



**AGENDA  
PLANNING AND ZONING COMMISSION  
MONDAY, MARCH 6, 2023 @ 7:00 P.M.**

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, March 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](mailto:stittle@annatexas.gov)) by March 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**

**Consent Items**

5. Consider/Discuss/Action to approve minutes of the February 6, 2023 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Nelson Ranch, Block A, Lots 1-6 & Block B, Lot 1, Amending Plat. Applicant: Steve and Sandra Nelson.
7. Consider/Discuss/Action on the Anna Fire Station No. 2, Block A, Lot 1, Minor Plat. Applicant: City of Anna.
8. Consider/Discuss/Action on the Anacapi Laguna, Phase 1, Block A, Lots 1, 2, 3, 4, & 5, Final Plat. Applicant: Anacapi Laguna Azure, LLC.
9. Consider/Discuss/Action on the Anna Ranch, Phase 1C, Final Plat. Applicant: Jordan Horn / Gehan Homes Ltd.
10. Consider/Discuss/Action on the Rodriguez Estates, Block A, Lots 1 & 2, Final Plat. Applicant: J. Roberto Rodriguez.
11. Consider/Discuss/Action on The Grace and Peace Addition, Block A, Lot 1, Final Plat. Applicant: Matt Wood / Grace and Peace Presbyterian Church.
12. Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R & 12, Replat. Applicant: Brian Bischoff / Chief Partners.
13. Consider/Discuss/Action on the Willow Creek Addition, Phase 1B, Block G, Lots 1R & 2, Replat. Applicant: Marcus Property Company LLC.
14. Consider/Discuss/Action on the Willow Creek Addition, Phase 1B, Block G, Lots 1R & 2, Revised Site Plan. Applicant: Marcus Property Company LLC.

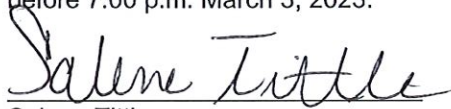
15. Consider/Discuss/Action on the Anna Station, Block A, Lot 1, Preliminary Plat. Applicant: Anna 1340 Holding LLC.
16. Consider/Discuss/Action on the Chambers Grove, Revised Preliminary Plat. Applicant: Stratford Group.
17. Consider/Discuss/Action on the Arden Park Phase 1, Block C, Lot 1X, Site Plan. Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.

#### **Items for Individual Consideration**

18. Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit on a portion of one lot on 4.7± acres located on the east side of Victoria Falls Drive, 205± feet north of W. White Street to allow for a Kennel (no outside pens). Applicant: RGR Development Company LP.

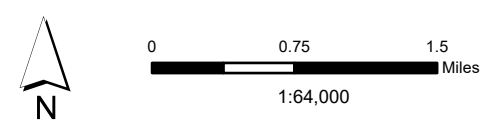
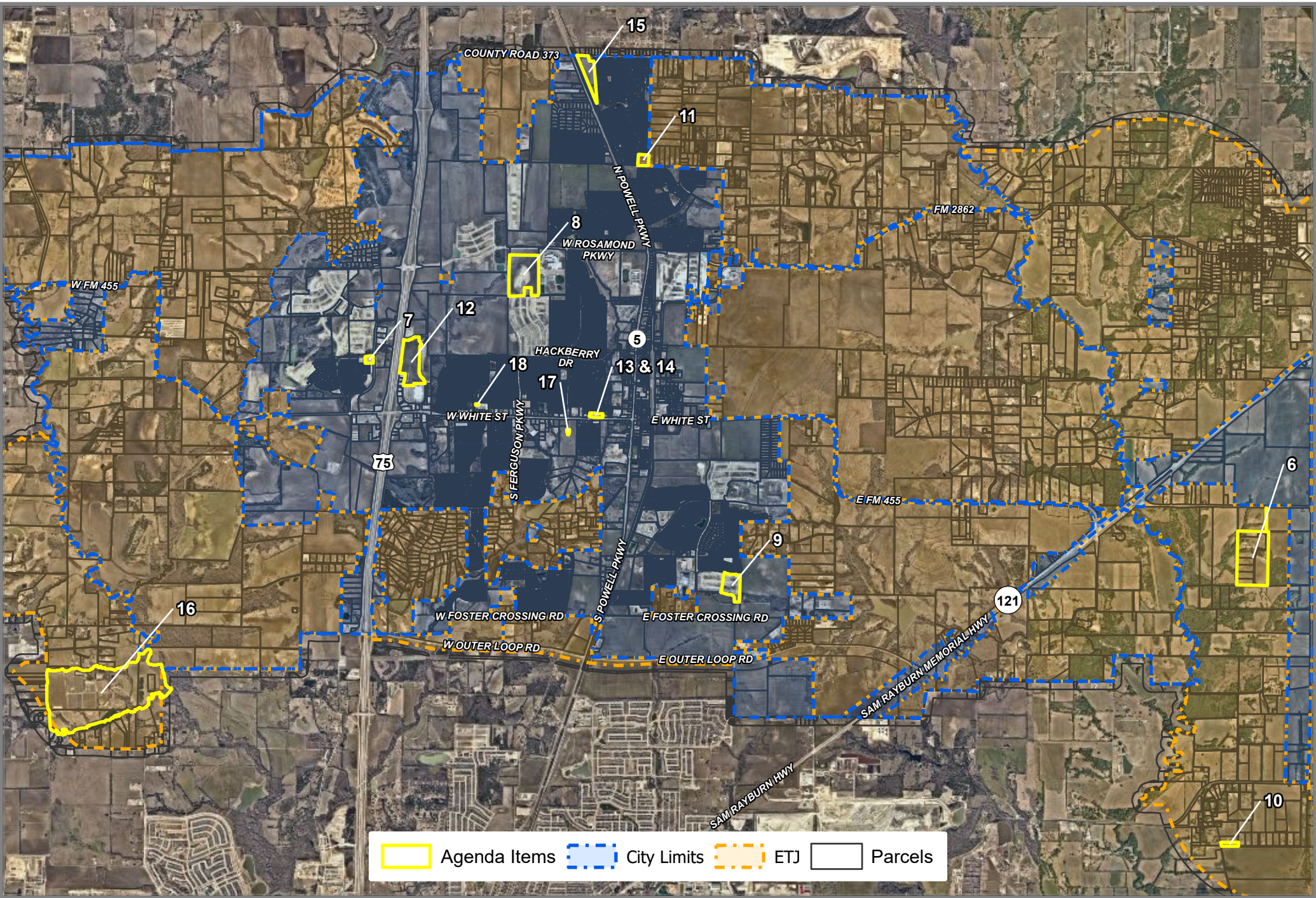
#### **Adjourn**

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. March 3, 2023.



Salena Tittle  
Planner II





# City of Anna, March 6, 2023 Planning & Zoning Meeting Map

Source: City of Anna GIS  
Date: 2/28/2023

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: 3/6/2023  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Consider/Discuss/Action to approve minutes of the February 6, 2023 Planning & Zoning Commission Meeting.

**SUMMARY:**

February 6, 2023 Planning & Zoning Commission Meeting Minutes.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Excellent.

**STAFF RECOMMENDATIONS:**

**ATTACHMENTS:**

1. 02-06-2023 PZ Minutes

**MINUTES  
PLANNING AND ZONING COMMISSION  
February 6, 2023**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on February 6, 2023, at the Municipal Complex located at 120 W. 7<sup>th</sup> Street, to consider the following items.

1. Call to Order and Establishment of Quorum

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

Commissioners present were Kelly Patterson-Herndon, Dennis Ogan, Douglas Hermann, Michelle Clemens, David Nylec, and Staci Martin. Commissioner Paul Wenzel was absent. Staff present were Ross Altobelli and Salena Tittle. Mayor Pro Tem Lee Miller and Councilman Pete 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

5. The National Community Survey

a. 2022 Report of Results for the City of Anna

Kimberly Winarski, Assistant to the City Manager, provided a brief presentation explaining to the Commission what the National Community Survey is, what it indicates, and what the results were for the City of Anna.

Consent Items

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval of consent items 6-12. The vote was unanimous.



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.

Mr. Altobelli introduced the item. The applicant is requesting approval to establish Planned Development zoning with modified development standards in order to allow for a multiple-family residential development. Mr. Altobelli advised the Commission that the request is not in conformance with the 2050 Comprehensive Plan nor is it consistent with SF-72 Single-Family Residential zoning for the recently annexed adjacent properties surrounding the subject property.

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

The applicant, Mr. Chuck Branch, approached the podium and advised the Commission that he was in attendance to answer any questions that the Commission may have.

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

A motion was made by Commissioner Martin, seconded by Commissioner Clemens to recommend denial of the Planned Development zoning request. The vote was unanimous.

14. Consider/Discuss/Action on the Woodland Estates, Concept Plan. Applicant: Thinkk Big Investments, LLC.

Mr. Altobelli introduced the item. The applicant is requesting approval of the Concept Plan associated with the Planned Development zoning request, Item #13. The request is contingent on the Zoning.

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

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.

Ms. Tittle introduced the item. The applicant is requesting approval to rezone to Planned Development zoning with modified development standards in order to allow for a multiple-family residential development. Ms. Tittle advised the Commission that the request does not meet the Character & Intent as defined in the 2050 Comprehensive Plan nor does it meet the city's zoning definitions associated with single-family dwellings, detached and attached.

Chairwoman Patterson-Herndon asked if the development was going to be considered as one lot.

Ms. Tittle advised yes.

The Public Hearing was opened at 7:20 p.m.

Mr. Josh Eadie, with NexMetro Communities, gave a brief presentation to the Commission regarding the request.

Commissioner Clemens asked if the applicant had any pictures, they could provide of the homes they have built in Melissa.

Mr. Eadie advised that they are currently under construction but the renderings that they have provided would be very similar to what they would build here in Anna.

Commissioner Clemens asked which picture from their provided renderings were that of the product they built in Celina.

Mr. Eadie had a slide that he was able to navigate to show the Commission which rendering was the product being built in Celina.

Commissioner Nylec asked to be clear that the product would be rentals.

Mr. Eadie advised yes.

Commissioner Ogan asked if the applicant was aware of the 2050 Comprehensive Plan.



Mr. Eadie advised that he is aware of it however, the type of product they are proposing is fairly new as opposed to when the Comprehensive Plan was written and they run in to this issue quite often with other cities as well.

Commissioner Nylec asked staff if the homes could potentially be sold off.

Mr. Altobelli explained that the homes could not be sold off one by one because they will not be individually platted lots.

Commissioner Hermann asked if NexMetro Communities will hold on to the project or if they are sold off to other entities.

Mr. Eadie advised that there have only been two scenarios where they have had to sell to someone else and that they were two completely situations. Mr. Eadie advised that these are long term investment opportunities for NexMetro and it is better for them to maintain them rather than sell them off.

Ms. Stephanie Dingle, residing at 820 Anne Court, spoke in opposition to the project and advised that there are existing traffic issues that need to be addressed before more multifamily is approved in the Anna Town Square area. Ms. Dingle also advised that the city has already approved an increased amount of diversified housing throughout the city including the Anna Town Square area.

Mr. Joe Greer, residing at 1314 S. Powell Parkway, spoke in opposition to the zoning request explaining that there is more and more multifamily housing developments that are being approved in Anna and its too much. Mr. Greer wanted the record to reflect that the proposed development would not be allowed to have any type of easement on their side of the property boundary line. If this project is approved, it would make the Greer's want to leave the City of Anna.

Mrs. Becky Greer, residing at 1314 S. Powell Parkway, spoke in opposition to the zoning request. Mrs. Greer explained that they have lived in Anna, at their current address, since 1984 and have lived a very peaceful, quiet lifestyle. They are already having to give up right-of-way for TXDOT and having to give up area of their drive for a city waterline. Mrs. Greer explained that if this development were approved, it would take away from the quiet lifestyle they have known. If this were approved there would be noise pollution, light pollution, more and more population, and the wildlife in the area would be gone.

The Public Hearing was closed at 7:40 p.m.

Mr. Altobelli pulled the locator map back up onto the screen to show the Commission where the Greer's live and where their access drive is located in order to show where the proposed fencing for the proposed project will be located if approved.

Chairwoman Patterson-Herndon asked what the required open space is for multifamily projects.

Mr. Altobelli explained that required open space for multifamily is 600 square feet for one-bedroom units, 900 square feet for two-bedroom units, and 1,200 square feet for three-bedroom units. Mr. Altobelli also advised that the applicant is providing more than what is required.

Commissioner Nylec asked if staff knew how many multifamily projects were currently approved for construction because he has noticed a number of them approved just since he has been on the Commission.

Mr. Altobelli listed a few for the Commission that he knows of.

Chairwoman Patterson-Herndon asked what the character and intent is for this specific area.

Mr. Altobelli advised that the character and intent called out for this area is Cluster Residential and explained how it is defined in our ordinances for platting purposes.

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

16. Consider/Discuss/Action on the NexMetro CR 423, Concept Plan. Applicant: Ann Hayslett.

Ms. Tittle introduced the item. The applicant is requesting approval of the Concept Plan associated with the Planned Development zoning request, Item #15. The request is contingent on the Zoning.

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

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:47 p.m.

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Chairwoman Kelly Patterson-Herndon

ATTEST:

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Salena Tittle, Planner II



Item No. 6.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Consider/Discuss/Action on the Nelson Ranch, Block A, Lots 1-6 & Block B, Lot 1, Amending Plat. Applicant: Steve and Sandra Nelson.

**SUMMARY:**

Seven lots on 74.1± acres located on the south side of Farm to Market Road 455, 1,951± feet west of Houston Street (Farm to Market Road 2862). Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Amending Plat is to add a county approved street name to the plat for recording purposes.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

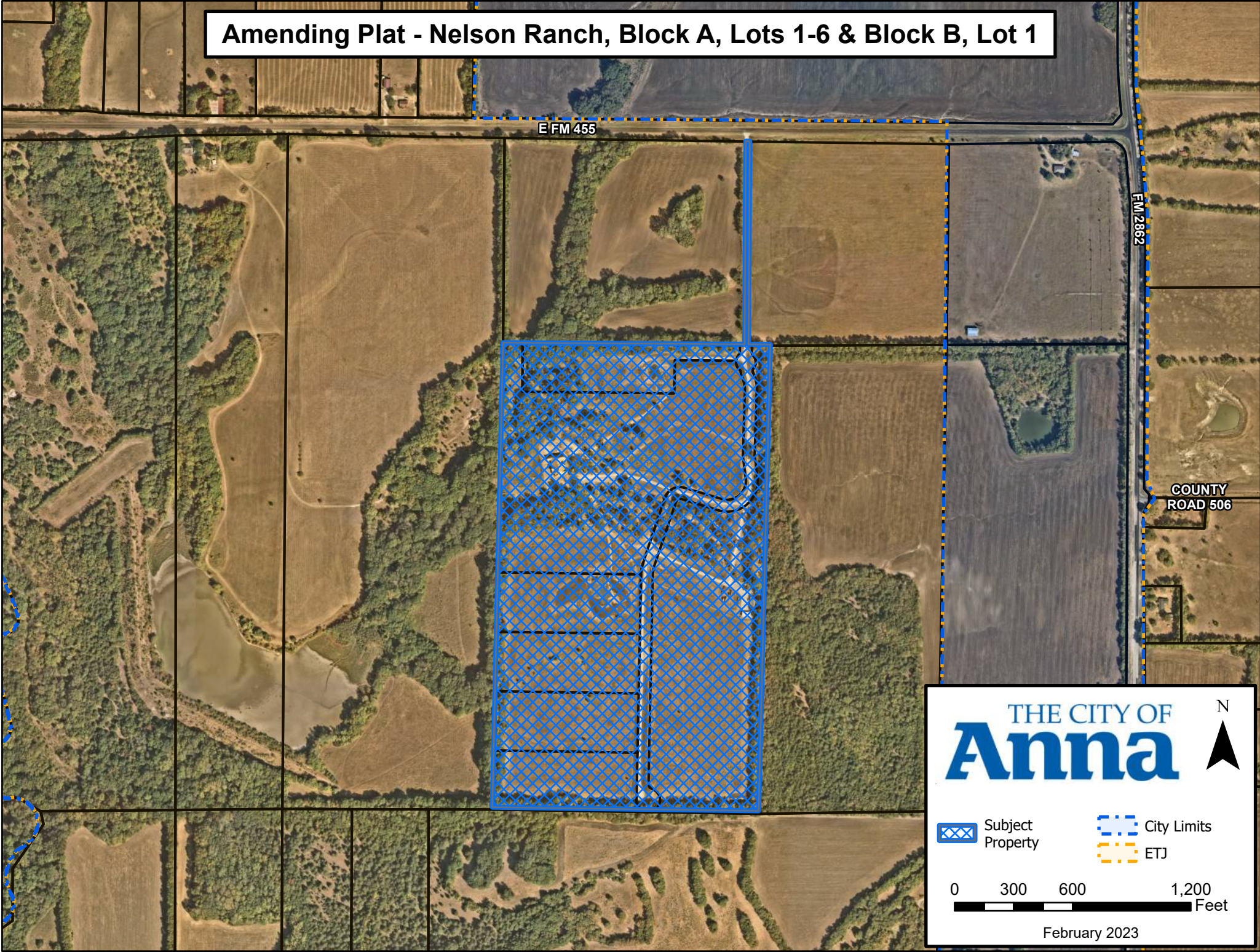
The Amending Plat is in conformance with the city's Subdivision Regulations.

**ATTACHMENTS:**

1. Nelson Ranch, Block A, Lots 1-6 & Block B, Lot 1 Locator Map
2. Exhibit A - (AP) Nelson Ranch, Block A, Lots 1-6 & Block B, Lot 1
3. P&Z Application



Amending Plat - Nelson Ranch, Block A, Lots 1-6 & Block B, Lot 1









# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision: Nelson Ranch, Bl A, Lts 1-6 & Bl B, Lt 1 Total Number of Acres: 74.112  
Zoning Classification(s): ETJ Total Number of Lots: 7  
Location: 7586 FM 455

## Property Owner Information & Authorization

Name/Company: Steve & Sandra Nelson  
Address: 7586 E. FM 455  
City: Anna State: TX Zip Code: 75409  
Phone: 952-221-2475 Email: nelsons6@yahoo.com

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Fred Bemenderfer (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.

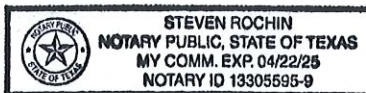
Property Owner's Signature: Steve Nelson Date: 2/13/2023

STATE OF: Texas

COUNTY OF: Denton

BEFORE ME, a Notary Public, on this day personally appeared Steven Nelson & Sandra Nelson (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 13 day of February, 2023



[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: Fred Bemenderfer

Company: Roome Land Surveying

Address: 2000 G Avenue, Suite 810

City: Plano State: TX Zip Code: 75074

Phone: 972-423-4372 Email: fredb@roomeinc.com

## Development Services

120 W Seventh Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://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)
- ☐ 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: 74 acre(s)

Total number of lots including Common Area Lots: \_\_\_\_\_ lot(s)

## Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ \_\_\_\_\_, to be paid to Development Services.

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

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

## Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)





Item No. 7.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Ross Altobelli

**AGENDA ITEM:**

Consider/Discuss/Action on the Anna Fire Station No. 2, Block A, Lot 1, Minor Plat.  
Applicant: City of Anna.

**SUMMARY:**

Fire Station on one lot on 2.2± acres located at the northwest corner of Standridge Boulevard and Creek Meadow Drive. Zoned Planned Development (Ord. No. 886-2020).

The purpose for the Minor Plat is to dedicate lot and block boundaries, and easements necessary to plat the property.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome areas: Unique and Safe.

**STAFF RECOMMENDATIONS:**

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

**ATTACHMENTS:**

1. Anna Fire Station No. 2, Block A, Lot 1 Locator Map
2. EXHIBIT A - MP (Anna Fire Station No. 2, Bl A, Lt 1)



Minor Plat - Anna Fire Station No. 2, Block A, Lot 1

FOXBRUSH LN

HOLI

TIMBER RIDGE DR

STARLIGHT DR

THORN CREEK

N STANDRIDGE BLVD

S STANDRIDGE BLVD

SUZIE LN

CREEK MEADOW CT

CREEK MEADOW DR

LAKESHORE DR

WINDING CREEK LN

HARDWOOD TRL

HARDWOOD CT

SPRING VALLEY WAY

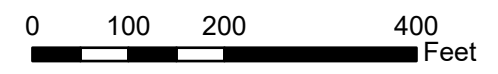
CENTRAL EXPY

THE CITY OF  
**Anna**



 Subject Property

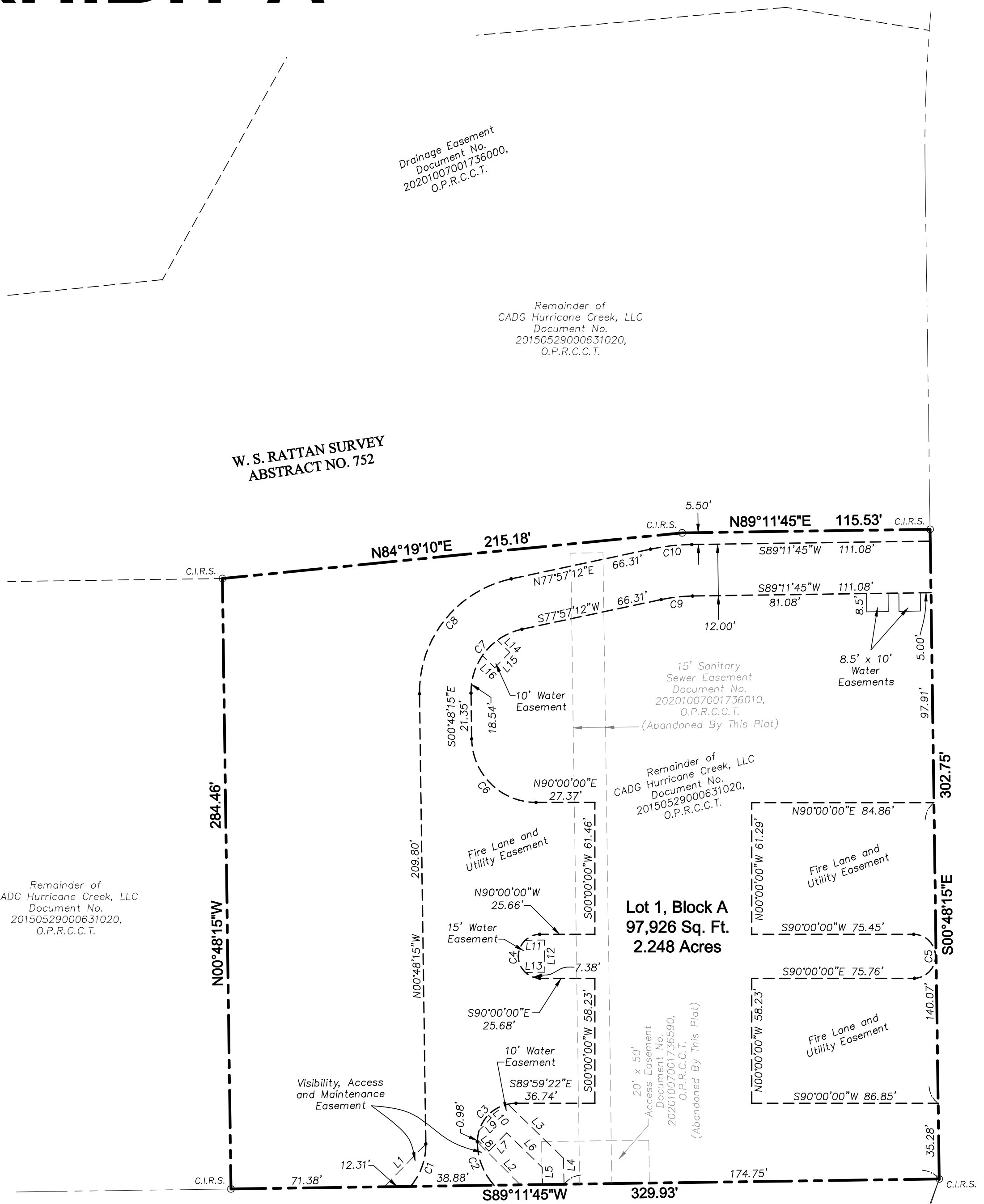
 City Limits  
 ETJ



February 2023



# EXHIBIT A



Standridge Boulevard

(80' right-of-way)

(Doc. No. 20180525000644610)

Anna Village  
Residential, Ltd.  
Document No.  
20210107000041360,  
O.P.R.C.C.T.

## SURVEYOR'S CERTIFICATE

### KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

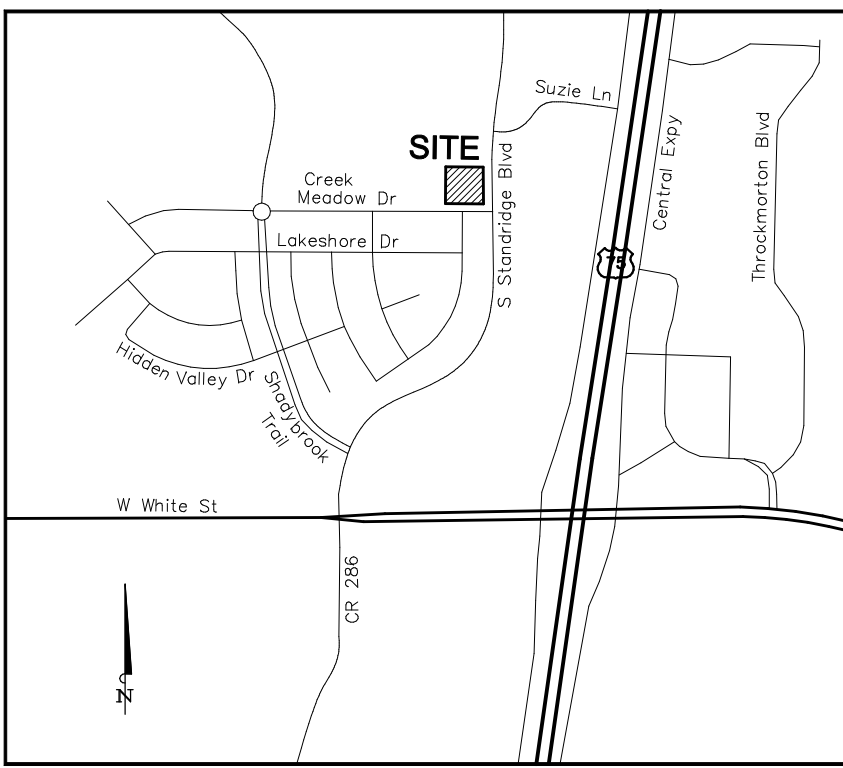
NOTARY PUBLIC in and for the State of Texas

## ABBREVIATIONS

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

| LINE TABLE |             |
|------------|-------------|
| NO.        | BEARING     |
| L1         | S44°10'56"W |
| L2         | S45°05'55"E |
| L3         | S45°48'15"E |
| L4         | S01°31'51"E |
| L5         | N01°31'51"W |
| L6         | N45°48'15"W |
| L7         | S44°11'45"W |
| L8         | N45°48'15"W |
| L9         | N44°11'45"E |
| L10        | N45°48'15"W |
| L11        | N89°11'45"E |
| L12        | S00°48'15"E |
| L13        | S89°11'45"W |
| L14        | S45°48'15"E |
| L15        | S44°11'45"W |
| L16        | N45°48'15"W |

| Easement Curve Data |        |            |            |             |        |
|---------------------|--------|------------|------------|-------------|--------|
| CURVE NO.           | RADIUS | ARC LENGTH | DELTA      | CHRD. BRNG. | CHORD  |
| C1                  | 30.00' | 21.44'     | 40°57'16"  | N19°40'23"E | 20.99' |
| C2                  | 30.00' | 22.15'     | 42°17'52"  | S21°09'59"E | 21.65' |
| C3                  | 18.00' | 28.28'     | 90°01'41"  | S44°59'47"W | 25.48' |
| C4                  | 10.27' | 31.66'     | 176°39'18" | S00°00'00"W | 20.53' |
| C5                  | 10.27' | 31.74'     | 177°04'02" | N00°48'15"W | 20.53' |
| C6                  | 30.00' | 46.70'     | 89°11'45"  | S45°24'08"E | 42.13' |
| C7                  | 30.00' | 41.24'     | 78°45'27"  | S38°34'28"W | 38.07' |
| C8                  | 54.00' | 74.23'     | 78°45'27"  | S38°34'28"W | 68.52' |
| C9                  | 75.00' | 14.72'     | 11°14'33"  | S83°34'28"W | 14.69' |
| C10                 | 99.00' | 19.43'     | 11°14'33"  | S83°34'28"W | 19.39' |



Vicinity Map  
(not to scale)

## OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, CADG Hurricane Creek, LLC is the owner of a tract of land, situated in the W. S. Rattan Survey, Abstract No. 752, in Collin County, Texas, and being a part of that tract of land, described in deed to CADG Hurricane Creek, LLC, as recorded under Document No. 20150529000631020, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

**BEGINNING** at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the southeasterly corner of the herein described tract, same being at the intersection of the northerly monumented line of Creek Meadow Drive (dedicated by plat recorded in Volume 2020, Page 686, O.P.R.C.C.T.) and the westerly monumented line of Standridge Boulevard (dedicated by separate instrument recorded under Document No. 20180525000644610, O.P.R.C.C.T.);

**THENCE** South 89°11'45" West, along the northerly line of said Creek Meadow Drive, a distance of 329.93' to a capped iron rod set for the southwesterly corner of the herein described tract;

**THENCE** over and across said CADG Hurricane Creek, LLC tract, the following (3) three courses and distances:

- North 00°48'15" West, a distance of 284.46' to a capped iron rod set for the northwesterly corner of the herein described tract;
- North 84°19'10" East, a distance of 215.18' to a capped iron rod set for an angle point;
- North 89°11'45" East, a distance of 115.53' to a capped iron rod set for the northeasterly corner of the herein described tract, same being in the westerly monumented line of Standridge Boulevard;

**THENCE** South 00°48'16" East, along the westerly monumented line of Standridge Boulevard, a distance of 284.46' to the **POINT OF BEGINNING** and containing 97,926 square feet or 2.248 acres of land, more or less.

## OWNERS DEDICATION

### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CADG Hurricane Creek, LLC acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **ANNA FIRE STATION NO. 2, LOT 1, BLOCK A**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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.

### 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.

### VAM EASEMENTS

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

WITNESS MY HAND at Collin County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

CADG Hurricane Creek, LLC

Printed Name – Title

Signature

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC in and for the State of Texas

## CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the City Council of the City of Anna, Texas.

Mayer

City Secretary

### General Notes:

1. The surveyor has relied on the subject deed and adjoining plat with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

2. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface values can be converted to grid by dividing the combined scaled factor of 0.999847312.

3. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0155J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "area determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.

4. NOTICE: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

5. All easements shown on the herein described plat are "By This Plat".

DATE: 08/10/2022 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2022-0085



Item No. 8.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Ross Altobelli

**AGENDA ITEM:**

Consider/Discuss/Action on the Anacapri Laguna, Phase 1, Block A, Lots 1, 2, 3, 4, & 5, Final Plat. Applicant: Anacapri Laguna Azure, LLC.

**SUMMARY:**

Indoor and Outdoor Commercial Amusement/Amenity Center on Lot 3, and four vacant lots on 50± acres located at the northeast corner of future Rosamond Parkway and future Ferguson Parkway. Zoned Planned Development (Ord. No. 887-2020).

The purpose for the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for the Indoor and Outdoor Commercial Amusement/Amenity Center development.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

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

**ATTACHMENTS:**

1. Anacapri Laguna, Phase 1, Block A, Lots 1, 2, 3, 4, & 5 Locator Map
2. EXHIBIT A - FP (Anacapri Laguna, BI A, Lts 1,2,3,4,&5)
3. P&Z Application

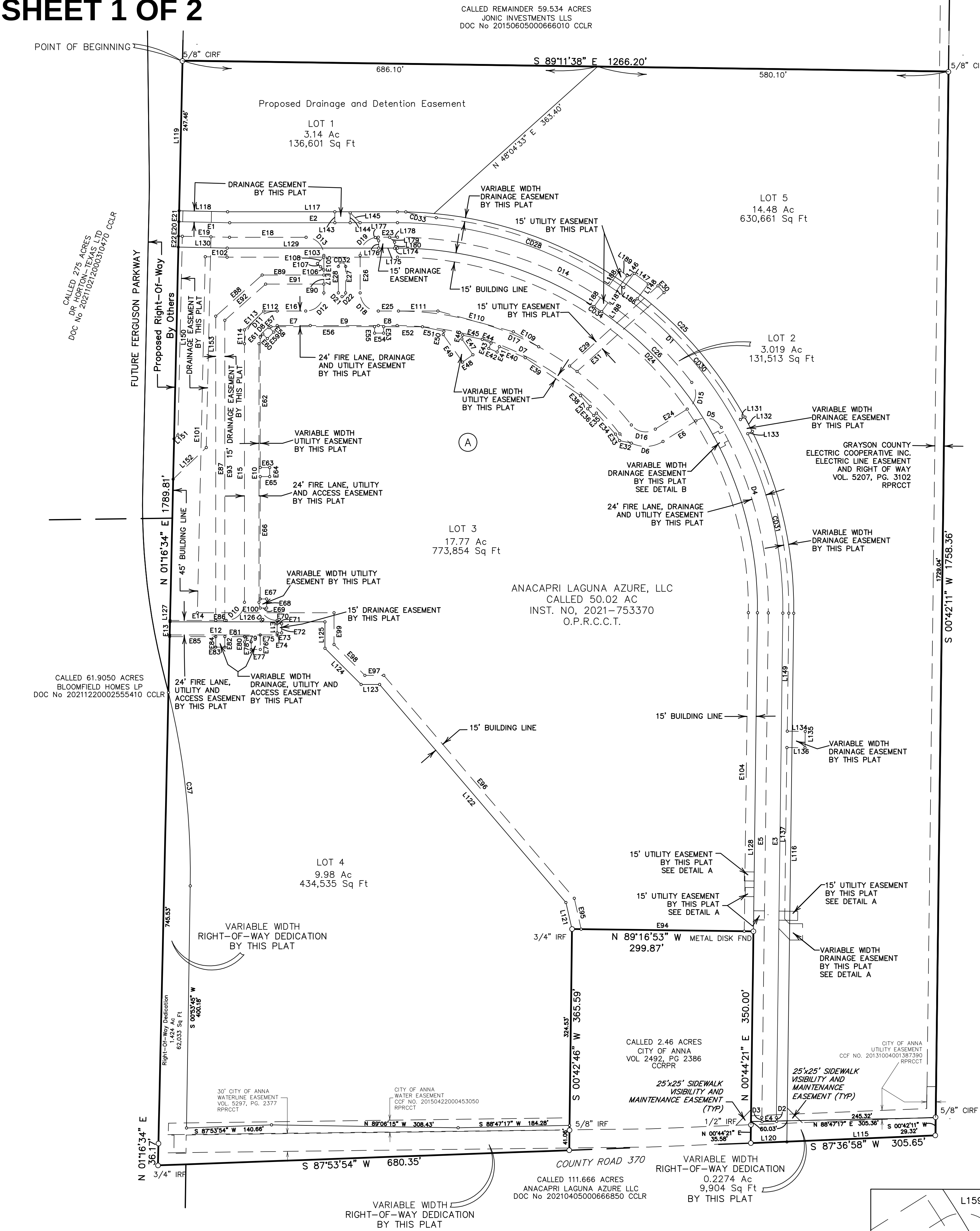


# Final Plat - Anacapri Laguna, Phase 1, Block A, Lots 1, 2, 3, 4, & 5





EXHIBIT A  
SHEET 1 OF 2

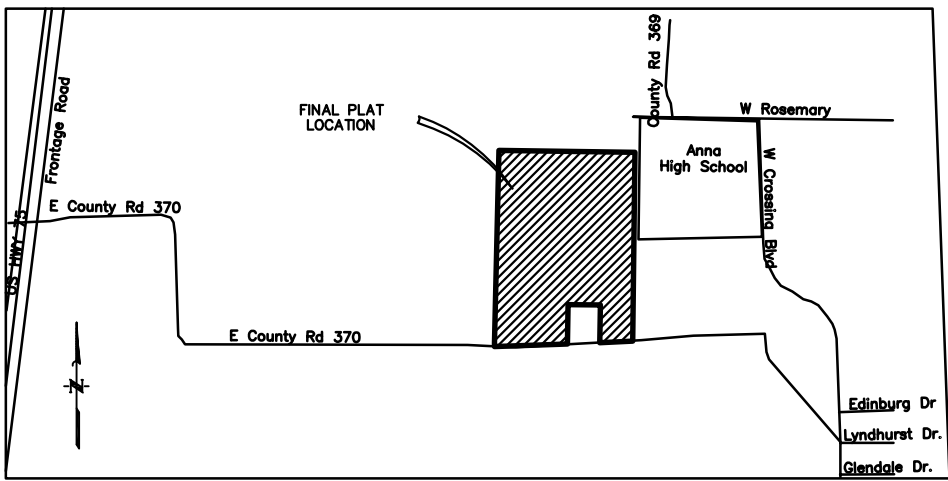


Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

| LINE | BEARING       | DISTANCE     |
|------|---------------|--------------|
| E1   | S 88°43'56" E | 84.09'       |
| E2   | N 89°58'46" E | 277.27'      |
| E3   | S 00°44'21" W | 833.76'      |
| E4   | S 88°47'17" W | 24.17'       |
| E5   | N 00°44'21" E | 833.76'      |
| E6   | S 57°53'16" W | 64.04'       |
| E7   | N 90°00'00" W | 54.69'       |
| E8   | N 90°00'00" W | 31.08'       |
| E9   | N 90°00'00" W | 112.50'      |
| E10  | S 00°00'00" W | 427.37'      |
| E11  | S 00°00'00" W | 47.19'       |
| E12  | S 89°59'53" W | 177.61'      |
| E13  | N 01°16'12" E | 24.01'       |
| E14  | N 90°00'00" E | 93.07'       |
| E15  | N 00°00'00" E | 427.38'      |
| E16  | S 90°00'00" E | 47.19'       |
| E17  | N 00°00'02" W | 61.91'       |
| E18  | S 89°58'59" W | 126.55'      |
| E19  | N 88°43'56" W | 84.36'       |
| E20  | N 01°16'04" E | 24.00'       |
| E21  | N 01°21'05" E | 18.00'       |
| E22  | S 01°11'30" W | 18.00'       |
| E23  | N 89°58'46" E | 31.68'       |
| E24  | S 57°53'16" W | 62.30'       |
| E25  | S 89°59'19" W | 31.06'       |
| E26  | N 00°00'00" E | 61.96'       |
| E27  | S 00°00'00" E | 482.27'12" W |
| E28  | N 00°00'00" E | 43.69'       |
| E29  | N 47°48'19" E | 197.19'      |
| E30  | S 42°11'41" E | 15.00'       |
| E31  | S 47°48'19" W | 194.13'      |
| E32  | N 77°48'36" W | 19.90'       |
| E33  | N 31°41'43" W | 12.52'       |
| E34  | N 42°20'33" W | 47.01'       |
| E35  | S 47°52'35" W | 5.96'        |
| E36  | N 42°20'33" W | 15.00'       |
| E37  | N 47°52'35" E | 5.96'        |
| E38  | N 42°20'33" W | 24.00'       |
| E39  | N 55°29'34" W | 110.85'      |
| E40  | N 66°54'09" W | 46.48'       |
| E41  | S 22°47'53" W | 9.63'        |
| E42  | N 66°54'09" W | 15.00'       |
| E43  | N 22°47'53" E | 9.63'        |
| E44  | N 66°54'09" W | 15.61'       |
| E45  | N 78°05'49" W | 33.33'       |
| E46  | S 11°54'11" W | 6.29'        |
| E47  | S 35°05'22" E | 31.98'       |
| E48  | S 54°54'38" W | 11.00'       |
| E49  | N 35°05'22" W | 55.54'       |
| E50  | N 11°54'11" E | 5.58'        |
| E51  | N 78°05'49" W | 36.23'       |
| E52  | N 89°54'25" W | 64.20'       |
| E53  | S 00°05'15" E | 10.66'       |
| E54  | S 89°54'45" W | 15.00'       |
| E55  | N 00°05'15" W | 10.66'       |
| E56  | N 89°59'56" W | 86.33'       |
| E57  | S 44°37'41" W | 0.82'        |
| E58  | S 45°26'11" E | 10.68'       |
| E59  | S 44°53'49" W | 15.00'       |
| E60  | N 45°26'11" W | 10.69'       |
| E61  | S 44°37'41" W | 5.16'        |
| E62  | S 00°00'00" W | 215.38'      |
| E63  | N 89°54'45" E | 15.70'       |
| E64  | S 00°05'15" E | 15.00'       |
| E65  | N 89°54'45" W | 15.73'       |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| E66  | S 00°00'00" W | 202.24'  |
| E67  | N 89°54'45" E | 10.54'   |
| E68  | S 00°05'15" W | 15.00'   |
| E69  | S 89°54'45" W | 10.58'   |
| E70  | S 00°00'25" E | 5.51'    |
| E71  | N 90°00'00" E | 7.50'    |
| E72  | S 00°00'08" E | 15.00'   |
| E73  | S 89°59'52" W | 7.50'    |
| E74  | S 00°01'18" W | 3.50'    |
| E75  | S 89°59'53" W | 27.98'   |
| E76  | S 00°15'45" E | 23.96'   |
| E77  | S 89°44'15" W | 15.00'   |
| E78  | N 00°15'45" W | 12.52'   |
| E79  | N 90°00'00" W | 11.07'   |
| E80  | N 00°00'00" E | 8.75'    |
| E81  | S 89°59'53" W | 32.48'   |
| E82  | S 00°00'07" E | 17.36'   |
| E83  | S 89°59'53" W | 15.00'   |
| E84  | N 00°00'07" W | 17.36'   |
| E85  | S 89°59'53" W | 76.13'   |
| E86  | N 90°00'00" W | 15.00'   |
| E87  | N 00°00'07" W | 502.88'  |
| E88  | N 48°27'12" E | 102.53'  |
| E89  | N 90°00'00" E | 101.96'  |
| E90  | S 00°00'02" E | 15.00'   |
| E91  | S 90°00'00" W | 96.27'   |
| E92  | S 27°38'23" W | 26.33'   |
| E93  | S 00°00'07" E | 426.13'  |
| E94  | N 89°16'32" W | 269.58'  |
| E95  | DO NOT USE    |          |
| E96  | DO NOT USE    |          |
| E97  | DO NOT USE    |          |
| E98  | DO NOT USE    |          |
| E99  | DO NOT USE    |          |
| E100 | DO NOT USE    |          |
| E101 | DO NOT USE    |          |
| E102 | DO NOT USE    |          |
| E103 | DO NOT USE    |          |
| E104 | DO NOT USE    |          |
| E105 | S 00°02'55" W | 21.20'   |
| E106 | N 44°54'02" W | 7.50'    |
| E107 | N 44°54'02" W | 7.50'    |
| E108 | N 45°05'58" E | 14.97'   |
| E109 | N 59°26'34" W | 48.71'   |
| E110 | N 74°37'12" W | 129.19'  |
| E111 | N 90°00'00" W | 65.23'   |
| E112 | N 90°00'00" W | 22.07'   |
| E113 | S 45°43'01" W | 44.60'   |
| E114 | S 00°00'00" W | 20.86'   |
| E115 | S 87°29'24" W | 245.52'  |
| E116 | N 00°44'21" E | 873.73'  |
| E117 | S 89°59'47" W | 280.74'  |
| E118 | N 88°43'56" W | 80.27'   |
| E119 | N 01°16'12" E | 247.59'  |
| E120 | S 88°09'53" W | 59.67'   |
| E121 | N 12°55'20" W | 45.05'   |
| E122 | N 40°30'43" W | 474.00'  |
| E123 | N 90°00'00" W | 30.62'   |
| E124 | N 45°00'00" W | 84.52'   |
| E125 | N 00°00'00" W | 43.62'   |
| E126 | N 90°00'00" W | 256.13'  |
| E127 | N 01°16'12" E | 2.36'    |
| E128 | N 00°42'48" E | 876.41'  |
| E129 | S 89°59'47" W | 281.41'  |
| E130 | N 88°43'56" W | 80.87'   |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L131 | N 62°21'21" E | 8.63'    |
| L132 | S 27°38'39" E | 26.40'   |
| L133 | S 62°51'41" W | 8.64'    |
| L134 | S 89°15'39" E | 29.67'   |
| L135 | S 00°44'21" W | 27.00'   |
| L136 | N 89°15'39" W | 29.96'   |
| L137 | S 00°44'21" W | 283.26'  |
| L138 | S 44°15'39" E | 10.96'   |
| L139 | N 90°00'00" E | 22.03'   |
| L140 | S 00°00'00" E | 27.00'   |
| L141 | N 90°00'00" W | 20.97'   |
| L142 | N 44°15'39" W | 26.45'   |
| L143 | N 00°00'00" W | 18.03'   |
| L144 | S 00°00'00" E | 16.42'   |
| L145 | N 45°00'00" W | 23.21'   |
| L146 | N 56°29'46" E | 29.00'   |
| L147 | S 53°30'14" E | 29.00'   |
| L148 | S 36°29'46" W | 30.66'   |
| L149 | S 00°44'21" W | 195.00'  |
| L150 | N 01°16'34" E | 328.75'  |
| L151 | S 46°19'15" W | 8.86'    |
| L152 | S 46°16'34" E | 75.80'   |
| L153 | N 01°16'34" E | 348.23'  |
| L154 | S 62°21'41" W | 7.50'    |
| L155 | S 27°16'46" E | 4.71'    |
| L156 | S 62°21'37" W | 10.80'   |
| L157 | N 27°38'23" W | 26.33'   |
| L158 | N 62°21'37" E | 10.83'   |
| L159 | S 27°38'30" E | 4.71'    |
| L160 | N 62°21'41" E | 7.50'    |
| L161 | N 00°47'26" E | 57.27'   |
| L162 | S 89°15'39" W | 14.32'   |
| L163 | N 00°44'21" E | 15.00'   |
| L164 | S 89°15'39" E | 14.32'   |
| L165 | N 01°05'33" E | 10.92'   |
| L166 | S 89°15'39" W | 16.20'   |
| L167 | N 00°44'21" E | 15.00'   |
| L168 | S 89°15'39" E | 16.20'   |
| L169 | N 00°44'21" E | 13.78'   |
| L170 | N 00°44'21" E | 15.00'   |
| L171 | S 89°15'39" E | 31.00'   |
| L172 | S 00°44'21" W | 15.00'   |
| L173 | N 89°15'39" W | 31.00'   |
| L174 | S 89°59'49" W | 4.73'    |
| L175 | S 89°59'47" W | 26.34'   |
| L176 | N 00°00'12" E | 12.17'   |
| L177 | N 45°00'00" W | 7.67'    |
| L178 | S 89°58'47" W | 12.98'   |
| L179 | S 44°53'53" E | 11.70'   |
| L180 | N 00°00'12" W | 9.71'    |
| L181 | N 00°56'49" E | 18.99'   |
| L182 | N 00°56'49" E | 15.00'   |
| L183 | S 89°15'39" E | 17.78'   |
| L184 | S 00°44'21" W | 15.00'   |
| L185 | N 89°15'39" E | 17.77'   |
| L186 | N 55°04'54" W | 6.71'    |
| L187 | S 35°18'36" W | 72.85'   |
| L188 | N 35°18'36" E | 73.23'   |
| L189 | S 54°42'13" E | 15.00'   |



VICINITY MAP  
NOT TO SCALE  
COLLIN COUNTY, TEXAS

A METES & BOUNDS description of a certain 50.02-acre tract of land, being all of a called 50.00-acre tract recorded in Document No. 2021083000175380 of the Collin County Land Records, with all bearing being based on the Texas Coordinate System, North Central Zone, NAD83, being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod marking the northwest corner of said 50.00-acre tract, being the southwest corner of the remainder of a called 59.534-acre tract to Jonic Investments LLC, recorded in Document No. 2015060500066010 of the Collin County Land Records (CCLR) also being in the east line of a called 275-acre tract to DR Horton-Texas Ltd. Recorded in Document No. 20210212000310470 of the CCLR;

THENCE, South 89°11'38" East, along the north line of the said 50.00-acre tract, being common with the south line of said remainder acre tract, 1266.20 feet to a set 3/4-inch iron rod with cap stamped "Quiddity" in the west line of Anna High School Addition recorded in Volume 2011, Page 176 in the Collin County Map Records;

THENCE, South 00°42'11" West, along the west line of said High School Tract, 1758.36 feet to a found 3/8-inch iron rod found in the County Road 370, being in the north line of a called 111.666-acre tract to Anacapri Laguna Azure LLC recorded in Document No. 2021040500066850 of the CCLR;

THENCE, South 87°36'58" West, along the north line of said 111.666-acre tract being in County Road 370, a distance of 305.65 feet to a Magnail;

THENCE, North 00°44'21" East, 350.00 feet to a found railroad spike marking the northeast corner of a called 2.460-acre tract to the City of Anna recorded in Volume 4792 Page 2386 of the Collin County Real Property Records;

THENCE, North 89°16'53" West, along the north line of said 2.460-acre tract, 299.87 feet to a found 1-inch iron rod marking the northwest corner of said 2.460-acre tract;

THENCE, South 00°42'46" West, 365.59 feet to a found nail in the north line of said 111.666-acre tract being the southwest corner of said 2.46-acre tract;

THENCE, South 87°53'54" West, along the north line of said 111.666-acre tract, 680.35 feet to a found 5/8-inch iron rod;

THENCE, North 01°16'34" East, along the east line of a called 61.9050-acre tract to Bloomfield Homes LP recorded in Document No. 20211220002555410 of the CCLR, and the east line of aforementioned 275-acre tract, 1825.99 feet to the POINT OF BEINGINNG CONTAINING 50.02 acres of land in Collin County Texas.

General Notes

- 1) AC ..... "Acre"  
BL ..... "Building Line"  
CCLR ..... "Collin County Land Records"  
CCRPR ..... "Collin County Real Property Records"  
Doc ..... "Document"  
Esm ..... "Easement"  
IRF ..... "Iron Rod Found"  
IRS ..... "Iron Rod Set"  
ROW ..... "Right-of-Way"  
Sq Ft ..... "Square Feet"  
Vol \_ Pg \_ , ... "Volume and Page"  
● ..... "Set 3/4-inch Iron Rod"  
① ..... "Block Number"

2) Per the Flood Insurance Rate Map (FIRM) No. 48085C0155J for Collin County, Texas as dated June 2, 2009, the subject tract is situated within Zone "X" defined as area of minimal flood hazard, with a portion of the subject tract is located in Shaded Zone "A"

3) All bearings shown hereon are based on the Texas Coordinate System, North Central Zone, NAD83.

4) It is unclear at this time if the proposed right-of-way of Ferguson Parkway will be dedicated via plat of separate instrument. This proposed right-of-way, which is mainly located outside of the limits of this preliminary plat is being coordinated between the City and the adjacent landowner. Recordation of this proposed right-of-way will be shown on the final plat when this proposed right-of-way of officially dedicated.

5) Perimeter under review as of 9-6-2022.

FINAL PLAT OF  
**ANACAPRI LAGUNA**  
PHASE 1  
BLOCK A, LOTS 1, 2, 3, 4 & 5  
A SUBDIVISION OF 50.02 ACRES OF LAND  
OUT OF THE  
MARTIN MOORE SURVEY, ABSTRACT NO. 649  
CITY OF ANNA, TEXAS  
COLLIN COUNTY, TEXAS  
FEBRUARY 2023

ENGINEER/LAND SURVEYOR



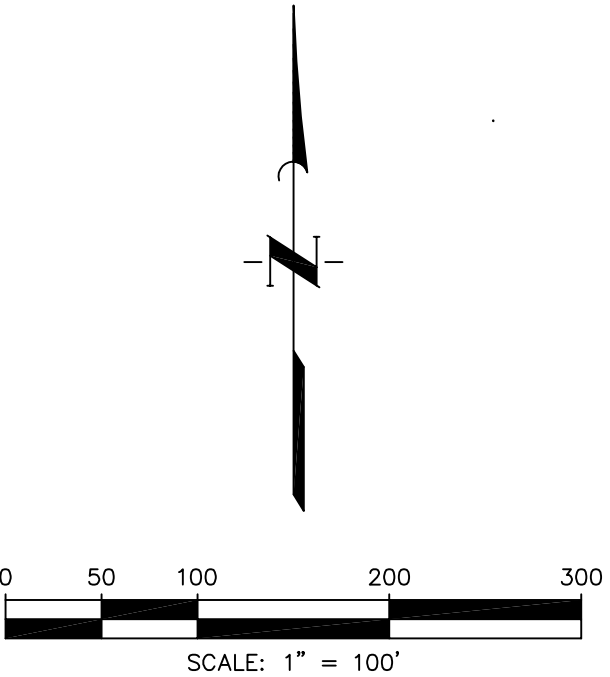
Texas Board of Professional Engineers and Land Surveyors

Registration Nos. F-23290 & 10046100

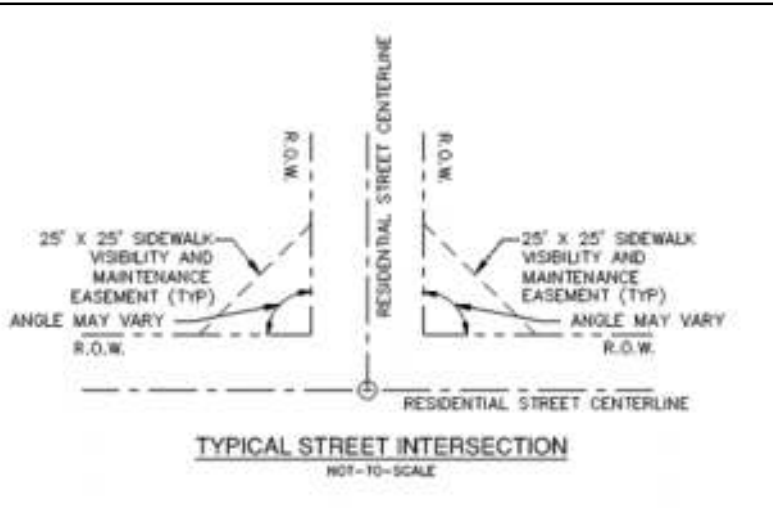
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880

CONTACT PERSON: ALEK STRIMPLE

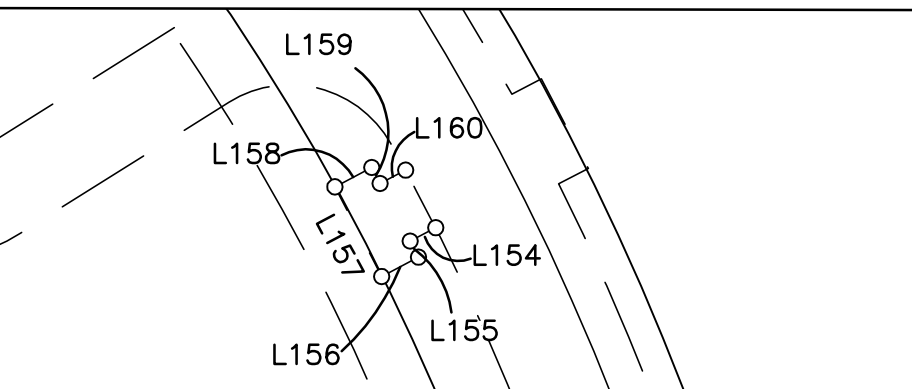
DEVELOPER/OWNER:  
MEGATEL HOMES, LLC  
2101 CEDAR SPRINGS RD, STE 700  
DALLAS, TEXAS 75201  
(214) 398-4233  
CONTACT PERSON: STEVE MAGLISCEAU



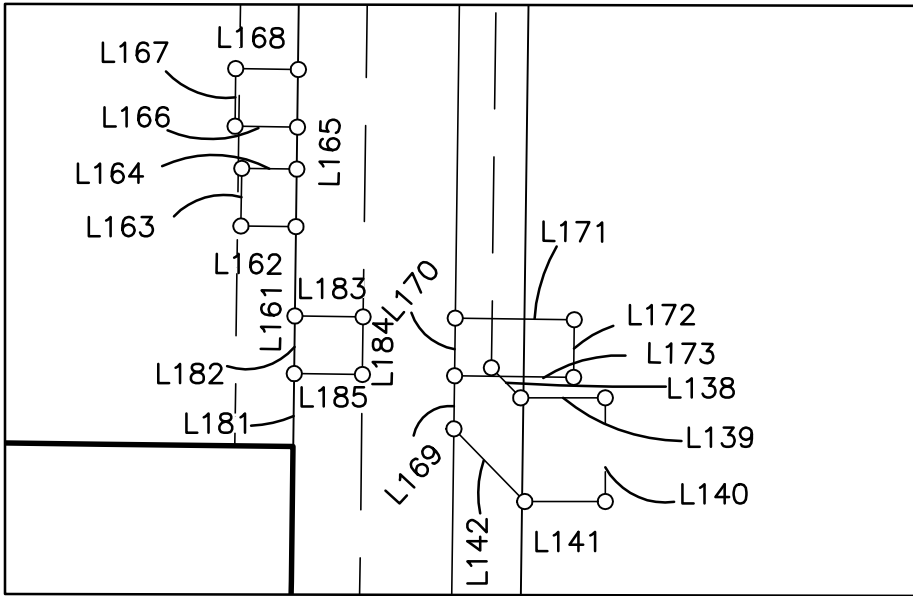
VISIBILITY AND MAINTENANCE EASEMENT DETAIL



DETAIL B  
SCALE: 1"=50'



DETAIL A  
SCALE: 1"=50'





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

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.

VAM Easements  
The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT \_\_\_\_\_ acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as \_\_\_\_\_, 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.

Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

This approved subject to all platting ordinances, rules, and regulations of the City of Anna, Texas  
Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Owner: Anacapri Laguna Azure, LLC

STATE OF TEXAS §  
COUNTY OF COLLIN §  
BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

Owner: Anacapri Laguna Azure, LLC

STATE OF TEXAS §  
COUNTY OF COLLIN §  
BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

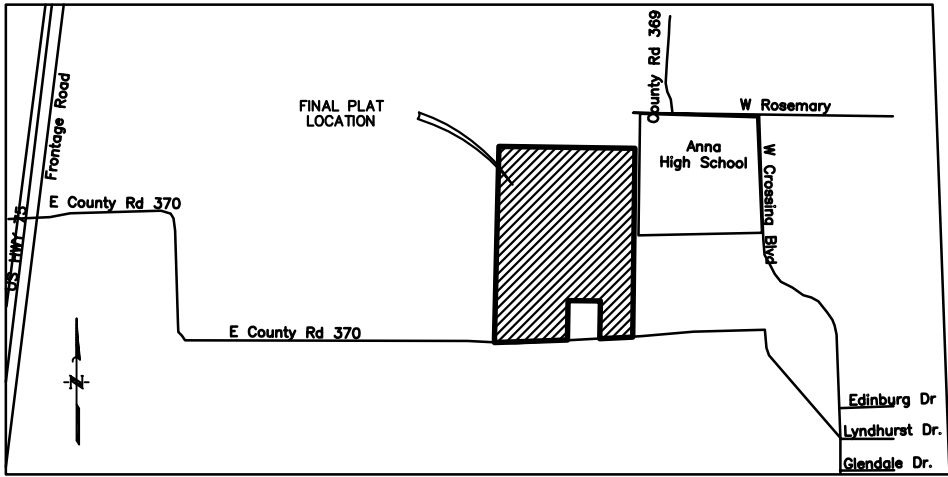
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

CERTIFICATE OF APPROVAL  
APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by the  
City Council, City of Anna, Texas.

Mayor

City Secretary



VICINITY MAP  
NOT TO SCALE  
COLLIN COUNTY, TEXAS

## EXHIBIT A SHEET 2 OF 2

### SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF COLLIN §  
THIS is to certify that I, Eddie Martinez, Registered Professional Land Surveyor Number 5274 for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

### PRELIMINARY FOR REVIEW - NOT FOR RECORDATION

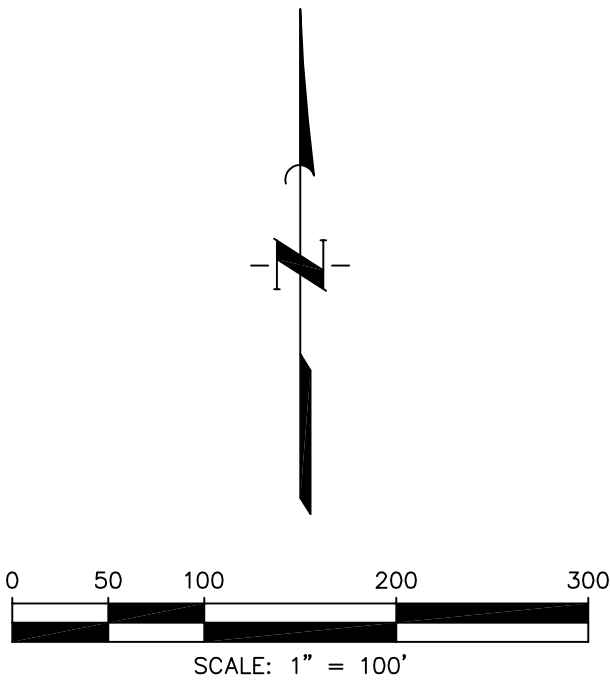
Eddie Martinez  
Registered Professional Land Surveyor No. 5274

STATE OF TEXAS §  
COUNTY OF COLLIN §  
BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Eddie Martinez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_



DEVELOPER/OWNER:  
MEGATEL HOMES, LLC  
2101 CEDAR SPRINGS RD, STE 700  
DALLAS, TEXAS 75201  
(214) 398-4233  
CONTACT PERSON: STEVE MAGLISCEAU

ENGINEER/LAND SURVEYOR  
**QUIDDITY**  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880  
CONTACT PERSON: ALEK STRIMPLE

FINAL PLAT OF  
**ANACAPRI LAGUNA**  
PHASE 1  
BLOCK A, LOTS 1, 2, 3, 4 & 5  
A SUBDIVISION OF 50.02 ACRES OF LAND  
OUT OF THE  
MARTIN MOORE SURVEY, ABSTRACT NO. 649  
CITY OF ANNA, TEXAS  
COLLIN COUNTY, TEXAS  
FEBRUARY 2023

# 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)
- ☐ 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: 50 acre(s)

Total number of lots including Common Area Lots: 5 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 \$ 550, 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](http://www.annatexas.gov)



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision: ABS A0649 MARTIN MOORE SURVEY Total Number of Acres: 50  
Zoning Classification(s): MF-2 Total Number of Lots: 5  
Location: Property ID (2767041), Geographic ID (R-6649-000-0050-1)

## Property Owner Information & Authorization

Name/Company: Anacapi Laguna Azure, LLC  
Address: 2101 Cedar Springs Road Suite 700  
City: Dallas State: Texas Zip Code: 75201-1504  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Project Representation (check one):

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

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

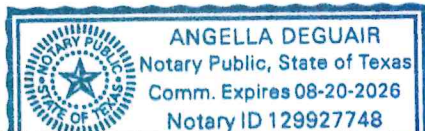
Property Owner's Signature: \_\_\_\_\_ Date: 1-24-23

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared ZACH IPOLK (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 24<sup>th</sup> day of January, 20 23



\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Alek Strimple

Company: Quiddity Engineering

Address: 2805 Dallas Parkway Suite 600

City: Plano State: Texas Zip Code: 75093

Phone: 972-265-7174 Email: astrimple@quiddity.com

## Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



Item No. 9.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Ross Altobelli

**AGENDA ITEM:**

Consider/Discuss/Action on the Anna Ranch, Phase 1C, Final Plat. Applicant: Jordan Horn / Gehan Homes Ltd.

**SUMMARY:**

68 Single-family dwelling, detached lots and five common area lots on 17.1± acres located on the north and south side of Gardendale Hollow Lane, east side of Burlington Crest Trail, 1,030± feet east of Leonard Avenue. Zoned Planned Development (Ord. No. 323-2007).

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

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

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

**ATTACHMENTS:**

1. Anna Ranch, Phase 1C Locator Map
2. EXHIBIT A - FP (Anna Ranch Phase 1C)
3. P&Z Application



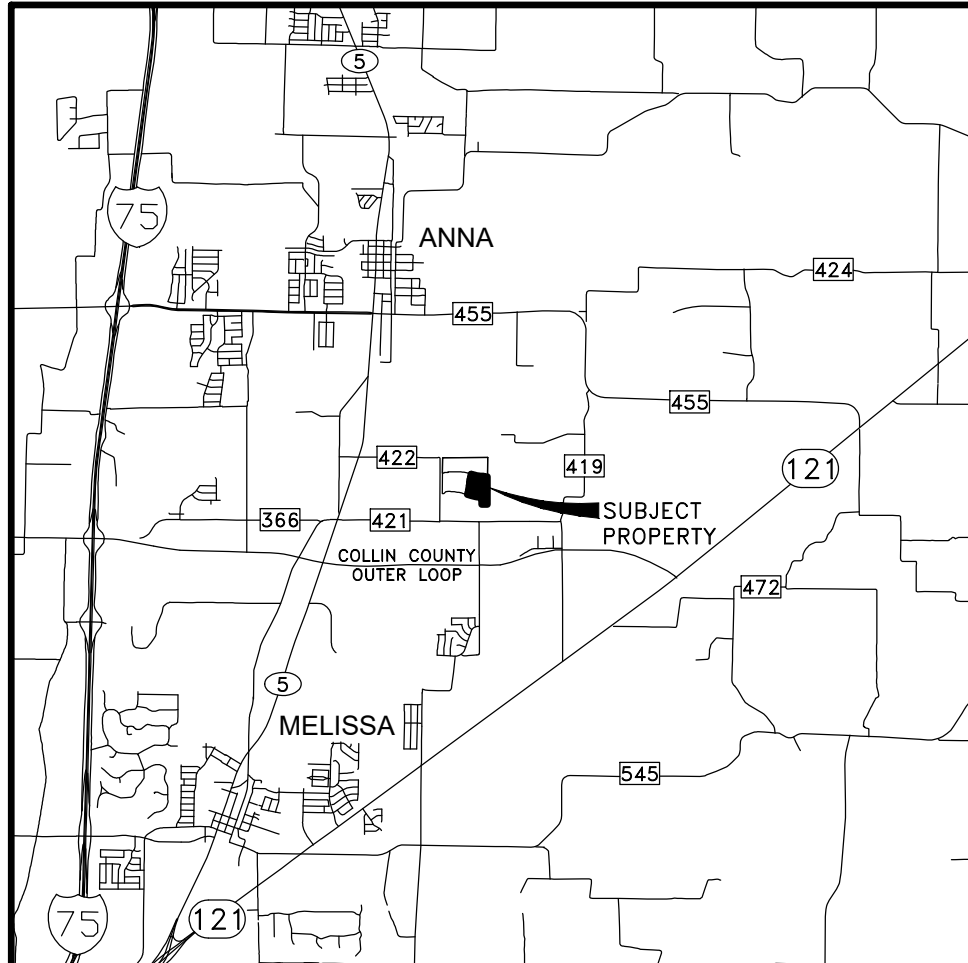
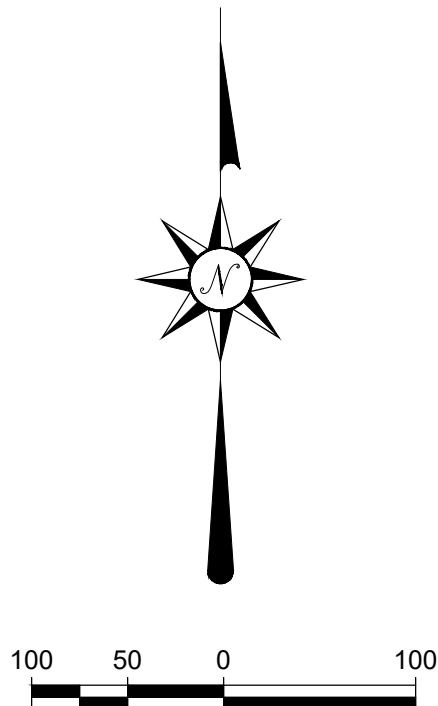
# Final Plat - Anna Ranch, Phase 1C



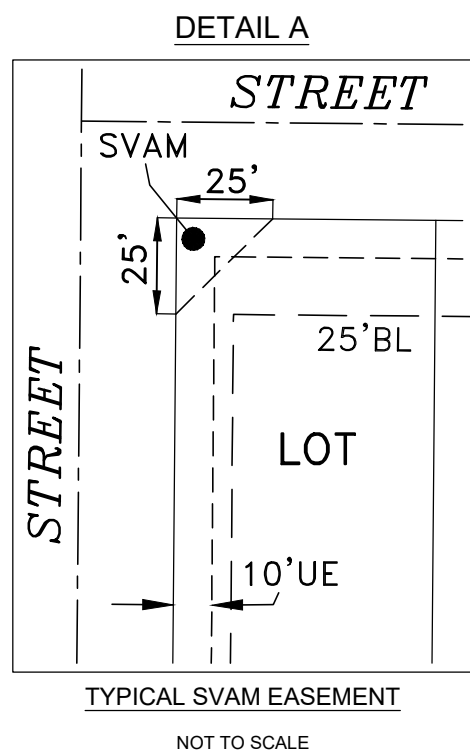


| CURVE | CENTRAL ANGLE | RADIUS   | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|---------------|----------|---------------|--------------|------------|
| C1    | 01°27'19"     | 825.00'  | N10°22'02"E   | 20.95'       | 20.95'     |
| C2    | 00°47'14"     | 825.00'  | N04°20'38"E   | 11.33'       | 11.33'     |
| C3    | 08°26'57"     | 775.00'  | N08°10'30"E   | 114.18'      | 114.29'    |
| C4    | 15°56'20"     | 1460.00' | N81°31'33"W   | 404.84'      | 406.15'    |
| C5    | 15°56'20"     | 1170.00' | N81°31'33"W   | 324.43'      | 325.48'    |
| C6    | 15°56'20"     | 880.00'  | N81°31'33"W   | 244.01'      | 244.80'    |

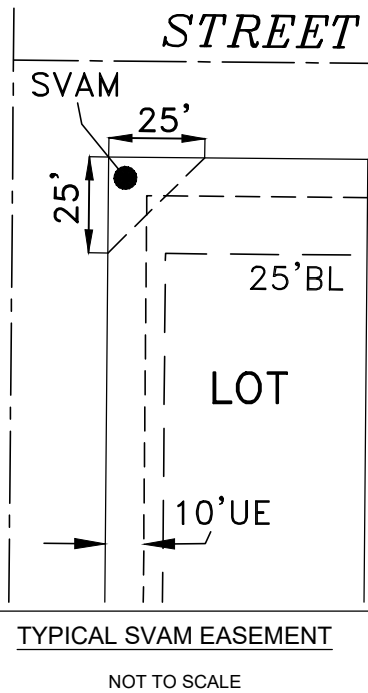
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N35°27'23"W | 127.76'  |
| L2   | N85°49'43"W | 18.21'   |
| L3   | N84°12'16"W | 58.47'   |
| L4   | N82°22'22"W | 58.46'   |
| L5   | N80°17'09"W | 58.46'   |
| L6   | N78°11'56"W | 58.46'   |
| L7   | N76°06'42"W | 58.46'   |
| L8   | N74°06'47"W | 57.51'   |
| L9   | N11°05'41"E | 110.84'  |
| L10  | N58°54'23"E | 13.50'   |
| L11  | S73°33'23"E | 11.49'   |
| L12  | N16°26'37"E | 50.00'   |
| L13  | N75°33'23"W | 16.17'   |
| L14  | N31°20'41"W | 14.82'   |
| L15  | N58°08'36"E | 13.29'   |
| L16  | S73°33'23"E | 11.80'   |
| L17  | N16°26'37"E | 50.00'   |
| L18  | N75°33'23"W | 19.85'   |
| L19  | N34°51'55"W | 15.55'   |
| L20  | N03°57'01"E | 36.96'   |
| L21  | N12°23'58"E | 60.29'   |
| L22  | N59°29'54"E | 13.65'   |
| L23  | S73°33'23"E | 11.24'   |
| L24  | N16°26'37"E | 50.00'   |
| L25  | S73°33'23"W | 14.78'   |
| L26  | N30°38'42"W | 14.65'   |
| L27  | N12°23'58"E | 110.30'  |
| L28  | S75°43'36"E | 67.99'   |
| L29  | S81°04'34"E | 68.88'   |
| L30  | S86°26'08"E | 68.88'   |
| L31  | S89°29'43"E | 134.11'  |
| L32  | S00°30'17"W | 37.50'   |
| L33  | S89°29'43"E | 50.00'   |
| L34  | N00°30'17"E | 10.00'   |
| L35  | S89°29'43"E | 120.00'  |
| L36  | N89°29'43"W | 211.94'  |
| L37  | N73°33'23"W | 113.94'  |
| L38  | N12°23'58"E | 120.30'  |
| L39  | N73°33'23"W | 55.00'   |
| L40  | N73°34'11"W | 44.83'   |
| L41  | N76°08'45"W | 60.61'   |
| L42  | N79°41'17"W | 66.12'   |
| L43  | N83°23'05"W | 66.12'   |
| L44  | N87°02'17"W | 66.12'   |
| L45  | S89°29'43"E | 55.00'   |
| L46  | N11°05'41"E | 211.09'  |
| L47  | N73°34'11"W | 55.29'   |
| L48  | N76°10'10"W | 59.69'   |
| L49  | N80°46'53"W | 65.15'   |
| L50  | N83°59'36"W | 65.24'   |
| L51  | N88°06'54"W | 59.45'   |
| L52  | N89°29'43"W | 70.12'   |
| L53  | N11°05'41"E | 120.82'  |



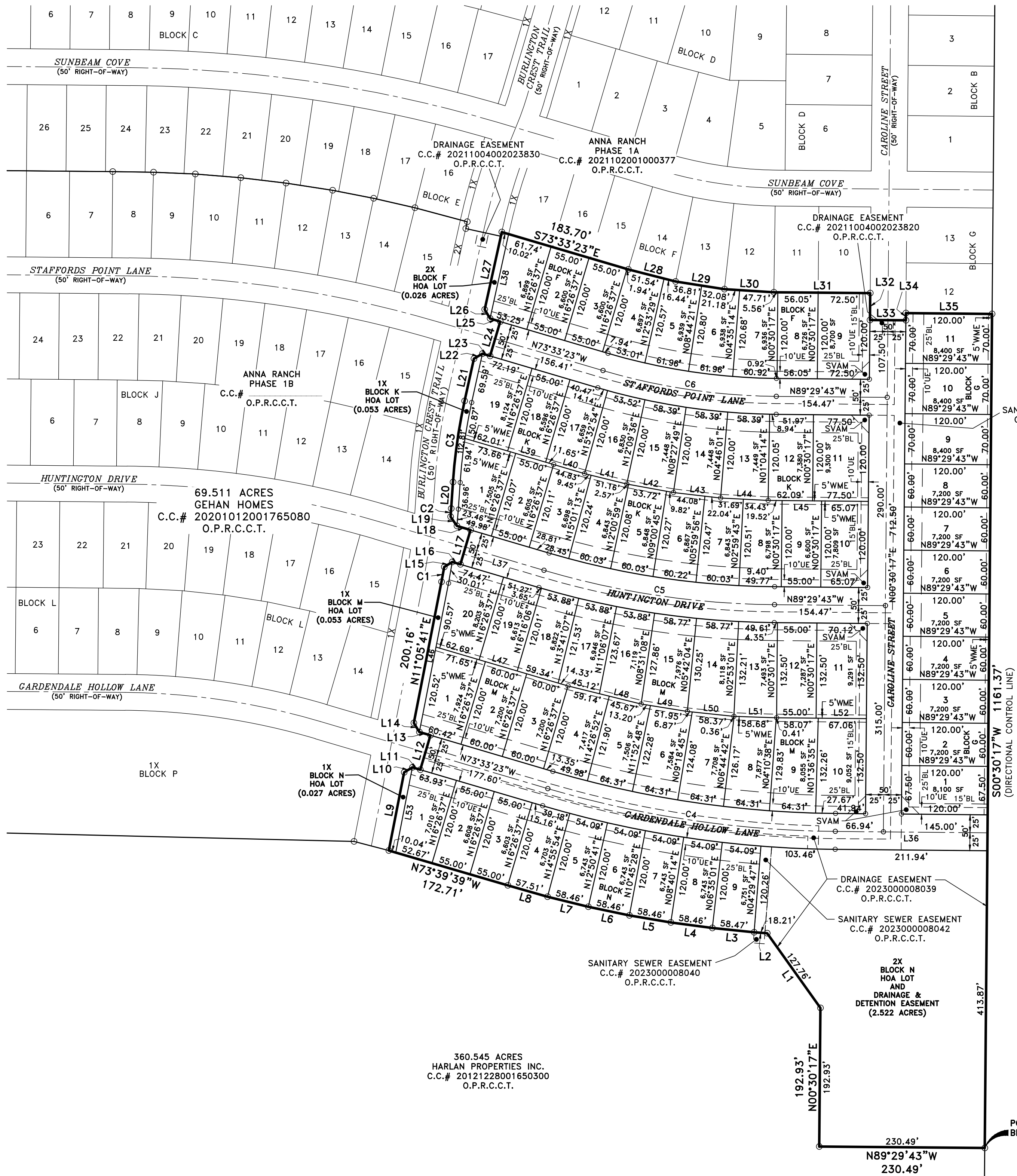
VICINITY MAP  
NOT TO SCALE



DETAIL A



TYPICAL SVAM EASEMENT  
NOT TO SCALE



SANITARY SEWER EASEMENT  
C.C.# 202300008042  
O.P.R.C.C.T.

171.349 ACRES  
335 VALLEY TWO, INC. (60% INTEREST)  
LINDO APPAREL, INC. (40% INTEREST)  
C.C.# 20130218000218460  
O.P.R.C.C.T.

(DIRECTIONAL CONTROL LINE)

POINT OF BEGINNING

NOTES:

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORRS ARP (PID-DF8982), AND DENTON CORRS ARP (PID-DF8986).
- ALL CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE NOTED.
- THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
- ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER, AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA MAP NUMBER 48085C0160J, DATED JUNE 2, 2009.

| LEGEND       |                                                          |
|--------------|----------------------------------------------------------|
| IRF          | IRON ROD FOUND                                           |
| HOA          | HOME OWNERS ASSOCIATION                                  |
| BL           | BUILDING LINE                                            |
| UE           | UTILITY EASEMENT                                         |
| SSE          | SANITARY SEWER EASEMENT                                  |
| SVAM         | 25' SIDEWALK, VISIBILITY, ACCESS, & MAINTENANCE EASEMENT |
| WME          | WALL MAINTENANCE EASEMENT                                |
| R.O.W.       | RIGHT-OF-WAY                                             |
| SF           | SQUARE FEET                                              |
| AC           | ACRES                                                    |
| P.R.C.C.T.   | PLAT RECORDS, COLLIN COUNTY, TEXAS                       |
| M.R.C.C.T.   | MAP RECORDS, COLLIN COUNTY, TEXAS                        |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS            |

EXHIBIT A  
SHEET 1 OF 2

A  
FINAL PLAT  
OF  
ANNA RANCH  
PHASE 1C  
OF

LOTS 1-9 & 2X, BLOCK F; LOTS 1-11, BLOCK G;  
LOTS 1-19 & 1X, BLOCK K; LOTS 1-20 & 1X, BLOCK M;  
& LOTS 21-29, 1X & 2X, BLOCK N  
SITUATED IN  
THE GRANDISON STARK SURVEY, ABSTRACT NO. 798  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
17.070 ACRES/ 68 RESIDENTIAL LOTS &  
5 PRIVATE HOA/DEVELOPER OWNED  
AND MAINTAINED OPEN SPACES  
ZONED PD ORDINANCE 323-2007

OWNER/DEVELOPER: GEHAN HOMES, LTD.  
15725 N. DALLAS PARKWAY,  
SUITE 300  
ADDISON, TEXAS 75001  
PHONE: (972) 383-4300

ENGINEER/SURVEYOR:

**LJA Surveying, Inc.**  
6060 North Central Expressway  
Suite 400  
Dallas, Texas 75206  
Phone 469.621.0710  
T.B.P.E.L.S. Firm No. 10194382



OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF COLLIN )

WHEREAS GEHAN HOMES, LTD. IS THE SOLE OWNER OF A 17.070 ACRE TRACT OF LAND SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 788, IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PART OF A 69.511 ACRE TRACT OF LAND, CONVEYED TO GEHAN HOMES, INC. AS RECORDED IN COUNTY CLERK'S FILE NO. 20101020176500, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 17.070 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORE ASP (PD-03P665) AND DETENTION CORE ASP (PD-03P666), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 69.511 ACRE TRACT, SAID POINT BEING ON EAST LINE OF A 360.545 ACRE TRACT OF LAND, CONVEYED TO HARLAN PROPERTIES, INC. AS RECORDED IN COUNTY CLERK'S FILE NO. 20121228016000, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE WEST LINE OF A 171.349 ACRE TRACT OF LAND CONVEYED TO 335 VALLEY TWO, INC. (A 60% INTEREST) AND LINDO APPAREL, INC. (A 40% INTEREST), AS RECORDED IN COUNTY CLERK'S FILE NO. 20130218000218400, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE SOUTH LINE OF SAID 69.511 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 230.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 192.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 35 DEGREES 27 MINUTES 23 SECONDS WEST, A DISTANCE OF 127.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 85 DEGREES 49 MINUTES 43 SECONDS WEST, A DISTANCE OF 18.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 84 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 58.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 82 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 78 DEGREES 11 MINUTES 56 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 74 DEGREES 05 MINUTES 17 SECONDS WEST, A DISTANCE OF 57.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 30 MINUTES 39 SECONDS WEST, A DISTANCE OF 172.71 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF ANNA RANCH, PHASE 1B, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 69.511 ACRE TRACT AND ALONG THE EAST LINE OF SAID ANNA RANCH, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 11 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF 110.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 58 DEGREES 54 MINUTES 23 SECONDS EAST, A DISTANCE OF 13.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 11.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 16 DEGREES 26 MINUTES 37 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 16.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 31 DEGREES 20 MINUTES 41 SECONDS WEST, A DISTANCE OF 14.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 11 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF 200.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 27 MINUTES 19 SECONDS, A RADIUS OF 825.00 FEET AND A LONG CHORD THAT BEARS NORTH 10 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 20.95 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 58 DEGREES 08 MINUTES 36 SECONDS EAST, A DISTANCE OF 13.29 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 11.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 16 DEGREES 26 MINUTES 37 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 19.85 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 34 DEGREES 51 MINUTES 55 SECONDS WEST, A DISTANCE OF 15.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 47 MINUTES 14 SECONDS, A RADIUS OF 825.00 FEET AND A LONG CHORD THAT BEARS NORTH 04 DEGREES 20 MINUTES 38 SECONDS EAST, A DISTANCE OF 11.53 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 11.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 36.96 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEGREES 26 MINUTES 57 SECONDS, A RADIUS OF 775.00 FEET AND A LONG CHORD THAT BEARS NORTH 08 DEGREES 10 MINUTES 30 SECONDS EAST, A DISTANCE OF 114.18 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 114.29 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 12 DEGREES 23 MINUTES 58 SECONDS EAST, A DISTANCE OF 60.29 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 59 DEGREES 29 MINUTES 54 SECONDS EAST, A DISTANCE OF 13.65 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 11.24 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 16 DEGREES 26 MINUTES 37 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 14.78 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 30 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 14.65 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 12 DEGREES 23 MINUTES 58 SECONDS EAST, PASSING AT A DISTANCE OF 104.37 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID ANNA RANCH, PHASE 1B AND AN EXTERIOR ELL CORNER ON THE SOUTH LINE OF ANNA RANCH, PHASE 1A, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 20211020100037, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, CONTINUING IN ALL A TOTAL DISTANCE OF 110.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER ON SAID SOUTH LINE OF ANNA RANCH, PHASE 1A;

THENCE, CONTINUING OVER AND ACROSS SAID 69.511 ACRE TRACT AND ALONG SAID SOUTH LINE OF ANNA RANCH, PHASE 1A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 183.70 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 45 MINUTES 36 SECONDS EAST, A DISTANCE OF 67.99 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 04 MINUTES 34 SECONDS EAST, A DISTANCE OF 68.88 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 86 DEGREES 26 MINUTES 56 SECONDS EAST, A DISTANCE OF 68.88 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 134.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 37.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID ANNA RANCH, PHASE 1A, SAID POINT BEING ON THE EAST LINE OF SAID 69.511 ACRE TRACT AND ACROSS SAID WEST LINE OF 171.349 ACRE TRACT

THENCE, SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, ALONG SAID EAST LINE OF 69.511 ACRE TRACT AND SAID WEST LINE OF 171.349 ACRE TRACT, A DISTANCE OF 1161.37 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 17.070 ACRES, OR 743,578 SQUARE FEET OF LAND.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **GEHAN HOMES, LTD.**, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **ANNA RANCH, PHASE 1C**, 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 PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS. WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.

GEHAN HOMES, LTD.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN \_\_\_\_\_, 20\_\_\_\_, AND THAT ALL BOUNDARY CORNERS ARE AS SHOWN.

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

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

DATE: \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF COLLIN )

I, \_\_\_\_\_, MAYOR, CITY OF ANNA, COLLIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DEDICATION WAS APPROVED BY THE CITY OF ANNA, TEXAS, FOR FILING IN THE MAP OR DEED RECORDS OF COLLIN COUNTY, TEXAS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.

MAYOR  
CITY OF ANNA, TEXAS

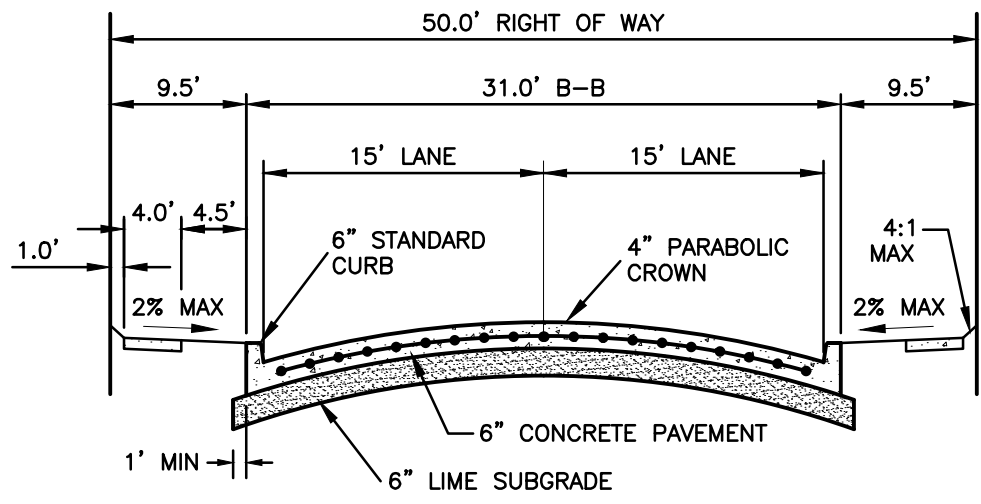
ATTEST:

CITY SECRETARY  
CITY OF ANNA, TEXAS

DRAINAGE AND DETENTION EASEMENT

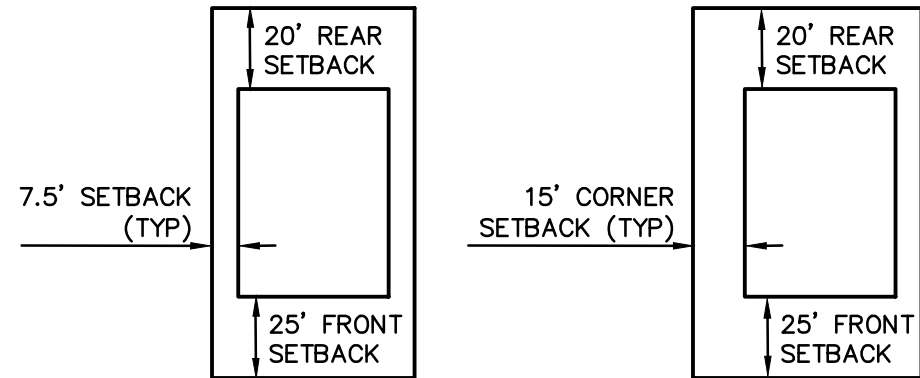
THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK N, LOT 2X AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." 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 OR 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 STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINAFORE 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.

| SF-B                       | ADOPTED "Pd" CONDITIONS                                                                          | CURRENT "SF-60" STANDARDS            |
|----------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------|
| Minimum Lot Size           | 6,600 Square Feet                                                                                | 6,000 Square Feet                    |
| Minimum Width              | 55 Feet                                                                                          | 50 Feet                              |
| Minimum Depth              | 100 Feet                                                                                         | 120 Feet                             |
| Minimum Front Yard Setback | 25 Feet; however porches and bay windows may encroach up to 5 Feet in front of the Building Line | 25 Feet                              |
| Minimum Rear Yard Setback  | 20 Feet                                                                                          | 25 Feet                              |
| Side Yard Setback          | 7.5 Feet                                                                                         | 10 Feet                              |
| Side Yard Corner           | 15 Feet                                                                                          | 15 Feet                              |
| Masonry Percentage         | 60% Brick or Rock Veneer, Front 100%                                                             | 60% Brick or Rock Veneer, Front 100% |
| Building Size              | 1,600 Square Feet                                                                                | 1,600 Square Feet                    |



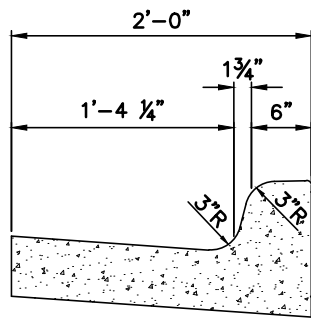
NOTE:  
PAVEMENT SECTION TO BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.

LOCAL RESIDENTIAL STREET SECTION  
NTS



STANDARD LOT CORNER LOT

TYPICAL LOT SETBACKS  
NTS



STANDARD CURB AND GUTTER  
NTS

EXHIBIT A  
SHEET 2 OF 2

A  
FINAL PLAT  
OF  
ANNA RANCH  
PHASE 1C  
OF

LOTS 1-9 & 2X, BLOCK F; LOTS 1-11, BLOCK G;  
LOTS 1-19 & 1X, BLOCK K; LOTS 1-20 & 1X, BLOCK M;  
& LOTS 21-29, 1X & 2X, BLOCK N  
SITUATED IN  
THE GRANDISON STARK SURVEY, ABSTRACT NO. 798  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
17.070 ACRES/ 68 RESIDENTIAL LOTS &  
5 PRIVATE HOA/DEVELOPER OWNED  
AND MAINTAINED OPEN SPACES  
ZONED PD ORDINANCE 323-2007

OWNER/DEVELOPER: GEHAN HOMES, LTD.  
15725 N. DALLAS PARKWAY,  
SUITE 300  
ADDISON, TEXAS 75001  
PHONE: (972) 383-4300

ENGINEER/SURVEYOR: **LJA Surveying, Inc.**  
6060 North Central Expressway Suite 400  
Dallas, Texas 75206  
Phone 469.621.0710  
T.B.P.E.L.S. Firm No. 10194382

## 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: 18 acre(s)

Total number of lots including Common Area Lots: 73 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 \$ 1,730, 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.

Tree Preservation = \$500  
 Final Plat = \$500 + (\$10 x 73 Lots)  
 Total = 1,730



# Owner Authorization and Representative Designation



## Property Description

Subdivision: Anna Ranch Phase 1C Total Number of Acres: 17.07  
Zoning Classification(s): PD323-2007 Total Number of Lots: 73  
Location: SE of Leonard Avenue & Sharp Street

## Property Owner Information & Authorization

Name/Company: Jordan Horn / Gehan Homes, Ltd.  
Address: 15725 N Dallas Parkway, Suite 300  
City: Addison State: TX Zip Code: 75001  
Phone: 972-383-4300 Email: jhorn@gehanhomes.com

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Jamie Shelton (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.

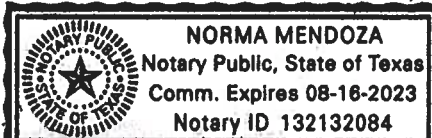
Property Owner's Signature: [Signature] Date: 1/20/22

STATE OF: Texas

COUNTY OF: Dallas

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

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



[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: Jamie Shelton

Company: LJA Engineering, Inc

Address: 6060 N Central Expressway, Suite 400

City: Dallas State: TX Zip Code: 75206

Phone: 214-451-0866 Email: jshelton@lja.com

## Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



Item No. 10.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Consider/Discuss/Action on the Rodriguez Estates, Block A, Lots 1 & 2, Final Plat.  
Applicant: J. Roberto Rodriguez.

**SUMMARY:**

Two lots on 3.1± acres located at the northeast corner of County Road 500 and County Road 832. Zoned: Extraterritorial Jurisdiction (ETJ).

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

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

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

**ATTACHMENTS:**

1. Rodriguez Estates, Block A, Lots 1 & 2 Locator Map
2. Exhibit A - (FP) Rodriguez Estates, Block A, Lots 1 & 2
3. P&Z Application



Final Plat - Rodriguez Estates, Block A, Lots 1 & 2

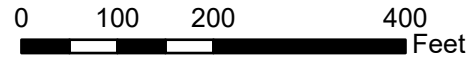


THE CITY OF  
**Anna**



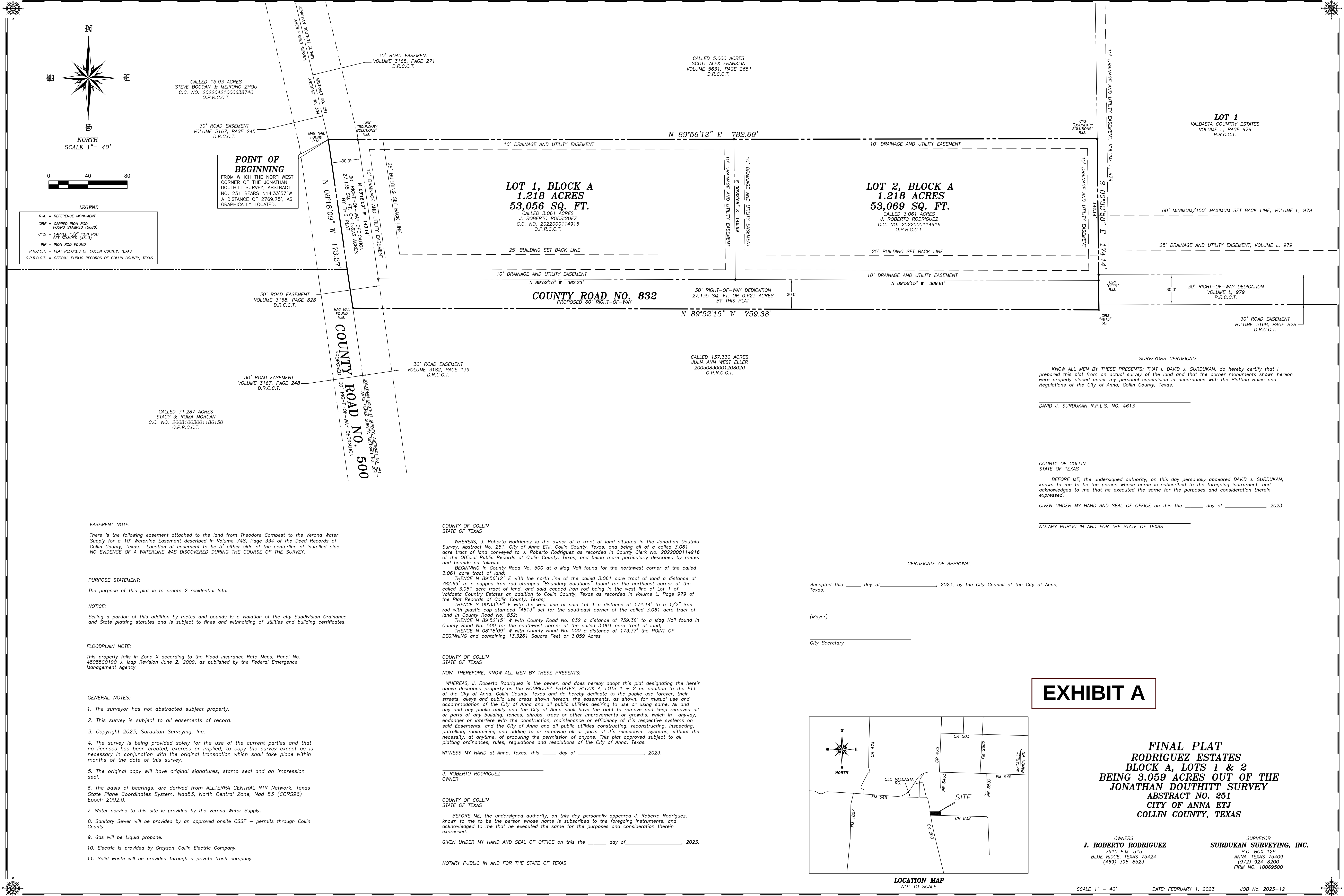
 Subject Property

 City Limits  
 ETJ



February 2023





COUNTY OF COLLIN  
STATE OF TEXAS

WHEREAS, J. Roberto Rodriguez is the owner of a tract of land situated in the Jonathan Douthitt Survey, Abstract No. 251, City of Anna ETJ, Collin County, Texas, and being all of a called 3.061 acre tract of land conveyed to J. Roberto Rodriguez as recorded in County Clerk No. 2022000114916 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in County Road No. 500 at a Mag Nail found for the northwest corner of the called 3.061 acre tract of land;

THENCE N 89°56'12" E with the north line of the called 3.061 acre tract of land a distance of 782.69' to a capped iron rod stamped "Boundary Solutions" found for the northeast corner of the called 3.061 acre tract of land, and said capped iron rod being in the west line of Lot 1 of Valdasta Country Estates an addition to Collin County, Texas as recorded in Volume L, Page 979 of the Plat Records of Collin County, Texas;

THENCE S 00°33'58" E with the west line of said Lot 1 a distance of 174.14' to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner of the called 3.061 acre tract of land in County Road No. 832;

THENCE N 89°52'15" W with County Road No. 832 a distance of 759.38' to a Mag Nail found in County Road No. 500 for the southwest corner of the called 3.061 acre tract of land;

THENCE N 08°18'09" W with County Road No. 500 a distance of 173.37' the POINT OF BEGINNING and containing 13,3261 Square Feet or 3.059 Acres

COUNTY OF COLLIN  
STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, J. Roberto Rodriguez is the owner, and does hereby adopt this plat designating the herein above described property as the RODRIGUEZ ESTATES, BLOCK A, LOTS 1 & 2 an addition to the ETJ of the City of Anna, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of Anna and all public utilities desiring to use or using same. All and any and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of Anna and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

WITNESS MY HAND at Anna, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2023.

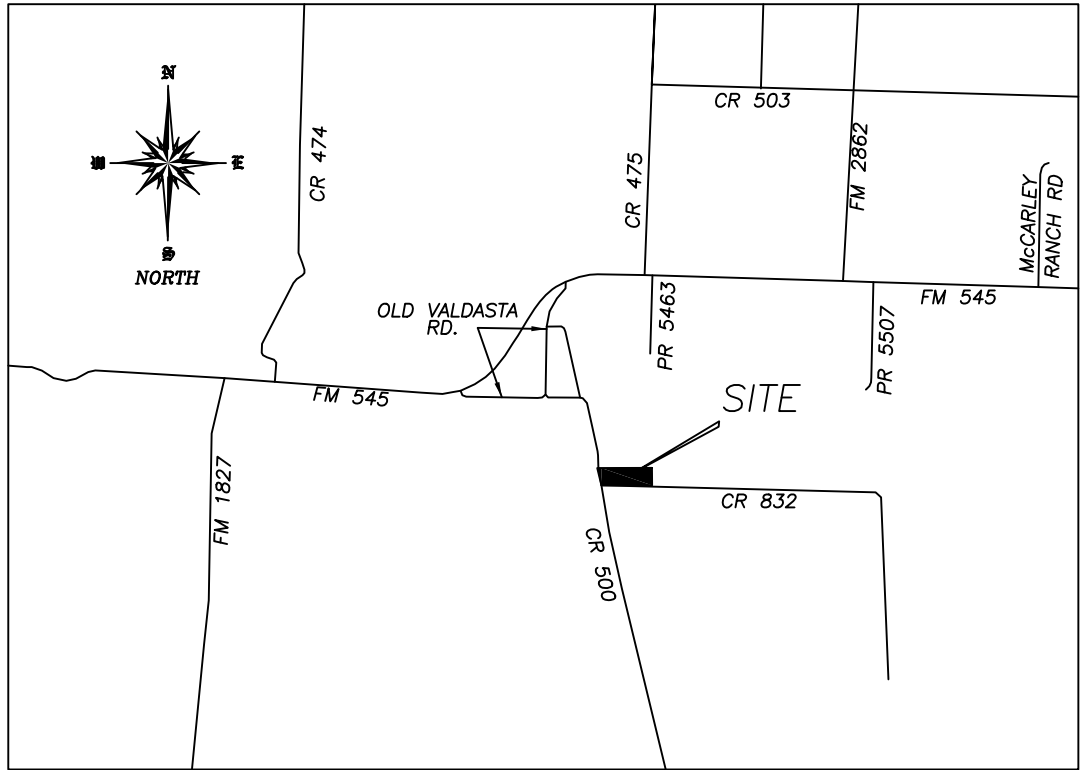
\_\_\_\_\_  
J. ROBERTO RODRIGUEZ  
OWNER

COUNTY OF COLLIN  
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared J. Roberto Rodriguez, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LOCATION MAP  
NOT TO SCALE

## EXHIBIT A

FINAL PLAT  
RODRIGUEZ ESTATES  
BLOCK A, LOTS 1 & 2  
BEING 3.059 ACRES OUT OF THE  
JONATHAN DOUTHITT SURVEY  
ABSTRACT NO. 251  
CITY OF ANNA ETJ  
COLLIN COUNTY, TEXAS

OWNERS  
J. ROBERTO RODRIGUEZ  
7910 F.M. 545  
BLUE RIDGE, TEXAS 75424  
(972) 924-8200  
(469) 396-8523

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



# Plans & Plats Development Application



## Submittal (Refer to pre-application notes)

### Preliminary Step

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

### Final Step

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

### Other

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

Total number of lots including Common Area Lots: 2 lot(s)

## Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 520, to be paid to Development Services.

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

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

# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision: RODRIGUEZ ESTATES Total Number of Acres: 3

Zoning Classification(s): ETJ Total Number of Lots: 2

Location: NE CORNER CR 1039 & CR 832, BLUE RIDGE, TEXAS 75424

## Property Owner Information & Authorization

Name/Company: J. ROBERTO RODRIGUEZ

Address: 7910 F.M. 545

City: BLUE RIDGE State: TEXAS Zip Code: 75424

Phone: 469-396-8523 Email: jrobert83@gmail.com

### Project Representation (check one):

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

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

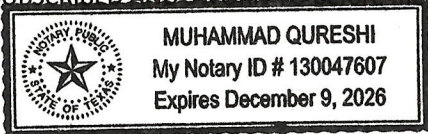
Property Owner's Signature: [Signature] Date: 3/7/23

STATE OF: TEXAS

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared J. Roberto Rodriguez Jurado (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<sup>th</sup> day of Feb, 2023



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

## Project Representative Information (complete if designated by owner)

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

Name: DAVID SURDUKAN

Company: SURDUKAN SURVEYING

Address: P.O. BOX 126

City: ANNA State: TEXAS Zip Code: 75409

Phone: 972-924-8200 Email: david@surdukansurveying.com

FEB 07 2023

### Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)





Item No. 11.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Consider/Discuss/Action on The Grace and Peace Addition, Block A, Lot 1, Final Plat.  
Applicant: Matt Wood / Grace and Peace Presbyterian Church.

**SUMMARY:**

Religious facility on one lot on 5.0± acres located at the northeast corner of County Road 376 and Grandview Avenue. Zoned: Extraterritorial Jurisdiction (ETJ).

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

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

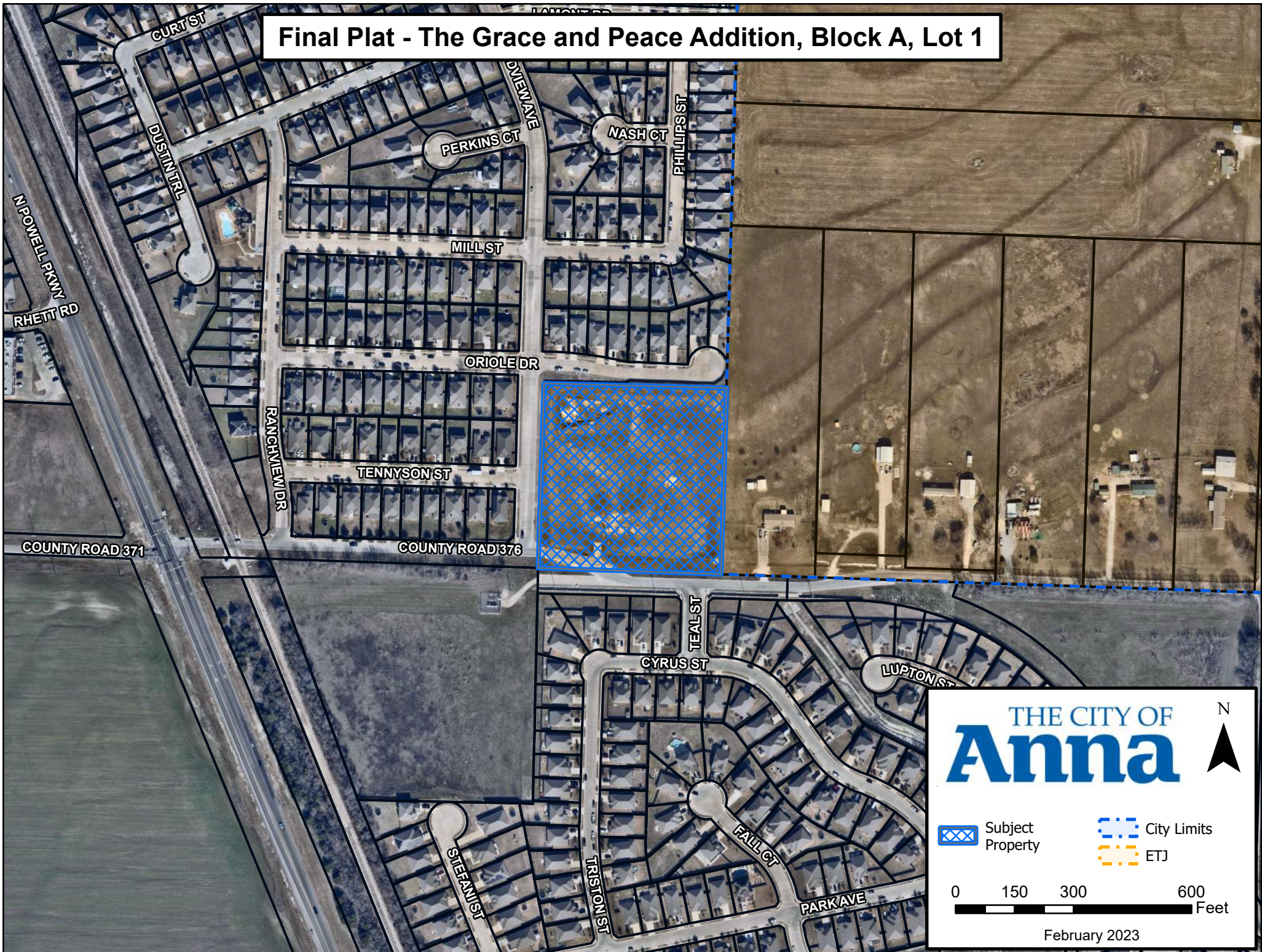
The Final Plat is in conformance with the city's Subdivision Regulations.

**ATTACHMENTS:**

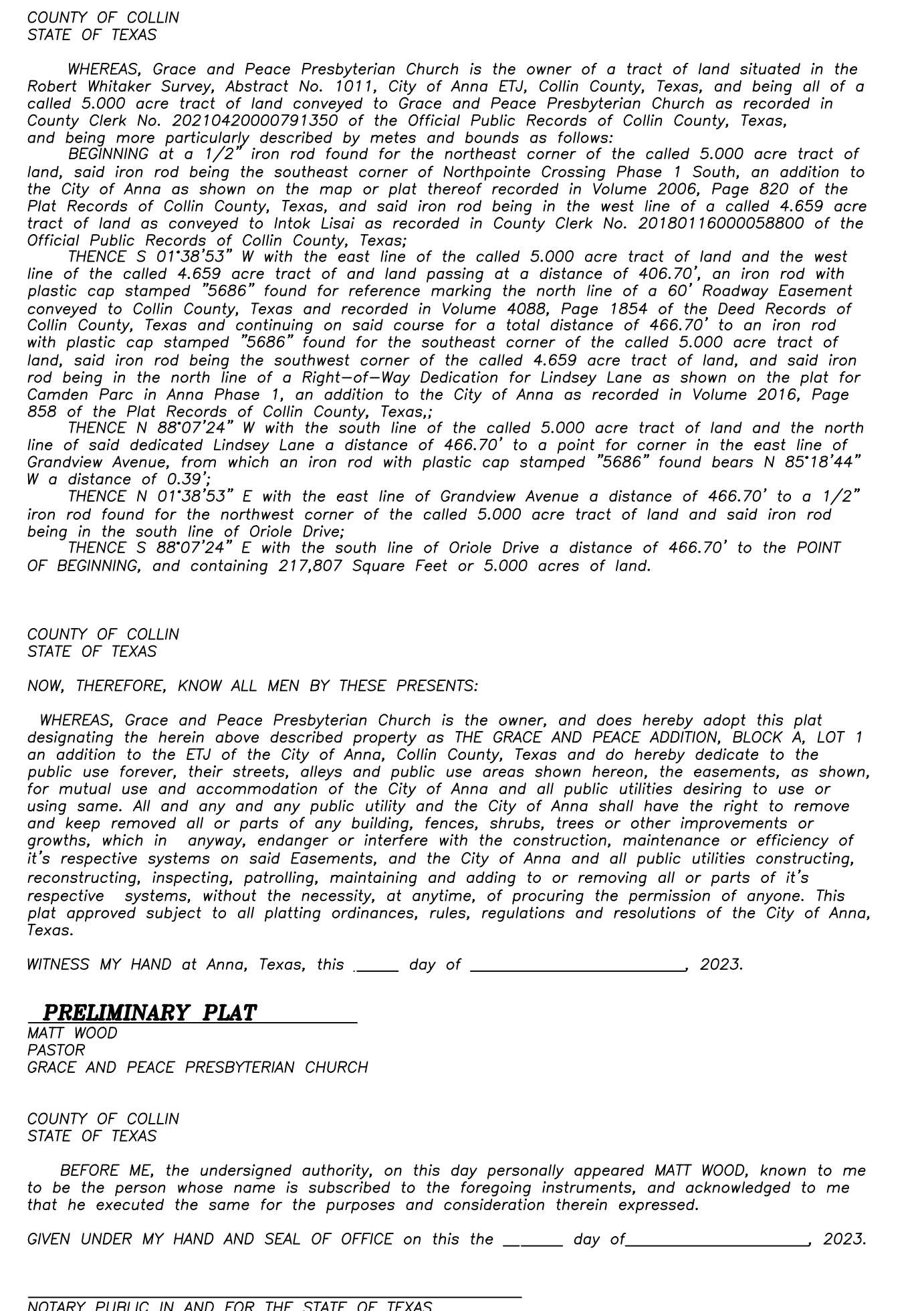
1. The Grace and Peace Addition, Block A, Lot 1 Locator Map
2. Exhibit A - (FP) THE GRACE AND PEACE ADDITION
3. P&Z Application



# Final Plat - The Grace and Peace Addition, Block A, Lot 1

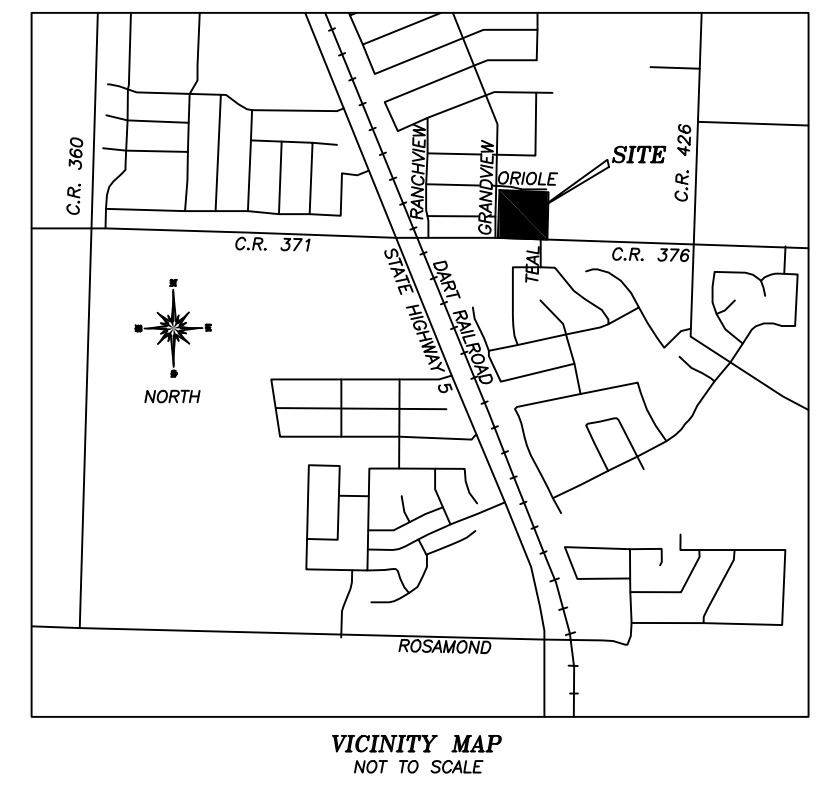






FINAL PLAT  
THE GRACE AND PEACE ADDITION  
BLOCK A, LOT 1  
BEING 5.000 ACRES OUT OF THE  
ROBERT WHITAKER SURVEY, ABSTRACT NO. 1011  
CITY OF ANNA ETJ  
COLLIN COUNTY, TEXAS

|                                                |                                 |
|------------------------------------------------|---------------------------------|
| OWNER                                          | SURVEYOR                        |
| <b>GRACE AND PEACE<br/>PRESBYTERIAN CHURCH</b> | <b>SURDUKAN SURVEYING, INC.</b> |
| ATTN: MATT WOOD                                | P.O. BOX 126                    |
| P.O. BOX 91                                    | ANNA, TEXAS 75409               |
| ANNA, TEXAS 75409                              | (972) 924-8200                  |
| (706) 296-6199                                 | FIRM NO. 10069500               |





# Plans & Plats Development Application



## Submittal (Refer to pre-application notes)

### Preliminary Step

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

### Final Step

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

### Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ 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: 5 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 \$ 510, 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](http://www.annatexas.gov)



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision: THE GRACE AND PEACE ADDITION Total Number of Acres: 5  
Zoning Classification(s): ETJ Total Number of Lots: 1  
Location: 1807 COUNTY ROAD 376 ANNA, TX 75409

## Property Owner Information & Authorization

Name/Company: MATT WOOD/GRACE AND PEACE PRESBYTERIAN CHURCH  
Address: P.O. BOX 91  
City: ANNA State: TEXAS Zip Code: 75409  
Phone: 706-296-6199 Email: matt@graceandpeace-pca.org

### Project Representation (check one):

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

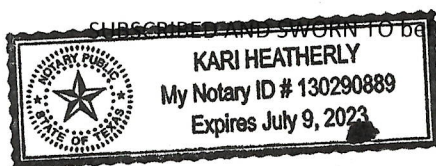
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: [Signature] Date: 2/8/23

STATE OF: TEXAS

COUNTY OF: Collin

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



SUBSCRIBED AND SWORN TO before me, this the 8th day of February, 2023

[Signature]

NOTARY PUBLIC in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): SURVEYOR  
Name: DAVID SURDUKAN  
Company: SURDUKAN SURVEYING  
Address: P.O. BOX 126  
City: ANNA State: TEXAS Zip Code: 75409  
Phone: 972-924-8200 Email: david@surdukansurveying.com

## Development Services

120 W Seventh Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



Item No. 12.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

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

**SUMMARY:**

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

The Replat was initially approved by City Council on November 8, 2022. The purpose of the updated Replat is to add additional Fire Lane in addition to subdividing the property, dedicate lot and block boundaries and easements necessary for the construction of the restaurant on Lot 6R.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

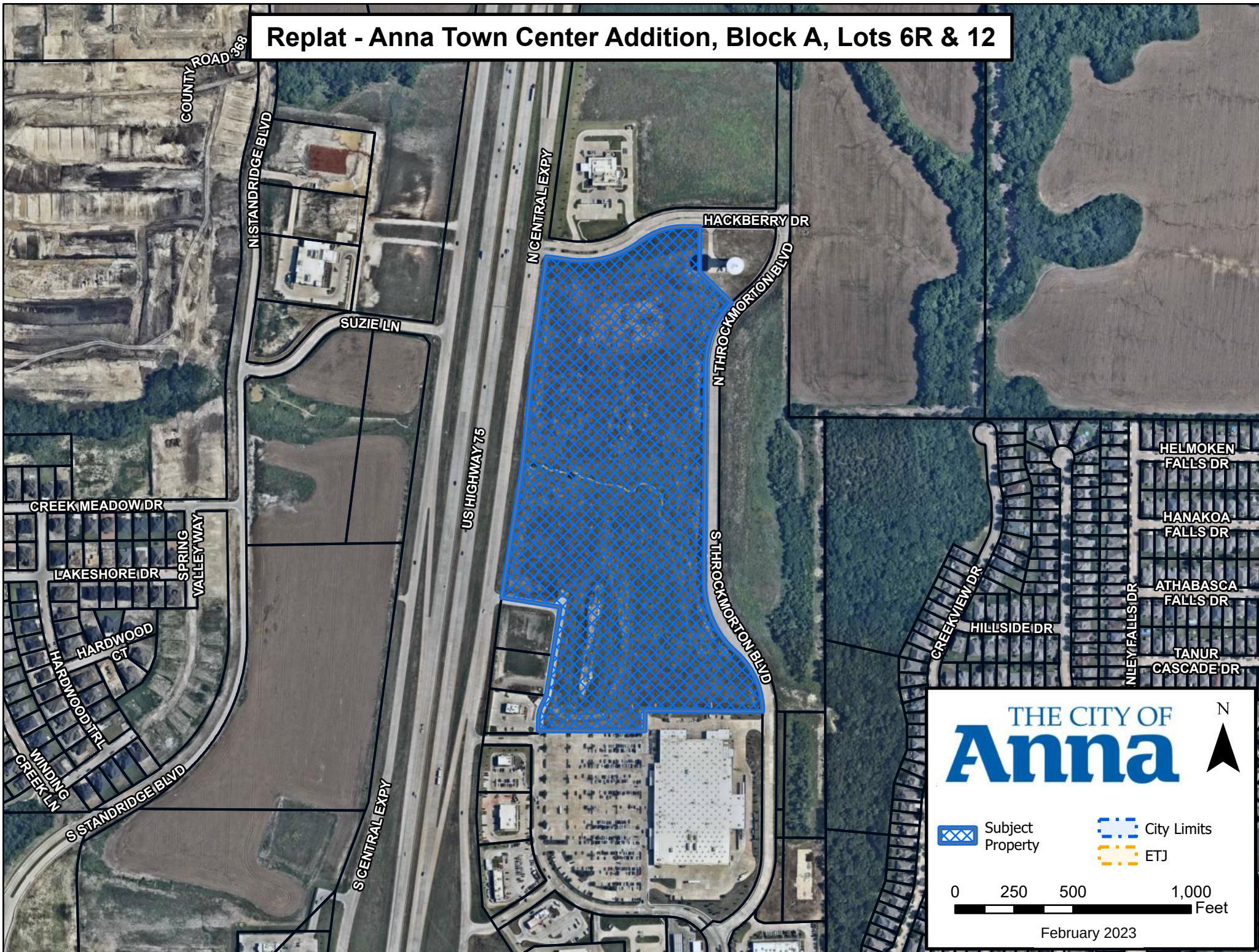
The Replat is in conformance with the adopted Planned Development standards and the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

**ATTACHMENTS:**

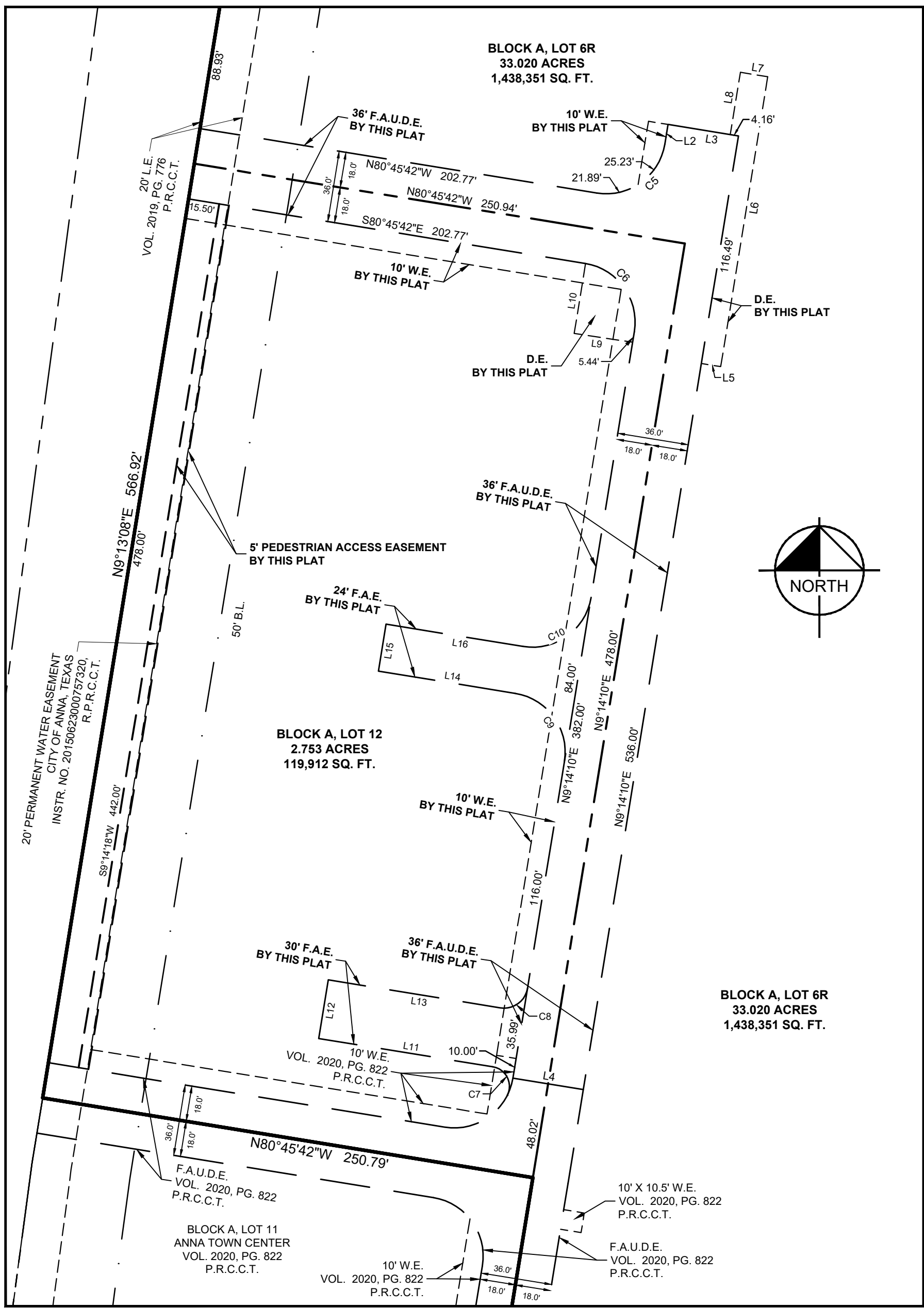
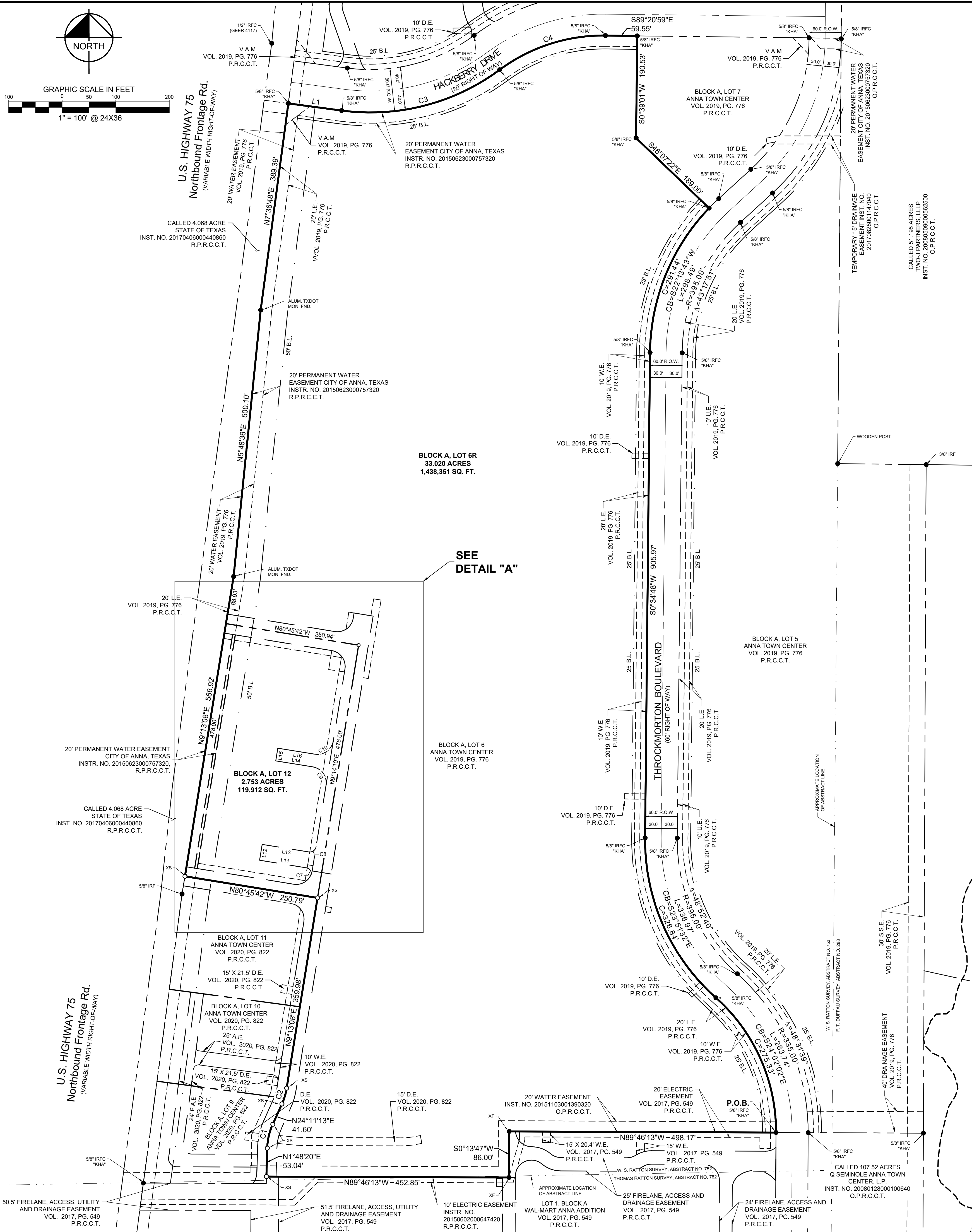
1. Anna Town Center Addition, Block A, Lots 6R & 12 Locator Map
2. Exhibit A - (R) Anna Town Center Addition, Block A, Lots 6R & 12
3. P&Z Application



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





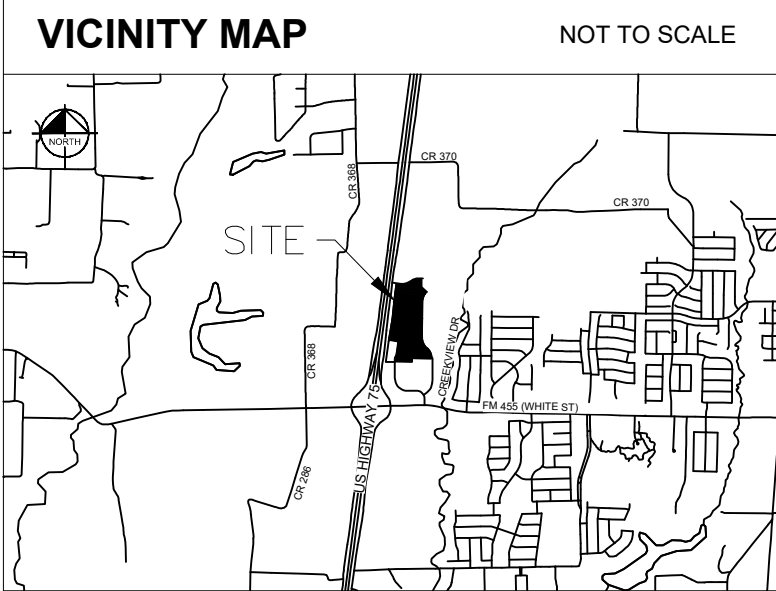


| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L1         | S82°23'04"E | 100.47' |
| L2         | S09°14'10"W | 10.00'  |
| L3         | N80°45'41"W | 36.00'  |
| L4         | S80°46'52"E | 36.00'  |
| L5         | S80°46'51"E | 9.88'   |
| L6         | N09°13'09"E | 148.35' |
| L7         | S80°46'52"E | 14.00'  |
| L8         | N09°13'08"E | 31.85'  |
| L9         | N81°30'21"W | 29.82'  |
| L10        | N09°13'09"E | 35.83'  |
| L11        | S80°45'50"E | 89.08'  |
| L12        | S09°14'10"W | 30.00'  |
| L13        | N80°45'50"W | 88.01'  |
| L14        | S80°45'50"E | 70.01'  |
| L15        | S09°14'10"W | 24.00'  |
| L16        | N80°45'50"W | 70.01'  |

| CURVE TABLE |            |         |         |               |         |
|-------------|------------|---------|---------|---------------|---------|
| NO.         | DELTA      | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 22°22'53"  | 118.00' | 46.09'  | N12°59'47"E   | 45.80'  |
| C2          | 14°58'05"  | 118.00' | 30.83'  | N16°42'11"E   | 30.74'  |
| C3          | 44°10'38"  | 405.00' | 312.27' | N75°31'37"E   | 304.59' |
| C4          | 37°12'43"  | 325.00' | 211.08' | N72°02'39"E   | 207.39' |
| C5          | 90°00'08"  | 30.00'  | 47.13'  | N54°14'14"E   | 42.43'  |
| C6          | 89°59'52"  | 30.00'  | 47.12'  | N35°45'46"W   | 42.43'  |
| C7          | 107°27'33" | 10.00'  | 18.76'  | N27°02'04"W   | 16.13'  |
| C8          | 90°00'00"  | 12.00'  | 18.85'  | N54°14'10"E   | 16.97'  |
| C9          | 90°00'00"  | 30.00'  | 47.12'  | N35°45'50"W   | 42.43'  |
| C10         | 90°00'00"  | 30.00'  | 47.12'  | N54°14'18"E   | 42.43'  |

## EXHIBIT A

### SHEET 1 OF 2



#### LEGEND

| BOUNDARY LINE | EASEMENT LINE                                    | BUILDING LINE           |
|---------------|--------------------------------------------------|-------------------------|
| IRFC          | IRON ROD FOUND                                   | IRON ROD FOUND WITH CAP |
| IRSC          | IRON ROD SET WITH CAP                            | IRON ROD SET WITH CAP   |
| INST. NO.     | INSTRUMENT NUMBER                                | NOT TO SCALE            |
| NTS           | NOT TO SCALE                                     |                         |
| FND           | FOUND                                            |                         |
| B.L.          | BUILDING LINE                                    |                         |
| P.R.C.C.T.    | PLAT RECORDS OF COLLIN COUNTY, TEXAS             |                         |
| O.P.R.C.C.T.  | OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  |                         |
| XS            | "X" CUT IN CONCRETE SET                          |                         |
| XP            | "X" CUT IN CONCRETE FOUND                        |                         |
| P.O.B.        | POINT OF BEGINNING                               |                         |
| D.E.          | DRAINAGE EASEMENT                                |                         |
| S.S.E.        | SANITARY SEWER EASEMENT                          |                         |
| V.A.M.        | SIGHT VISIBILITY EASEMENT                        |                         |
| U.E.          | UTILITY EASEMENT                                 |                         |
| F.A.U.D.E.    | FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT |                         |
| F.A.E.        | FIRE LANE AND ACCESS EASEMENT                    |                         |
| L.E.          | LANDSCAPE EASEMENT                               |                         |
| A.E.          | ACCESS EASEMENT                                  |                         |
| W.E.          | WATER EASEMENT                                   |                         |

#### Non-Residential Lot Table

| Lot No. | Acreage |
|---------|---------|
| 6R      | 33.020  |
| 12      | 2.753   |
| Total   | 35.773  |

#### BENCH MARK LIST

|                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TBM #1: Square with "X" cut on the northeast corner of a headwall at the northeast corner of the intersection of F.M. 455 (White Road) and the northbound frontage road of U.S. Hwy. 75<br>Elev. = 709.11 |
| TBM #2: Railroad spike on the south side of a power on the east side of the northbound frontage road of U.S. Hwy. 75 approximately 1115 feet north of F.M. 455 (White Road).<br>Elev. = 726.39            |

#### FLOOD STATEMENT:

According to Map No. 49085C0155 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in Zone A, defined as a Special Flood Hazard Area (SFHA) Subject to Inundation by the 1% Annual Chance Flood with No Base Flood Elevations determined. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

#### GENERAL NOTES:

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

## ANNA TOWN CENTER ADDITION

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

35.773 ACRES

OUT OF THE  
THOMAS RATTON SURVEY, ABSTRACT NO. 782,  
W.S. RATTON SURVEY, ABSTRACT NO. 752  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
Feb. 2023

# Kimley»Horn

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

| Scale     | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 100' | JMH      | KHA        | Feb. 2023 | 064465504   | 1 OF 2    |

**OWNER:**  
Q Seminole Anna Town Center, LP  
3111 Westchester Dr., Suite 800  
Dallas, TX 75225  
Ph: 214.884.3249  
Contact: Brian Bischoff

**APPLICANT:**  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Suite 700  
Dallas, TX 75240  
Ph: 972.770.1300  
Fax: 972.230.3820  
Contact: Joe Fraccaro, PE



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

WITNESS, my hand at \_\_\_\_\_, \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Q Seminole Anna Town Center, L.P.

By: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ § §

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
My Commission Expires

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
My Commission Expires

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.  
by the City Council of the City of Anna, Texas.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary

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

35.773 ACRES  
OUT OF THE  
THOMAS RATTON SURVEY, ABSTRACT NO. 782,  
W.S. RATTON SURVEY, ABSTRACT NO. 752  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
Feb. 2023

Kimley»Horn

|                                                                                                                                                 |          |                 |                                                                                                                                                                        |                                                   |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------|
| 6160 Warren Pkwy., Suite 210<br>Frisco, Texas 75034                                                                                             |          | FIRM # 10193822 |                                                                                                                                                                        | Tel. No. (972) 335-3580<br>Fax No. (972) 335-3779 |           |
| Scale                                                                                                                                           | Drawn by | Checked by      | Date                                                                                                                                                                   | Project No.                                       | Sheet No. |
| N/A                                                                                                                                             | JMH      | KHA             | Feb. 2023                                                                                                                                                              | 064465504                                         | 2 OF 2    |
| OWNER:<br>Q Seminole Anna Town Center, LP<br>8111 Westchester Dr., Suite 800<br>Dallas, TX 75225<br>Ph: 214.884.3249<br>Contact: Brian Bischoff |          |                 | APPLICANT:<br>Kimley-Horn and Associates, Inc.<br>13455 Noel Road, Suite 700<br>Dallas, TX 75240<br>Ph: 972.770.1300<br>Fax: 972.239.3820<br>Contact: Joe Fraccaro, PE |                                                   |           |

EXHIBIT A  
SHEET 2 OF 2

# Plans & Plats Development Application



## Submittal

- |                                                                  |                                                      |
|------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Preliminary Plat/Replat                 | <input type="checkbox"/> Civil Plans                 |
| <input checked="" type="checkbox"/> Final Plat/Replat            | <input type="checkbox"/> Site Plan/Revised Site Plan |
| <input type="checkbox"/> Combination Preliminary and Final Plat* | <input type="checkbox"/> Landscape Plan              |
| <input type="checkbox"/> Amended Plat                            | <input type="checkbox"/> Tree Preservation           |
| <input type="checkbox"/> Minor Plat/Replat                       | <input type="checkbox"/> Lighting Plan               |
| <input type="checkbox"/> Development Plat                        | <input type="checkbox"/> Concept Plan                |
|                                                                  | <input type="checkbox"/> 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.

35.773 acre(s)

## Fees

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

**FEE WAIVED BY THE CITY OF ANNA.**

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

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



# Owner Authorization and Representative Designation



## Property Description

Subdivision: ANNA TOWN CENTER Total Number of Acres: 35.773  
Zoning Classification(s): PD "C-2" USES Total Number of Lots: 2  
Location: NEC US 75 AND FM 455

## Property Owner Information & Authorization

Name/Company: BRIAN BISCHOFF/CHIEF PARTNERS  
Address: 8111 WESTCHESTER DR. STE 800  
City: DALLAS State: TX Zip Code: 75225  
Phone: 214-884-3249 Email: brianb@chiefpartnerslp.com

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate JOE FRACCARO (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.

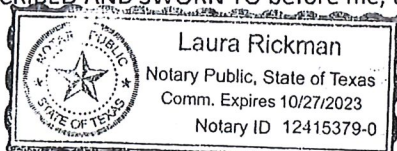
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: [Signature] Date: 2/8/23

STATE OF: Texas  
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 8th day of February, 2023



[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: JOE FRACCARO

Company: KIMLEY-HORN

Address: 2201 WEST ROYAL LANE, SUITE #275

City: IRVING State: TX Zip Code: 75063

Phone: 214-420-5600 Email: JOE.FRACCARO@KIMLEY-HORN.COM



Item No. 13.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Ross Altobelli

**AGENDA ITEM:**

Consider/Discuss/Action on the Willow Creek Addition, Phase 1B, Block G, Lots 1R & 2, Replat. Applicant: Marcus Property Company LLC.

**SUMMARY:**

Retail and restaurant on two lots on 2.2± acres located at the northeast corner of W. White Street and Willow Creek Drive. Zoned C-1 Restricted Commercial (C-1).

The purpose of the Replat is to subdivide the property, dedicate lot and block boundaries and easements necessary for development on two separately platted lots.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

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

**ATTACHMENTS:**

1. Willow Creek Addition, Phase 1B, Block G, Lots 1R & 2 Replat Locator Map
2. EXHIBIT A - R (Willow Creek Addn, Ph 1B, Bl G, Lts 1R & 2)
3. P&Z Application

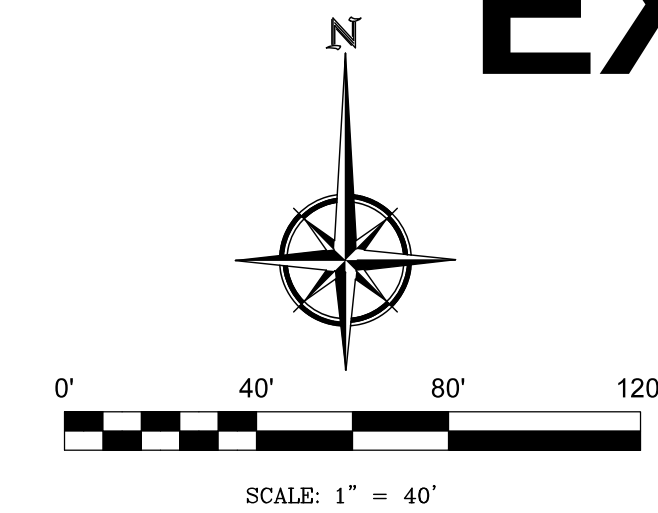


# Replat - Willow Creek Addition, Phase 1B, Block G, Lots 1R & 2





# EXHIBIT A



## AREA NOTE:

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

## REFERENCE BEARING NOTE:

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

## FLOOD ZONE NOTE:

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

## MONUMENT NOTE:

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

## PURPOSE STATEMENT:

The purpose of this Replat is to subdivide Lot 1R, Block G, into 2 lots and dedicate a parking easement for the benefit of Lot 2, Block G.

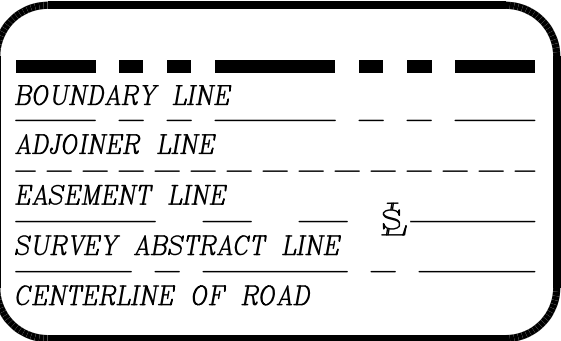
## CITY NOTE:

All lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

## PARKING EASEMENT NOTE:

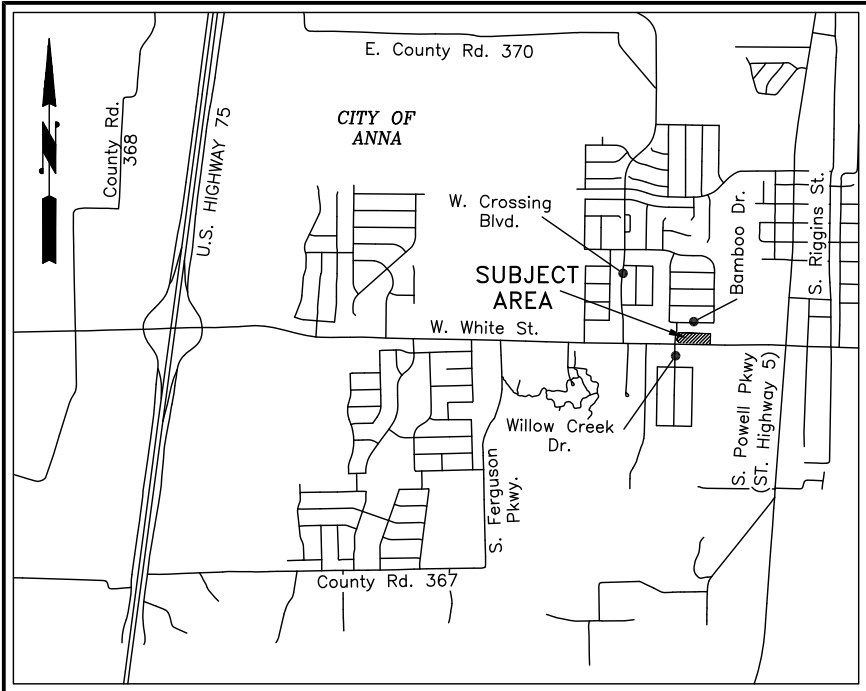
Parking Easement parking spaces are for the benefit of Lot 2, Block G.

## LEGEND



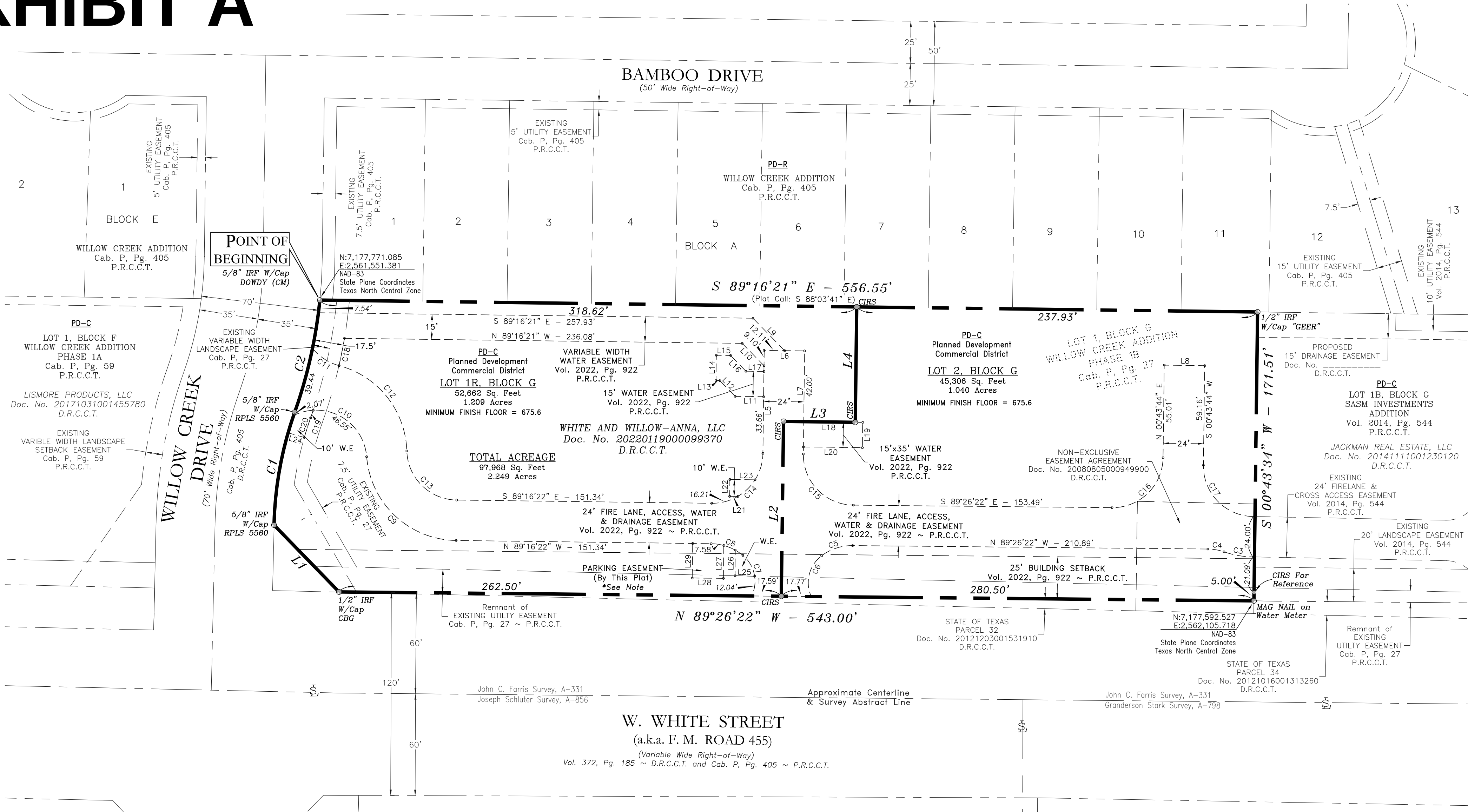
## VICINITY MAP

Not To Scale



## ABBREVIATIONS

Cab. = Cabinet  
Vol. = Volume  
Pg. = Page  
Doc. No. = Document Number  
Inst. No. = Instrument Number  
D.R.C.C.T. = Deed Records, Collin County, Texas  
P.R.C.C.T. = Plat Records, Collin County, Texas  
CM = Controlling Monument  
IRF = Iron Rod Found  
CIRS = 1/2" Iron Set with red cap stamped "RPLS 4701"  
W.E. = Water Easement - Vol. 2022, Pg. 922 ~ P.R.C.C.T.



## SURVEYORS' CERTIFICATE

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

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

## CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1    | 18°13'00"   | 215.00' | 68.36'     | N 10°23'55" E | 68.07'       |
| C2    | 13°44'52"   | 285.00' | 68.38'     | N 12°37'59" E | 68.22'       |
| C3    | 19°19'49"   | 54.57'  | 18.41'     | N 80°31'02" W | 18.32'       |
| C4    | 18°38'05"   | 30.00'  | 9.76'      | N 80°07'20" W | 9.71'        |
| C5    | 37°34'04"   | 30.00'  | 19.67'     | S 71°46'36" W | 19.32'       |
| C6    | 77°21'00"   | 20.00'  | 27.00'     | S 14°19'04" W | 25.00'       |
| C7    | 76°04'16"   | 20.00'  | 26.55'     | N 12°13'17" W | 24.65'       |
| C8    | 39°00'57"   | 30.00'  | 20.43'     | N 69°45'53" W | 20.04'       |
| C9    | 84°44'58"   | 54.00'  | 79.87'     | N 46°53'52" W | 72.79'       |
| C10   | 112°08'27"  | 30.00'  | 58.72'     | N 60°35'36" W | 49.78'       |
| C11   | 36°39'44"   | 30.00'  | 19.20'     | S 56°51'19" E | 18.87'       |
| C12   | 73°32'27"   | 54.00'  | 69.31'     | S 38°24'58" E | 64.65'       |
| C13   | 87°37'37"   | 30.00'  | 45.88'     | S 45°27'33" E | 41.54'       |
| C14   | 90°00'00"   | 30.00'  | 47.12'     | N 45°43'39" E | 42.43'       |
| C15   | 90°10'01"   | 30.00'  | 47.21'     | S 44°21'22" E | 42.49'       |
| C16   | 89°49'53"   | 30.00'  | 47.04'     | N 45°38'41" E | 42.36'       |
| C17   | 91°57'48"   | 30.00'  | 48.15'     | S 45°12'22" E | 43.15'       |
| C18   | 3°11'14"    | 297.12' | 16.53'     | S 11°18'14" W | 16.53'       |
| C19   | 0°55'41"    | 295.00' | 4.78'      | S 19°02'35" W | 4.78'        |
| C20   | 3°25'19"    | 205.00' | 12.24'     | S 17°47'45" W | 12.24'       |

## LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 44°09'17" W | 55.37'   |
| L2   | N 00°43'39" E | 103.82'  |
| L3   | S 89°16'21" E | 42.57'   |
| L4   | N 00°43'39" E | 68.51'   |
| L5   | N 00°43'39" E | 61.16'   |
| L6   | S 89°16'21" E | 24.00'   |
| L7   | S 00°43'39" W | 61.19'   |
| L8   | S 89°16'16" E | 24.00'   |
| L9   | S 44°16'21" E | 26.88'   |
| L10  | N 44°16'21" W | 18.54'   |
| L11  | N 89°16'21" W | 16.89'   |
| L12  | N 44°16'21" W | 13.05'   |
| L13  | N 89°16'21" W | 2.25'    |
| L14  | N 00°43'39" E | 15.00'   |
| L15  | S 89°16'21" E | 14.97'   |
| L16  | S 44°16'21" E | 13.05'   |
| L17  | S 89°16'21" E | 10.68'   |
| L18  | S 89°16'21" E | 35.00'   |
| L19  | S 00°43'39" W | 15.00'   |
| L20  | N 89°16'21" W | 35.00'   |
| L21  | N 89°16'21" W | 4.84'    |
| L22  | N 00°43'39" E | 10.00'   |
| L23  | S 89°16'21" E | 14.95'   |
| L24  | N 73°54'50" W | 10.00'   |
| L25  | N 89°42'36" W | 11.61'   |
| L26  | N 00°22'33" E | 15.21'   |
| L27  | S 00°43'39" W | 19.55'   |
| L28  | N 89°16'21" W | 18.50'   |
| L29  | N 00°43'39" E | 20.50'   |

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Mayor, City of Anna, Texas

City Secretary, City of Anna, Texas

## OWNER:

WHITE AND WILLOW-ANNA, LLC  
Contact: Bruce Marcus  
1717 Pembroke Lane  
McKinney, Texas 75072-4796  
972-542-1266  
b.marcus@terraconstruction.com

## SURVEYOR:

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

## OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, WHITE AND WILLOW-ANNA, LLC is the owner of that certain tract of land situated in the City of Anna, in the John C. Farris Survey, Abstract No. 331 of Collin County, Texas and being all of Lot 1R, Block G of Willow Creek Addition, Phase 1B, an addition to the City of Anna, according to the plat thereof, recorded in Volume 2022, Page 922, Plat Records, Collin County, Texas (P.R.C.C.T.) and same being described in a deed to White and Willow-Anna, LLC, recorded in Document No. 20220119000099370, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

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

THENCE: South 89 deg. 16 min. 21 sec. East, departing from said Willow Creek Drive, along the common line of said Lot 1R, Block G and Block A, a distance of 556.55 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "GEER", found for the northeast corner of said Lot 1R, Block G and same being the northwest corner of Lot 1B, Block G of SASM Investments Addition, an addition to the City of Anna, according to the plat thereof, recorded in Volume 2014, Page 544, P.R.C.C.T.;

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

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

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

THENCE: Along the common line of said Willow Creek Drive and said Lot 1R, Block G and with said curve to the right, an arc distance of 68.36 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 5560", found at the point of reverse curve to the left, having a radius of 285.00 feet, a central angle of 13°44'52" and a chord that bears North 12 deg. 37 min. 59 sec. East - 68.22 feet;

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

## OWNER'S DEDICATION

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WHITE AND WILLOW-ANNA, LLC, does hereby adopt this Replat designating the herein above described property as **WILLOW CREEK ADDITION, PHASE 1B, LOTS 1R AND 2, BLOCK G**, being a replat of Lot 1R, Block G, Willow Creek Addition, Phase 1B, recorded in Volume 2022, Page 922, Plat Records, Collin County, Texas and described in a deed to White and Willow-Anna, LLC, recorded in Document Number 20220119000099370, of the Deed Records of Collin County, Texas (D.R.C.C.T.), do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the City of Anna and all public utilities desiring to use or using same. All and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of Anna and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Bruce Marcus  
Owner

STATE OF TEXAS )  
COUNTY OF COLLIN )

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

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

AREA FOR  
CITY STAMP

## REPLAT

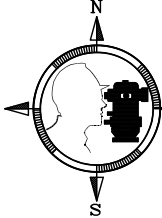
**LOTS 1R AND 2, BLOCK G**  
**WILLOW CREEK ADDITION**  
**PHASE 1B**  
**2.249 Acres**

a replat of  
Lot 1R, Block G, Willow Creek Addition, Phase 1B,  
recorded in

Volume 2022, Page 922, Plat Records, Collin County, Texas  
situated in the

John C. Farris Survey, Abstract No. 331  
City of Anna, Collin County, Texas

Date of Preparation: 02/16/2023



**RINGLEY & ASSOCIATES, INC.**

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

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



# 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)
- ☐ 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: 3 acre(s)

Total number of lots including Common Area Lots: 2 lot(s)

## Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$1110, 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](http://www.annatexas.gov)

# Owner Authorization and Representative Designation



## Property Description

Subdivision: Willow Creek Addition Phase 1B Total Number of Acres: 2.249  
Zoning Classification(s): C-1/PD12-2003 Total Number of Lots: 2  
Location: NE Corner of Willow Creek Dr & W White Street

## Property Owner Information & Authorization

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

### Project Representation (check one):

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

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

Property Owner's Signature: [Signature] Date: 2/8/23

STATE OF: TEXAS

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 8th day of February, 2023  
Jane Ellen Lindley  
Notary ID #10787259  
My Commission Expires March 18, 2025  
NOTARY PUBLIC in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_  
Name: T. Zachary Grimes  
Company: Cross Engineering Consultants, Inc.  
Address: 1720 W. Virginia  
City: McKinney State: TX Zip Code: 75069  
Phone: 972-562-4409 Email: zgrimes@crossengineering.biz





Item No. 14.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Ross Altobelli

**AGENDA ITEM:**

Consider/Discuss/Action on the Willow Creek Addition, Phase 1B, Block G, Lots 1R & 2, Revised Site Plan. Applicant: Marcus Property Company LLC.

**SUMMARY:**

Retail and restaurant on two lots on 2.2± acres located at the northeast corner of W. White Street and Willow Creek Drive. Zoned C-1 Restricted Commercial (C-1).

The purpose of the Revised Site Plan is to show the existing and proposed retail and restaurant developments and related site improvements on two lots.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

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

**ATTACHMENTS:**

1. Willow Creek Addition, Phase 1B, Block G, Lots 1R & 2 Revised Site Plan Locator Map
2. EXHIBIT A - RSP (Willow Creek Addn, Ph 1B, Bl G, Lts 1R & 2)
3. P&Z Application



Revised Site Plan - Willow Creek Addition, Phase 1B, Block G, Lots 1R & 2



THE CITY OF  
**Anna**

N

Subject Property

City Limits

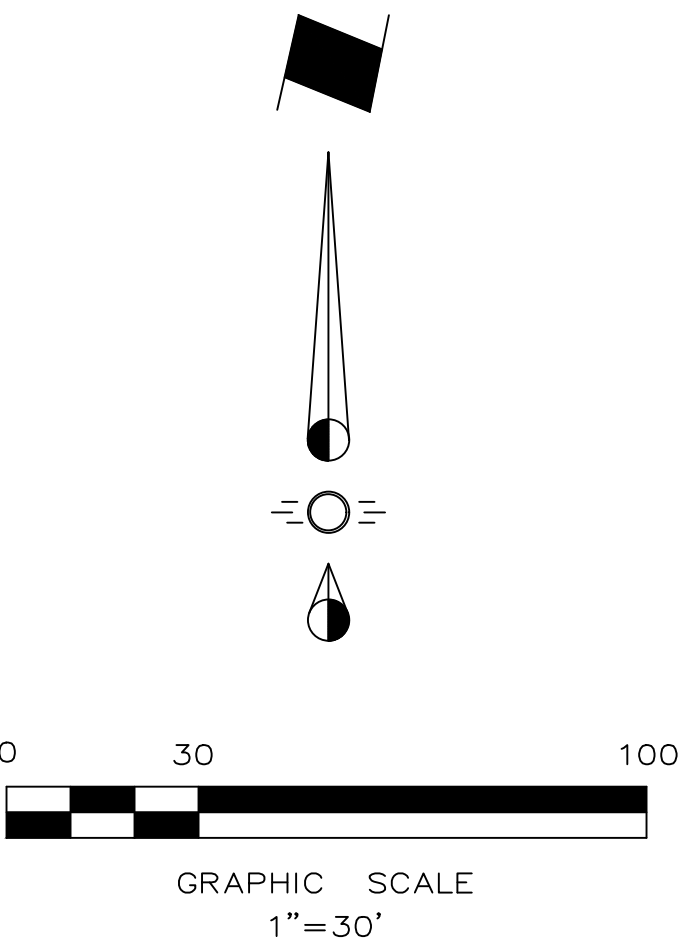
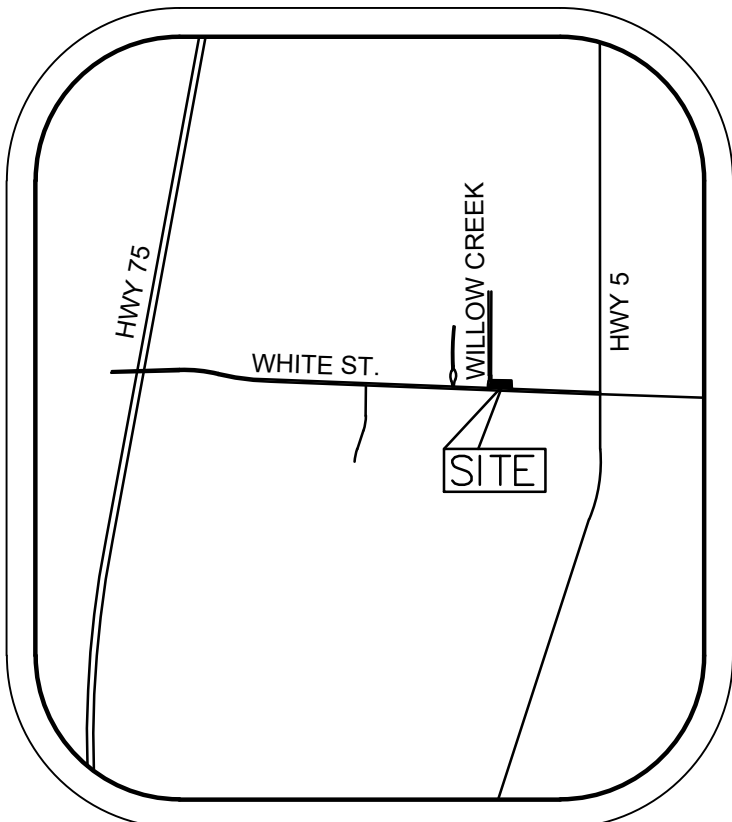
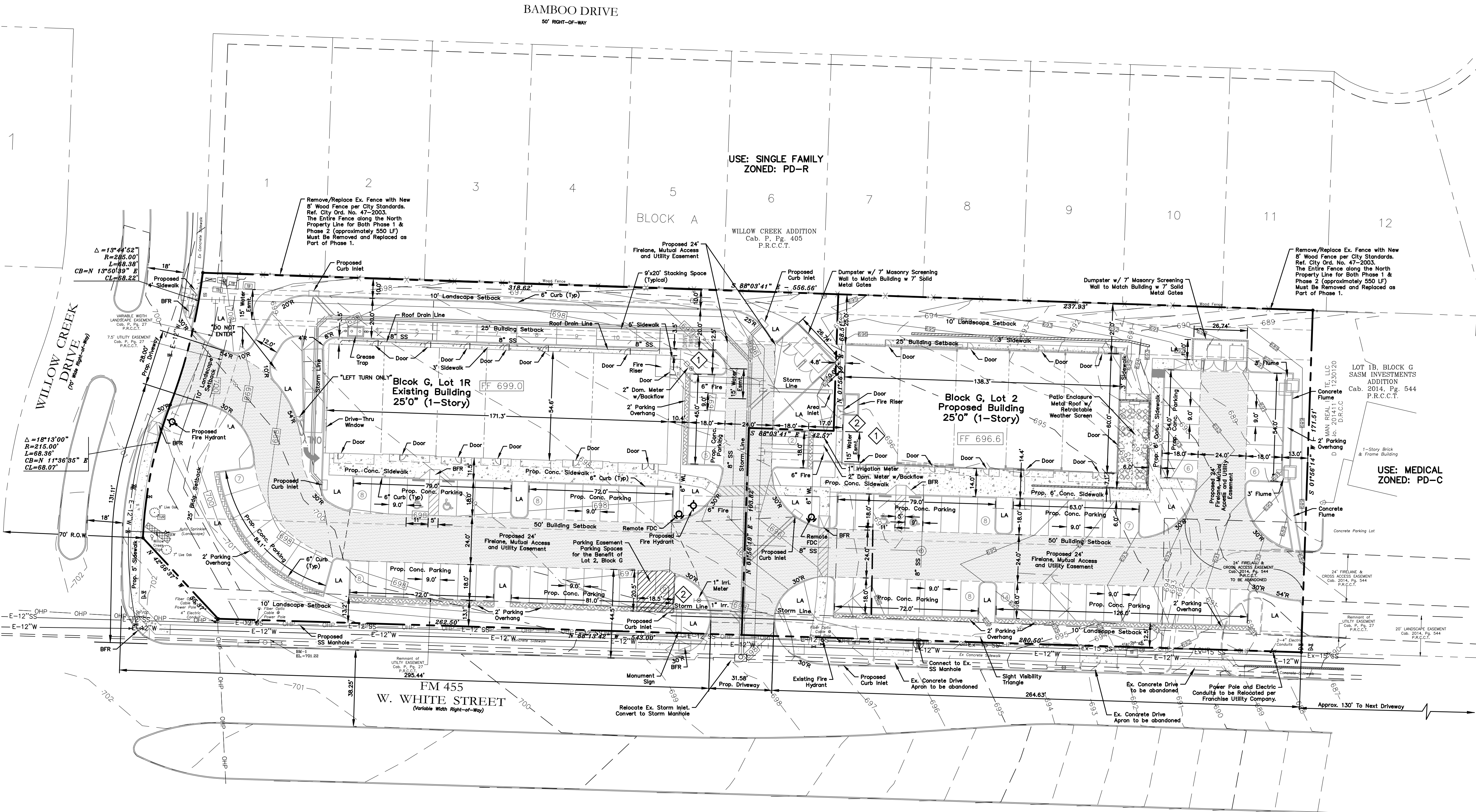
ETJ

0 100 200 400 Feet

February 2023



EXHIBIT A



- LEGEND**
- Firelane
  - Proposed Sidewalk
  - Ex. Concrete
  - Proposed Contour
  - Existing Contour
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - Barrier Free Ramp
  - Landscape Area

**SYNOPSIS**

|                                   |                                                                                                                                                                                                                                       |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:                          | 628 W. White Street<br>Anna, Texas 75409                                                                                                                                                                                              |
| Zoning:                           | PD-C-1 (Ord. No. 47-2003)<br>& THOR Overlay District                                                                                                                                                                                  |
| Proposed Use:                     | Retail, Alcoholic Beverage Store, Restaurant, Medical                                                                                                                                                                                 |
| Lot 1R Area:                      | 1.209 Acres (52,661 sf)                                                                                                                                                                                                               |
| Lot 2 Area:                       | 1.040 Acres (45,305 sf)                                                                                                                                                                                                               |
| Total Lot Area:                   | 2.249 Acres (97,966 sf)                                                                                                                                                                                                               |
| Building Areas:                   | Lot 1 Building 9,324 sf<br>Lot 2 Building 8,920 sf (8,300 sf Bldg. + 620 sf Patio)                                                                                                                                                    |
| Lot 1R Coverage:                  | 17.71%                                                                                                                                                                                                                                |
| Floor Area Ratio:                 | 0.17 : 1                                                                                                                                                                                                                              |
| Lot 2 Coverage:                   | 19.69%                                                                                                                                                                                                                                |
| Floor Area Ratio:                 | 0.20 : 1                                                                                                                                                                                                                              |
| Building Height:                  | Lot 1R 25'-0" (1-Story)<br>Lot 2 25'-0" (1-Story)<br>Patio Enclosure 20'-0"                                                                                                                                                           |
| Lot 1R Building Required Parking: | Restaurant-Take Out (1,517 sf) 3 spaces per 1,000 = 5 Spcs.<br>Alcoholic Beverage Store (1,492 sf) 4 spaces per 1,000 = 6 Spcs.<br>Retail (1,302 sf) 4 spaces per 1,000 = 6 Spcs.<br>Medical (5,013 sf) 5 spaces per 1,000 = 26 Spcs. |
| Lot 2 Building Required Parking:  | Retail (6,120 sf) 4 spaces per 1,000 = 25 Spcs.<br>Restaurant (2,800 sf) 10 spaces per 10,000 = 28 Spcs.                                                                                                                              |

|                                 |                                      |
|---------------------------------|--------------------------------------|
| Lot 1R Parking Required Total:  | (43 Parking Spaces)                  |
| Parking Provided Total:         | (43 Parking Spaces) 2 Handicap Spcs. |
| Lot 2 Parking Required Total:   | (53 Parking Spaces)                  |
| Parking Provided Total:         | (53 Parking Spaces) 2 Handicap Spcs. |
| Overall Parking Required Total: | (96 Parking Spaces)                  |
| Overall Parking Provided Total: | (96 Parking Spaces) 4 Handicap Spcs. |

NOTE: LIGHTING WILL COMPLY WITH THE CITY OF ANNA ZONING ORDINANCES.

**Note:**  
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

| WATER METER CHART |                  |      |          |
|-------------------|------------------|------|----------|
| No.               | Meter Type       | Size | Quantity |
| 1                 | Domestic Meter   | 2"   | 2        |
| 2                 | Irrigation Meter | 1"   | 2        |

**FLOOD ZONE NOTE:**  
This Surveyor has reviewed Flood Insurance Rate Map No. 48065C01060 (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

| Landscape Area                          |             |
|-----------------------------------------|-------------|
| Required Internal LS Area (8 SF/Space): |             |
| Lot 1R (43 spaces)                      | = 344 SF    |
| Lot 2 (53 spaces)                       | = 424 SF    |
| Additional Internal LS Area Provided:   |             |
| Lot 1R                                  | = 14,704 SF |
| Lot 2                                   | = 12,039 SF |
| Total Landscape Area:                   |             |
| Lot 1R                                  | = 15,048 SF |
| Lot 2                                   | = 12,463 SF |

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

PREPARED DATE: 2/15/2023

|              |            |       |
|--------------|------------|-------|
| Issue Dates: | Revisions: | Date: |
| 1            | 1          |       |
| 2            | 2          |       |
| 3            | 3          |       |
| 4            | 4          |       |
| 5            | 5          |       |
| 6            | 6          |       |

**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
McKinney, Texas 75069  
972.562.4409

McKinney, Texas 75069  
Texas P.E. Firm No. F-3935

Drawn By: C.E.C.I.  
Checked By: C.E.C.I.  
Scale: 1"=30'



| REVISED SITE PLAN                                 |  |
|---------------------------------------------------|--|
| WILLOW CREEK RETAIL CENTER PH. 2                  |  |
| WILLOW CREEK ADDITION                             |  |
| PHASE 1B, BLOCK G, LOT 1R & 2                     |  |
| 2.249 ACRES JOHN C. FARRIS SURVEY, ABSTR. NO. 331 |  |
| CITY OF ANNA, COLLIN COUNTY, TEXAS                |  |

|             |
|-------------|
| Sheet No.   |
| SP          |
| Project No. |
| 22011       |

# 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)
- ☐ 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: 3 acre(s)

Total number of lots including Common Area Lots: 2 lot(s)

## Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$1110, 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](http://www.annatexas.gov)



# Owner Authorization and Representative Designation



## Property Description

Subdivision: Willow Creek Addition Phase 1B Total Number of Acres: 2.249  
Zoning Classification(s): C-1/PD12-2003 Total Number of Lots: 2  
Location: NE Corner of Willow Creek Dr & W White Street

## Property Owner Information & Authorization

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

### Project Representation (check one):

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

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

Property Owner's Signature: [Signature] Date: 2/8/23

STATE OF: TEXAS

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 8th day of February, 2023  
Jane Ellen Lindley  
Notary ID #10787259  
My Commission Expires March 18, 2025  
NOTARY PUBLIC in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_

Name: T. Zachary Grimes

Company: Cross Engineering Consultants, Inc.

Address: 1720 W. Virginia

City: McKinney State: TX Zip Code: 75069

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



Item No. 15.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Consider/Discuss/Action on the Anna Station, Block A, Lot 1, Preliminary Plat.  
Applicant: Anna 1340 Holding LLC.

**SUMMARY:**

Multiple-family residences on one lot on 16.3± acres located on the south side of County Road 1106, 185± feet east of N. Powell Parkway. Zoned: Planned Development (Ord. No. 1022-2022).

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

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: 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. Anna Station, Block A, Lot 1 Locator Map
2. Exhibit A - Anna Station, Block A, Lot 1 (PP)
3. P&Z Application



Preliminary Plat - Anna Station, Block A, Lot 1



THE CITY OF  
**Anna**

N

Legend:  
Subject Property (Blue cross-hatched box)  
City Limits (Dashed blue line)  
ETJ (Dashed orange line)

Scale: 0 250 500 1,000 Feet

February 2023







## 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: \_\_\_\_\_ 17 \_\_\_\_\_ acre(s)

Total number of lots including Common Area Lots: \_\_\_\_\_ 4 \_\_\_\_\_ lot(s)

## Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ \_\_\_\_\_ 670 \_\_\_\_\_, to be paid to Development Services.

The application fee of \$ \_\_\_\_\_ 420 \_\_\_\_\_, to be paid to Public Works.

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

# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision: Anna Station Total Number of Acres: 16.3  
Zoning Classification(s): PD with MF-1 base Total Number of Lots: N/A  
Location: Intersection of N. ST. HWY 5 & CO. RD. 1106

## Property Owner Information & Authorization

Name/Company: Anna 1340 Withholding LLC  
Address: 421 Country Club Road  
City: Fairview State: TX Zip Code: 75069  
Phone: 214-533-6437 Email: rmuthu555@gmail.com

### Project Representation (check one):

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

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

Property Owner's Signature: [Signature] Date: 2/8/2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Ram Muthu (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 8<sup>th</sup> day of February, 20 23



[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: Cole M. Eckeberger

Company: Kimley Horn & Associates

Address: 400 N. Oklahoma Dr. Suite 105

City: Celina State: TX Zip Code: 75009

Phone: 972-704-1177 Email: Cole.Eckeberger@kimley-horn.com

### Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)





Item No. 16.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Ross Altobelli

**AGENDA ITEM:**

Consider/Discuss/Action on the Chambers Grove, Revised Preliminary Plat. Applicant: Stratford Group.

**SUMMARY:**

665 Single-family dwelling, detached lots, one multiple-family residence lot, and 14 common area lots on 267± acres located on the east side of future Hardin Road (CR 206), 800± feet north of W. County Road 281. Zoned Extraterritorial Jurisdiction (ETJ).

The purpose of the Revised Preliminary Plat is to modify proposed rights-of-way, lot and block boundaries, and easements necessary for the creation of a single-family, detached and multiple-family residential development.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

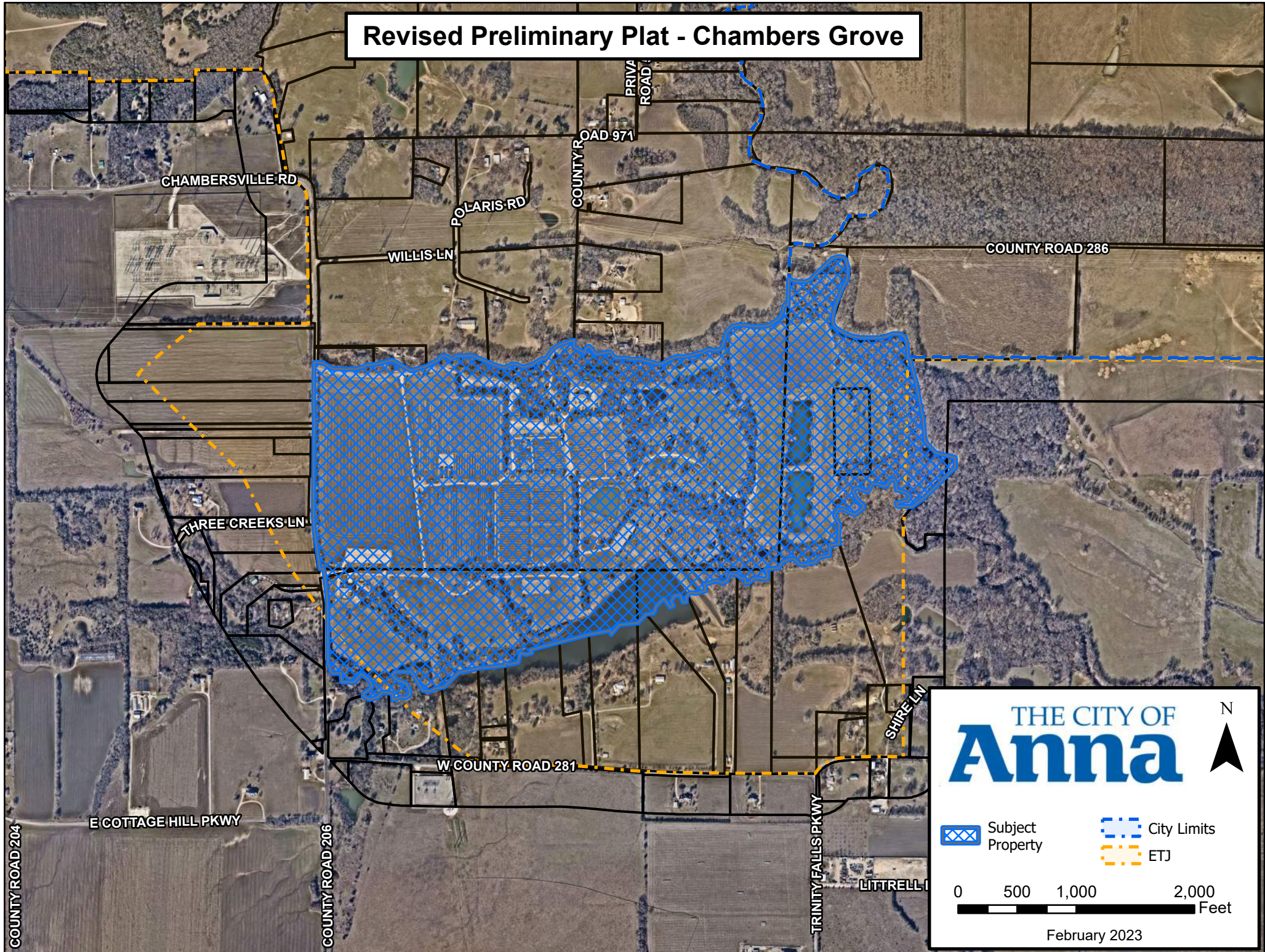
The Revised Preliminary Plat is in conformance with the city's Subdivision Regulations and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

**ATTACHMENTS:**

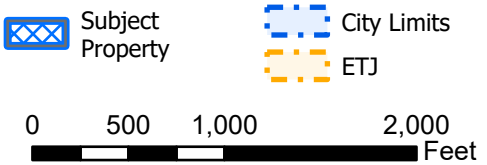
1. Chambers Grove Locator Map
2. EXHIBIT A - RPP (Chambers Grove)
3. P&Z Application



Revised Preliminary Plat - Chambers Grove



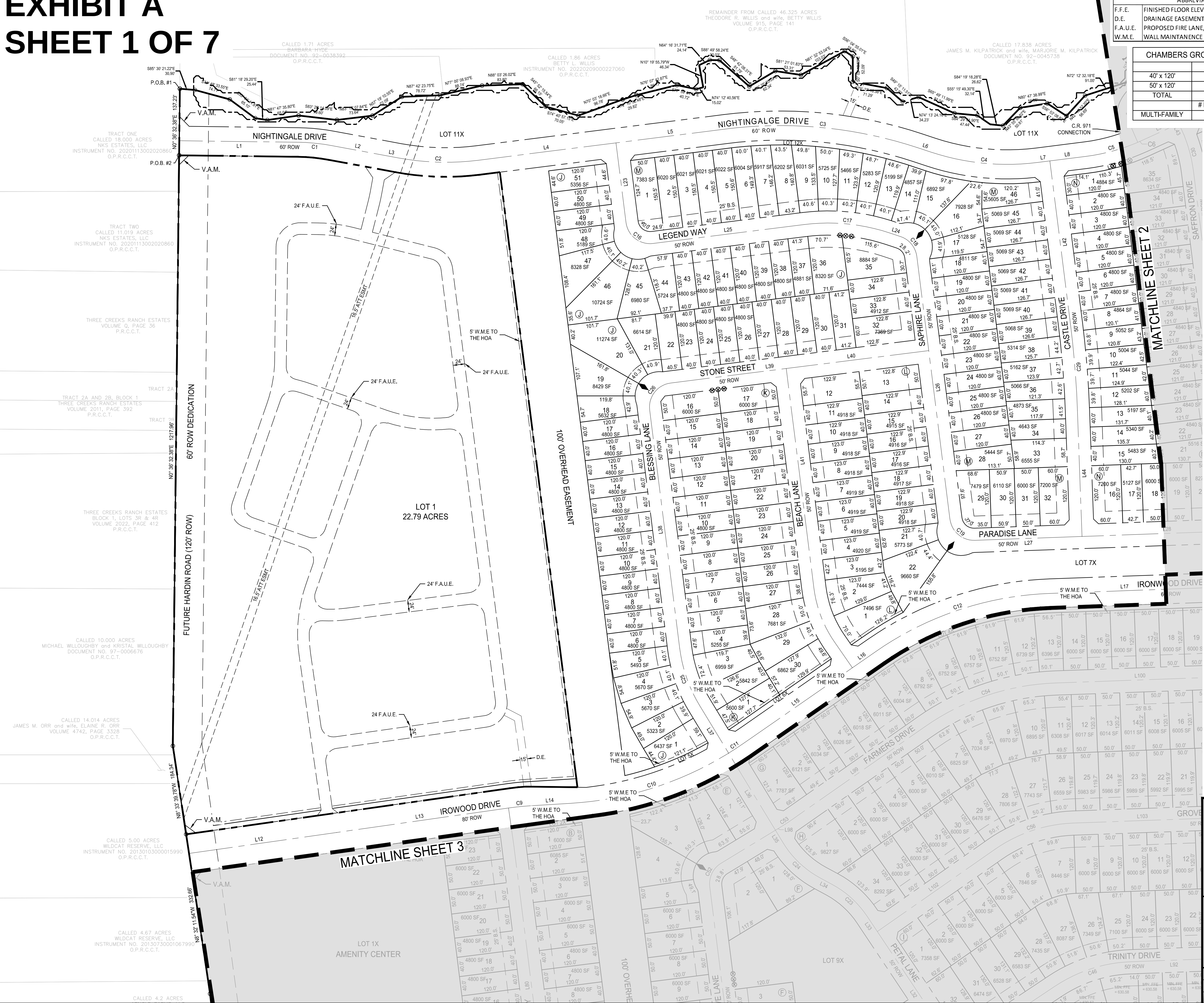
THE CITY OF  
**Anna**



February 2023

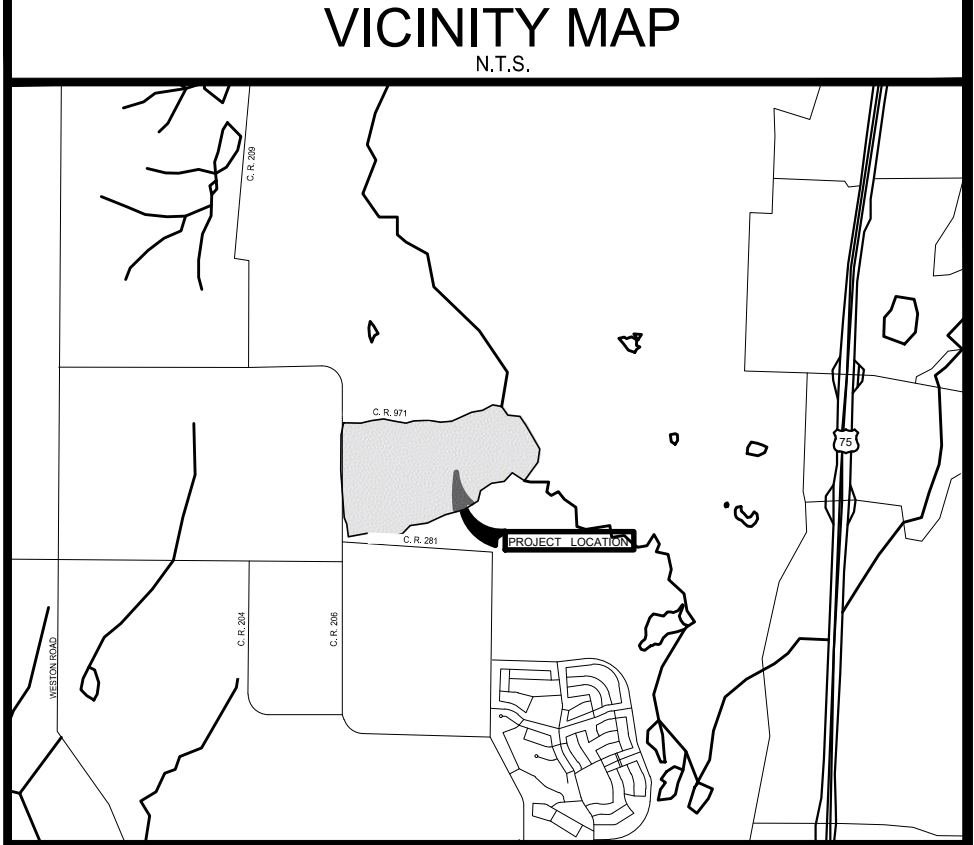


EXHIBIT A  
SHEET 1 OF 7



| ABBREVIATION TABLE |                                                  |  |  |
|--------------------|--------------------------------------------------|--|--|
| F.F.E.             | FINISHED FLOOR ELEVATION                         |  |  |
| D.E.               | DRAINAGE EASEMENT                                |  |  |
| F.A.U.E.           | PROPOSED FIRE LANE, ACCESS, AND UTILITY EASEMENT |  |  |
| W.M.E.             | WALL MAINTENANCE EASEMENT TO THE HOA             |  |  |

| CHAMBERS GROVE LOT TABULATION |             |         |  |
|-------------------------------|-------------|---------|--|
|                               | # LOTS      | %       |  |
| 40' x 120'                    | 316         | 48%     |  |
| 50' x 120'                    | 345         | 52%     |  |
| TOTAL                         | 661         |         |  |
|                               | # BUILDINGS | # UNITS |  |
| MULTI-FAMILY                  | 133         | 266     |  |



0 100' 200'

SCALE: 1" = 100'

**LEGEND**

--- PROPERTY LINE

- - - PROPOSED DRAINAGE EASEMENT

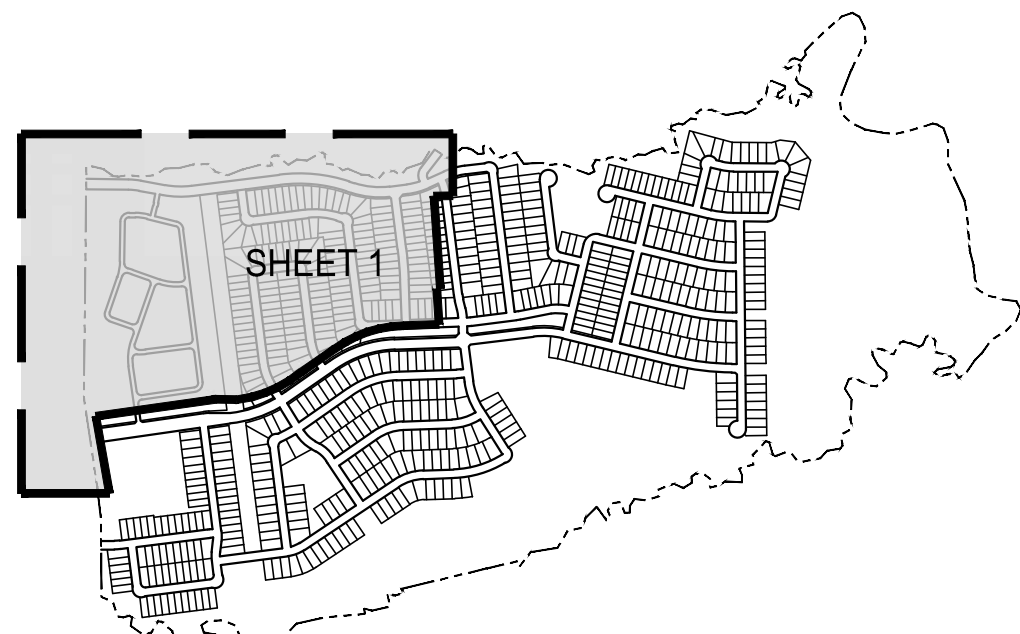
- - - PROPOSED 5' W.M.E.

--- 100' YR FLOODPLAIN BOUNDARY

⊗ PROP. LOCATION OF MAIL KIOSKS

◆ STREET NAME CHANGE

- NOTES:
- NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
  - ALL CORNER CLIPS TO BE 10"x10", EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 25"x25".
  - ALL CURB RADII AT INTERSECTIONS TO BE 25', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 50'.
  - THIS PROPERTY FALLS IN ZONE X AND ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0145J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0155J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0165J MAP REVISION JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - A 5' WALL MAINTENANCE EASEMENT TO THE HOA HAS BEEN PROVIDED WITHIN THE SINGLE-FAMILY LOTS ALONG IRONWOOD DRIVE, NIGHTINGALE DRIVE, AND FUTURE HARDIN ROAD.



KEY MAP  
N.T.S.

A PRELIMINARY PLAT AMENDMENT FOR  
CHAMBERS GROVE

267 ACRES CONTAINING LOTS 1-23, BLK A; LOTS 1-17, BLK B; LOTS 1-20, BLK C; LOTS 1-134, BLOCK D; LOTS 1-16, BLOCK E; LOTS 1-12, BLOCK F; LOTS 1-20, BLOCK G; LOTS 1-34, BLOCK H; LOTS 1-32, BLOCK I; LOTS 1-51, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1-22, BLOCK L; LOTS 1-46, BLOCK M; LOTS 1-35, BLOCK N; LOTS 1-31, BLOCK O; LOTS 1-26, BLOCK P; LOTS 1-24, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-19, BLOCK S; LOTS 1-35, BLOCK T; LOTS 1-13, BLOCK U FOR A TOTAL OF 661 RESIDENTIAL LOTS, 1 MULTIFAMILY RESIDENCE LOT AND 145 COMMON LOTS

ANNA ETJ, COLLIN COUNTY, TEXAS

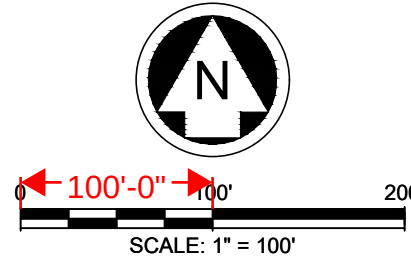
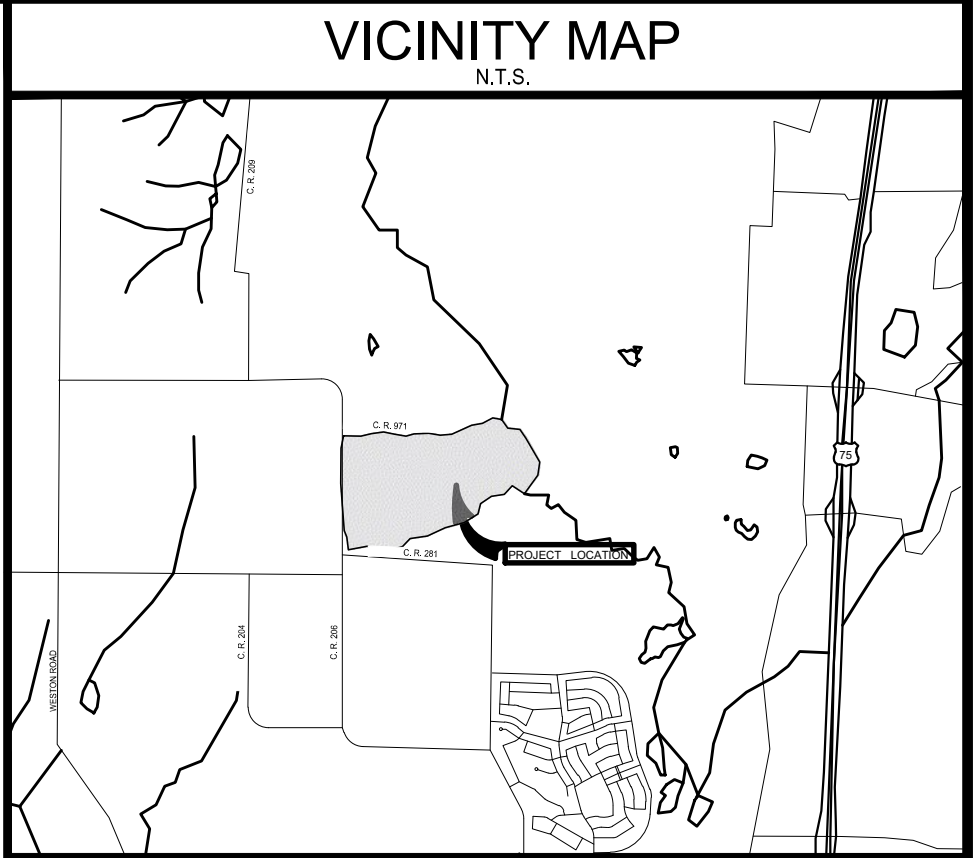
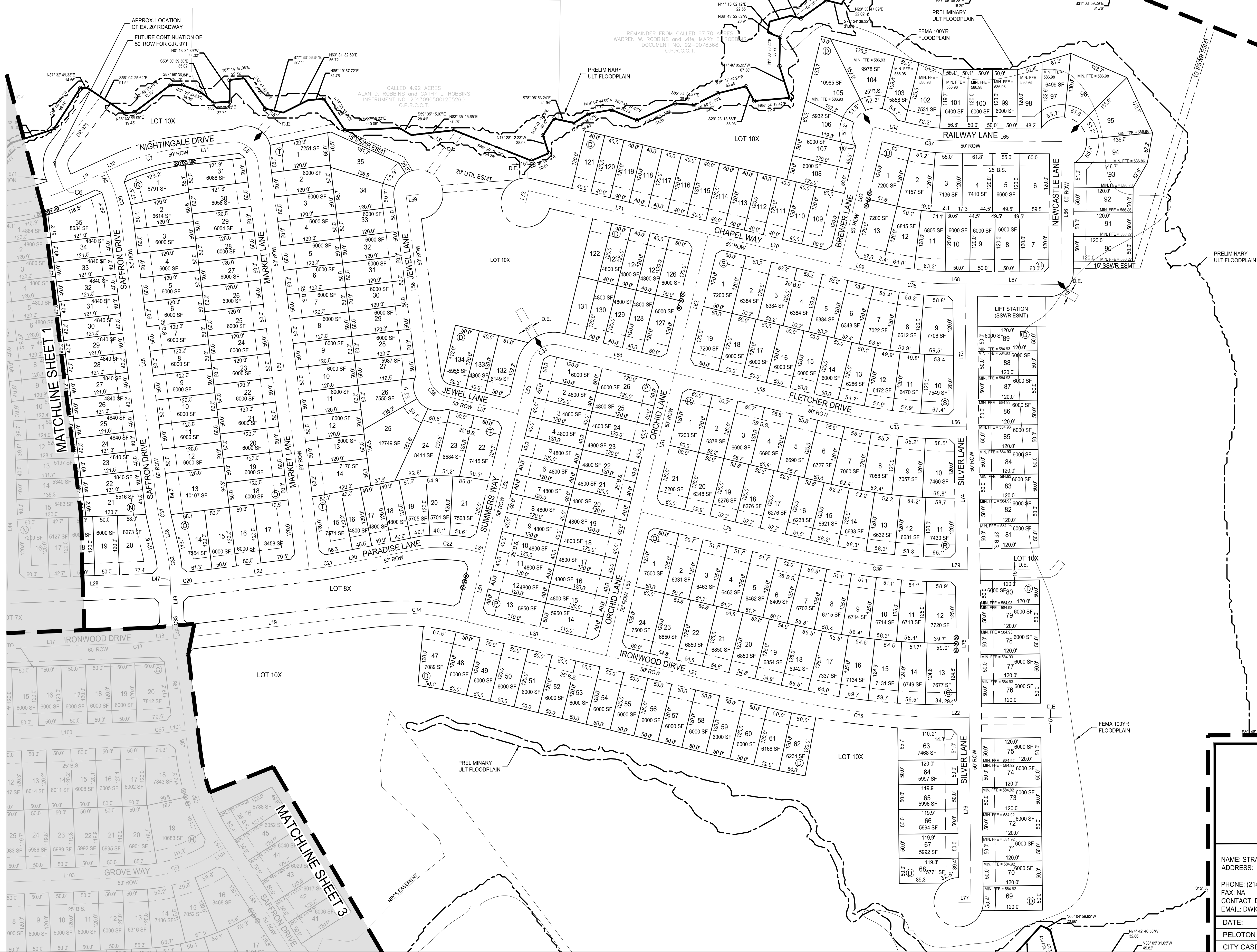
| OWNER / DEVELOPER                                     |  | PLANNER / ENGINEER / SURVEYOR            |  |
|-------------------------------------------------------|--|------------------------------------------|--|
| NAME: STRATFORD LAND                                  |  | <p><b>PELOTON</b><br/>LAND SOLUTIONS</p> |  |
| ADDRESS: 5949 SHERRY LANE #800<br>DALLAS, TEXAS 75225 |  |                                          |  |
| PHONE: (214)-239-2356                                 |  | DATE: FEBRUARY 2023                      |  |
| FAX: NA                                               |  | DESIGNED: DAK                            |  |
| CONTACT: DAVIS WIGGINS                                |  | DRAWN: MML                               |  |
| EMAIL: DWIGGINS@STRATFORDLAND.COM                     |  | REVIEWER: GSB                            |  |
| PELOTON PROJECT #: STR22001                           |  | SHEET                                    |  |
| CITY CASE #:                                          |  | 1 OF 15                                  |  |

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CHAMBERS GROVE - PRELIMINARY PLAT



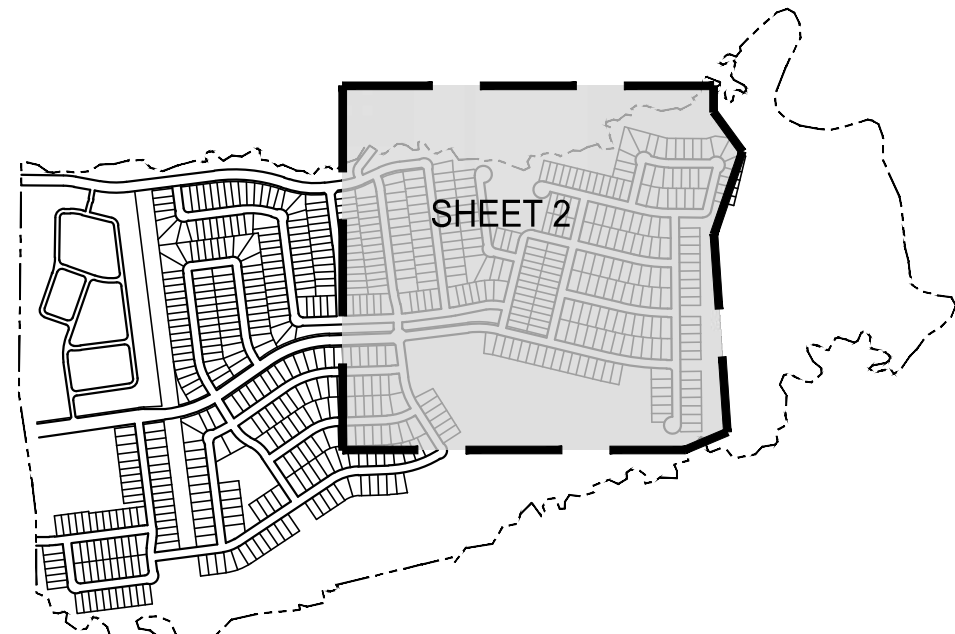
EXHIBIT A  
SHEET 2 OF 7



LEGEND

- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 5' W.M.E.
- 100' YR FLOODPLAIN BOUNDARY
- PROP. LOCATION OF MAIL KIOSKS
- STREET NAME CHANGE

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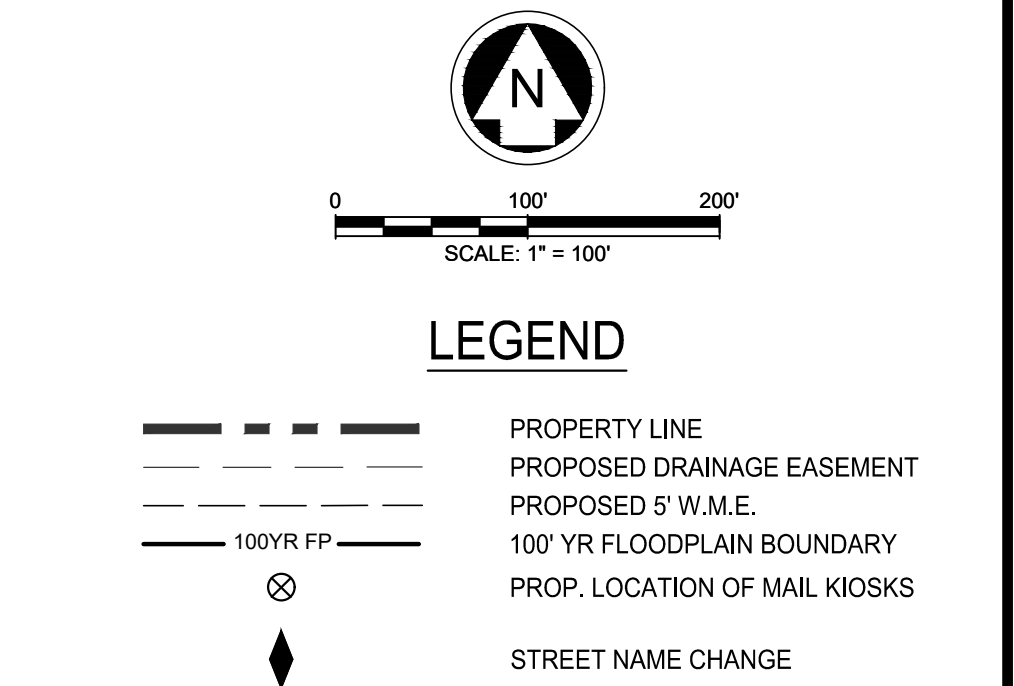
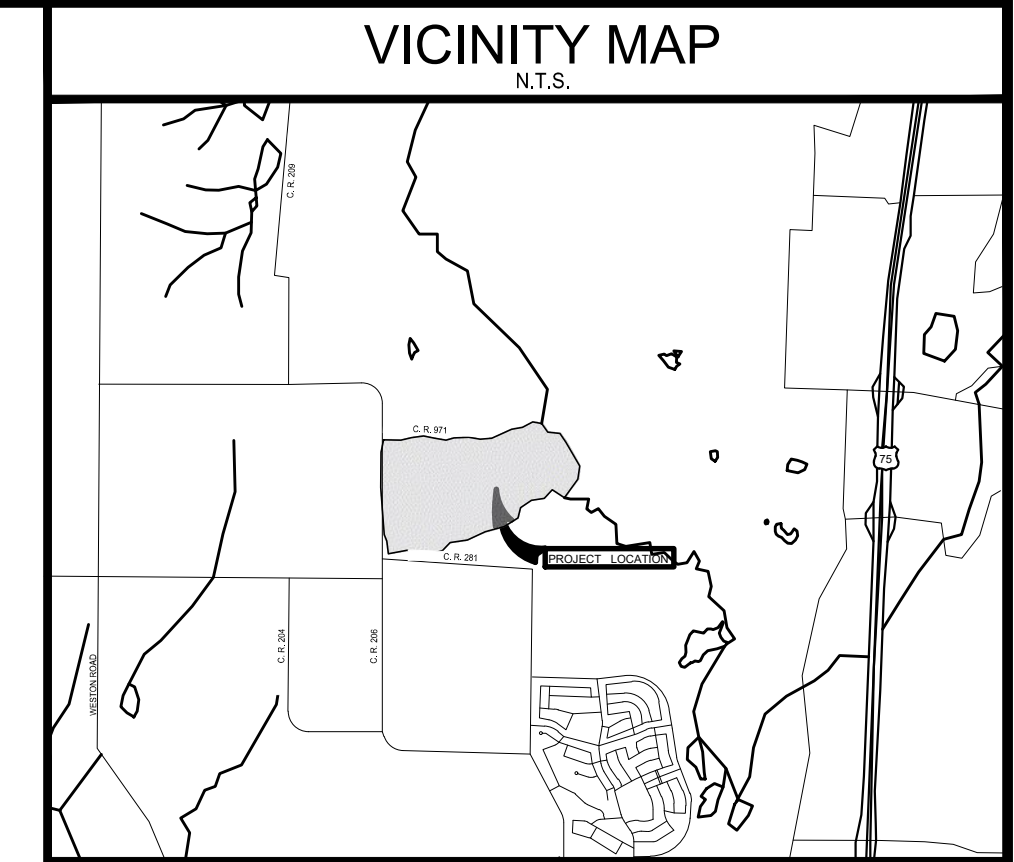
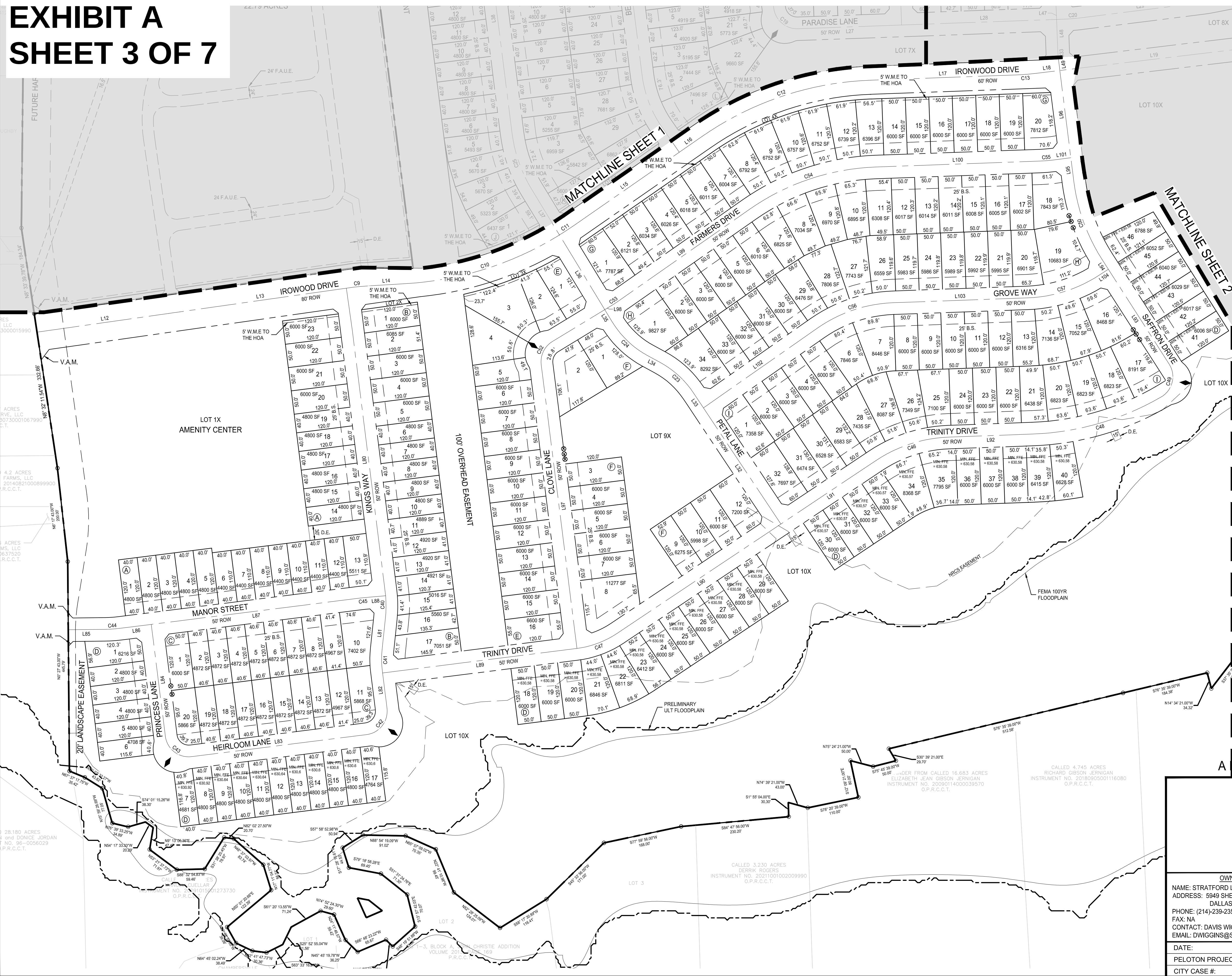
PLANNER / ENGINEER / SURVEYOR  
**PELOTON**  
LAND SOLUTIONS  
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207  
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033  
FRISCO OFFICE PHONE: (469) 213-1800

DATE: FEBRUARY 2023  
PELOTON PROJECT #: STR22001  
CITY CASE #:

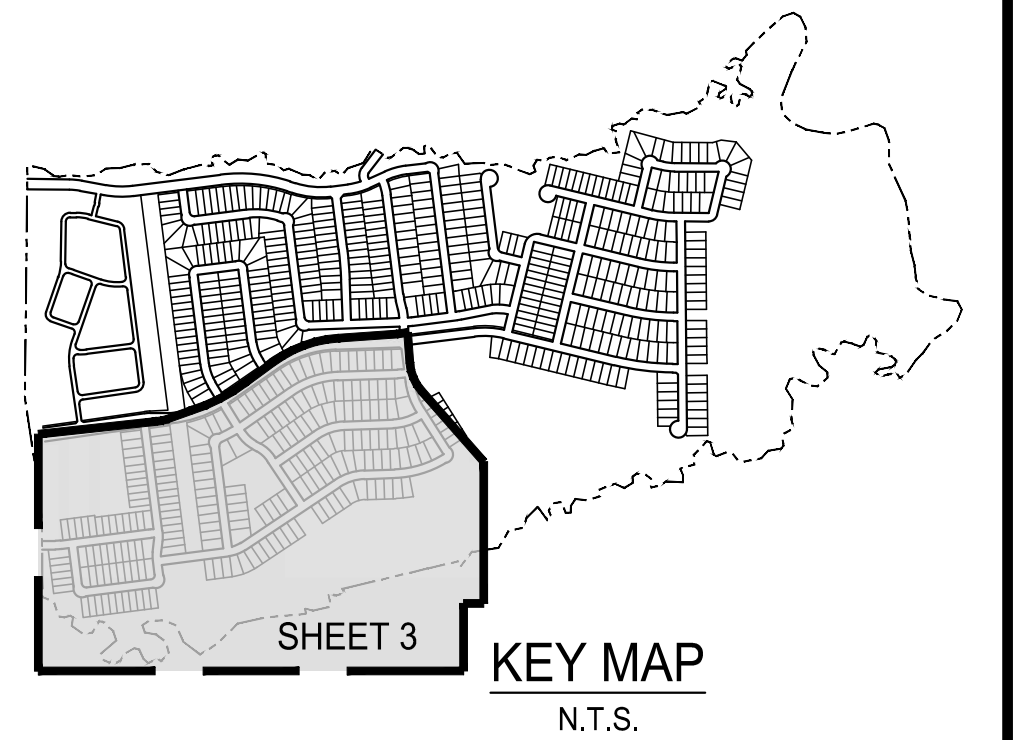
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DRAWN: MML  
REVIEWER: GSB  
SHEET  
2 OF 15



**EXHIBIT A**  
**SHEET 3 OF 7**



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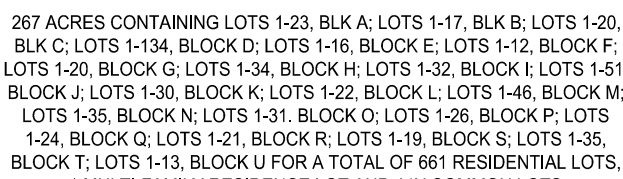
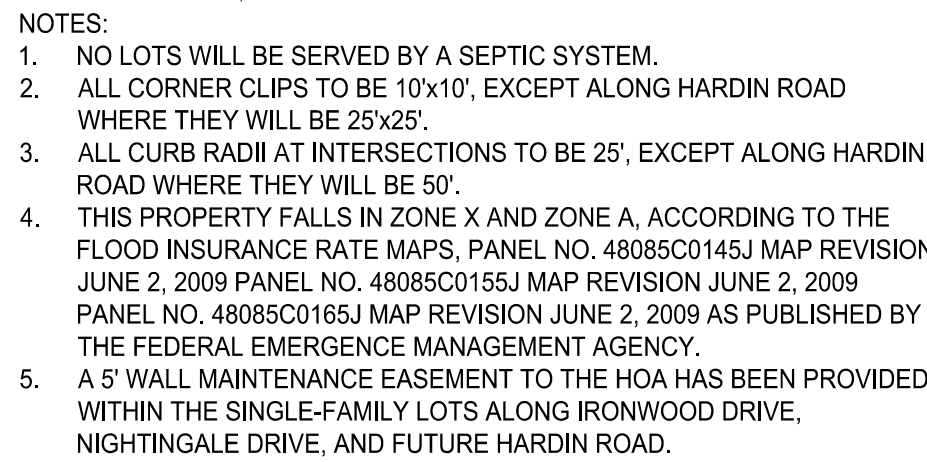
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|                   |               |
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| DATE:             | FEBRUARY 2023 |
| PELTON PROJECT #: | STR22001      |
| CITY CASE #:      |               |

|               |                      |
|---------------|----------------------|
| DESIGNED: DAK | SHEET<br><br>3 OF 15 |
| DRAWN: MML    |                      |
| REVIEWER: GSB |                      |



Drawing: J:\Job\STR22001\_Chambers Grave\3\_Design\32\_Entitlements\322\_Preliminary\Plan\STR22001-C-PPLAT  
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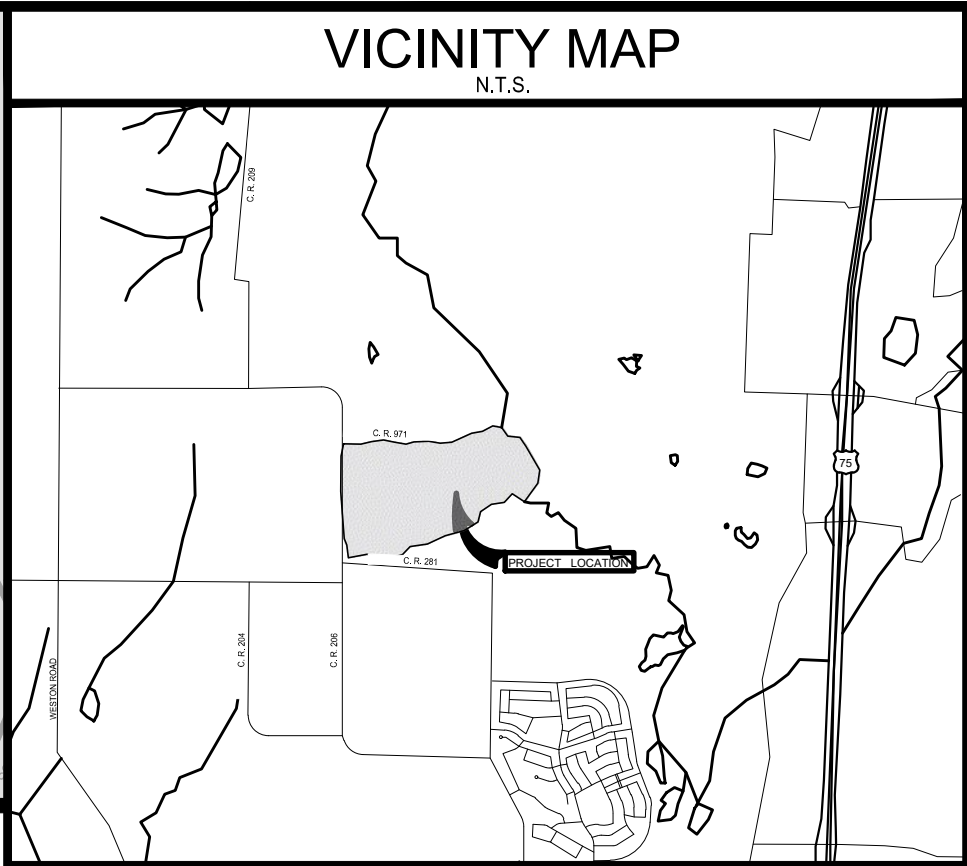
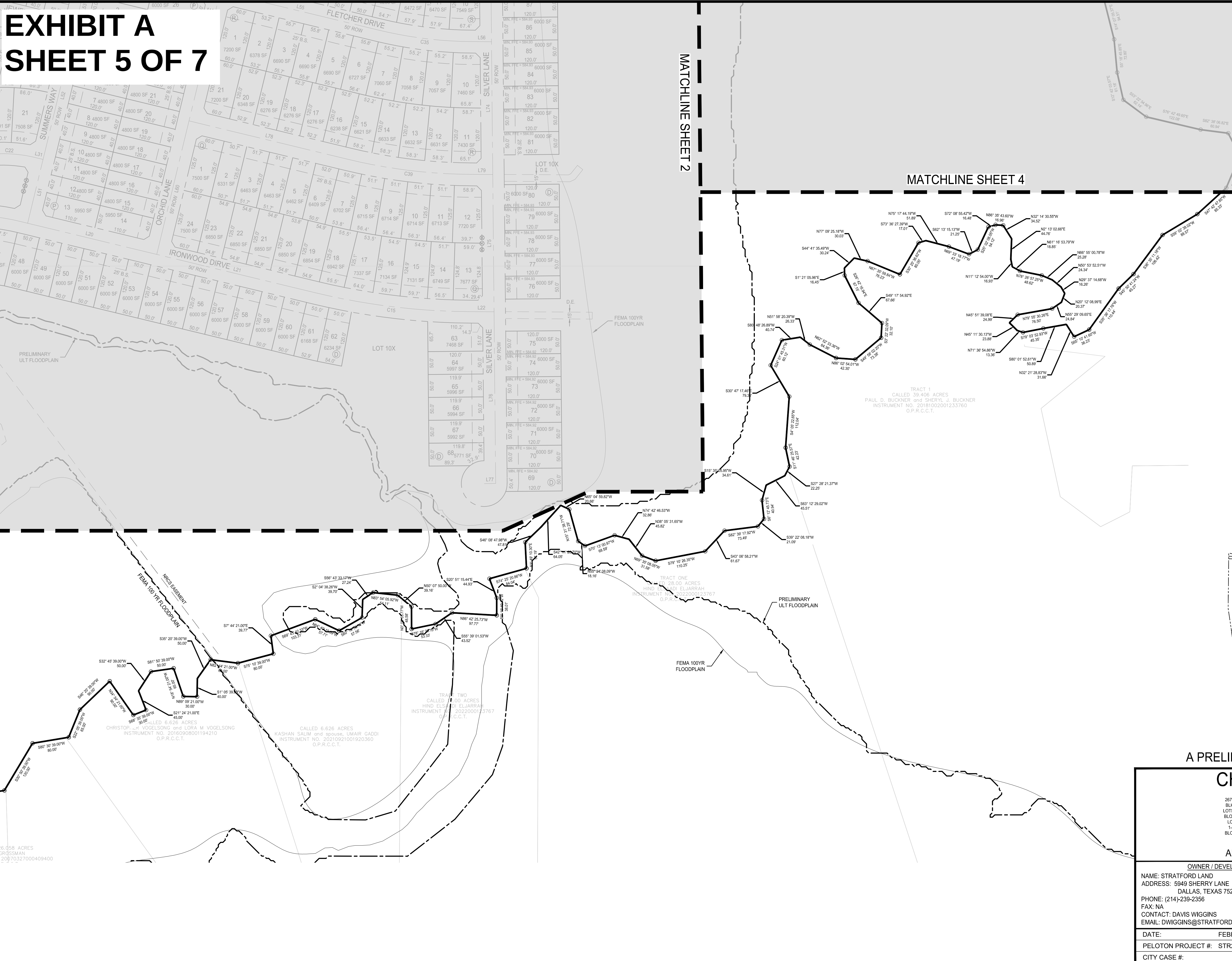
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|               |                      |
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| DESIGNED: DAK | SHEET<br><br>4 OF 15 |
| DRAWN: MML    |                      |
| REVIEWER: GSB |                      |



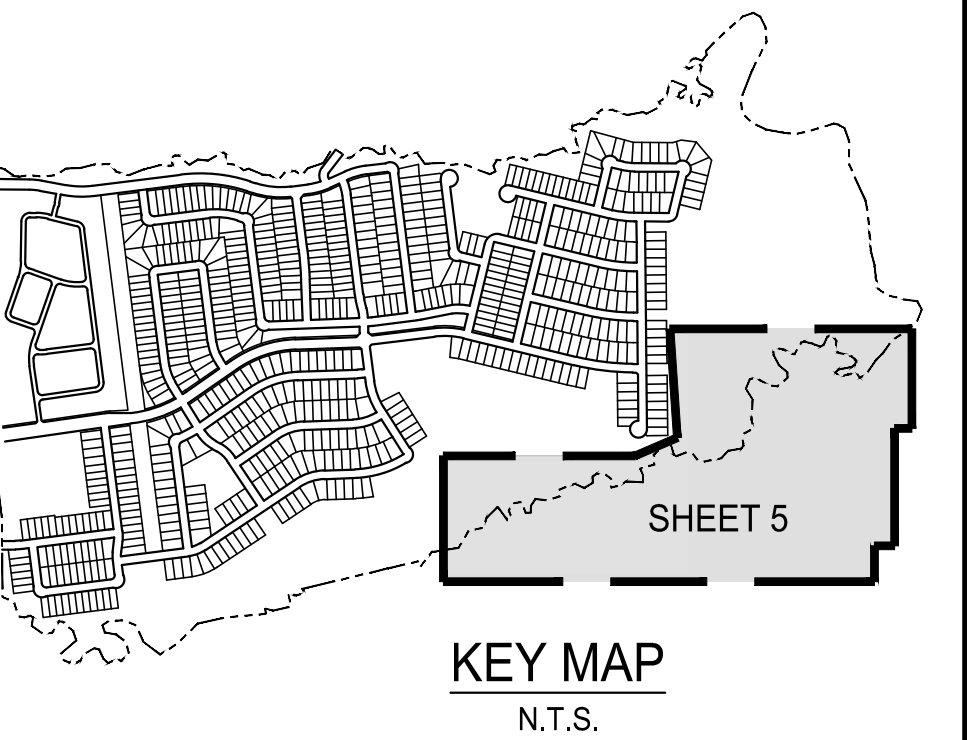
EXHIBIT A  
SHEET 5 OF 7



**LEGEND**

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ANNA ETJ, COLLIN COUNTY, TEXAS

|                                                                                                                                                                                  |                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| DATE: FEBRUARY 2023                                                                                                                                                              | DESIGNED: DAK SHEET                                                                                                                                                             |
| PELOTON PROJECT #: STR22001                                                                                                                                                      | DRAWN: MML                                                                                                                                                                      |
| CITY CASE #:                                                                                                                                                                     | REVIEWER: GSB                                                                                                                                                                   |
|                                                                                                                                                                                  | 5 OF 15                                                                                                                                                                         |



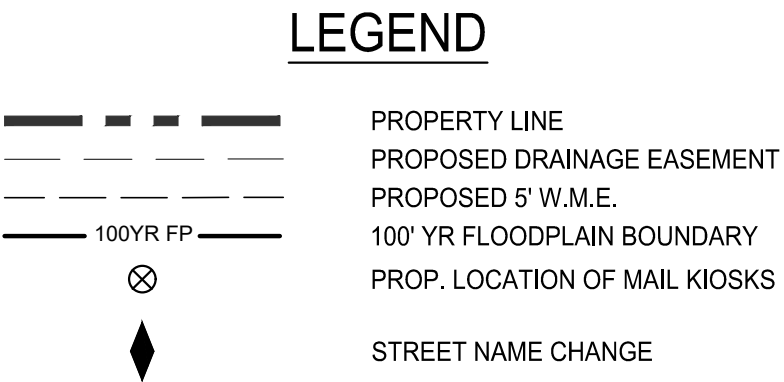
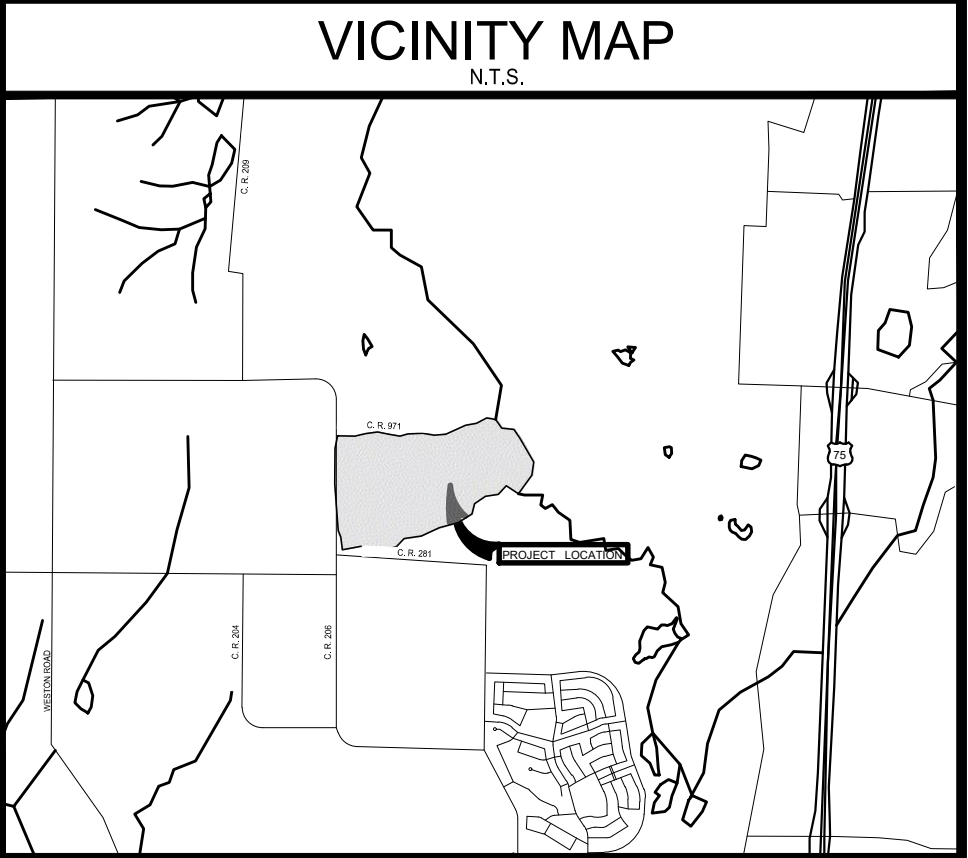
EXHIBIT A  
SHEET 6 OF 7

STREET CENTERLINE LINE TABLES

| LINE TABLE |          |                  |
|------------|----------|------------------|
| LINE #     | DISTANCE | BEARING          |
| L1         | 244.219  | S89° 16' 17.30"E |
| L2         | 108.718  | S79° 31' 19.31"E |
| L3         | 33.080   | S79° 31' 19.31"E |
| L4         | 287.428  | N82° 47' 22.38"E |
| L5         | 228.156  | N82° 49' 10.73"E |
| L6         | 30.675   | S71° 45' 10.27"E |
| L7         | 25.750   | N82° 49' 10.73"E |
| L8         | 74.686   | N82° 49' 10.73"E |
| L9         | 82.822   | N65° 26' 28.41"E |
| L10        | 31.981   | N65° 26' 28.41"E |
| L11        | 107.806  | S82° 49' 10.73"W |
| L12        | 294.184  | N81° 54' 07.84"E |
| L13        | 374.193  | N81° 54' 07.84"E |
| L14        | 84.685   | N86° 31' 33.37"E |
| L15        | 272.902  | N55° 12' 32.75"E |
| L16        | 59.575   | N55° 12' 32.75"E |
| L17        | 308.817  | N87° 55' 55.90"E |
| L18        | 53.675   | N83° 11' 50.16"E |
| L19        | 406.137  | N83° 11' 50.16"E |
| L20        | 305.971  | S76° 24' 23.62"E |
| L21        | 356.582  | S76° 24' 23.62"E |
| L22        | 54.802   | S89° 35' 28.37"E |
| L23        | 165.491  | S7° 10' 49.27"E  |
| L24        | 24.416   | S71° 45' 10.27"E |
| L25        | 313.884  | N82° 50' 48.52"E |
| L26        | 545.912  | S7° 10' 49.28"E  |
| L27        | 220.915  | N87° 55' 55.90"E |
| L28        | 351.940  | N87° 55' 55.90"E |
| L29        | 263.824  | N82° 49' 10.73"E |
| L31        | 24.395   | S76° 24' 23.62"W |
| L32        | 297.115  | N33° 43' 16.78"W |
| L33        | 38.580   | N33° 43' 16.78"W |
| L34        | 30.020   | N61° 30' 01.21"W |
| L35        | 30.445   | N31° 17' 20.54"W |
| L36        | 185.837  | N31° 17' 20.54"W |
| L37        | 114.648  | N31° 17' 20.54"W |

| LINE TABLE |          |                  |
|------------|----------|------------------|
| LINE #     | DISTANCE | BEARING          |
| L38        | 495.080  | N7° 10' 49.27"W  |
| L39        | 535.976  | N82° 50' 48.52"E |
| L40        | 535.976  | N82° 50' 48.52"E |
| L41        | 456.650  | S7° 10' 49.27"E  |
| L42        | 339.229  | S7° 10' 49.27"E  |
| L43        | 26.109   | N24° 33' 31.59"W |
| L44        | 260.218  | S2° 04' 04.10"E  |
| L45        | 583.895  | S7° 10' 49.27"E  |
| L46        | 52.572   | S13° 32' 41.74"E |
| L47        | 18.005   | S2° 04' 04.10"E  |
| L48        | 60.425   | S2° 04' 04.10"E  |
| L49        | 23.689   | S6° 48' 09.84"E  |
| L50        | 830.000  | N7° 10' 49.27"W  |
| L51        | 143.289  | S13° 35' 36.38"W |
| L52        | 291.711  | S13° 35' 36.38"W |
| L53        | 105.000  | S13° 35' 36.38"W |
| L54        | 240.000  | S76° 24' 23.62"E |
| L55        | 356.582  | S76° 24' 23.62"E |
| L56        | 42.726   | S89° 35' 28.37"E |
| L57        | 146.659  | N76° 24' 23.62"W |
| L58        | 367.842  | N7° 10' 49.27"W  |
| L59        | 24.999   | S82° 49' 10.73"W |
| L60        | 300.000  | S13° 35' 36.38"W |
| L61        | 290.000  | S13° 35' 36.38"W |
| L62        | 290.000  | S13° 35' 36.38"W |
| L63        | 290.000  | N13° 35' 36.38"E |
| L64        | 82.587   | S76° 24' 23.62"E |
| L65        | 232.384  | S89° 35' 28.37"E |
| L66        | 290.000  | N0° 24' 31.63"E  |
| L67        | 194.475  | S89° 35' 28.37"E |
| L69        | 82.587   | S76° 24' 23.62"E |
| L70        | 273.995  | S76° 24' 23.62"E |
| L71        | 375.000  | S76° 24' 23.62"E |
| L72        | 24.973   | N13° 35' 36.38"E |
| L73        | 290.040  | N0° 32' 33.93"W  |
| L74        | 290.040  | N0° 32' 33.93"W  |
| L75        | 299.778  | N0° 32' 33.93"W  |

| LINE TABLE |          |                  |
|------------|----------|------------------|
| LINE #     | DISTANCE | BEARING          |
| L76        | 375.000  | N0° 32' 33.93"W  |
| L77        | 25.000   | N89° 27' 26.07"E |
| L80        | 565.184  | N7° 10' 49.27"W  |
| L81        | 66.617   | N6° 02' 35.51"E  |
| L82        | 80.013   | N7° 10' 49.27"W  |
| L83        | 375.595  | N82° 49' 10.73"E |
| L84        | 240.000  | S7° 10' 49.27"E  |
| L85        | 77.028   | S89° 21' 46.66"W |
| L86        | 66.037   | S82° 49' 10.73"W |
| L87        | 448.637  | S82° 49' 10.73"W |
| L88        | 44.264   | S85° 02' 43.50"W |
| L89        | 416.440  | S82° 49' 10.73"W |
| L90        | 419.472  | S56° 16' 43.22"W |
| L91        | 242.542  | S56° 16' 43.22"W |
| L92        | 178.114  | S87° 55' 54.17"W |
| L93        | 239.551  | N32° 41' 12.03"W |
| L94        | 24.671   | N32° 41' 12.03"W |
| L95        | 50.860   | N7° 10' 49.27"W  |
| L96        | 187.236  | N7° 10' 49.27"W  |
| L97        | 608.942  | S7° 10' 49.27"E  |
| L98        | 19.712   | N58° 42' 39.46"E |
| L99        | 342.518  | N55° 01' 52.28"E |
| L100       | 350.517  | N87° 55' 54.17"E |
| L101       | 38.750   | N82° 49' 10.73"E |
| L102       | 296.171  | N55° 01' 52.28"E |
| L103       | 286.301  | N87° 55' 54.17"E |
| L104       | 33.825   | N57° 18' 47.97"E |



- NOTES:
- NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
  - ALL CORNER CLIPS TO BE 10"x10", EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 25"x25".
  - ALL CURB RADII AT INTERSECTIONS TO BE 25', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 50'.
  - THIS PROPERTY FALLS IN ZONE X AND ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0145J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0155J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0165J MAP REVISION JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCE MANAGEMENT AGENCY.
  - A 5' WALL MAINTENANCE EASEMENT TO THE HOA HAS BEEN PROVIDED WITHIN THE SINGLE-FAMILY LOTS ALONG IRONWOOD DRIVE, NIGHTINGALE DRIVE, AND FUTURE HARDIN ROAD.

STREET CENTERLINE CURVE TABLES

| CURVE TABLE |                  |        |         |         |        |
|-------------|------------------|--------|---------|---------|--------|
| CURVE #     | CHORD DIRECTION  | CHORD  | LENGTH  | RADIUS  | DELTA  |
| C1          | S84° 23' 48.30"E | 67.98  | 68.064  | 400.00  | 68.06  |
| C2          | S88° 17' 55.17"E | 162.72 | 163.352 | 536.45  | 163.35 |
| C3          | S84° 27' 59.77"E | 396.14 | 399.414 | 900.00  | 399.41 |
| C4          | S84° 27' 59.77"E | 220.08 | 221.897 | 500.00  | 221.90 |
| C5          | N74° 51' 32.92"E | 110.79 | 111.150 | 400.00  | 111.15 |
| C6          | N66° 10' 11.76"E | 10.17  | 10.175  | 400.00  | 10.17  |
| C7          | S74° 07' 49.57"W | 120.86 | 121.324 | 400.00  | 121.32 |
| C8          | N52° 10' 49.27"W | 70.71  | 78.540  | 50.00   | 78.54  |
| C9          | N84° 12' 50.60"E | 40.34  | 40.350  | 500.00  | 40.35  |
| C10         | N72° 23' 17.55"E | 341.96 | 345.450 | 700.00  | 345.45 |
| C11         | N56° 43' 47.24"E | 37.15  | 37.157  | 700.00  | 37.16  |
| C12         | N71° 34' 14.32"E | 377.47 | 382.654 | 670.00  | 382.65 |
| C13         | N85° 33' 53.03"E | 41.31  | 41.320  | 500.00  | 41.32  |
| C14         | S86° 36' 16.73"E | 177.05 | 177.990 | 500.00  | 177.99 |
| C15         | N82° 59' 55.99"E | 337.52 | 338.270 | 1470.00 | 338.27 |
| C16         | S52° 10' 00.37"E | 70.69  | 78.516  | 50.00   | 78.52  |

| CURVE TABLE |                  |        |         |         |        |
|-------------|------------------|--------|---------|---------|--------|
| CURVE #     | CHORD DIRECTION  | CHORD  | LENGTH  | RADIUS  | DELTA  |
| C17         | S84° 27' 10.87"E | 175.88 | 177.328 | 400.00  | 177.33 |
| C18         | S39° 27' 59.77"E | 53.41  | 56.350  | 50.00   | 56.35  |
| C19         | S49° 37' 26.69"E | 67.49  | 74.078  | 50.00   | 74.08  |
| C20         | N85° 22' 33.31"E | 26.76  | 26.769  | 300.00  | 26.77  |
| C21         | N80° 52' 19.64"E | 20.39  | 20.394  | 300.00  | 20.39  |
| C22         | S87° 29' 14.10"E | 101.02 | 101.506 | 300.00  | 101.51 |
| C23         | N47° 36' 39.00"W | 96.02  | 96.967  | 200.00  | 96.97  |
| C24         | N46° 23' 40.87"W | 104.24 | 105.457 | 200.00  | 105.46 |
| C25         | N19° 14' 04.90"W | 125.30 | 126.233 | 300.00  | 126.23 |
| C26         | N37° 49' 59.63"E | 70.73  | 78.564  | 50.00   | 78.56  |
| C29         | S4° 37' 26.69"E  | 178.40 | 178.462 | 2000.00 | 178.46 |
| C30         | S14° 35' 54.44"E | 77.47  | 77.682  | 300.00  | 77.68  |
| C31         | S10° 21' 45.50"E | 33.31  | 33.325  | 300.00  | 33.32  |
| C32         | S7° 48' 22.92"E  | 59.99  | 60.094  | 300.00  | 60.09  |

| CURVE TABLE |                  |        |         |         |        |
|-------------|------------------|--------|---------|---------|--------|
| CURVE #     | CHORD DIRECTION  | CHORD  | LENGTH  | RADIUS  | DELTA  |
| C33         | S4° 26' 06.97"E  | 24.78  | 24.792  | 300.00  | 24.79  |
| C34         | N58° 35' 36.38"W | 70.71  | 78.540  | 50.00   | 78.54  |
| C35         | N82° 59' 55.99"E | 204.35 | 204.803 | 890.00  | 204.80 |
| C36         | N41° 47' 36.44"W | 56.80  | 60.411  | 50.00   | 60.41  |
| C37         | N82° 59' 56.17"E | 71.18  | 71.336  | 310.00  | 71.34  |
| C38         | N82° 59' 55.99"E | 137.76 | 138.069 | 600.00  | 138.07 |
| C39         | N82° 59' 55.99"E | 270.94 | 271.536 | 1180.00 | 271.54 |
| C40         | N0° 34' 06.88"W  | 57.57  | 57.699  | 250.00  | 57.70  |
| C41         | S0° 34' 06.88"E  | 46.06  | 46.159  | 200.00  | 46.16  |
| C42         | N37° 49' 10.73"E | 70.71  | 78.540  | 50.00   | 78.54  |
| C43         | S52° 10' 49.27"E | 70.71  | 78.540  | 50.00   | 78.54  |
| C44         | N86° 05' 28.70"E | 34.24  | 34.261  | 300.00  | 34.26  |
| C45         | S83° 55' 57.12"W | 9.71   | 9.712   | 250.00  | 9.71   |
| C46         | S72° 06' 18.70"W | 163.64 | 165.735 | 300.00  | 165.73 |
| C47         | S69° 32' 56.98"W | 91.82  | 92.645  | 200.00  | 92.65  |
| C48         | S73° 56' 57.43"W | 285.12 | 287.967 | 590.00  | 287.97 |

| CURVE TABLE |                  |        |         |        |        |
|-------------|------------------|--------|---------|--------|--------|
| CURVE #     | CHORD DIRECTION  | CHORD  | LENGTH  | RADIUS | DELTA  |
| C49         | N13° 38' 24.32"E | 72.33  | 80.855  | 50.00  | 80.86  |
| C50         | N19° 56' 00.65"W | 176.60 | 178.068 | 400.00 | 178.07 |
| C52         | S25° 45' 55.10"W | 54.38  | 57.501  | 50.00  | 57.50  |
| C53         | N56° 52' 15.87"E | 12.84  | 12.845  | 200.00 | 12.84  |
| C54         | N71° 28' 53.23"E | 283.18 | 287.111 | 500.00 | 287.11 |
| C55         | N85° 22' 32.45"E | 26.76  | 26.767  | 300.00 | 26.77  |
| C56         | N71° 28' 53.23"E | 169.91 | 172.267 | 300.00 | 172.27 |
| C57         | N73° 27' 55.19"E | 149.89 | 151.492 | 300.00 | 151.49 |

A PRELIMINARY PLAT AMENDMENT FOR  
CHAMBERS GROVE

267 ACRES CONTAINING LOTS 1-23, BLK A; LOTS 1-17, BLK B; LOTS 1-20, BLK C; LOTS 1-134, BLOCK D; LOTS 1-16, BLOCK E; LOTS 1-12, BLOCK F; LOTS 1-20, BLOCK G; LOTS 1-34, BLOCK H; LOTS 1-32, BLOCK I; LOTS 1-51, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1-22, BLOCK L; LOTS 1-46, BLOCK M; LOTS 1-35, BLOCK N; LOTS 1-31, BLOCK O; LOTS 1-26, BLOCK P; LOTS 1-24, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-19, BLOCK S; LOTS 1-35, BLOCK T; LOTS 1-13, BLOCK U FOR A TOTAL OF 661 RESIDENTIAL LOTS, 1 MULTIFAMILY RESIDENCE LOT AND 145 COMMON LOTS.

ANNA ETJ, COLLIN COUNTY, TEXAS

| OWNER / DEVELOPER                                                                                                                                                                |               | PLANNER / ENGINEER / SURVEYOR                                                                                                                   |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| NAME: STRATFORD LAND<br>ADDRESS: 5949 SHERRY LANE #800<br>DALLAS, TEXAS 75225<br>PHONE: (214)-239-2356<br>FAX: NA<br>CONTACT: DAVIS WIGGINS<br>EMAIL: DWIGGINS@STRATFORDLAND.COM |               | <br>TEXAS REGISTRATION ENGINEERING FIRM NO. 12207<br>11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033<br>FRISCO OFFICE PHONE: (469) 213-1800 |         |
| DATE:                                                                                                                                                                            | FEBRUARY 2023 | DESIGNED: DAK                                                                                                                                   | SHEET   |
| PELOTON PROJECT #:                                                                                                                                                               | STR22001      | DRAWN: MML                                                                                                                                      | 6 OF 15 |
| CITY CASE #:                                                                                                                                                                     |               | REVIEWER: GSB                                                                                                                                   |         |







## 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: 267 acre(s)

Total number of lots including Common Area Lots: 679 lot(s)

## Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 3,720, to be paid to Development Services.

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

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



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision: Chambers Grove Total Number of Acres: 267  
Zoning Classification(s): ETJ Total Number of Lots: 661 Residential - 16 open space  
Location: Northeast corner of CR 971 and 281

## Property Owner Information & Authorization

Name/Company: Stratford Group  
Address: 5949 Sherry Lane, Suite 810  
City: Dallas State: TX Zip Code: 75225  
Phone: 214-696-3663 Email: diggins@stratfordland.com

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Tanner Sheets (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.

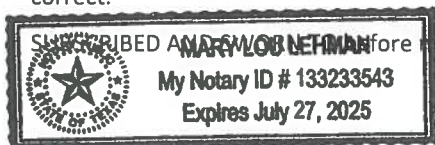
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: [Signature] Date: 4/1/2022

STATE OF: Texas

COUNTY OF: Dallas

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



Subscribed and sworn to before me, this the 4<sup>th</sup> day of April, 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: Tanner Sheets

Company: Peloton Land Solutions

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75049 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)





Item No. 17.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Consider/Discuss/Action on the Arden Park Phase 1, Block C, Lot 1X, Site Plan.  
Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.

**SUMMARY:**

Amenity center on one lot on 0.4± acre located at the southeast corner of Hudson Way and West Crossing Boulevard, 445± feet south of W. White Street. Zoned: Planned Development (Ord. No. 961-2022).

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

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

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

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

**ATTACHMENTS:**

1. Arden Park Phase 1, Block C, Lot 1X Locator Map
2. 30 Day Extension Request- (SP) Arden Park Phase I, Block C, Lot 1X
3. P&Z Application



Site Plan - Arden Park Phase 1, Block C, Lot 1X



THE CITY OF  
**Anna**



 Subject Property

 City Limits

 ETJ

0 100 200 400 Feet

February 2023





Bridge Tower  
5430 LBJ Freeway  
Suite 1050  
Dallas, TX 75240  
[www.bridgetowergp.com](http://www.bridgetowergp.com)

February 21, 2023

City of Anna  
Planning Department – Attention: Salena Tittle  
120 W. 7th Street  
Anna, Texas 75049

Subject: 30–Day Extension for the Arden Park Phase I, Block C, Lot 1X Site Plan

Planning Department:

As the property owner, we hereby request a 30-day extension of the above-referenced site plan from the March 6, 2023, Planning & Zoning Commission agenda, and rescheduling this Site Plan for a future Planning & Zoning Commission meeting date.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackson Su", is written over a blue horizontal line.

Jackson Su, Authorized Signer  
Arden Park Owner TX LLC, a Delaware limited liability company



# 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)
- ☐ 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: 1 (0.360) acre(s)

Total number of lots including Common Area Lots: 1 lot(s)

## Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 0 (Fees paid with Ph I Sit<sup>+</sup>), to be paid to Development Services.

The application fee of \$ 0 (Fees paid with Ph I Sit<sup>+</sup>), 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](http://www.annatexas.gov)



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision: Arden Park- Amenity Center Total Number of Acres: 0.360  
Zoning Classification(s): PD Total Number of Lots: 1  
Location: 1029 West White Street, Anna, Texas

## Property Owner Information & Authorization

Name/Company: Arden Park Owner TX LLC, a Delaware limited liability company  
Address: 12801 N Central Expressway, Ste 1675  
City: Dallas State: Texas Zip Code: 75243  
Phone: 214.440.5606 Email: agreen@bridgetowerhome.com (Adam Green)

### Project Representation (check one):

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

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

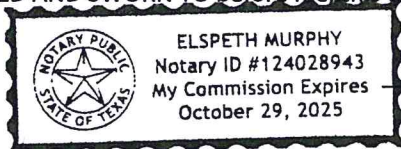
Property Owner's Signature: [Signature] Date: 2/7/2023

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared CHUP HI HUANG (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<sup>th</sup> day of FEBRUARY, 2023



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

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Josh Barton  
Company: McAdams  
Address: 111 Hillside Drive  
City: Lewisville State: Texas Zip Code: 75057  
Phone: 469.312.0494 Email: jbarton@mcadamsco.com

### Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)





Item No. 18.

Planning and Zoning Commission Agenda  
Planning Staff Report

Meeting Date: 3/6/2023  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit to allow for a Kennel (no outside pens) on a portion of one lot on 4.7± acres located on the east side of Victoria Falls Drive, 205± feet north of W. White Street. Applicant: RGR Development Company LP.

**SUMMARY:**

The applicant is requesting a Specific Use Permit (SUP) for a Kennel (no outside pens). The Zoning Ordinance defines a kennel as:

*Any structure, lot, or premises on which four or more dogs, cats, or other domestic animals more than four months of age are housed or accepted for boarding, breeding, training, selling, grooming and/or bathing for which remuneration is received.*

The subject property is a multi-tenant shopping center zoned Planned Development-C-2 General Commercial (Ord. No. 119-2003). The applicant, Paw of the Family, is a current tenant in one of the suites is looking to expand their business to offer more services which fall under the definition of a kennel.

An operational statement, Exhibit A, provided by Paw of the Family accompanies this request and provides a more in-depth description of services that will be provided.

**Surrounding Land Use and Zoning**

|       |                                                                                                 |
|-------|-------------------------------------------------------------------------------------------------|
| North | Residential subdivision zoned PD-Single Family Residential (PD-R-1) (Ord No. 2001-23)           |
| East  | Residential subdivision zoned PD-SF-72 Single Family Residential (PD-SF-72) (Ord. No. 673-2014) |
| South | Bank zoned PD-C-2 General Commercial (PD-C-2) (Ord. No. 119-2003)                               |
| West  | Vacant lot zoned PD-C-2 General Commercial (PD-C-2) (Ord. No. 119-2003)                         |

**Specific Use Permit**

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

The Zoning Ordinance allows for the use of a kennel within the C-2 General Commercial district with the approval of a Specific Use Permit (SUP).



**SUMMARY:**

Request for a Specific Use Permit to allow for a kennel (no outside pens) on a portion of one lot on 4.7± acres located on the east side of Victoria Falls Drive, 205± feet north of W. White Street.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**STAFF RECOMMENDATIONS:**

Planning staff has no concerns with the proposed land use request of Kennel (no outside pens) at the proposed location.

**ATTACHMENTS:**

1. Victoria Falls Center Addition, Block A, Lot 1R Locator Map
2. Exhibit A - Victoria Falls SUP Operational Statement
3. Zoning Proposal Response - Carl Murr
4. P&Z Application



# Specific Use Permit - Victoria Falls Center Addition, Block A, Lot 1R



**THE CITY OF**  
**Anna**

N

Subject Property  
City Limits  
ETJ  
200' Notice Boundary

0 100 200 400 Feet

February 2023



## Paw of the Family, Anna, TX

### Operational Summary

**Goal:** Expand our current booming grooming services, and introduce dog daycare with minimal boarding options to grow.

Current space: 1700 SQ ft

New Additional space: 2370 SQ ft

### **Overviews and Objectives:**

- Paw of the Family seeks to bring extended grooming services to our Anna, Texas facility. We are currently limited to the number of dogs we can accept due to the space we currently have available.
  - We will add an additional 3 groomers.
- Paw of the Family seeks to bring dog daycare to central Anna, and with time, limited boarding.
  - We are positioned Centrally in Anna on the busiest street with 15k cars passing everyday. This gives us a competitive advantage over the other 2 locations. In addition, we will also be joined with our pre-existing pet store, which the other 2 facilities are lacking. This will become a true one stop shop location with well-rounded services and supplies.
  - We will provide daycare for approximately 30 dogs per day
- **Expansion services:**
  - Daycare
    - Provide up to 12 hours of daycare (7 to 7)
    - Provide a minimum of 4 hours of daycare
    - Provide daycare for parents that can't pick up grooming pets immediately (hourly)
    - Treats of the day
    - Provide food when requested (either provided or in house food)
    - 2 employees for up to 30 dogs, plus 2 owners, security cameras and recordings for visibility, and cameras for pet parents to view on our site.
  - Grooming
    - Add 3 additional groomers
    - Bathe daycare pets
    - Trim daycare nails
    - Provide daycare upsell for pet parents running late
    - Traditional grooming services



THE CITY OF  
**Anna**

RECEIVED  
03/01/2023  
PLANNING DEPT.  
CITY OF ANNA

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

BECAUSE WE ARE NOT AWARE OF  
ANY PLACE TO TAKE ANIMALS OUTSIDE  
OTHER THAN RIGHT BY MY BACK GATE, WE  
ARE VOTING NO.

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

CARL MURAN

Name (Please Print)

C

Signature

2029 Rhymers Glen Anna, TX 75409

Address

2/28/23

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](mailto:stittle@annatexas.gov)  
Subject: Zoning Response



# Application for Zoning Change

THE CITY OF  
**Anna**

## Project Type

- ☐ Change of zoning classification (initial/straight re-zoning) to: \_\_\_\_\_
- ☐ Planned Development using base zoning classification: \_\_\_\_\_
- ☒ Specific Use Permit for: Dog daycare, boarding, grooming

**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

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

## Fees

See the Fee Schedule on our website.

## Reason for Zoning Change

Adding indoor boarding, daycare, and grooming for dogs



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision: Victoria Falls Center Total Number of Acres: 4.701  
Zoning Classification(s): PP-C Total Number of Lots: 1  
Location: 2010 W. White Street

## Property Owner Information & Authorization

Name/Company: RGR Development Company LP  
Address: PO Box 523  
City: McKinnon State: TX Zip Code: 75070  
Phone: 214-802-2946 Email: ntxpipe@mindspring.com

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Ryan Jessica Meeks (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.

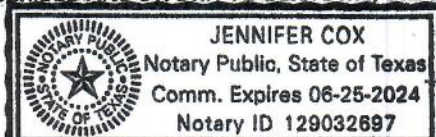
Property Owner's Signature: [Signature] Date: 2/3/23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Robert Richardson (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 3rd day of February, 20 23



Jennifer Cox  
NOTARY PUBLIC in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☒ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Ryan Jessica Meeks  
Company: Paw of the Family  
Address: 2010 W. White St, Suite 130  
City: Anna State: Tx Zip Code: 75409  
Phone: 412-988-1724 Email: Ryanmeeks@pawofthefamily.com

## Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)