

AGENDA



PLANNING AND ZONING COMMISSION

Monday, June 5, 2023 @ 7:00 PM

**Council Chambers at the City of Anna Municipal Complex,
located at 120 W 7th Street, Anna, TX 75409**

The Planning & Zoning Commission of the City of Anna will meet on 06/05/2023 at 7:00 p.m. in the Council Chambers at the City of Anna Municipal Complex, to consider the following items.

If you wish to speak on an Open Session agenda item, please fill out the Speaker Registration Form and turn it in to city staff before the meeting starts.

1. **Call to Order, Roll Call, 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 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 neighbor'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 May 1, 2023 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Anna Station, Block A, Lot 1, Final Plat. Applicant: ONM Living.
7. Consider/Discuss/Action on the Anna Station, Block A, Lot 1, Site Plan. Applicant: ONM Living.
8. Consider/Discuss/Action on the Arden Park, Phase 2, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
9. Consider/Discuss/Action on the Arden Park, Phase 2, Site Plan. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
10. Consider/Discuss/Action on the Prose Town Square, Block A, Lot 1, Final Plat. Applicant: 615 Foster Crossing Investments, LLC.

Items for Individual Consideration

11. Consider/Discuss/Action on calling a public hearing to amend Article 9.07 Tree Preservation. (Director of Development Services Ross Altobelli)
12. Consider/Discuss/Action on the White Rock Subdivision, Block A, Lots 1 - 5, Final Plat. Applicant: Siriven, LLC.
13. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 2.0± acres located 370± feet east of U.S. Highway 75, 510± feet south of W. White Street from C-2

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

General Commercial to Planned Development-C-2 General Commercial to allow for the use of Self-Storage, mini-warehouse with modified development standards. Applicant: Anna 31 Retail LP.

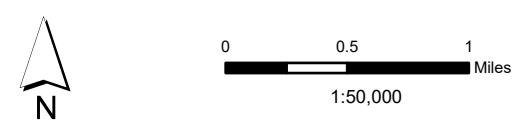
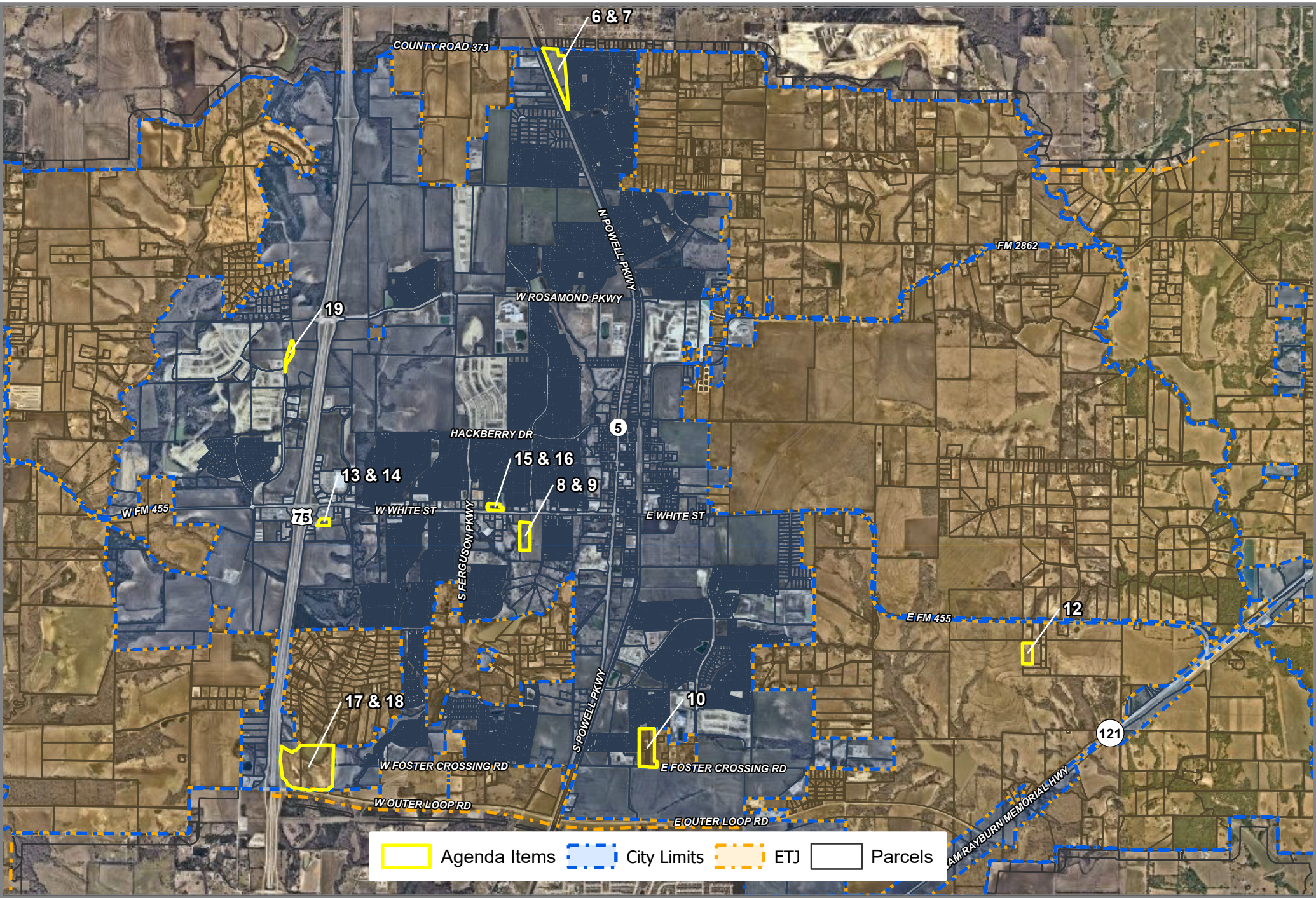
14. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 9, Concept Plan. Applicant: Anna 31 Retail LP.
15. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 2.4± acres located on the north side of W. White Street, 635± feet east of Ferguson Parkway from Planned Development (Ord. No. 709-2015), SF-E Single-Family Residential - Large Lot, & Planned Development (Ord. No. 673-2014) to C-1 Restricted Commercial to allow for an office, retail, and restaurant development. Applicant: Novus NDT Realty LLC.
16. Consider/Discuss/Action on The Shops at Avery Pointe, Block A, Lot 1, Concept Plan. Applicant: Novus NDT Realty LLC.
17. Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning on 54.9± acres located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road to Planned Development to allow for a multiple-family residence, hotel and private club/banquet hall development with modified development standards. Applicant: Bhadresh Trivedi / Dosti Partners, LLC
18. Consider/Discuss/Action on The Preserve, Block A, Lot 1, Concept Plan. Applicant: Bhadresh Trivedi / Dosti Partners, LLC.
19. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend a Planned Development (Ord. No. 860-2020) and establish the same zoning allowances on 2.53± acres located on the east side of future N. Standridge Boulevard, 705± feet south of W Rosamond Parkway. Applicant: Mantua 30 Partners, Ltd.

Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 7:00 PM 06/02/2023.



Lauren Mecke
Planning Manager



City of Anna, June 5, 2023 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 5/24/2023

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: 6/5/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action to approve minutes of the May 1, 2023 Planning & Zoning Commission Meeting.

SUMMARY:

Minutes from the May 1, 2023 Planning & Zoning Commission Meeting.

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. 05-01-2023 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
May 1, 2023

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on May 1, 2023, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

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

Commissioners present were Kelly Patterson-Herndon, Dennis Ogan, Douglas Hermann, Michelle Clemens, David Nylec, Paul Wenzel, and Staci Martin. Staff present were Ross Altobelli, Lauren Mecke, Salena Tittle, and Interim Assistant City Manager, Greg Peters. Councilman Pete Cain & Councilman Kevin Toten were also in attendance.

2. Invocation and Pledge of Allegiance

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

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

There were no speakers.

4. Location Map

Consent Items

A motion was made by Commissioner Hermann, seconded by Commissioner Ogan to recommend approval of consent items 5-20. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the April 3, 2023, Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Affi Addition, Block A, Lot 2-R, Replat. Applicant: VRD at Anna, LLC.
7. Consider/Discuss/Action on the Affi Addition, Block A, Lot 2-R, Site Plan. Applicant: VRD at Anna, LLC.
8. Consider/Discuss/Action on the Anna Christian Fellowship Addition, Block A, Lot 1, Final Plat. Applicant: Anna Christian Fellowship, Inc.
9. Consider/Discuss/Action on the Anna Municipal Complex Addition, Block A, Lot 1, Replat. Applicant: City of Anna.

10. Consider/Discuss/Action on the Arden Park Phase I, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
11. Consider/Discuss/Action on the Arden Park Phase I, Site Plan. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
12. Consider/Discuss/Action on the Goolsby Addition, Block A, Lot 1, Final Plat. Applicant: Larry & Leslie Goosby.
13. Consider/Discuss/Action on the Leonard Trails Phase 1, Preliminary Plat. Applicant: John Vick, Qualico Developments (US) Inc.
14. Consider/Discuss/Action on The Parks at Hurricane Creek, Preliminary Plat. Applicant: Charles Covey – LandVest Development.
15. Consider/Discuss/Action on the DP McKinney RV Park Addition, Block A, Lot 1, Final Plat. Applicant: DP McKinney RV LP.
16. Consider/Discuss/Action on the Twin Creeks Addition, Block A, Lot 50R, Final Plat. Applicant: Petronilo Zapata.
17. Consider/Discuss/Action on the Waters Creek, Block B, Lot 1, Final Plat. Applicant: APFC Waters Creek Member LLC.
18. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Final Plat. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.
19. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Site Plan. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.
20. Consider/Discuss/Action on the Whiterock Subdivision, Block A, Lots 1-5, Final Plat. Applicant: Sirvien, LLC.

Items for Individual Consideration

21. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 170± acres located on the north and south sides of E. Foster Crossing, 1,645± feet east of future Leonard Avenue from Planned Development to Planned Development to allow for single-family residences and multiple-family residences built to SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, & SF-Z Single-Family Residence District – Zero lot line homes, and MF-2 Multiple-Family Residential – High Density with modified development standards. Applicant: Lindo Apparel Incorporated 335 Valley-Two, Inc.

Mr. Altobelli introduced the item. The applicant is requesting to rezone 170± acres to a Planned Development in order to allow for single-family and multiple-family development with modified development standards. Mr. Altobelli advised the Commission that the zoning request is in conformance with the 2050 Comprehensive Plan and that the applicant is proposing to dedicate over 30 acres of land to the city to be used for park, playground, or recreational and future civic center uses.

Commissioner Ogan asked staff if there was a timeline established for when the water and sewer would be completed.

Mr. Altobelli explained that the applicant is working with the Engineering Department to identify what capacity is available and what is needed. He added that it has been determined that the current capacity is enough to serve the single-family and future phases of the single-family, but that improvements would need to be made for the future multiple-family portion.

Commissioner Hermann asked for clarification whether the issue for capacity was specifically regarding the proposed multifamily on the southern side of E. Foster Crossing.

Mr. Altobelli confirmed the capacity issue would be associated with the multifamily and explained that there are agreements in place with the City of Melissa on how much capacity the City of Anna is allowed to process through the existing wastewater treatment facility and if additional capacity is needed to support the multifamily development the existing agreement would need to be modified accordingly.

The Public Hearing was opened at 7:15 p.m.

Mr. John Arnold, with the Skoburg Company, gave a brief presentation explaining their request.

Chairwoman Patterson-Herndon asked for Mr. Arnold to clarify, on the current slide, where the proposed dedicated 3 acres of civic purposes was going to be.

Mr. Arnold was able to show the Commission where the dedicated 3 acres would be.

Commissioner Martin asked the applicant to show the starting point and end point of E. Foster Crossing Improvements.

Mr. Arnold was able to show on the Infrastructure Improvement Overview slide where the starting point would be and where the improvements would end.

Commissioner Hermann asked the applicant how much of the proposed 30-acre parkland dedication was floodplain.

Mr. Arnold advised that there was none in the floodplain.

Commissioner Ogan advised that he did not see a swimming pool or dog park in the proposed dedicated parkland.

Mr. Arnold advised that they have another meeting with the Parks Department on the 15th to discuss the 30-acre parkland dedication. Mr. Arnold also advised that they are seeking input from the Parks Department on what they would like to see on this land.

Commissioner Hermann asked if the development was going to have any kind of amenity center for the residents or if the park was going to serve as the amenity.

Mr. Arnold explained that the 30-acre park was proposed to serve the needs of the residents.

Mr. Glenn Brown, residing at 2109 Adriana Drive, advised that he is opposed to having an increasing amount of smaller lot sizes when the area should have larger estate living lot sizes. Mr. Brown also advised that he is opposed to any more multifamily development within the area and said the city is reaching a 50/50 ratio of single-family homes and multiple-family residential units which is not diversity within the city. He also advised that the developer did not create the diversity he is speaking to when they developed Anna Town Square.

Ms. Stephanie Dingle, residing at 820 Anne Court, spoke in opposition to the zoning request and advised that more multiple-family residences would not be a good situation for the area. She advised that there is no safe exit for the community and existing residents of Anna Town Square and she would like to see a push for expanding Leonard Avenue and assistance with the traffic given the amount of homes and now apartments that will be utilizing the roadways in this area. Ms. Dingle also explained that there is a trust issue with the developer and that Anna Town Square residents were promised things that never happened.

Mrs. Tana Brown, residing at 2109 Adriana Drive, spoke in opposition to the zoning request and advised that Anna Town Square residents were shown a different picture of what the area would look like but instead they have been given multifamily residential developments surrounding their neighborhoods. Mrs. Brown advised that there is a trust issue with the developer. She also advised that there is a problem with overcrowding the current schools and traffic concerns.

The Public Hearing closed at 7:44 p.m.

Commissioner Hermann asked if the Commission could dictate what goes into parkland dedication.

Mr. Altobelli advised that it is up to the parks board to make a recommendation to Council as to what goes onto dedicated parkland.

Chairwoman Patterson-Herndon asked if they could add a stipulation where trees are planted in the front, every other house, as well as planted in the back, every other house.

Mr. Altobelli advised that it was the Commission's discretion to add that in if they choose.

Chairwoman Patterson-Herndon asked how many restrooms were going to be on the park site.

Mr. Arnold said he cannot answer that question because it is up to the Parks Department. Mr. Arnold also advised that he was fine with whatever amount is requested. Mr. Arnold also reminded the Commission that the agreement is to have the park area completed before someone moves into a home.

Commissioner Clemens asked for confirmation that the wrought iron screening would be going behind the homes that are adjacent to the park.

Mr. Altobelli confirmed that they were going to have wrought iron on the rear of the homes that back up to the wooded areas and the open park space.

Commissioner Clemens asked if the homes that do not back up to wooded areas could have masonry screening instead for more privacy.

Mr. Altobelli advised that they will have masonry walls when any of the homes back up to a street greater than a residential neighborhood collector street.

Commissioner Wenzel asked if this ordinance was going to be written in a way to prevent what happened with the Anna Town Square zoning.

Mr. Altobelli explained that the Anna Town Square zoning, before current staff's time, there were entitlements granted that allowed for changes to the overall master plan. Whereas this zoning is very specific to what can be built and placed on these lots and a Developer's Agreement that will be in place.

Commissioner Clemens asked if they were allowed to recommend approval along with staff's recommended stipulations but not for the MF-2 zoning.

Mr. Altobelli explained that would be a question for the applicant because it would depend on the numbers and the cost of the land that the applicant is purchasing in order to make the proposed development work.

Mr. Arnold explained that the cost of the infrastructure needed for development, they would need to have the southern tract as multifamily in order to make this work. Mr. Arnold also explained that the southern tract is next door to a batch plant and power plant and with those two things, you will not get a single-family development on that tract of land.

Commissioner Nylec advised the applicant that he lives in Anna Town Square and there were lots that were supposed to be larger lots but changed to smaller lots. He advised that there is a need for larger lots and more valuable homes.

Mr. Arnold explained that he believes this area is a great transition area for this zoning and product.

Chairwoman Patterson-Herndon asked if there is already MF-2 zoning across CR 418.

Mr. Altobelli advised yes and was able to show the Commission on the map where it is located.

Commissioner Hermann asked for clarification as to what MF-2 zoning allows for.

Mr. Altobelli explained the difference between the multifamily zoning districts is height restrictions and density.

Commissioner Hermann explained to the Commission that he agrees with multifamily concerns, however, he agrees with the applicant that you will not get single-family next door to a batch plant and power plant. Commissioner Hermann also explained that while it makes sense to have a multifamily buffer on that lot, he is not ok with single-family for rent.

Mr. Altobelli advised the Commission that the allowance for MF-2 comes down to density and meeting the allowance that is required by that zoning.

Mr. Arnold explained to the Commission that they could have the build-for-rent as an SUP so he would have to come back before them if someone wanted to come in and do a build-for-rent product.

Commissioner Hermann asked if there was the possibility for a trade-off, by allowing the MF-2 zoning could the city get some bigger lots in the sing-family zoning portion.

Mr. Arnold advised that there might be a little room to add some 60-foot lots to the single-family portion, but he does not want to decrease the park area just to allow more 60-foot lots. He can add more 60-foot lots but will not touch the park land size.

Commissioner Clemens explained that the park is needed, and she agrees with it being built first as well as the trails.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Ogan to approve the zoning request with the following added stipulations:

- MF-2 to have an SUP for a one- & two-unit product type; and
- Modify the density for the SF-Z product types to be no more than 300; and
- Increase the SF-60 lot count; and
- Trees on the SF-Z lots to be front and back, every other one; and

- Board on board privacy fencing for the 60-foot lots adjacent to the park located on the primary entrance drive.

The motion passed with a 6-1 vote. Commissioner Nylec voted against the motion.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 8:17 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle, Planner II



Item No. 6.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/5/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Anna Station, Block A, Lot 1, Final Plat. Applicant: ONM Living.

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 for the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for the multiple-family residential development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anna Station, Block A, Lot 1 Final Plat Locator Map
2. Exhibit A (FP) Anna Station, Block A, Lot 1
3. Development Application

Final Plat - Anna Station, Block A, Lot 1



THE CITY OF
Anna

Subject Property City Limits ETJ

0 200 400 800 Feet

May 2023

Owner Authorization and Representative Designation



Property Description

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

Property Owner Information & Authorization

Name/Company: ONM Living
Address: 1038 Texan Trail
City: Grapevine State: Texas Zip Code: 76051
Phone: 817-614-9049 Email: rob.mcclain@historymaker.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Cole Eckeberger, P.E. (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: 5/2/23

STATE OF: Texas

COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 2 day of May, 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: Texas 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



Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/5/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Anna Station, Block A, Lot 1, Site Plan. Applicant: ONM Living.

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 Site Plan is to show the proposed multiple-family residence development site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anna Station, Block A, Lot 1 Site Plan Locator Map
2. Exhibit A (SP) Anna Station, Block A, Lot 1
3. Development Application

Site Plan - Anna Station, Block A, Lot 1



THE CITY OF
Anna

N

0 200 400 800 Feet

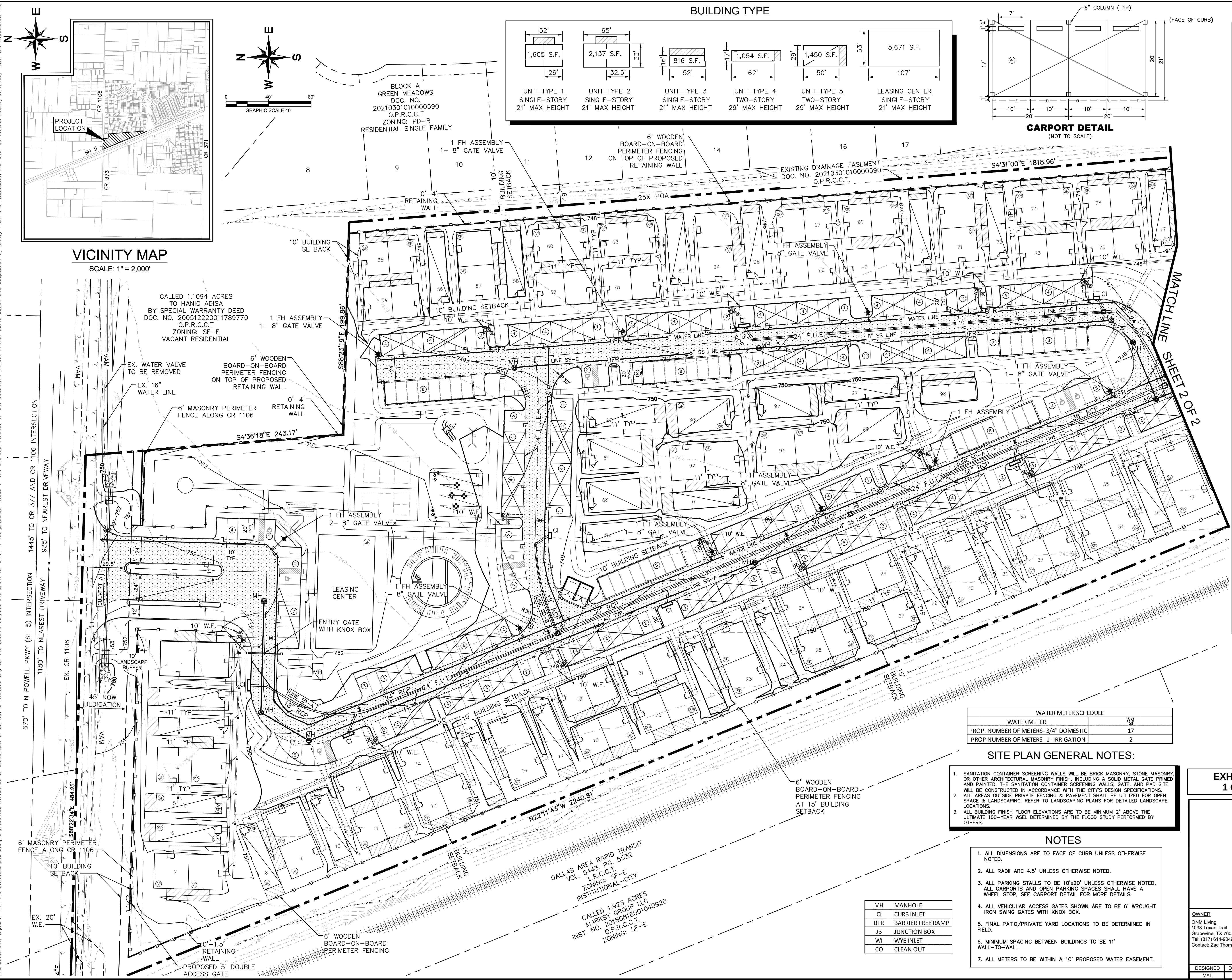
May 2023

Subject Property

City Limits

ETJ

DESIGNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. SCALE: AS SHOWN DATE: MAY 2023 KIM PROJECT NO.: 063219515 C-04



LEGEND

PROPERTY LINE

PROPOSED FIRE HYDRANT

PROPOSED WATER METER

EXISTING OVERHEAD POWER LINE

EXISTING WATER LINE

EXISTING SANITARY SEWER LINE

EXISTING STORM SEWER LINE

EXISTING POWER POLE

EXISTING FIRE HYDRANT

AC PAD

10'X15' MAINTENANCE BARN

ENTRANCE GATE

UNIT TYPE 1
SINGLE STORY
1 BEDROOM UNIT
683 SF/UNIT

UNIT TYPE 2
SINGLE STORY
2 BEDROOM UNIT
956 SF/UNIT

UNIT TYPE 3
SINGLE STORY
1 BEDROOM UNIT
367 SF/UNIT

UNIT TYPE 4
TWO STORY
1 BEDROOM DOWNSTAIRS
2 BEDROOM UPSTAIRS
858 SF/UNIT (1 BEDROOM)
994 SF/UNIT (2 BEDROOM)

UNIT TYPE 5
TWO STORY
3 BEDROOM/UNIT
1234 SF/UNIT

ENCLOSED PARKING (GARAGE)
WITH NUMBER OF SPACES
(NO PUBLIC UTILITIES NOR
EASEMENTS SHALL BE LOCATED
UNDERNEATH THESE AREAS)

COVERED PARKING (CARPORT)
WITH NUMBER OF SPACES
(NO PUBLIC UTILITIES NOR
EASEMENTS SHALL BE LOCATED
UNDERNEATH THESE AREAS)

WHEEL STOP

12'X26' DUMPSTER ENCLOSURE
(TO BE SCREENED IN
ACCORDANCE WITH CITY
STANDARDS AND APPROVED PD
FOR PROJECT)

PROPOSED PRIVATE
(CONCRETE) FIRE LANE

PROPOSED 6' SCREENING

STANDARD TYPE 2 BARRIER FREE
RAMP TO BE BUILT BY DEVELOPER
PER TxDOT PED-18

STANDARD TYPE 7 BARRIER FREE
RAMP TO BE BUILT BY DEVELOPER
PER TxDOT PED-18

PROPOSED RETAINING WALL

FIRE LANE & UTILITY EASEMENT

PROPOSED PARKING COUNTER

PROPOSED NFPA 13 OR EQUIVALENT
SPRINKLER SYSTEM

PROPOSED AERATION FOUNTAIN

NOTE: DEVELOPMENT ASSUMES ONE LOT FOR THE
ENTIRE DEVELOPMENT

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

WATER METER SCHEDULE	
WATER METER	WM
PROP. NUMBER OF METERS- 3/4" DOMESTIC	17
PROP. NUMBER OF METERS- 1" IRRIGATION	2

SITE PLAN GENERAL NOTES:

- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A SOLID METAL GATE PRIMED AND PAINTED. THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- ALL AREAS OUTSIDE PRIVATE FENCING & PAVEMENT SHALL BE UTILIZED FOR OPEN SPACE & LANDSCAPING. REFER TO LANDSCAPING PLANS FOR DETAILED LANDSCAPE LOCATIONS.
- ALL BUILDING FINISH FLOOR ELEVATIONS ARE TO BE MINIMUM 2' ABOVE THE ULTIMATE 100-YEAR WSEL DETERMINED BY THE FLOOD STUDY PERFORMED BY OTHERS.

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADI ARE 4.5' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS TO BE 10'X20' UNLESS OTHERWISE NOTED. ALL CARPORTS AND OPEN PARKING SPACES SHALL HAVE A WHEEL STOP, SEE CARPORT DETAIL FOR MORE DETAILS.
- ALL VEHICULAR ACCESS GATES SHOWN ARE TO BE 6' WROUGHT IRON SWING GATES WITH KNOX BOX.
- FINAL PATIO/PRIVATE YARD LOCATIONS TO BE DETERMINED IN FIELD.
- MINIMUM SPACING BETWEEN BUILDINGS TO BE 11' WALL-TO-WALL.
- ALL METERS TO BE WITHIN A 10' PROPOSED WATER EASEMENT.

MH	MANHOLE
CI	CURB INLET
BFR	BARRIER FREE RAMP
JB	JUNCTION BOX
WI	WYE INLET
CO	CLEAN OUT

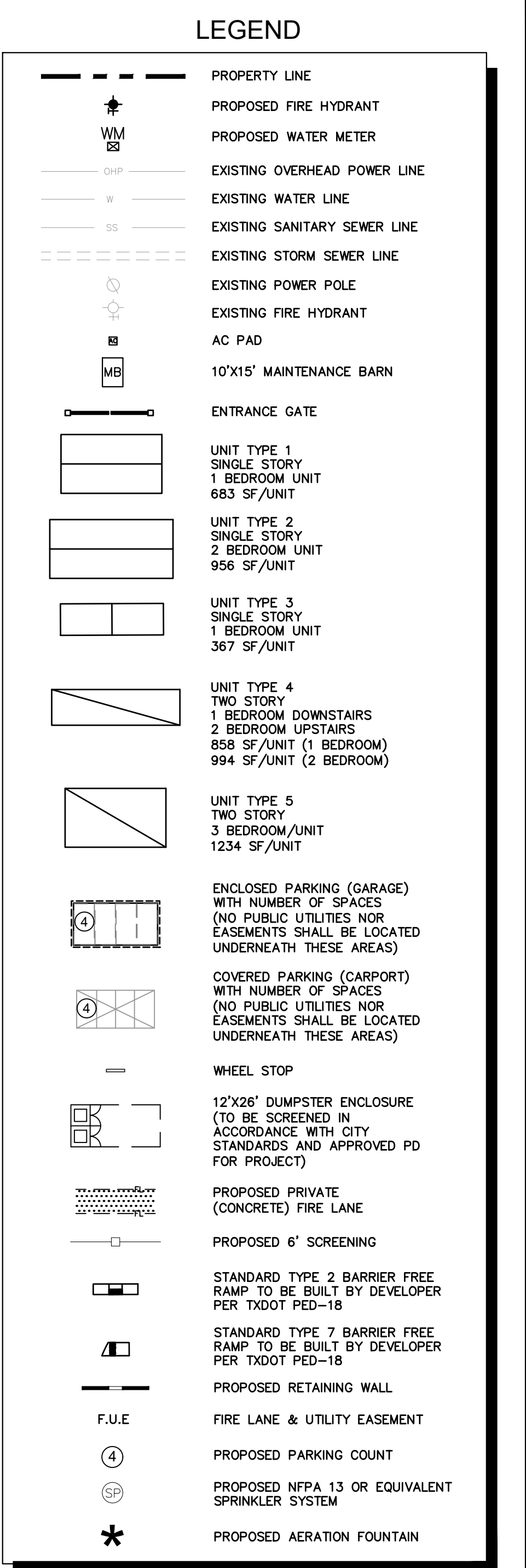
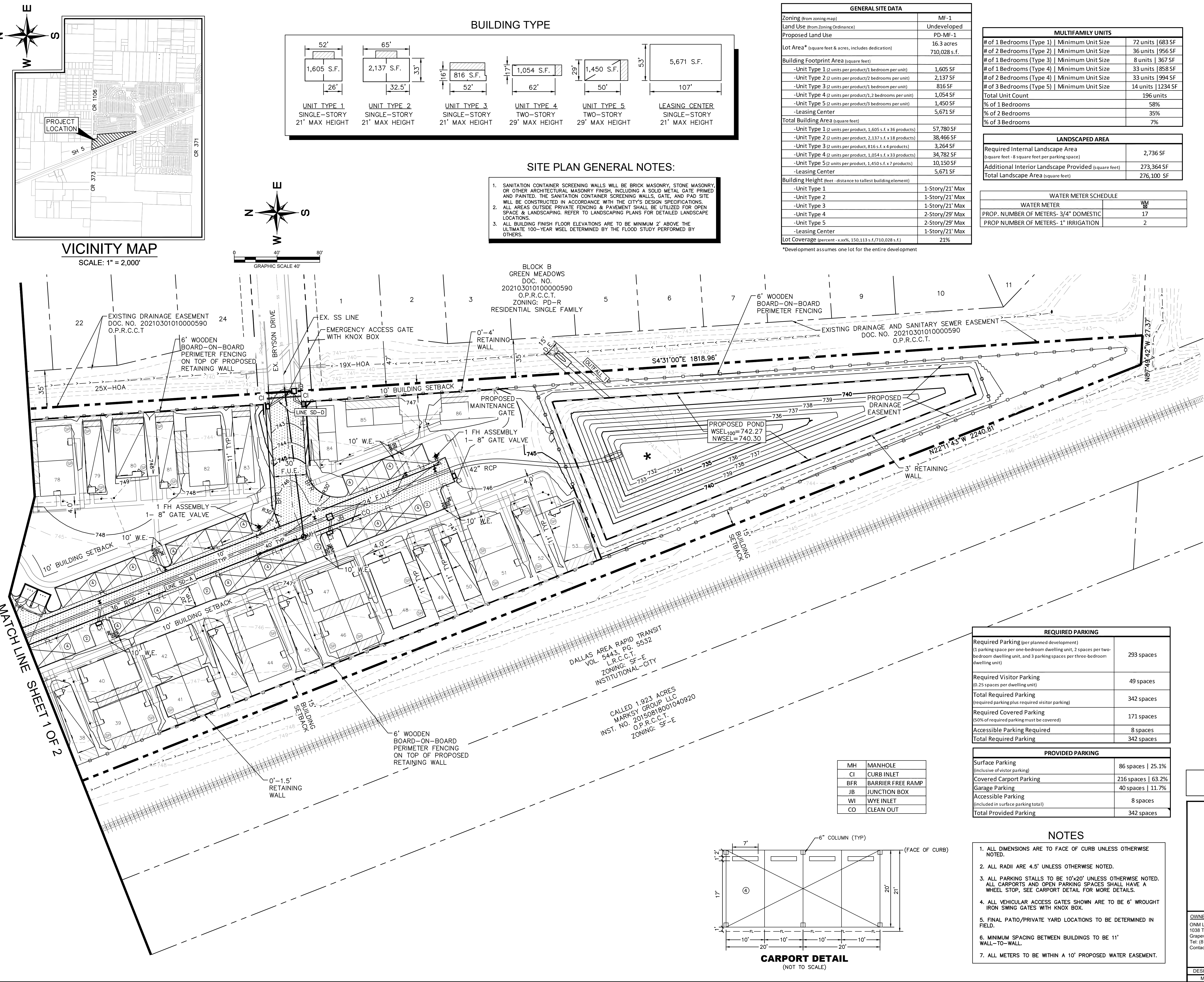
**EXHIBIT A
1 OF 2**

**SITE PLAN (1 OF 2)
FOR
ANNA STATION**

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

OWNER: ONM Living 1038 Texan Trail Grapevine, TX 76051 Tel: (817) 614-9049 Contact: Zac Thompson	DEVELOPER: ONM Living 1038 Texan Trail Grapevine, TX 76051 Tel: (817) 614-9049 Contact: Zac Thompson	ENGINEER/SURVEYOR: Kimley-Horn 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: COLE M. ECKEBERGER, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KIM PROJECT NO.
MAL	NGH	CME	AS SHOWN	MAY 2023	063219515



NOTE: DEVELOPMENT ASSUMES ONE LOT FOR THE ENTIRE DEVELOPMENT

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

**EXHIBIT A
2 OF 2**

SITE PLAN (2 OF 2)

**FOR
ANNA STATION**

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

OWNER: ONM Living 1038 Texan Trail Grapevine, TX 76051 Tel: (817) 614-9049 Contact: Zac Thompson	DEVELOPER: ONM Living 1038 Texan Trail Grapevine, TX 76051 Tel: (817) 614-9049 Contact: Zac Thompson	ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Dr., Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: COLE M. ECKEBERGER, P.E.
DESIGNED MAL	DRAWN NGH	CHECKED CME
SCALE AS SHOWN	DATE MAY 2023	KH PROJECT NO. 063219515

Owner Authorization and Representative Designation



Property Description

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

Property Owner Information & Authorization

Name/Company: ONM Living
Address: 1038 Texan Trail
City: Grapevine State: Texas Zip Code: 76051
Phone: 817-614-9049 Email: rob.mcclain@historymaker.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Cole Eckeberger, P.E. (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: 5/2/23

STATE OF: Texas

COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 2 day of May, 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: Texas 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



Item No. 8.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Arden Park, Phase 2, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.

SUMMARY:

24 Single-family dwelling, attached lots and 31 single-family dwelling, detached lots on 7.5± acres located on the west side of West Crossing Boulevard, 330± feet south of W. White Street. Zoned Planned Development (Ord. No. 961-2022 & Ord. No. 1009-2022).

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.

The applicant has requested a 30-day extension as they continue to make alterations to the Final Plat 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 2 Final Plat Locator Map
2. 30-Day Extension Letter - (FP) Arden Park Phase 2
3. P&Z Development Application

Final Plat - Arden Park, Phase 2



THE CITY OF
Anna

N



City Limits

Subject Property

ETJ

0 200 400 800
Feet

May 2023



May 25, 2023

City of Anna
Planning Department – Attention: Salena Tittle
120 W. 7th Street
Anna, Texas 75409

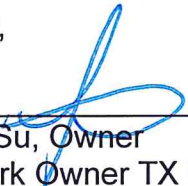
Subject: 30-Day Waiver for Final Plat
Arden Park Addition, Phase 2

Planning Department:

As the property owner [or property owner's representative], we hereby request a 30-day extension of the above-referenced final plat plan from the June 5, 2023 Planning & Zoning Commission agenda, and rescheduling this plat for a future Planning & Zoning Commission meeting date.

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

Sincerely,



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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Arden Park - Phase II Total Number of Acres: 7.404
Zoning Classification(s): SF & TH Total Number of Lots: 31 SF-Z, 24 SF-TH
Location: 1029 West White Street, Anna Texas

Property Owner Information & Authorization

Name/Company: Arden Park Owner TX LLC
Address: 12801 N Central Expressway, Ste 1675
City: Dallas State: Texas Zip Code: 75243
Phone: 469.936.1691 Email: anuss@bridgetowerhome.com

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.

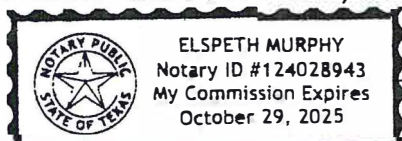
Property Owner's Signature: [Signature] Date: 3-7-2023

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared CHUN 41 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 4TH day of MARCH, 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



Item No. 9.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Arden Park, Phase 2, Site Plan. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.

SUMMARY:

24 Single-family dwelling, attached lots and 31 single-family dwelling, detached lots on 7.5 acres located on the west side of West Crossing Boulevard, 330± feet south of W. White Street. Zoned Planned Development (Ord. No. 961-2022 & Ord. No. 1009-2022).

The purpose of the Site Plan is to show the proposed single-family residential development 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 2 Site Plan Locator Map
2. 30-Day Extension Letter - (SP) Arden Park Phase 2
3. P&Z Development Application

Site Plan - Arden Park, Phase 2



THE CITY OF
Anna

N

City Limits
ETJ

Subject Property

0 200 400 800 Feet

May 2023



May 25, 2023

City of Anna
Planning Department – Attention: Salena Tittle
120 W. 7th Street
Anna, Texas 75409

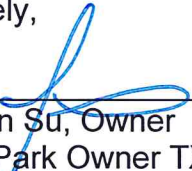
Subject: 30-Day Waiver for Site Plan
Arden Park Addition, Phase 2

Planning Department:

As the property owner [or property owner's representative], we hereby request a 30-day extension of the above-referenced site plan from the June 5, 2023 Planning & Zoning Commission agenda, and rescheduling this plat for a future Planning & Zoning Commission meeting date.

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

Sincerely,



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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Arden Park - Phase II Total Number of Acres: 7.404
Zoning Classification(s): SF & TH Total Number of Lots: 31 SF-Z, 24 SF-TH
Location: 1029 West White Street, Anna Texas

Property Owner Information & Authorization

Name/Company: Arden Park Owner TX LLC
Address: 12801 N Central Expressway, Ste 1675
City: Dallas State: Texas Zip Code: 75243
Phone: 469.936.1691 Email: anuss@bridgetowerhome.com

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.

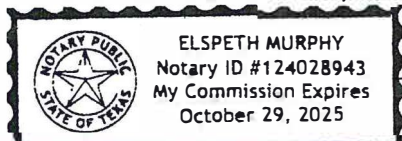
Property Owner's Signature: [Signature] Date: 3-7-2023

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared CHUN 41 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 4TH day of MARCH, 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



Item No. 10.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

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

SUMMARY:

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

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

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

This item has no strategic connection.

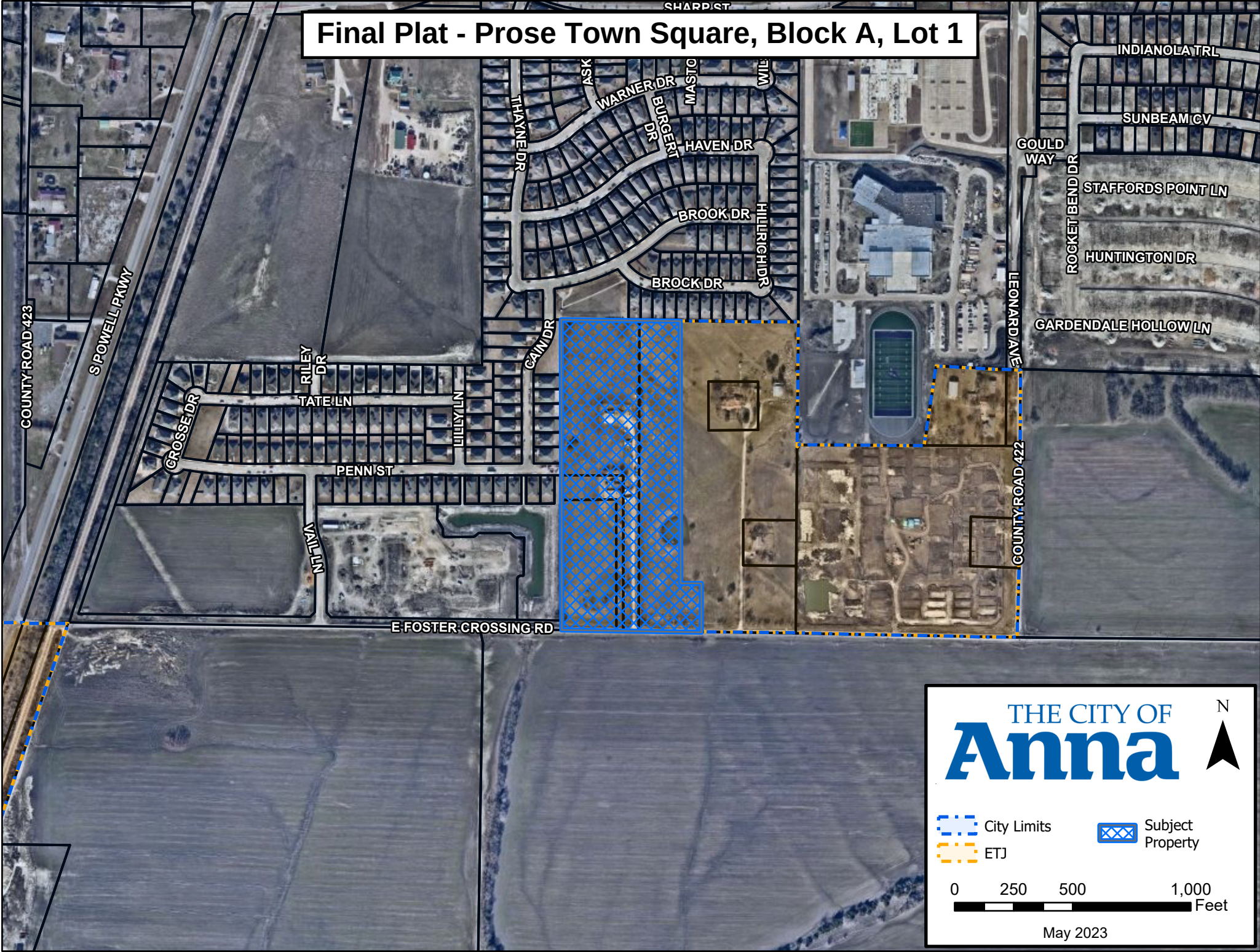
STAFF RECOMMENDATIONS:

The Final 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. Prose Town Square, Block A, Lot 1 Locator Map
2. Exhibit A - (FP) Prose Town Square, Block A, Lot 1
3. P&Z Development Application

Final Plat - Prose Town Square, Block A, Lot 1



THE CITY OF
Anna

N

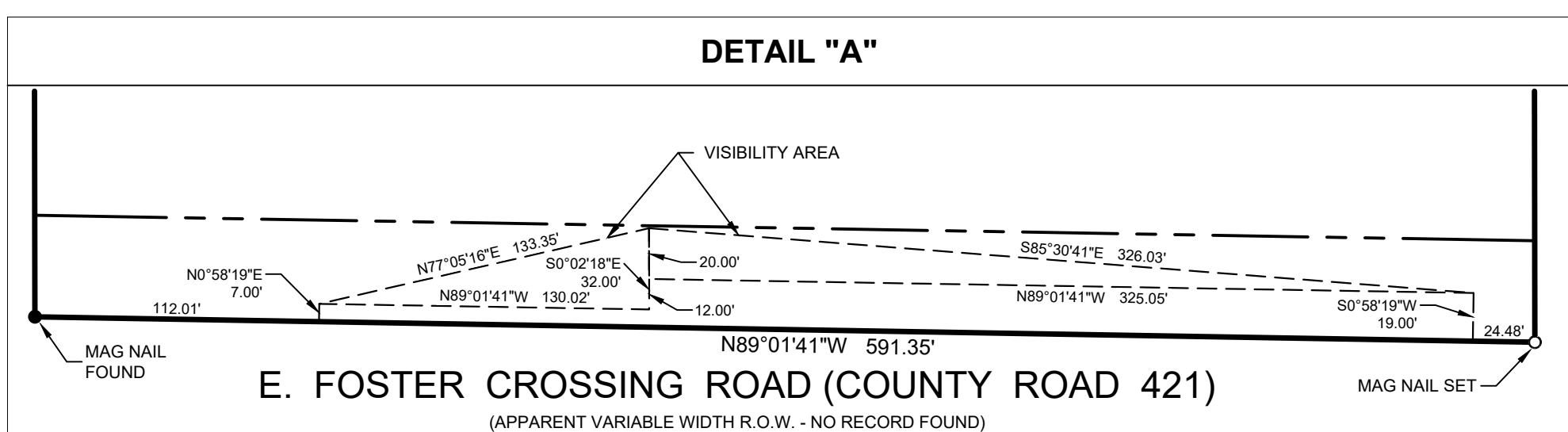
City Limits
ETJ

Subject Property

0 250 500 1,000 Feet

May 2023

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°53'40"E	11.85'	L31	S00°06'20"E	10.00'	L61	N89°53'40"E	10.00'
L2	S00°06'20"E	10.00'	L32	N90°00'00"W	10.39'	L62	S00°06'20"E	10.49'
L3	S89°53'40"W	11.85'	L33	S44°58'55"W	35.13'	L63	N89°53'40"E	29.80'
L4	N45°04'42"W	34.99'	L34	N00°06'20"W	30.00'	L64	S00°06'20"E	10.00'
L5	S89°59'35"E	10.47'	L35	N89°53'40"E	10.00'	L65	S89°53'40"W	19.11'
L6	S00°06'20"E	10.00'	L36	S00°06'20"E	30.00'	L66	S00°06'20"E	9.62'
L7	N89°59'35"W	10.47'	L37	N00°06'20"W	30.00'	L67	S89°53'40"W	10.49'
L8	N89°53'40"E	16.52'	L38	N89°53'40"E	10.00'	L68	N89°53'40"E	11.81'
L9	S00°06'20"E	13.40'	L39	S00°06'20"E	30.00'	L69	S00°00'00"E	10.00'
L10	S89°53'40"W	15.00'	L40	S63°05'35"E	57.25'	L70	N89°53'40"E	15.00'
L11	S89°53'40"W	15.00'	L41	N10°59'28"W	26.48'	L71	S00°06'20"E	10.49'
L12	N89°54'38"E	26.00'	L42	S10°46'48"W	26.48'	L72	S00°06'20"E	12.32'
L13	S00°06'20"E	13.40'	L43	N89°53'40"E	8.81'	L73	S89°53'40"W	10.00'
L14	N00°06'20"W	10.49'	L44	N00°06'20"W	10.00'	L74	S45°04'42"E	10.51'
L15	N89°53'40"E	10.00'	L45	S89°53'40"W	30.33'	L75	S89°53'40"W	14.89'
L16	S00°06'20"E	10.49'	L46	S00°06'20"E	10.00'	L76	N00°58'19"E	5.78'
L17	N44°58'55"E	10.53'	L47	N89°53'40"E	30.33'	L77	S10°46'48"W	26.48'
L18	N89°53'40"E	6.00'	L48	S89°53'40"W	30.03'	L78	N89°53'40"E	9.00'
L19	S00°06'20"E	10.00'	L49	S00°06'20"E	10.00'	L79	S00°06'20"E	10.00'
L20	S89°53'40"W	6.00'	L50	N89°53'40"E	30.03'	L80	S89°53'40"W	10.50'
L21	N89°53'40"E	10.49'	L51	S00°06'20"E	10.00'	L81	N00°06'20"W	10.49'
L22	S00°06'20"E	10.00'	L52	N89°53'40"E	8.90'	L82	N89°53'40"E	10.00'
L23	S89°53'40"W	10.49'	L53	S10°59'28"E	26.48'	L83	S00°06'20"E	10.49'
L24	N89°53'40"E	10.00'	L54	N00°58'19"E	5.97'	L84	N89°53'40"E	26.00'
L25	S00°06'20"E	10.49'	L55	N89°53'40"E	10.49'	L85	S00°58'19"W	10.25'
L26	N00°06'20"W	29.91'	L56	S00°06'20"E	10.45'	L86	S00°58'19"W	10.44'
L27	N90°00'00"E	10.00'	L57	N89°53'40"E	19.50'	L87	S00°06'20"E	15.00'
L28	S00°06'20"E	29.89'	L58	S00°00'00"E	10.00'	L88	S89°47'59"W	10.00'
L29	N00°06'20"W	35.99'	L59	S89°53'40"W	29.98'	L89	N00°06'20"W	9.00'
L30	N90°00'00"E	10.50'	L60	N00°06'20"W	10.49'	L90	N89°47'59"E	10.00'



CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	28°53'44"	30.00'	15.13'	N14°20'32"E	14.97'	C18	90°00'00"	30.00'	47.12'
C2	44°58'22"	30.00'	23.55'	N22°35'31"W	22.95'	C19	180°00'00"	20.00'	62.83'
C3	45°01'38"	30.00'	23.58'	N67°35'31"W	22.97'	C20	90°00'00"	30.00'	47.12'
C4	90°00'00"	30.00'	47.12'	S44°53'40"W	42.43'	C21	90°00'00"	30.00'	47.12'
C5	78°27'47"	30.00'	41.08'	N39°20'14"W	37.95'	C22	90°00'00"	30.00'	47.12'
C6	78°24'16"	30.00'	41.05'	N39°05'48"E	37.92'	C23	90°00'00"	30.00'	47.12'
C7	90°00'00"	30.00'	47.12'	N45°06'20"W	42.43'	C24	90°00'00"	30.00'	47.12'
C8	44°54'45"	30.00'	23.52'	S67°26'18"W	22.92'	C25	90°00'00"	30.00'	47.12'
C9	180°00'00"	20.00'	62.83'	S00°06'20"E	40.00'	C26	90°00'00"	30.00'	47.12'
C10	90°00'00"	30.00'	47.12'	S45°06'20"E	42.43'	C27	90°00'00"	30.00'	47.12'
C11	78°27'47"	30.00'	41.08'	S39°07'33"W	37.95'	C28	36°34'46"	30.00'	19.15'
C12	180°00'00"	20.00'	62.83'	N00°06'20"W	40.00'	C29	36°34'46"	36.00'	22.98'
C13	90°00'00"	30.00'	47.12'	N45°06'20"W	42.43'	C30	36°34'46"	36.00'	22.98'
C14	45°05'15"	30.00'	23.61'	S22°26'18"W	23.00'	C31	36°34'46"	30.00'	19.15'
C15	28°44'27"	30.00'	14.00'	S13°28'33"E	13.87'	C32	89°56'23"	10.00'	15.70'
C16	180°00'00"	20.00'	62.83'	N00°06'19"W	40.00'	C33	134°58'22"	10.00'	23.56'
C17	90°00'00"	30.00'	47.12'	N44°53'40"E	42.43'	C34	135°05'15"	10.00'	23.58'

LAND USE	ACREAGE
LOT 1, BLOCK A	15.083
R.O.W.	0.543
TOTAL	15.626

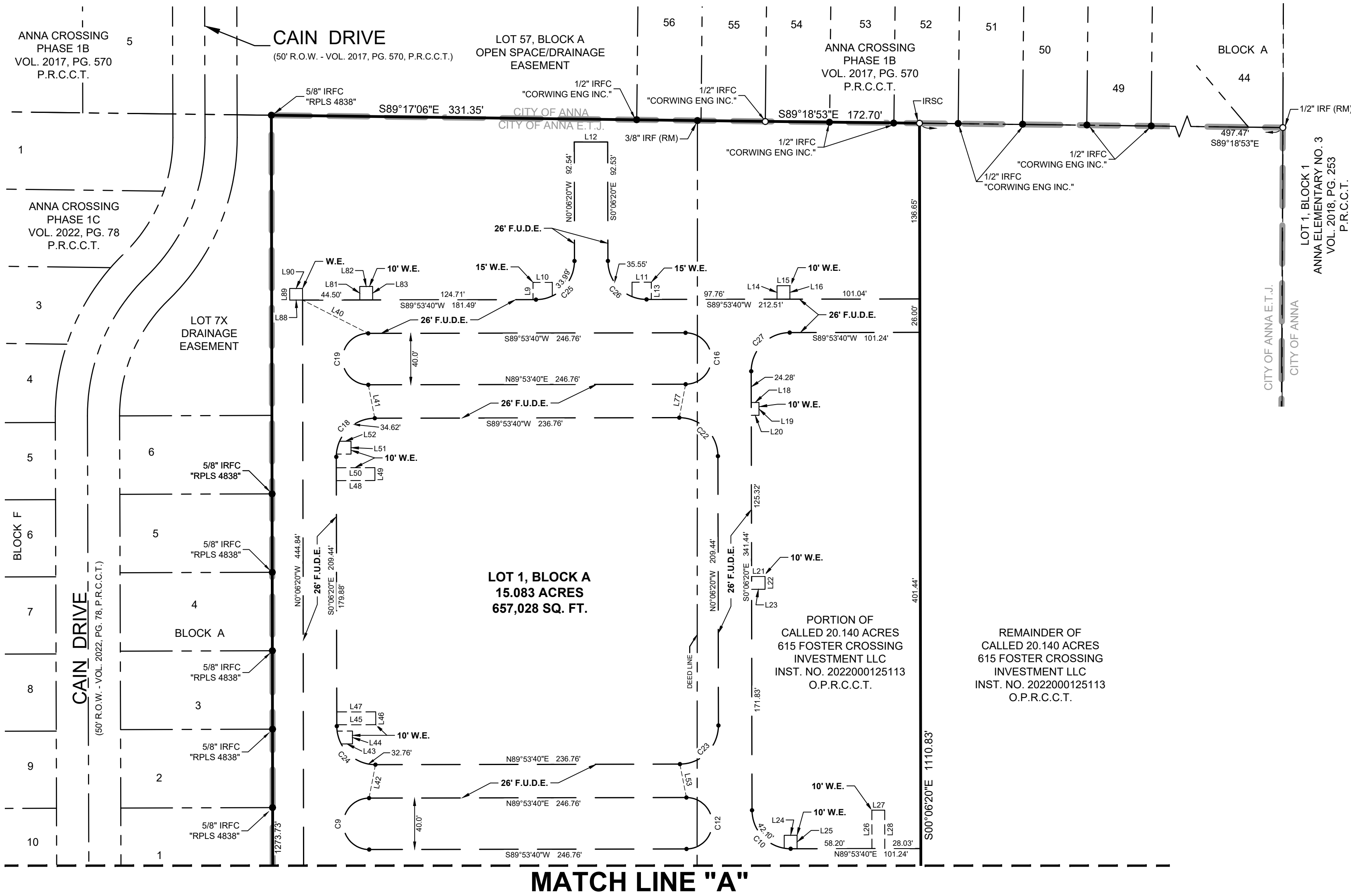
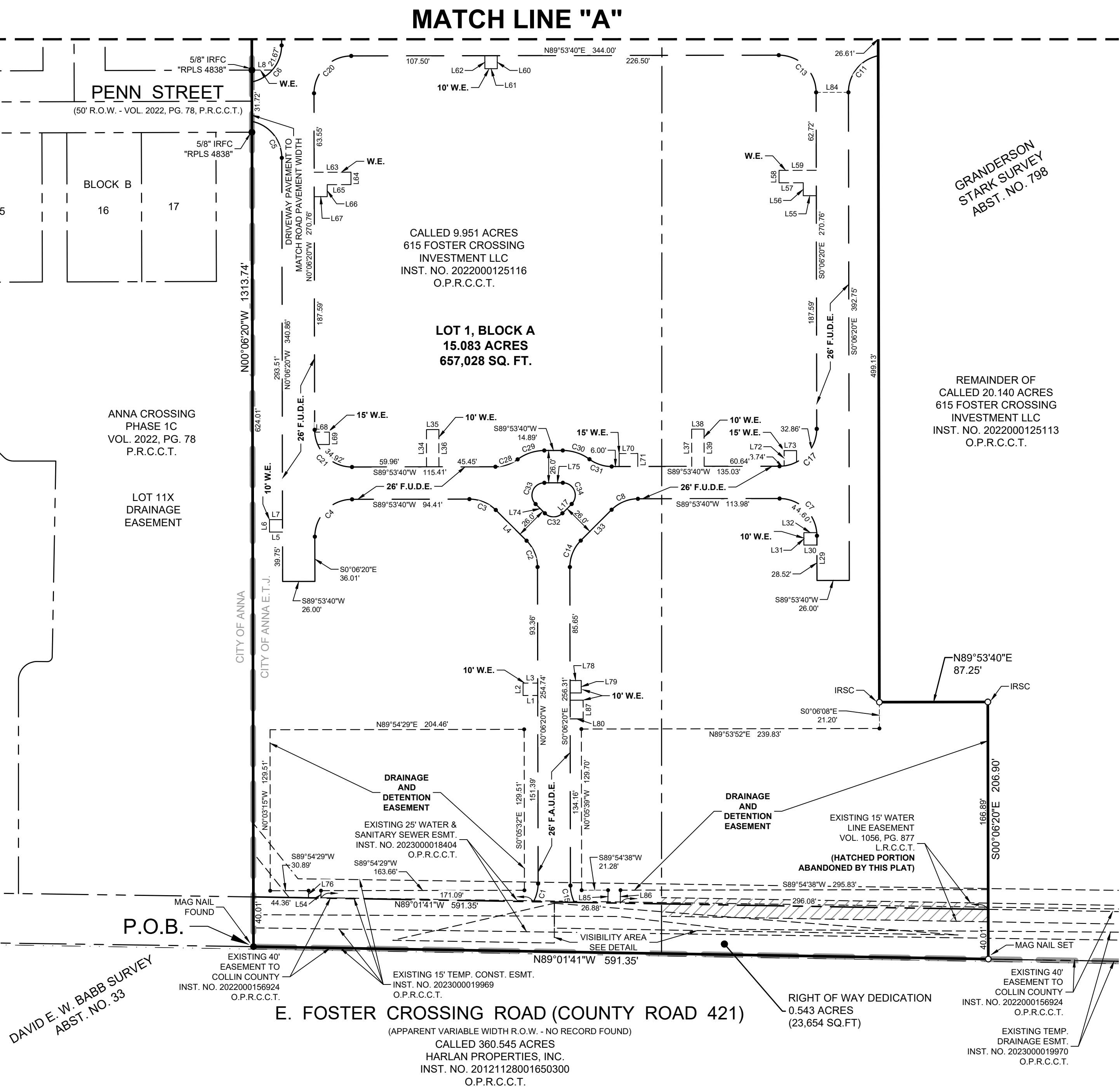
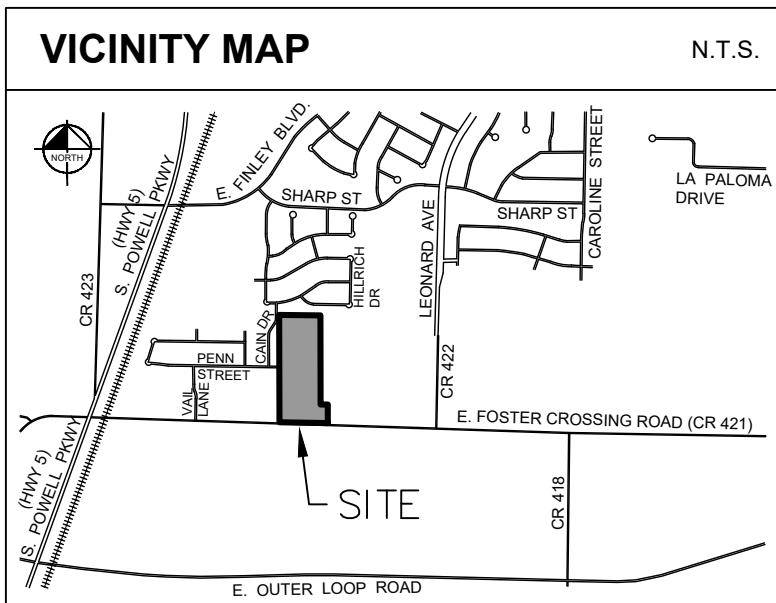
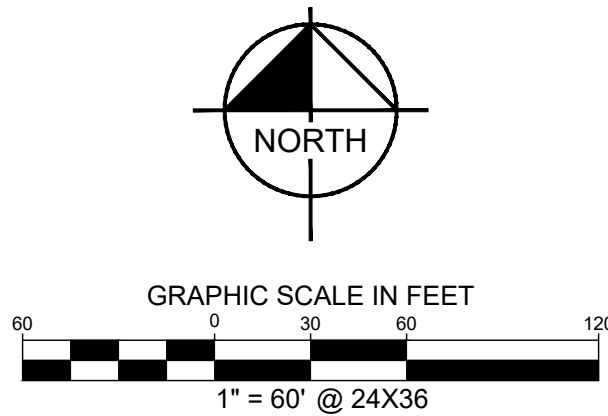


EXHIBIT A

Sheet 1 of 2

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731332.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

FLOOD STATEMENT:

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

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

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

LEGEND	
IRSC	5/8" IRON ROD W/ "XHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
L.R.C.C.T.	LAND RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
W.E.	WATER EASEMENT
F.A.U.D.E.	FIRE, ACCESS, UTILITY, AND DRAINAGE EASEMENT
F.U.D.E.	FIRE, UTILITY, AND DRAINAGE EASEMENT
LINE TYPE LEGEND	
---	BOUNDARY LINE
---	CITY LIMITS LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE

FINAL PLAT PROSE TOWN SQUARE LOT 1, BLOCK A

BEING 15.626 ACRES SITUATED IN THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288,
CITY OF ANNA E.T.J., COLLIN COUNTY, TEXAS
MAY 2023

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	5/22/2023	063260500	1 OF 2

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

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972-770-1300
Fax: 972-239-3820
Contact: Jonathan Kerby, PE

SE PRESENTS:

The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, a hard surface and that 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.

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

WITNESS, my hand at _____, _____, this the _____ day of _____, 2023

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

(Title)

STATE OF TEXAS \$
 \$
COUNTY OF _____ \$

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

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

[illegible]

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

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

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 _____,
2023.

Notary Public in and for the State of Texas

Printed Name _____

My Commission Expires

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

Mayor

City Secretary

BEING 15.626 ACRES SITUATED IN THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288,
CITY OF ANNA E.T.J, COLLIN COUNTY, TEXAS
MAY 2023

Kimley»»Horn

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CDS	KHA	5/22/2023	063260500	2 OF 2

OWNER:
615 Foster Crossing Investment, LLC
777 Post Oak Blvd. Suite 255
Houston, TX 77056
Ph: 214-263-2088
Contact: Britton Church

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

EXHIBIT A

Sheet 2 of 2

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: 615 East Foster Crossing Road Total Number of Acres: 15.668
Zoning Classification(s): ETJ Total Number of Lots: 1
Location: 615 East Foster Crossing Road Anna, TX

Property Owner Information & Authorization

Name/Company: 615 FOSTER CROSSING INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY
Address: 14951 NORTH DALLAS PKWY SUITE 400
City: DALLAS State: TX Zip Code: 75254
Phone: 214-263-2088 Email: BRITTON.CHURCH@ASCENTINV.COM

Project Representation (check one):

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

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

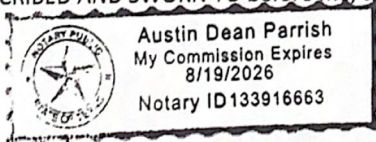
Property Owner's Signature: [Signature] Date: 5/5/2023

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 5 day of May, 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: Rachel Revilla, P.E.

Company: Kimley-Horn

Address: 13455 Noel Road, Two Galleria Office Tower, Suite 700

City: Dallas State: TX Zip Code: 75240

Phone: 4699148738 Email: rachel.revilla@kimley-horn.com

Planning & Development Department

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



Item No. 11.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on calling a public hearing to amend Article 9.07 Tree Preservation. (Director of Development Services Ross Altobelli)

SUMMARY:

Discussion & Direction on bringing forward amendments to Article 9.07 Tree Preservation in order to remove conflicting language and simplify the development process while still meeting the purpose of the article.

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:

Staff recommends the Planning and Zoning Commission call a public hearing to amend Article 9.07 Tree Preservation and any related articles, fees, and/or appendices.

ATTACHMENTS:



Item No. 12.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/5/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the White Rock Subdivision, Block A, Lots 1 - 5, Final Plat.
Applicant: Siriven, LLC.

SUMMARY:

Five lots on 5.5± acres located on the east side of White Rock Trail, 630± feet south of E. Farm-to-Market Road 455. Located in the Extraterritorial Jurisdiction (ETJ).

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

ISSUES:

As proposed the Final Plat, attached as Exhibit A, does not conform to the City's Subdivision Regulations pertaining to streets, lots, and wastewater.

Streets & Lots

The applicant is requesting waivers from adopted city standards located within both the Subdivision Regulations and Design Standards. The property does not have frontage along a public right-of-way and the existing residence uses a private access easement labeled as White Rock Trail. As shown on the final plat, the new lots would not have frontage along an existing street since the applicant is proposing to retain the thirty feet easement and not dedicate as public-right-of-way. Additionally, the existing condition of the thirty-foot easement for the purpose of ingress, egress, and construction & maintenance of utilities exceeds the maximum block length of 1,200 feet. As proposed, the Final Plat violates the following subsections of the Subdivision Regulations:

§ 9.02.081 Streets

(c) Adequacy of streets and thoroughfares

(1) Responsibility for adequacy of streets and thoroughfares. The property owner shall ensure that the subdivision is served by adequate streets and thoroughfares, and shall be responsible for the costs of rights-of-way and street improvements, in accordance with the following policies and standards, and subject to the city's cost participation policies on oversized facilities.

(6) Street dedications.

(A) Dedication of right-of-way. The developer shall dedicate all rights-of-way required for existing or future streets, and for all required street

improvements, including perimeter streets and approach streets, as shown in the comprehensive plan and as required by the design standards or by other valid development plans approved by city council.

(o) Maximum and minimum length of block or street segments. The maximum length of any block or street segment, including a looped street, shall be 1,200 feet and the minimum length of any block or street segment shall be 400 feet, as measured along the street centerline and between the point(s) of intersection with other through streets. A cul-de-sac or dead-end street shall not be considered a through street. The block length is not measured along the side of a block that does not include the front of any lot.

§9.02.087 Lots

(b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

Attached (Exhibit B) is the applicant's justification letter associated with each of the waiver requests.

Wastewater

The applicant has failed to provide evidence that Lots 2, 3, 4, & 5 can each support a septic system. The Collin County Development Services Department conducts reviews of all on-site sewage facilities (OSSF) within Anna's planning jurisdiction. The County's rules for OSSF, attached as Exhibit C, requires the minimum lot size of platted or subdivided lots after April 1983 to be one acre of useable surface area. The [Collin County Subdivision Regulations](#) defines usable acre as:

A unit of area equal to at least 43,560 square feet. When calculating the usable acreage of any lot, the gross square footage within the lot shall be used, provided that any area that is dedicated for right of way purposes, within a private roadway easement, an easement for a shared access driveway, or any unusable easements or areas as defined by [Texas Administrative Code], Title 30, Chapter 285 regarding On-Site Sewage Facilities shall be excluded.

The four one-acre lots each containing 0.08 acre or more of the access easement which would bring the usable acreage of the lots below the minimum requirement. Without documentation from the County that these lots could receive a septic permit, the application is in violation of the following subsection of the Subdivision Regulations:

§ 9.02.090 Water and wastewater facility design,

(c) Subdivider responsibilities

(4) Providing proof to the city of adequate water and wastewater service;

FINDINGS:

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

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

- *The 30-foot easement already exists and serves as the only means of access/frontage for 3 existing tracts. The proposed Development Plat will create 4 additional tracts along the existing 30-foot easement that does not connect to another public right-of-way.*
- *The existing condition of the 30-foot easement, as a dirt and rock road, does not meet the adopted street standards. Section 2.12 (Pavement Design) of the City of Anna Design Standards states that residential and fire lane pavement shall be reinforced concrete.*
- *The Collin County Fire Marshall stipulates that municipal fire departments within Collin County have ultimate authority over emergency access within their given fire district, which includes the ETJ.*
 - *The City of Anna Fire Department (Exhibit D) has determined there are impediments to public safety access and maneuverability associated with the Development Plat.*

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

- *The violations of §9.02.081 & §9.02.087 are existing conditions of the property and not created by the applicant.*
- *The existing 30-foot easement for the purpose of ingress and egress and for the construction and maintenance of utilities was established by deed on December 6, 1982 (Instrument No. 19821217000419450). Previously the City of Anna allowed lots to meet the minimum lot frontage requirements via an access easement. This regulation was removed on January 26, 2021 (Ord. No. 892-2021)*

(C) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the property

owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;

- *The violations of §9.02.081 & §9.02.087 are existing conditions of the property and not created by the applicant.*

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

- *The waiver request is specific to standards contained within the Subdivision Ordinance.*

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

- *The existing easement was initially dedicated by deed (1982) to achieve the same result as right-of-way dedication.*

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Planning and Zoning Commission has the option to recommend denial with reasons or recommend approval with conditions.

If the Planning & Zoning Commission determines to recommend denial, the suggested language is:

The Final Plat is recommended for denial for violation of §9.02.081, §9.02.087, & § 9.02.090 of the Subdivision Regulations.

Should the Planning & Zoning Commission choose to recommend approval with conditions, staff suggests the following stipulations:

1. Additions and/or alterations to the engineering plans as required by the Public Works Department prior to recording the plat; and
2. Additions and/or alterations required upon approval of the on-site sewage facility review by Collin County Development Services prior to recording the plat; and
3. Subject to Council approval of a waiver of the Subdivision Regulations pertaining to:
 - a. Right-of-way dedication (§ 9.02.081),
 - b. The maximum street length (§9.02.081), and
 - c. The minimum lot frontage (§9.02.087).
4. The applicant must provide a legitimate and acceptable alternative measure of

compliance or protection (termed an “equivalency”). The equivalency is subject to review by a Fire Protection Engineer or other 3rd party entity deemed appropriate by the Fire Marshal. In any case, any equivalency must ultimately be approved by the Fire Chief.

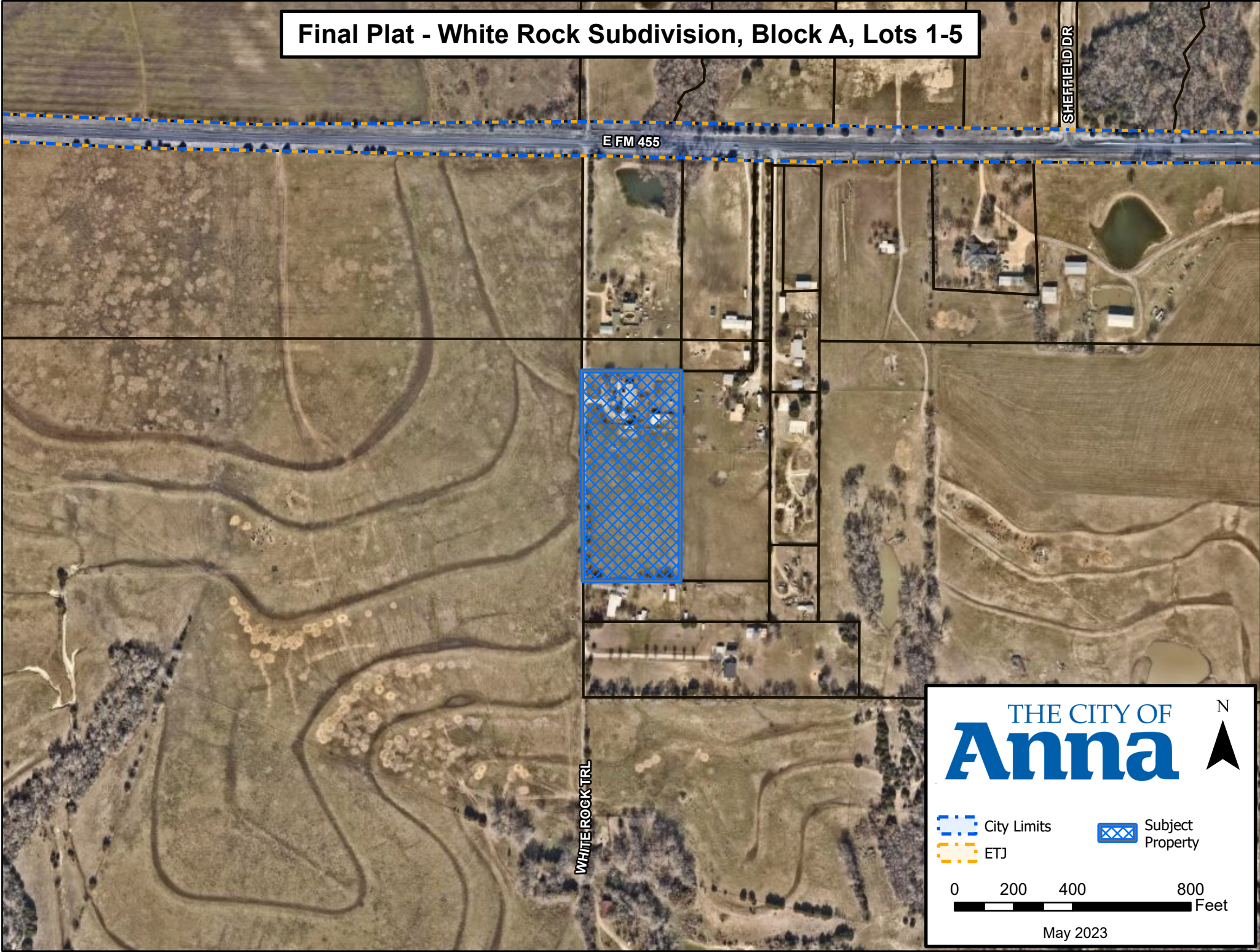
STRATEGIC CONNECTIONS:

This item has no strategic connection.

ATTACHMENTS:

1. White Rock Subdivision, Block A, Lots 1-5 Locator Map
2. PZ - STAFF REPORT (FP) Whiterock Subdivision, Block A, Lots 1-5
3. Exhibit A (FP) White Rock Subdivision Final Plat
4. Exhibit B (Waiver Request) White Rock Subdivision Final Plat
5. Exhibit C Collin County OSSF Court Order No. 2008-187-03-11
6. Exhibit D Anna FD Subdivision Statement
7. Application

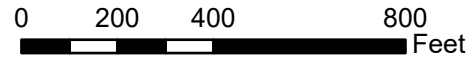
Final Plat - White Rock Subdivision, Block A, Lots 1-5



THE CITY OF
Anna



- City Limits
- ETJ
- Subject Property



May 2023

CITY OF ANNA
Planning & Zoning Commission
June 5, 2023

Final Plat: White Rock Subdivision, Block A, Lots 1-5

Applicant: Siriven, LLC

AGENDA ITEM:

Consider/Discuss/Action on White Rock Subdivision, Block A, Lots 1-5, Final Plat.

SUMMARY:

Five lots on 5.5± acres located on the east side of White Rock Trail, 630± feet south of E. Farm-to-Market Road 455. Located in the Extraterritorial Jurisdiction (ETJ).

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

ISSUES:

As proposed the Final Plat, attached as Exhibit A, does not conform to the City's Subdivision Regulations pertaining to streets, lots, and wastewater.

Streets & Lots

The applicant is requesting waivers from adopted city standards located within both the Subdivision Regulations and Design Standards. The property does not have frontage along a public right-of-way and the existing residence uses a private access easement labeled as White Rock Trail. As shown on the final plat, the new lots would not have frontage along an existing street since the applicant is proposing to retain the thirty feet easement and not dedicate as public-right-of-way. Additionally, the existing condition of the thirty-foot easement for the purpose of ingress, egress, and construction & maintenance of utilities exceeds the maximum block length of 1,200 feet. As proposed, the Final Plat violates the following subsections of the Subdivision Regulations:

§ 9.02.081 Streets

(c) Adequacy of streets and thoroughfares

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street improvements, in accordance with the following policies and standards, and subject to the city's cost participation policies on oversized facilities.

(6) Street dedications.

(A) Dedication of right-of-way. The developer shall dedicate all rights-of-way required for existing or future streets, and for all required street improvements, including perimeter streets and approach streets, as shown in the comprehensive plan and as required by the design standards or by other valid development plans approved by city council.

(o) Maximum and minimum length of block or street segments. The maximum length of any block or street segment, including a looped street, shall be 1,200 feet and the minimum length of any block or street segment shall be 400 feet, as measured along the street centerline and between the point(s) of intersection with other through streets. A cul-de-sac or dead-end street shall not be considered a through street. The block length is not measured along the side of a block that does not include the front of any lot.

§9.02.087 Lots

(b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

Attached (Exhibit B) is the applicant's justification letter associated with each of the waiver requests.

Wastewater

The applicant has failed to provide evidence that Lots 2, 3, 4, & 5 can each support a septic system. The Collin County Development Services Department conducts reviews of all on-site sewage facilities (OSSF) within Anna's planning jurisdiction. The County's rules for OSSF, attached as Exhibit C, requires the minimum lot size of platted or subdivided lots after April 1983 to be one acre of useable surface area. The [Collin County Subdivision Regulations](#) defines usable acre as:

A unit of area equal to at least 43,560 square feet. When calculating the usable acreage of any lot, the gross square footage within the lot shall be used, provided that any area that is dedicated for right of way purposes, within a private roadway easement, an easement for a shared access driveway, or any unusable

easements or areas as defined by [Texas Administrative Code], Title 30, Chapter 285 regarding On-Site Sewage Facilities shall be excluded.

The four one-acre lots each containing 0.08 acre or more of the access easement which would bring the usable acreage of the lots below the minimum requirement. Without documentation from the County that these lots could receive a septic permit, the application is in violation of the following subsection of the Subdivision Regulations:

§ 9.02.090 Water and wastewater facility design,

(c) Subdivider responsibilities

(4) Providing proof to the city of adequate water and wastewater service;

FINDINGS:

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

- (A) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;
 - *The 30-foot easement already exists and serves as the only means of access/frontage for 3 existing tracts. The proposed Development Plat will create 4 additional tracts along the existing 30-foot easement that does not connect to another public right-of-way.*
 - *The existing condition of the 30-foot easement, as a dirt and rock road, does not meet the adopted street standards. Section 2.12 (Pavement Design) of the City of Anna Design Standards states that residential and fire lane pavement shall be reinforced concrete.*
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- *The City of Anna Fire Department (Exhibit D) has determined there are impediments to public safety access and maneuverability associated with the Development Plat.*
- (B) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;
 - *The violations of §9.02.081 & §9.02.087 are existing conditions of the property and not created by the applicant.*
 - *The existing 30-foot easement for the purpose of ingress and egress and for the construction and maintenance of utilities was established by deed on December 6, 1982 (Instrument No. 19821217000419450). Previously the City of Anna allowed lots to meet the minimum lot frontage requirements via an access easement. This regulation was removed on January 26, 2021 (Ord. No. 892-2021)*
- (C) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the property owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;
 - *The violations of §9.02.081 & §9.02.087 are existing conditions of the property and not created by the applicant.*
- (D) The waiver/suspension will not in any manner vary the provisions of the zoning ordinance, comprehensive plan (as amended), or any other adopted plan(s) or ordinance(s) of the city; and
 - *The waiver request is specific to standards contained within the Subdivision Ordinance.*
- (E) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein.
 - *The existing easement was initially dedicated by deed (1982) to achieve the same result as right-of-way dedication.*

RECOMMENDATION:

The Planning and Zoning Commission has the option to recommend denial with reasons or recommend approval with conditions.

If the Planning & Zoning Commission determines to recommend denial, the suggested language is:

The Final Plat is recommended for denial for violation of §9.02.081, §9.02.087, & § 9.02.090 of the Subdivision Regulations.

Should the Planning & Zoning Commission choose to recommend approval with conditions, staff suggests the following stipulations:

1. Additions and/or alterations to the engineering plans as required by the Public Works Department prior to recording the plat; and
2. Additions and/or alterations required upon approval of the on-site sewage facility review by Collin County Development Services prior to recording the plat; and
3. Subject to Council approval of a waiver of the Subdivision Regulations pertaining to:
 - a. Right-of-way dedication (§ 9.02.081),
 - b. The maximum street length (§9.02.081), and
 - c. The minimum lot frontage (§9.02.087).
4. The applicant must provide a legitimate and acceptable alternative measure of compliance or protection (termed an “equivalency”). The equivalency is subject to review by a Fire Protection Engineer or other 3rd party entity deemed appropriate by the Fire Marshal. In any case, any equivalency must ultimately be approved by the Fire Chief.

ATTACHMENTS:

Locator

Exhibit A – Final Plat

Exhibit B – Waiver requests

Exhibit C – Collin County’s rules for OSSF

Exhibit D – Fire Chief’s Memo

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SIRIVEN LIMITED LIABILITY COMPANY, is the owner of a tract of land situated in the City of Anna, Collin County, Texas, being a part of James Sowell Survey, Abstract No. 858, being all of a called 5.50 acre tract of land described in a General Warranty Deed to Siriven Limited Liability Company, as recorded in Instrument No. 20210607001145430, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 5.50 acre tract of land and the southwest corner of a called 5.62 acre tract of land described in a Correction Affidavit to Naweed Anjum and Waseem Akram, as recorded in Instrument No. 20180802000967720, O.P.R.C.C.T., said iron rod being in the east line of a tract of land described in a Warranty Deed to Rosamond Sherley Elliott Trust and R.M. Sherley Trust as recorded in Volume 3200, Page 922, Deed Records, Collin County, Texas;

THENCE South 89 degrees 46 minutes 55 seconds East, a distance of 336.73 feet along the north line of said 5.50 acre tract of land and the south line of said 5.62 acre tract of land to a one-half inch iron rod found at the northeast corner of said 5.50 acre tract of land, the southeast corner of said 5.62 acre tract of land, the southwest corner of a called 4.00 acre tract of land described in a General Warranty Deed to Randy R. Lavene and Rebecca S. Lavene, as recorded in Instrument No. 20070411000488540, O.P.R.C.C.T. and an angle point of a called 5.956 acre tract of land described in a General Warranty Deed with Vendor's Lien to Matthew Fortner, as recorded in Instrument No. 20140417000368770, O.P.R.C.C.T.;

THENCE South 00 degrees 16 minutes 42 seconds West, distance of 713.11 feet along the east line of said 5.50 acre tract of land and the west line of said 5.956 acre tract of land to an eight inch wood fence corner post found at the southeast corner of said 5.50 acre tract of land and the southwest corner of said 5.956 acre tract of land, said point being in the north line of a called 2.005 acre tract of land described in a General Warranty Deed with Vendor's Lien to Susan K. Vittl, as recorded in Instrument No. 20110331000339370, O.P.R.C.C.T., from which a three inch steel fence corner post bears South 26 degrees 16 minutes 26 seconds East a distance of 0.47 feet;

THENCE North 89 degrees 50 minutes 55 seconds West, a distance of 334.88 feet along the south line of said 5.50 acre tract of land and the north line of said 2.005 acre tract of land to a one-half inch iron rod found at the southwest corner of said 5.50 acre tract of land and the northwest corner of said 2.005 acre tract of land, said iron rod being in the east line of said Sherley tract of land;

THENCE North 00 degrees 07 minutes 28 seconds East, a distance of 713.50 feet along the west line of said 5.50 acre tract of land and the east line of said Sherley tract of land to the POINT OF BEGINNING and containing 239,530 square feet or 5.499 acres tract of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SIRIVEN LIMITED LIABILITY COMPANY, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as, **WHITEROCK SUBDIVISION, BLOCK A, LOTS 1-5**, an addition to Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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.

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

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

WITNESS, my hand, this the ____ day of ____, 2023.

BY:

Authorized Signature of Owner

Printed Name and Title

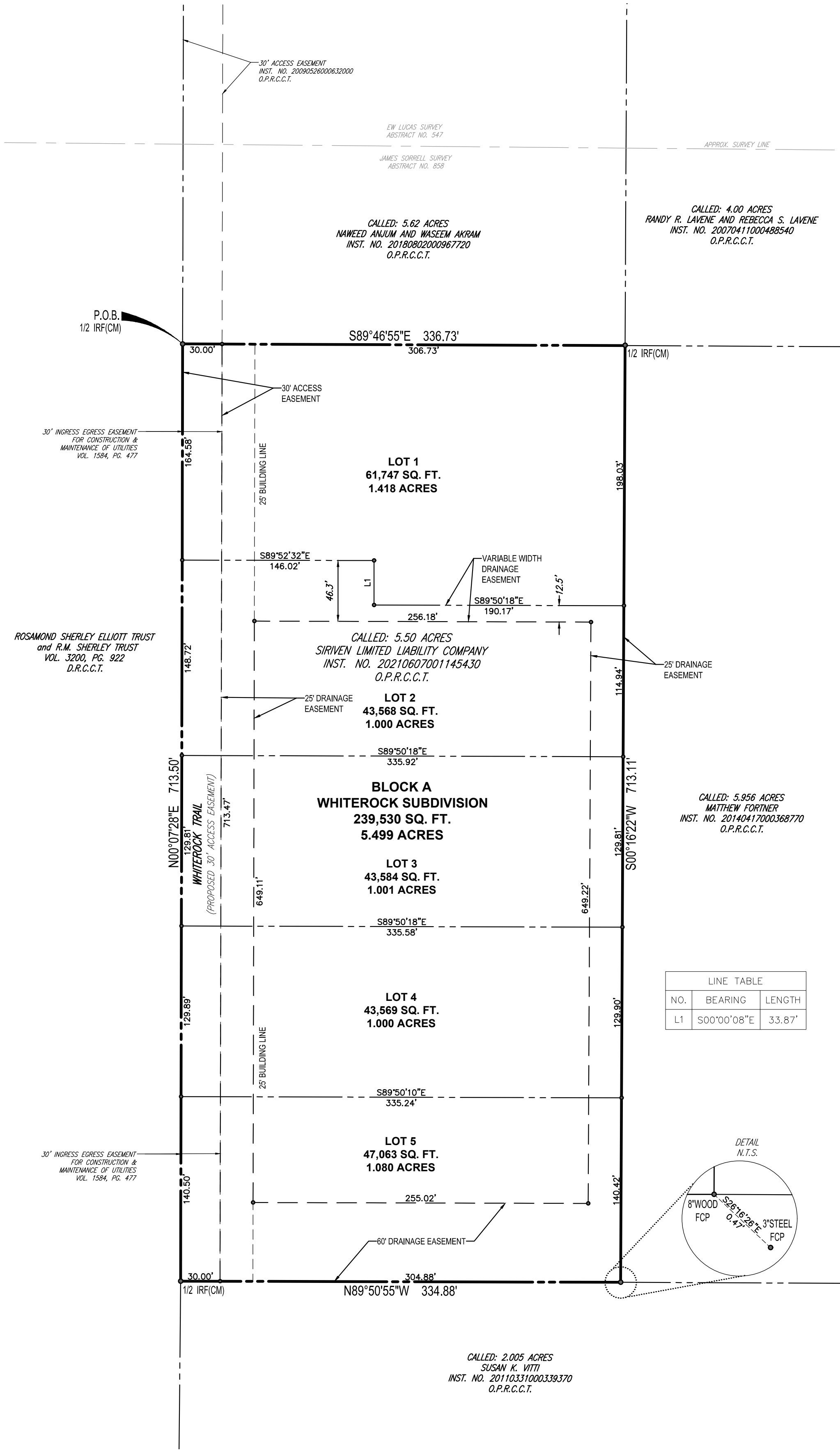
STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office, this the ____ day of ____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On: _____



- LEGEND**
- P.O.B. POINT FOR BEGINNING
 - IRF IRON ROD FOUND
 - PCF POINT FOR CORNER
 - FCF FENCE CORNER POST
 - N.T.S. NOT TO SCALE
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - SQ. FT. SQUARE FEET
 - INST. NO. INSTRUMENT NUMBER
 - VOL. PG. VOLUME PAGE
 - (CM) CONTROLLING MONUMENT

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Billy M. Logsdon, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Anna.

Dated this the ____ day of ____, 2023.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ____, 2023.

Notary Public, State of Texas

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

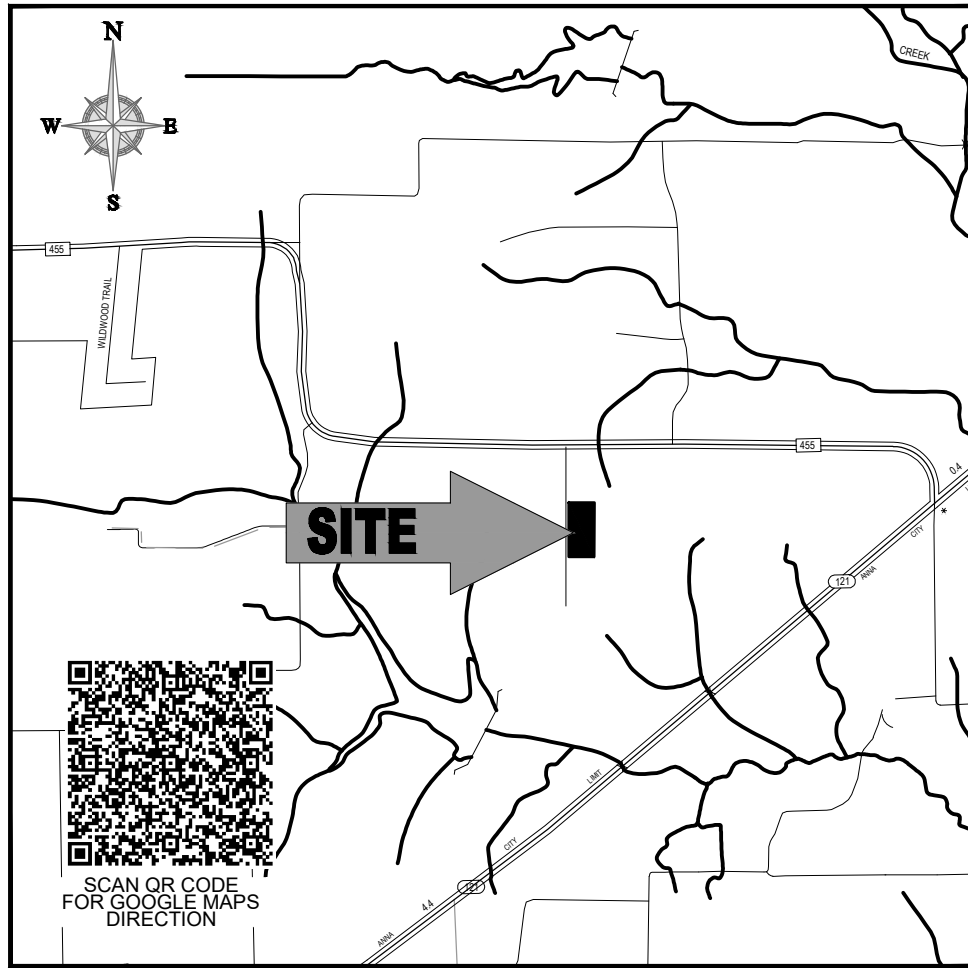
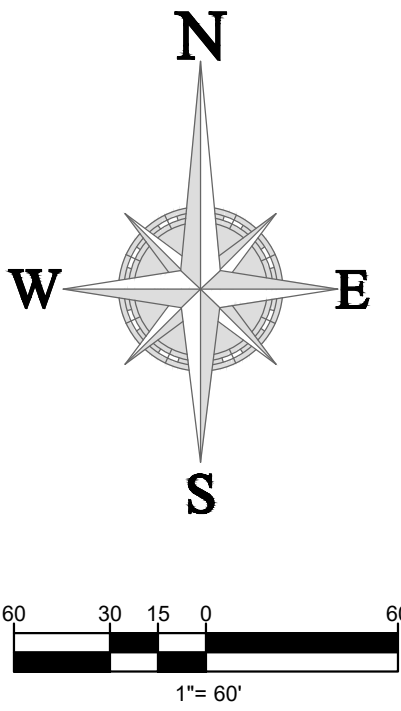
CITY OF ANNA §

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

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

Mayor

City secretary



LOCATION MAP

SCALE: N.T.S.

GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
- The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- According to Community Panel No. 49085C0160J dated June 02, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. Although the site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- The purpose of this plat is to subdivide an existing tract of land into individual lots and add necessary easements for development of the lots.
- 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.

FINAL PLAT

WHITEROCK SUBDIVISION BLOCK A, LOTS 1-5

5.500 ACRES OUT OF THE
JAMES SORRELL SURVEY, ABSTRACT NO. 858
COLLIN COUNTY, TEXAS

SIRIVEN LLC

7323 SARATOGA WAY
IRVING, TEXAS 75063
703-220-1108

BOHLER ENGINEERING
SITE, CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING SUSTAINABLE DESIGN PROGRAM MANAGEMENT PERMITTING SERVICES LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD212033	09/08/21	ASA	BL	BL	1" = 60'	1 OF 1

OWNER/DEVELOPER:
SIRIVEN LIMITED LIABILITY COMPANY
7323 SARATOGA WAY
IRVING, TEXAS 75063
PHONE (703) 220-1108
CONTACT: KISHORE NAGA

SURVEYOR:
BOHLER ENGINEERING
6017 MAIN ST.
FRISCO, TX 75034
PHONE (469) 618-7200
CONTACT: BILLY M LOGSDON, JR.

EXHIBIT A

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PORTION OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE IS PROHIBITED.



2600 Network Blvd Ste 310
Frisco, TX 75034
469.458.7300

April 24, 2022

Planning & Zoning Commission and City Council
City of Anna
120 W 7th Street
Anna, Texas 75409

Re: **Waiver Request – Whiterock Subdivision Final Plat**

Commission and Council Members:

As applicant, I have submitted a final plat for consideration by the City Planning & Zoning Commission and City Council at upcoming hearings. I respectfully request that this final plat be approved with a waiver to the following requirement(s):

§ 9.02.087 (b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

§ 9.02.081

(c) Adequacy of streets and thoroughfares.

(1) Responsibility for adequacy of streets and thoroughfares. The property owner shall ensure that the subdivision is served by adequate streets and thoroughfares, and shall be responsible for the costs of rights-of-way and street improvements, in accordance with the following policies and standards, and subject to the city's cost participation policies on oversized facilities.

(6) Street dedications.

(A) Dedication of right-of-way. The developer shall dedicate all rights-of-way required for existing or future streets, and for all required street improvements, including perimeter streets and approach streets, as shown in the comprehensive plan and as required by the design standards or by other valid development plans approved by city council.

(o) Maximum and minimum length of block or street segments. The maximum length of any block or street segment, including a looped street, shall be 1,200 feet and the minimum length of any block or street segment shall be 400 feet, as measured along the street centerline and between the point(s) of intersection with other through streets. A cul-de-sac or dead-end street shall not be considered a through street. The block length is not measured along the side of a block that does not include the front of any lot.

This waiver is requested based on the following:

- A. The existing private road is surrounded by other private property owners, leaving the City with a floating public right-of-way, with no connecting right-of-way to the major throughfares near the project. Additionally, this plat would only be able to dedicate half of the right-of-way section due to limits of ownership.
- B. Additionally, the condition of the private roadway currently does not meet the City's surfacing requirements and would require improvements in the near future.
- C. The final plat being presented for consideration does include a 30' access easement, intended to become future right-of-way when adjacent development does occur. The 30' access easement is intended to comply with what would be half of the 60' public right-of-way.

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

Sincerely,

Kishore Naga

Applicant and Owner

THE STATE OF TEXAS

COUNTY OF COLLIN

Subject: Resolution, Rules for On-Site Sewage Facilities – Development Services

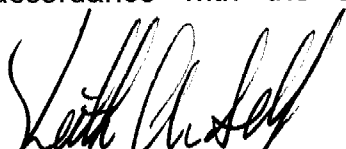
On **March 11, 2008**, the Commissioners Court of Collin County, Texas, met in **regular session** with the following members present and participating, to wit:

Keith Self
Phyllis Cole
Jerry Hoagland
Joe Jaynes
Jack Hatchell

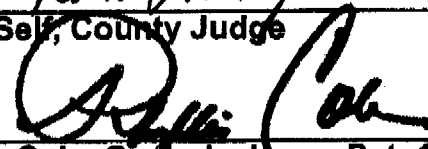
County Judge, Presiding
Commissioner, Precinct 1
Commissioner, Precinct 2
Commissioner, Precinct 3
Commissioner, Precinct 4

During such session the court considered a request for approval of the attached resolution adopting the rules of Collin County, Texas for On-Site Sewage Facilities.

Thereupon, a motion was made, second and carried with a majority vote of the court for approval of the attached resolution adopting the rules of Collin County, Texas for On-Site Sewage Facilities. Same is hereby approved in accordance with the attached documentation.



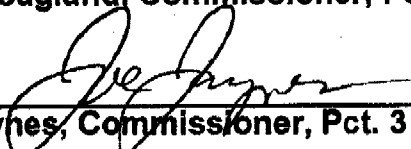
Keith Self, County Judge



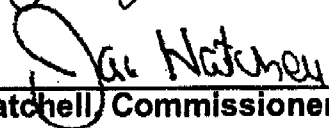
Phyllis Cole, Commissioner, Pct. 1

~ No Vote ~

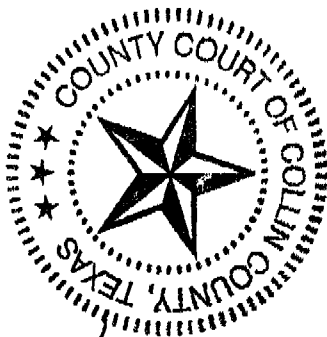
Jerry Hoagland, Commissioner, Pct. 2



Joe Jaynes, Commissioner, Pct. 3



Jack Hatchell, Commissioner, Pct. 4



ATTEST:



Stacey Kemp, Ex-Officio Clerk
Commissioners' Court
Collin County, TEXAS

**ORDER ADOPTING RULES OF COLLIN COUNTY, TEXAS
FOR ON-SITE SEWAGE FACILITIES
PREAMBLE**

WHEREAS, the Texas Commission on Environmental Quality has established Rules for on-site sewage facilities to provide the citizens of this State with adequate public health protection and a minimum of environmental pollution; and

WHEREAS, the Legislature has enacted legislation, codified as Texas Health and Safety Code, Chapter 366, which authorizes a local government to regulate the use of on-site sewage facilities in its jurisdiction in order to abate or prevent pollution or injury to public health arising out of the use of on-site sewage facilities; and

WHEREAS, due notice was given of a public meeting to determine whether the Commissioners Court of Collin County, Texas should enact an order controlling or prohibiting the installation or use of on-site sewage facilities in the County of Collin, Texas; and

WHEREAS, the Commissioners Court of Collin County, Texas finds that the use of on-site sewage facilities in Collin County, Texas is causing or may cause pollution, and is injuring or may injure the public health; and

WHEREAS, the Commissioners Court of Collin County, Texas has considered the matter and deems it appropriate to enact an Order adopting Rules regulating on-site sewage facilities to abate or prevent pollution, or injury to public health in Collin County, Texas.

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS:

SECTION 1. THAT the matters and facts recited in the preamble hereof are hereby found and determined to be true and correct;

SECTION 2. THAT the use of on-site sewage facilities in Collin County, Texas is causing or may cause pollution or is injuring or may injure the public health;

SECTION 3. THAT an Order for Collin County, Texas be adopted entitled "On-Site Sewage Facilities", which shall read as follows:

AN ORDER ENTITLED ON-SITE SEWAGE FACILITIES

SECTION 4. CONFLICTS.

This Order repeals and replaces any other On-site Sewage Facility order for Collin County.

SECTION 5. CHAPTER 366.

The County of Collin, Texas clearly understands that there are technical criteria, legal requirements, and administrative procedures and duties associated with regulating on-site sewage facilities, and will fully enforce Chapter 366 of the Texas Health and Safety Code (H&SC) and Chapters 7 and 37 of the Texas Water Code (TWC), and associated rules referenced in Section 8 of this Order.

SECTION 6. AREA OF JURISDICTION.

(A) The Rules shall apply to all the area lying in Collin County, Texas, except for the area regulated under an existing Rule and the areas within incorporated cities.

(B) (OPTIONAL) These Rules shall apply to those incorporated cities or towns that have executed intergovernmental contracts with Collin County, Texas.

SECTION 7. ON-SITE SEWAGE FACILITY RULES.

Any permit issued for an on-site sewage facility within the jurisdictional area of Collin County, Texas must comply with the Rules adopted in Section 8 of this Order.

SECTION 8. ON-SITE SEWAGE FACILITY RULES ADOPTED.

The Rules, Title 30 Texas Administrative Code (TAC) Chapter 285 and Chapter 30, attached hereto, promulgated by the Texas Commission on Environmental Quality for on-site sewage facilities are hereby adopted, and all officials and employees of Collin County, Texas having duties under said Rules are authorized to perform such duties as are required of them under said Rules.

SECTION 9. INCORPORATION BY REFERENCE.

The Rules, 30 TAC Chapters 30 and 285 and all future amendments and revisions thereto are incorporated by reference and are thus made a part of these Rules. A copy of the current Rules are attached to these Rules as Appendix I.

SECTION 10. AMENDMENTS. (OPTIONAL)

The County of Collin, Texas wishing to adopt more stringent Rules for its On-Site Sewage Facility Order understands that the more stringent conflicting local Rule shall take precedence over the corresponding Texas Commission on Environmental Quality requirement. Listed below are the more stringent Rules adopted by Collin County, Texas:

- (a) Platted or unplatted subdivisions of land served by a public water supply, but utilizing on-site sewage facility methods for sewage disposal, platted or subdivided after the effective date of the original order (Court Order # 83-194-4-4, effective April 4th, 1983) shall provide for individual lots having a USEABLE surface area of at least one (1) acre.
- (b) Platted or unplatted subdivisions of land served by individual water systems and utilizing on-site sewage facility methods for sewage disposal, platted or subdivided after the effective date of the original order (Court Order # 97-812-11-24, effective November 24th, 1997) shall provide for individual lots having a USEABLE surface area of at least one and one half (1.5) acres.
- (c) Either a registered professional sanitarian (with a current site-evaluator's certification) or registered professional engineer shall perform all site evaluations and complete any OSSF designs, as-builts or system certifications.
- (d) All OSSF systems in Collin County's jurisdiction shall be subject to Licensing Requirements regardless of lot size.
- (e) Maintenance inspections shall be performed ever four months, with no fewer than 120 days and no more than 130 days between inspections.
- (f) All surface irrigation spray heads shall be subsurface (pop-up) heads.
- (g) Any/all required OSSF maintenance must be performed by an appropriately licensed OSSF Professional – home/property owner maintenance allowed only if the owner has a minimum of Class D Wastewater License and proof of training by an appropriately licensed OSSF Professional. Any home/property owner that will be maintaining their own system must submit an annual letter stating intent to maintain their own system for the year to Collin County Development Services, along with copies of current WWD (or higher) license and training certification. Additionally, homeowners maintaining their own systems must perform all required testing and submit reports to Collin County Development Services 3 times a year as required by TCEQ and Collin County OSSF regulations.
- (h) Annual BOD testing required for any non-residential OSSF (or any residential OSSF that also receives wastewater from a non-residential source/use). BOD test results must be submitted to Collin County.
- (i) In addition to the required, weather resistant tag on the OSSF, Maintenance Providers must submit written notification (door hanger, mailed letter or email) to the OSSF owner within 7 days of routine maintenance visit or visit in response to a complaint. The notification must include the date and time of the visit, the nature of the visit, the findings of the visit and (if applicable) the date and time of any necessary follow-up visits related to complaints.

SECTION 10 or 11. DUTIES AND POWERS.

The OSSF Inspector of Collin County, Texas, must be certified by the Texas Commission on Environmental Quality before assuming the duties and responsibilities.

SECTION 11 or 12. COLLECTION OF FEES.

All fees collected for permits and/or inspections shall be made payable to Collin County, Texas.

SECTION 12 or 13. APPEALS.

Persons aggrieved by an action or decision of the designated representative may appeal such action or decision to the Commissioners Court of Collin County, Texas.

SECTION 13 or 14. PENALTIES.

This Order adopts and incorporates all applicable penalty provisions related to on-site sewage facilities, which includes, but is not limited to, those found in Chapters 341 and 366 of the Texas Health and Safety Code, Chapters 7, 26, and 37 of the Texas Water Code and 30 TAC Chapters 30 and 285.

SECTION 14 or 15. SEVERABILITY

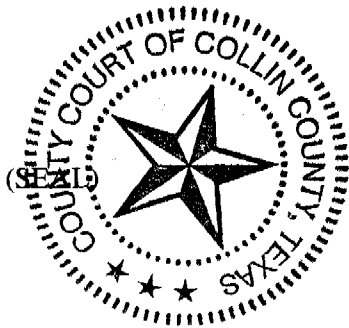
It is hereby declared to be the intention of the Commissioners Court of Collin County, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Order are severable, and if any phrase, clause, sentence, paragraph, or section of this Order should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Order, since the same would have been enacted by the Commissioners Court without incorporation in this Order of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 15 or 16. EFFECTIVE DATE.

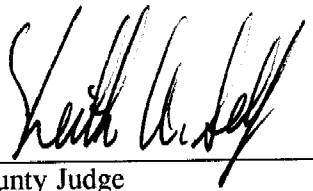
This Order shall be in full force and effect from and after its date of approval as required by law and upon the approval of the Texas Commission on Environmental Quality.

AND IT IS SO ORDERED:

PASSED AND APPROVED THIS 11th DATE OF MARCH, 2008.



APPROVED:


County Judge

ATTEST:


County Clerk

Anna Fire Marshal's Office
305 S. Powell Pkwy.
Anna, TX 75409
Ph: 972.924.2143
firecad@annatexas.gov



*"Providing quality service to our neighbors
through Dedication, Training, and Professionalism"*

MEMORANDUM

TO: Lauren Mecke, Planning Manager
FROM: Ray Isom, Fire Chief / Fire Marshal
SUBJECT: White Rock Subdivision
DATE: 5/31/2023

To Whom It May Concern,

The Fire Marshal's Office does not consider simple waiver requests. The applicant must provide a legitimate and acceptable alternative measure of compliance or protection (termed an "equivalency") for discussions to proceed. The equivalency is subject to review by a Fire Protection Engineer or other 3rd party entity deemed appropriate by the Fire Marshal. In any case, any equivalency must ultimately be approved by the Fire Chief.

In this particular case, there are obvious impediments to public safety access and maneuverability. Additionally, the Collin County Fire Marshal stipulates that municipal fire departments within Collin County have ultimate authority over emergency access within their given fire district, which includes the ETJ.

In conclusion, I cannot support the waiver request or configuration as proposed.

Thank you.

Ray Isom - MPA, FEMT, CFPS, CFO, FM

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: White Rock Total Number of Acres: 5.50
Zoning Classification(s): _____ Total Number of Lots: 5
Location: 10768 White Rock Trail, Anna, TX 75409

Property Owner Information & Authorization

Name/Company: Siriven, LLC
Address: 7323 Saratoga Way
City: Irving State: TX Zip Code: 75063
Phone: 709-220-1108 Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Mathias Haubert (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.

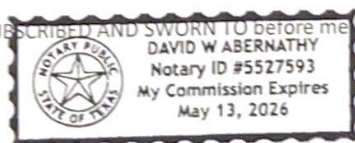
Property Owner's Signature: _____ Date: 04/04/2023

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me this the 4 day of April, 2023



David W. Abernathy
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Mathias Haubert

Company: Bohler Engineering TX, LLC

Address: 2600 Network Blvd, Suite 310

City: Frisco State: TX Zip Code: 75034

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

Development Services

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



Item No. 13.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 2.0± acres located 370± feet east of U.S. Highway 75, 510± feet south of W. White Street from C-2 General Commercial to Planned Development-C-2 General Commercial to allow for the use of Self-Storage, mini-warehouse with modified development standards. Applicant: Anna 31 Retail LP.

SUMMARY:

The Self-Storage, mini-warehouse land use is currently allowed only within the industrial zoning districts. The applicant is requesting to allow this land use by-right and to permit truck leasing as an accessory use to a self-storage, mini-warehouse development.

Below are the existing land use definitions associated with the Self-storage, mini-warehouse and Truck and bus leasing.

Self-storage, mini-warehouse: A facility used for storage of goods and/or materials with separate access to individual storage units by persons renting the individual units.

Truck and bus leasing: The rental of new or used panel trucks, vans, trailers, recreational vehicles, or motor-driven buses in operable condition and where no repair work is done.

A concept plan, Anna Retail Addition, Block A, Lot 9, accompanies this request.

Surrounding Land Use and Zoning

North Truck stop (Love's), zoned C-2 General Commercial District
East Vacant land, zoned C-2 General Commercial District.
South Future multi-family residence development, zoned Planned Development-Multiple-Family Residential-High Density (Ord. No. 972-2022).
West Multi-tenant commercial building, zoned C-2 General Commercial District

Proposed Planned Development Stipulations

The requested zoning is PD-C-2. There are two primary parts to this request: land use and development standards.

Land Use - The applicant is proposing a Planned Development (PD) for the subject property to allow the land use of Self-storage, mini-warehouse with Truck leasing as a permitted accessory use.

Development Standards -The language in the proposed PD district will modify Planning and Development Regulations and current development standards by.

Accessory Use – Allow Truck leasing as an accessory use to a self-storage, mini-warehouse development and limit the accessory use to a maximum of 10 trucks on site.

Storage - Prohibit outside storage or boat/RV storage.

Maximum Height – Increase allowed maximum height to 3 story/50 feet.

□ The C-2 zoning district area regulations has a maximum height allowance of 35 feet. The requested increase will support the interior floor dimensions and to properly screen mechanical equipment that will be located on the roof.

Parking - Reduce parking requirement to 1 space per 40 storage cubicles and require 10 spaces for truck leasing.

□ Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires a minimum of 1 space per 20 storage cubicles plus 1 per 1,000 sf GFA of office and 2 per living quarters.

**City Council has approved a parking reduction in the last two self-storage, mini-warehouse zoning requests (1 per 100 storage cubicles).*

Screening - Not require a wall or fence along the southern property boundary.

□ The C-2 zoning requires a wall or fence of not less than six feet whenever a C-2 use abuts a multi-family residence zoning district. A future multi-family residence development will be located immediately to the south of the proposed development.

Between the developments is a shared fire lane that will serve the purpose of east/west spine road between U.S. Highway 75 and future Buddy Hayes Boulevard. To improve the aesthetics the development is requesting to waive the fencing requirement and propose a 15-foot landscape buffer adjacent to the fire lane.

Landscaping - Enhance the screening along the northern property boundary shared with the truck stop with the following.

a. Minimum 6-foot wood fencing with masonry columns every 20 feet.

b. Enhanced planting within the required 5-foot perimeter landscape area between the parking spaces and adjacent property to include:

i. Evergreen trees, minimum three feet in height at planting, spaced every 20 feet; and

ii. Canopy trees, minimum three inches in caliper and seven feet in height at planting, spaced every 40 feet.

Hours of operation: Daily Building Hours: 6:00 A.M. – 10:00 P.M. (including holidays)

Attached (Exhibit B) is additional information and justification provided by the applicant on the proposed development standards.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan – The Future Land Use Plan designates this property as Community Commercial.

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.



Although self-storage, mini-warehouse is not identified as a retail or service land use the proposed development consists of a freestanding building that would provide a storage opportunity/service for neighbors that will be living within future surrounding multi-family developments.

CONCLUSION:

The applicant is requesting to rezone the property to a Planned Development to allow for a self-storage, mini-warehouse development that will offer Truck leasing as a permitted accessory use.

Some attributes the proposed zoning request provides includes:

- Development will include a 3-story building that will serve as a visual buffer between

the future multi-family development to the south and the existing truck stop to the north.

- The proposed facility will have limited hours of operation and prohibit outside storage.
- The proposed development form is a single, multi-story, climate-controlled building.
- The applicant has agreed to enter into a Development Agreement that will include building design and material requirements.

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:

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

Restrictions:

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

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

i. Zoning District Area Regulations:

1. Maximum height (feet): 3 story / 50 feet

ii. Permitted Uses:

1. All uses allowed by-right and by specific use permit in the C-2 General Commercial zoning districts with the following exceptions:

a. Self-storage, mini-warehouse with Truck leasing as a permitted accessory use.

iii. Storage: Outside storage and/or boat/RV storage is prohibited.

iv. Screening:

1. No wall or fence shall be required along the southern property boundary.
2. Truck leasing vehicles are not required to be screened.
- v. Parking: Self-service warehouse - 1 per 40 storage cubicles and 10 spaces for truck leasing.
- vi. Landscaping - Landscaping shall conform to City ordinances with the following exception along the northern property boundary within the required 5-foot perimeter landscape area between the parking spaces and adjacent property:
 1. Evergreen trees, minimum three feet in height at planting, spaced every 20 feet; and
 2. Canopy trees, minimum three inches in caliper and seven feet in height at planting, spaced every 40 feet.
 3. A minimum 6-foot wood fencing with masonry columns every 20 feet.
- vii. Hours of Operation: Daily Building Hours: 6:00 A.M. – 10:00 P.M. (including holidays).
- C. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
- D. The Concept Plan will expire after two (2) years of approval.

ATTACHMENTS:

1. Anna Retail Addition, Block A, Lot 9 Zoning Locator Map
2. P&Z - STAFF REPORT (Zoning) - Anna Retail Addition, Bl A, Lt 9 (self-storage)
3. Exhibit A - (CP) Anna Retail Addn, Bl A, Lt 9
4. Exhibit B - (PD Stipulation Justification) Anna Retail Addn, Bl A, Lt 9
5. P&Z Application

Zoning - Anna Retail Addition, Block A, Lot 9



CITY OF ANNA

Planning & Zoning Commission

June 5, 2023

Public Hearing: Zoning – Anna Retail Addition, Block A, Lot 9

Applicant: Anna 31 Retail LP

DESCRIPTION:

Request to rezone 2.0± acres located 370± feet east of U.S. Highway 75, 510± feet south of W. White Street from C-2 General Commercial (C-2) to Planned Development-C-2 General Commercial (PD-C-2) to allow for the use of Self-Storage, mini-warehouse with modified development standards.

REMARKS:

The Self-Storage, mini-warehouse land use is currently allowed only within the industrial zoning districts. The applicant is requesting to allow this land use by-right and to permit truck leasing as an accessory use to a self-storage, mini-warehouse development.

Below are the existing land use definitions associated with the Self-storage, mini-warehouse and Truck and bus leasing.

Self-storage, mini-warehouse: A facility used for storage of goods and/or materials with separate access to individual storage units by persons renting the individual units.

Truck and bus leasing: The rental of new or used panel trucks, vans, trailers, recreational vehicles, or motor-driven buses in operable condition and where no repair work is done.

A concept plan, Anna Retail Addition, Block A, Lot 9, accompanies this request.

Surrounding Land Use and Zoning

North	Truck stop (Love's), zoned C-2 General Commercial District
East	Vacant land, zoned C-2 General Commercial District.
South	Future multi-family residence development, zoned Planned Development-Multiple-Family Residential-High Density (Ord. No. 972-2022).
West	Multi-tenant commercial building, zoned C-2 General Commercial District

Proposed Planned Development Stipulations

The requested zoning is PD-C-2. There are two primary parts to this request: land use and development standards.

Land Use - The applicant is proposing a Planned Development (PD) for the subject property to allow the land use of Self-storage, mini-ware house with Truck leasing as a permitted accessory use.

Development Standards -The language in the proposed PD district will modify Planning and Development Regulations and current development standards by.

Accessory Use – Allow Truck leasing as an accessory use to a self-storage, mini-warehouse development and limit the accessory use to a maximum of 10 trucks on site.

Storage - Prohibit outside storage or boat/RV storage.

Maximum Height – Increase allowed maximum height to 3 story/50 feet.

- The C-2 zoning district area regulations has a maximum height allowance of 35 feet. The requested increase will support the interior floor dimensions and to properly screen mechanical equipment that will be located on the roof.

Parking - Reduce parking requirement to 1 space per 40 storage cubicles and require 10 spaces for truck leasing.

- Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires a minimum of 1 space per 20 storage cubicles plus 1 per 1,000 sf GFA of office and 2 per living quarters.

**City Council has approved a parking reduction in the last two self-storage, mini-warehouse zoning requests (1 per 100 storage cubicles).*

Screening - Not require a wall or fence along the southern property boundary.

- The C-2 zoning requires a wall or fence of not less than six feet whenever a C-2 use abuts a multi-family residence zoning district. A future multi-family residence development will be located immediately to the south of the proposed development. Between the developments is a shared fire lane that will serve the purpose of east/west spine road between U.S. Highway 75 and future Buddy Hayes Boulevard. To improve the aesthetics the development is requesting to waive the fencing requirement and propose a 15-foot landscape buffer adjacent to the fire lane.

Landscaping - Enhance the screening along the northern property boundary shared with the truck stop with the following.

- a. Minimum 6-foot wood fencing with masonry columns every 20 feet.
- b. Enhanced planting within the required 5-foot perimeter landscape area between the parking spaces and adjacent property to include:
 - i. Evergreen trees, minimum three feet in height at planting, spaced every 20 feet; and
 - ii. Canopy trees, minimum three inches in caliper and seven feet in height at planting, spaced every 40 feet.

Hours of operation: Daily Building Hours: 6:00 A.M. – 10:00 P.M. (including holidays)

Attached (Exhibit B) is additional information and justification provided by the applicant on the proposed development standards.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan – The Future Land Use Plan designates this property as Community Commercial.

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

Although self-storage, mini-warehouse is not identified as a retail or service land use the proposed development consists of a freestanding building that would provide a storage opportunity/service for neighbors that will be living within future surrounding multi-family developments.



SUMMARY:

The applicant is requesting to rezone the property to a Planned Development to allow for a self-storage, mini-warehouse development that will offer Truck leasing as a permitted accessory use.

Some attributes the proposed zoning request provides includes:

- Development will include a 3-story building that will serve as a visual buffer between the future multi-family development to the south and the existing truck stop to the north.
- The proposed facility will have limited hours of operation and prohibit outside storage.
- The proposed development form is a single, multi-story, climate-controlled building.
- The applicant has agreed to enter into a Development Agreement that will include building design and material requirements.

RECOMMENDATION:

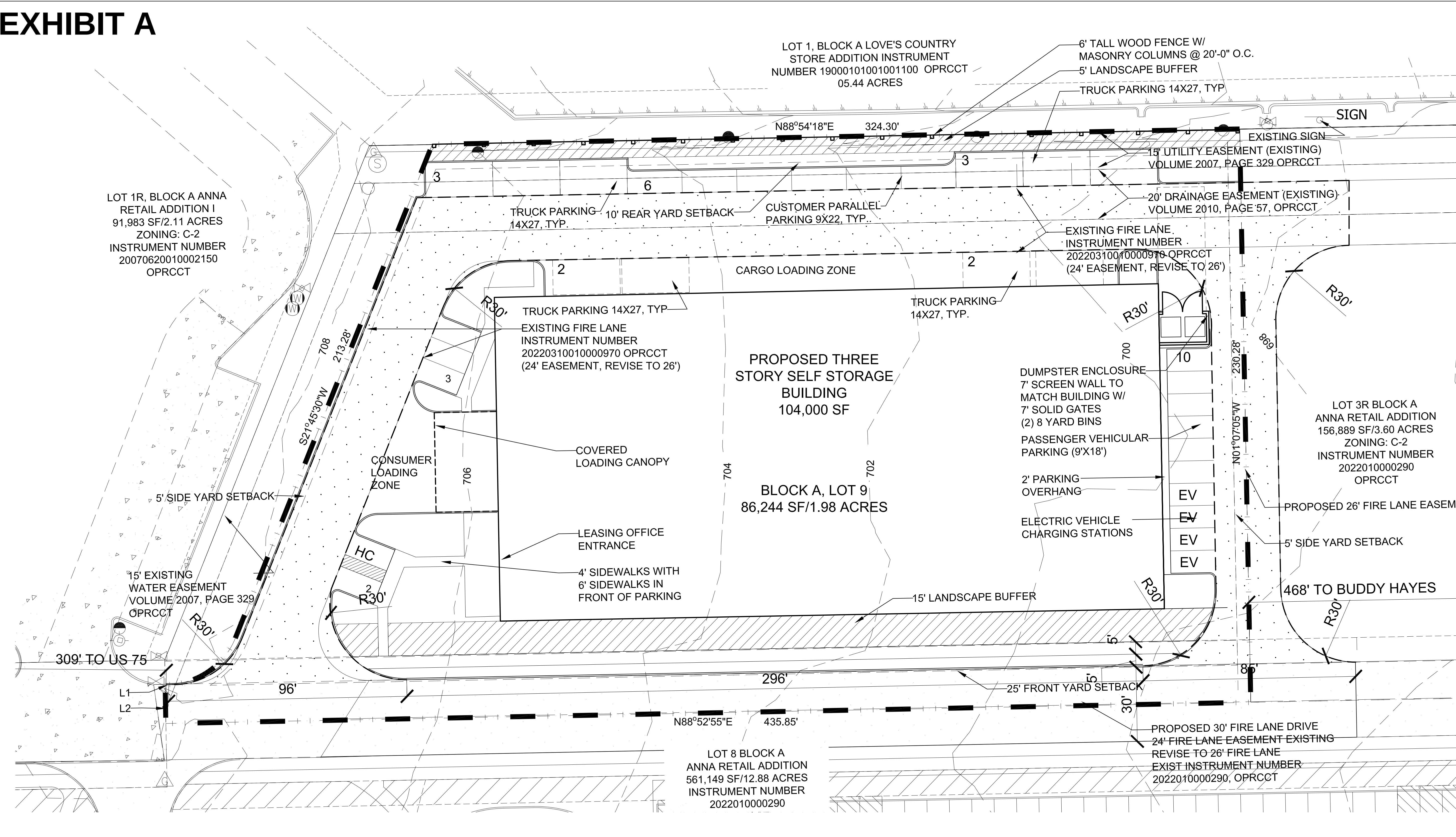
If the Commission votes in favor of the zoning request, below are recommended restrictions for the applicants' zoning request:

Restrictions:

- A. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
- B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in C-2 General Commercial district and the Planning and Development Regulations except as otherwise specified herein.
 - i. Zoning District Area Regulations:
 1. Maximum height (feet): 3 story / 50 feet
 - ii. Permitted Uses:
 1. All uses allowed by-right and by specific use permit in the C-2 General Commercial zoning districts with the following exceptions:
 - a. Self-storage, mini-warehouse with Truck leasing as a permitted accessory use.

- iii. Storage: Outside storage and/or boat/RV storage is prohibited.
 - iv. Screening:
 - 1. No wall or fence shall be required along the southern property boundary.
 - 2. Truck leasing vehicles are not required to be screened.
 - v. Parking: Self-service warehouse - 1 per 40 storage cubicles and 10 spaces for truck leasing.
 - vi. Landscaping - Landscaping shall conform to City ordinances with the following exception along the northern property boundary within the required 5-foot perimeter landscape area between the parking spaces and adjacent property:
 - 1. Evergreen trees, minimum three feet in height at planting, spaced every 20 feet; and
 - 2. Canopy trees, minimum three inches in caliper and seven feet in height at planting, spaced every 40 feet.
 - 3. A minimum 6-foot wood fencing with masonry columns every 20 feet.
 - vii. Hours of Operation: Daily Building Hours: 6:00 A.M. – 10:00 P.M. (including holidays).
- C. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
- D. The Concept Plan will expire after two (2) years of approval.

EXHIBIT A



SITE PLAN LEGEND

DUMPSTER ENCLOSURE
(50' APPROACH SHOWN)

26' FIRE LANE

EV

ELECTRIC VEHICLE CHARGING

HC

ACCESSIBLE PARKING SPACE

LANDSCAPE BUFFER

Lot 9 Block A: Site Data Summary Table

General Site Data	
Zoning	PD-C2
Proposed Land Use	Self Storage - 800 units Max
Lot Area	86,244
Lot Area Combined (Acreage)	1.98
Building Footprint Area (Approximate)	34,800
Area Covered by Canopy	600
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to T.O. Parapet
Lot Coverage	40%
Floor Area Ratio	1.1/5
Parking	
Parking Required 1 space per 40 units, 800 max	20
Standard Parking Provided	19
Accessible Parking Required	2
Accessible Parking Provided	2
Customer Parking Provided	21
Truck Rental Parking	10
Total Parking Provided	31
Landscaping Area	
Landscape area requirement (15% of street yard)	NA
Landscape Area Requirement (10% of entire site)	8624.4
Total Landscape Area Provided	9024
Internal LS area required	152
Internal LS Provided	2,052
Other Impervious Area	8,960
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	0
Impervious Area	
Building Area	34,800
Sidewalks, Pavement, and other Impervious Flatwork	33,460
Other Impervious Area	
Total Impervious Area	68,260
Total Landscape Area, Impervious Area, Permeable Area	86,244
Total Area for Outdoor Storage	None

SITE PLAN GENERAL NOTES

1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.

2. Fire lanes shall be designed and constructed per city standards.

3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.

4. FIVE-foot wide sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city.

5. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.

6. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
7. All signage contingent upon approval by Building Inspections Department.

8. Approval of the site plan is not final until all engineering plans are approved.

9. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.

10. Outdoor lighting shall comply with illumination standards within city ordinance. Please contact the Building Inspections Department to determine the type of construction and occupancy group.

11. All private electrical transmission, distribution, and service lines must be underground.
12. Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	66° 47' 54"	30.00	34.98'	S55° 09' 27"W	33.03'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88° 33' 24"W	1.15'
L2	S01° 03' 24"E	15.56'

GREENLIGHT

STUDIO, LLC
www.greenlightcompany.com
100 N. Cottonwood Drive Suite 104
Richardson, Texas 75080
214.810.4535
Drawn by/Checked By:
Tyler Adams, Registered Architect 21898
Owner:
Anna 31 Retail LP
8400 Westchester Dr. Suite 300
Dallas, Texas 75225
Contact: David Claassen - 214.361.8300

CITY PROJECT _____

CONCEPT PLAN
ANNA RETAIL ADDITION

Lot 9 Block A
1.98 Acres
City of Anna, Collin County, Texas
Thomas Rattan Survey Abstract 782
Prepared: May 24, 2023

Memorandum

RECEIVED
May 24, 2023
PLANNING DEPT.
CITY OF ANNA

May 24, 2023

TO: City of Anna Planning and Development
PO Box 776
Anna, TX 75409

REF: Anna Retail Addition Lot 9 Block A
Request to rezone from C2 to PD-C2
Zoning Request Summary and Justification

Existing Zoning: C-2
Requested Zoning: PD-C2

Ordinance	C-2 Base	Request
Max Height	35 feet	50 feet
Side Yard, Interior	5 feet	Unchanged
Rear Yard, Interior	10 feet	Unchanged
Front Yard	25 feet	Unchanged
Lot Area	10,000 SF	Unchanged
Lot Width	80 feet	Unchanged
Lot Depth	100 feet	Unchanged
Lot Coverage	70%	Unchanged

Use

Add the use of Mini Warehouse/Self Storage and Truck Rental to this district subject to an approved site plan and conditions. Maximum of ten (10) trucks on site, no outside storage or boat/RV storage allowed.

Hours of operation

Office Hours:
Summer Hours: Monday - Saturday, 9:00 A.M. To 6:00 P.M.
Winter Hours: Monday - Saturday, 9:00 A.M. To 5:30 P.M.
Sunday: Closed
Closed on all major holidays

Building Hours:
Daily: 6:00 A.M. – 10:00 P.M. (including holidays)

Security

Building will have electronic entry and unit entry via smartphone or Bluetooth fob.
24/7 Video, recording during business hours, and live monitoring when closed.

Memorandum

Building Height

Request to change the building height from 35 feet to 50 feet,

Justification: Our floor-to-floor dimension for this use is 11', resulting in a 33' elevation to the top of the structure. The project requires additional height to properly screen the mechanical equipment per the current development code.

Landscape

Request to remove fencing requirement to multifamily: Multifamily already has landscaping barrier and fencing along the proposed spine road.

Justification: this has a spine road straddling the property line to the south, which provides access for this mixed-use district between US 75 and Buddy Hayes. The multifamily PD already has a screening fence on the south side of the spine road. Adding another screen on this property would result in a "tunnel effect" along the spine road – by removing the requirement, the property would be more open to the district as a whole. A 15' landscape buffer shall be provided on the north side of the spine road.

North Buffer: provide a 5' landscape buffer with a 6'-0" tall wood fence with masonry columns every 20', evergreens every 20', and shade trees every 40'.

Justification: Existing fire lane in place. We propose to utilize head-in parking, which constrains the north buffer zone. We are adding multiple parking islands to provide ample space for shade trees every 40' along the buffer zone.

Remove landscape buffers on the east and west boundaries of the property.

Justification: to the west, the existing fire lane is against the property line; we have the opportunity for an improved landscape area at the main entrance of the building. On the east, we provide a fire lane to straddle both sides of the property line, increasing the efficiencies of both properties. A 5' landscape buffer shall be provided on the north side of the property.

Parking

Parking requirement is 1:20 storage units. We request a reduction to 1:40 storage units.

Justification: While the current 1:20 ratio may make sense for a single-story, drive-up product, our experience is that parking requirements for a three-story conditioned building are much lower. We have successfully parked our projects at a 1:10,000 SF ratio. The site's existing conditions allow us to provide ample parking for both passenger vehicles at a rate of 1 space for every 40 units excluding loading area spaces. As an additional community amenity, we propose to provide a minimum of four EV charging parking spaces available to the public.

Request for Additional Parking for Truck Rental – 10 Truck maximum

Justification: The site layout and orientation to adjacent current structures creates the opportunity to store trucks for rent in an area which is not easily seen from the right of way. We propose a maximum of 10 spaces for truck rentals. No outside storage is permitted (Boat/RV storage, vehicle storage, trailer storage, etc).

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Anna Retail Addition Total Number of Acres: 1.98
Zoning Classification(s): C2 Total Number of Lots: 1
Location: Lot 9 Block A

Property Owner Information & Authorization

Name/Company: Anna 31 Retail LP
Address: 8400 Westchester Dr Suite 300
City: Dallas State: Texas Zip Code: 75225
Phone: 214.361.8300 Email: david@claasseninvestments.com

Project Representation (check one):

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

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

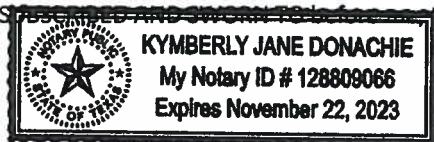
Property Owner's Signature: [Signature] Date: 5-2-23

STATE OF: Texas

COUNTY OF: Dallas

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

Subscribed and sworn to before me this the 2nd day of May, 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): Architect

Name: Tyler Adams

Company: Greenlight Studio LLC

Address: 100 N Cottonwood Drive Suite 104

City: Richardson State: Texas Zip Code: 75080

Phone: 214.810.4535 Email: tyler@gldevco.com

Development Services

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



Item No. 14.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 9, Concept Plan.
Applicant: Anna 31 Retail LP.

SUMMARY:

Self-storage, mini-warehouse on one lot on 2.0± acres located 370± feet east of U.S. Highway 75, 510± feet south of W. White Street.

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose of the concept plan is to show the conceptual layout and related site improvements associated with a future self-storage, mini-warehouse development. The concept plan complies with the Planning and Development regulations as requested by the zoning case.

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:

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

ATTACHMENTS:

1. Anna Retail Addition, Block A, Lot 9 Concept Plan Locator Map
2. Exhibit A - (CP) Anna Retail Addn, Bl A, Lt 9
3. P&Z Application

Concept Plan - Anna Retail Addition, Block A, Lot 9

US HIGHWAY 75

S CENTRAL EXPY

W WHITE ST

S BUDDY HAYES BLVD

THE CITY OF
Anna

N



Subject
Property



City Limits



200' Notice
Boundary

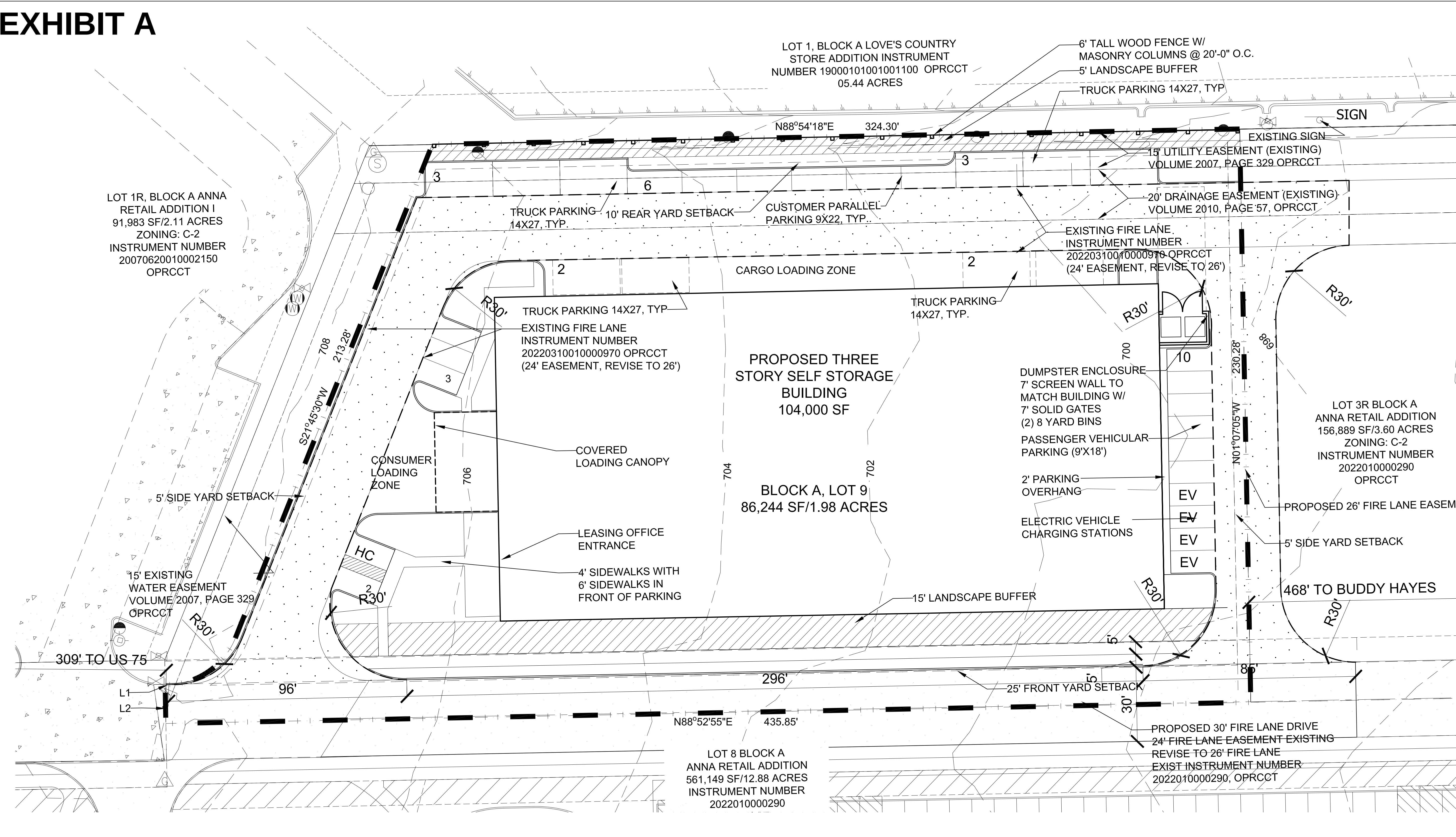


ETJ

0 100 200 400
Feet

May 2023

EXHIBIT A



SITE PLAN LEGEND

DUMPSTER ENCLOSURE
(50' APPROACH SHOWN)

26' FIRE LANE

EV

ELECTRIC VEHICLE CHARGING

HC

ACCESSIBLE PARKING SPACE

LANDSCAPE BUFFER

Lot 9 Block A: Site Data Summary Table

General Site Data	
Zoning	PD-C2
Proposed Land Use	Self Storage - 800 units Max
Lot Area	86,244
Lot Area Combined (Acres)	1.98
Building Footprint Area (Approximate)	34,800
Area Covered by Canopy	600
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to T.O. Parapet
Lot Coverage	40%
Floor Area Ratio	1.1/5
Parking	
Parking Required 1 space per 40 units, 800 max	20
Standard Parking Provided	19
Accessible Parking Required	2
Accessible Parking Provided	2
Customer Parking Provided	21
Truck Rental Parking	10
Total Parking Provided	31
Landscaping Area	
Landscape area requirement (15% of street yard)	NA
Landscape Area Requirement (10% of entire site)	8624.4
Total Landscape Area Provided	9024
Internal L5 area required	152
Internal L5 Provided	2,052
Other Impervious Area	8,960
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	0
Impervious Area	
Building Area	34,800
Sidewalks, Pavement, and other Impervious Flatwork	33,460
Other Impervious Area	
Total Impervious Area	68,260
Total Landscape Area, Impervious Area, Permeable Area	86,244
Total Area for Outdoor Storage	None

SITE PLAN GENERAL NOTES

1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.

2. Fire lanes shall be designed and constructed per city standards.

3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.

4. FIVE-foot wide sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city.

5. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.

6. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
7. All signage contingent upon approval by Building Inspections Department.

8. Approval of the site plan is not final until all engineering plans are approved.

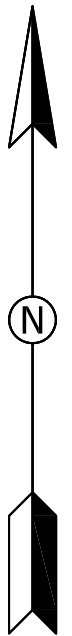
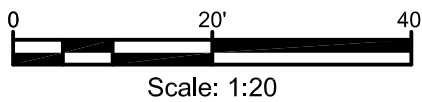
9. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.

10. Outdoor lighting shall comply with illumination standards within city ordinance. Please contact the Building Inspections Department to determine the type of construction and occupancy group.

11. All private electrical transmission, distribution, and service lines must be underground.
12. Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

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GREENLIGHT

STUDIO, LLC
www.greenlightcompany.com
100 N. Cottonwood Drive Suite 104
Richardson, Texas 75080
214.810.4535
Drawn by/Checked By:
Tyler Adams, Registered Architect 21898
Owner:
Anna 31 Retail LP
8400 Westchester Dr. Suite 300
Dallas, Texas 75225
Contact: David Claassen - 214.361.8300

CITY PROJECT _____

CONCEPT PLAN
ANNA RETAIL ADDITION

Lot 9 Block A
1.98 Acres
City of Anna, Collin County, Texas
Thomas Rattan Survey Abstract 782
Prepared: May 24, 2023

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Anna Retail Addition Total Number of Acres: 1.98
Zoning Classification(s): C2 Total Number of Lots: 1
Location: Lot 9 Block A

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

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

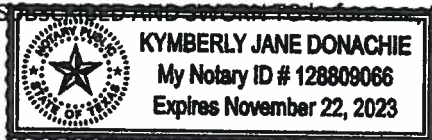
Property Owner's Signature: [Signature] Date: 5-2-23

STATE OF: Texas

COUNTY OF: Dallas

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

Subscribed and sworn to before me this the 2nd day of May, 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): Architect

Name: Tyler Adams

Company: Greenlight Studio LLC

Address: 100 N Cottonwood Drive Suite 104

City: Richardson State: Texas Zip Code: 75080

Phone: 214.810.4535 Email: tyler@gldevco.com

Development Services

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



Item No. 15.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 2.4± acres located on the north side of W. White Street, 635± feet east of Ferguson Parkway from Planned Development (Ord. No. 709-2015), SF-E Single-Family Residential - Large Lot, & Planned Development (Ord. No. 673-2014) to C-1 Restricted Commercial to allow for an office, retail, and restaurant development. Applicant: Novus NDT Realty LLC.

SUMMARY:

The applicant is requesting to rezone the property to the Restricted Commercial (C-1) zoning district to allow for commercial development.

The intent of the C-1 zoning district is to accommodate the shopping needs of residents in adjacent residential areas.

A concept plan, The Shops at Avery Pointe, Block A, Lot 1, accompanies this request.

Surrounding Land Use and Zoning

North	Avery Pointe, Phase 2 residential development, zoned Planned Development (Ord. No. 673-2014)
East	Avery Pointe, Phase 2 residential pond & open space area, zoned Planned Development (Ord. No. 673-2014)
South	Across W. White Street, retail & restaurant, zoned C-2 & Planned Development (Ord. No. 320-2007)
West	Retail, zoned Planned Development (Ord. No. 179-2005 & Ord. No. 226-2005)

Future Land Use Plan – The Future Land Use Plan designates this property as Community Commercial.

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

The proposed zoning conforms with the Anna 2050 Future Land Use Plan.

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 applicant is requesting to rezone the property to the C-1 zoning district to allow for commercial development. The request is in conformance with the Anna 2050 Future Land Use Plan.

ATTACHMENTS:

1. Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) - The Shops at Avery Pointe, Block A, Lot 1
3. Exhibit A - (CP) The Shops at Avery Pointe Bl A, Lt 1
4. P&Z Development Application

Zoning - The Shops at Avery Pointe



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

200' Notice Boundary

0 100 200 400 Feet

May 2023

CITY OF ANNA

Planning & Zoning Commission

June 5, 2023

Public Hearing: Zoning – The Shops at Avery Pointe, Block A, Lot 1

Applicant: Novus NDT Realty LLC

DESCRIPTION:

Request to rezone 2.4± acres located on the north side of W. White Street, 635± feet east of Ferguson Parkway from Planned Development (Ord. No. 709-2015), SF-E Single-Family Residential – Large Lot, & Planned Development (Ord. No. 673-2014) to C-1 Restricted Commercial to allow for an office, retail, and restaurant development.

REMARKS:

The applicant is requesting to rezone the property to the Restricted Commercial(C-1) zoning district to allow for commercial development.

The intent of the C-1 zoning district is to accommodate the shopping needs of residents in adjacent residential areas.

A concept plan, The Shops at Avery Pointe, Block A, Lot 1, accompanies this request.

Surrounding Land Use and Zoning

North	Avery Pointe, Phase 2 residential development, zoned Planned Development (Ord. No. 673-2014)
East	Avery Pointe, Phase 2 residential pond & open space area, zoned Planned Development (Ord. No. 673-2014)
South	Across W. White Street, retail & restaurant, zoned C-2 & Planned Development (Ord. No. 320-2007)
West	Retail, zoned Planned Development (Ord. No. 179-2005 & Ord. No. 226-2005)

Future Land Use Plan – The Future Land Use Plan designates this property as Community Commercial.

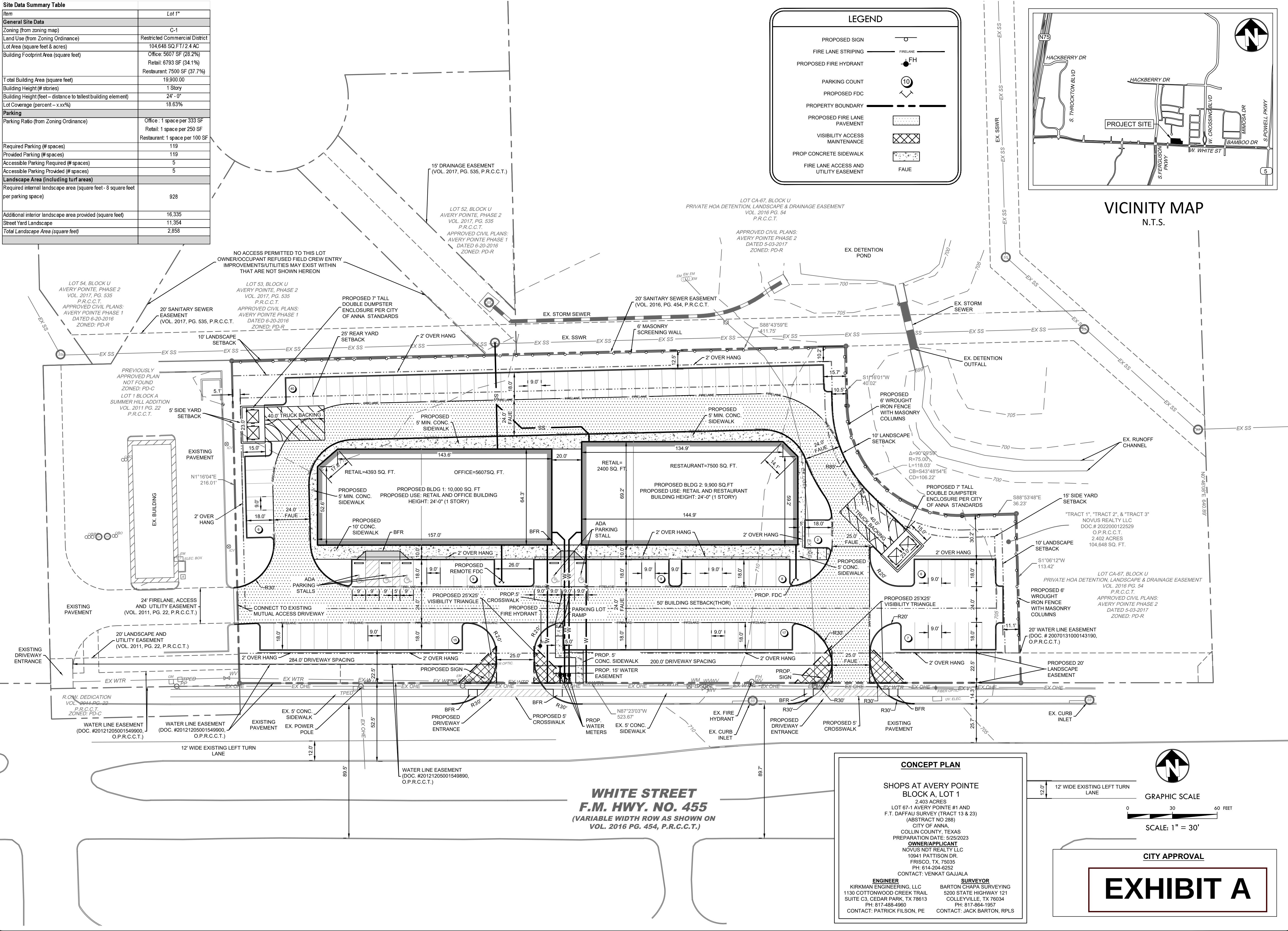
Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

The proposed zoning conforms with the Anna 2050 Future Land Use Plan.

SUMMARY:

The applicant is requesting to rezone the property to the C-1 zoning district to allow for commercial development. The request is in conformance with the Anna 2050 Future Land Use Plan.

Site Data Summary Table	
Item	Lot 1*
General Site Data	
Zoning (from zoning map)	C-1
Land Use (from Zoning Ordinance)	Restricted Commercial District
Lot Area (square feet & acres)	104,648 SQ.FT/ 2.4 AC
Building Footprint Area (square feet)	Office: 5607 SF (28.2%) Retail: 6793 SF (34.1%) Restaurant: 7500 SF (37.7%)
Total Building Area (square feet)	19,900.00
Building Height (# stories)	1 Story
Building Height (feet - distance to tallest building element)	24' - 0"
Lot Coverage (percent - x.xx%)	18.63%
Parking	
Parking Ratio (from Zoning Ordinance)	Office : 1 space per 333 SF Retail: 1 space per 250 SF Restaurant: 1 space per 100 SF
Required Parking (# spaces)	119
Provided Parking (# spaces)	119
Accessible Parking Required (# spaces)	5
Accessible Parking Provided (# spaces)	5
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking space)	928
Additional interior landscape area provided (square feet)	16,335
Street Yard Landscape	11,354
Total Landscape Area (square feet)	2,858



PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E. # 108577
DATE: May 25, 2023

NOVUS NDT
REALTY LLC

10941 PATTISON DR
FRISCO, TX 75035
614-204-6252

SHOPS AT
AVERY POINTE

CITY OF ANNA
COLLIN COUNTY, TEXAS

DESCRIPTION:

REV. DATE:



KIRKMAN ENGINEERING, LLC
1130 COTTONWOOD CREEK TRAIL,
SUITE C3, CEDAR PARK, TX 78613
TEXAS FIRM NO. 15874

JOB NUMBER: VEN23001

ISSUE DATE: ----

CONCEPT
PLAN

SHEET:

V1.0

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: N/A Total Number of Acres: 2.403
Zoning Classification(s): SF-E AND PD Total Number of Lots: 3
Location: WHITE ST ANNA, TX 75409

Property Owner Information & Authorization

Name/Company: NOVUS NDT REALTY LLC
Address: 10941 PATTISON DR.
City: FRISCO State: TX Zip Code: 75035-1136
Phone: 614-204-6252 Email: VENKATGAJJALA@YAHOO.COM

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Sandy Brantley (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: 05/01/2023

STATE OF: TEXAS

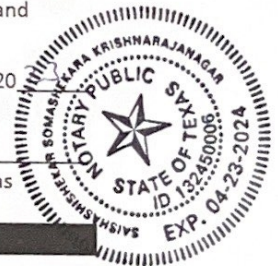
COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared ARUNA SAPPIDI (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 1 day of May, 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: SANDY BRANTLEY

Company: KIRKMAN ENGINEERING

Address: 1130 COTTONWOOD CREEK TRAIL, SUITE C3

City: CEDAR PARK State: TX Zip Code: 78613

Phone: 512-428-8586 Email: SANDY.BRANTLEY@TRUSTKE.COM

Development Services

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



Item No. 16.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on The Shops at Avery Pointe, Block A, Lot 1, Concept Plan.
Applicant: Novus NDT Realty LLC.

SUMMARY:

Office, Retail, and Restaurant on one lot on 2.4± acres located on the north side of W. White Street, 635± feet east of Ferguson Parkway.

This concept plan is associated with the zoning request to allow for commercial development and is contingent upon approval of that request.

The purpose of the concept plan is to show the conceptual layout and related site improvements associated with the future commercial 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:

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

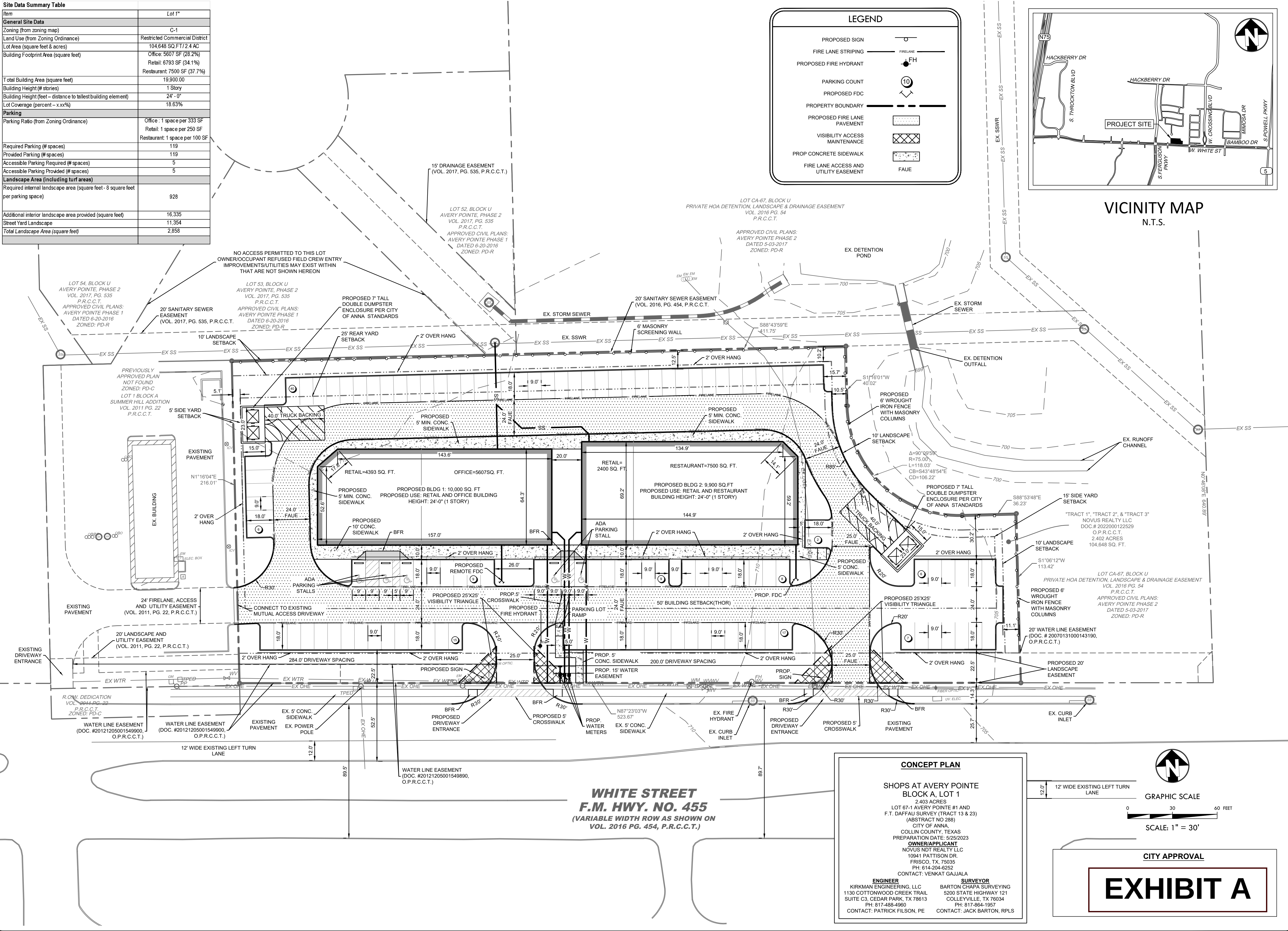
ATTACHMENTS:

1. The Shops at Avery Pointe, Block A, Lot 1 Concept Plan Locator Map
2. Exhibit A - (CP) The Shops at Avery Pointe Bl A, Lt 1
3. P&Z Development Application

Concept Plan - The Shops at Avery Pointe, Block A, Lot 1



Site Data Summary Table	
Item	Lot 1*
General Site Data	
Zoning (from zoning map)	C-1
Land Use (from Zoning Ordinance)	Restricted Commercial District
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Street Yard Landscape	11,354
Total Landscape Area (square feet)	2,858



VICINITY MAP
N.T.S.

CONCEPT PLAN

SHOPS AT AVERY POINT
BLOCK A, LOT 1

2.403 ACRES
LOT 87-1 AVERY POINT#1 AND
F.T. DAFEAU SURVEY (TRACT 13 & 23)
(ABSTRACT NO 288)
CITY OF ANNA,
COLLIN COUNTY, TEXAS
PREPARATION DATE: 5/25/2023
OWNER/APPLICANT
NOVUS NDT REALTY LLC
10941 PATTISON DR.
FRISCO, TX, 75035
PH: 614-204-6252
CONTACT: VENKAT GAJJALA

ENGINEER
KIRKMAN ENGINEERING, LLC
1130 COTTONWOOD CREEK TRAIL
SUITE C3, CEDAR PARK, TX 78613
PH: 817-488-4960
CONTACT: PATRICK FILSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

CITY APPROVAL

EXHIBIT A

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
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BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E. # 108577
DATE: May 25, 2023

NOVUS NDT
REALTY LLC

10941 PATTISON DR
FRISCO, TX 75035
614-204-6252

SHOPS AT
AVERY POINT

CITY OF ANNA
COLLIN COUNTY, TEXAS

DESCRIPTION:

REV. DATE:



KIRKMAN ENGINEERING, LLC
1130 COTTONWOOD CREEK TRAIL,
SUITE C3, CEDAR PARK, TX 78613
TEXAS FIRM NO. 15874

JOB NUMBER: VEN23001

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CONCEPT
PLAN

SHEET:

V1.0

Owner Authorization and Representative Designation

THE CITY OF
Anna

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Address: 10941 PATTISON DR.
City: FRISCO State: TX Zip Code: 75035-1136
Phone: 614-204-6252 Email: VENKATGAJJALA@YAHOO.COM

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Sandy Brantley (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.

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Property Owner's Signature: [Signature] Date: 05/01/2023

STATE OF: TEXAS

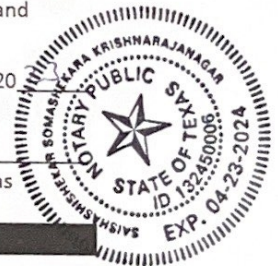
COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared ARUNA SAPPIDI (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 1 day of May, 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: SANDY BRANTLEY

Company: KIRKMAN ENGINEERING

Address: 1130 COTTONWOOD CREEK TRAIL, SUITE C3

City: CEDAR PARK State: TX Zip Code: 78613

Phone: 512-428-8586 Email: SANDY.BRANTLEY@TRUSTKE.COM

Development Services

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Item No. 17.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning on 54.9± acres located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road to Planned Development to allow for a multiple-family residence, hotel and private club/banquet hall development with modified development standards. Applicant: Bhadresh Trivedi / Dosti Partners, LLC

SUMMARY:

Request to annex and zone 54.9± acres located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road to Planned Development to allow for a multiple-family residence, hotel and private club/banquet hall development with modified development standards.

The proposed zoning will be Planned Development with C-3 Planned Center District as the base zoning.

REMARKS:

The applicant is proposing zoning and design standards that would allow for a development that consists of four-story buildings, maximum height of 45 feet, with one, two, and three-bedroom unit apartment buildings, a hotel, and a private club/banquet hall, on one lot.

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

A concept plan (Exhibit A) for The Preserve, Block A, Lot 1, accompanies this request. Additionally, as part of the zoning request the property owner has submitted a voluntary annexation petition.

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

North	Residences and vacant tract – zoned SF-E & located in the ETJ
East	Vacant land – zoned Planned Development-MF-2 (Ord. No. 2002-27A)

South	Across Collin County Outer Loop, the City of Melissa ETJ
West	Across U.S. Hwy 75, residences, commercial, & vacant tracts – zoned SF-E & C-2

Proposed Planned Development Stipulations

The requested zoning is PD with a base zoning of C-3. The primary purpose of the Planned Development request is to allow for a medium-density, multiple-family residence and commercial development with modified development standards. There are two primary parts to this request: land use and design standards.

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

Design Standards - The language in the proposed PD district would allow for modified development standards associated with the multiple-family residence, hotel, and private club/banquet hall development.

Height and area regulations – Appendix 1 (zoning district area regulations) of the Zoning Ordinance has a maximum height of 35 feet.

- The applicant is proposing four-story buildings and requesting 45 feet as the maximum height allowance.

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

- The applicant is proposing to reduce the required parking for one-bedroom units from two (2) spaces per unit to one (1) space per unit.
- The applicant is requesting to reduce the required covered parking from 75% to 50%.

Private Club/Banquet Hall Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires parking as follows:

- Private Club: 10 per 1000 sf GFA.

- Banquet Hall: not defined.

- The applicant is requesting a reduction for the Private Club/Banquet Hall to 1 space per 250 sf of gathering floor area with the following restrictions:

1. Hotel buildings are prohibited from having restaurants, club rooms, banquet halls, ballrooms and/or meeting rooms.

A hotel and/or parking area associated with the hotel is required to be constructed adjacent to and in conjunction with a Private Club/Banquet Hall development.

Screening fence – Sec. 9.04.025 (C-3 zoning regulations) requires a masonry wall when adjacent to a residentially zoned lot or tract. The wall shall have a minimum height of six feet above the average grade of the residential property and shall be constructed on the nonresidential property adjacent to the common side or rear property line.

- The applicant is requesting to remove the provision for portions of the property abutting or within floodplain and dam areas, and between multiple-family residence uses.
- The applicant is not requesting to remove the masonry requirements between the commercial uses and the multiple-family or single-family residential uses.

Refuse Facilities – The C-3 district requires two dumpsters per lot but does not typically allow multiple-family residences. When multiple-family residences are proposed in commercial zoning districts, it is recommended to follow Sec. 9.04.020 (MF-2 zoning regulations) which contains the following provision regarding the refuse facilities:

Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse container per 30 multifamily dwelling units. For complexes with less than 30 units, no less than four cubic yards of refuse container shall be provided. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.

- The applicant is requesting to increase the distance requirement to 1,000 feet and utilize one compactor on-site as long as a valet waste service is provided.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates this property as Professional Campus and Parks and Open Space.

Character & Intent

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

Land Use Considerations

Primary Land Use

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

Secondary Land Use

Civic and institutional uses, parks and open space.

Preferred Scenario Diagram

The Preferred Scenario Diagram designates this property as Mixed Use and Ranching & Agriculture.

Character & Intent

A Mixed Use designated area is intended to offer people the ability to live, shop, work and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. They typically include a higher intensity of uses developed in an urbane style that are supported by nodes of activity. The design and scale of development in a Mixed Use center encourages active living, with a complete and comprehensive network of walkable streets.

Land Use Considerations

Primary Land Use

Retail, commercial, townhomes, apartments, offices, hotels and personal service uses

Secondary Land Use

Civic and institutional uses, parks and open space

Being at the intersection of U.S. Highway 75 and future Collin County Outer Loop, the Anna 2050 Future Land Use Plan identifies this corner as professional campus and to evolve over time into a mixed use center as shown on the Preferred Scenario Diagram. The proposed development is dominated by the multiple-family residential use with a hotel and Private Club/Banquet Hall and does not offer goods and services for typical daily life needs of the residents.

SUMMARY:

Request to zone 54.9± acres to Planned Development with a base zoning of C-3 Planned Center District to allow for multiple-family residence and commercial uses with modified development standards.

While the property has limitations in developable area due to flood plain and development restrictions associated with the Soil Conservation Service Site 47 Reservoir, the proposed allowance of multiple-family residences does not conform to the Future Land Use Plan nor does the proposed layout provide for a walkable development as intended in the Preferred Scenario Diagram.

Additionally, the requested parking reduction for the Private Club/Banquet Hall (1 per 250 sf) does not meet the minimum parking requirements (1 per 200 sf) for restaurants and/or conference areas if located within or part of a hotel 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:

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

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Definitions: Except as otherwise provided herein, the definitions in Appendix 3 of Article 9.04 shall apply.
 - a. Banquet Hall: A meeting facility for lease by private parties which may also include on-site kitchen/catering facilities.
3. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the C-3 Planned Center District (C-3) zoning district and the Planning

and Development Regulations except as otherwise specified herein.

a. Uses

i. Additional permitted uses:

1. Multiple-family residence;
2. Hotel; buildings are prohibited from having restaurants, club rooms, banquet halls, ballrooms and/or meeting rooms when shared parking with other uses;
3. Private Club is permitted without a Specific Use Permit (SUP) when constructed with or adjacent to a hotel with shared parking; and
4. Banquet Hall.

ii. Prohibited: Automobile and Related Service Uses except parking lot or parking garage, automobile

iii. Maximum multiple-family residence units:

- A. Maximum of 700 total units; and
- B. Maximum of 210 units may be two and three-bedroom.

b. Maximum height (feet): 4 stories / 45 feet

c. Parking:

i. Multiple-Family Residence:

- A. One-bedroom: One space per unit;
- B. Two- & Three-bedroom: Two (2) spaces per unit;
- C. Covered Parking: 50% of the residence required parking must be covered; and
- D. Visitor Parking: 0.25 per unit.

ii. Private Club/Banquet Hall shall provide parking at a ratio of 1 space per 250 sf of gathering floor space under the following conditions:

- A. The Private Club/Banquet Hall is constructed in conjunction or adjacent to a hotel with shared parking; and
- B. Up to 36 of the required parking spaces for the Private Club/Banquet Hall to be an alternative parking surface other than asphalt or concrete.

iii. Except as noted above, parking for a Private Club/Banquet Hall: 1 space per 100 sf of gathering floor space

d. Screening Fence:

- i. Screening is not required when abutting or within floodplain and dam areas.
- ii. Screening is not required between multiple-family residence uses or zoning.

e. Refuse Facilities: Multiple-family residences served by valet trash service may:

- i. Increase the distance from dwelling units to the refuse facility to 1,000 feet measured along the designated pedestrian and vehicular travel way; and
- ii. Utilize a trash compactor in lieu of traditional dumpsters.

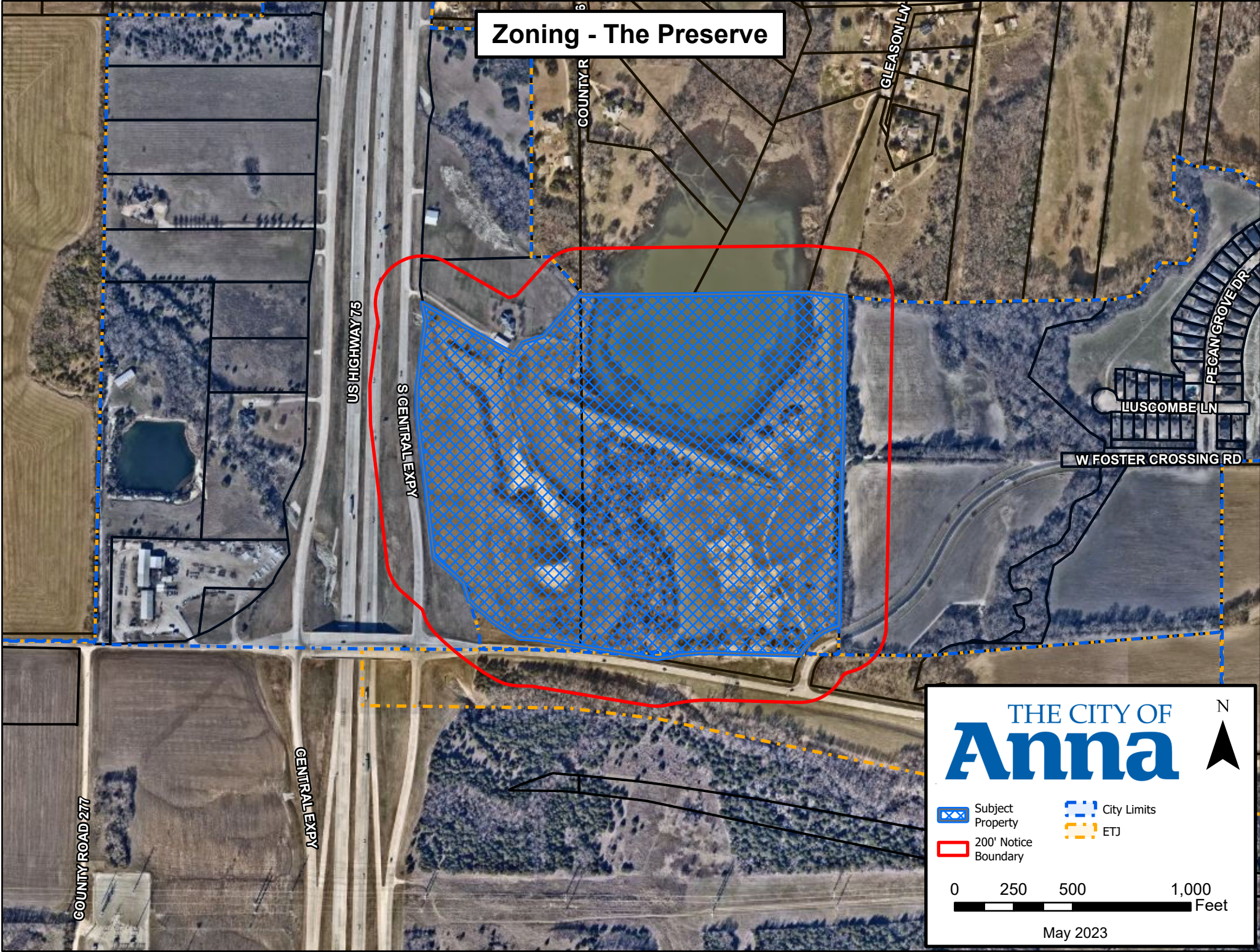
4. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the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

5. The Concept Plan will expire after two (2) years of approval.
6. Approvals by the City of Anna does not constitute approval of County, State, or Federal regulations.

ATTACHMENTS:

1. The Preserve Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) - The Preserve
3. Exhibit A (CP) The Preserve - Planned Development
4. Applicant Request & Justifications
5. Application

Zoning - The Preserve



THE CITY OF
Anna

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

0 250 500 1,000 Feet

May 2023

CITY OF ANNA

PLANNING & ZONING COMMISSION

June 5, 2023

Public Hearing: Zoning – The Preserve, Block A, Lot 1

Applicant: Bhadresh Trivedi / Dosti Partners, LLC.

DESCRIPTION:

Request to annex and zone 54.9± acres located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road to Planned Development to allow for a multiple-family residence, hotel and private club/banquet hall development with modified development standards.

The proposed zoning will be Planned Development with C-3 Planned Center District as the base zoning.

REMARKS:

The applicant is proposing zoning and design standards that would allow for a development that consists of four-story buildings, maximum height of 45 feet, with one, two, and three-bedroom unit apartment buildings, a hotel, and a private club/banquet hall, on one lot.

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

A concept plan (Exhibit A) for The Preserve, Block A, Lot 1, accompanies this request. Additionally, as part of the zoning request the property owner has submitted a voluntary annexation petition.

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

North	Residences and vacant tract – zoned SF-E & located in the ETJ
East	Vacant land – zoned Planned Development-MF-2 (Ord. No. 2002-27A)
South	Across Collin County Outer Loop, the City of Melissa ETJ

West	Across U.S. Hwy 75, residences, commercial, & vacant tracts – zoned SF-E & C-2
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Proposed Planned Development Stipulations

The requested zoning is PD with a base zoning of C-3. The primary purpose of the Planned Development request is to allow for a medium-density, multiple-family residence and commercial development with modified development standards. There are two primary parts to this request: land use and design standards.

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

Design Standards - The language in the proposed PD district would allow for modified development standards associated with the multiple-family residence, hotel, and private club/banquet hall development.

Height and area regulations – Appendix 1 (zoning district area regulations) of the Zoning Ordinance has a maximum height of 35 feet.

- The applicant is proposing four-story buildings and requesting 45 feet as the maximum height allowance.

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

- The applicant is proposing to reduce the required parking for one-bedroom units from two (2) spaces per unit to one (1) space per unit.
- The applicant is requesting to reduce the required covered parking from 75% to 50%.

Private Club/Banquet Hall Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires parking as follows:

- Private Club: 10 per 1000 sf GFA.
- Banquet Hall: not defined.
- The applicant is requesting a reduction for the Private Club/Banquet Hall to 1 space per 250 sf of gathering floor area with the following restrictions:
 - Hotel buildings are prohibited from having restaurants, club rooms, banquet halls, ballrooms and/or meeting rooms.

A hotel and/or parking area associated with the hotel is required to be constructed adjacent to and in conjunction with a Private Club/Banquet Hall development.

Screening fence – Sec. 9.04.025 (C-3 zoning regulations) requires a masonry wall when adjacent to a residentially zoned lot or tract. The wall shall have a minimum height of six feet above the average grade of the residential property and shall be constructed on the nonresidential property adjacent to the common side or rear property line.

- The applicant is requesting to remove the provision for portions of the property abutting or within floodplain and dam areas, and between multiple-family residence uses.
- The applicant is not requesting to remove the masonry requirements between the commercial uses and the multiple-family or single-family residential uses.

Refuse Facilities – The C-3 district requires two dumpsters per lot but does not typically allow multiple-family residences. When multiple-family residences are proposed in commercial zoning districts, it is recommended to follow Sec. 9.04.020 (MF-2 zoning regulations) which contains the following provision regarding the refuse facilities:

Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse container per 30 multifamily dwelling units. For complexes with less than 30 units, no less than four cubic yards of refuse container shall be provided. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.

- The applicant is requesting to increase the distance requirement to 1,000 feet and utilize one compactor on-site as long as a valet waste service is provided.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates this property as Professional Campus and Parks and Open Space.

Character & Intent

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

Land Use Considerations

Primary Land Use

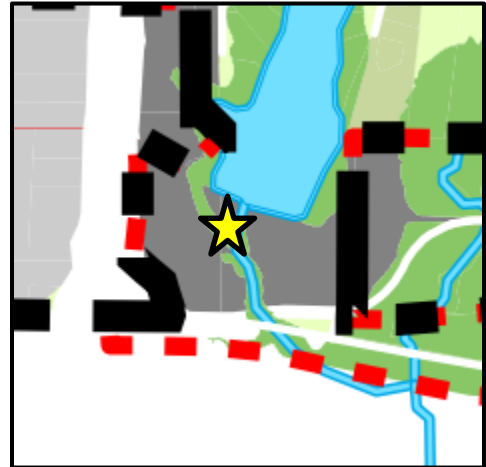
Higher education, research and technology, professional offices, medical, restaurant and retail

Secondary Land Use

Civic and institutional uses, parks and open space.

Preferred Scenario Diagram

The Preferred Scenario Diagram designates this property as Mixed Use and Ranching & Agriculture.



Character & Intent

A Mixed Use designated area is intended to offer people the ability to live, shop, work and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. They typically include a higher intensity of uses developed in an urbane style that are supported by nodes of activity. The design and scale of development in a Mixed Use center encourages active living, with a complete and comprehensive network of walkable streets.

Land Use Considerations

Primary Land Use

Retail, commercial, townhomes, apartments, offices, hotels and personal service uses

Secondary Land Use

Civic and institutional uses, parks and open space



Being at the intersection of U.S. Highway 75 and future Collin County Outer Loop, the Anna 2050 Future Land Use Plan identifies this corner as professional campus and to evolve over time into a mixed use center as shown on the Preferred Scenario Diagram. The proposed development is dominated by the multiple-family residential use with a hotel and Private Club/Banquet Hall and does not offer goods and services for typical daily life needs of the residents.

SUMMARY:

Request to zone 54.9± acres to Planned Development with a base zoning of C-3 Planned Center District to allow for multiple-family residence and commercial uses with modified development standards.

While the property has limitations in developable area due to flood plain and development restrictions associated with the Soil Conservation Service Site 47 Reservoir, the proposed allowance of multiple-family residences does not conform to the Future Land Use Plan nor does the proposed layout provide for a walkable development as intended in the Preferred Scenario Diagram.

Additionally, the requested parking reduction for the Private Club/Banquet Hall (1 per 250 sf) does not meet the minimum parking requirements (1 per 200 sf) for restaurants and/or conference areas if located within or part of a hotel development.

RECOMMENDATION:

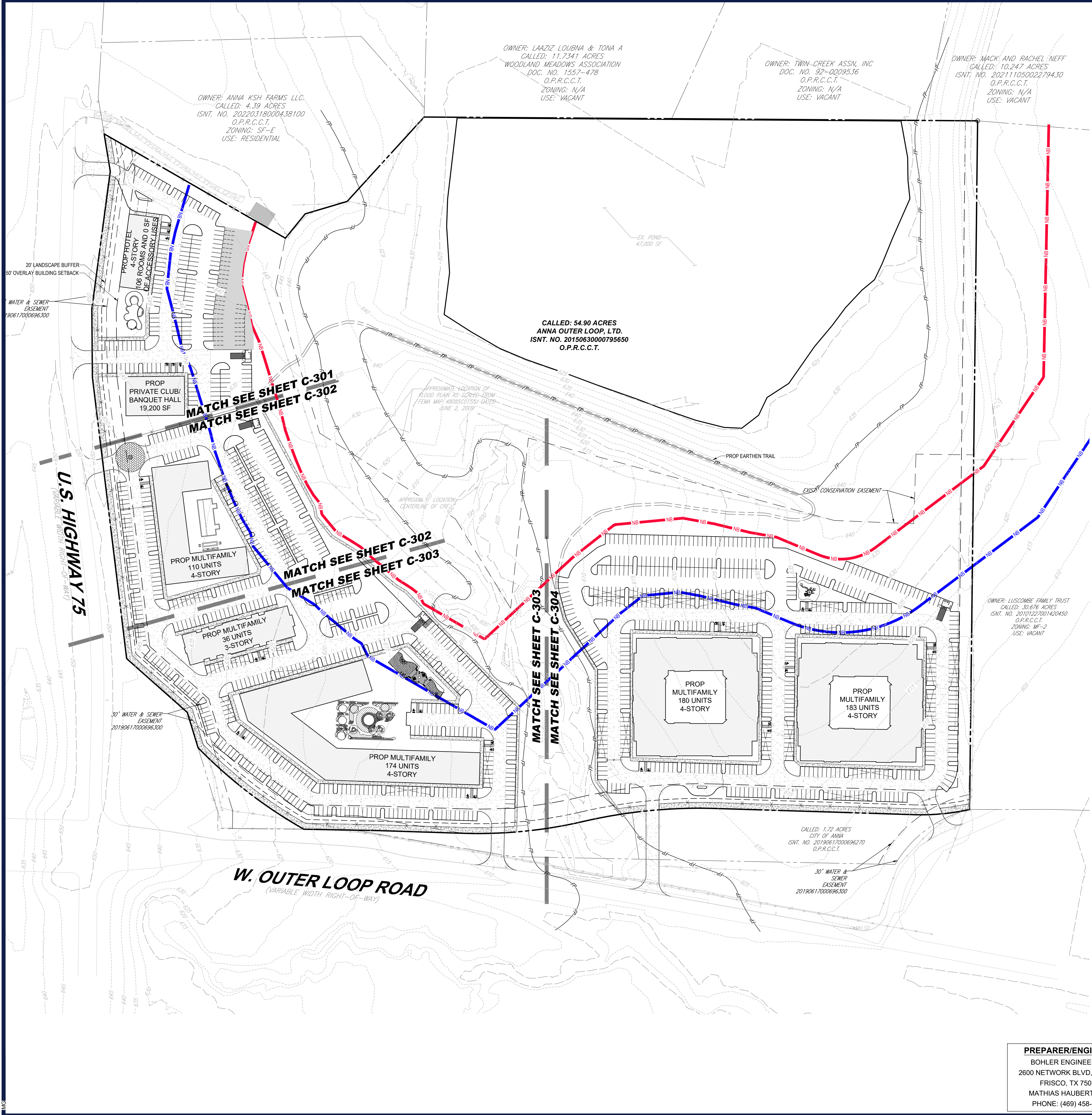
If the Commission votes in favor of the zoning request below are recommended restrictions to place on the Planned Development zoning:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Definitions: Except as otherwise provided herein, the definitions in Appendix 3 of Article 9.04 shall apply.
 - a. Banquet Hall: A meeting facility for lease by private parties which may also include on-site kitchen/catering facilities.
3. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the C-3 Planned Center District (C-3) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - a. Uses
 - i. Additional permitted uses:
 - A. Multiple-family residence;
 - B. Hotel; buildings are prohibited from having restaurants, club rooms, banquet halls, ballrooms and/or meeting rooms when shared parking with other uses;
 - C. Private Club is permitted without a Specific Use Permit (SUP) when constructed with or adjacent to a hotel with shared parking; and
 - D. Banquet Hall.

- ii. Prohibited: Automobile and Related Service Uses except parking lot or parking garage, automobile
 - iii. Maximum multiple-family residence units:
 - A. Maximum of 700 total units; and
 - B. Maximum of 210 units may be two and three-bedroom.
- b. Maximum height (feet): 4 stories / 45 feet
- c. Parking:
 - i. Multiple-Family Residence:
 - A. One-bedroom: One space per unit;
 - B. Two- & Three-bedroom: Two (2) spaces per unit;
 - C. Covered Parking: 50% of the residence required parking must be covered; and
 - D. Visitor Parking: 0.25 per unit.
 - ii. Private Club/Banquet Hall shall provide parking at a ratio of 1 space per 250 sf of gathering floor space under the following conditions:
 - A. The Private Club/Banquet Hall is constructed in conjunction or adjacent to a hotel with shared parking; and
 - B. Up to 36 of the required parking spaces for the Private Club/Banquet Hall to be an alternative parking surface other than asphalt or concrete.
 - iii. Except as noted above, parking for a Private Club/Banquet Hall: 1 space per 100 sf of gathering floor space
- d. Screening Fence:
 - i. Screening is not required when abutting or within floodplain and dam areas.
 - ii. Screening is not required between multiple-family residence uses or multiple-family zoning districts.

- e. Refuse Facilities: Multiple-family residences served by valet trash service may:
 - i. Increase the distance from dwelling units to the refuse facility to 1,000 feet measured along the designated pedestrian and vehicular travel way; and
 - ii. Utilize a trash compactor in lieu of traditional dumpsters.
- 4. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
- 5. The Concept Plan will expire after two (2) years of approval.
- 6. Approvals by the City of Anna does not constitute approval of County, State, or Federal regulations.



CONCEPT PLAN LEGEND		
50' COUNTY DAM OFFSET		NB NB
200' TCEQ DAM OFFSET		NB NB
APPROXIMATE FLOODPLAIN LIMITS		



LOCATION MAP
SCALE: N.T.S.

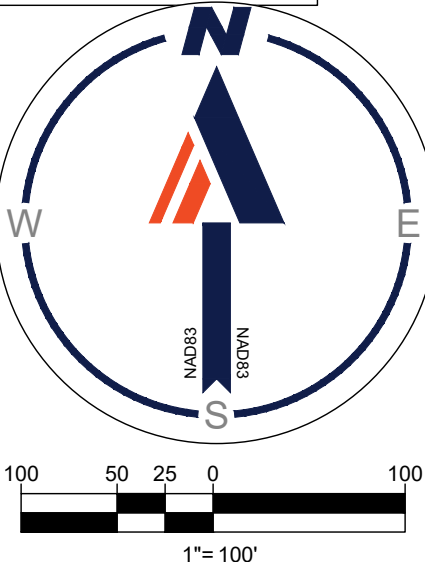


SITE DATA TABLE			
	HOTEL + PRIVATE CLUB/BANQUET HALL	MULTIFAMILY (WEST)	MULTIFAMILY (EAST)
LOT			
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS 0505 WILLIAM KITCHINGS SURVEY, TRACT 4			
TOTAL LOT AREA	54.90 ACRES (2,391,462 SF)		
ZONING			
EXISTING ZONING	N/A	N/A	N/A
PROPOSED ZONING	PD	PD	PD
PROPOSED USE	HOTEL + PRIVATE CLUB/BANQUET HALL	MULTIFAMILY	MULTIFAMILY
BUILDING			
TOTAL BUILDING AREA	28,200 SF	85,095 SF	94,559 SF
MAX. BUILDING HEIGHT	45/4 STORIES	45/4 STORIES	45/4 STORIES
PROP. BUILDING HEIGHT	4 STORIES	4 STORIES	4 STORIES
MAX. LOT COVERAGE	40%	40%	40%
PROP. LOT COVERAGE	17.5%	9.3%	7.2%
PROPOSED # OF UNITS	-	320	363
MAX. DENSITY	-	25 UNITS/ ACRE	25 UNITS/ ACRE
PROPOSED DENSITY	-	15.2 UNITS/ ACRE	12.0 UNITS/ ACRE
UNIT MATRIX	-	1 BR - 210 UNITS 2 BR - 94 UNITS 3 BR - 16 UNITS	1 BR - 270 UNITS 2 BR - 93 UNITS
PARKING			
REQUIRED SPACES	1.25 SPACES/ROOM + 1 SPACE/250 SF OF GATHERING FLOOR AREA (198 SPACES) (0 SF OF ACCESSORY USES WITHIN THE PROP HOTEL)	1 SPACE / 1 BR UNIT + 2 SPACES / 2 BR AND 3 BR UNIT + 0.25 SPACES PER UNIT (510 SPACES REQUIRED)	1 SPACE / 1 BR UNIT + 2 SPACES / 2 BR AND 3 BR UNIT + 0.25 SPACES PER UNIT (547 SPACES REQUIRED)
PROPOSED SPACES	198 SPACES TOTAL (162 SPACES + 36 FUTURE OVERFLOW SPACES)	561 SPACES TOTAL	561 SPACES
REQUIRED COVERED PARKING	-	50% OF REQUIRED PARKING (EXCLUDING VISITOR PARKING) 160 SPACES	50% OF REQUIRED PARKING (EXCLUDING VISITOR PARKING) 182 SPACES
PROVIDED COVERED PARKING	-	160 SPACES	182 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	6 SPACES (INCLUDING 1 VAN SPACE)	12 SPACES (INCLUDING 2 VAN SPACES)	12 SPACES (INCLUDING 2 VAN SPACES)
PROPOSED ADA-COMPLIANT PARKING SPACES	6 SPACES (INCLUDING 2 VAN SPACES)	14 SPACES (INCLUDING 7 VAN SPACES)	12 VAN SPACES (INCLUDING 6 VAN SPACES)
PROPOSED PARKING RATIO	1.25 SPACES/ROOM + 1 SPACE / 250 SF OF GATHERING FLOOR AREA	1.75 SPACES/UNIT	1.55 SPACES/UNIT
LANDSCAPE			
REQUIRED LANDSCAPE AREA (10%)	16,074 SF	91,171 SF	131,900 SF
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	1,200 SF	4,464 SF	4,376 SF
TOTAL REQUIRED LANDSCAPE AREA	17,274 SF	95,635 SF	136,276 SF
PROPOSED LANDSCAPE AREA	51,708 SF	512,707 SF	918,532 SF
REQUIRED OPEN SPACE RATIO	-	600 SF PER 1BR UNIT + 300 SF FOR EACH ADDITIONAL BEDROOM	600 SF PER 1BR UNIT + 300 SF FOR EACH ADDITIONAL BEDROOM
REQUIRED OPEN SPACE AREA	-	229,800 SF (5.28 AC)	245,700 SF (5.64 AC)
PROVIDED OPEN SPACE AREA	-	405,788 SF (9.32 AC)	621,924 SF (14.28 AC)

PREPARER/ENGINEER
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OWNER
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2504 LOFTSMOOR LN.
PLANO, TX 75025
BHADRESH TRIVEDI
PHONE: (214) 208-5078

CONCEPT PLAN
THE PRESERVE
BLOCK A, LOT 1
54.90 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4
DATE OF PREPARATION: MAY 19, 2023



TM

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SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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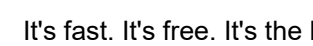
CONCEPT PLAN
FOR
THE CROSSING AT ANNA
MIXED-USE DEVELOPMENT
W. OUTER LOOP RD & US-75 N
ANNA, TX 75409
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4

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Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
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FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 13808

SHEET TITLE:
OVERALL CONCEPT PLAN
SHEET NUMBER:
C-300
EXHIBIT A - 1 OF 5

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PROJECT:

CONCEPT PLAN

_____ FOR _____

THE CROSSING
AT ANNA

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FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
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SHEET TITLE:

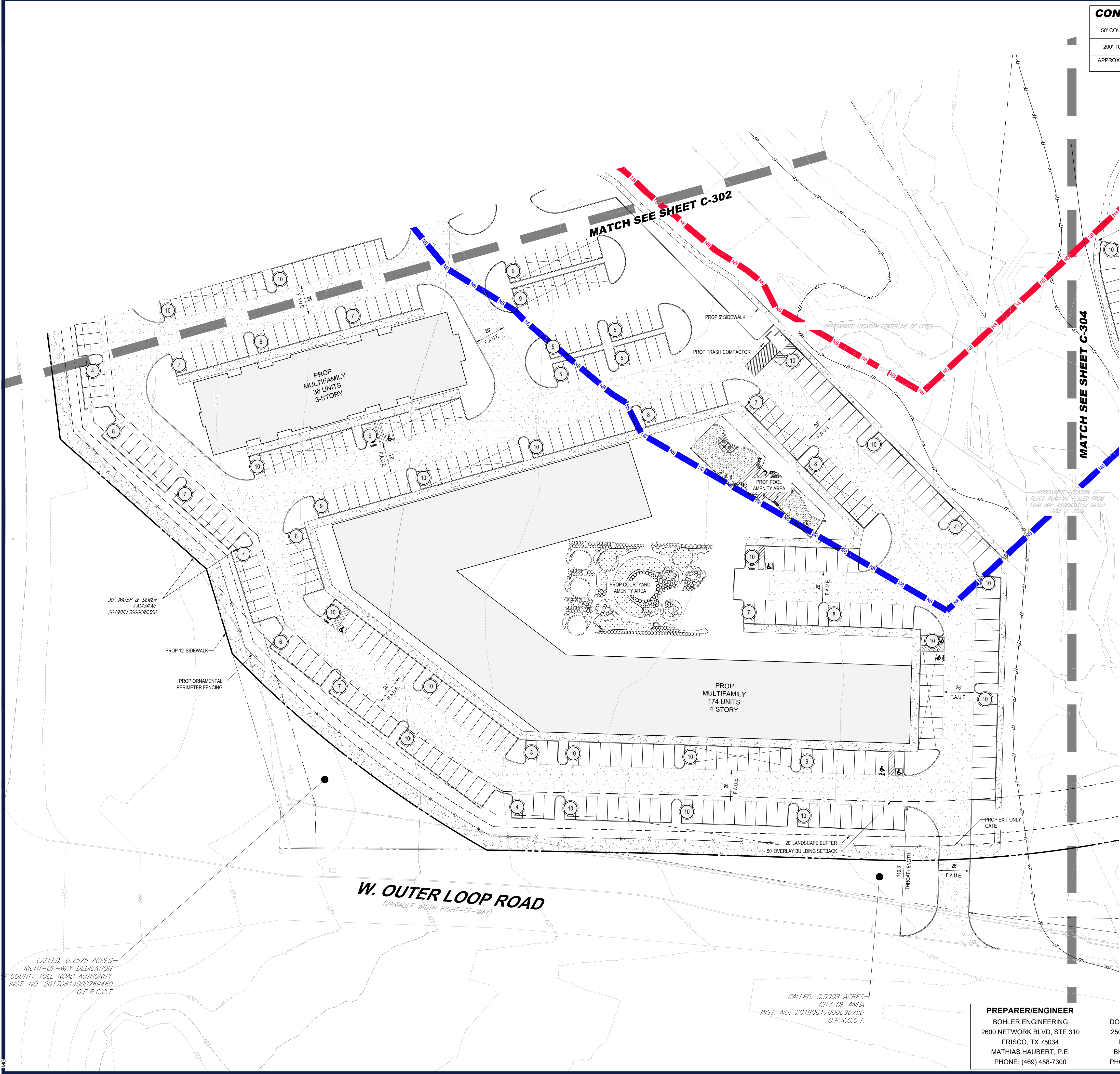
SHEET NUMBER:

EXHIBIT A - 3 OF 5

OWNER
DOSTI PARTNERS LLC
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BHADRESH TRIVEDI
PHONE: (214) 208-5078

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CONCEPT PLAN LEGEND

50' COUNTY DAM OFFSET	NB	NB
200' TCEQ DAM OFFSET	NB	NB
APPROXIMATE FLOODPLAIN LIMITS		



LOCATION MAP
SCALE: N.T.S.



SITE DATA TABLE

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TOTAL LOT AREA	54.90 ACRES (±2,391,462 SF)		
ZONING			
EXISTING ZONING	N/A	N/A	N/A
PROPOSED ZONING	PD	PD	PD
PROPOSED USE	HOTEL + PRIVATE CLUB/BANQUET HALL	MULTIFAMILY	MULTIFAMILY
BUILDING			
TOTAL BUILDING AREA	28,200 SF	85,095 SF	94,559 SF
MAX. BUILDING HEIGHT	45/4 STORIES	45/4 STORIES	45/4 STORIES
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PROP. LOT COVERAGE	17.5%	9.3%	7.2%
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MAX. DENSITY	-	25 UNITS/ ACRE	25 UNITS/ ACRE
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REVISIONS

REV	DATE	COMMENT	DRAWN BY



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CHECKED BY: MJH
DATE: 05/31/23
CAD ID: 05/31/23

PROJECT:

CONCEPT PLAN

FOR

THE CROSSING AT ANNA

MIXED-USE DEVELOPMENT

W. OUTER LOOP RD & US-75 N
ANNA, TX 75409
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4

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TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY

BOHLER

FOR REVIEW PURPOSES ONLY

MATHIAS HAUBERT
LICENSE NUMBER: 13808

SHEET TITLE:

CONCEPT PLAN (III OF IV)

SHEET NUMBER:

C-303

EXHIBIT A - 4 OF 5

PREPARER/ENGINEER

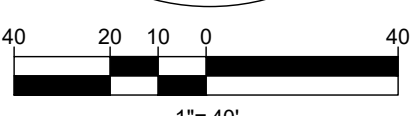
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OWNER

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CONCEPT PLAN

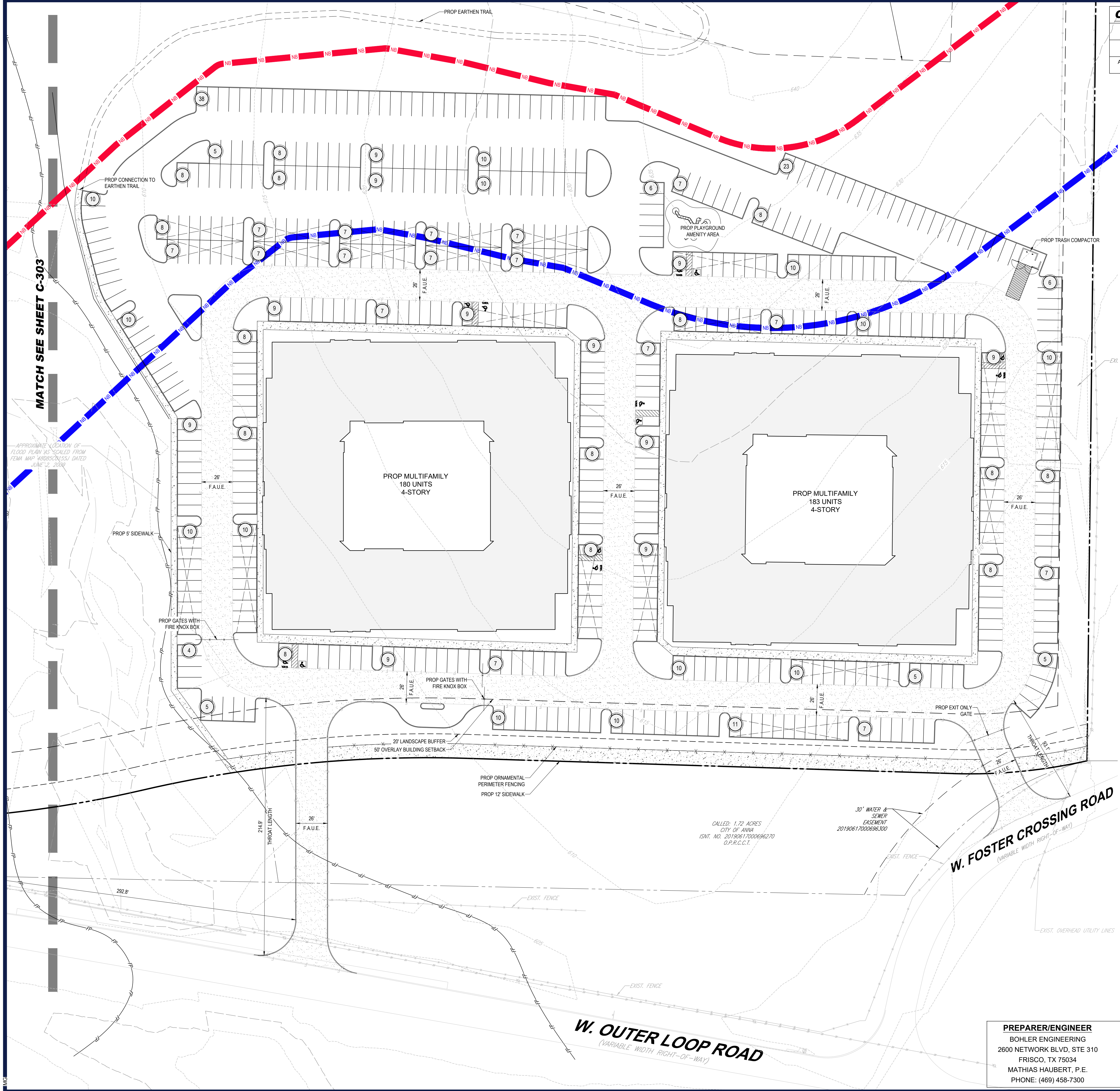
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DATE OF PREPARATION: MAY 19, 2023



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Jun 01, 2023

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CONCEPT PLAN LEGEND			
50' COUNTY DAM OFFSET	NB	NB	
200' TCEQ DAM OFFSET	NB	NB	
APPROXIMATE FLOODPLAIN LIMITS			



LOCATION MAP
SCALE: N.T.S.



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ZONING			
EXISTING ZONING	N/A	N/A	N/A
PROPOSED ZONING	PD	PD	PD
PROPOSED USE	HOTEL + PRIVATE CLUB/BANQUET HALL	MULTIFAMILY	MULTIFAMILY
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PROP. BUILDING HEIGHT	4 STORIES	4 STORIES	4 STORIES
MAX. LOT COVERAGE	40%	40%	40%
PROP. LOT COVERAGE	17.5%	9.3%	7.2%
PROPOSED # OF UNITS	-	320	363
MAX. DENSITY	-	25 UNITS/ ACRE	25 UNITS/ ACRE
PROPOSED DENSITY	-	15.2 UNITS/ ACRE	12.0 UNITS/ ACRE
UNIT MATRIX	-	1 BR - 210 UNITS 2 BR - 94 UNITS 3 BR - 16 UNITS	1 BR - 270 UNITS 2 BR - 93 UNITS
PARKING			
REQUIRED SPACES	1.25 SPACES/ROOM + 1 SPACE/250 SF OF GATHERING FLOOR AREA (198 SPACES) (0 SF OF ACCESSORY USES WITHIN THE PROP HOTEL)	1 SPACE / 1 BR UNIT 2 SPACES / 2 BR AND 3 BR UNIT + 0.25 SPACES PER UNIT (510 SPACES REQUIRED)	1 SPACE / 1 BR UNIT 2 SPACES / 2 BR AND 3 BR UNIT + 0.25 SPACES PER UNIT (547 SPACE REQUIRED)
PROPOSED SPACES	198 SPACES TOTAL (162 SPACES + 36 FUTURE OVERFLOW SPACES)	561 SPACES TOTAL	561 SPACES
REQUIRED COVERED PARKING	-	50% OF REQUIRED PARKING (EXCLUDING VISITOR PARKING) 160 SPACES	50% OF REQUIRED PARKING (EXCLUDING VISITOR PARKING) 182 SPACES
PROVIDED COVERED PARKING	-	160 SPACES	182 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	6 SPACES (INCLUDING 1 VAN SPACE)	12 SPACES (INCLUDING 2 VAN SPACES)	12 SPACES (INCLUDING 2 VAN SPACES)
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PROPOSED PARKING RATIO	1.25 SPACES/ROOM + 1 SPACE / 250 SF OF GATHERING FLOOR AREA	1.75 SPACES/UNIT	1.55 SPACES/UNIT
LANDSCAPE			
REQUIRED LANDSCAPE AREA (10%)	16,074 SF	91,171 SF	131,900 SF
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	1,200 SF	4,464 SF	4,376 SF
TOTAL REQUIRED LANDSCAPE AREA	17,274 SF	95,635 SF	136,276 SF
PROPOSED LANDSCAPE AREA	51,708 SF	512,707 SF	918,532 SF
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REQUIRED OPEN SPACE AREA	-	229,800 SF (5.28 AC)	245,700 SF (5.64 AC)
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BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811

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PROJECT No.: TXA22053.00
DRAWN BY: MG
CHECKED BY: MUH
DATE: 05/31/23
CAD ID:

CONCEPT PLAN

FOR

THE CROSSING AT ANNA

MIXED-USE DEVELOPMENT
W. OUTER LOOP RD & US-75 N
ANNA, TX 75409
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4

BOHLER

2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 13809

SHEET TITLE:
CONCEPT PLAN (IV OF IV)

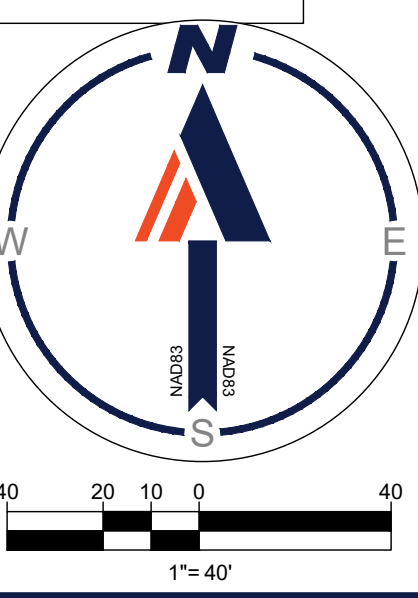
SHEET NUMBER:
C-304

EXHIBIT A - 5 OF 5

PREPARER/ENGINEER
BOHLER ENGINEERING
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
MATHIAS HAUBERT, P.E.
PHONE: (469) 458-7300

OWNER
DOSTI PARTNERS LLC
2504 LOFTSMOOR LN.
PLANO, TX 75025
BHADRESH TRIVEDI
PHONE: (214) 208-5078

CONCEPT PLAN
THE PRESERVE
BLOCK A, LOT 1
54.90 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4
DATE OF PREPARATION: MAY 19, 2023



Planned Development Standards

The Preserve

The proposed development, as described in **Exhibit B**, shall comply with standards and regulations for use, density, lot area, lot widths and depths, yard widths and depths, building coverage, floor area ratio, access, landscaping, accessory buildings, signs, and lighting, as set for in the currently adopted zoning ordinance for the follow base zoning districts: MF-2 – Multiple-Family Residential – High Density except as otherwise specified herein.

a) Permitted Uses. The following uses shall be permitted:

- 1) Any use permitted in the MF-2 district.
- 2) Any use permitted in the C-3 district.
- 3) Private Club/Banquet Hall

b) Restricted Uses. The following uses shall not be permitted:

- 1) Automobile and Related Service Uses

c) Height, Area, and Density Regulations:

- 1) Maximum Building Height: 45' or 4 stories.

d) Parking Regulations.

1) Minimum Parking Ratio:

- a. Multifamily: A minimum of 1 parking space shall be provided per each 1-bedroom unit and 2 parking spaces shall be provided for each 2- or more bedrooms unit plus an additional 0.25 spaces per unit for visitor parking.
- b. Multifamily: A minimum of 50% parking spaces should be covered with carports, detached garages, or tuck-under parking.
- c. Hotel: A minimum of 1.25 spaces per room
- d. Private Club/Banquet Hall: A minimum of 1 space per 250 sf of gathering floor area provided the following are met:
 - i. The Private Club/Banquet Hall is constructed in conjunction with or adjacent to a hotel, with shared parking in accordance with City of Anna shared parking requirements
 - ii. The Private Club/Banquet Hall contains overflow parking as shown in **Exhibit A**

e) Refuse Facilities.

- 1) Every dwelling unit in a multifamily complex shall be located within 1,000 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way provided that a valet trash service is provided to residents.
- 2) The use of a trash compactor in lieu of traditional trash enclosures is permitted provided that a valet trash service is provided to residents.

f) Screening:

- 1) Rear screening when abutting floodplain, dam areas, floodplain, or other multiple-family uses may not be provided. If screening is provided in these scenarios, it may consist of ornamental or decorative fencing materials. When multiple-family uses are adjacent or abut commercial uses or when commercial uses abut residential zoning districts, an 8' tall masonry wall shall be provided.

g) Planned Development Amendments:

- 1) Except as otherwise provided in this paragraph, minor and major amendments shall be processed and decided in accordance with the procedures set forth in the City of Anna zoning ordinance.
- 2) The annexation of the proposed development into the City of Anna is contingent upon the approval of this Planned Development, and the zoning established with this annexation shall be this Planned Development.
- 3) As included with this Planned Development, the Concept Plan, herein **Exhibit A**, is conceptual in nature and the Final Site Plan shall be submitted to the City of Anna for review and approval at the time of development. Deviations from the exhibits shall be permissible, granted the deviations are within general conformance of this Planned Development's standards.
- 4) Approval by the City does not constitute approval of County, State, or Federal regulations.

TO: City of Anna Planning and Development
120 West 7th Street, Suite #142
Anna, TX 75409

RE: The Preserve, Block A Lot 1
Request to rezone PD (MF-2)
Zoning Request Summary and Justification

Requested Zoning: PD (MF-2)

<i>Ordinance</i>	<i>MF-2 Base</i>	<i>Requested PD</i>
<i>Max Height</i>	<i>35 feet</i>	<i>45 feet or 4 stories</i>
<i>Side Yard, Interior</i>	<i>10 feet</i>	<i>Unchanged</i>
<i>Rear Yard, Interior</i>	<i>25 feet</i>	<i>Unchanged</i>
<i>Front Yard</i>	<i>25 feet</i>	<i>Unchanged</i>
<i>Lot Area</i>	<i>5,000 SF</i>	<i>Unchanged</i>
<i>Lot Width</i>	<i>50 feet</i>	<i>Unchanged</i>
<i>Lot Depth</i>	<i>120 feet</i>	<i>Unchanged</i>
<i>Lot Coverage</i>	<i>50%</i>	<i>Unchanged</i>
<i>Density</i>	<i>25 units per acre</i>	<i>Unchanged</i>
<i>Open Space</i>	<i>Based on unit mix, Section 9.04.033</i>	<i>Unchanged</i>
<i>Covered Parking</i>	<i>75% of multifamily spaces</i>	<i>50% of multifamily spaces</i>

Use

Proposed uses in the PD reflect the uses in the MF-2 zoning district, plus the C-3 zoning district. Prohibited used include auto and engine repair to protect the valuable Highway Commercial frontage along US-75. The Private Community Center is included as a permissible use as it is not currently defined in the City's standard uses.

Building Height

Request to change the building height from 35 feet to 45 feet OR 4 stories.

Justification: The increase in building height is intended to accommodate the site and the surrounding area's topography. The site's existing elevation sits approximately 35' below the intersection of US-75 Frontage and Outer Loop. The site's topography allows for a four-story product without the towering presence. The site's highway adjacent allows caters more to a four-story product, including an allowable hotel. The proposed multifamily is not adjacent to any single-family housing where site lines could be an issue.

Parking

Parking requirement is 1/200 sf for restaurant, retail, conference, or office area within a Hotel/Motel. We request 1/250 sf of gathering floor area provided that the Private Community Center is constructed with a hotel and contains overflow parking as shown in the PD Concept Plan.

Justification: The parking reduction is only granted with construction of both the hotel and community center uses. Shared trips are generated between the hotel and private community center, and the intent is that community center patrons and hotel guests will be shared trips, and thus shared parking spaces at a reduced rate. In the event the hotel is not constructed, the community center will be parked at the 1/200 sf ratio. For reference, the City of Frisco requires 10 spaces plus 1 space/300 sf for a community center. While we realize this is another jurisdiction, it does serve as a good reference point to show the proposed parking standard is consistent with City of Frisco standards and overparked comparatively.

Request for overflow parking (36 spaces) to be on an unpaved surface.

Justification: Due to the nature of the shared parking and constraint of the and Collin County Dam requirements, the unpaved, overflow parking will support the natural drainage and preservation adjacent to the floodway rather than providing a paved surface. The frequency of the overflow parking is expected to be low frequency and will not be used to support the daily operations of the center. The overflow parking is only intended to be used during high volume events.

Parking requirement is 75% covered parking for multifamily. We request a reduction to 50% covered parking for multifamily.

Justification: For a development without structured parking (concept plan is all surface parked), 50% is adequate to provide a premium feature for future residents. Covered parking does carry a higher rent cost for residents, so the 50% provided allows for a variety of rental options and price points for residents. Based on previous zoning cases in Anna, we feel that 50% is in line with previous precedence.

Owner Authorization and Representative Designation



Property Description

Subdivision: W E Throckmorton Survey Total Number of Acres: 58
Zoning Classification(s): AG to a PD Total Number of Lots: 1
Location: NWC Collin County Outer Loop and US-75

Property Owner Information & Authorization

Name/Company: Bhadresh Trivedi / Dosti Partners, LLC
Address: 2504 Loftsmoor Ln
City: Plano State: TX Zip Code: 75025
Phone: 214-208-5078 Email: bhadresh_trivedi@yahoo.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Bohler Engineering TX, LLC (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.

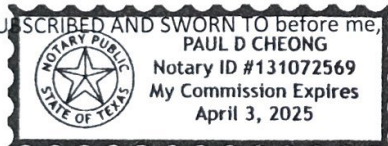
Property Owner's Signature: [Signature] Date: 05/03/2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Bhadresh Trivedi (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 May, 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: Mathias Haubert

Company: Bohler Engineering TX, LLC

Address: 2600 Network Blvd. Suite 310

City: Frisco State: TX Zip Code: 75034

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

Development Services

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



Item No. 18.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on The Preserve, Block A, Lot 1, Concept Plan. Applicant: Bhadresh Trivedi / Dosti Partners, LLC.

SUMMARY:

Multiple-family residences, hotel, and private club/banquet hall on one lot on 54.9± acres located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road.

This concept plan is associated with the zoning request to allow for a multiple-family residence and commercial development and is contingent upon approval of that request.

The purpose of the concept plan is to show the conceptual layout and related site improvements associated with the future commercial 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.

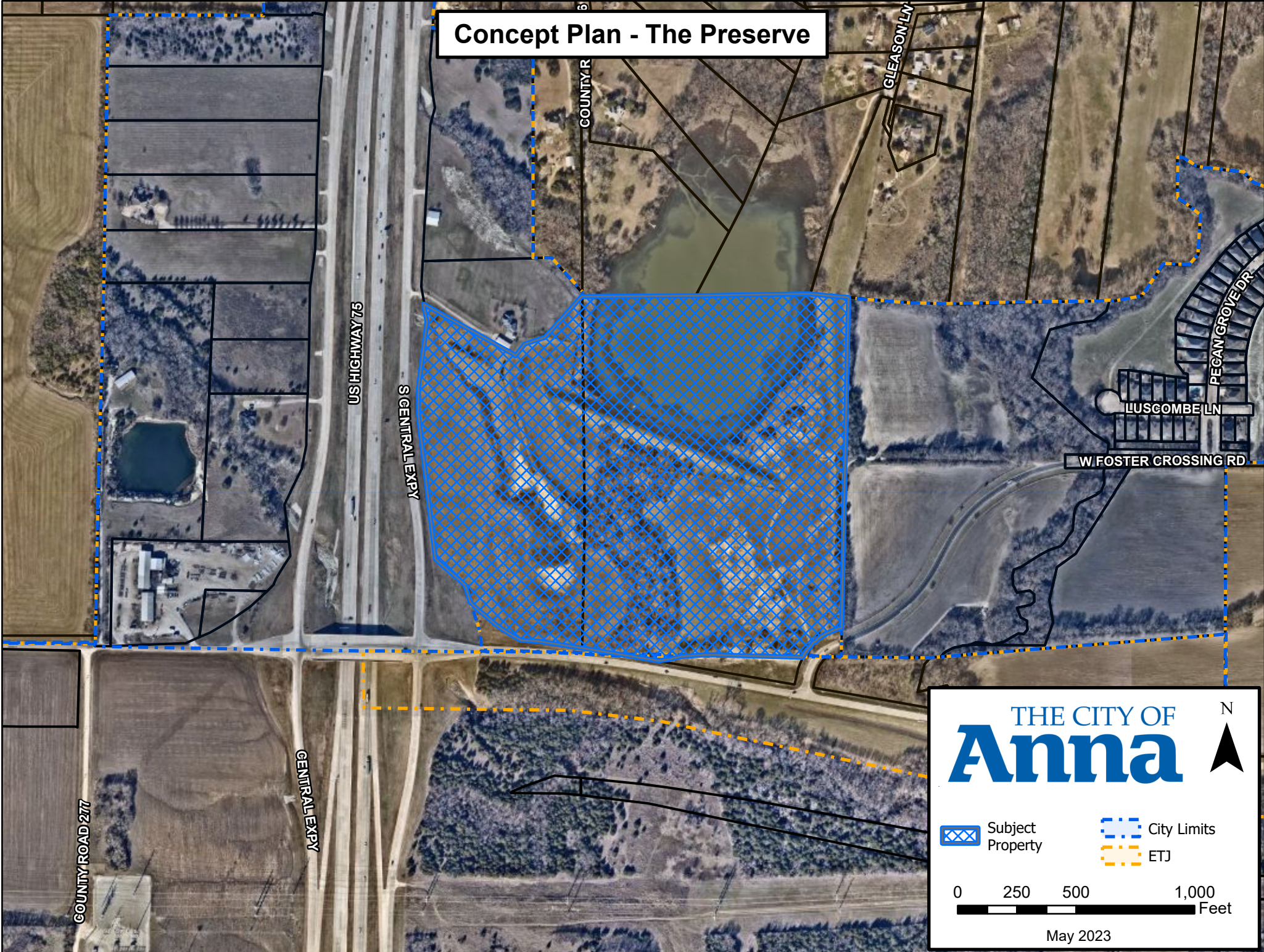
STAFF RECOMMENDATIONS:

Recommended for approval subject to City Council approval of the zoning request.

ATTACHMENTS:

1. The Preserve Concept Plan Locator Map
2. Exhibit A (CP) The Preserve - Planned Development
3. Application

Concept Plan - The Preserve



THE CITY OF

Anna

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

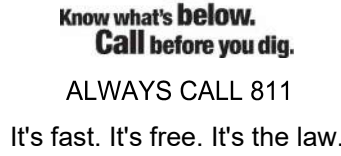
May 2023



US HIGHWAY 75

SITE

W. OUTER LOOP ROAD

[illegible]

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220053.00
DRAWN BY:	MG
CHECKED BY:	MJH
DATE:	05/31/23
CAD I.D.:	

PROJECT:

CONCEPT PLAN

_____ FOR _____

MIXED-USE DEVELOPMENT
W. OUTER LOOP RD & US-75 N
ANNA, TX 75409
ABS A0899 W E
THROCKMORTON SURVEY, TRACT 4
&
ABS A0505
WILLIAM KITCHINGS SURVEY, TRACT 4

2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER //

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MATHIAS HAUBERT
LICENSE NUMBER: 138306

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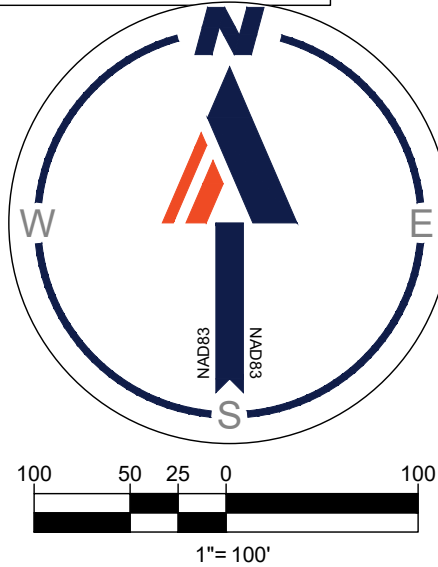
SHEET NUMBER

C-300

EXHIBIT A - 1 OF 5

OWNER
DOSTI PARTNERS LLC
2504 LOFSTMOOR LN.
PLANO, TX 75025
BHADRESH TRIVEDI
PHONE: (214) 208-5078

CONCEPT PLAN
THE PRESERVE
BLOCK A, LOT 1
54.90 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4
DATE OF PREPARATION: MAY 19, 2023



CONCEPT PLAN LEGEND

50' COUNTY DAM OFFSET	NB	NB
200' TCEQ DAM OFFSET	NB	NB
APPROXIMATE FLOODPLAIN LIMITS		



LOCATION MAP
SCALE: N.T.S.



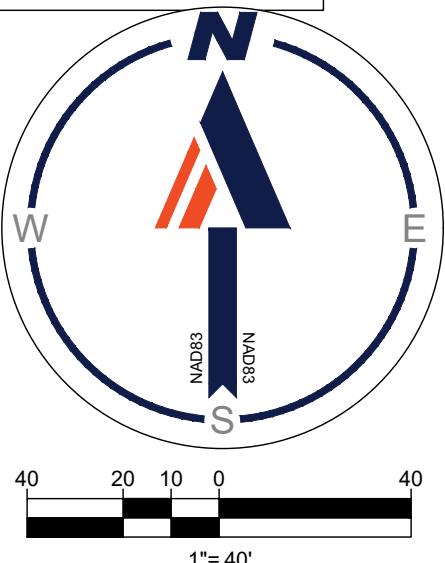
SITE DATA TABLE

	HOTEL + PRIVATE CLUB/BANQUET HALL	MULTIFAMILY (WEST)	MULTIFAMILY (EAST)
LOT			
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS 0505 WILLIAM KITCHINGS SURVEY, TRACT 4			
TOTAL LOT AREA	54.90 ACRES (±2,391,482 SF)		
ZONING			
EXISTING ZONING	N/A	N/A	N/A
PROPOSED ZONING	PD	PD	PD
PROPOSED USE	HOTEL + PRIVATE CLUB/BANQUET HALL	MULTIFAMILY	MULTIFAMILY
BUILDING			
TOTAL BUILDING AREA	28,200 SF	85,095 SF	94,559 SF
MAX. BUILDING HEIGHT	45 1/4 STORIES	45 1/4 STORIES	45 1/4 STORIES
PROP. BUILDING HEIGHT	4 STORIES	4 STORIES	4 STORIES
MAX. LOT COVERAGE	40%	40%	40%
PROP. LOT COVERAGE	17.5%	9.3%	7.2%
PROPOSED # OF UNITS	-	320	363
MAX. DENSITY	-	25 UNITS/ ACRE	25 UNITS/ ACRE
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PREPARER/ENGINEER
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CONCEPT PLAN
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ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4
DATE OF PREPARATION: MAY 19, 2023



SHEET TITLE:

CONCEPT PLAN
(II OF IV)

SHEET NUMBER:

C-302

EXHIBIT A - 3 OF 5



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PROJECT No.: TXA220053.00
DRAWN BY: MG
CHECKED BY: MJH
DATE: 05/31/23
CAD ID:

PROJECT:

CONCEPT PLAN

FOR

THE CROSSING
AT ANNA

MIXED-USE DEVELOPMENT
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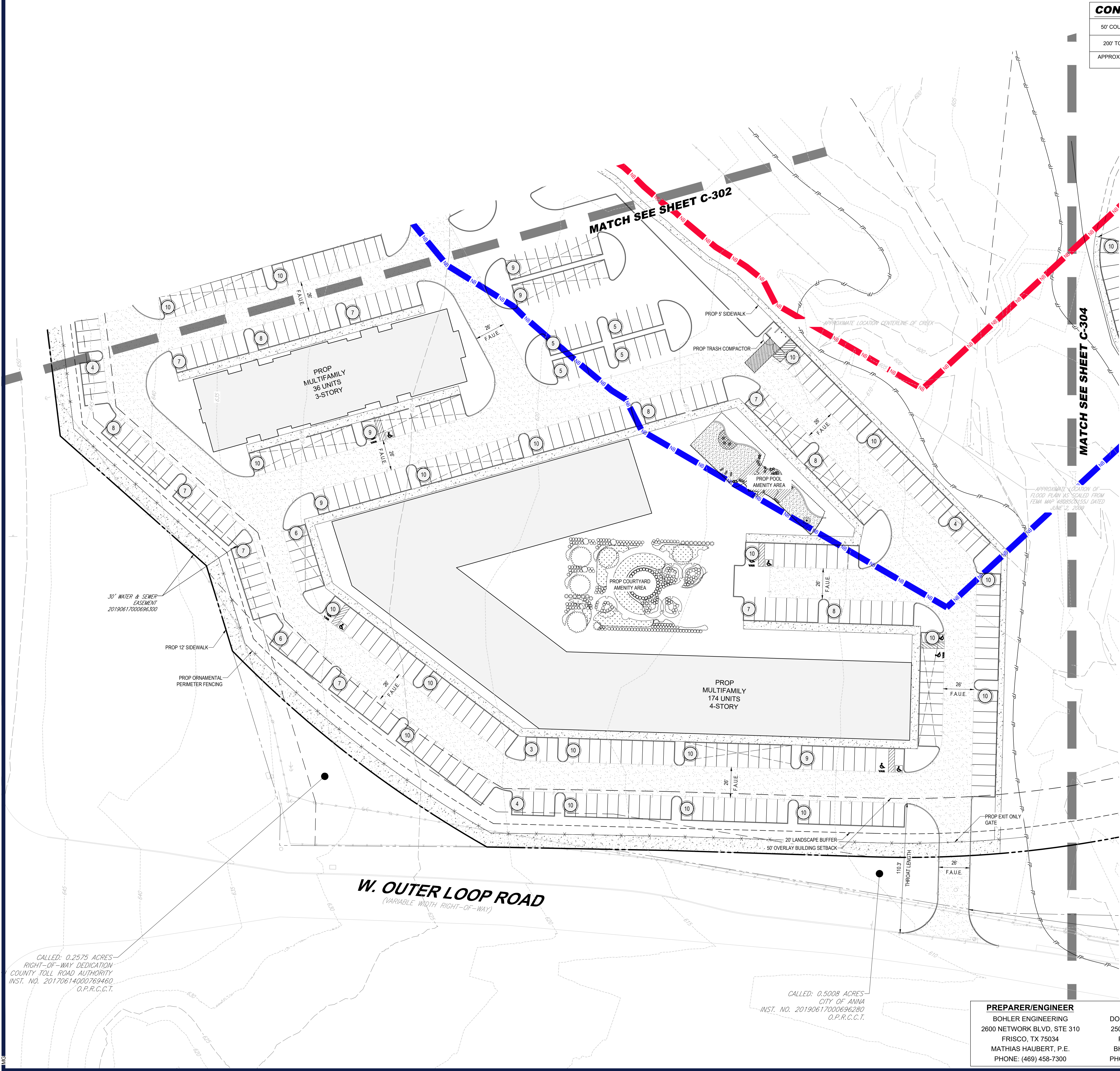
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2600 NETWORK BLVD, SUITE 310
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TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
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FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 13859

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Jun 01, 2023
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CONCEPT PLAN LEGEND

50' COUNTY DAM OFFSET	--- NB --- NB
200' TCEQ DAM OFFSET	--- NB --- NB
APPROXIMATE FLOODPLAIN LIMITS	--- NB --- NB



LOCATION MAP
SCALE: N.T.S.



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PROPOSED PARKING RATIO	1.25 SPACES/ROOM + 1 SPACE / 250 SF OF GATHERING FLOOR AREA	1.75 SPACES/UNIT	1.55 SPACES/UNIT
LANDSCAPE			
REQUIRED LANDSCAPE AREA (10%)	16,074 SF	91,171 SF	131,900 SF
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	1,200 SF	4,464 SF	4,376 SF
TOTAL REQUIRED LANDSCAPE AREA	17,274 SF	95,635 SF	136,276 SF
PROPOSED LANDSCAPE AREA	51,708 SF	512,707 SF	918,532 SF
REQUIRED OPEN SPACE RATIO	-	600 SF PER 1BR UNIT + 300 SF FOR EACH ADDITIONAL BEDROOM	600 SF PER 1BR UNIT + 300 SF FOR EACH ADDITIONAL BEDROOM
REQUIRED OPEN SPACE AREA	-	229,800 SF (5.28 AC)	245,700 SF (5.64 AC)
PROVIDED OPEN SPACE AREA	-	405,788 SF (9.32 AC)	621,924 SF (14.28 AC)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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PROJECT No.: TXA22053.00
DRAWN BY: MG
CHECKED BY: MJH
DATE: 05/31/23
CAD ID: 05/31/23

PROJECT:

CONCEPT PLAN

FOR

THE CROSSING AT ANNA

MIXED-USE DEVELOPMENT
W. OUTER LOOP RD & US-75 N
ANNA, TX 75409
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4

BOHLER

2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY

BOHLER

FOR REVIEW PURPOSES ONLY

MATHIAS HAUBERT
LICENSE NUMBER: 13808

SHEET TITLE:

CONCEPT PLAN (III OF IV)

SHEET NUMBER:

C-303

EXHIBIT A - 4 OF 5

PREPARER/ENGINEER
BOHLER ENGINEERING
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
MATHIAS HAUBERT, P.E.
PHONE: (469) 458-7300

OWNER
DOSTI PARTNERS LLC
2504 LOFTMOOR LN.
PLANO, TX 75025
BHADRESH TRIVEDI
PHONE: (214) 208-5078

CONCEPT PLAN

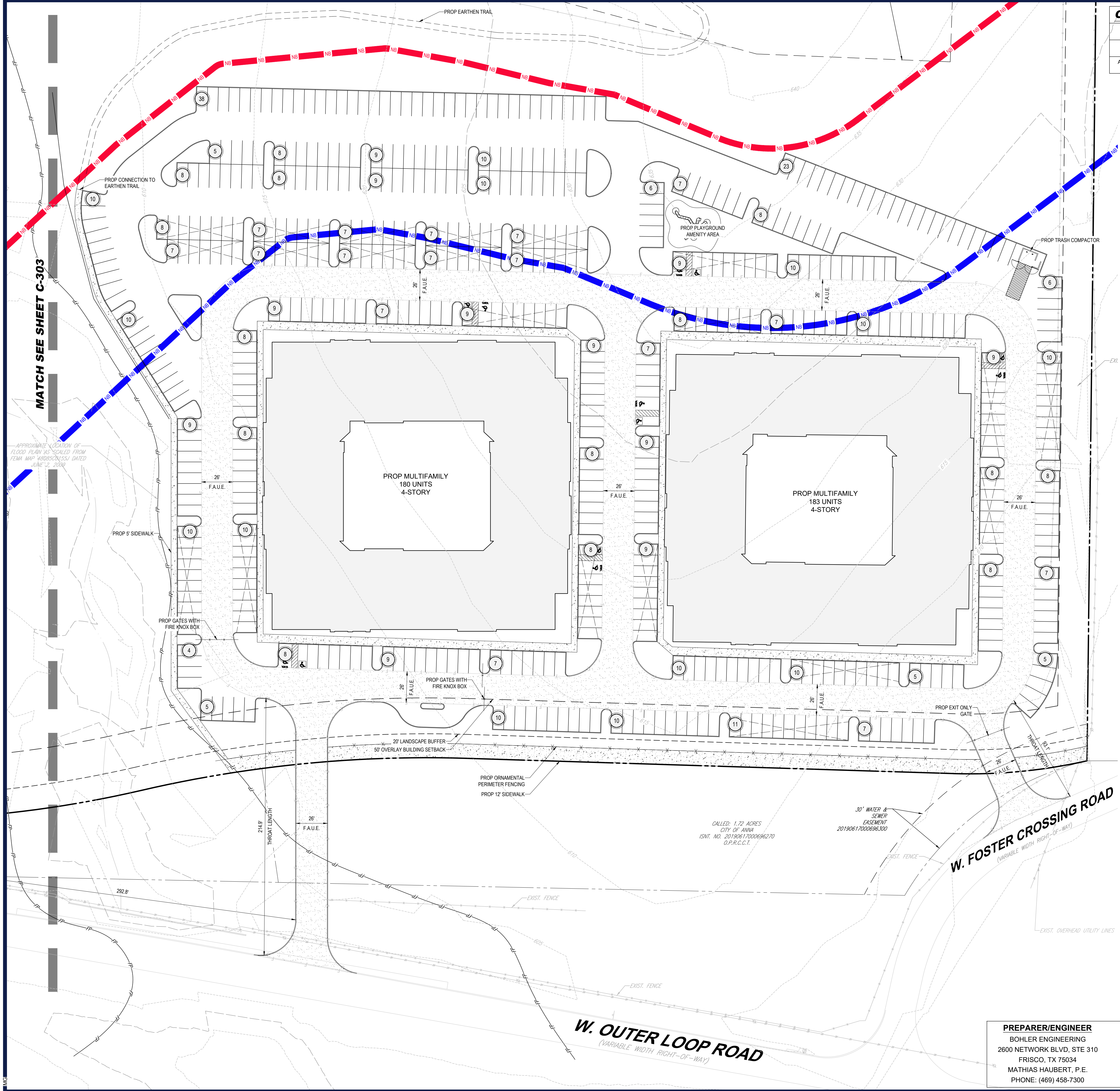
THE PRESERVE
BLOCK A, LOT 1
54.90 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4
DATE OF PREPARATION: MAY 19, 2023



H:\2022\TXA22053.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA22053.00 - SITE - 0 - LAYOUT - SITE IV

Jun 01, 2023

H:\2022\TXA22053.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA22053.00 - SITE - 0 - LAYOUT - SITE IV



CONCEPT PLAN LEGEND			
50' COUNTY DAM OFFSET	NB	NB	
200' TCEQ DAM OFFSET	NB	NB	
APPROXIMATE FLOODPLAIN LIMITS			



LOCATION MAP
SCALE: N.T.S.



SITE DATA TABLE			
	HOTEL + PRIVATE CLUB/BANQUET HALL	MULTIFAMILY (WEST)	MULTIFAMILY (EAST)
LOT			
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS 0505 WILLIAM KITCHINGS SURVEY, TRACT 4			
TOTAL LOT AREA	54.90 ACRES (42,391,462 SF)		
ZONING			
EXISTING ZONING	N/A	N/A	N/A
PROPOSED ZONING	PD	PD	PD
PROPOSED USE	HOTEL + PRIVATE CLUB/BANQUET HALL	MULTIFAMILY	MULTIFAMILY
BUILDING			
TOTAL BUILDING AREA	28,200 SF	85,095 SF	94,559 SF
MAX. BUILDING HEIGHT	45 1/4 STORIES	45 1/4 STORIES	45 1/4 STORIES
PROP. BUILDING HEIGHT	4 STORIES	4 STORIES	4 STORIES
MAX. LOT COVERAGE	40%	40%	40%
PROP. LOT COVERAGE	17.5%	9.3%	7.2%
PROPOSED # OF UNITS	-	320	363
MAX. DENSITY	-	25 UNITS/ ACRE	25 UNITS/ ACRE
PROPOSED DENSITY	-	15.2 UNITS/ ACRE	12.0 UNITS/ ACRE
UNIT MATRIX	-	1 BR - 210 UNITS 2 BR - 94 UNITS 3 BR - 16 UNITS	1 BR - 270 UNITS 2 BR - 93 UNITS
PARKING			
REQUIRED SPACES	1.25 SPACES/ROOM + 1 SPACE/250 SF OF GATHERING FLOOR AREA (198 SPACES) (0 SF OF ACCESSORY USES WITHIN THE PROP HOTEL)	1 SPACE / 1 BR UNIT 2 SPACES / 2 BR AND 3 BR UNIT + 0.25 SPACES PER UNIT (510 SPACES REQUIRED)	1 SPACE / 1 BR UNIT 2 SPACES / 2 BR AND 3 BR UNIT + 0.25 SPACES PER UNIT (547 SPACE REQUIRED)
PROPOSED SPACES	198 SPACES TOTAL (162 SPACES + 36 FUTURE OVERFLOW SPACES)	561 SPACES TOTAL	561 SPACES
REQUIRED COVERED PARKING	-	50% OF REQUIRED PARKING (EXCLUDING VISITOR PARKING) 160 SPACES	50% OF REQUIRED PARKING (EXCLUDING VISITOR PARKING) 182 SPACES
PROVIDED COVERED PARKING	-	160 SPACES	182 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	6 SPACES (INCLUDING 1 VAN SPACE)	12 SPACES (INCLUDING 2 VAN SPACES)	12 SPACES (INCLUDING 2 VAN SPACES)
PROPOSED ADA-COMPLIANT PARKING SPACES	6 SPACES (INCLUDING 2 VAN SPACES)	14 SPACES (INCLUDING 7 VAN SPACES)	12 VAN SPACES (INCLUDING 6 VAN SPACES)
PROPOSED PARKING RATIO	1.25 SPACES/ROOM + 1 SPACE / 250 SF OF GATHERING FLOOR AREA	1.75 SPACES/UNIT	1.55 SPACES/UNIT
LANDSCAPE			
REQUIRED LANDSCAPE AREA (10%)	16,074 SF	91,171 SF	131,900 SF
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REQUIRED OPEN SPACE AREA	-	229,800 SF (5.28 AC)	245,700 SF (5.64 AC)
PROVIDED OPEN SPACE AREA	-	405,788 SF (9.32 AC)	621,924 SF (14.28 AC)

TM

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
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TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: TXA22053.00
DRAWN BY: MG
CHECKED BY: MUH
DATE: 05/31/23
CAD ID:

CONCEPT PLAN

FOR

THE CROSSING AT ANNA

MIXED-USE DEVELOPMENT
W. OUTER LOOP RD & US-75 N
ANNA, TX 75409
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4

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2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 13809

SHEET TITLE:
CONCEPT PLAN (IV OF IV)

SHEET NUMBER:
C-304

EXHIBIT A - 5 OF 5

PREPARER/ENGINEER
BOHLER ENGINEERING
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
MATHIAS HAUBERT, P.E.
PHONE: (469) 458-7300

OWNER
DOSTI PARTNERS LLC
2504 LOFTMOOR LN.
PLANO, TX 75025
BHADRESH TRIVEDI
PHONE: (214) 208-5078

CONCEPT PLAN
THE PRESERVE
BLOCK A, LOT 1
54.90 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4
DATE OF PREPARATION: MAY 19, 2023

Owner Authorization and Representative Designation



Property Description

Subdivision: W E Throckmorton Survey Total Number of Acres: 58
Zoning Classification(s): AG to a PD Total Number of Lots: 1
Location: NWC Collin County Outer Loop and US-75

Property Owner Information & Authorization

Name/Company: Bhadresh Trivedi / Dosti Partners, LLC
Address: 2504 Loftsmoor Ln
City: Plano State: TX Zip Code: 75025
Phone: 214-208-5078 Email: bhadresh_trivedi@yahoo.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Bohler Engineering TX, LLC (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.

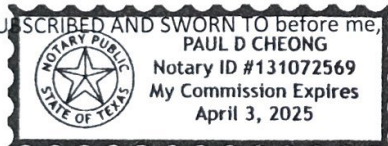
Property Owner's Signature: [Signature] Date: 05/03/2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Bhadresh Trivedi (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 May, 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: Mathias Haubert

Company: Bohler Engineering TX, LLC

Address: 2600 Network Blvd. Suite 310

City: Frisco State: TX Zip Code: 75034

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

Development Services

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



Item No. 19.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 6/5/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend a Planned Development (Ord. No. 860-2020) and establish the same zoning allowances on 2.53± acres located on the east side of future N. Standridge Boulevard, 705± feet south of W Rosamond Parkway. Applicant: Mantua 30 Partners, Ltd.

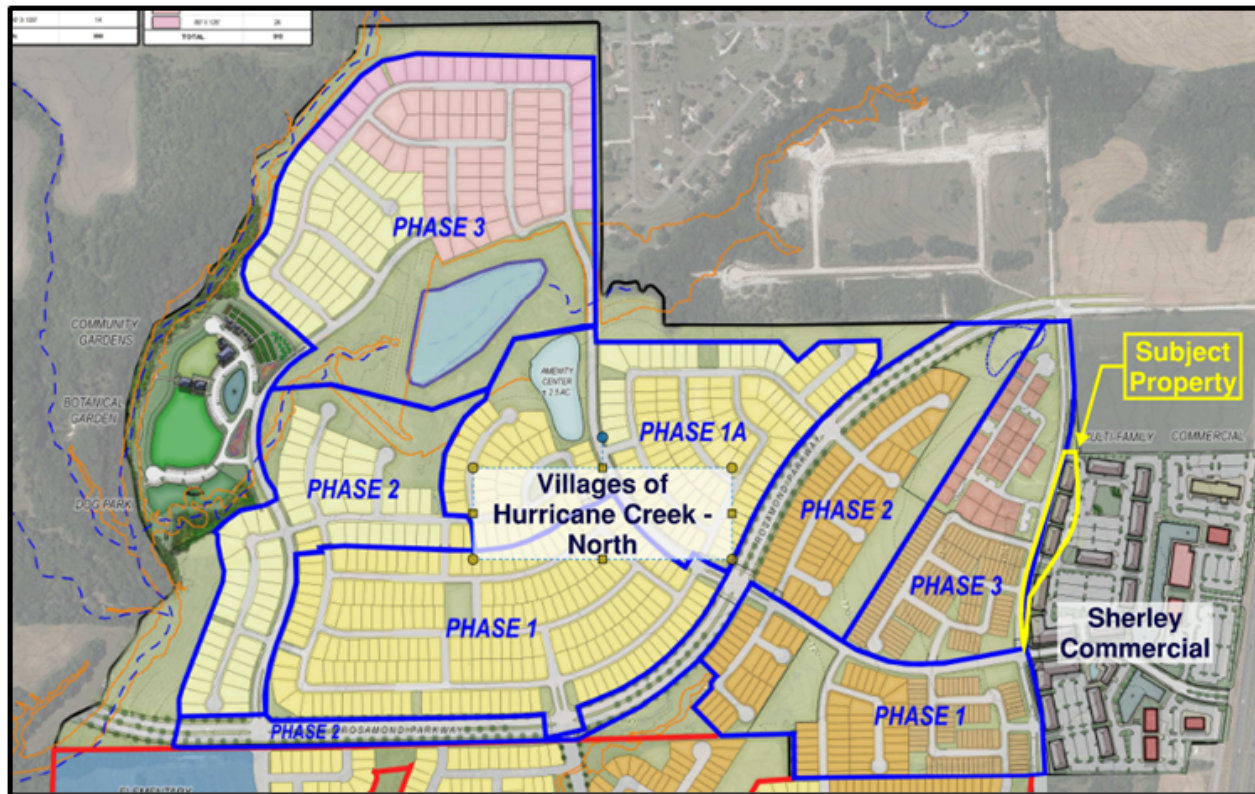
SUMMARY:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend a Planned Development (Ord. No. 860-2020) and establish the same zoning allowances on 2.53± acres located on the east side of future N. Standridge Boulevard, 705± feet south of W Rosamond Parkway.

History

At the December 2019 City Council meeting, there was a presentation showing the expansion of the Villages of Hurricane Creek master planned community with two new tracts for the Villages of Hurricane Creek – North and Sherley Commercial. In this master planned design, existing County Road 368 would be realigned for future four-lane Standridge Boulevard and over 230 acres was planned to be annexed into the city. In June 2020, the zoning was established for the in-city, Sherley Commercial tract including multiple-family residential, commercial, and on the west side of Standridge Boulevard single-family, attached. A year later, the Villages of Hurricane Creek – North was annexed and zoned in August 2021.

There were two tracks of land (1.8± acres and 0.7± acre) under the same ownership as the Villages of Hurricane Creek - North and transferred ownership to Sherley Commercial. The two tracts were inadvertently not included in the metes and bounds for the 2021 annexation and zoning.



In accordance with state regulations, the property must go through the annexation and zoning public hearing process.

Remarks:

The applicant is requesting to establish zoning on properties currently located in the Extraterritorial Jurisdiction (ETJ) by including them into an existing Planned Development (Ord. No. 860-2020). The subject properties were shown and included as part of the previously approved concept plan associated with the existing Planned Development zoning. The applicant is not proposing to modify the approved concept plan or any existing standards of the Planned Development.

The property owner has submitted a voluntary annexation petition associated with this request.

Surrounding Land Use and Zoning

North Vacant land zoned C-2 General Commercial
 East Vacant land zoned Planned Development (Ord. No. 860-2020)
 South Vacant land part of Villages of Hurricane Creek – North zoned Planned Development (Ord. No. 932-2021)
 West Single-Family, attached part of Villages of Hurricane Creek – North zoned Planned Development (Ord. No. 932-2021 and Ord. No. 860-2020)

SUMMARY:

The applicant is requesting to amend an existing Planned Development (Ord. No. 860-

2020) by incorporating 2.53± acres of additional land located on the east side of future N. Standridge Boulevard, 705± feet south of W Rosamond Parkway.

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.

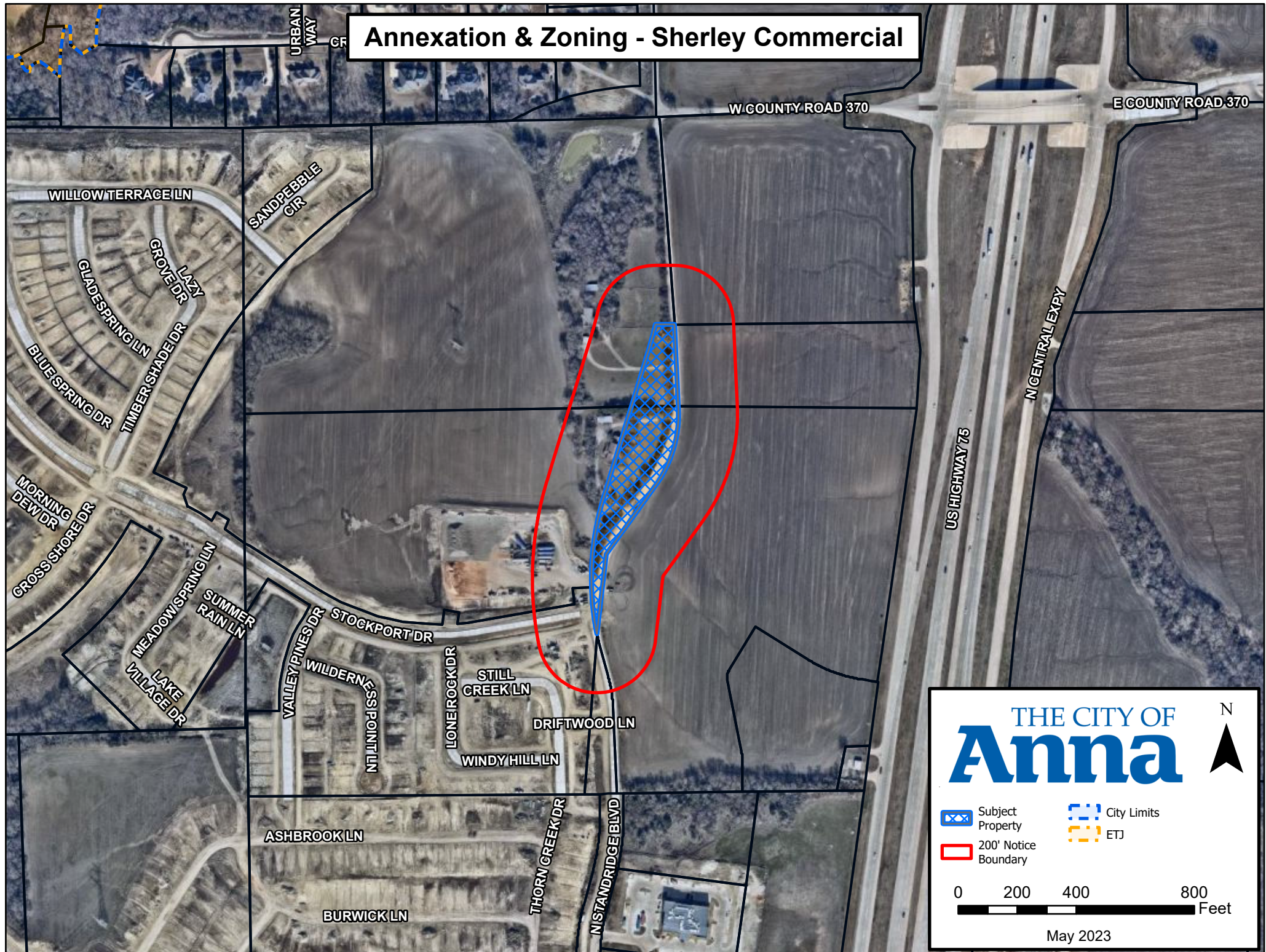
STAFF RECOMMENDATIONS:

This item is recommended for approval subject to City Council approval of the annexation.

ATTACHMENTS:

1. Sherley Commercial Locator Map
2. Final - STAFF REPORT (Zoning) - Sherley Commercial Annex
3. Exhibit A Metes & Bounds
4. Application

Annexation & Zoning - Sherley Commercial



THE CITY OF
Anna



Subject
Property



City Limits



200' Notice
Boundary



ETJ

0 200 400 800
Feet

May 2023

CITY OF ANNA

Planning & Zoning Commission

June 5, 2023

Public Hearing: Zoning – Sherley Commercial Annex

Applicant: Mantua 30 Partners, LTD.

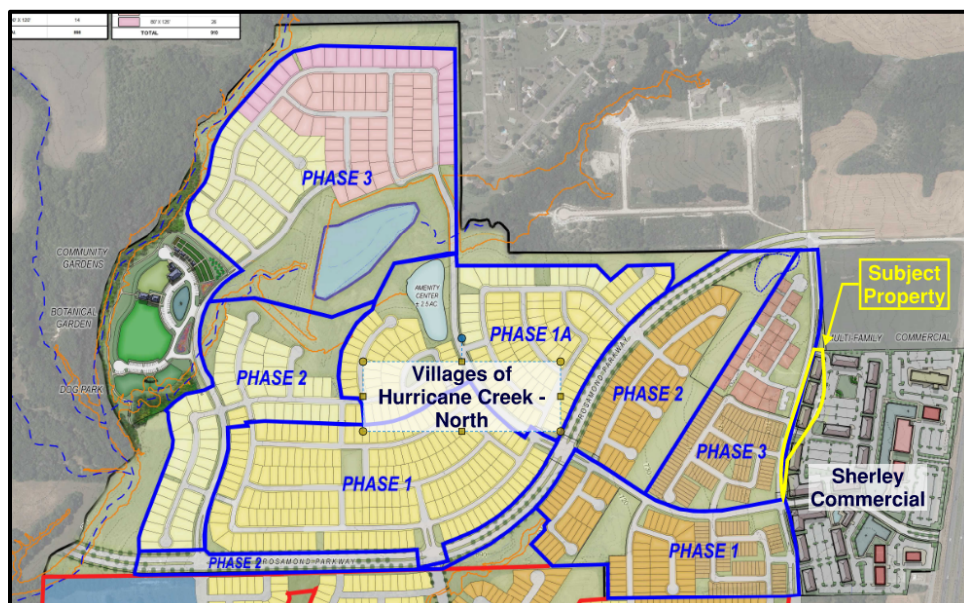
DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend a planned development (Ord. No. 860-2020) and establish the same zoning allowances on 2.53± acres located on the east side of future N. Standridge Boulevard, 705± feet south of W Rosamond Parkway.

History

At the December 2019 City Council meeting, there was a presentation showing the expansion of the Villages of Hurricane Creek master planned community with two new tracts for the Villages of Hurricane Creek – North and Sherley Commercial. In this master planned design, existing County Road 368 would be realigned for future four-lane Standridge Boulevard and over 230 acres was planned to be annexed into the city. In June 2020, the zoning was established for the in-city, Sherley Commercial tract including multiple-family residential, commercial, and on the west side of Standridge Boulevard single-family, attached. A year later, the Villages of Hurricane Creek – North was annexed and zoned in August 2021.

There were two tracks of land (1.8± acres and 0.7± acre) under the same ownership as the Villages of Hurricane Creek - North and transferred ownership to Sherley Commercial. The two tracts were inadvertently not included in the metes and bounds for the 2021 annexation and zoning.



In accordance with state regulations, the property must go through the annexation and zoning public hearing process.

Remarks:

The applicant is requesting to establish zoning on properties currently located in the Extraterritorial Jurisdiction (ETJ) by including them into an existing Planned Development (Ord. No. 860-2020). The subject properties were shown and included as part of the previously approved concept plan associated with the existing Planned Development zoning. The applicant is not proposing to modify the approved concept plan or any existing standards of the Planned Development.

The property owner has submitted a voluntary annexation petition associated with this request.

Surrounding Land Use and Zoning

North	Vacant land zoned C-2 General Commercial
East	Vacant land zoned Planned Development (Ord. No. 860-2020)
South	Vacant land part of Villages of Hurricane Creek – North zoned Planned Development (Ord. No. 932-2021)
West	Single-Family, attached part of Villages of Hurricane Creek – North zoned Planned Development (Ord. No. 932-2021 and Ord. No. 860-2020)

SUMMARY:

The applicant is requesting to amend an existing planned development (Ord. No. 860-2020) by incorporating 2.53± acres of additional land located on the east side of future N. Standridge Boulevard, 705± feet south of W Rosamond Parkway.

RECOMMENDATION:

This item is recommended for approval subject to City Council approval of the annexation.

Exhibit A

BEING that certain tract of land situated in the John Ellet Survey, Abstract Number 296 and the W. Rattan Survey, Abstract Number 752, Collin County, Texas, being a portion of that tract of land described in deed as Tract 1 to MM Anna 325, LLC recorded in Instrument Number 20190411000386110 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod cap stamped "Peloton" found for the northwest corner of that certain tract of land described in deed to BFB ANA 40 Acres, LLC recorded in Instrument Number 20190412000390800 and the southwest corner of that certain tract of land to Sheikh M. Alam recorded in Instrument Number 19990120000074010 of said O.P.R.C.C.T.

THENCE S 04° 14' 58" E, 285.02 feet to a 5/8 inch iron rod with cap stamped "Peloton" found and the beginning of a curve to the right;

THENCE with said curve to the right, having an arc distance 277.01 feet, through a central angle of 38° 31' 54", having a radius of 411.91 feet, the long chord which bears S 15° 00' 59" W, 271.82 feet to a 5/8 inch iron rod with cap stamped "Peloton" set;

THENCE S 34° 16' 56" W, 286.03 feet to a 1/2 inch iron rod found;

THENCE S 05° 15' 18" W, 277.87 feet to a 5/8 inch iron rod with cap stamped "Peloton" set and the beginning of a curve to the right;

THENCE with said curve to the right, having an arc distance of 473.61 feet, through a central angle of 28° 16' 00", having a radius of 960.00 feet, the long chord which bears N 01° 35' 07" E, 468.82 feet to a 5/8 inch iron rod with cap stamped "Peloton" set;

THENCE N 15° 43' 07" E, 512.37 feet to a 5/8 inch iron rod with cap stamped "Peloton" set and the beginning of a curve to the left;

THENCE with said curve to the left, having an arc distance of 99.55 feet, through a central angle of 03° 42' 13", having a radius of 1,540.00 feet, the long chord which bears N 13° 52' 00" E, 99.53 feet to a 5/8 inch iron rod with cap stamped "Peloton" set;

THENCE N 88° 44' 00" E, 60.25 feet to the POINT OF BEGINNING and containing 2.533 acres or 110,346 square feet more or less.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: _____ Total Number of Acres: 2.53
Zoning Classification(s): Ord. No. 860-2020 Total Number of Lots: 1
Location: Standridge Blvd

Property Owner Information & Authorization

Name/Company: Mantua 30 Partners, Ltd.
Address: 5953 Dallas Pkwy, Suite 200-A
City: Ptano State: TX Zip Code: 75093
Phone: 214-725-7150 Email: rkinchloe@avexgroup.com

Project Representation (check one):

- ☒ I will represent the application myself; OR
☒ I hereby designate Richard P. Kinchloe VI (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: Gail Peyton Date: 5/18/2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Gail Peyton (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 18th day of May, 2023



Richard P. Kinchloe VI

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): General Partner

Name: Richard P. Kinchloe VI

Company: _____

Address: See above

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Development Services

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