING SPACE

UNCOVERED PARKING SPACE

REFUSE FACILITY

ZONE A 100-YEAR FLOOD AREA
PER FIRM PANEL 48085C0160J

SISTER GROVE CREEK TRIBUTARY
PER NWI DATASET

OPEN SPACE

BUILDING TYPES

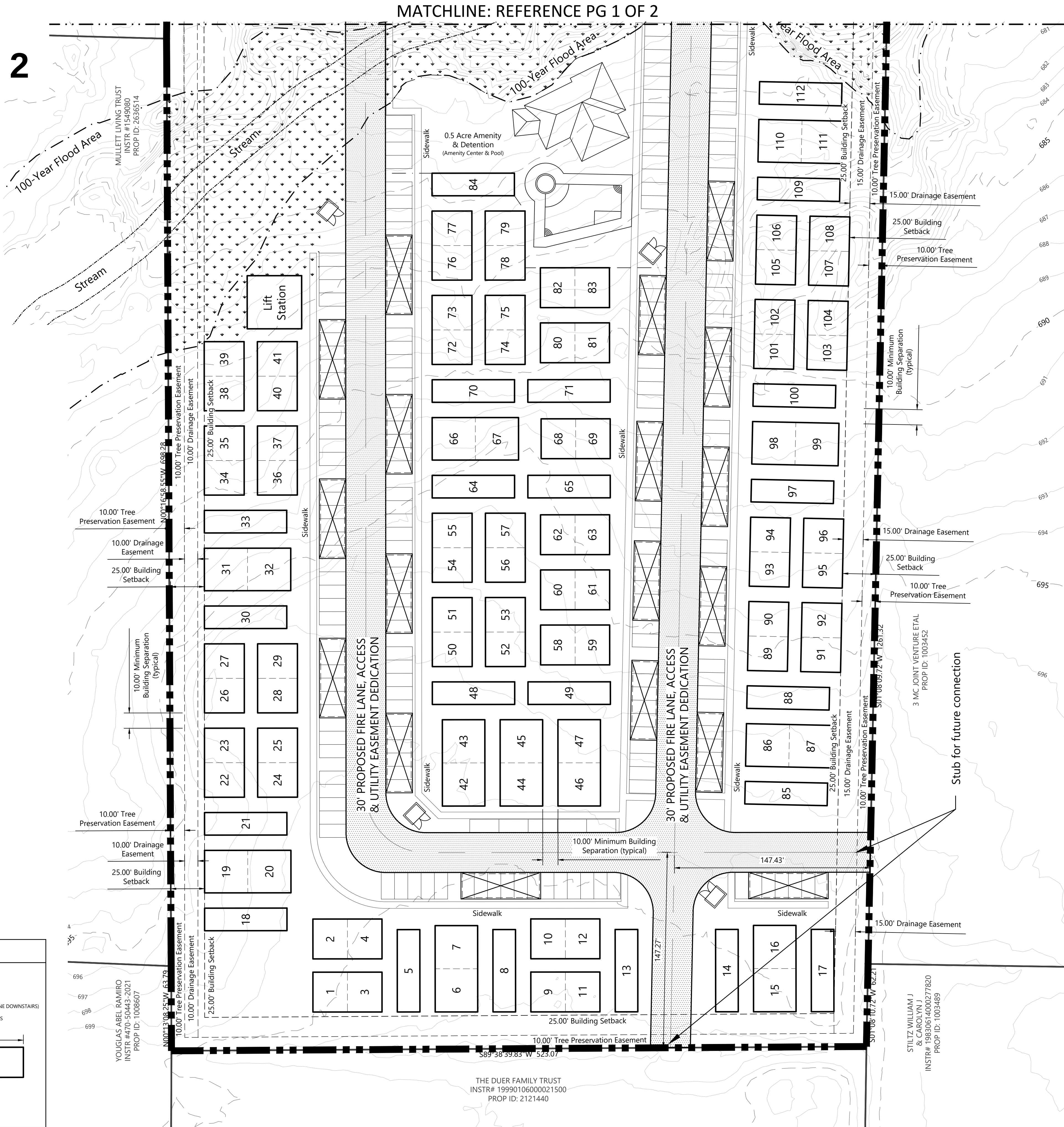
SCALE 1" = 30'-0"

10.00' MINIMUM SPACING REQUIRED BETWEEN BUILDINGS

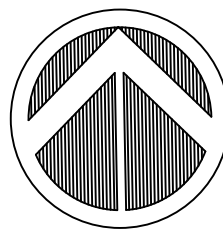
A PRODUCT - TWO UNITS
SINGLE STORY / ONE BEDROOM PER UNIT

B PRODUCT - TWO UNITS
SINGLE STORY / TWO BEDROOM PER UNIT

C PRODUCT - TWO UNITS (ONE UPSTAIRS/ONE DOWNSTAIRS)
TWO STORY
ONE BEDROOM DOWNSTAIRS
TWO BEDROOM UPSTAIRS



REFUSE FACILITY		
GENERAL SITE DATA		
Maximum Distance (every dwelling unit shall be located within 250 feet of a refuse facility)		250 feet
Size of each container (in cubic yards)		6 c.y.
Quantity (minimum of 1 container per 30 dwelling units)		5



0 40 80 Feet

SCALE: 1" = 40' - 0"

CONCEPT PLAN
WOODLAND ESTATES
BLOCK A, LOT 1
ANNA, TEXAS | COLLIN COUNTY
'16.1 ACRE TRACT'
SHEET 1, TRACT 55
16.1 ACRES
GUINN MORRISON SURVEY
ABS A0559
JANUARY 25, 2023

Annexation Petition

THE CITY OF
Anna

To the Mayor and Governing Body of the City of Anna, Texas

I (we), the undersigned, being owner(s) of property that is within the existing extraterritorial jurisdiction of the City of Anna, Texas, hereby petition your honorable body to extend the present city limits so as to include the territory more fully described in Exhibit A, attached hereto and incorporated herein for all intents and purposes. I (we) am (are) the owner(s) and/or legally represent the owner(s) of the property described in Exhibit A, on which less than three qualified voters reside.

(We) certify that this Petition is signed and acknowledged by each and every corporation and person owning the described land or having an interest in any part thereof.

The undersigned represent(s) that he (they) and all other owners desire to be annexed to and made part of the City of Anna, Texas, subject to all laws, rules, and regulations of said city.

Property Description

(Attach legal description of property with surveyor's stamp & map showing location)

Total Number of Acres: 16.0610 Acres

Location: 2640 County Road 427

Fee

Annexation \$100

Property Owner Information & Authorization

Name/Company: Thinkk Big Investments, LLC

Address: 421 Country Club Road

City: Fairview

State: TX

Zip Code: 75069

Phone: _____

Email: prithivi@ustamil.com

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: _____

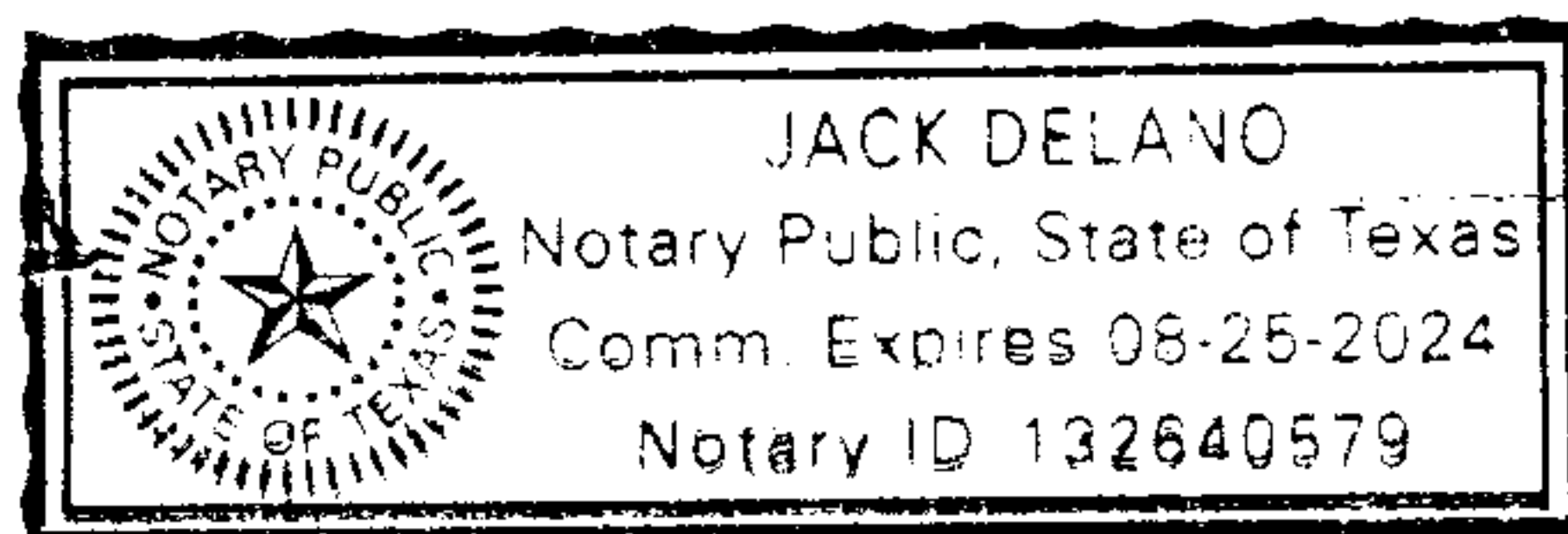
Date: 12/7/2022

STATE OF: Tx

COUNTY OF: Cook

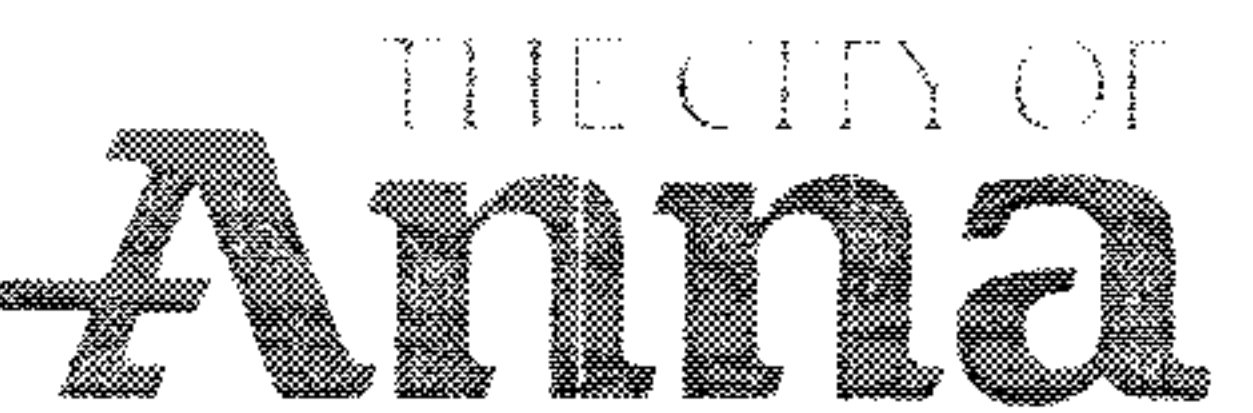
BEFORE ME, a Notary Public, on this day personally appeared Piruthiviraj Loganathan (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true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

SUBSCRIBED AND SWORN TO before me, this the 7 day of 12, 2022



NOTARY PUBLIC in and for the State of Texas

Owner Authorization and Representative Designation



Property Description

Subdivision: N/A Total Number of Acres: 16.0610 Acres
Zoning Classification(s): N/A - ETJ Total Number of Lots: 1 Lot
Location: 2640 County Road 427

Property Owner Information & Authorization

Name/Company: Thinkk Big Investments, LLC
Address: 421 Country Club Road
City: Fairview State: TX Zip Code: 75069
Phone: _____ Email: prithivi@ustamil.com

Project Representation (check one):

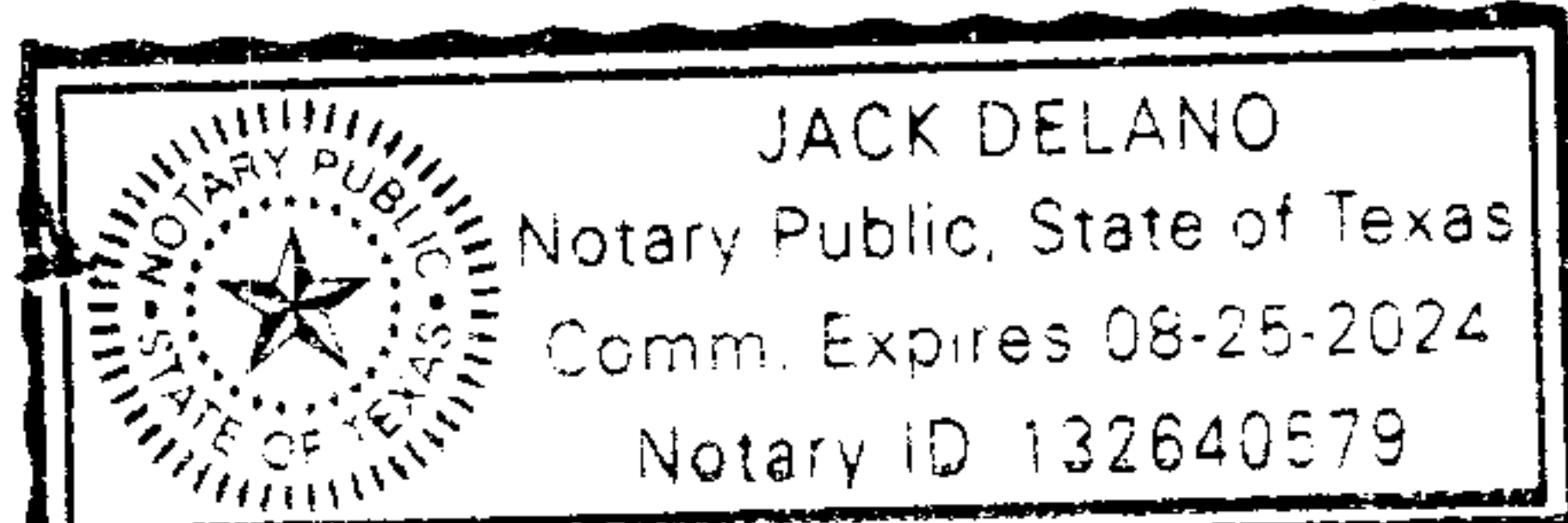
- ☐ I will represent the application myself; OR
☒ I hereby designate Charles Branch (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding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

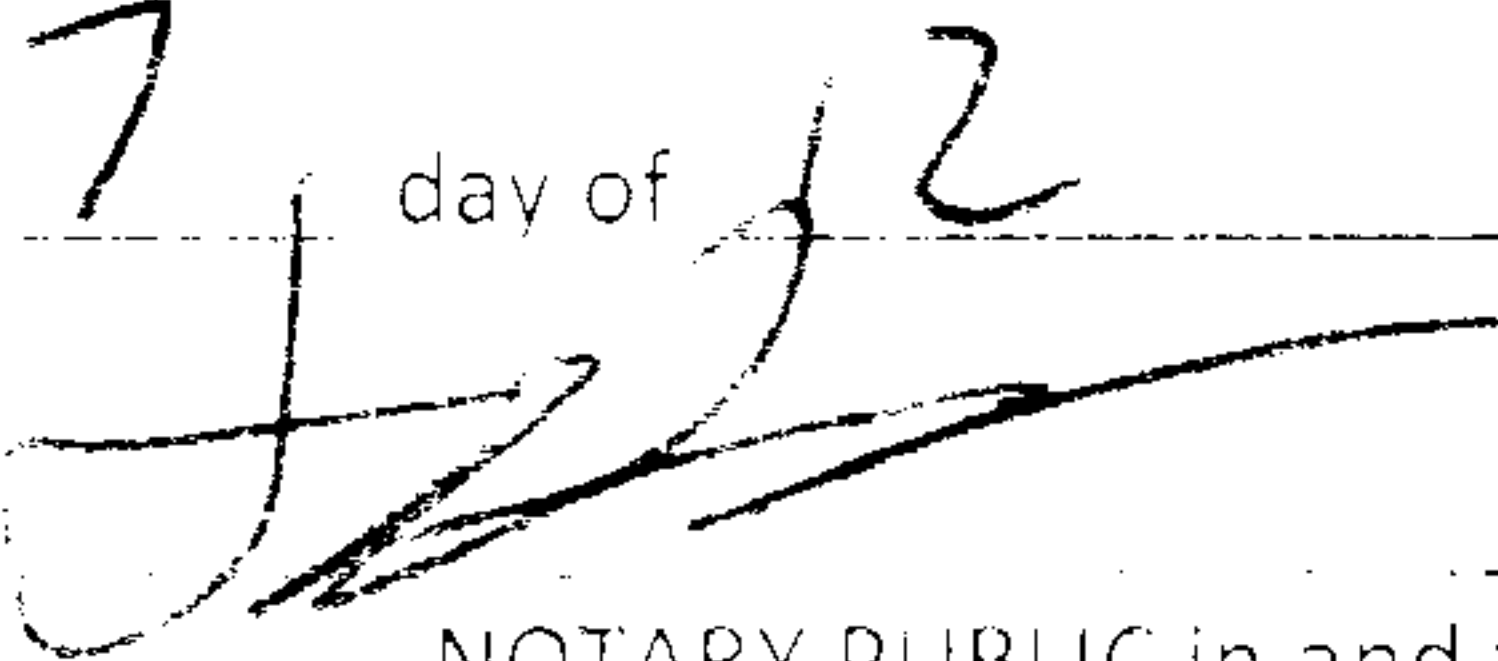
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature:  Date: 12/7/2022
STATE OF: TX
COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 7 day of 12, 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: Matthew D. Lee, P.E.
Company: Westwood Professional Services
Address: 2901 Dallas Parkway, Suite 400
City: Plano State: TX Zip Code: 75093
Phone: 214-556-6910 Email: Matthew.Lee@Westwoodps.com



Item No. 14.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Woodland Estates, Block A, Lot 1, Concept Plan.
Applicant: Thinkk Big Investments, LLC.

SUMMARY:

Multiple-family residences on one lot on 16.5± acres located on the south side of County Road 427, 530± east of County Road 425 (future Leonard Avenue).

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 multiple-family residential development. The concept plan complies with the Planning and Development regulations as requested by the zoning case.

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

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

Unique

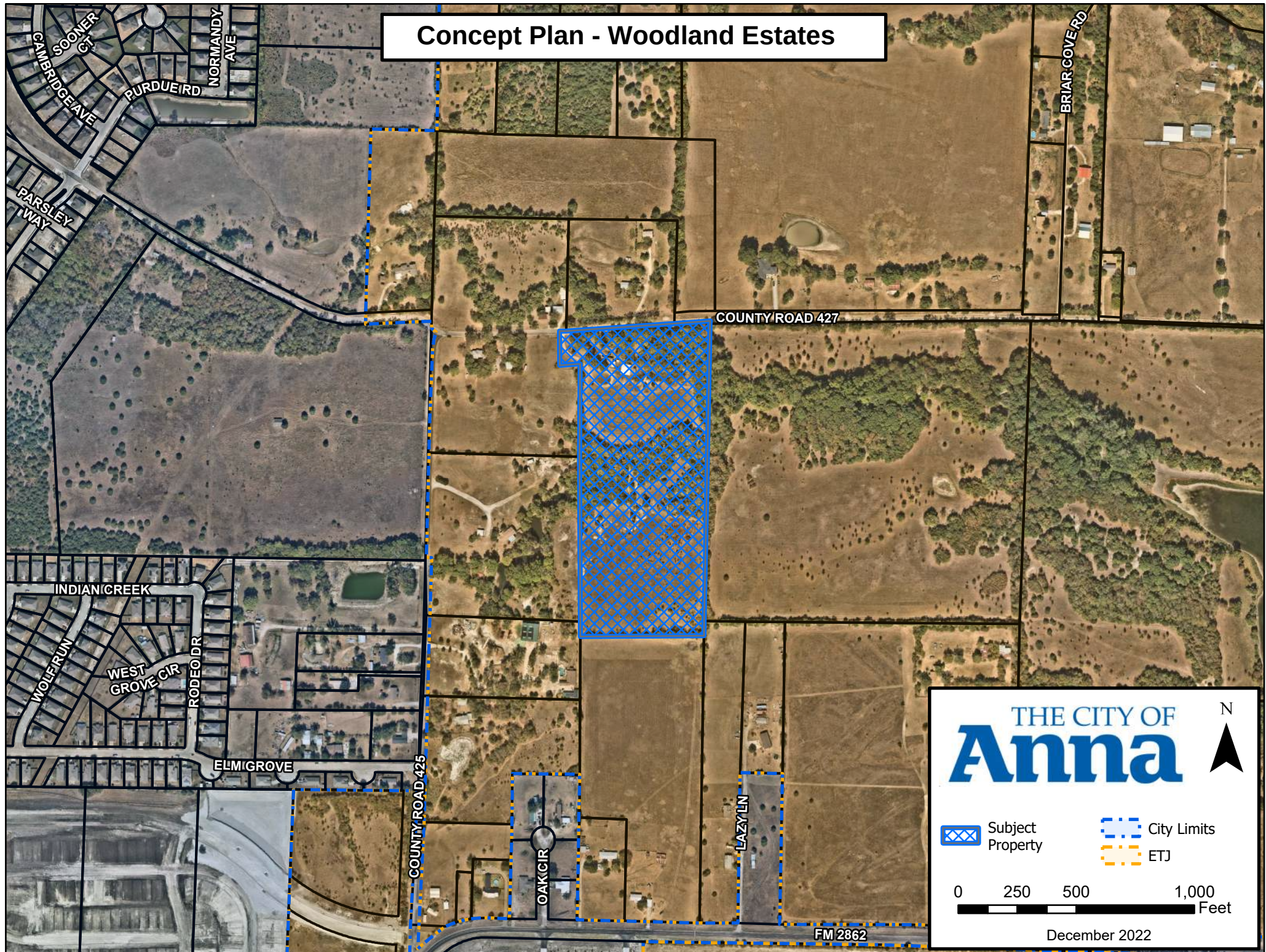
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Concept Plan Locator Map
2. EXHIBIT A - CP (Woodland Estates, BI A, Lt 1)
3. Signed Application

Concept Plan - Woodland Estates



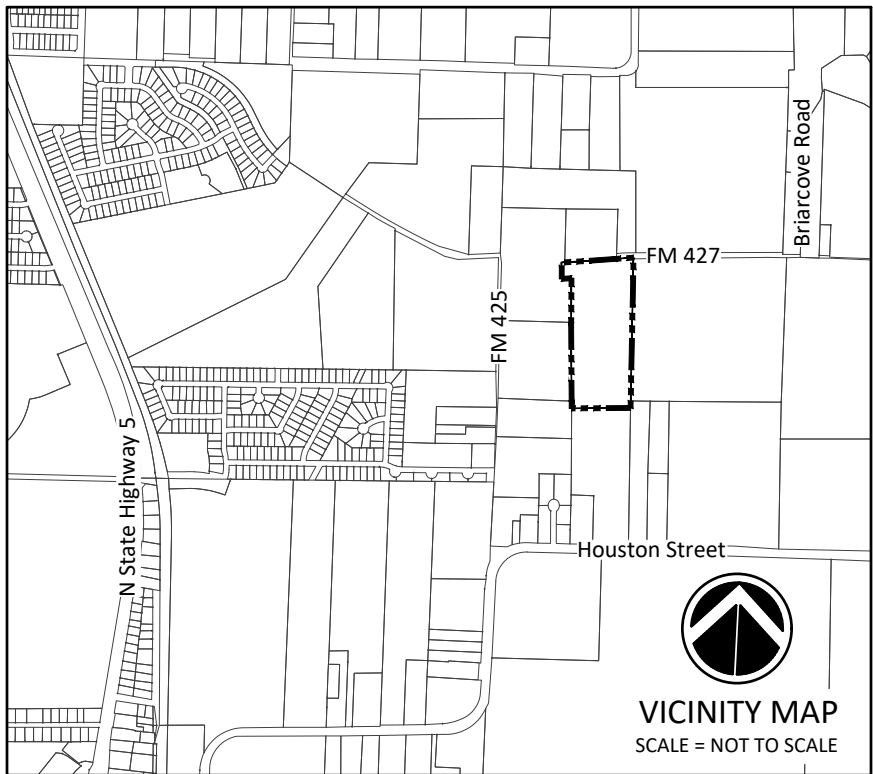


EXHIBIT A SHEET 1 OF 2

Note:
Bearings and distances were created from county parcels, not with survey data.

IN COMPLIANCE WITH:

- COUNTY ROAD 1106 (CR 1106) IS LISTED AS A PRINCIPAL ARTERIAL (120' R.O.W.)
- SITE ALLOWS FOR A 60' R.O.W. DEDICATION (MEASURED FROM THE CENTER OF THE R.O.W.)

Note: Development assumes one lot for the entire development

LEGEND

FIRE LANE (generally located within easement dedication)

PROPERTY LINE

COVERED PARKING SPACE

UNCOVERED PARKING SPACE

REFUSE FACILITY

ZONE A 100-YEAR FLOOD AREA PER FIRM PANEL 48085C0160J

SISTER GROVE CREEK TRIBUTARY PER NWI DATASET

OPEN SPACE

BUILDING TYPES

SCALE 1" = 30'-0"

10.00' MINIMUM SPACING REQUIRED BETWEEN BUILDINGS

A PRODUCT - TWO UNITS
SINGLE STORY / ONE BEDROOM PER UNIT

52.00'

30.00'

780 SF

780 SF

B PRODUCT - TWO UNITS
SINGLE STORY / TWO BEDROOM PER UNIT

65.00'

32.00'

1,040 SF

1,040 SF

C PRODUCT - TWO UNITS (ONE UPSTAIRS/ONE DOWNSTAIRS)
TWO STORY
ONE BEDROOM DOWNSTAIRS
TWO BEDROOM UPSTAIRS

62.00'

17.00'

1,054 SF

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
Zoning (from zoning map)	ETJ
Land Use (from zoning ordinance)	Undeveloped
Proposed Land Use	PD-MF-1
Lot Area (square feet & acres, includes dedication)	701,185 s.f. 16.1 acres
Total Building Footprint Area (square feet, within site; total products)	133,020 s.f.
- Product A - 1 Bedroom (2 units per product; 1,560 x 45 products)	70,200 s.f. (min. 780 sf per unit)
- Product B - 2 Bedroom (2 units per product; 2,080 x 15 products)	31,200 s.f. (min. 1,040 sf per unit)
- Product C - 1 & 2 Bedroom (2 units per product; 1,054 x 30 products)	31,620 s.f. (min. 1,054 sf per unit)
Building Height (feet - distance to tallest building element)	
- Product A	1 STORY
- Product B	1 STORY
- Product C	2 STORY/29' MAX
Lot Coverage (percent - X.XX%; 133,020 sf / 720,589)	18.5%
Total Unit Count	180 units
% of 1 Bedrooms	67%
% of 2 Bedrooms	33%
PARKING	
Required Parking (1 parking space per one-bedroom dwelling unit & 2 parking spaces per two-bedroom dwelling unit) 120 + (60 x 2)	240 spaces
Required Visitor Parking (25% visitor parking) 240 x 0.25	60 spaces
Total Required Parking (required parking plus required visitor parking; 240 + 60)	300 spaces
Required Covered Parking (50% of parking must be covered; 300 x 0.5)	150 spaces
Total Provided Parking	302 spaces
Total Pavement Area	149,317 s.f.
OPEN SPACE	
600 S.F. Required per 1-Bedroom Unit (120 units x 600 s.f.)	72,000 s.f.
900 S.F. Required per 2-Bedroom Unit (60 units x 900 s.f.)	54,000 s.f.
Total Required Open Space	126,000 s.f.
Total Provided Open Space (as shown with open space hatch; see legend)	170,514 s.f.

OPEN SPACE SUMMARY:
Original tract lot acreage

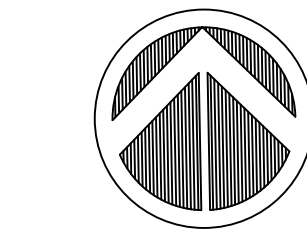
- 701,185 square feet
- 16.1 acres

Open space provided

- 170,514 square feet
- 3.9 acres
- 24.3%



MATCHLINE: REFERENCE PG 2 OF 2



0 40 80 Feet

SCALE: 1" = 40' - 0"

**CONCEPT PLAN
WOODLAND ESTATES
BLOCK A, LOT 1
ANNA, TEXAS | COLLIN COUNTY
'16.1 ACRE TRACT'
SHEET 1, TRACT 55
16.1 ACRES
GUINN MORRISON SURVEY
ABS A0559
JANUARY 25, 2023**

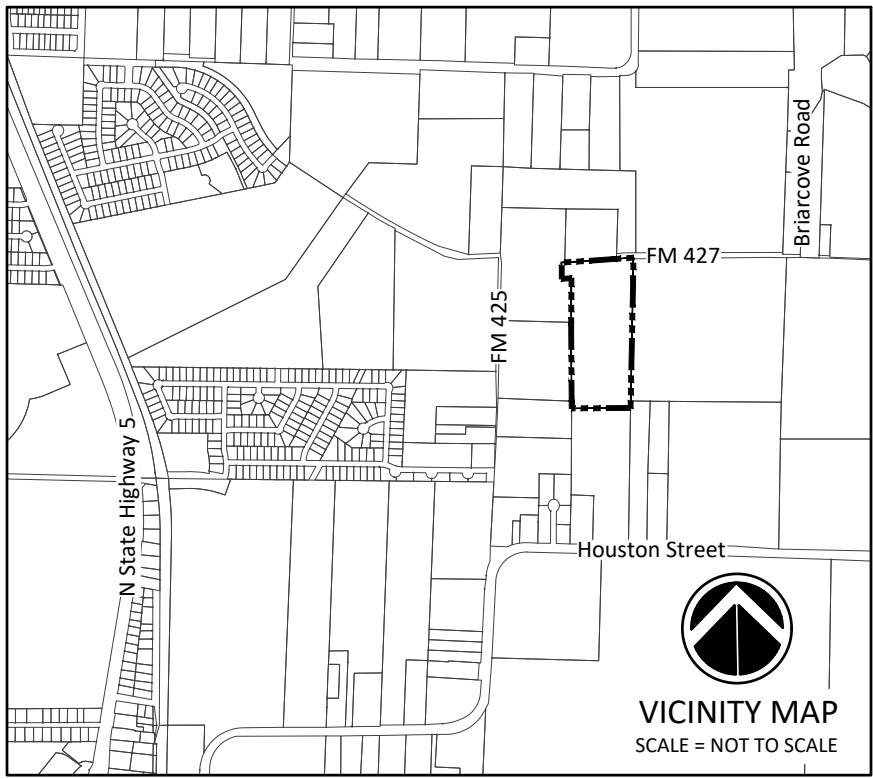


EXHIBIT A SHEET 2 OF 2

Note:

Bearings and distances were created from county parcels, not with survey data.

Note: Development assumes one lot for the entire development

LEGEND

FIRE LANE (generally located within easement dedication)

PROPERTY LINE

COVERED PARKING SPACE

UNCOVERED PARKING SPACE

REFUSE FACILITY

ZONE A 100-YEAR FLOOD AREA
PER FIRM PANEL 48085C0160J

SISTER GROVE CREEK TRIBUTARY
PER NWI DATASET

OPEN SPACE

BUILDING TYPES

SCALE 1" = 30'-0"

10.00' MINIMUM SPACING REQUIRED BETWEEN BUILDINGS

A PRODUCT - TWO UNITS
SINGLE STORY / ONE BEDROOM PER UNIT

52.00'

30.00'

780 SF

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B PRODUCT - TWO UNITS
SINGLE STORY / TWO BEDROOM PER UNIT

65.00'

32.00'

1,040 SF

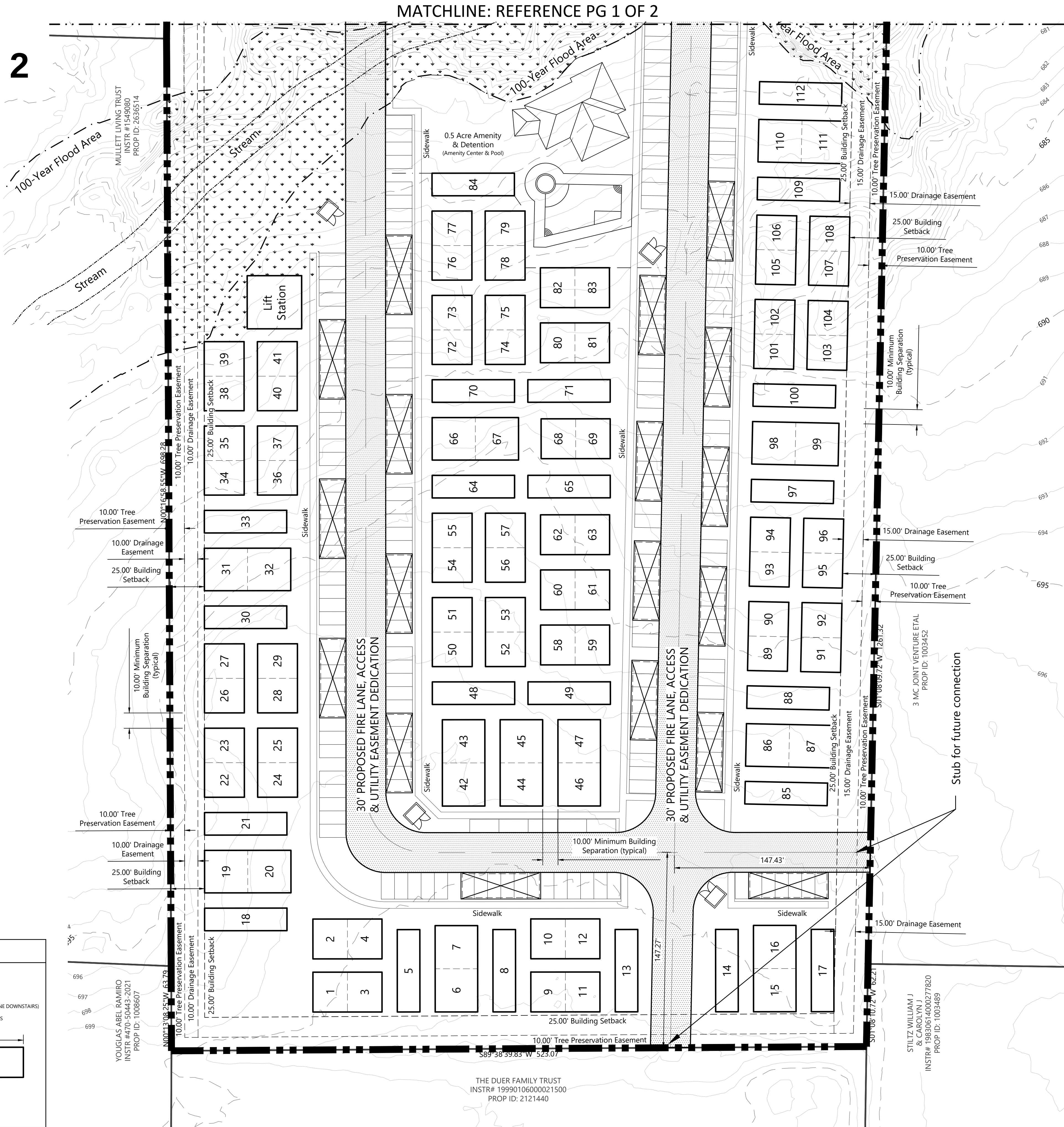
1,040 SF

C PRODUCT - TWO UNITS (ONE UPSTAIRS/ONE DOWNSTAIRS)
TWO STORY
ONE BEDROOM DOWNSTAIRS
TWO BEDROOM UPSTAIRS

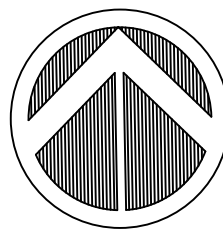
62.00'

17.00'

1,054 SF



REFUSE FACILITY		
GENERAL SITE DATA		
Maximum Distance (every dwelling unit shall be located within 250 feet of a refuse facility)		250 feet
Size of each container (in cubic yards)		6 c.y.
Quantity (minimum of 1 container per 30 dwelling units)		5



0 40 80 Feet

SCALE: 1" = 40' - 0"

CONCEPT PLAN
WOODLAND ESTATES
BLOCK A, LOT 1
ANNA, TEXAS | COLLIN COUNTY
'16.1 ACRE TRACT'
SHEET 1, TRACT 55
16.1 ACRES
GUINN MORRISON SURVEY
ABS A0559
JANUARY 25, 2023

Annexation Petition

THE CITY OF
Anna

To the Mayor and Governing Body of the City of Anna, Texas

I (we), the undersigned, being owner(s) of property that is within the existing extraterritorial jurisdiction of the City of Anna, Texas, hereby petition your honorable body to extend the present city limits so as to include the territory more fully described in Exhibit A, attached hereto and incorporated herein for all intents and purposes. I (we) am (are) the owner(s) and/or legally represent the owner(s) of the property described in Exhibit A, on which less than three qualified voters reside.

(We) certify that this Petition is signed and acknowledged by each and every corporation and person owning the described land or having an interest in any part thereof.

The undersigned represent(s) that he (they) and all other owners desire to be annexed to and made part of the City of Anna, Texas, subject to all laws, rules, and regulations of said city.

Property Description

(Attach legal description of property with surveyor's stamp & map showing location)

Total Number of Acres: 16.0610 Acres

Location: 2640 County Road 427

Fee

Annexation \$100

Property Owner Information & Authorization

Name/Company: Thinkk Big Investments, LLC

Address: 421 Country Club Road

City: Fairview

State: TX

Zip Code: 75069

Phone: _____

Email: prithivi@ustamil.com

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: _____

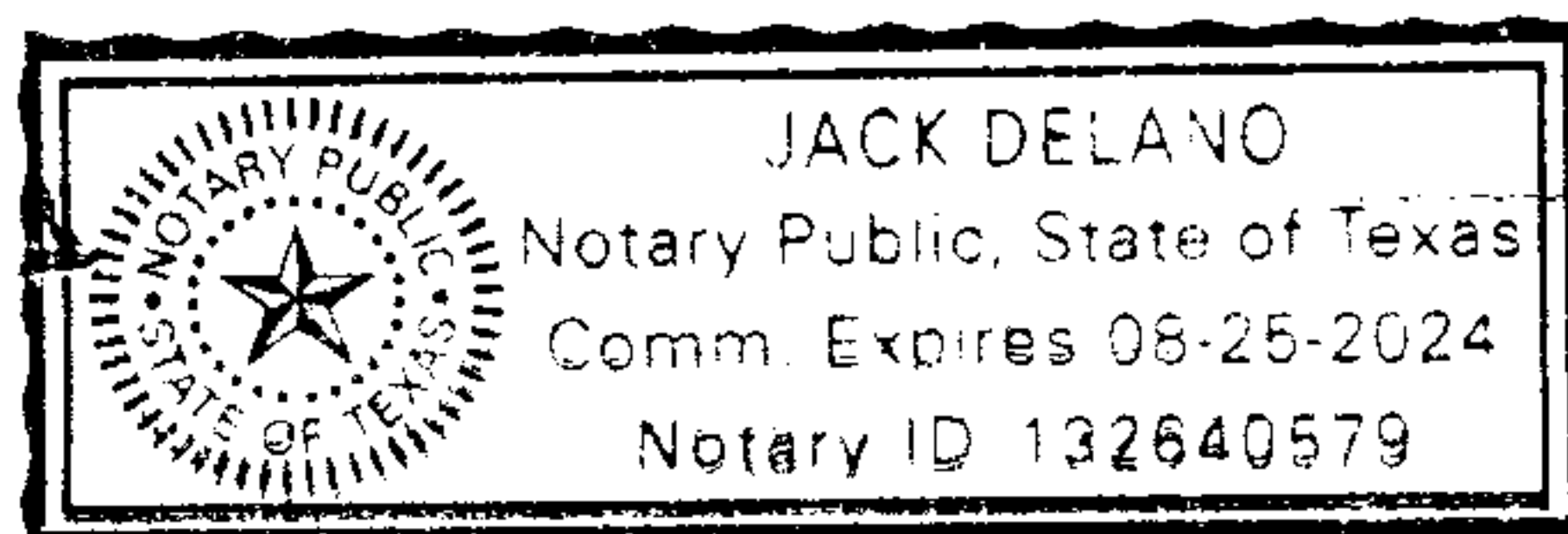
Date: 12/7/2022

STATE OF: Tx

COUNTY OF: Cook

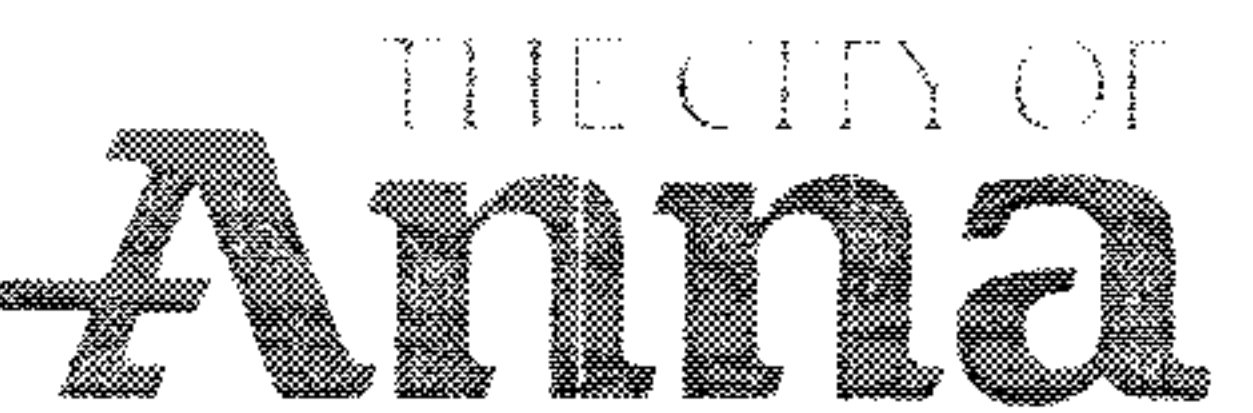
BEFORE ME, a Notary Public, on this day personally appeared Piruthiviraj Loganathan
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true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

SUBSCRIBED AND SWORN TO before me, this the 7 day of 12, 2022



NOTARY PUBLIC in and for the State of Texas

Owner Authorization and Representative Designation



Property Description

Subdivision: N/A Total Number of Acres: 16.0610 Acres
Zoning Classification(s): N/A - ETJ Total Number of Lots: 1 Lot
Location: 2640 County Road 427

Property Owner Information & Authorization

Name/Company: Thinkk Big Investments, LLC
Address: 421 Country Club Road
City: Fairview State: TX Zip Code: 75069
Phone: _____ Email: prithivi@ustamil.com

Project Representation (check one):

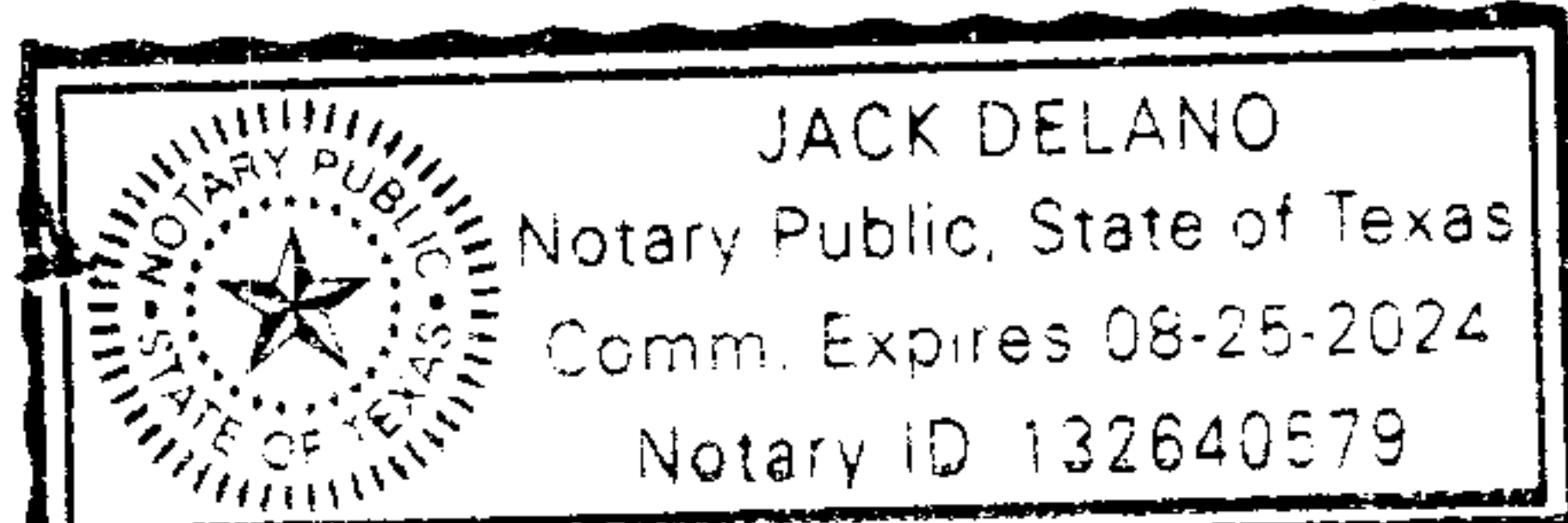
- ☐ I will represent the application myself; OR
☒ I hereby designate Charles Branch (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding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

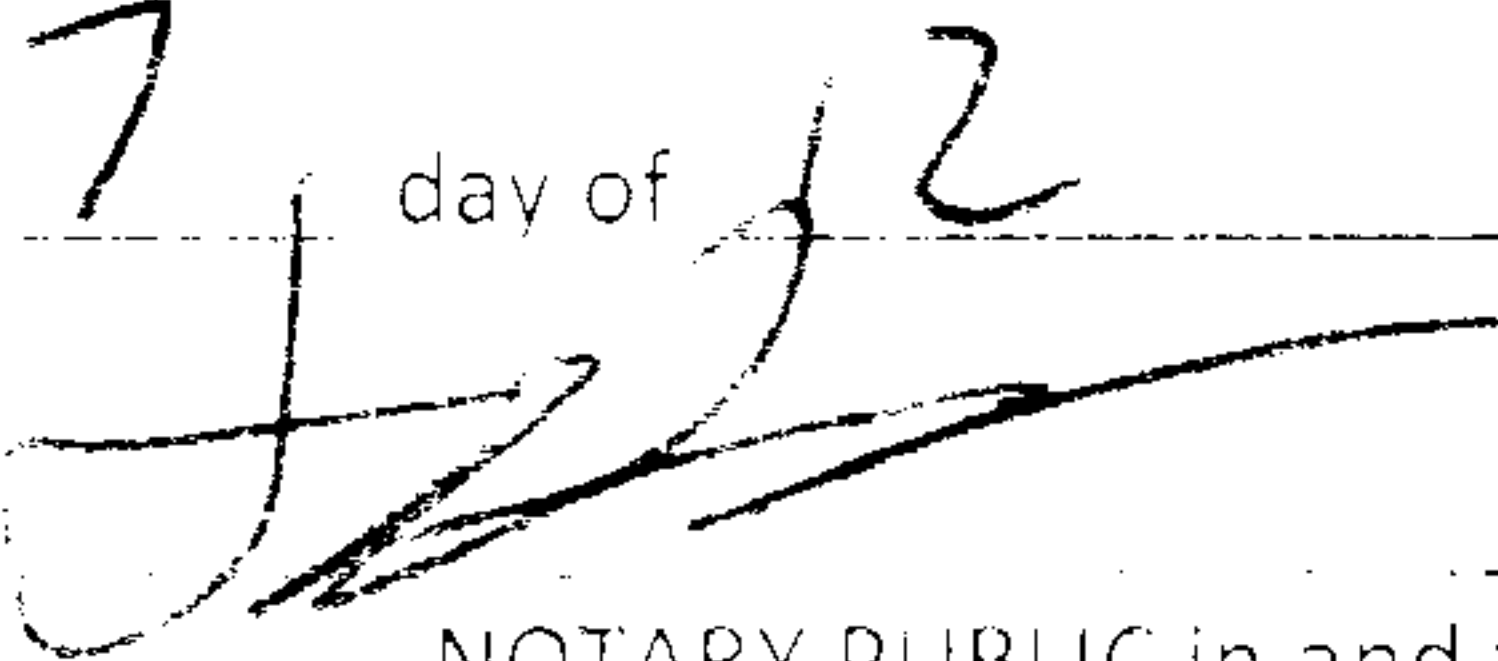
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature:  Date: 12/7/2022
STATE OF: TX
COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 7 day of 12, 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: Matthew D. Lee, P.E.
Company: Westwood Professional Services
Address: 2901 Dallas Parkway, Suite 400
City: Plano State: TX Zip Code: 75093
Phone: 214-556-6910 Email: Matthew.Lee@Westwoodps.com



Item No. 15.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 24.3± acres located at the northwest corner of State Highway 5 and County Road 423 from SF-E Single-Family Residential – Large Lot to Planned Development to allow for a multiple-family residential development with modified development standards. Applicant: Ann Hayslett.

SUMMARY:

The applicant is proposing a multiple-family residential development on one lot with modified development standards consisting of one- and two-unit buildings, maximum height of one story/35 feet, consisting of one-bedroom, two-bedroom, and three-bedroom units.

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

A Concept Plan (Exhibit A), NexMetro CR 423, and an Open Space Exhibit (Exhibit B) accompany this request.

Surrounding Land Uses and Zoning

North: Vacant tract zoned SF-E Single-Family Residential - Large Lot (SF-E) (currently used for an access drive for the adjacent northwestern property).

East: Across State Highway 5, vacant land zoned SF-E Single-Family Residential - Large Lot (SF-E).

South: Single-family residential lot zoned SF-1 Single-Family Residential District (SF-1).

West: Extraterritorial Jurisdiction (ETJ).

Proposed Planned Development Stipulations

The requested zoning is Planned Development. This Planned Development is to allow for MF-1 Multiple-Family Residential – Medium Density with modified development standards. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for multiple one and two unit multiple-family residential buildings on one lot.

Design Standards – The language in the proposed PD district would allow for modified development standards associated with the multiple-family residential development request.

MF-1 Multiple-Family Residential – Medium Density

Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential – Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.

1. Parking- Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the required parking is required to be covered.

- The applicant is requesting not to provide the required visitor parking (0.25 per dwelling unit).
- The applicant is requesting to reduce the required covered parking 75% to 50%.

2. Refuse facilities. Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way.

- The applicant is proposing four enclosed dumpster locations for the development as well as a valet service to offset the requirement.

3. Screening fence – Sec. 9.04.019 (MF-1 zoning regulations) of the Zoning Ordinance requires border fencing of masonry construction no less than eight feet in height be installed along the property line on any perimeter not abutting a public street-right-of-way.

- The applicant is requesting to install the following:
 - a. Six-foot masonry screening wall along State Highway 5 to ensure residents' privacy and create a sound barrier from traffic.
 - b. Six-foot board on board wood fence with masonry columns every 50 linear feet along County Road 423, the northern property boundary, and the southern property boundary line.
 - c. Six-foot wood fence along the western property boundary line.

4. Screening requirements- Sec. 9.04.039 (Screening device requirements) of the Zoning Ordinance prohibits solid fences in the required front yard setback of any district. Additionally, no fence shall exceed 3 feet in height in the front yard of any district.

- The applicant is proposing a 6-foot masonry screening wall within the required 50-foot front yard setback along State Highway 5 (THOR Overlay District requirement) to assist with traffic noise and provide privacy for future residents.

5. Minimum Building Separation (feet): 8

- *The fire department requires a minimum 10-foot building separation but has agreed to the 8-foot separation as long as all units are sprinklered per NFPA, NCTCOG, and our local fire code amendments.*

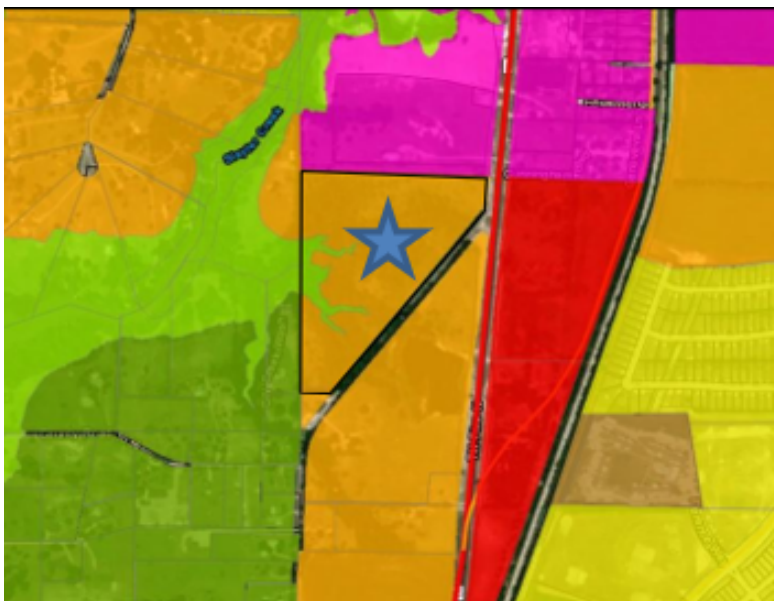
6. Minimum Side Yard Setback (feet): 20

- *The applicant is requesting to reduce the required side yard setback to 20 feet along all property boundary not adjacent to right-of-way. The city's ordinance requires 25 feet.*

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

Comprehensive Plan and Future Land Use Plan

Future Land Use Plan – The Future Land Use Plan designates this property as Cluster Residential (CR).



Character & Intent

Cluster Residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

The applicant is proposing one and two unit multiple-family residential dwellings on a single lot with interior vehicular circulation being provided by 24-foot fire lanes.

The proposed development form does not meet the Character & Intent as defined within the Anna 2050 Comprehensive Plan nor do the unit types being proposed meet the city's zoning regulations descriptions/definitions associated with single-family dwelling, detached or attached.

3.1.22 Single-family dwelling, attached: A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling unit attached by a common wall to another with a minimum length of attachment of 20 feet, in which each dwelling is located on a separate platted lot.

3.1.23 Single-family dwelling, detached: A detached building designed exclusively for occupancy by one family, excluding manufactured housing, located on a lot or separate building tract and having no physical connection to a building on any other lot.

CONCLUSION:

Request to rezone 24.3± acres located at the northwest corner of State Highway 5 and County Road 423 from SF-E Single-Family Residential – Large Lot to Planned Development which will allow for a multiple-family residential development with modified development standards.

Although the proposed layout and development standards offer a diverse housing option within the City of Anna, the proposed residential development form does not meet the Character & Intent of the Cluster Residential PlaceType within the Anna 2050 Comprehensive Plan or as defined within the City of Anna Zoning Ordinance.

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

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

Unique

STAFF RECOMMENDATIONS:

The proposed zoning is not in conformance with the Future Land Use Plan of the Anna 2050 Comprehensive Plan.

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

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential – Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.

i. Parking:

- a. 2 parking spaces per dwelling unit
- b. Visitor parking not required
- c. 50% of required parking must be covered (Garage or Carport)

ii. Refuse Facilities: Multiple-family buildings will be served by valet trash service with four enclosed dumpster locations contained onsite.

iii. Screening:

- a. Six-foot masonry screening wall, within the front yard setback, along State Highway 5 to ensure resident privacy and create a sound barrier from traffic.
- b. Six-foot board on board wood fence with masonry columns every 50 linear feet along County Road 423 and the northern property boundary and southern property boundary lines.
- c. Six-foot wood fence along the western property boundary line.

iv. Building separation (feet): minimum 8 feet. All buildings that are separated by less than 10 feet must be sprinklered per NFPA, NCTCOG, and local fire code amendments.

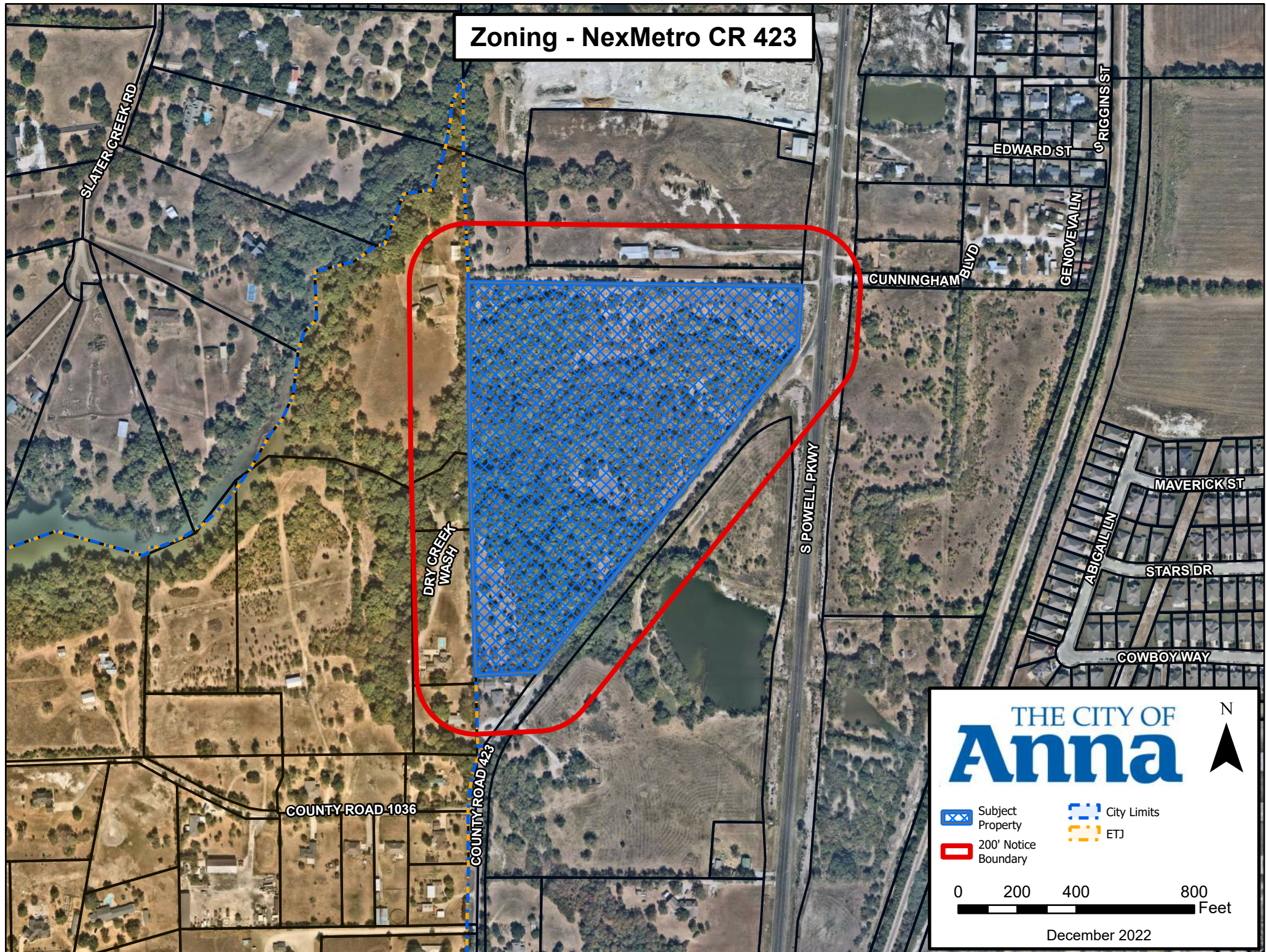
v. Side Yard Setback (feet): minimum 20 feet along all property boundary not adjacent to right-of-way.

ATTACHMENTS:

1. Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) - NexMetro CR 423
3. Exhibit A - NexMetro CR423 Concept Plan
4. Exhibit B - NexMetro CR 423 Open Space Exhibit
5. Exhibit C - NexMetro CR423-Justification Memo

6. Proposed Zoning Change NexMetro Reply - The Greers
7. P&Z Application

Zoning - NexMetro CR 423



CITY OF ANNA
PLANNING & ZONING COMMISSION

February 6, 2023

Public Hearing: Zoning – NexMetro CR 423

Applicant: Ann Hayslett

DESCRIPTION:

Request to rezone 24.3± acres located at the northwest corner of State Highway 5 and County Road 423 from SF-E Single-Family Residential – Large Lot to Planned Development (PD) to allow for a multiple-family residential development with modified development standards.

REMARKS:

The applicant is proposing a multiple-family residential development on one lot with modified development standards consisting of one- and two-unit buildings, maximum height of one story/35 feet, consisting of one-bedroom, two-bedroom, and three-bedroom units.

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

A Concept Plan (Exhibit A), NexMetro CR 423, and an Open Space Plan (Exhibit B) accompany this request.

Surrounding Land Uses and Zoning

North	Vacant tract zoned SF-E Single-Family Residential – Large Lot (SF-E) (currently used for an access drive for the adjacent northwestern property).
East	Across State Highway 5 vacant land zoned SF-E Single-Family Residential – Large Lot (SF-E).
South	Single-family residential lot zoned SF-1 Single-Family Residential District (SF-1).
West	Extraterritorial Jurisdiction (ETJ).

Proposed Planned Development Stipulations

The requested zoning is Planned Development. This Planned Development is to allow for MF-1 Multiple-Family Residential – Medium Density with modified development standards. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for multiple one and two unit multiple-family residential buildings on one lot.

Design Standards – The language in the proposed PD district would allow for modified development standards associated with the multiple-family residential development request.

MF-1 Multiple-Family Residential – Medium Density

Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential – Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.

1. Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the required parking is required to be covered.
 - The applicant is requesting not to provide the required visitor parking (0.25 per dwelling unit).
 - The applicant is requesting to reduce the required covered parking 75% to 50%.
2. Refuse facilities. Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way.
 - The applicant is proposing four enclosed dumpster locations for the development as well as a valet service to offset the requirement.
3. Screening fence – Sec. 9.04.019 (MF-1 zoning regulations) of the Zoning Ordinance requires border fencing of masonry construction no less than eight feet in height be installed along the property line on any perimeter not abutting a public street-right-of-way.
 - The applicant is requesting to install the following:
 - a. Six-foot masonry screening wall along State Highway 5 to ensure residents' privacy and create a sound barrier from traffic.
 - b. Six-foot board on board wood fence with masonry columns every 50 linear feet along County Road 423, the northern property boundary, and the southern property boundary line.
 - c. Six-foot wood fence along the western property boundary line.
4. Screening requirements - Sec. 9.04.039 (Screening device requirements) of the Zoning Ordinance prohibits solid fences in the required front yard setback of any district. Additionally, no fence shall exceed 3 feet in height in the front yard of any district.

- The applicant is proposing a 6-foot masonry screening wall within the required 50-foot front yard setback along State Highway 5 (THOR Overlay District requirement) to assist with traffic noise and provide privacy for future residents.
5. Minimum Building Separation (feet): 8
- *The fire department requires a minimum 10-foot building separation but has agreed to the 8-foot separation as long as all units are sprinklered per NFPA, NCTCOG, and our local fire code amendments.*
6. Minimum Side Yard Setback (feet): 20
- *The applicant is requesting to reduce the required side yard setback to 20 feet along all property boundary not adjacent to right-of-way. The city's ordinance requires 25 feet.*

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

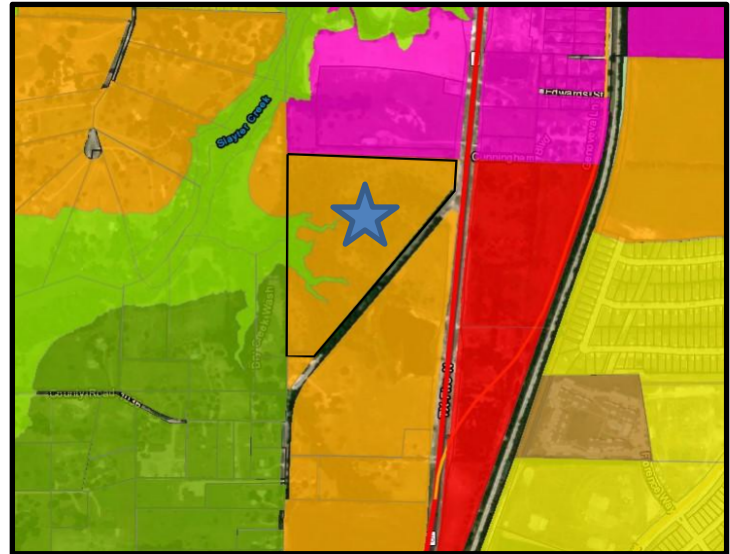
Comprehensive Plan and Future Land Use Plan

Future Land Use Plan – The Future Land Use Plan designates this property as Cluster Residential (CR).

Character & Intent

Cluster Residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

The applicant is proposing one and two unit multiple-family residential dwellings on a single lot with interior vehicular circulation being provided by 24-foot fire lanes.



The proposed development form does not meet the Character & Intent as defined within the Anna 2050 Comprehensive Plan nor do the unit types being proposed meet the city's zoning regulations descriptions/definitions associated with single-family dwelling, detached or attached.

3.1.22 Single-family dwelling, attached: *A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling unit attached by a common wall to another with a minimum length of attachment of 20 feet, in which each dwelling is located on a separate platted lot.*

3.1.23 Single-family dwelling, detached: *A detached building designed exclusively for occupancy by one family, excluding manufactured housing, located on a lot or separate building tract and having no physical connection to a building on any other lot.*

SUMMARY:

Request to rezone 24.3± acres located at the northwest corner of State Highway 5 and County Road 423 from SF-E Single-Family Residential – Large Lot to Planned Development which will allow for a multiple-family residential development with modified development standards.

Although the proposed layout and development standards offer a diverse housing option within the City of Anna, the proposed residential development form does not meet the Character & Intent of the Cluster Residential PlaceType within the Anna 2050 Comprehensive Plan or as defined within the City of Anna Zoning Ordinance.

RECOMMENDATION:

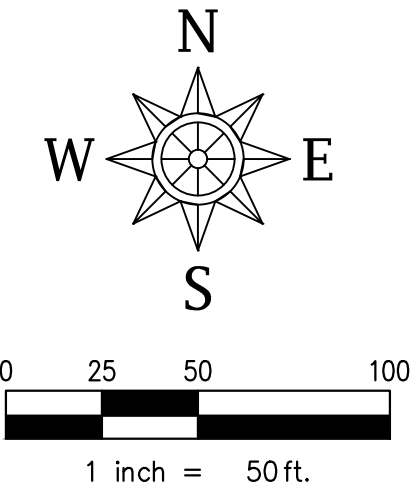
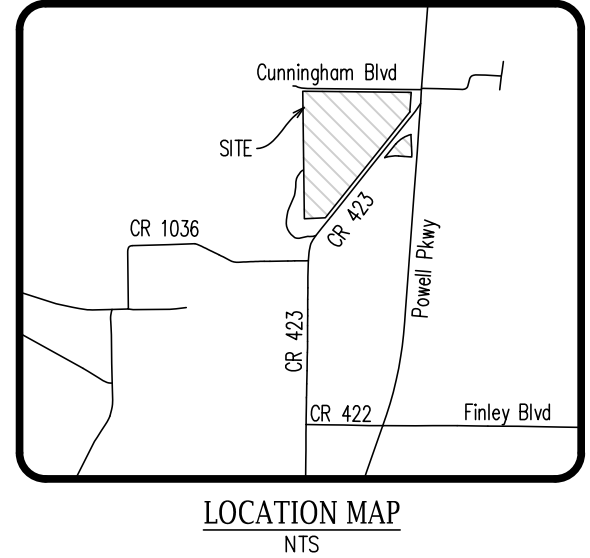
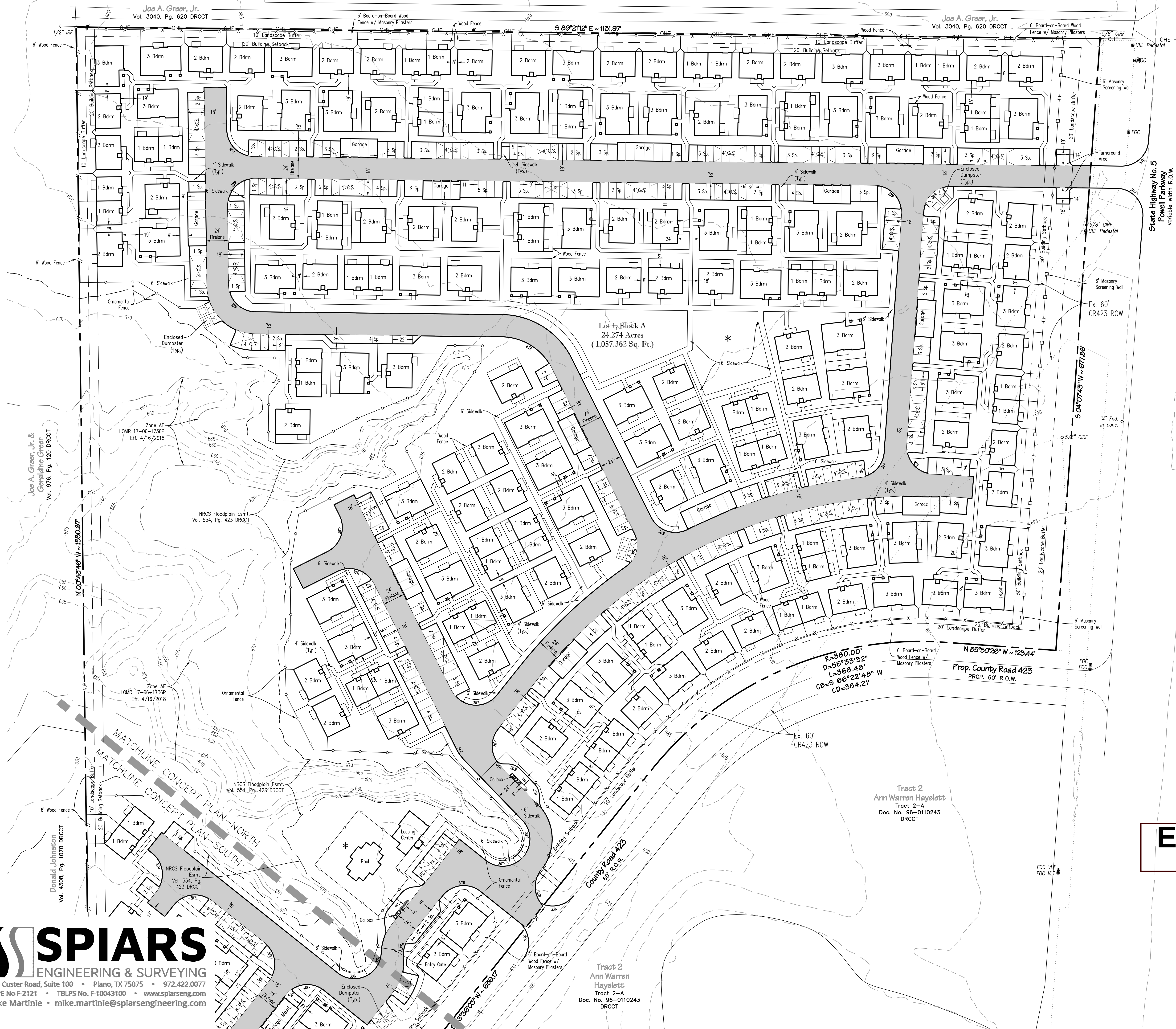
The proposed zoning is not in conformance with the Future Land Use Plan of the Anna 2050 Comprehensive Plan.

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

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential – Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - i. Parking:
 - a. 2 parking spaces per dwelling unit
 - b. Visitor parking not required
 - c. 50% of required parking must be covered (Garage or Carport)
 - ii. Refuse Facilities: Multiple-family buildings will be served by valet trash service with four enclosed dumpster locations contained onsite.
 - iii. Screening:
 - a. Six-foot masonry screening wall, within the front yard setback, along State Highway 5 to ensure resident privacy and create a sound barrier from traffic.
 - b. Six-foot board on board wood fence with masonry columns every 50 linear feet along County Road 423 and the northern property boundary line and the southern property boundary line.
 - c. Six-foot wood fence along the western property boundary line.

- iv. Building separation (feet): minimum 8 feet. All buildings that are separated by less than 10 feet must be sprinklered per NFPA, NCTCOG, and local fire code amendments.
- v. Side Yard Setback (feet): minimum 20 feet along all property boundary not adjacent to right-of-way.

Drawing: G:\2022\035\22-156\NexMetro_CR423\CAD\Site Plan.dwg, Saved By: Marina, Save Time: 1/31/2023 7:27 PM
Plotted by: marina Plot Date: 1/31/2023 7:27 PM
7:27:31 PM



- Legend**
- Firelane
 - 6' Board-on-Board Wood Fence w/ Masonry Pilasters
 - 6' Masonry Screening Wall
 - Ornamental Fence
 - 6' Perimeter Wood Fence
 - Activity Node that will be designed & intended to promote community social interaction.
 - Covered Parking Structures

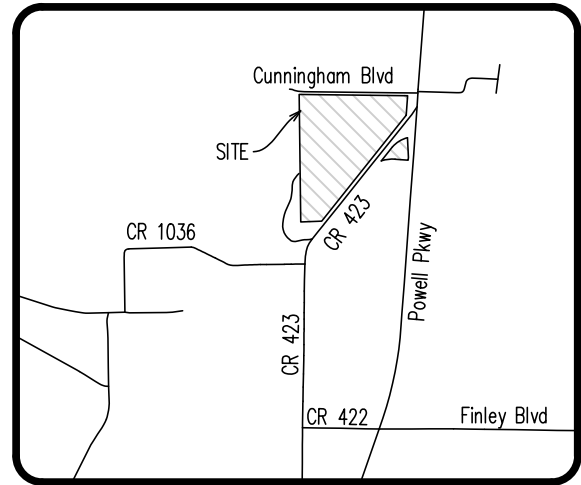
SITE DATA

Ex. Zoning	Single-Family Large Lot (SF-E)	
Prop. Zoning	Planned Development (PD/MF-1)	
Proposed Use	Multifamily	
Lot Area	24.274 Ac. / 1,057,362 Sq. Ft.	
Building Types:	No. Units:	Building Area:
Leasing Office	-	1,000 Sq. Ft.
1 Bedroom (1-B)	62	690 Sq. Ft.
2 Bedroom (2-B)	79	984 Sq. Ft.
3 Bedroom (3-B)	62	1,265 Sq. Ft.
Total:	203	199,946 Sq. Ft.
Building Height	1-Story, Max. 35'	
Lot Coverage	18.91%	
Density	8.36 Units/Ac.	
Parking Required:	Spaces/Unit	Spaces
1 Bedroom Units = 62	2.00	124
2 Bedroom Units = 79	2.00	158
3 Bedroom Units = 62	2.00	124
Leasing Office (1:200)	-	5
Total:		411
50% Covered Parking Req'd		206
Parking Provided	Spaces	
Standard Spaces	225	
Detached Covered Spaces	144	
Detached Garage Spaces	62	
Leasing Office	5	
Total:	436	
Covered Parking Provided	206	
Open Space Required		
1-Bed Units (600 Sq. Ft./Unit)	37,200 Sq. Ft.	
2-Bed Units (900 Sq. Ft./Unit)	71,100 Sq. Ft.	
3-Bed Units (1,200 Sq. Ft./Unit)	74,400 Sq. Ft.	
Total Open Space Required	182,700 Sq. Ft.	
Open Space Provided (Ratio)	Area (Sq. Ft.)	Open Space (Sq. Ft.)
Amenity Areas (3:1)	17,550	52,650
Pool (3:1)	6,480	19,440
Unit Backyards (1:1)	105,700	105,700
Open Areas (1:1)	26,980	26,980
Landscape Buffer Area (1:1)	56,260	56,260
Floodplain Area (1:2)	174,230	87,115
Total Open Space Provided	348,145	

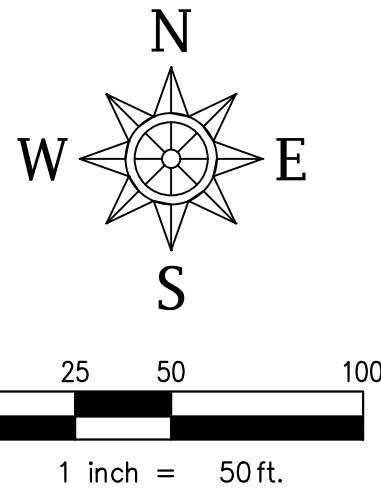
EXHIBIT A
Sheet 1 of 2

EXHIBIT A
CONCEPT PLAN - NORTH
NEXMETRO CR423
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS
GRANDERSON STARK SURVEY ABSTRACT NO. 798
1,057,362 Sq. Ft./24.274 Acres

ENGINEER/SURVEYOR/APPLICANT	DEVELOPER	OWNER
Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Mike Martinie, P.E.	NexMetro Communities 2221 Lakeside Blvd., Suite 1210 Richardson, TX 75082 Telephone: (469) 546-9434 Contact: Josh Eadie	Ann Warren Hayelett 7257 Stefani Drive Dallas, TX 75225 Telephone: (972) 422-0077 Contact: Josh Eadie

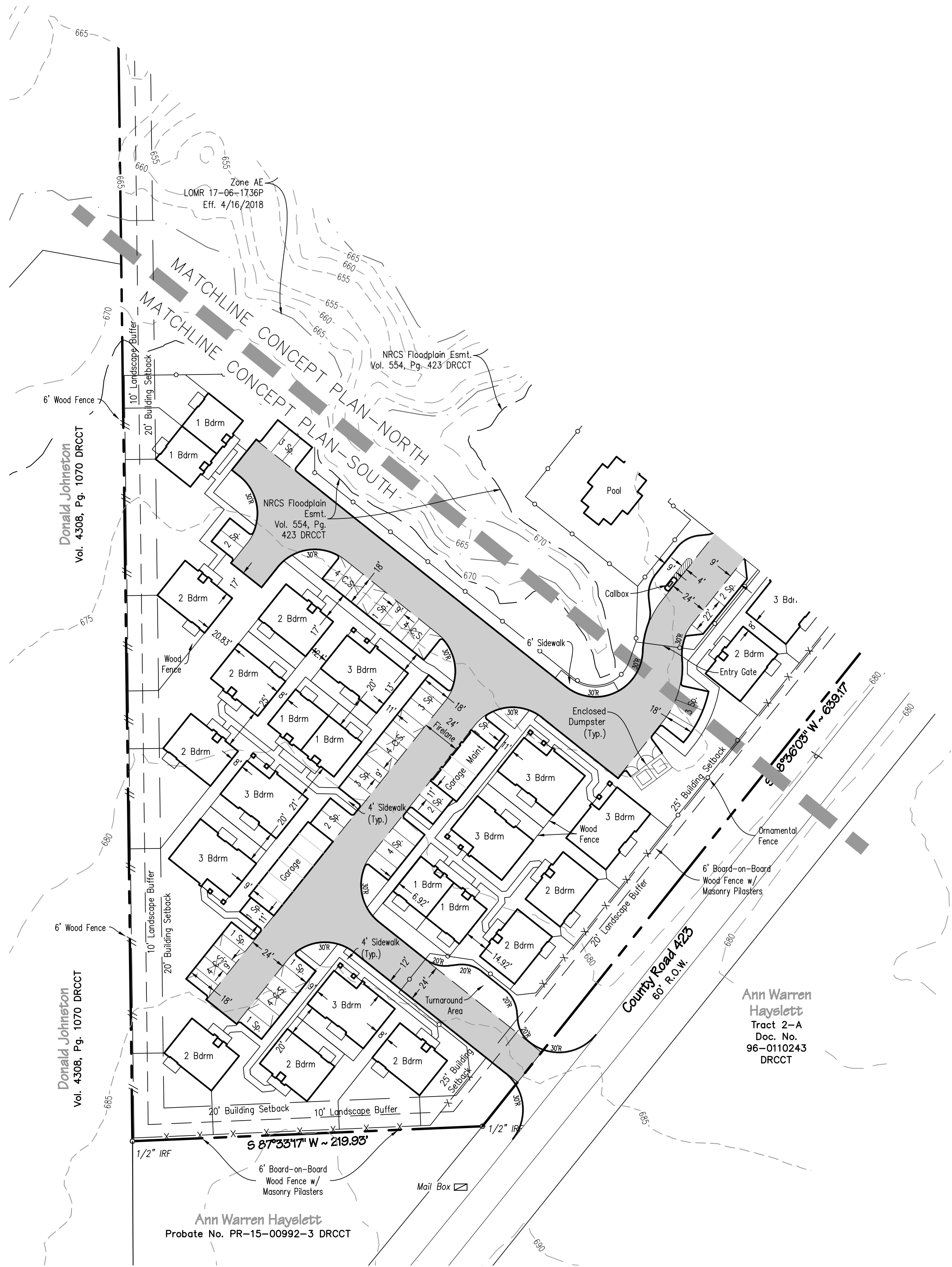


LOCATION MAP
NTS



Legend

- Firelane
- 6' Board on Board Wood Fence w/ Masonry Pilasters
- Masonry Screening Wall
- Ornamental Fence
- 6' Perimeter Wood Fence
- Activity Node that will be designed & intended to promote community social interaction.
- Covered Parking Structures



SITE DATA		
Ex. Zoning	Single-Family Large Lot (SF-E)	
Prop. Zoning	Planned Development (PD/MF-1)	
Proposed Use	Multifamily	
Lot Area	24.274 Ac. / 1,057,362 Sq. Ft.	
Building Types:	No. Units:	Building Area:
Leasing Office	-	1,000 Sq. Ft.
1 Bedroom (1-B)	62	690 Sq. Ft.
2 Bedroom (2-B)	79	984 Sq. Ft.
3 Bedroom (3-B)	62	1,265 Sq. Ft.
Total:	203	199,946 Sq. Ft.
Building Height	1-Story, Max. 35'	
Lot Coverage	18.91%	
Density	8.36	Units/Ac.
Parking Required:	Spaces/Unit	Spaces
1 Bedroom Units = 62	2.00	124
2 Bedroom Units = 79	2.00	158
3 Bedroom Units = 62	2.00	124
Leasing Office (1:200)	-	5
Total:	411	
50% Covered Parking Req'd	206	
Parking Provided	Spaces	
Standard Spaces	225	
Detached Covered Spaces	144	
Detached Garage Spaces	62	
Leasing Office	5	
Total:	436	
Covered Parking Provided	206	
Open Space Required		
1-Bed Units (600 Sq. Ft./Unit)	37,200 Sq. Ft.	
2-Bed Units (900 Sq. Ft./Unit)	71,100 Sq. Ft.	
3-Bed Units (1,200 Sq. Ft./Unit)	74,400 Sq. Ft.	
Total Open Space Required	182,700 Sq. Ft.	
Open Space Provided (Ratio)	Area (Sq. Ft.)	Open Space (Sq. Ft.)
Amenity Areas (3:1)	17,550	52,650
Pool (3:1)	6,480	19,440
Unit Backyards (1:1)	105,700	105,700
Open Areas (1:1)	26,980	26,980
Landscape Buffer Area (1:1)	56,260	56,260
Floodplain Area (1:2)	174,230	87,115
Total Open Space Provided		348,145

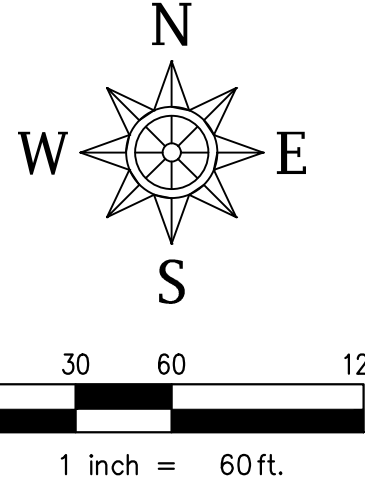
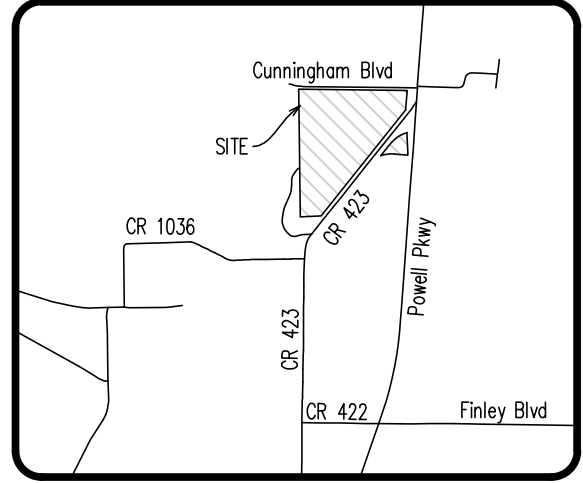
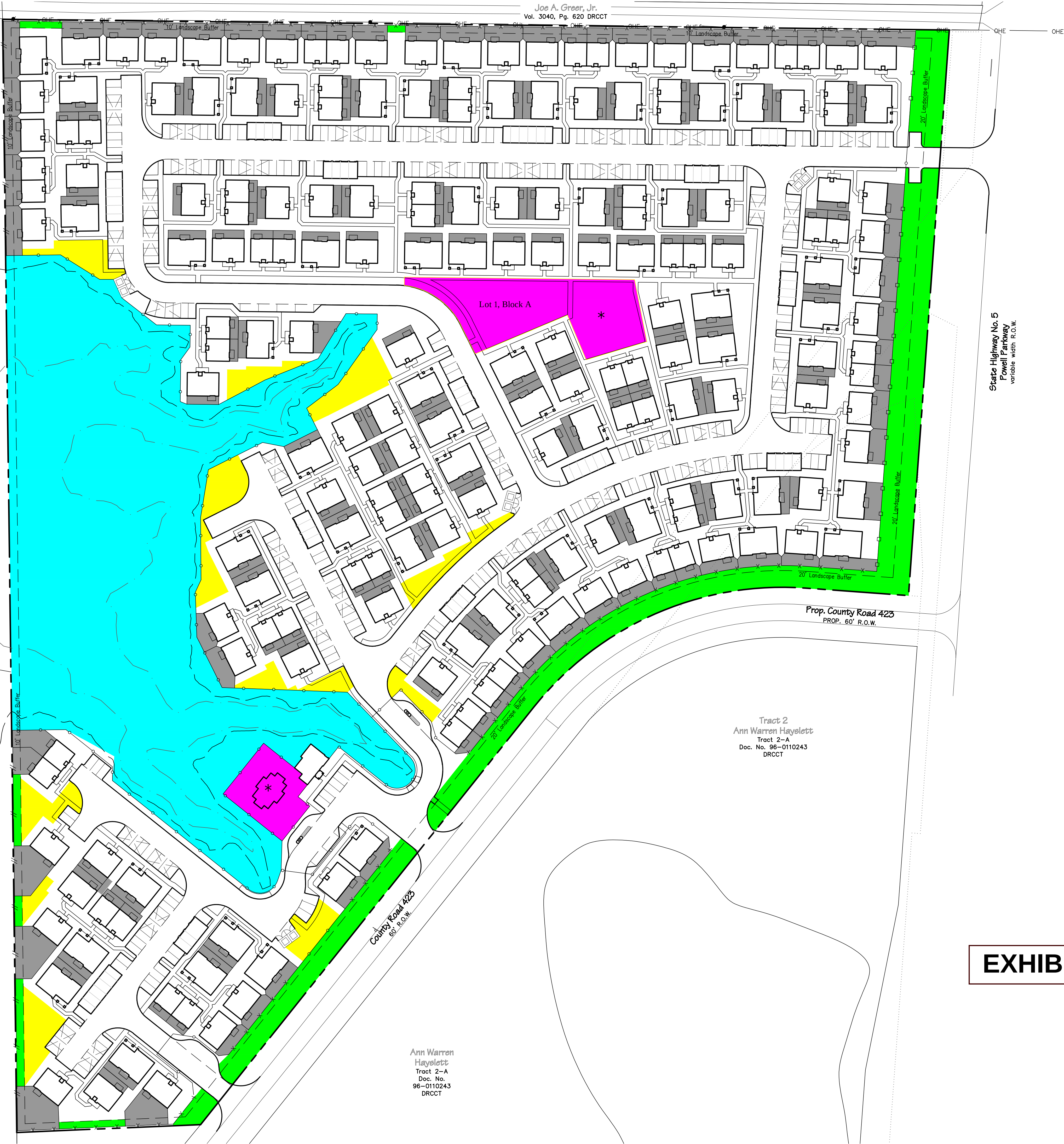
EXHIBIT A
Sheet 2 of 2

EXHIBIT A
CONCEPT PLAN - SOUTH
NEXMETRO CR423
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS
GRANDERSON STARK SURVEY ABSTRACT NO. 798
1,057,362 Sq. Ft./24.274 Acres

ENGINEER/SURVEYOR/APPLICANT	DEVELOPER	OWNER
Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Mike Martinie, P.E.	NexMetro Communities 2221 Lakeside Blvd., Suite 1210 Richardson, TX 75082 Telephone: (469) 546-9434 Contact: Josh Eddie	Ann Warren Hayslett 7257 Stefani Drive Dallas, TX 75225

Joe A. Greer, Jr. &
Geraldine Greer
Vol. 976, Pg. 120 DRCCT

Donald Johnson
Vol. 4308, Pg. 1070 DRCCT



- Legend**
- Amenity Areas/Pool
 - Unit Backyards
 - Open Areas
 - Landscape Buffer Area
 - Floodplain Area
 - 6' Board on Board Wood Fence w/ Masonry Pilasters
 - 6' Masonry Screening Wall
 - Ornamental Fence
 - 6' Perimeter Wood Fence
 - Activity Node that will be designed & intended to promote community social interaction.
 - Covered Parking Structures

SITE DATA

Ex. Zoning	Single-Family Large Lot (SF-E)	
Prop. Zoning	Planned Development (PD/MF-1)	
Proposed Use	Multifamily	
Lot Area	24.274 Ac. / 1,057,362 Sq. Ft.	
Building Types:	No. Units:	Building Area:
Leasing Office	-	1,000 Sq. Ft.
1 Bedroom (1-B)	62	690 Sq. Ft.
2 Bedroom (2-B)	79	984 Sq. Ft.
3 Bedroom (3-B)	62	1,265 Sq. Ft.
Total:	203	199,946 Sq. Ft.
Building Height	1-Story, Max. 35'	
Lot Coverage	18.91%	
Density	8.36	Units/Ac.
Parking Required:	Spaces/Unit	Spaces
1 Bedroom Units = 62	2.00	124
2 Bedroom Units = 79	2.00	158
3 Bedroom Units = 62	2.00	124
Leasing Office (1:200)	-	5
Total:	411	411
50% Covered Parking Req'd	206	
Parking Provided	Spaces	
Standard Spaces	225	
Detached Covered Spaces	144	
Detached Garage Spaces	62	
Leasing Office	5	
Total:	436	436
Covered Parking Provided	206	
Open Space Required		
1-Bed Units (600 Sq. Ft./Unit)	37,200 Sq. Ft.	
2-Bed Units (900 Sq. Ft./Unit)	71,100 Sq. Ft.	
3-Bed Units (1,200 Sq. Ft./Unit)	74,400 Sq. Ft.	
Total Open Space Required	182,700 Sq. Ft.	
Open Space Provided (Ratio)	Area (Sq. Ft.)	Open Space (Sq. Ft.)
Amenity Areas (3:1)	17,550	52,650
Pool (3:1)	6,480	19,440
Unit Backyards (1:1)	105,700	105,700
Open Areas (1:1)	26,980	26,980
Landscape Buffer Area (1:1)	56,260	56,260
Floodplain Area (1:2)	174,230	87,115
Total Open Space Provided		348,145

EXHIBIT B

EXHIBIT B
OPEN SPACE EXHIBIT
NEXMETRO CR423
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS
GRANDERSON STARK SURVEY ABSTRACT NO. 798
1,057,362 Sq. Ft./24.274 Acres

ENGINEER/SURVEYOR/APPLICANT	DEVELOPER	OWNER
Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Mike Martinie, P.E.	NexMetro Communities 2221 Lakeside Blvd., Suite 1210 Plano, TX 75075 Telephone: (469) 546-9434 Contact: Josh Eadie	Ann Warren Hayslett 7257 Stefani Drive Dallas, TX 75225

January 30, 2023

NexMetro CR423 – PD Justification Memo

Below, please find all variances included in the PD Development Regulations and their support justification. We believe the PD to be fair and restrictive to our use, while providing flexibility in some areas that would not drive value for our unique product type. We did our best to provide examples rather than theories and would be open to providing additional support by touring our existing product or providing design parameters if applicable.

ACCESSORY USE

VARIANCE:

- Covered parking structures to be maximum $\pm 54'$; code states "carports" to be max 24' long.

JUSTIFICATION:

- The term "Carports" lends itself to be for only 2 parking stalls in a residential setting, while it's more common to have covered parking structures/awnings for MF anywhere from 4 to 6 spaces long/wide. Our ask would be to allow for max 6-stall covered parking structures. We would be happy to provide an example of our other projects if needed, but this request seems common to most MF product.

BUILDING/YARD SETBACK

VARIANCE:

- Proposing 20' building setback along adjacent single-family zoning (south & north parcels), Code requires 25' building setback.
- Proposed masonry screening wall along Hwy 5 is allowed to be within 50' building setback; Code requires screening to be located outside of building setback.

JUSTIFICATION:

- Will be providing a 6' board-on-board wood fence w/ masonry pilasters abutting the adjacent single-family zoning to the north and south with the provided building setback as a part of the unit backyards. Adjacent property to the north is a flag lot with no adjacent homes (just an access drive). Providing masonry screening wall along Hwy 5 frontage (east) within the provided building setback as part of unit backyards. Masonry screening wall provides noise reduction from highway and location relative to the units is intended to provide additional buffer from highway noise. Also, additional 5' building setback provided along west property line – 15' required, 20' provided; 25' building setback provided along CR423 – 25' required, 25' provided; 50' building setback provided along Hwy5 – 50' required, 50' provided.
- To provide desired "landscape buffer" along frontage and non-frontage boundaries with fence located in the building setback, canopy tree plantings will be provided in accordance with the "Perimeter Landscape" stipulations below.

PERIMETER LANDSCAPE***VARIANCE:***

- Required 10' landscape buffer along adjacent single-family zoning (south & north parcels) able to be within unit backyards, with wood privacy fences allowed in buffer.

JUSTIFICATION:

- Will be providing a 6' board-on-board wood fence w/ masonry pilasters abutting the adjacent single-family zoning to the north and south with the required 10' buffer as a part of the unit backyards. Adjacent property to the north is a flag lot with no adjacent homes (just an access drive). A 10' buffer outside either screening wall/fence would turn into a "no man's land" and be cumbersome to maintain especially if adjacent developments had fences installed at property line. Also, additional 5' yard setback provided along west property line – 15' required, 20' provided; 25' yard setback provided along CR423 – 25' required, 25' provided; and 40' yard setback provided along Hwy5 – 50' required, 40' provided. Tree plantings to be provided within unit backyards along north and south property line to appease intent of landscape buffer in addition to screening proposed along all property lines.

OPEN SPACE/INTERIOR LANDSCAPE***VARIANCE:***

- Pool, Event Areas, and Open Space areas onsite to be considered 3:1 for required open space requirements – available landscape area onsite that is outside of LS buffer is more than double requirement of Open Space area (not all said landscape area has been included in calculation on concept plan).
- Development proposes 10-foot landscape buffer along north and south property lines to be contiguous with abutting unit backyards.

JUSTIFICATION:

- Pool, Event Areas, and other Open Spaces areas are programmed for usage (grills, fire pits, seating, games, etc.) and not just wide-open spaces.
- Additional landscape area is provided adjacent to NRCS floodplain but not all said landscape area is included in open space calculations.

PARKING***VARIANCE:***

- 2 parking spaces per unit included resident and visitor allowance; code required 2/unit for residents and 0.25/unit for visitors.
- Proposed covered parking at rate of 50%.

JUSTIFICATION

- An independent parking study was conducted on existing Avilla developments and yielded a parking demand of 1.85 per unit (resident and visitor). NexMetro commits to provide a minimum 2 spaces per unit but may exceed this ratio once final site planning and engineering occurs.
- Parking study is attached as Exhibit A.

DUMPSTERS

VARIANCE:

- Dumpster locations will exceed allowed 250' from each unit.

JUSTIFICATION

- Development will utilize a valet trash service in which residents will have trash pickup at unit front door 7 days a week.

SIGNAGE

VARIANCE:

- Two signs for development

JUSTIFICATION

- Development would like to utilize screening wall signage as a part of the hardscape design, which would flank both sides of main entry at CR423 with another sign option interfacing with the masonry screening wall and/or board-on-board wood fence along Hwy 5. This is to be masonry with metal lettering, consistent with other NexMetro projects. We can provide a picture if necessary.

SCREENING

VARIANCE:

- 6' board-on-board wood fence w/ masonry pilasters along public ROW.
- Ornamental fence along portion of public ROW.
- 6' board-on-board wood fence w/ masonry pilasters along the north, adjacent to a single-family zoned flag lot currently used for an access drive.
- Required masonry screening wall to be 6' in height, located only to the south adjacent to single-family zoning.
- 6' wood fence along the west property line (county).

JUSTIFICATION:

- Screening is not required along public ROW. In effort to secure development, we propose a mixture of 6' board-on-board w/ masonry pilasters and ornamental fencing along CR423 and Hwy5. Masonry screening along the south can also have tree plantings in 10' backyards contributing to screening. Board-on-board fence w/ masonry pilasters along the north can also have tree plantings in 10' backyards contributing to screening. Northern property line does not abut homes on the single-family zoned property, this portion of flag lot is utilized for an access drive from Hwy5. The distance between the future CR423 ROW back of curb and our property would be utilized as a mixture of trail, landscaping, and screening wall. This would be the best use of land whether dedicated or privately owned.

BUILDING SEPARATION

VARIANCE:

- 8' Separation between buildings

JUSTIFICATION

- Buildings construction will utilize NFPA-13D sprinkler requirements and will be minimum of 8' apart. In reviewing the PD Site Plan, the typical distance between homes is around 10'. The average is even higher.

EXHIBIT A



RECEIVED
01/30/2023
PLANNING DEPT.
CITY OF ANNA

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

This property borders my property east and west and north to south. The development
of this property as proposed will negatively impact our quality of life, privacy and safety.

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

Joe A. Greer, Jr.

Name (Please Print)

Joe A. Greer Jr

Signature

PO Box 272, Anna, TX 75409

Address

January 28, 2023

Date

Please return form to:

USPS Mail:

City of Anna

Planning and Development Department

P.O. Box 776

Anna, TX 75409

Hand Delivery:

Planning and Development Department

Municipal Complex

120 W. Seventh Street

Anna, TX 75409

Or by e-mail to stittle@annatexas.gov

Subject: Zoning Response

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: MF-2
- ☐ Specific Use Permit for: _____

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

Existing Zoning

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

Fees

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

Reason for Zoning Change

Proposed Cottage Style Multifamily development. 203 units detached and attached multifamily units (1, 2, & 3

bedrooms). Single lot of record all for rent.

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: 25 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 \$ 1,750, to be paid to Development Services.

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

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

Development Services

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: NexMetro CR423 Total Number of Acres: 24.274
Zoning Classification(s): Prop. PD/MF-2 (Ex. SF-E) Total Number of Lots: 1
Location: NW Corner of SH 5 & CR 423

Property Owner Information & Authorization

Name/Company: Ann Warren Hayslett
Address: 7257 Stefani Drive
City: Dallas State: TX Zip Code: 75225
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Spiars Engineering/Mike Martinie (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.

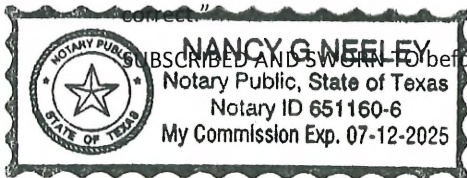
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: Ann Hayslett Date: 11-30-22

STATE OF: Texas

COUNTY OF: Dallas

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



SUBSCRIBED AND SWORN to before me, this the 30th day of November, 2022

Nancy G. Neeley
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Mike Martinie
Company: Spiars Engineering
Address: 501 W President George Bush Hwy, Suite 200
City: Richardson State: TX Zip Code: 75080
Phone: 972-422-0077 Email: mike.martinie@spiarsengineering.com



Item No. 16.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 2/6/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the NexMetro CR 423, Concept Plan. Applicant: Ann Hayslett.

SUMMARY:

Multiple-family residences on one lot on 24.3± acres located at the northwest corner of State Highway 5 and County Road 423.

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 multiple-family residential development. The concept plan complies with the Planning and Development regulations as requested by the zoning case.

FINANCIAL IMPACT:

No Financial Impact

STRATEGIC CONNECTIONS:

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

Unique

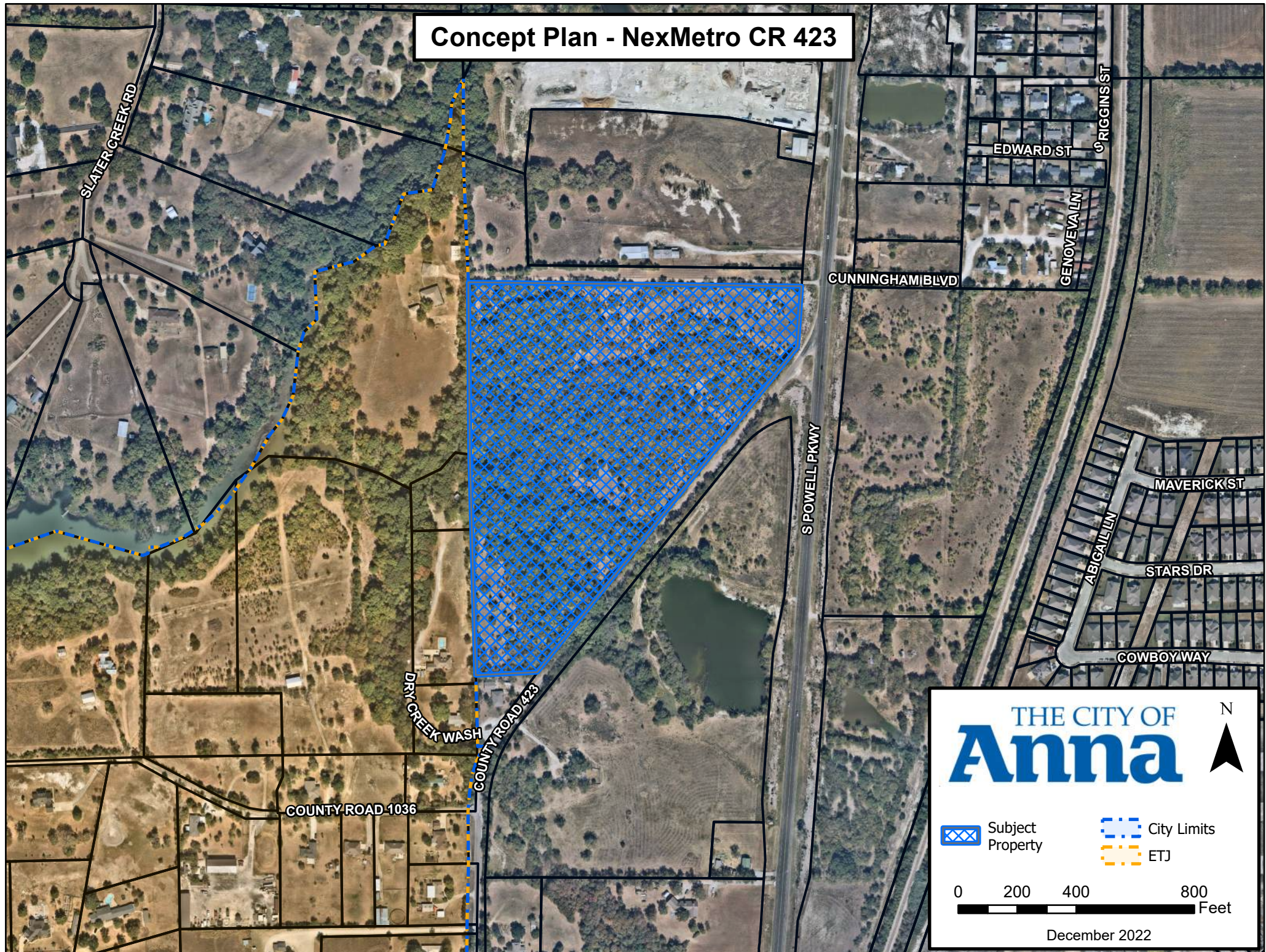
STAFF RECOMMENDATIONS:

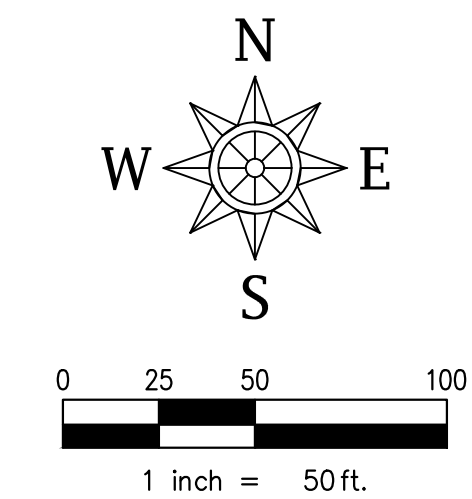
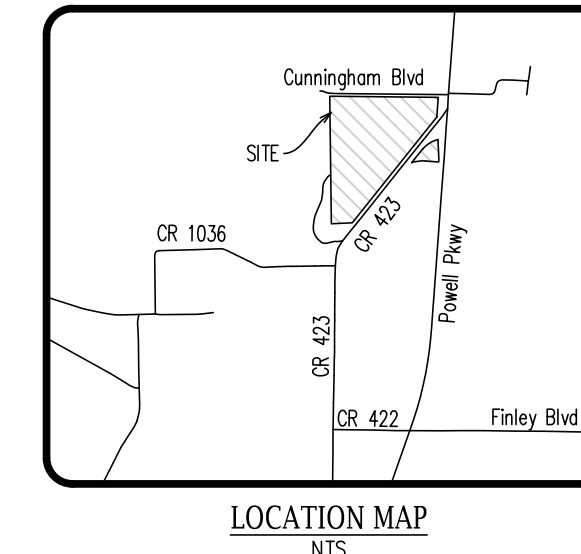
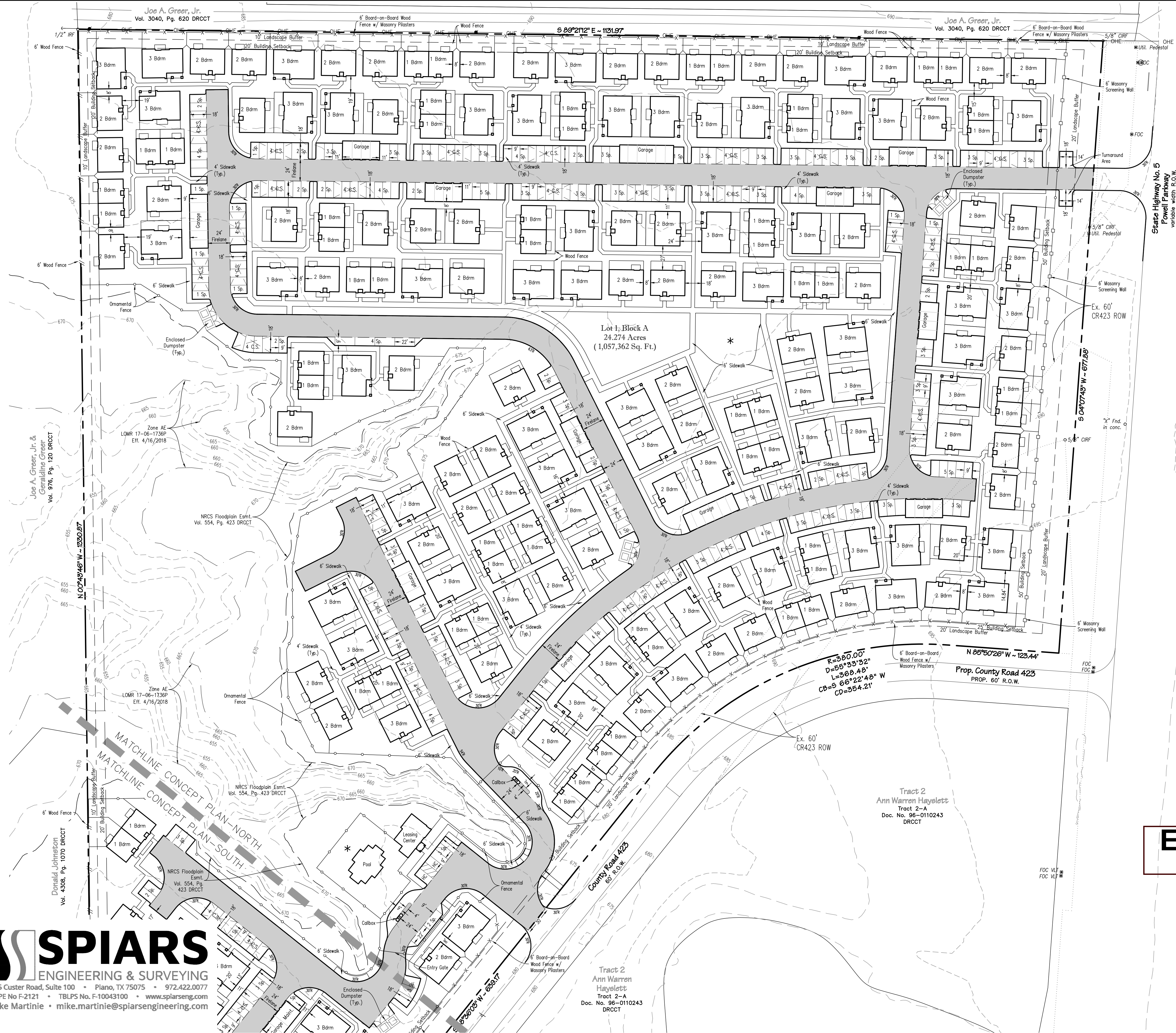
If the zoning amendment is recommended for approval, Concept Plan approval shall be subject to City Council approval of the zoning request.

ATTACHMENTS:

1. Concept Plan Locator Map
2. Exhibit A - NexMetro CR423 Concept Plan
3. P&Z Application

Concept Plan - NexMetro CR 423





- Legend**
- Firelane
 - 6' Board-on-Board Wood Fence w/ Masonry Pilasters
 - 6' Masonry Screening Wall
 - Ornamental Fence
 - 6' Perimeter Wood Fence
 - Activity Node that will be designed & intended to promote community social interaction.
 - Covered Parking Structures

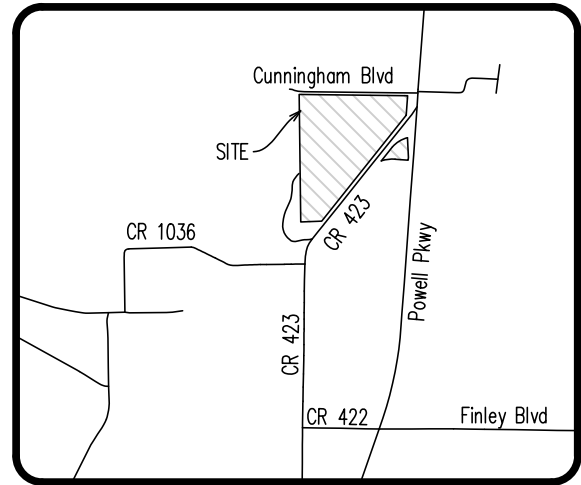
SITE DATA		
Ex. Zoning	Single-Family Large Lot (SF-E)	
Prop. Zoning	Planned Development (PD/MF-1)	
Proposed Use	Multifamily	
Lot Area	24.274 Ac. / 1,057,362 Sq. Ft.	
Building Types:	No. Units:	Building Area:
Leasing Office	-	1,000 Sq. Ft.
1 Bedroom (1-B)	62	690 Sq. Ft.
2 Bedroom (2-B)	79	984 Sq. Ft.
3 Bedroom (3-B)	62	1,265 Sq. Ft.
Total:	203	199,946 Sq. Ft.
Building Height	1-Story, Max. 35'	
Lot Coverage	18.91%	
Density	8.36 Units/Ac.	
Parking Required:	Spaces/Unit	Spaces
1 Bedroom Units = 62	2.00	124
2 Bedroom Units = 79	2.00	158
3 Bedroom Units = 62	2.00	124
Leasing Office (1:200)	-	5
Total:		411
50% Covered Parking Req'd		206
Parking Provided	Spaces	
Standard Spaces	225	
Detached Covered Spaces	144	
Detached Garage Spaces	62	
Leasing Office	5	
Total:	436	
Covered Parking Provided	206	
Open Space Required		
1-Bed Units (600 Sq. Ft./Unit)	37,200 Sq. Ft.	
2-Bed Units (900 Sq. Ft./Unit)	71,100 Sq. Ft.	
3-Bed Units (1,200 Sq. Ft./Unit)	74,400 Sq. Ft.	
Total Open Space Required	182,700 Sq. Ft.	
Open Space Provided (Ratio)	Area (Sq. Ft.)	Open Space (Sq. Ft.)
Amenity Areas (3:1)	17,550	52,650
Pool (3:1)	6,480	19,440
Unit Backyards (1:1)	105,700	105,700
Open Areas (1:1)	26,980	26,980
Landscape Buffer Area (1:1)	56,260	56,260
Floodplain Area (1:2)	174,230	87,115
Total Open Space Provided	348,145	

EXHIBIT A

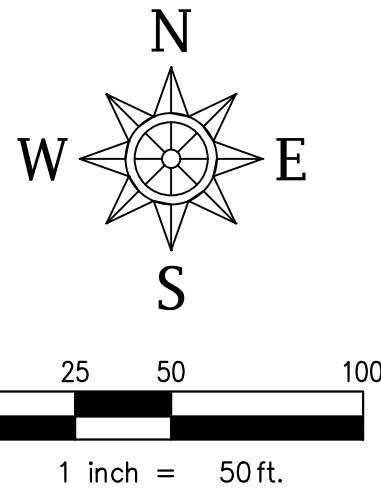
Sheet 1 of 2

EXHIBIT A
CONCEPT PLAN - NORTH
NEXMETRO CR423
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS
GRANDERSON STARK SURVEY ABSTRACT NO. 798
1,057,362 Sq. Ft./24.274 Acres

ENGINEER/SURVEYOR/APPLICANT	DEVELOPER	OWNER
Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Mike Martinie, P.E.	NexMetro Communities 2221 Lakeside Blvd., Suite 1210 Plano, TX 75075 Telephone: (469) 546-9434 Contact: Josh Eadie	Ann Warren Haylett 7257 Stefani Drive Dallas, TX 75225 Telephone: (214) 346-9434 Contact: Josh Eadie

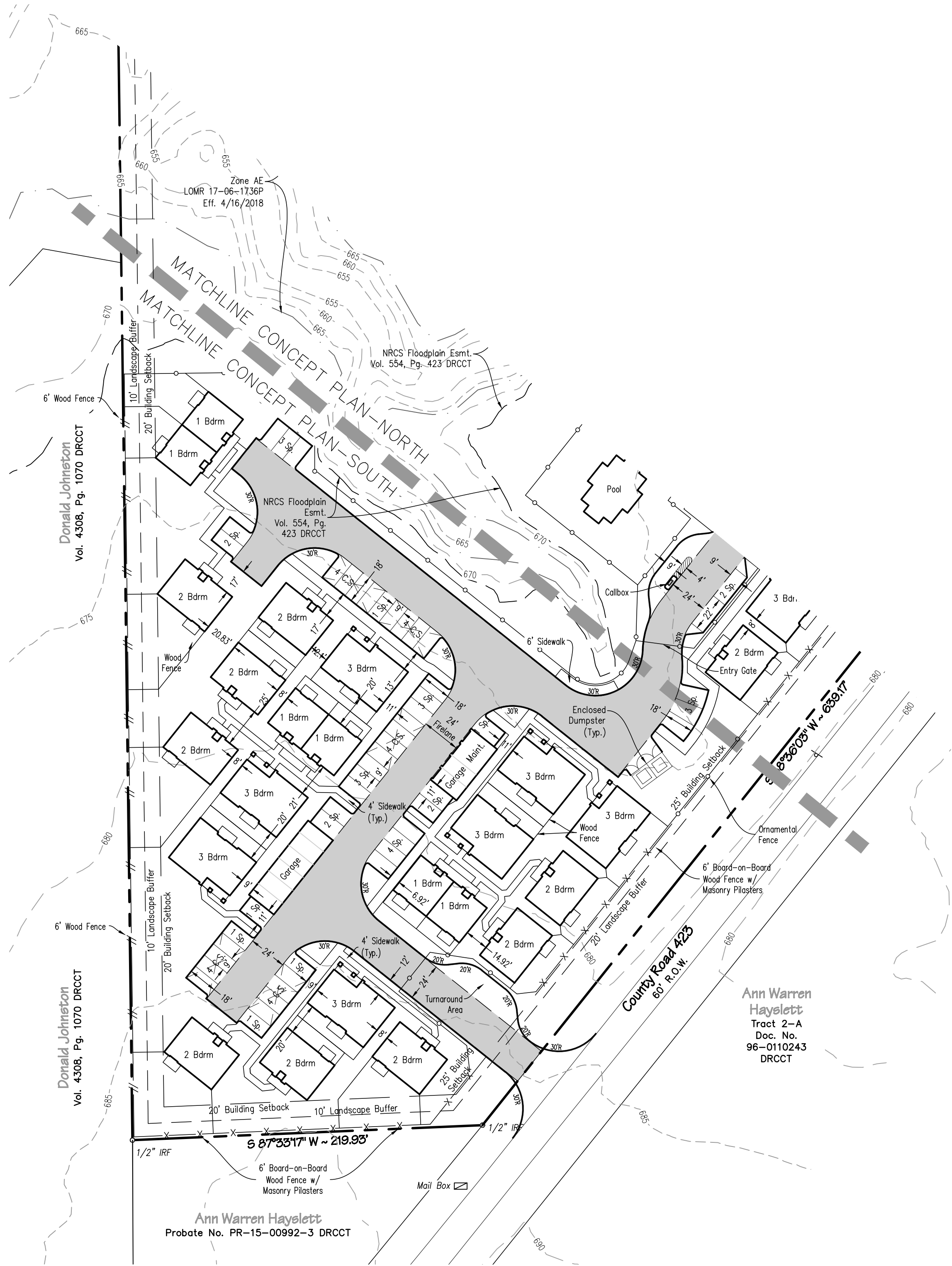


LOCATION MAP
NTS



Legend

- Firelane
- 6' Board on Board Wood Fence w/ Masonry Pilasters
- Masonry Screening Wall
- Ornamental Fence
- 6' Perimeter Wood Fence
- Activity Node that will be designed & intended to promote community social interaction.
- Covered Parking Structures



SITE DATA		
Ex. Zoning	Single-Family Large Lot (SF-E)	
Prop. Zoning	Planned Development (PD/MF-1)	
Proposed Use	Multifamily	
Lot Area	24.274 Ac. / 1,057,362 Sq. Ft.	
Building Types:	No. Units:	Building Area:
Leasing Office	-	1,000 Sq. Ft.
1 Bedroom (1-B)	62	690 Sq. Ft.
2 Bedroom (2-B)	79	984 Sq. Ft.
3 Bedroom (3-B)	62	1,265 Sq. Ft.
Total:	203	199,946 Sq. Ft.
Building Height	1-Story, Max. 35'	
Lot Coverage	18.91%	
Density	8.36	Units/Ac.
Parking Required:	Spaces/Unit	Spaces
1 Bedroom Units = 62	2.00	124
2 Bedroom Units = 79	2.00	158
3 Bedroom Units = 62	2.00	124
Leasing Office (1:200)	-	5
Total:	411	
50% Covered Parking Req'd	206	
Parking Provided	Spaces	
Standard Spaces	225	
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Detached Garage Spaces	62	
Leasing Office	5	
Total:	436	
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Open Space Required		
1-Bed Units (600 Sq. Ft./Unit)	37,200 Sq. Ft.	
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3-Bed Units (1,200 Sq. Ft./Unit)	74,400 Sq. Ft.	
Total Open Space Required	182,700 Sq. Ft.	
Open Space Provided (Ratio)	Area (Sq. Ft.)	Open Space (Sq. Ft.)
Amenity Areas (3:1)	17,550	52,650
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Unit Backyards (1:1)	105,700	105,700
Open Areas (1:1)	26,980	26,980
Landscape Buffer Area (1:1)	56,260	56,260
Floodplain Area (1:2)	174,230	87,115
Total Open Space Provided		348,145

EXHIBIT A
Sheet 2 of 2

EXHIBIT A
CONCEPT PLAN - SOUTH
NEXMETRO CR423
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS
GRANDERSON STARK SURVEY ABSTRACT NO. 798
1,057,362 Sq. Ft./24.274 Acres

ENGINEER/SURVEYOR/APPLICANT	DEVELOPER	OWNER
Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Mike Martinie, P.E.	NexMetro Communities 2221 Lakeside Blvd., Suite 1210 Richardson, TX 75082 Telephone: (469) 546-9434 Contact: Josh Eddie	Ann Warren Hayslett 7257 Stefani Drive Dallas, TX 75225

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: MF-2
- ☐ Specific Use Permit for: _____

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

Existing Zoning

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

Fees

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

Reason for Zoning Change

Proposed Cottage Style Multifamily development. 203 units detached and attached multifamily units (1, 2, & 3

bedrooms). Single lot of record all for rent.

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: 25 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 \$ 1,750, to be paid to Development Services.

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

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

Development Services

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

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Property Owner Information & Authorization

Name/Company: Ann Warren Hayslett
Address: 7257 Stefani Drive
City: Dallas State: TX Zip Code: 75225
Phone: _____ Email: _____

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- ☐ I will represent the application myself; OR
☒ I hereby designate Spiars Engineering/Mike Martinie (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.

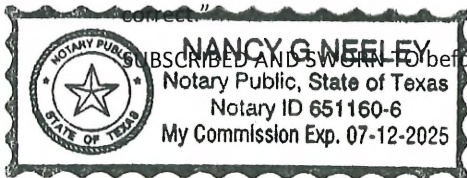
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: Ann Hayslett Date: 11-30-22

STATE OF: Texas

COUNTY OF: Dallas

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



SUBSCRIBED AND SWORN to before me, this the 30th day of November, 2022

Nancy G. Neeley
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Mike Martinie
Company: Spiars Engineering
Address: 501 W President George Bush Hwy, Suite 200
City: Richardson State: TX Zip Code: 75080
Phone: 972-422-0077 Email: mike.martinie@spiarsengineering.com