AGENDA

PLANNING AND ZONING COMMISSION

Monday, August 7, 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 08/07/2023 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 July 6, 2023 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Anna Crossing, Phase 9, Final Plat. Applicant: Pulte Homes of Texas, LP.
7. Consider/Discuss/Action on the Anna High School #1 Addition, Block 1, Lot 1R, Revised Site Plan. Applicant: Anna ISD - Brad Duncan.
8. Consider/Discuss/Action on the Arden Park Phase 1, Final Plat. Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.
9. Consider/Discuss/Action on the Arden Park Phase 1, Site Plan. Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.
10. Consider/Discuss/Action on the Arden Park Phase 1, Block C, Lot 1X, Site Plan. Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.
11. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lot 4, Revised Site Plan. Applicant: AG Anna RE Holdings, LLC.
12. Consider/Discuss/Action on the Boston Addition, Block A, Lot 1, Development Plat. Applicant: Donna M. Howe-Boston.
13. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Final Plat. Applicant: PC5 Properties, LLC.
14. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Site Plan. Applicant: PC5 Properties, LLC.
15. Consider/Discuss/Action on the Jefferson at Anna Finley, Block A, Lot 1, Final Plat. Applicant: Jefferson Finley, LLC (JPI).
16. Consider/Discuss/Action on the Jefferson at Anna Finley, Block A, Lot 1, Site Plan. Applicant: Jefferson Finley, LLC (JPI).
17. Consider/Discuss/Action on the Leonard Trails, Phase 1, Final Plat. Applicant: Qualico Developments.

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.

18. Consider/Discuss/Action on the One Anna Two Addition, Block B, Lot 1R, Replat. Applicant: Anna Village Commercial LTD.

19. Consider/Discuss/Action on the One Anna Two Addition, Block B, Lot 1R, Site Plan. Applicant: Anna Village Commercial LTD.

20. Consider/Discuss/Action on the Quail Creek Run Place, Block A, Lots 4R, 5 &6, Replat. Applicant: Laca Investment LLC.

21. Consider/Discuss/Action on the Riata 455, Block A, Lots 1 & 2, Preliminary Plat. Applicant: Yn, LLC.

22. Consider/Discuss/Action on the Skorburg Anna Ranch, Concept Plan. Applicant: Lindo Apparel Inc & 335 Valley Two Inc.

23. Consider/Discuss/Action on the Skorburg Anna Ranch Addition, Preliminary Plat. Applicant: Lindo Apparel Inc & 335 Valley Two Inc.

24. Consider/Discuss/Action on The Woods at Lindsey Place, Phase 2A, Final Plat. Applicant: DR Horton-Texas LTD.

25. Consider/Discuss/Action on The Woods at Lindsey Place, Phase 2B, Final Plat. Applicant: DR Horton-Texas LTD.

26. Consider/Discuss/Action on the Wal-Mart Anna Addition, Block A, Lot 4, Revised Site Plan. Applicant: Chick-fil-A Inc.

Items for Individual Consideration

27. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend an existing Planned Development (Ord. No. 648-2014) on 12.2± acres located on the south side of Hackberry Drive, 160± feet east of U.S. Highway 75 to allow for Building Materials, Hardware (Indoors) with modified development standards. Applicant: Q. Seminole Anna Town Center, L.P.

28. Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R, 13 - 17, Concept Plan. Applicant: Q. Seminole Anna Town Center, L.P.

29. Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R, 13 - 17, Preliminary Replat. Applicant: Q. Seminole Anna Town Center, L.P.

30. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 18.8±acres located at the northwest corner of N. Powell Parkway and Rosamond Parkway from Planned Development (Ord. No. 797-2018) to Planned Development to allow for a nonresidential and multiple-family residence development with modified development standards. Applicant: Rosamond Powell Investments LLC.

31. Consider/Discuss/Action on the Rosamond Village, Block A, Lot 1-2, Concept Plan. Applicant: Rosamond Powell Investments LLC.

32. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to repeal and replace the Zoning Ordinance.

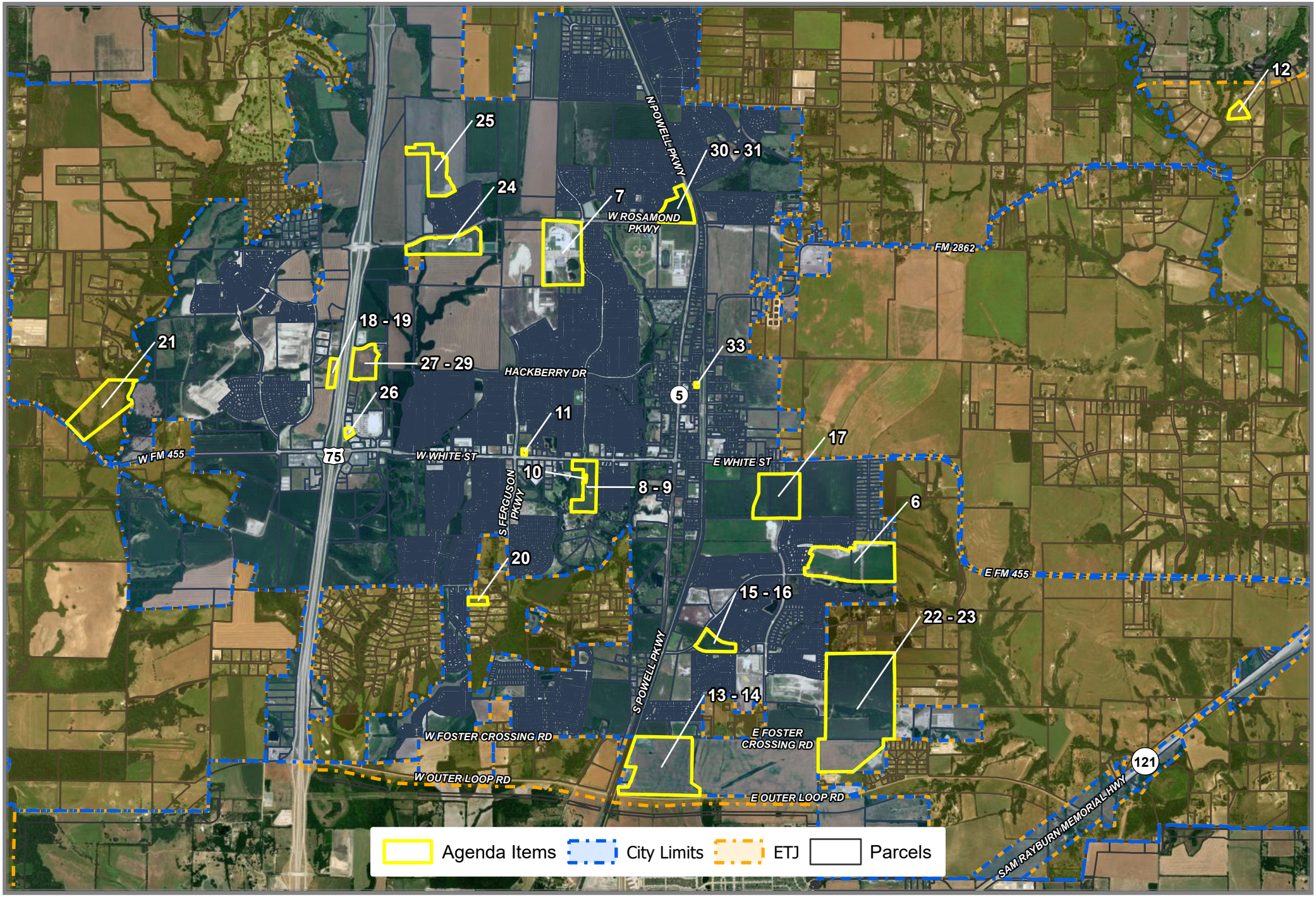
33. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone two vacant lots on 0.5± acre located at the southwest corner of W. Second Street and N. Riggins Street from SF-1 Single-Family Residential to Downtown (DT) District to allow for future development of a Health Club. Applicant: 7th Day Investments LLC – William Tyler.

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 08/04/2023.

Lauren Mecke
Planning Manager

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.



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City of Anna, August 7th, 2023
Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 7/27/2023

Document Path: L:\GIS\Notification Maps\P&Z Overview Maps.aprx

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

THE CITY OF Anna

Item No. 5.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action to approve minutes of the July 6, 2023 Planning & Zoning Commission Meeting.

SUMMARY:
Minutes from the July 6, 2023 Planning & Zoning Commission Meeting.

FINANCIAL IMPACT:
This item has no financial impact.

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

ATTACHMENTS:
1. 07-06-2023 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2023

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

1. Call to Order and Establishment of Quorum

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

   Commissioners present were Kelly Patterson-Herndon, Jessica Walden, Douglas Hermann, Michelle Clemens, David Nylec, Matt Blanscet, and Staci Martin. Staff present were Ross Altobelli, Lauren Mecke, Salena Tittle, and Interim Assistant City Manager, Greg Peters. Mayor Pro-Tem Lee Miller and Councilman Pete Cain were also in attendance.

2. Invocation and Pledge of Allegiance

   Commissioner Blanscet 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

P&Z Annual Organizational Review

   Ms. Mecke gave a brief explanation of the yearly process for Commission elections.

5. Elect a Planning & Zoning Commission Chair.

   A motion was made by Commissioner Nylec, seconded by Commissioner Walden for Kelly Patterson-Herndon to remain the Planning & Zoning Commission Chairwoman. The vote was unanimous.

6. Elect a Planning & Zoning Commission Vice-Chair.

   A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Clemens for Douglas Hermann to be appointed as the Planning & Zoning Commission Vice-Chairman. The vote was unanimous.

7. Elect a Planning & Zoning Commission Secretary.

   Ms. Mecke advised the Commission that it has been staff that has served as the secretary.

   A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin for planning staff to remain the Planning & Zoning Commission Secretary. The vote was unanimous.

8. Review/Discuss/Action on Planning & Zoning Commission Rules of Procedure.

Ms. Mecke advised the Commission that the particular item was up to the Commission as to what items they wanted to discuss. Ms. Mecke also advised the Commission that staff recommends three specific items as discussion points.

- Charter Attendance Policy
- 2024 P&Z Submittal & Meeting Calendar
- P&Z Meeting Start Time Discussion

Chairwoman Patterson-Herndon and Commissioner Nylec agreed with staff's recommendation of discussion items.

Ms. Mecke read the attendance policy for the record.

Chairwoman Patterson-Herndon asked the Commissioners to send an email to staff, and copy the P&Z Chair, should they, at any point, not be able to attend a scheduled meeting.

All Commissioners agreed to the attendance policy.

For the 2024 Submittal & Meeting Calendar, Chairwoman Patterson-Herndon recommended that the proposed January 2024 and the proposed September 2024 P&Z meeting be on a Wednesday due to the Holidays that fall within those months.

The Commissioners agreed that the January 2024 meeting should be held on Wednesday, January 3rd and the September 2024 meeting should be held on Wednesday, September 4th. All other dates were approved by the Commission.

For P&Z Commission Meeting start time, Chairwoman Patterson-Herndon recommended that the Commission start their meetings at 6:00pm due to the fact that all other Boards & Commissions including Council begin their meetings at 5:30pm or 6:00pm.

Commissioner Walden agreed but said the only thing she would be concerned about was developers coming from other cities, like Grand Prairie or Irving, being able to make it by the earlier time.

Chairwoman Patterson-Herndon agreed but said that it was one meeting a month and given the notice of the earlier time, the developers should be able to make it work.

The Commissioners agreed to 6:00pm Planning & Zoning Commission meeting start times beginning in September.

Consent Items

Commissioner Walden made a request to pull Consent Item No. 22 for further discussion.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Hermann to recommend approval of consent items 9-21. The vote was unanimous.

9. Consider/Discuss/Action to approve minutes of the June 5, 2023, Planning & Zoning Commission Meeting.

10. Consider/Discuss/Action on the 455/75 Business Addition, Block A, Lot 4R, Site Plan. Applicant: Shree Anna Realty Corp.

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

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

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

14. Consider/Discuss/Action on the Gateway at Buddy Hayes, Block A, Lot 2R, Replat. Applicant: Jeff Williams / Anna Southgate, LLC.

15. Consider/Discuss/Action on the Gateway at Buddy Hayes, Block A, Lot 2R, Site Plan. Applicant: Jeff Williams / Anna Southgate, LLC.

16. Consider/Discuss/Action on the Gateway at Buddy Hayes, Block C, Lot 1R, Replat. Applicant: Josh Eadie / NexMetro Hayes, LP.

17. Consider/Discuss/Action on the Gateway at Buddy Hayes, Block C, Lot 1R, Site Plan. Applicant: Josh Eadie / NexMetro Hayes, LP.

18. Consider/Discuss/Action on the Lorenzo Dow Hendricks Elementary Addition, Block A, Lot 1, Final Plat Applicant: AnaCapri Laguna Azure, LLC and Bloomfield Homes, LP.

19. Consider/Discuss/Action on the One Anna Two Addition, Block A, Lots 4R & 5, Preliminary Replat. Applicant: North Texas HOCO, LLC.

20. Consider/Discuss/Action on the S.E. Jenkins Estates, Block A, Lot 1, Final Plat. Applicant: Sam Elba Jenkins.

21. Consider/Discuss/Action on the Skyway Towers Addition, Block A, Lot 1, Development Plat. Applicant: William & Mary Enox.

22. Consider/Discuss/Action on the Zee Addition, Block A, Lot 1, Final Plat. Applicant: Zeeshan Hameed & Sharon Carroll Smith.

Regarding Item 22, Commissioner Walden explained that the staff report had indicated that the plan supports the City of Anna Strategic Plan and she feels this is contradictory to what the Downtown Master Plan calls out for. She then indicated that the Downtown Master Plan calls out for Civic & Institutional.

Mr. Altobelli advised the Commission that the Strategic Connection is mainly associated with the direction for City Council. Mr. Altobelli further explained that the Strategic Connection of Unique is typically given to all plats and site plans that are on consent as part of the process of applications.

A motion was made by Commissioner Walden, seconded by Chairwoman Patterson-Herndon to recommend approval of Consent Items No. 22 subject to variance approval by the Board of Adjustments. The vote was unanimous.

Items for Individual Consideration

23. 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.

Mr. Altobelli introduced the item. The applicant is requesting to rezone 2.0± acres from C-2 General Commercial to Planned Development-C-2 General Commercial to allow for the use of a Self-Storage, mini-warehouse with modified development standards.

The Public Hearing was opened at 7:21 p.m.

Mr. Tyler Adams, the applicant's representative, provided a brief presentation regarding the applicant's zoning request.

Commissioner Nylec asked if the number of trucks that they are proposing was a normal amount and expressed his concern for the amount they are proposing.

Mr. Adams said they do not typically rent a lot of trucks, but that the ten they are proposing doesn't seem like a lot. Mr. Adams also expressed how other facilities have approximately 30 and park them in front of the business, where they will have theirs parked in the back.

Commissioner Blanscet asked if the U.S. Highway 75 frontage road was going to be the only access to the storage facility.

Mr. Adams explained the layout and was able to show the Commission the other access route that would come from the future Buddy Hayes Boulevard.

Chairwoman Patterson-Herndon asked how large the mechanical equipment was going to be that resulted in them needing an additional 15 feet.

Mr. Adams detailed the height of the equipment and where it will be sitting from the roofline and further explained the reason for the added request.

Chairwoman Patterson-Herndon asked why they were only proposing fencing on one side of the project instead of completely around it.

Mr. Adams explained the lockdown process of the building as added security measures so they would not have to fence around the entire building.

Commissioner Walden asked the applicant to confirm whether the intent was to utilize the adjacent multifamily project's wrought iron fence to act as a buffer.

Mr. Adams confirmed that was correct.

Mr. Altobelli clarified that there will not be any fencing along the southern property boundary line but instead the applicant is proposing additional landscaping to help with the look along the quasi-public roadway. Mr. Altobelli also explained that the applicant is proposing an additional landscape buffer area along the northern property boundary with wood fencing, masonry columns, and additional landscaping.

Chairwoman Patterson-Herndon asked how many units they are proposing in the building.

Mr. Adams said they have not narrowed the number of units down, but the application was for 700. He also explained that realistically, it would be lower than that.

Chairwoman Patterson-Herndon asked if the applicant would be amenable to a 1 per 30 units parking ratio opposed to the requested 1 per 40 units.

Mr. Adams explained that he was unsure whether or not that is something they could do given the site. He also explained that they did provide more parking than requested and that the use does not generate a huge amount of traffic.

Mr. Altobelli explained that in past approved self-storage zoning requests, the applicants in those cases requested even less parking. This applicant's request would provide more parking than has been approved in past zoning cases.

Commissioner Blanscet asked the applicant to verify that renters would not be allowed to access their unit after 10pm.

Mr. Adams confirmed that was correct.

Chairwoman Patterson-Herndon expressed concern for security of the building.

Commissioner Hermann advised that the applicant could not fence the entire property because of the access drive.

Chairwoman Patterson-Herndon asked where their other locations were in the metroplex.

Mr. Adams advised one in Dallas and one in Waxahachie.

Chairwoman Patterson-Herndon asked what the height is for those buildings in Dallas and Waxahachie

Mr. Adams explained the site in Waxahachie is 38 feet in height and the site in Dallas is roughly 35 feet.

Chairwoman Patterson-Herndon asked how many handicap parking spaces they were going to have.

Mr. Adams advised there will be two.

Commissioner Walden asked for clarification regarding the dumpster enclosure area and whether or not it was going to have a curb around it.

Mr. Adams explained that the curb shown is to show the turning radius and that the dumpster gates will not encroach into the fire lane.

Commissioner Walden asked if they have a company in mind to maybe partner with for EV charging stations.

Mr. Adams explained that they do not have one in mind at this time.

The Public Hearing was closed at 7:42 p.m.

Commissioner Nylec asked who would be responsible for maintaining the fencing over time.

Mr. Altobelli explained that responsibility would fall on the applicant (owner).

Commissioner Hermann stated that he knows the City's intent is to get away from having to do Planned Developments. He wanted to know if this was something we could achieve with just simple variances instead of doing a PD.

Mr. Altobelli explained that in this particular circumstance the applicant's request is pertaining to the use. If it were just for the height or something different to the site, variances would come into play. But because the applicant is requesting a specific type of use, Planned Development is what is needed in order to achieve that.

Commissioner Nylec explained that he is very happy with what is being proposed and the renderings associated with it. He motioned to approve the request.

Commissioner Hermann expressed a second for the motion.

Chairwoman Patterson-Herndon then explained that she would like the motion to include a 40-foot height limit to the building instead of the proposed 50-foot.

Commissioner Hermann wanted clarification as to why the city would request a 40-foot limit to the building height when the city would want a taller building to shield the HVAC units.

Chairwoman Patterson-Herndon explained that the applicant said they could shield them at 40 feet.

Commissioner Blanscet said he would prefer the 50-foot height to shield the trucks (Loves Truck Stop) from renters of the multifamily development.

Commissioner Nylec agreed with Commissioner Blanscet.

A motion was made by Commissioner Nylec, seconded by Commissioner Hermann to recommend approval of the zoning request with the additional stipulations outlined within the staff report. The vote was unanimous.

24. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 9, Concept Plan.

Mr. Altobelli introduced the item. The applicant is requesting approval of a Concept Plan that is associated with the zoning request, Item No. 23.

A motion was made by Commissioner Martin, seconded by Commissioner Clemens to recommend approval of the Concept Plan. The vote was unanimous.

25. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone one lot on 0.4± acre located on the north side of Hackberry Drive, 320± feet east of N. Powell Parkway from SF-1 Single-Family Residential to C-1 Restricted Commercial to allow for a proposed general office use.

Mrs. Tittle introduced the item. The applicant is requesting to rezone the property to C-1 Restricted Commercial in order to convert a single-family residence into a small office type business.

The Public Hearing was opened at 7:48 p.m.

Commissioner Clemens asked if this was the home that was moved from its original location along N. Powell Parkway.

Mrs. Tittle confirmed that it is the home that was moved.
Chairwoman Patterson-Herndon wanted clarification that after all legal notices had gone out to the neighbors, staff did not receive any letters opposing this use.

Mrs. Tittle confirmed that was correct. Staff did not receive any opposition letters.

Chairwoman Patterson-Herndon asked if we knew what type of office was going into the building.

Mrs. Becky Greer, the applicant, explained a little history of the home and advised that they were looking for a quiet type of office, possibly an attorney, to utilize the space as an office.

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

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

26. Consider/Discuss/Action on the J.A. Greer Addition, Block A, Lot 1. Site Plan.

Mrs. Tittle introduced the item. The applicant is requesting approval of a Site Plan that is associated with the zoning request, Item No. 25.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Clemens to recommend approval of the Site Plan. The vote was unanimous.

27. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone one lot on 3.0± acres located at the southeast corner of future Rosamond Parkway and N. Shadybrook Trail to allow for a Communications Tower.

Ms. Mecke introduced the item. The applicant is requesting to rezone one lot on 3.0± acres in order to allow for a stealth Communications Tower on a common area lot within the residential subdivision.

The Public Hearing was opened at 7:55 p.m.

Mr. Bill Beauman, the applicant, gave a brief presentation regarding the zoning request.

Chairwoman Patterson-Herndon asked if this was going to be a functional water tower or just visually look like a water tower.

Mr. Beauman advised that it would just be visual.

Commissioner Walden explained that she likes the concept and that she has seen this in other cities, and it works really well. She asked if the applicant had been talking to any other providers other than Verizon.

Mr. Beauman explained that they have talked with other providers, like T-Mobile, but those providers are waiting to see what happens with the zoning request.

Commissioner Walden asked who was going to be maintaining the upkeep of the site. She expressed concerns for the type of weather we receive and worried about wind and hail damaging the tank and site.

Mr. Beauman explained that they have a company who would visit the site regularly to ensure the upkeep and safety of the site. He also explained that they are built to withstand hurricane type winds.

Chairwoman Patterson-Herndon asked how they were going to deal with the continued growth of the surrounding mature trees and any blockage to the cell units.

Mr. Beauman explained that they had designed the tower to be above the treetops to prevent that from happening.

Commissioner Hermann asked who would maintain the grounds of the site. He wanted to know if this was a lease from the HOA and whether the HOA would be responsible or the companies.

Mr. Beauman explained that they will be leasing it and they (the providers) will be responsible for maintaining the grounds that they are leasing.

Commissioner Blanscet asked how long it typically takes to construct.

Mr. Beauman advised that it typically takes three days to go vertical once they have all the material onsite.

The Public Hearing was closed at 8:03 p.m.

A motion was made by Commissioner Blanscet, seconded by Chairwoman Patterson-Herndon to recommend approval of the zoning request. The vote was unanimous.

28. Consider/Discuss/Action on Villages of Hurricane Creek - North, Block K, Lot 7X. Site Plan.

Ms. Mecke introduced the item. The applicant is requesting approval of the Site Plan associated with the zoning request, Item No. 27.

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

29. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend zoning on one lot on 8.2± acres located at the northeast corner of W. 7th Street and S. Powell Parkway to allow for a proposed library and existing civic center uses with modified development standards.

Mr. Altobelli introduced the item. The applicant is requesting to amend the current zoning to allow for a proposed library and the existing civic center uses with modified development standards.

The Public Hearing was opened at 8:06 p.m.

Commissioner Walden asked staff to clarify the location of the proposed north side parking because it appears to be going into the north properties.

Mr. Altobelli advised that the parking spaces will be within the right-of-way with the proposed improvements and not on private property.

Commissioner Walden asked if staff had any concerns regarding the growth of the city and city staff and not being able to provide for increased capacity at this particular location, especially for police and fire.

Mr. Altobelli explained that staff is aware that adding the library on this particular site would prevent the ability to expand police and fire, however, when talking with developers for other sites, it's always an option to have discussions and the ability to add more municipal buildings, like fire and police, to other areas within the city to ensure safety and response times throughout. At this particular location, fire and police will still be able to provide their services to this general area. Mr. Altobelli also identified that the library will have offices as well that can house certain departments when that time comes should we need to expand the city offices.

Commissioner Walden explained the need for vehicle charging stations throughout the city especially at a Public Library. She asked if staff had considered partnering with a vehicle charging company to provide these types of services to the public.

Mr. Altobelli said he understands the need for this type of service and that it is certainly something he can bring up to the city CIP Director.

The Public Hearing was closed at 8:11 p.m.

A motion was made by Commissioner Blanscet, seconded by Commissioner Walden to recommend approval of the zoning request with the additional stipulations listed in the staff report. The vote was unanimous.

30. Consider/Discuss/Action on the Anna Municipal Complex Addition, Block A, Lot 1. Revised Site Plan.

Mr. Altobelli introduced the item. The applicant is requesting approval of the Revised Site Plan associated with the zoning request, Item 29.

A motion was made by Commissioner Nylec, seconded by Commissioner Blanscet to recommend approval of the Revised Site Plan. The vote was unanimous.

31. Consider/Discuss/Action on Amendments to Article 9.07 Tree Preservation of the City of Anna Code of Ordinances, Text Amendment.

Mr. Altobelli introduced the item. Staff is requesting to amend the Tree Preservation Ordinance to establish a more clear and defined process with regards to tree preservation and plans associated with developing within the city.

Commissioner Walden asked for clarification on the marked Appendix that was provided within the packet. She wanted to know if the strike through trees on the list were trees to be removed from the list.

Mr. Altobelli confirmed that was correct.

A motion was made by Commissioner Martin, seconded by Commissioner Blanscet to recommend approval of the Tree Preservation Ordinance Text Amendment. The vote was unanimous.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Blanscet to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 8:21 p.m.

_____

Chairwoman Kelly Patterson-Herndon

ATTEST:

_____

Salena Tittle, Planner II

Item No. 6.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Anna Crossing, Phase 9, Final Plat. Applicant:Pulte Homes of Texas, LP.

SUMMARY:
191 Single-family dwelling, detached lots and 7 common area lots on 65.6± acres located on the north side Finley Boluevard, 205± east of Leonard Avenue. Zoned: Planned Development (Ord. No. 236-2005).

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

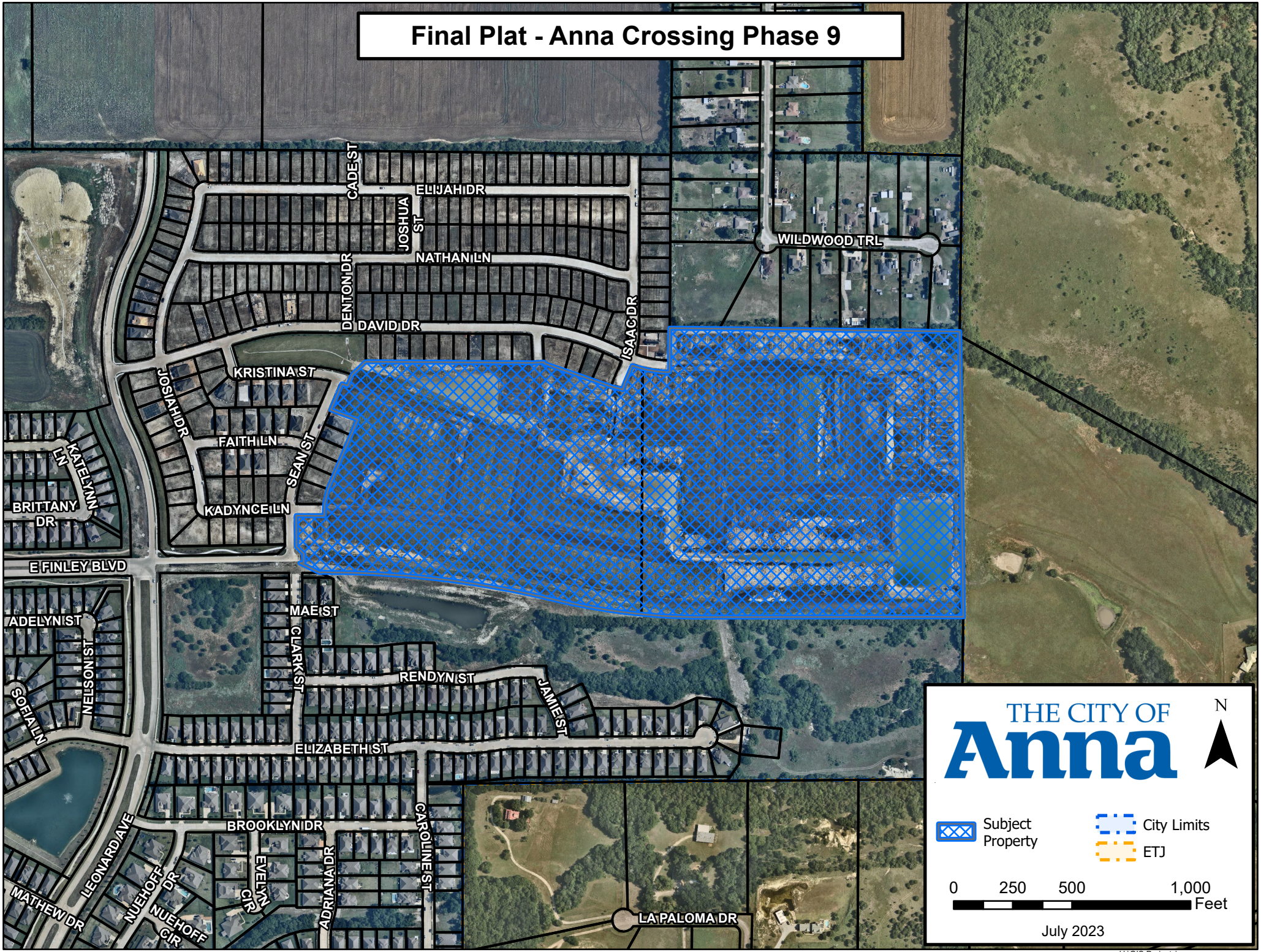
FINANCIAL IMPACT:
This item has no financial impact.

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.

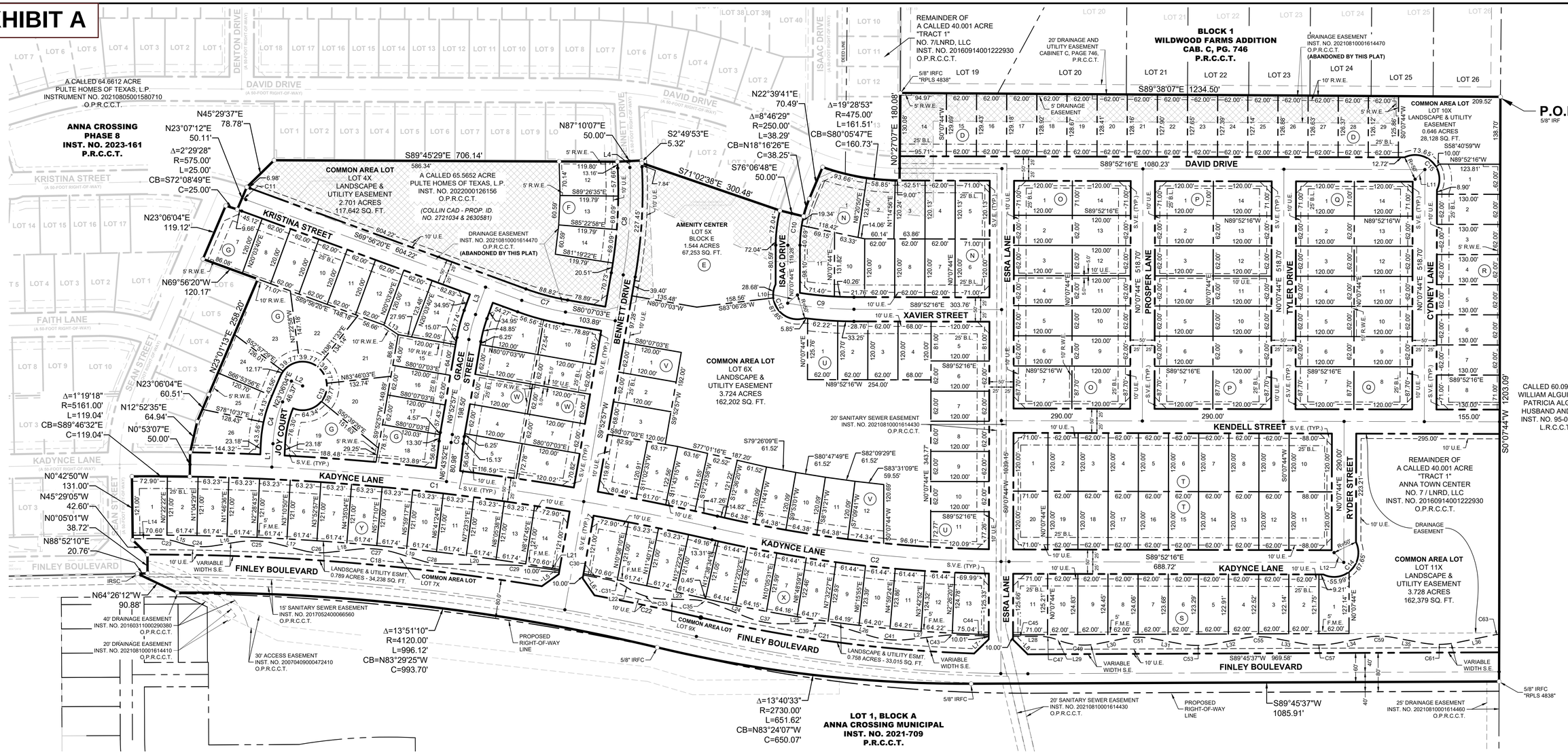
ATTACHMENTS:
1. Anna Crossing Phase 9 Final Plat Locator Map
2. Exhibit A (FP) Anna Crossing PH 9
3. Application

Final Plat - Anna Crossing Phase 9



H:\GIS Projects\

EXHIBIT A


ANNA CROSSING PHASE 8 INST. NO. 2023-161 P.R.C.C.T.
A CALLED 64.6612 ACRE PULTE HOMES OF TEXAS, L.P. INSTRUMENT NO. 20210805001580710 O.P.R.C.C.T.
COMMON AREA LOT 4X LANDSCAPE & UTILITY EASEMENT 2.701 ACRES 117,642 SQ. FT.
A CALLED 65.5652 ACRE PULTE HOMES OF TEXAS, L.P. INST. NO. 20220000126156 O.P.R.C.C.T.
(COLLIN CAD - PROP. ID. NO. 2721034 & 2630581)
DRAINAGE EASEMENT INST. NO. 20210810001614470 O.P.R.C.C.T. (ABANDONED BY THIS PLAT)
AMENITY CENTER LOT 5X BLOCK E 1.544 ACRES 67,253 SQ. FT.
COMMON AREA LOT 6X LANDSCAPE & UTILITY EASEMENT 3.724 ACRES 162,202 SQ. FT.
REMAINDER OF A CALLED 40.001 ACRE "TRACT 1" NO. 7/LNRD, LLC INST. NO. 20160914001222930 O.P.R.C.C.T.
20' DRAINAGE AND UTILITY EASEMENT CABINET C, PAGE 746, P.R.C.C.T.
BLOCK 1 WILDWOOD FARMS ADDITION CAB. C, PG. 746 P.R.C.C.T.
DRAINAGE EASEMENT INST. NO. 20210810001614470 O.P.R.C.C.T. (ABANDONED BY THIS PLAT)
COMMON AREA LOT 10X LANDSCAPE & UTILITY EASEMENT 0.646 ACRES 28,128 SQ. FT.
P.O.B. 5/8" IRF
CALLED 60.09 ACRE WILLIAM ALGUIRE AND PATRICIA ALGUIRE, HUSBAND AND WIFE INST. NO. 95-0089367 L.R.C.C.T.
REMAINDER OF A CALLED 40.001 ACRE "TRACT 1" ANNA TOWN CENTER NO. 7 / LNRD, LLC INST. NO. 20160914001222930 O.P.R.C.C.T.
COMMON AREA LOT 11X LANDSCAPE & UTILITY EASEMENT 3.728 ACRES 162,379 SQ. FT.
LOT 1, BLOCK A ANNA CROSSING MUNICIPAL INST. NO. 2021-709 P.R.C.C.T.
DAVID DRIVE
KRISTINA STREET
GRACE STREET
BENNETT DRIVE
ISAAC DRIVE
XAVIER STREET
ESRA LANE
PROSPER LANE
TYLER DRIVE
CYDNEY LANE
KENDELL STREET
RYDER STREET
JOY COURT
KADYNCE LANE
FINLEY BOULEVARD
FAITH LANE
KRISTINA STREET
SEAN STREET
DENTON DRIVE
DAVID DRIVE
S89°45'29"E 706.14'
S89°52'16"E 1080.23'
S89°38'07"E 1234.50'
S0°07'44"W 1203.09'
N0°27'07"E 180.08'
S89°45'37"W 969.58'
S89°45'37"W 1085.91'
N64°26'12"W 90.88'
S0°58'40"W 138.70'
N89°52'16"W 123.81'
S0°07'44"W 1089.45'
S0°07'44"W 290.00'
S0°07'44"W 518.70'
N0°07'44"E 518.70'
N0°07'44"E 1203.09'
N0°07'44"E 127.14'
N0°07'44"E 138.70'
N0°07'44"E 290.00'
N0°07'44"E 233.21'
N0°07'44"E 1089.45

LOT AREA TABLE D		
LOT NO.	ACRES	SQ. FT.
14	0.284	12,383
15	0.184	8,033
16	0.184	8,017
17	0.184	8,001
18	0.183	7,985
19	0.183	7,970
20	0.183	7,954
21	0.182	7,938
22	0.182	7,922
23	0.182	7,906
24	0.181	7,890
25	0.181	7,875
26	0.180	7,859
27	0.180	7,843
28	0.180	7,827
29	0.179	7,811

LOT AREA TABLE F		
LOT NO.	ACRES	SQ. FT.
12	0.194	8,465
13	0.179	7,790
14	0.179	7,790

LOT AREA TABLE G		
LOT NO.	ACRES	SQ. FT.
7	0.228	9,935
8	0.171	7,440
9	0.171	7,440
10	0.171	7,440
11	0.171	7,440
12	0.171	7,440
13	0.178	7,749
14	0.225	9,811
15	0.176	7,680
16	0.171	7,440
17	0.171	7,440
18	0.205	8,945
19	0.354	15,432
20	0.279	12,163
21	0.347	15,098
22	0.275	11,971
23	0.362	15,790
24	0.197	8,576
25	0.195	8,504
26	0.246	10,729

LOT AREA TABLE N		
LOT NO.	ACRES	SQ. FT.
1	0.307	13,390
2	0.186	8,118
3	0.173	7,531
4	0.171	7,448
5	0.196	8,529
6	0.196	8,520
7	0.171	7,440
8	0.171	7,440
9	0.171	7,440
10	0.180	7,826
11	0.221	9,620

LOT AREA TABLE O		
LOT NO.	ACRES	SQ. FT.
1	0.196	8,520
2	0.171	7,440
3	0.171	7,440
4	0.171	7,440
5	0.171	7,440
6	0.171	7,440
7	0.242	10,524
8	0.242	10,524
9	0.171	7,440
10	0.171	7,440
11	0.171	7,440
12	0.171	7,440
13	0.171	7,440
14	0.196	8,520

LOT AREA TABLE P		
LOT NO.	ACRES	SQ. FT.
1	0.196	8,520
2	0.171	7,440
3	0.171	7,440
4	0.171	7,440
5	0.171	7,440
6	0.171	7,440
7	0.242	10,524
8	0.242	10,524
9	0.171	7,440
10	0.171	7,440
11	0.171	7,440
12	0.171	7,440
13	0.171	7,440
14	0.196	8,520

LOT AREA TABLE Q		
LOT NO.	ACRES	SQ. FT.
1	0.196	8,520
2	0.171	7,440
3	0.171	7,440
4	0.171	7,440
5	0.171	7,440
6	0.171	7,440
7	0.242	10,524
8	0.242	10,524
9	0.171	7,440
10	0.171	7,440
11	0.171	7,440
12	0.171	7,440
13	0.171	7,440
14	0.196	8,520

LOT AREA TABLE R		
LOT NO.	ACRES	SQ. FT.
1	0.182	7,908
2	0.185	8,060
3	0.185	8,060
4	0.185	8,060
5	0.185	8,060
6	0.185	8,060
7	0.185	8,060
8	0.212	9,230

LOT AREA TABLE S		
LOT NO.	ACRES	SQ. FT.
1	0.170	7,414
2	0.174	7,561
3	0.174	7,584
4	0.175	7,608
5	0.175	7,632
6	0.176	7,656
7	0.176	7,680
8	0.177	7,704
9	0.177	7,728
10	0.178	7,751
11	0.204	8,906

LOT AREA TABLE T		
LOT NO.	ACRES	SQ. FT.
1	0.196	8,520
2	0.171	7,440
3	0.171	7,440
4	0.171	7,440
5	0.171	7,440
6	0.171	7,440
7	0.171	7,440
8	0.171	7,440
9	0.171	7,440
10	0.242	10,560
11	0.242	10,560
12	0.171	7,440
13	0.171	7,440
14	0.171	7,440
15	0.171	7,440
16	0.171	7,440
17	0.171	7,440
18	0.171	7,440
19	0.171	7,440
20	0.196	8,520

LOT AREA TABLE U		
LOT NO.	ACRES	SQ. FT.
1	0.175	7,615
2	0.171	7,448
3	0.171	7,440
4	0.187	8,160
5	0.223	9,720
6	0.171	7,440
7	0.171	7,440
8	0.171	7,440
9	0.171	7,440
10	0.171	7,440
11	0.208	9,055

LOT AREA TABLE V		
LOT NO.	ACRES	SQ. FT.
1	0.171	7,440
2	0.171	7,440
3	0.187	8,160
4	0.226	9,828
5	0.174	7,595
6	0.175	7,615
7	0.174	7,560
8	0.175	7,602
9	0.174	7,567
10	0.174	7,567
11	0.174	7,567
12	0.185	8,047

LOT AREA TABLE W		
LOT NO.	ACRES	SQ. FT.
1	0.215	9,364
2	0.171	7,440
3	0.171	7,440
4	0.171	7,440
5	0.204	8,877
6	0.197	8,588
7	0.171	7,440
8	0.171	7,440
9	0.171	7,440
10	0.196	8,541

LOT AREA TABLE X		
LOT NO.	ACRES	SQ. FT.
1	0.199	8,682
2	0.174	7,561
3	0.174	7,561
4	0.173	7,525
5	0.175	7,616
6	0.176	7,646
7	0.176	7,676
8	0.177	7,706
9	0.178	7,736
10	0.178	7,766
11	0.179	7,796
12	0.180	7,825
13	0.208	9,067

LOT AREA TABLE Y		
LOT NO.	ACRES	SQ. FT.
1	0.199	8,682
2	0.174	7,559
3	0.174	7,561
4	0.174	7,561
5	0.174	7,561
6	0.174	7,561
7	0.174	7,561
8	0.174	7,561
9	0.174	7,561
10	0.174	7,561
11	0.174	7,561
12	0.174	7,561
13	0.174	7,561
14	0.199	8,682

LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°44'49"E	48.12'
L2	S66°53'56"E	25.00'
L3	N20°03'40"E	59.95'
L4	S02°49'53"E	13.16'
L5	S54°39'12"W	42.60'
L6	S34°53'18"E	42.60'
L7	N45°52'51"E	41.87'
L8	N45°19'41"W	42.72'
L10	N49°56'24"E	26.18'
L11	N45°07'44"E	28.28'
L12	S44°52'16"E	28.28'
L13	S56°13'07"E	35.51'
L14	N89°39'01"E	45.10'
L15	S71°12'09"E	1.88'
L16	N80°44'09"E	46.25'
L17	S75°46'43"E	56.37'
L18	N83°32'37"E	56.37'
L19	S72°58'16"E	54.57'
L20	S88°58'57"E	136.83'
L21	S80°34'17"E	33.93'
L22	S57°21'41"E	4.71'
L23	S88°41'40"E	55.20'
L24	S67°43'20"E	62.35'
L25	N88°42'53"E	65.31'
L26	S72°48'14"E	65.31'
L27	N83°36'48"E	77.80'
L28	S89°45'37"W	22.10'
L29	N69°05'42"W	4.72'
L30	S78°48'23"W	54.10'
L31	N79°16'05"W	58.33'
L32	S78°49'11"W	58.71'
L33	N79°16'21"W	58.41'
L34	S78°49'11"W	58.71'
L35	N79°16'21"W	57.55'
L36	S78°20'31"W	76.66'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	12°02'02"	5186.00'	1089.22'	N83°05'52"W	1087.22'
C2	12°47'24"	2735.00'	610.53'	S83°28'34"E	609.27'
C4	20°21'16"	250.00'	88.81'	S12°55'26"W	88.35'
C5	3°09'05"	300.00'	16.50'	S08°18'25"W	16.50'
C6	10°10'42"	300.00'	53.29'	S14°58'18"W	53.22'
C7	10°10'42"	525.00'	93.26'	S75°01'42"E	93.14'
C8	12°42'50"	1000.00'	221.90'	N03°31'32"E	221.44'
C9	10°15'32"	765.00'	136.98'	S84°44'30"E	136.79'
C10	13°45'28"	275.00'	66.03'	S07°00'28"W	65.87'
C11	0°47'41"	600.00'	8.32'	N70°20'11"W	8.32'
C12	100°40'12"	50.00'	87.85'	S57°13'38"E	76.98'
C13	45°34'31"	50.00'	39.77'	N16°33'18"E	38.73'
C14	77°31'33"	50.00'	67.65'	N13°02'59"E	62.61'
C15	84°23'46"	50.00'	73.65'	N73°30'54"W	67.17'
C17	10°01'41"	5040.00'	882.12'	N85°24'56"W	880.99'
C18	9°20'10"	5000.00'	814.72'	N85°24'56"W	813.82'
C19	2°54'18"	5040.00'	255.54'	N78°22'50"W	255.52'
C20	11°42'59"	2880.00'	588.92'	S82°47'11"E	587.90'
C21	11°08'40"	2920.00'	567.96'	S82°30'01"E	567.06'
C22	2°33'32"	5000.00'	223.32'	N78°12'28"W	223.30'
C23	19°08'49"	155.00'	51.80'	N80°46'34"W	51.56'
C24	28°03'41"	145.00'	71.02'	S85°14'00"E	70.31'
C25	23°29'07"	205.00'	84.03'	N87°31'17"W	83.44'
C26	20°40'40"	145.00'	52.33'	S86°07'03"E	52.05'
C27	23°29'07"	205.00'	84.03'	N84°42'50"W	83.44'
C28	16°00'41"	145.00'	40.52'	S80°58'36"E	40.39'
C29	7°51'07"	532.90'	73.03'	N84°56'54"W	72.97'
C30	0°34'52"	5037.00'	51.09'	S79°32'33"E	51.09'
C31	21°53'26"	105.00'	40.12'	S68°18'24"E	39.87'
C33	31°19'59"	145.00'	79.30'	S73°01'40"E	78.31'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C35	20°58'20"	155.00'	56.74'	S78°12'30"E	56.42'
C37	23°33'47"	195.00'	80.19'	S79°30'13"E	79.63'
C39	18°28'53"	155.00'	50.00'	S82°02'40"E	49.78'
C41	23°34'58"	195.00'	80.26'	S84°35'43"E	79.70'
C43	9°00'13"	155.00'	24.36'	N88°06'55"E	24.33'
C44	1°15'46"	2883.00'	63.54'	S88°00'52"E	63.54'
C45	0°36'01"	2883.00'	30.20'	N89°56'23"W	30.20'
C47	21°08'41"	105.00'	38.75'	N79°40'03"W	38.53'
C49	32°05'55"	145.00'	81.23'	N85°08'39"W	80.17'
C51	21°55'32"	155.00'	59.31'	S89°46'09"W	58.95'
C53	21°54'44"	195.00'	74.58'	S89°46'33"W	74.12'
C55	21°54'28"	155.00'	59.27'	S89°46'25"W	58.91'
C57	21°54'28"	195.00'	74.56'	S89°46'25"W	74.11'
C59	21°54'28"	155.00'	59.27'	S89°46'25"W	58.91'
C61	22°23'07"	195.00'	76.19'	S89°32'05"W	75.70'
C63	10°44'42"	55.00'	10.31'	S83°42'52"W	10.30'

OWNERS DEDICATION AND ACKNOWLEDGMENT §

STATE OF TEXAS §

COUNTY OF COLLIN §

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS PULTE HOMES OF TEXAS, L.P., is the owner of a tract of land situated in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas and being a portion of a called 65.5652 acre tract of land described in the Special Warranty Deed to Pulte Homes of Texas, L.P., recorded in Instrument No. 2022000126156, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found at the southeast corner of Wildwood Farms Addition, an addition to the City of Anna, Texas, according to the plat thereof recorded in Cabinet C, Page 746, Plat Records, Collin County, Texas, and being the northeast corner of said 40.001 acre tract, and being the northeast corner of said 65.5652 acre tract, and in the west line of that called 60.09 acre tract of land described in the Warranty Deed with Vendor's Lien, to William Alguire and Patricia Alguire, recorded in Document No. 95-0089367, Official Pubic Records, Collin County, Texas.

THENCE South 00°07'44" West, with the common line of said 65.5652 acre and said 60.09 acre tract, a distance of 1,203.09 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 4838" found at the northeast corner of Lot 1, Block A of Anna Crossing Municipal, an addition to the City of Anna, Texas, according to the plat thereof recorded in Instrument No. 2021-709, Official Public Records, Collin County, Texas;

THENCE with the north line of said Lot 1, Block A, the following courses and distances:

South 89°45'37" West, a distance of 1,085.91 feet to a 5/8-inch iron rod found at the beginning of a tangent curve to the right having a central angle of 13°40'33", a radius of 2,730.00 feet, a chord bearing and distance of North 83°24'07" West, 650.07 feet;
In a northwesterly direction, with said tangent curve to the right, an arc distance of 651.62 feet to a 5/8-inch iron rod found at the beginning of a reverse curve to the left having a central angle of 13°51'10", a radius of 4,120.00 feet, a chord bearing and distance of North 83°29'25" West, 993.70 feet;
In a southerly direction, with said reverse curve to the left, an arc distance of 996.12 feet to a 5/8-inch iron rod found for the northwest corner of said Lot 1, Block A and being in a east line of that 43.67 acre tract described in the Special Warranty Deed with Vendor's Lien to Anna Town Center No. 5/HSLT, Ltd., recorded in Volume 5717, Page 2431, Deed Records, Dallas County, Texas;

THENCE North 64°26'12" West, with said east line, a distance of 90.88 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of Anna Crossing, Phase 8, an addition to the City of Anna, Collin County, Texas, recorded in Instrument No. 2023-161, Official Public Records, Dallas County, Texas;

THENCE with the south and east lines of said Anna Crossing, Phase 8, the following courses and distances:

North 88°52'10" East, a distance of 20.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 00°05'01" West, a distance of 38.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 45°29'05" West, a distance of 42.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 00°42'50" West, a distance of 131.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 01°19'18", a radius of 5,161.00 feet, a chord bearing and distance of South 89°46'32" East, 119.04 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 119.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 00°53'07" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 12°52'35" East, a distance of 64.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 23°06'04" East, a distance of 60.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 23°01'13" East, a distance of 258.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 69°56'20" West, a distance of 120.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 23°06'04" East, a distance of 119.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 02°29'28", a radius of 575.00 feet, a chord bearing and distance of South 72°08'49" East, 25.00 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 25.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 23°07'12" East, a distance of 50.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 45°29'37" East, a distance of 78.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
South 89°45'29" East, a distance of 706.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 87°10'07" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
South 02°49'53" East, a distance of 5.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
South 71°02'38" East, a distance of 300.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
South 76°06'48" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 08°46'29", a radius of 250.00 feet, a chord bearing and distance of North 18°16'26" East, 38.25 feet;

In a easterly direction, with said non-tangent curve to the right, an arc distance of 38.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 22°39'41" East, a distance of 70.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 19°28'53", a radius of 475.00 feet, a chord bearing and distance of South 80°05'47" East, 160.73 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 161.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
North 00°27'07" East, a distance of 180.08 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 4838" found at the southwest corner of said Wildwood Crossing Addition;

THENCE South 89°38'07" East, with the south line of said Wildwood Crossing Addition, a distance of 1,234.50 feet to a point for corner; to the **POINT OF BEGINNING** and containing a computed are of 2,856,022 square feet or 65.5652 acres of land.

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PULTE HOMES OF TEXAS, L.P., acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **ANNA CROSSING PHASE 9**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

PULTE HOMES OF TEXAS, L.P.

By:_____

Name:_____

Title:_____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2023.

_____
Notary Public in and for the State of Texas

_____
Printed Name

SURVEYOR'S STATEMENT

I, David J. De Weirdt, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineering and Land Surveying, and in accordance with the subdivision regulations of the City of Ann, Texas.

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 7/19/2023

David J. De Weirdt DATE
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75240
972-770-1300

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2023.

_____
Notary Public in and for the State of Texas

_____
Printed Name

FINAL PLAT
ANNA CROSSING
PHASE 9
65.5652 ACRES SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
191 LOTS & 7 COMMON AREA "X" LOTS
JULY 2023

OWNER:
PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATERS BLVD., SUITE 100
COPPELL, TX 75019
TEL: 972.304.2800
CONTACT: MARC ZETT

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 45240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
FIRM # 10115500
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" =100'	DWP / MSM	KHA	JULY 2023	067705511	2 OF 2

DWG NAME: K:\DAL_SURVEY\067705511-ANNA CROSSING\DWG\PLAT\067705511 - ANNA CROSSING - PH 9_FP.DWG PLOTTED BY: PATRICK, DAVID 7/19/2023 9:44 AM LAST SAVED: 7/19/2023 9:29 AM

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna Crossing Phase 9 Total Number of Acres: 65.57 acres

Zoning Classification(s): PD Ord. 235-2005 Total Number of Lots: 191 lots

Location: NE Corner of Finley Boulevard & Sean Street

Property Owner Information & Authorization

Name/Company: Pulte Homes of Texas, LP

Address: 9111 Cypress Waters Blvd, Suite 100

City: Coppell State: TX Zip Code: 75019

Phone: (972) 462-3498 Email: kendall.hamrick@pultegroup.com

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Matt Duenwald *(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: 7/13/23

MARY KRAMER
Notary Public, State of Texas
Comm. Expires 06-12-2027
Notary ID 134402323

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Kendall Hamrick *(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 13th day of July, 2023

_____

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Matt Duenwald

Company: Kimley-Horn & Associates, Inc.

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

City: Dallas State: TX Zip Code: 75240

Phone: (972) 770-3034 Email: matt.duenwald@kimley-horn.com

Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Anna High School #1 Addition, Block 1, Lot 1R, Revised Site Plan. Applicant: Anna ISD - Brad Duncan.

SUMMARY:
Public school on 54.1± acres located at the southwest corner of Rosamond Parkway and West Crossing Boulevard. Zoned SF-E Single-Family Residential - Large Lot.

The purpose of the Revised Site Plan is to show the existing and proposed site improvements for the proposed public school building addition.

FINANCIAL IMPACT:
This item has no financial impact.

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

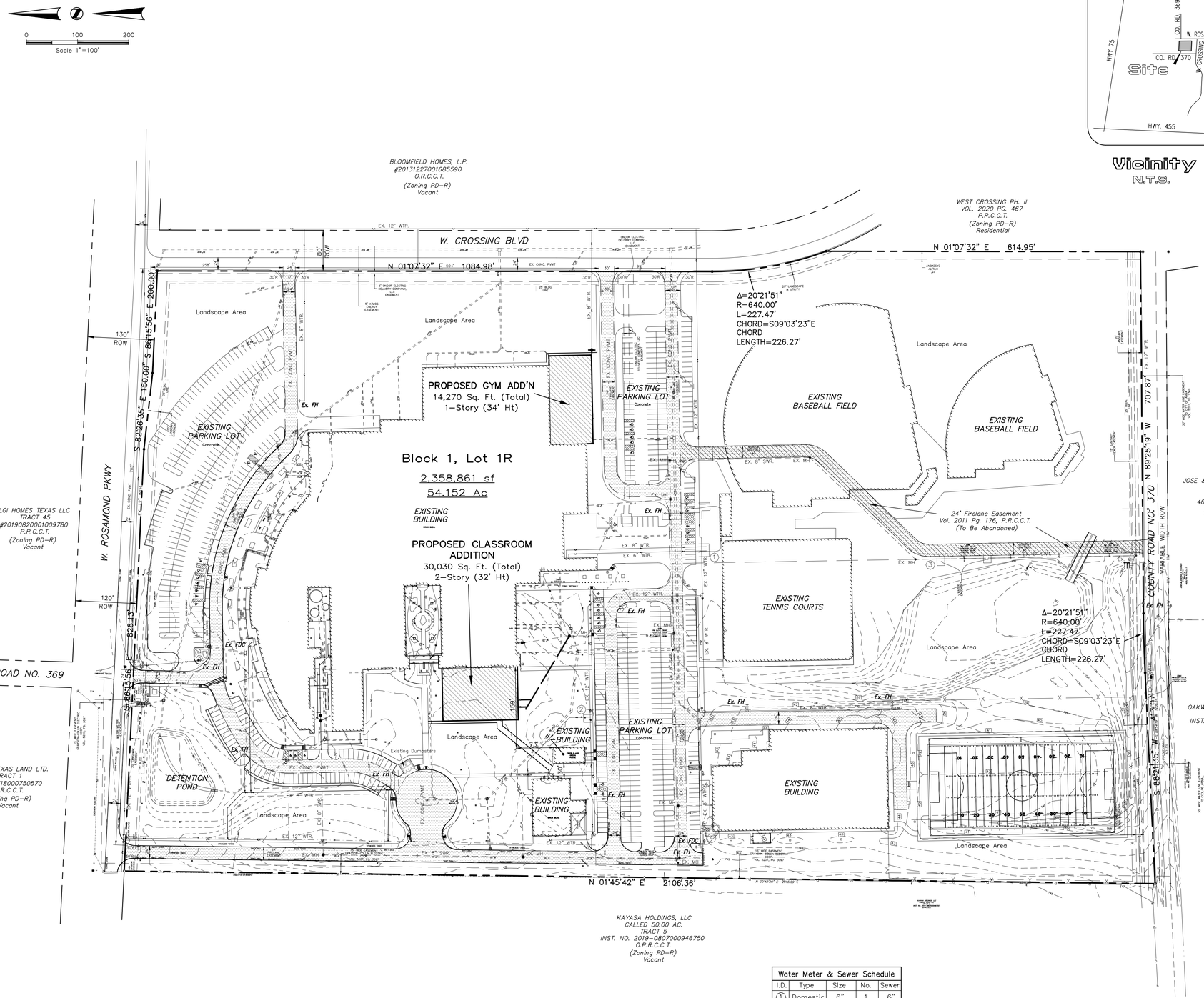
STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:
1. Anna High School #1 Addition Revised Site Plan Locator Map
2. Exhibit A (RSP) Anna High School #1 Addition, BL 1, Lt 1R
3. Application

Revised Site Plan - Anna High School #1 Addition, Block 1, Lot 1R



H:\GIS Projects\



SITE DATA SUMMARY – HIGH SCHOOL

Zoning	SF-E
Proposed Use	High School
Lot Area	54.152 Ac (2,358,861 sf)
Existing Building Area	365,671 Sq. Ft.
Proposed Building Area	44,300 Sq. Ft.
Building Area	409,971 Sq. Ft. (Total)
Building Height:	2-Story (48'-1/2") Tallest Building Element (48'-1/2")
Lot Coverage	16.8%
Parking Ratio	8 Spaces/Per Classroom
Required Parking	660 Spaces
Provided Parking	696 Spaces
Accessible Parking Required	14 Spaces
Accessible Parking Provided	25 Spaces
Required Internal Landscape Area (8 Square Feet Per Parking Space)	5568 S.F.
Total Interior Landscape Area Provided	6980 S.F.
Total Site Landscape Area	1,320,642 S.F.

Note: Handicap parking is provided in accordance with ADA standards.

Note:
No Appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.

According to Flood Insurance Rate Map (FIRM) Map No. 48085C0155J, dated 6-2-2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

LEGEND

- 24' Fire Lane, Access, Utility Easement
- Exist. Fire Hydrant
- Prop. Fire Hydrant
- Water Meter
- Water Valve
- Water Tee
- Water Bend
- Grease Trap
- Manhole
- Cleanout
- Storm Sewer Area Drain
- Property Line
- Existing Contour
- Barrier Free Ramp (BFR)

Water Meter & Sewer Schedule				
I.D.	Type	Size	No.	Sewer
1	Domestic	6"	1	6"
2	Domestic	2"	1	6"
3	Domestic	3"	1	6"
4	Domestic	3"	1	6"

The Purpose Of This Revised Site Plan:
To add Gym/Storm Shelter And Classroom Additions

REVISED SITE PLAN

ANNA HIGH SCHOOL #1 ADDITION

Block 1, Lot 1R

54.152 Acres Situated In The
MARTIN MOORE SURVEY ~ ABST. 649
ANNA, COLLIN COUNTY, TEXAS

Owner
Anna Independent School District
Brad Duncan
Assistant Superintendent of District Operations
501 South Sherley Avenue
Anna, Texas 75409
Telephone 972 924-1000

Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
EST Surveying, Inc.
Attn: Stephen A. Hudson R.P.L.S.
Firm No. 10024400
101 Bill Bradford Road, Su. 13
Sulphur Springs, Texas 75482
Telephone 903 438-2400

July 17, 2023

Project No. SP2023-xxxx

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna High School #1 Addition Total Number of Acres: 54.152

Zoning Classification(s): SF-E Total Number of Lots: 1

Location: 1107 W Rosamond Pkwy

Property Owner Information & Authorization

Name/Company: Anna ISD - Brad Duncan

Address: 501 South Sherley Avenue

City: Anna State: TX Zip Code: 75409

Phone: 972-924-1000 Email: bradley.duncan@annaisd.org

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate RLK Engineering, Inc - Seth Kelly, PE *(name of project representative)* to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature: Brad Duncan Date: 7/6/2023

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 6 day of July, 20 23

CARRIE ELIZABETH BURNEY
Notary Public, State of Texas
Comm. Expires 07-12-2023
Notary ID 132084509

Carrie Elizabeth Burney

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Seth Kelly, PE

Company: RLK Engineering, Inc.

Address: 111 W Main

City: Allen State: TX Zip Code: 75013

Phone: 972-359-1733 Email: seth@rlkengineering.com

Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the Arden Park Phase 1, Final Plat. Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.

SUMMARY:
60 Single-family dwelling, detached lots, 27 single-family dwelling, attached lots, five common area lots, and two commercial lots on 20.5± acres located at the southwest corner of W. White Street and Slater Creek Road. Zoned: C-1 Restricted Commercial (C-1), SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z), and Planned Development-SF-TH Townhome District (PD-SF-TH) (Ord. No. 961-2022 & Ord. No. 1009-2022).

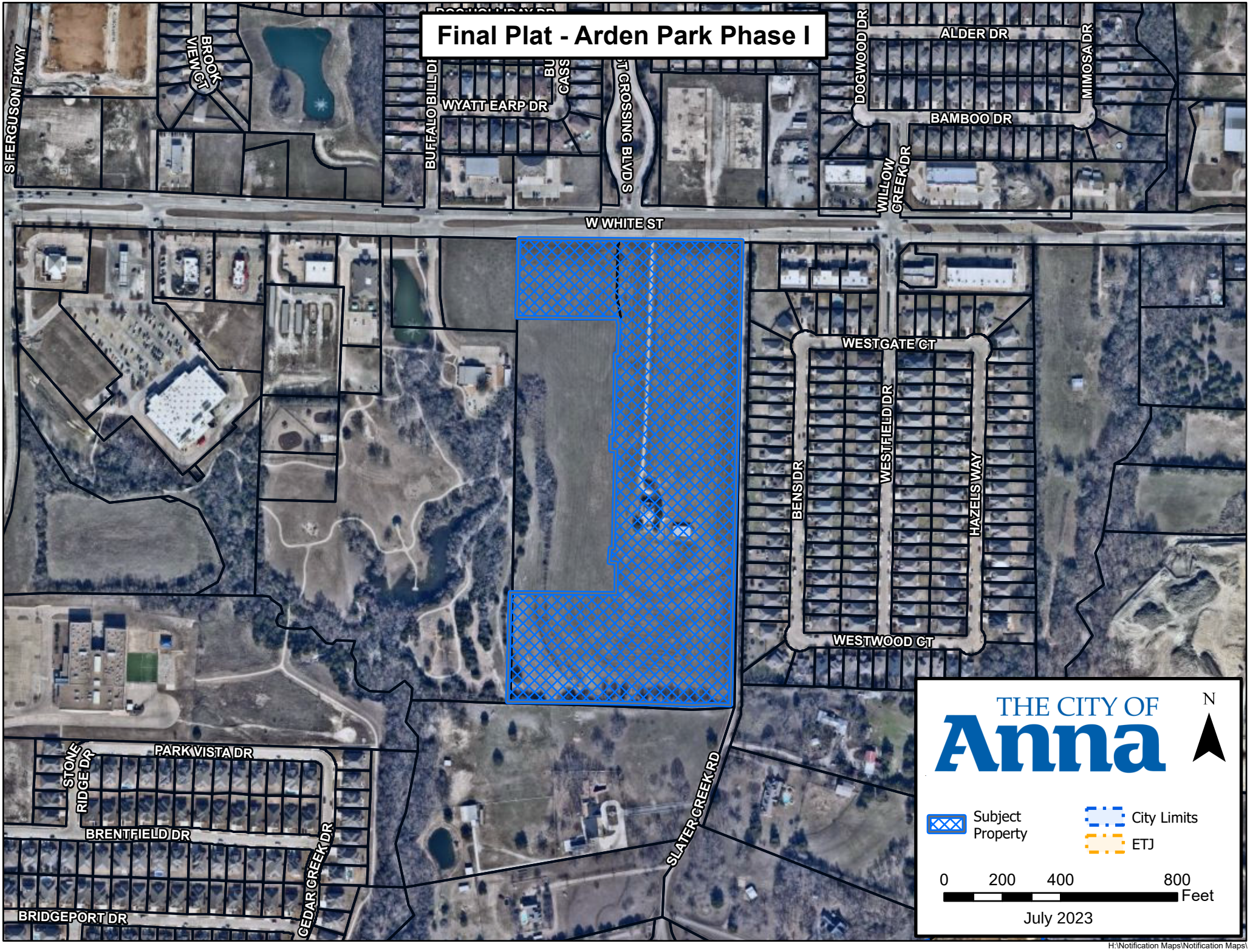
The purpose of the Final Plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the single-family residential development.

FINANCIAL IMPACT:
This item has no financial impact.

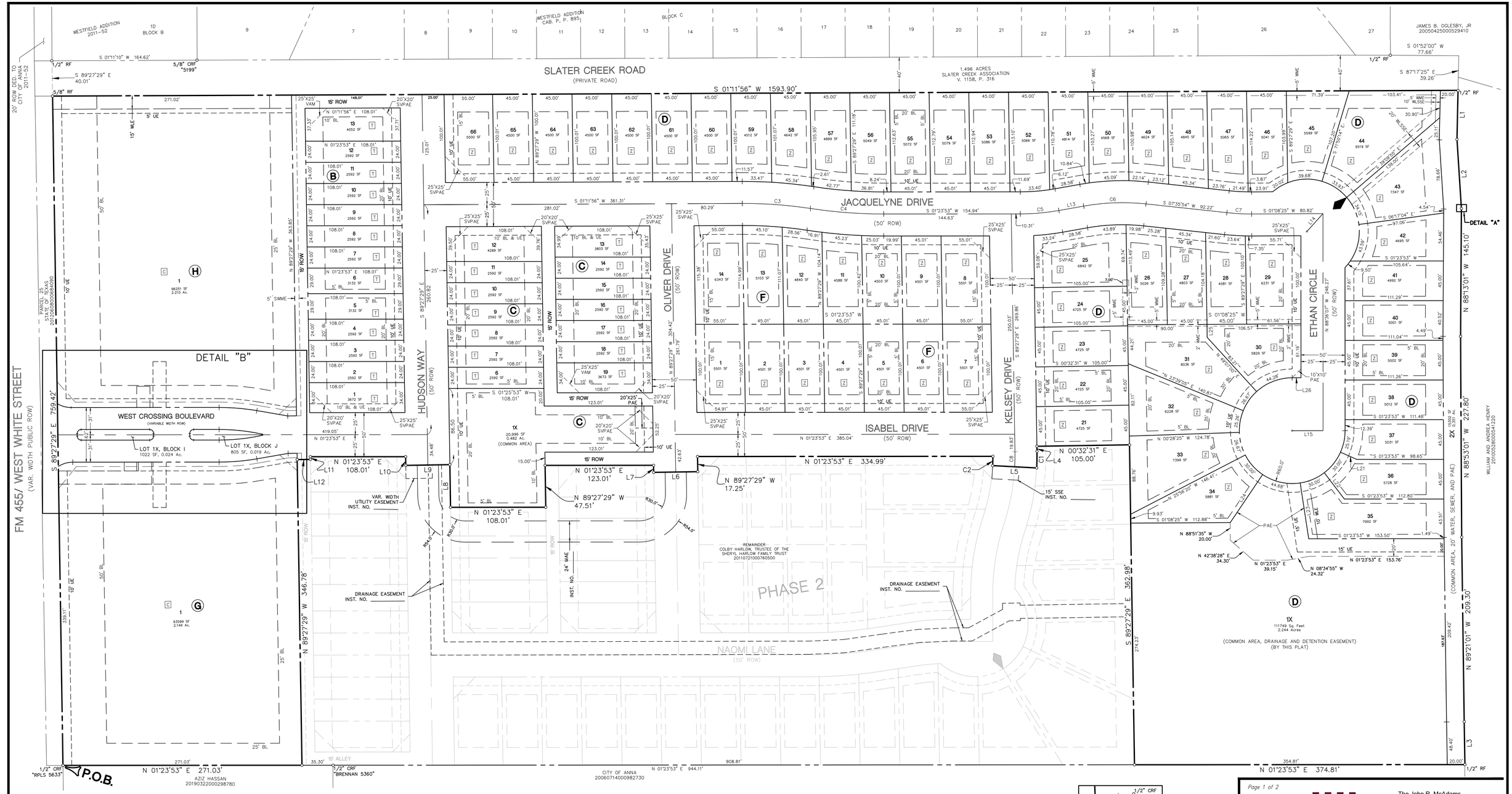
BACKGROUND:
The Final Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

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

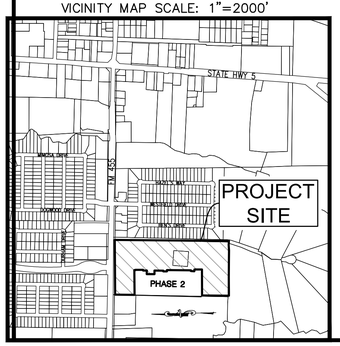
ATTACHMENTS:
1. Arden Park Phase 1 Final Plat Locator Map
2. Exhibit A - (FP) Arden Park Phase 1
3. P&Z Application



H:\Notification Maps\Notification Maps\



VICINITY MAP SCALE: 1"=2000'



50 0 50 100 150 Feet

SCALE: 1"=50'

LEGEND

P.O.B.	=	POINT OF BEGINNING
RF	=	REBAR FOUND
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
SVPAE	=	SIDEWALK, VISIBILITY, AND PEDESTRIAN ACCESS EASEMENT
SVAE	=	SIDEWALK, VISIBILITY, AND ACCESS EASEMENT
WLE	=	WATER LINE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT
DE	=	DRAINAGE EASEMENT
ROW	=	RIGHT-OF-WAY
WLSSE	=	WATER LINE AND SANITARY SEWER EASEMENT
SWME	=	SCREENING WALL MAINTENANCE EASEMENT
WME	=	WALL MAINTENANCE EASEMENT
VAM	=	VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
[Z]	=	SF-Z
[T]	=	SF-TH
[C]	=	C-1

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 7/14/23

James Stowell, RPLS
Texas Registration No. 6513

STATE OF TEXAS §§
COUNTY OF DENTON §§

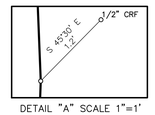
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared JAMES STOWELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

EXHIBIT A
Sheet 1 of 2



DETAIL "A" SCALE 1"=1'

FINAL PLAT
ARDEN PARK
PHASE 1
60 SF-Z Lots, 27 SF-TH Lots,
2 C-1 Lots, & 5 Common Area Lots
20.450 Acres
in the
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
CITY OF ANNA
COLLIN COUNTY, TEXAS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 2/11/2022 SCALE: 1"=50' JOB. No. **LUX2021 310780**

OWNER/DEVELOPER
ARDEN PARK OWNER, LLC
2801 N. CENTRAL EXPRESSWAY
STE 1675
DALLAS, TEXAS
Ph. 214.440.5606
Contact: ADAM GREEN

File: M:\Projects\LUX\2021\310780 - Arden Park\02-Exhibits\Survey\Plats\2021310780 FP Ph 1
Plotted: 7/14/2023 10:12 PM, by Bradley Cox Saved: 7/14/2023 10:08 PM, by bcox

LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in the Joseph Schluter Survey, Abstract Number 856, City of Anna, Collin County, Texas, and being part of that certain tract of land, described by deed to Colby Harlow, Trustee of the Sheryl Harlow Family Trust, recorded in Document Number 20110721000760500, Deed Records, Collin County, Texas, and including the one acre, un-described tract of land, immediately surrounding the existing residence, less and except that certain tract of land, described by deed as Parcel 25 to the State of Texas, recorded in Document Number 20120608000684090, Deed Records, Collin County, Texas, being a portion of that certain tract of land, described by deed to Arden Park Owner TX, LLC, recorded in Instrument Number 202200069307, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "RPLS 5633", at the northwest corner of said Harlow tract, same being the southwest corner of said Parcel 25, being the northeast corner of that certain tract of land, described by deed to Aziz Hassan, recorded in Document Number 20190322000298780, Deed Records, Collin County, Texas, and being in the south line of West White Street (FM 455, called 90-foot right-of-way);

THENCE S 89°27'29" E, with the north line of said Harlow tract, and the south line of West White Street, a distance of 759.42 feet to a 5/8" rebar found at the northeast corner of said Harlow tract, same being the southeast corner of said Parcel 25, and being in the west line of Slater Creek Road (Private Road), called 1.496 Acres to the Slater Creek Association, recorded in Volume 1158, Page 316, Deed Records, Collin County, Texas, and being in the south line of West White Street, from which a 1/2" rebar found at the northwest corner of Lot 1D, Block B, Westfield Addition, an addition to the City of Anna, according to the plat thereof, recorded in Document Number 2011-52, Plat Records, Collin County, Texas, same being the southwest corner of a 20-foot right-of-way dedication to the City of Anna, according to said plat of Westfield Addition, bears S 89°27'29" E, 40.01 feet;

THENCE S 01°11'56" W, with the east line of said Harlow tract, and the west line of said Slater Creek Road, a distance of 1593.90 feet to a 1/2" rebar found, at the southeast corner of said Harlow tract, same being the southwest corner of said Slater Creek Road, and being in the north line of a certain tract of land, described by deed to William and Andrea Henry, recorded in Document Number 20100528000541220, Deed Records, Collin County, Texas;

THENCE with the south line of said Harlow tract, and the north line of said Henry tract, the following 6 (six) calls:

N 87°18'25" W, a distance of 55.67 to a 1/2" capped rebar set, stamped "MCADAMS";

S 87°46'59" W, a distance of 78.50 feet to a point from which a 1/2" capped rebar found bears S 45°28' E, 1.2';

N 88°13'01" W, a distance of 145.10 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°53'01" W, a distance of 227.80 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°21'01" W, a distance of 209.30 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°35'01" W, a distance of 48.70 feet to a 1/2" rebar found at the southwest corner of said Harlow tract, same being the southeast corner of a certain tract of land, described by deed to the City of Anna, recorded in Document Number 20060714000982730, Deed Records, Collin County, Texas, and being in the north line of said Henry tract;

THENCE N 01°23'53" E, with the west line of said Harlow tract, and the east line of said City of Anna tract, a distance of 374.81 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over, across, and through said Harlow tract the following twenty (20) calls:

S 89°27'29" E, a distance of 362.98 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°32'31" E, a distance of 105.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°27'29" W, a distance of 5.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with a curve to the right, having a radius of 275.00 feet, an internal angle of 3°54'18", and an arc length of 18.74 feet, whose chord bears N 87°30'20" W, 18.74 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

N 04°26'49" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with a curve to the left, having a radius of 225.00 feet, a central angle of 2°41'00", and an arc length of 10.54 feet, whose chord bears S 86°53'42" E, 10.54 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°23'53" E, a distance of 334.99 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°27'29" W, a distance of 17.25 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°32'31" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°27'29" E, a distance of 8.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°23'53" E, a distance of 123.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°27'29" E, a distance of 47.51 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°23'53" E, a distance of 108.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°27'29" E, a distance of 48.39 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°32'31" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°27'29" E, a distance of 9.85 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°23'53" E, a distance of 108.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°27'29" W, a distance of 3.03 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°32'31" E, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°27'29" W, a distance of 346.78 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the west line of said Harlow tract, and being in the east line of said Hassan tract;

THENCE N 01°23'53" E, with the west line of said Harlow tract, and the east line of said Hassan tract a distance of 271.03 feet to the POINT OF BEGINNING and containing approximately 20.450 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

FIRE LANE EASEMENT

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

VAM EASEMENT AND SVPAE

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

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

ACCESS EASEMENT

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

WITNESS MY HAND this _____ day of _____, 2023.

BY: Arden Park Owner TX, LLC
a Delaware limited liability company

_____
Chun Yi Huang
Vice President

STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared CHUN YI HUANG, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

_____
Notary Public State of Texas

My commission expires the _____ day of _____, _____.

CERTIFICATE OF APPROVAL

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

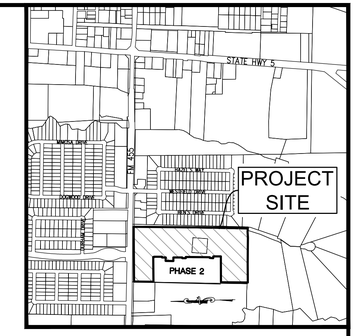
_____ _____
Mayor City Secretary

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS, and the Surveyor shall not be liable for any unauthorized use hereof.
4. No flood zone area analysis has been performed by MCADAMS on the subject property.
5. According to Community/Panel No. 480855C160 J, effective June 2, 2009, of the FLOOD INSURANCE RATE MAP for Collin County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding), 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.
6. Lot 1X, Block C, Lots 1X, & 2X, Block D, Lot 1X, Block I, and Lot 1X, Block J, are to be owned and maintained by the Home Owner's Association (HOA).
7. All corners are 1/2" capped rebar set, stamped "MCADAMS", unless noted otherwise.
8. Retaining walls shall be owned and maintained by the HOA, Iron fencing is to be owned and maintained by the HOA, Uniform wood fencing adjacent to HOA common area lots running parallel to the primary streets shall be owned and maintained by the HOA.
9. Screening wall easements to be maintained by adjoining commercial lot.
10. No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.

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.

– Temporary fire lanes shall be constructed using all-weather material (typically "Flex Base"meeting TxDOT item #247 specifications) capable of supporting fire apparatus weighing up to 90,000 lbs. Fire lanes shall be serviceable and continuously maintained.

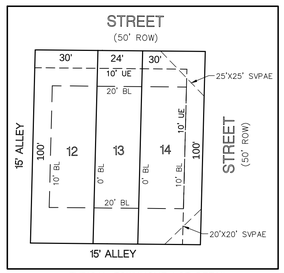


CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	275.00'	3°54'18"	18.74'	N 87°30'20" W, 18.74'
C2	225.00'	2°41'00"	10.54'	S 86°53'42" E, 10.54'
C3	500.00'	8°53'05"	77.53'	S 05°38'29" W, 77.46'
C4	550.00'	8°41'08"	83.38'	S 05°44'27" W, 83.30'
C5	250.00'	10°03'52"	43.91'	S 03°38'03" E, 43.86'
C6	250.00'	16°15'54"	70.97'	S 00°32'03" E, 70.73'
C7	250.00'	6°27'29"	28.18'	S 04°22'10" W, 28.16'
C8	250.00'	3°54'18"	17.04'	S 87°30'20" E, 17.03'
C9	4.50'	90°00'00"	7.07'	S 46°23'53" W, 6.36'
C10	4.50'	90°00'00"	7.07'	N 43°36'07" W, 6.36'
C11	4.50'	89°07'13"	7.00'	N 45°57'29" E, 6.31'
C12	4.50'	90°00'00"	7.07'	S 43°36'07" E, 6.36'
C13	227.00'	12°22'01"	49.00'	S 07°34'54" W, 48.90'
C14	0.75'	155°15'57"	2.03'	N 88°36'07" W, 1.47'
C15	227.00'	12°22'01"	49.00'	N 04°47'08" W, 48.90'
C16	4.50'	90°00'00"	7.07'	N 46°23'53" E, 6.36'
C17	29.50'	31°45'30"	16.35'	S 17°16'38" W, 16.14'
C18	252.00'	9°46'19"	42.98'	N 06°17'02" E, 42.93'
C19	29.50'	33°35'09"	17.29'	S 15°23'42" E, 17.05'
C20	252.00'	9°46'19"	42.98'	S 03°29'17" E, 42.93'

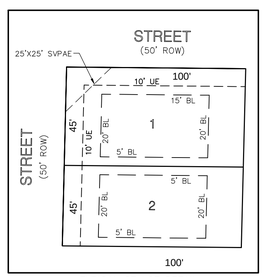
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°18'25" W	55.67'
L2	S 87°46'59" W	78.50'
L3	N 89°35'01" W	48.70'
L4	N 89°27'29" W	5.82'
L5	N 04°26'49" E	50.00'
L6	N 00°32'31" E	50.00'
L7	S 89°27'29" E	8.00'
L8	S 89°27'29" E	48.39'
L9	N 00°32'31" E	50.00'
L10	S 89°27'29" E	9.85'
L11	N 89°27'29" W	3.03'
L12	N 00°32'31" E	15.00'
L13	S 08°40'00" E	28.58'
L14	S 46°47'32" E	27.30'
L15	N 01°23'53" E	35.00'
L16	S 46°47'32" E	27.30'
L17	N 01°23'53" E	35.00'
L17	N 88°36'07" W	3.00'
L18	S 88°36'07" E	3.00'
L19	N 11°10'12" E	35.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S 08°22'26" E	35.99'
L21	S 25°27'01" W	20.00'
L22	S 54°05'53" W	37.56'
L23	S 82°44'46" W	64.02'
L24	S 54°35'15" E	65.72'
L25	N 89°27'29" W	14.73'
L26	N 01°23'53" E	10.00'
L27	N 88°36'07" W	23.99'
L28	N 01°23'53" E	15.00'
L29	S 88°36'07" E	23.99'
L30	S 01°23'53" W	15.00'
L31	S 88°36'07" E	9.36'
L32	S 88°36'07" E	10.00'
L33	S 88°36'07" E	10.00'
L34	S 88°36'07" E	25.00'

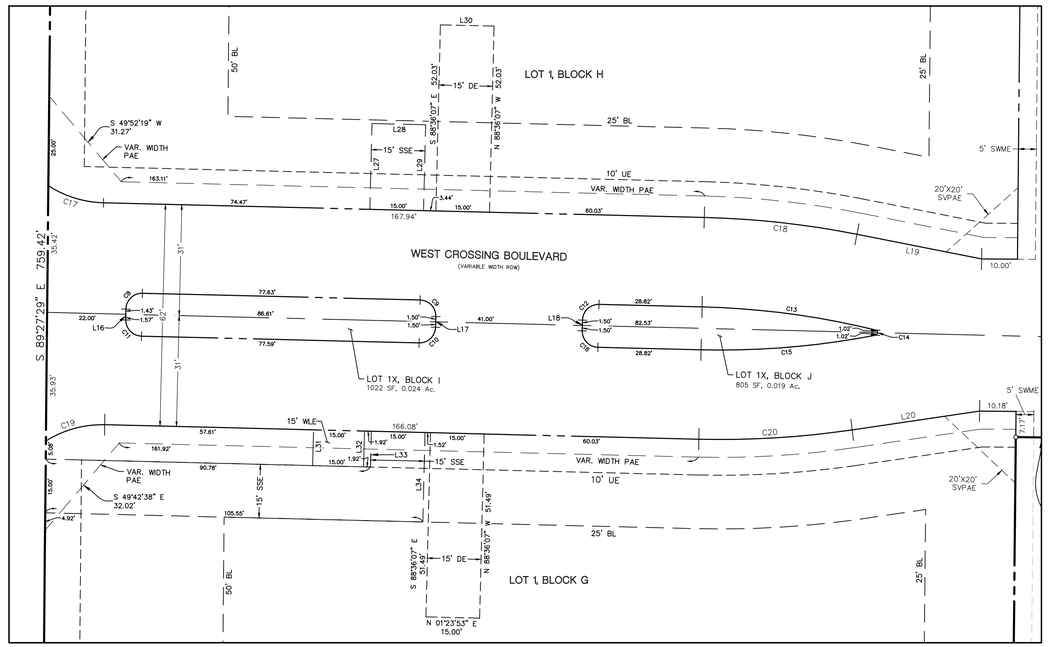
LOT / BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
B	37,320	0.860
C	61,276	1.407
D	360,203	8.269
F	68,607	1.575
G	93,599	2.149
H	96,251	2.210
I	1,022	0.024
J	805	0.019
ROW	171,496	3.937
OVERALL SITE	890,819	20.450



TYPICAL TOWNHOME LOT DETAIL
SCALE: 1"=40'



TYPICAL SF LOT DETAIL
SCALE: 1"=40'



DETAIL "B"
SCALE: 1"=20'

EXHIBIT A
Sheet 2 of 2

FINAL PLAT
ARDEN PARK
PHASE 1
60 SF-Z Lots, 27 SF-TH Lots,
2 C-1 Lots, & 5 Common Area Lots
20.450 Acres
in the
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
CITY OF ANNA
COLLIN COUNTY, TEXAS

Page 2 of 2

MCADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 2/11/2022 SCALE: NTS JOB. No. LUX2021 310780

OWNER/DEVELOPER
ARDEN PARK OWNER TX, LLC
12801 N. CENTRAL EXPRESSWAY
STE 1675
DALLAS, TEXAS
Ph. 214.440.5606
Contact: Adam Green

File: M:\Projects\LUX\2021\310780 - Arden Park\02-Grading\Survey\Plats\2021310780 FP PH 1
Plotted: 7/14/2023 10:12 PM, by Bradley Cox Saved: 7/14/2023 10:08 PM, by bcox

Plans & Plats Development Application

THE CITY OF Anna

Submittal (Refer to pre-application notes)

Preliminary Step

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

Final Step

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

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

Submittal Type (Plats and Plans only)

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

☑ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 21 (20.440) acre(s)

Total number of lots including Common Area Lots: 94 lot(s)

Fees (Separate check for Civil Plans)

Please see the Development Services Planning Fee Schedule and Engineering Plan Submittal Checklist.

The application fee of $ 3,840, to be paid to Development Services.

The application fee of $ 0 - no civil plans, to be paid to Public Works.

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

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Arden Park Phase I

Total Number of Acres: 20.440

Zoning Classification(s): SF-TH, SF-Z

Total Number of Lots: 60 SF-Z, 27 SF-TH, 2 C-1 & 5

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: _____ Date: 04/04/2023

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Chun Yi 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 April, 2023

ALESSANDRIA ISBELLA DELAROSA
Notary Public, State of Texas
Comm. Expires 10-13-2025
Notary ID 133389082

_____
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Josh Barton

Company: McAdams

Address: 111 Hillside

City: Lewisville State: Texas Zip Code: 75057

Phone: 469.312.0494 Email: jbarton@mcadamsco.com

Item No. 9.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Salena Tittle

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

SUMMARY:
60 Single-family dwelling, detached lots, 27 single-family dwelling, attached lots, and five common area lots on 15.9± acres located at the southwest corner of W. White Street and Slater Creek Road. Zoned: SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z), and Planned Development-SF-TH Townhome District (PD-SF-TH) (Ord. No. 961-2022 & Ord. No. 1009-2022).

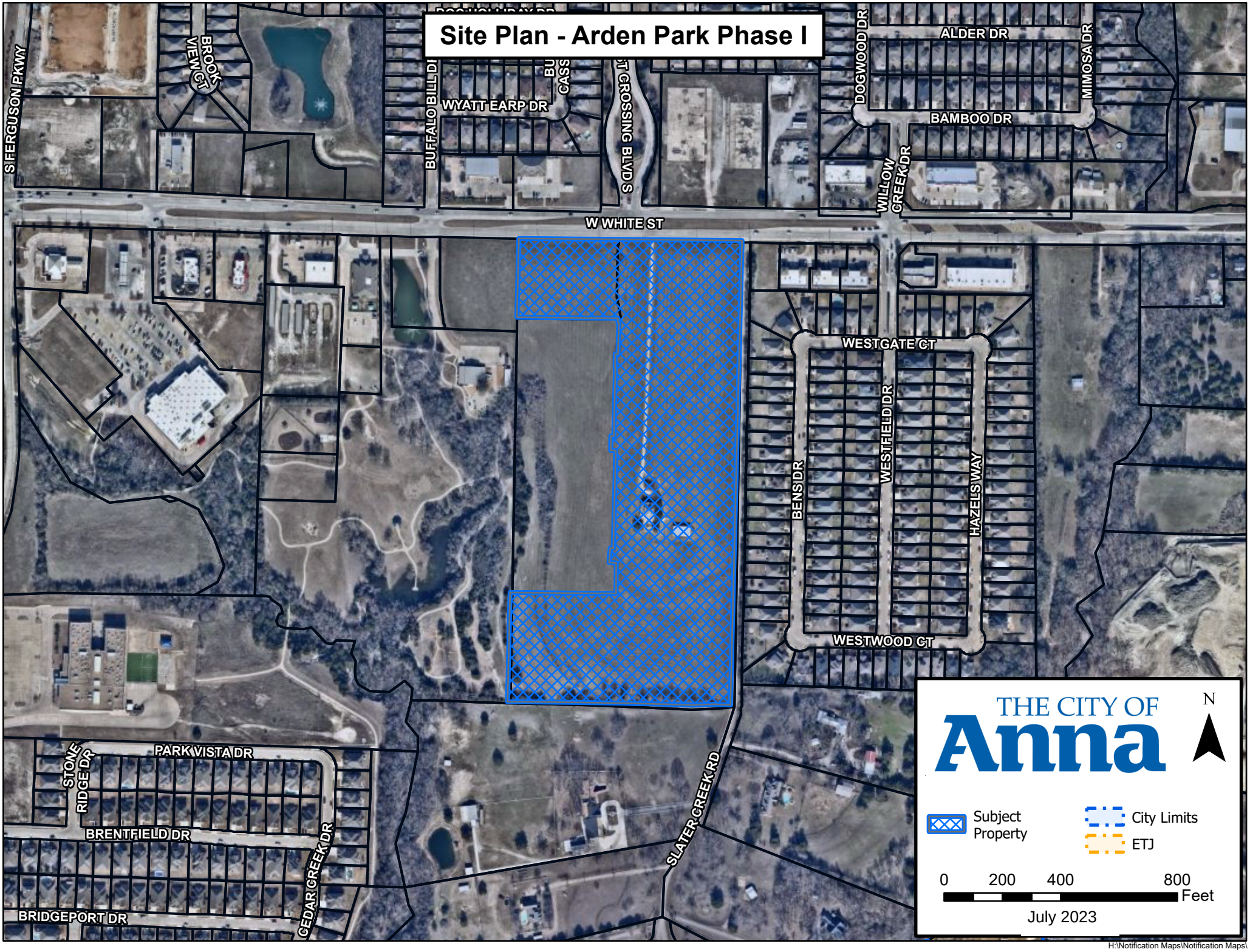
The purpose of the Site Plan is to show the proposed single-family residential development site improvements.

FINANCIAL IMPACT:
This item has no financial impact.

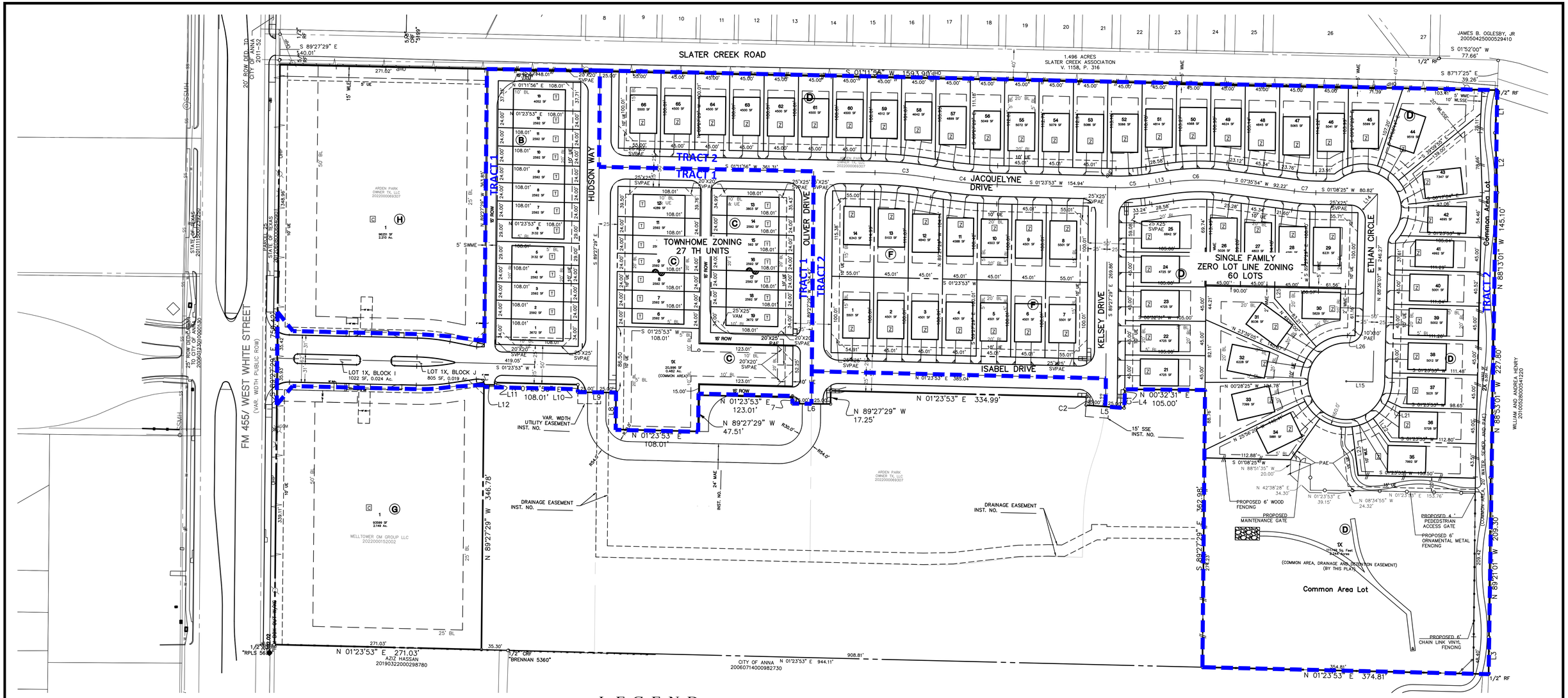
BACKGROUND:
The Site Plan is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

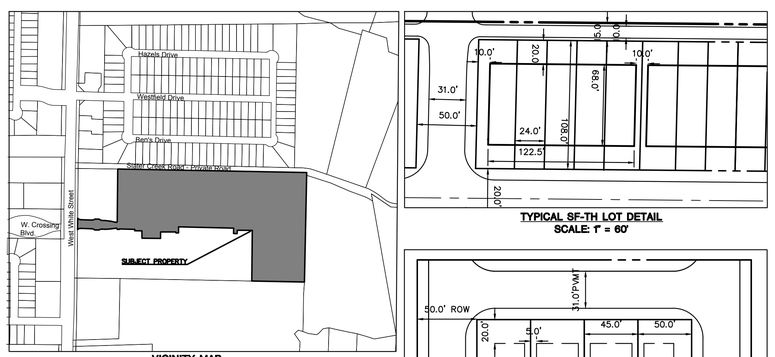
STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:
1. Arden Park Phase 1 Site Plan Locator Map
2. Exhibit A - (SP) Arden Park Phase 1
3. P&Z Application



H:\Notification Maps\Notification Maps\





VICINITY MAP
SCALE: 1" = 500'

60 0 60 120 180 Feet
SCALE: 1" = 60'

TYPICAL SF-TH LOT DETAIL
SCALE: 1" = 60'

TYPICAL SF-Z LOT DETAIL
SCALE: 1" = 60'

LEGEND

P.O.B.	=	POINT OF BEGINNING
RF	=	REBAR FOUND
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
SVPAE	=	SIDEWALK, VISIBILITY, AND PEDESTRIAN ACCESS EASEMENT
SVAE	=	SIDEWALK, VISIBILITY, AND ACCESS EASEMENT
WLE	=	WATER LINE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT
DE	=	DRAINAGE EASEMENT
ROW	=	RIGHT-OF-WAY
SWME	=	SCREENING WALL MAINTENANCE EASEMENT
WME	=	WALL MAINTENANCE EASEMENT
VAM	=	VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
Z	=	SF-Z
T	=	SF-TH
C	=	C-1
[Z]	=	SF-Z
[T]	=	SF-TH

OPEN SPACE SUMMARY

LOT	BLOCK	AREA (SF)	AREA (AC)	OPEN SPACE TYPE
1X	C	15,673	0.360	AMENITY LOT
1X	I	1,262	0.029	ISLAND
1X	J	805	0.019	ISLAND
1X	D	111,749	2.244	DETENTION/AMENITY
2X	D	15,302	0.351	TRAIL
TOTAL OPEN SPACE		144,791	3.003	
TOTAL AREA			20.4400	

WATER METER SCHEDULE

	WATER		SANITARY	
USE	QUANTITY	SIZE	QUANTITY	SIZE
SF-TH	27	1"	27	4"
SF-Z	60	1"	60	4"
IRR.	2	1"		
COMM.	TBD	TBD	2	6"

Site Data Summary Table

General Site Data	Tract 1 Townhome	Tract 2 Single Family
Zoning	SF-TH	SF-Z
Land-Use	Townhome	Single Family
Minimum Lot Area	N/A	4,500 sf
Building Size	2,700 sf	1,200 sf
Maximum Height	35 ft	35 ft
Max. Lot Coverage	21%	63%
Total Land Area	3.35 ac	12.09
Minimum Lot Width	24'	45'
Minimum Lot Depth	108'	100'
Number of Lots	27	58

TRACT LINE

TRACT 1: SHALL FOLLOWING THE ZONING STANDARDS PER PD ZONING AND SECTION 9.04.015, SF-TH SINGLE FAMILY TOWNHOME DISTRICT OF THE CITY OF ANNA, TEXAS ZONING ORDINANCE.

TRACT 2: SHALL FOLLOW THE ZONING STANDARDS PER PD ZONING AND SECTION 9.04.014 SF-Z SINGLE FAMILY RESIDENCE DISTRICT OF THE CITY OF ANNA, TEXAS ZONING ORDINANCE.

NOTES:

1. DETENTION BASIN SIZED TO ACCOMMODATE BOTH COMMERCIAL AND RESIDENTIAL PORTIONS OF THE DEVELOPMENT.
2. RETAINING WALLS SHALL BE OWNED AND MAINTAINED BY THE HOA (HOME OWNER'S ASSOCIATION), IRON FENCING IS TO BE OWNED AND MAINTAINED BY THE HOA, UNIFORM WOOD FENCING ADJACENT TO HOA COMMON AREA LOTS RUNNING PARALLEL TO THE PRIMARY STREETS SHALL BE OWNED AND MAINTAINED BY THE HOA.
3. SCREENING WALL EASEMENTS TO BE MAINTAINED BY ADJOINING COMMERCIAL LOT.
4. ALL SIDEWALKS SHALL BE 5' IN WIDTH.

OWNER/DEVELOPER
Bridge Tower GP
12801 N. Central Expressway, Suite 1675
Dallas, Texas 75243
Ph. 214.445.5806
Contact: Shaivali Desai
sdesai@bridgetowerhome.com

APPLICANT
McAdams
111 Hillside Drive
Lewisville, Texas 75077
Josh Barton
Ph. 972.436.9712
Contact: jbarton@mcadamsco.com

EXHIBIT A

Revisions:

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: AM DATE: 07-28-2023 SCALE: 1" = 60' JOB. No.

SITE PLAN
ARDEN PARK
PHASE I

60 SF-Z Lots, 27 SF-TH Lots, & 5 Common Area Lots

15.932 Acres

in the
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
CITY OF ANNA
COLLIN COUNTY, TEXAS

File: M:\Projects\LUA\2023\10780- Arden Park\04-Production\Planning and LU\Exhibits\Planning\CAD\Zoning\2022.09.14 - Land Plan.dwg, 7/28/2023 1:54 PM, by Brittany Youngblood, Sheet: 7/20/2023 12:09 PM, by byoungblood

Plans & Plats Development Application

THE CITY OF Anna

Submittal (Refer to pre-application notes)

Preliminary Step

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

Final Step

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

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

Submittal Type (Plats and Plans only)

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

☑ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 21 (20.440) acre(s)

Total number of lots including Common Area Lots: 94 lot(s)

Fees (Separate check for Civil Plans)

Please see the Development Services Planning Fee Schedule and Engineering Plan Submittal Checklist.

The application fee of $ 3,840, to be paid to Development Services.

The application fee of $ 0 - no civil plans, to be paid to Public Works.

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

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Arden Park Phase I

Total Number of Acres: 20.440

Zoning Classification(s): SF-TH, SF-Z

Total Number of Lots: 60 SF-Z, 27 SF-TH, 2 C-1 & 5

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: _____ Date: 04/04/2023

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Chun Yi 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 April, 2023

ALESSANDRIA ISBELLA DELAROSA
Notary Public, State of Texas
Comm. Expires 10-13-2025
Notary ID 133389082

_____
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Josh Barton

Company: McAdams

Address: 111 Hillside

City: Lewisville State: Texas Zip Code: 75057

Phone: 469.312.0494 Email: jbarton@mcadamsco.com

Item No. 10.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Salena Tittle

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

SUMMARY:
Amenity center on one lot on 0.5± acre located at the southeast and southwest corner of Hudson Way and West Crossing Boulevard, 445± 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 amenity center 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. Arden Park Phase 1, Block C, Lot 1X Locator Map
2. Exhibit A - (SP) Arden Park Phase 1, Block C, Lot 1X
3. P&Z Application

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



H:\Notification Maps\Notification Maps\

HUDSON WAY
(50' ROW)

LOT 6, BLOCK C

LOT 19, BLOCK C

OLIVER DRIVE
(50' ROW)

APPROX. 3FT STONE RETAINING WALL*

6' ORNAMENTAL FENCE

CONCRETE SIDEWALK

4.0'

15' ROW

POOL EQUIPMENT YARD

CONCRETE SIDEWALK

5.0'

Office
10'4"x14'4"

Leasing Area
10'-1"x16'4"

Gym
33'-2"x16'4"

Yoga space
13'4"x16'4"

11.0'

17.5'

5.0'

81.6'

8.0'

AMENITY CENTER*
+/- 3,000 SF, 1 STORY

Common Room
17'4"x17'4"

Covered Porch
7'4"x25'0"

Covered Patio
17'4"x25'0"

SYNTHETIC
TURF LAWN

SUNLEDGE

POOL
1,200 sf

20.0'

SUNLEDGE

ADA RAMP

4.0'

ADA RAMP

Flex room
23'-2"x15'4"

Mechanical Closet
6'4"x4'4"

Storage
6'4"x15'4"

Women's Restroom
19'4"x10'0"

Men's Restroom
19'4"x10'0"

OUTDOOR SHOWER

PLAYGROUND
1,022 sf

37.4'

40.0'

5.0'

Mailbox
12'4"x25'0"

4.0'

6' ORNAMENTAL FENCE

15' ROW

SAIL SHADE*

GRILL STATION

MONUMENT SIGNAGE

APPROX. 3FT STONE
RETAINING WALL*

231.0'

18.0'

9.0'

3.5'

50.0'

PARKING

WIDTH
EMENT

8.2'

LOT 20, BLOCK C

LOT 5, BLOCK C

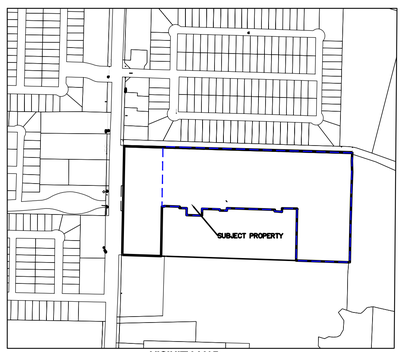
NOTES*
- AMENITY CENTER FOOTPRINT SUBJECT TO CHANGE.
- RETAINING WALL HEIGHT AND MATERIAL SUBJECT TO CHANGE.
- FINAL SHADE STRUCTURES DESIGN, SIZE, AND MATERIALS TO BE DETERMINED BY OWNER AT TIME OF CONSTRUCTION.

NORTH

10 0 10 20 30 Feet

SCALE: 1"=10'

Site Data Summary Table	
General Site Data	
Zoning	PD
Land-Use	Amenity Center
Minimum Lot Area	N/A
Building Size	3,000 sf
Maximum Height	30 ft
Max. Lot Coverage	N/A
Total Land Area	0.48 ac
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Number of Lots	1
Parking	
Parking Ratio	N/A
Required (3,200 sf)	0
Provided	8



VICINITY MAP
SCALE: 1" = 500'

EXHIBIT A

DEVELOPER/OWNER
Bridge Tower GP
12801 N. Central Expressway, Suite 1675
Dallas, Texas 75243
Ph. 469.939.1695
Contact: Shaivali Desai
sdesai@bridgetowerhome.com

APPLICANT
McAdams
111 Hillside Drive
Lewisville, Texas 75077
Ashton Miller
Ph. 214.260.8066
Contact: amiller@mcadamsco.com

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: MR DATE: 07/21/2023 SCALE: 1" = 10' JOB. No. 2021310780

SITE PLAN
ARDEN PARK PHASE 1
AMENITY CENTER

Lot 1X, Block C
0.482 Acres/21,083 SF

in the
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
CITY OF ANNA
COLLIN COUNTY, TEXAS

File: M:\Projects\JJA\2023\310780 - Arden Park\JAA-Production\Engineering\CONSTRUCTION PLANS\PHASE 1 SKETCH\2021310780 - AmenityCenter SP Sheet.dwg
Sheet: 1 of 1 2023-07-21 10:34 AM, by byoungblood

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Arden Park- Amenity Center Total Number of Acres: 0.360

Zoning Classification(s): PD Total Number of Lots: 1

Location: 1029 West White Street, Anna, Texas

Property Owner Information & Authorization

Name/Company: Arden Park Owner TX LLC, a Delaware limited liability company

Address: 12801 N Central Expressway, Ste 1675

City: Dallas State: Texas Zip Code: 75243

Phone: 214.440.5606 Email: agreen@bridgetowerhome.com (Adam Green)

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

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

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared CHUN YI 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 7TH day of FEBRUARY, 2023

NOTARY PUBLIC STATE OF TEXAS
ELSPETH MURPHY
Notary ID #124028943
My Commission Expires
October 29, 2025

[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

Item No. 11.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lot 4, Revised Site Plan. Applicant: AG Anna RE Holdings, LLC.

SUMMARY:
Restaurant on one lot on 0.6± acre located on the north side of W. White Street, 300± feet east of S. Ferguson Parkway. Zoned: Planned Development (Ord. No. 955-2022, Ord. No. 709-2015, & Ord. No. 179-2005).

The purpose of the Revised Site Plan is to show the existing and proposed site improvements for the proposed restaurant development.

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The Revised Site Plan is in conformance with the adopted Planned Development standards and the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department and subject to City Council approval of a sign variance for monument sign location.

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

ATTACHMENTS:
1. Avery Pointe Commercial, Block A, Lot 4 Revised Site Plan Locator Map
2. Exhibit A - (RSP) Avery Pointe Commercial, Block A, Lot 4
3. P&Z Application

Revised Site Plan - Avery Pointe Commercial, Block A, Lot 4



CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

BEGIN LIMIT OF PROPOSED PAVEMENT BY SCOOTER'S DEVELOPMENT

BEGIN LIMIT OF PROPOSED PAVEMENT BY SCOOTER'S DEVELOPMENT

2 PARKING STALLS RESERVED FOR NORTHERN ADJACENT LOT

PARKING EASEMENT FOR THE BENEFIT OF LOT 1R (DEDICATED BY PLAT – PLAT BOOK 2022 PAGE 818-819 – DATED 11/08/2022)

S 88°44'01"E 234.51'

24' ACCESS & UTILITY EASEMENT

BEG 30 LF CONC CURB TO BE REMOVED

END 30 LF CONC CURB TO BE REMOVED

EX 8" SSWR (NFV)

EX 36" STM (NFV)

PROP 6" SSWR (CONNECT TO EX STUB)

PROP PARKING (ASPHALT)

7 SPACES @ 9' = 63'

9' TYP.

20' TYP.

BLOCK A, LOT 4
0.583 ACRES
24,404 SQ. FT.

PROP MENU BOARD & SPEAKER POST

PROP SAMPLE WELL

PROP 4" STM

PROP 4" SSWR

PROP INFILLED CONCRETE AREA

PROPOSED SCOOTER'S 664 SQ. FT. (19' HEIGHT) FF 711.45

PROP CONCRETE SIDEWALK

PROP 12" DOM WL

PROP HEIGHT CLEARANCE BAR

PROP PICK UP WINDOW

PROP FLAG POLE

DRIVE THRU ONLY

PROP 'DO NOT ENTER' 'THANK YOU' & DIRECTIONAL SIGNAGE

DO NOT ENTER

DO NOT ENTER

PROP 24' ACCESS & UTILITY EASEMENT

PROP 7' TALL CMU DUMPSTER ENCLOSURE W/ STEEL GATE (TO MATCH BUILDING)

LOT 2, BLOCK A
AVERY POINTE COMMERCIAL
VOL. 2021, PG. 321
P.R.C.C.T.
(ZONING PD-C)

BLOCK A, LOT 5
0.732 ACRES
31,888 SQ. FT.
(ZONING PD-C)

PROP BLDG (BY OTHERS)

BLOCK A, LOT 2R
1.402 ACRES
61,089 SQ. FT.

PROP PARKING (ASPHALT)

6 SPACES @ 9' = 54'

PROP MONUMENT SIGN

172.23'(±)
(EX MONUMENT SIGN TO PROPOSED MONUMENT SIGN

EX 5'x4' RCB STM

EX 8' x 8' JUNCTION BOX

EX 4' x 4' JUNCTION BOX

EX CONCRETE PAVEMENT (FIRE LANE) (BY OTHERS)

EX CONCRETE PAVEMENT (BY OTHERS)

15' DRAINAGE EASEMENT
VOL. 2021,PG. 321
P.R.C.C.T.

DRAINAGE EASEMENT
INST. NO. 20120608000684370
O.P.R.C.C.T.

15' WATER EASEMENT
VOL. 2016, PG. 452
P.R.C.C.T.

EX FIRE HYDRANT

20' LANDSCAPE BUFFER

EX 5' CONCRETE SIDEWALK

EX WL (NFV)

EX OVERHEAD POWER LINE

N 89°01'10" W 114.20'

N 87°23'07" W 225.78'

N 01°15'59" E 314.92'

S 01°15'59" E 185.26'

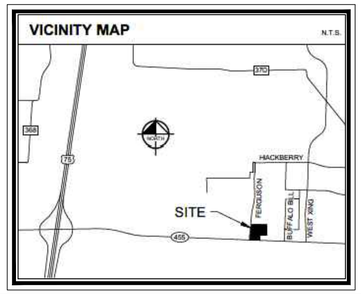
WHITE STREET (F.M. 455)
(VARIABLE WIDTH R.O.W.)(CONCRETE)

175'(±)
TO N. FERGUSON PKWY

188'(±)
TO NEXT DRIVEWAY

0 5 10 20
1 inch = 10 ft.
GRAPHIC SCALE

LOCATION MAP
N.T.S.
ZIP CODE: 75409



GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

PAVEMENT MARKING NOTE

"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE AT THE STRIPED STALL AS SHOWN ON THE PLANS IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

LEGEND

SS (W/ CLEAN OUT)	PROPOSED SANITARY SEWER
WL	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	PROPOSED BUILDING PERIMETER SIDEWALK
	PROPOSED CURB RAMP
	EX. MANHOLE
	EX. STORM SEWER
WL	EX. WATER LINE
SS	EX. SANITARY SEWER LINE
OH	EX. OVERHEAD POWER LINE
GAS	EX. UNDERGROUND GAS LINE
	EXISTING PAVEMENT
FL FL	EXISTING FIRE LANE (RED STRIPING)
L.A.	LANDSCAPED AREA

SITE DATA SUMMARY TABLE

Item	Lot 4
General Site Data	
Zoning (from zoning map)	PD-C
Land Use (from Zoning Ordinance)	Restaurant w/ Drive-through
Lot Area (square feet & acres)	24,026 SF/ 0.55 AC
Building Footprint Area (square feet)	664 SF.
Total Building Area (square feet)	664 SF
Building Height (# stories)	1 story
Building Height (feet – distance to tallest building element)	19'
Lot Coverage (percent – x.xx%)	3%
Parking	
Parking Ration (from Zoning Ordinance)	10 per 1000 SF GFA
Required Parking (# spaces)	7
Provided Parking (# spaces)	12
Accessible Parking Required (# spaces)	1
Accessible Parking Required (# spaces)	1
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking space)	120 SF
Additional interior landscape area provided (square feet)	4,396 SF
Total Landscape Area (square feet)	4,516 SF

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	WASTEWATER	REMARKS
◇	IRRIGATION	1"	1	–	PROPOSED
◇	DOMESTIC	1½"	1	4"	PROPOSED

EXHIBIT A

REVISED SITE PLAN
AVERY POINTE COMMERCIAL
BLOCK A, LOT 4

BEING A REPLAT OF BLOCK A, LOT 1R
0.583 ACRES / 25,404 SQ. FT.
FRANCIS T. DUFFAU, ABSTRACT NO. 288
CITY OF ANNA, COLLIN COUNTY, TEXAS
JULY 20, 2023

OWNER
AG ANNA RE HOLDINGS, LLC.
12360 MARKET DR.
OKLAHOMA CITY, OK 73114
CONTACT: DENVER GREEN

CIVIL ENGINEER
ALI LINDSEY, LLC.
18635 N. ELDRIDGE PKWY, STE 200
TOMBALL TEXAS 77377
281.301.5955 x)1008
CONTACT: KEVIN DEW

No.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FRN F-11526

STATE OF TEXAS
A. LESTER JONES
102152
REGISTERED
PROFESSIONAL ENGINEER

25 JULY 2023

ALJ PROJECT NO. 617.23.CV.112
DATE: JUNE 2023
SCALE: 1:10
DRAWN BY: AA
CHECKED BY: KD

REVISED SITE PLAN

SCOOTER'S COFFEE
STORE #2435
1440 W WHITE ST
ANNA, TEXAS

SHEET
EX-1

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Avery Pointe Commercial Total Number of Acres: 0.583

Zoning Classification(s): PD-C Total Number of Lots: 1

Location: 1514 W. White Street (temporary)

Property Owner Information & Authorization

Name/Company: AG ANNA RE HOLDINGS, LLC

Address: 12360 MARKET DRIVE

City: OKC State: OK Zip Code: 73141

Phone: 405.300.4003 Email: trevorhayes@ashtongray.com

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Kevin Dew *(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: 06/30/2023

STATE OF: OK

COUNTY OF: OK

BEFORE ME, a Notary Public, on this day personally appeared Jason Nowell *(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 30 day of June, 2023

JENNA ADKINS NOTARY # 19010591 EXP. 10/21/23 PUBLIC STATE OF OKLAHOMA

_____

NOTARY PUBLIC in and for the State of ~~Texas~~ Oklahoma

Project Representative Information (complete if designated by owner)

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

Name: Kevin Dew

Company: ALJ Lindsey, LLC

Address: 18635 N. Eldridge Parkway Ste. 200

City: Tomball State: TX Zip Code: 77377

Phone: 281.301.5955 x)1008 Email: kdew@aljlindsey.com

Item No. 12.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Boston Addition, Block A, Lot 1, Development Plat. Applicant: Donna M. Howe-Boston.

SUMMARY:
One lot on 5.1± acres located at the northwest corner of County Road 479 and Brynlee James Lane. Located in the Extraterritorial Jurisdiction (ETJ).

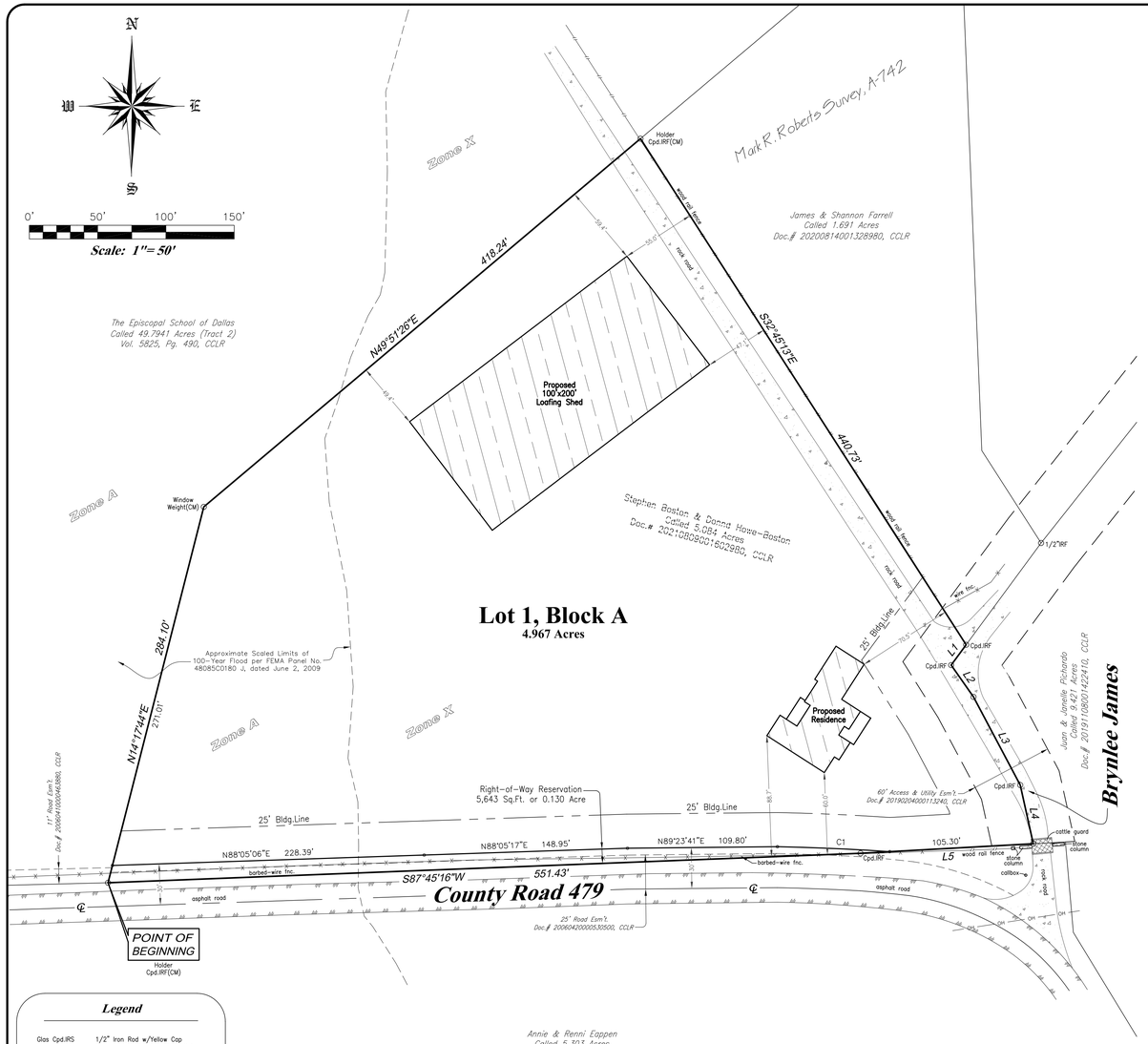
FINANCIAL IMPACT:
This item has no financial impact.

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

STRATEGIC CONNECTIONS:
This item has no strategic connection.

ATTACHMENTS:
1. Boston Addition, Block A, Lot 1 Development Plat Locator Map
2. Exhibit A (DP) Boston Addn, BL A, Lt 1
3. Application


Development Plat - Boston Addition, Block A, Lot 1
COUNTY ROAD 479
BRYNHEE JAMES LN
THE CITY OF
Anna
N
Subject Property
City Limits
ETJ
0 75 150 300
Feet
July 2023
H:\GIS Projects\

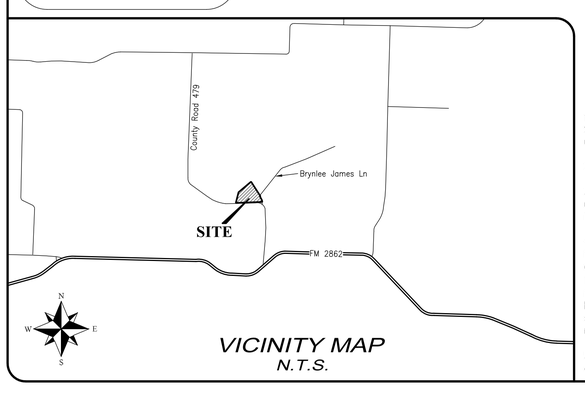


Legend

Glas Cpd.IRS	1/2" Iron Rod w/Yellow Cap Stamped "GLAS RPLS 6081" Set
Holder Cpd.IRF	1/2" Iron Rod w/Red Cap Stamped "HOLDER RPLS 5266" Found
Cpd.IRF	1/2" Iron Rod w/Red Cap (Cap is Illegible)
CCLR	Collin County Land Records
IRF	Iron Rod Found
CM	Controlling Monument
℄	Centerline
	Edge of Apshalt Road
OH	Overhead Lines
	Barbed-Wire Fence
	Wood Rail Fence

LINE	BEARING	DISTANCE
L1	S36°27'29"W	18.48'
L2	S35°05'48"E	28.47'
L3	S27°56'44"E	73.09'
L4	S12°30'38"E	44.01'
L5	S86°50'08"W	126.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1735.31'	82.29'	82.29'	S87°27'16"E	2°43'02"



VICINITY MAP
N.T.S.

NOTES

1) 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

2) Survey was performed without the benefit of a title commitment.

3) Source bearing is based on the northwest line of called 5.084 acre tract as recorded under Document No. 20210809001602980 of the Collin County Land Records. This line is denoted by controlling monuments.

4) Part of this tract lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0180 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone A & Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor. The surveyor makes no representation as to the accuracy of said FIRM.

5) This tract is subject to Easement Agreement as recorded in Volume 4261, Page 1258 of the Collin County Land Records.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS ***Stephen W Boston and Donna M Howe-Boston*** are the owners of a tract of land situated in the State of Texas and County of Collin, being part of the Mark R. Roberts Survey, Abstract No. 742, and being all of a called 5.084 acre tract of land as recorded under Document No. 20210809001602980 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "HOLDER RPLS 5266" found in the north line of County Road 479 marking the southwest corner of said 5.084 acre tract, the southwest corner of said premises, the most southerly southeast corner of a called 49.7941 acre tract (Tract 2) as recorded in Volume 5825, Page 490 of the Collin County Land Records, and being in the north line of a called 5.303 acre tract as recorded under Document No. 20210303000416420 of the Collin County Land Records;

THENCE with the west and northwest line of said 5.084 acre tract, the west and northwest line of said premises, and an east and southeast line of said 49.7941 acre tract, North 14°17'44" East, 284.10 feet to a window weight found and North 49°51'26" East, 418.24 feet to a 1/2-inch iron rod with red cap stamped "HOLDER RPLS 5266" found marking the northeast corner of said 5.084 acre tract, the northeast corner of said premises, and the northwest corner of a called 1.691 acre tract as recorded under Document No. 20200814001328980 of the Collin County Land Records;

THENCE with the northeast line of said 5.084 acre tract, the northeast line of said premises, and the southwest line of said 1.691 acre tract, South 32°45'13" East, 440.73 feet to a 1/2-inch iron rod with red cap (cap is illegible) found in the approximate center of Brynlee James marking the most easterly southeast corner of said 5.084 acre tract, the most easterly southeast corner of said premises, the southwest corner of said 1.691 acre tract, and being in the northwest line of a called 9.421 acre tract as recorded under Document No. 20191108001422410 of the Collin County Land Records;

THENCE partway with the approximate center of Brynlee James, the southeast and northeast line of said 5.084 acre tract, the southeast and northeast line of said premises, and the northwest and southwest line of said 9.421 acre tract as follows:

South 36°27'29" West, 18.48 feet to a 1/2-inch iron rod with red cap (cap is illegible) found;
South 35°05'48" East, 28.47 feet;
South 27°56'44" East, 73.09 feet to a 1/2-inch iron rod with red cap (cap is illegible) found;
South 12°30'38" East, 44.01 feet to a point for corner in a cattle guard in the north line of County Road 479 marking the most southerly southeast corner of said 5.084 acre tract, the most southerly southeast corner of said premises, the most westerly southwest corner of said 9.421 acre tract, and being in the north of the aforementioned 5.303 acre tract;

THENCE with the north line of County Road 479, the south line of said 5.084 acre tract, the south line of said premises, and the north line of said 5.303 acre tract, South 86°50'08" West, 126.68 feet to a 1/2-inch iron rod with red cap (cap is illegible) found and South 87°45'16" West, 551.43 feet to the point of beginning and containing 5.097 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HUNT §

THAT I, ***John Glas***, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

FOR REVIEW ONLY!
John Glas
R.P.L.S. No. 6081

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HUNT §

BEFORE ME, the undersigned authority, on this day personally appeared ***John Glas***, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

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

_____
Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

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

_____ _____
Mayor City Secretary

Development Plat of
Lot 1, Block A
Boston Addition
being all of a called 5.084 acre tract as recorded under Doc.# 20210809001602980, CCLR
5.097 Acres
Mark R. Roberts Survey, Abstract No. 742
City of Anna ETJ, Collin County, Texas
July 10, 2023

EXHIBIT A

Owner:
Stephen W Boston &
Donna M Howe-Boston
675 Kendall Rd
Dry Ridge, KY 41035-7693

Attn: Donna Howe-Boston
(859) 801-8086
dboston0111@aol.com

Surveyor:
Glas Land Surveying Inc
PO Box 17
Wolfe City, Tx 75496

Attn: John Glas
(903) 355-8105
john@glaslandsurveying.com

Revised: 07/19/2023
Drawings\2023\AC01512.dwg

Glas Land Surveying Inc
PO Box 17, Wolfe City, Texas 75496
Office: (903) 355-8105
www.glaslandsurveying.com
TBPELS Firm No. 10193970

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: BOSTON ADDITION Total Number of Acres: 5.097 ACRES

Zoning Classification(s): N/A Total Number of Lots: 1

Location: AT THE NORTWEST CORNER OF COUNTY ROAD 479 AND BRYNLEE JAMES

Property Owner Information & Authorization

Name/Company: DONNA M. HOWE-BOSTON

Address: 214 N. CLEVELAND AVENUE

City: SHERMAN State: TX Zip Code: 75090

Phone: 859-801-8086 Email: dboston0111@aol.com

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate JOHN GLAS *(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: Donna M. Howe-Boston Date: 7/18/2023

STATE OF: TEXAS

COUNTY OF: GRAYSON

BEFORE ME, a Notary Public, on this day personally appeared Donna M Howe Boston *(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

COMMONWEALTH OF KENTUCKY

BRYAN PAUL MORSCHER
Notary Public, Kentucky
State At Large
My Commission Expires
March 31, 2026
Notary ID# KYNP48190

SUBSCRIBED AND SWORN TO before me, this the 18 day of July, 2023

Bryan P Morscher

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: JOHN GLAS

Company: GLAS LAND SURVEYING INC

Address: PO BOX 17

City: WOLFE CITY State: TX Zip Code: 75496

Phone: 903-355-8105 Email: JOHNC GLASLANDSURVEYING.COM

Item No. 13.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Final Plat. Applicant: PC5 Properties, LLC.

SUMMARY:
Office – showroom/warehouse with equipment service and repair / leasing and retail sales on Lots 1 & 2, drainage and detention on Lot 3, and vacant lot on 82.0± acres located on the south side of E. Foster Crossing Boulevard, 195± feet east of S. Powell Parkway. Zoned: Planned Development (Ord. No. 743-2017 & Ord. No. 1029-2023-01).

The purpose of the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for the Office – showroom/warehouse with equipment service and repair / leasing and retail sales development.

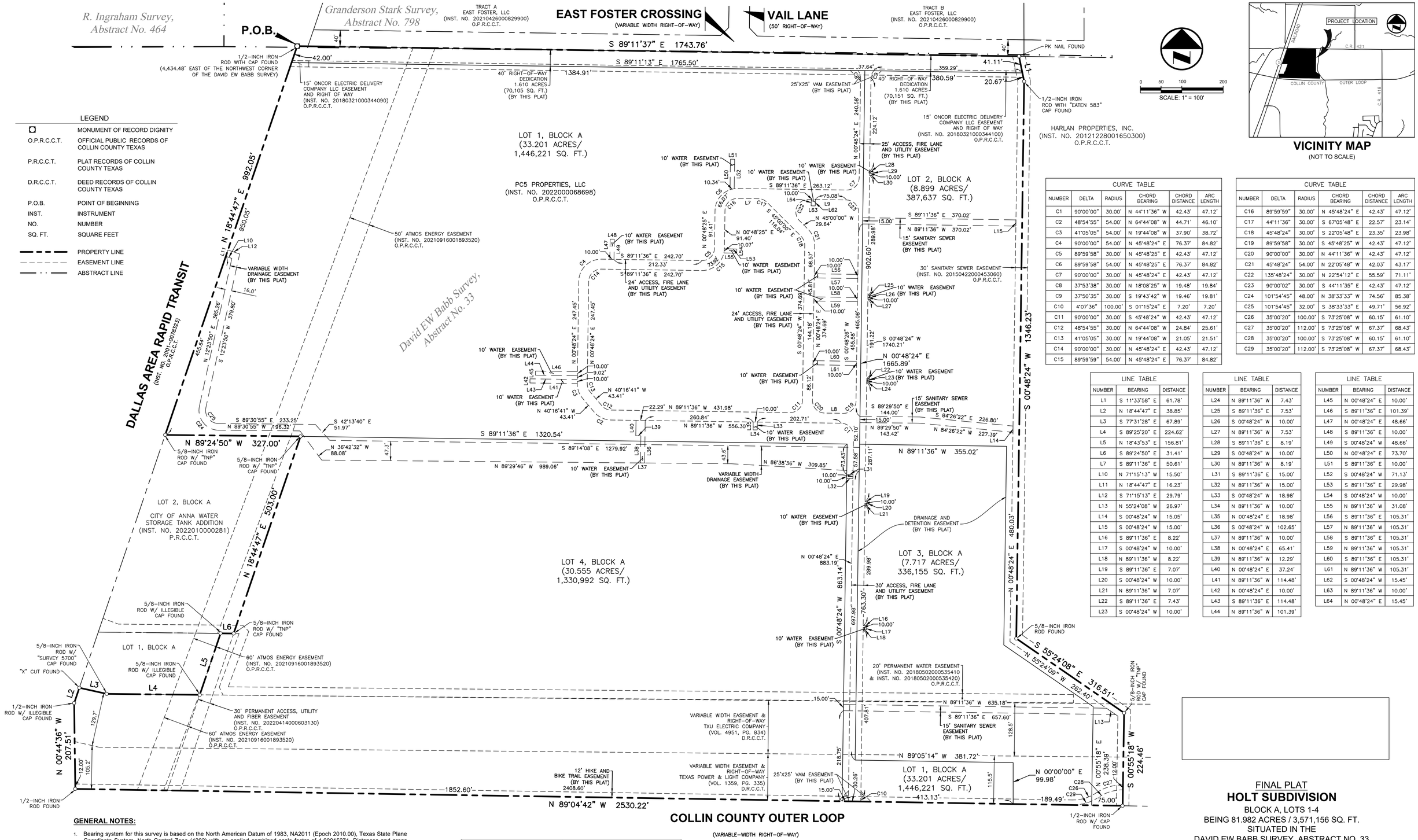
FINANCIAL IMPACT:
This item has no financial impact.

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. Holt Subdivision, Block A, Lots 1-4 Final Plat Locator Map
2. Exhibit A - (FP) Holt Subdivision, Block A, Lots 1-4
3. P&Z Application


Final Plat - Holt Subdivision, Block A, Lots 1-4
BOIS D ARC LN
HOLLY ST
ASPEN DR
COUNTY RO
CRO
PENN ST
VAIL LN
W FOSTER CROSSING RD
E FOSTER CROSSING RD
HIGHLAND RD
S POWELL PKWY
W OUTER LOOP RD
E OUTER LOOP RD
N STATE HIGHWAY 5
THE CITY OF Anna
N
Subject Property
City Limits
ETJ
0 250 500 1,000
Feet
July 2023
H:\GIS Projects\


R. Ingraham Survey, Abstract No. 464
Granderson Stark Survey, Abstract No. 798
David EW Babb Survey, Abstract No. 33
P.O.B.
1/2-INCH IRON ROD WITH CAP FOUND (4,434.48' EAST OF THE NORTHWEST CORNER OF THE DAVID EW BABB SURVEY)
TRACT A EAST FOSTER, LLC (INST. NO. 20210426000829900) O.P.R.C.C.T.
EAST FOSTER CROSSING (VARIABLE WIDTH RIGHT-OF-WAY)
VAIL LANE (50' RIGHT-OF-WAY)
TRACT B EAST FOSTER, LLC (INST. NO. 20210426000829900) O.P.R.C.C.T.
S 89°11'37" E 1743.76'
S 89°11'13" E 1765.50'
PK NAIL FOUND
1/2-INCH IRON ROD WITH "EATEN 583" CAP FOUND
HARLAN PROPERTIES, INC. (INST. NO. 20121228001650300) O.P.R.C.C.T.
15' ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT AND RIGHT OF WAY (INST. NO. 20180321000344090) O.P.R.C.C.T.
40' RIGHT-OF-WAY DEDICATION 1.610 ACRES (70,105 SQ. FT.) (BY THIS PLAT)
40' RIGHT-OF-WAY DEDICATION 1.610 ACRES (70,151 SQ. FT.) (BY THIS PLAT)
25'X25' VAM EASEMENT (BY THIS PLAT)
LOT 1, BLOCK A (33.201 ACRES/ 1,446,221 SQ. FT.)
PC5 PROPERTIES, LLC (INST. NO. 20220000068698) O.P.R.C.C.T.
LOT 2, BLOCK A (8.899 ACRES/ 387,637 SQ. FT.)
50' ATMOS ENERGY EASEMENT (INST. NO. 20210916001893520) O.P.R.C.C.T.
DALLAS AREA RAPID TRANSIT (INST. NO. 2001-0078823) O.P.R.C.C.T.
N 18°44'47" E 992.05'
950.05'
VARIABLE WIDTH DRAINAGE EASEMENT (BY THIS PLAT)
10' WATER EASEMENT (BY THIS PLAT)
24' ACCESS, FIRE LANE AND UTILITY EASEMENT (BY THIS PLAT)
25' ACCESS, FIRE LANE AND UTILITY EASEMENT (BY THIS PLAT)
15' SANITARY SEWER EASEMENT (BY THIS PLAT)
30' SANITARY SEWER EASEMENT (INST. NO. 20150422000453060) O.P.R.C.C.T.
N 00°48'24" E 1665.89'
S 00°48'24" W 1740.21'
S 00°48'24" W 1346.23'
N 89°24'50" W 327.00'
5/8-INCH IRON ROD W/ "TNP" CAP FOUND
S 89°30'55" E 233.25'
N 89°30'55" W 196.32'
S 42°13'40" E 51.97'
N 36°42'32" W 88.08'
S 89°11'36" E 1320.54'
S 89°14'08" E 1279.92'
N 89°29'46" W 989.06'
N 89°11'36" W 355.02'
N 86°38'36" W 309.85'
LOT 2, BLOCK A CITY OF ANNA WATER STORAGE TANK ADDITION (INST. NO. 2022010000281) P.R.C.C.T.
N 18°44'47" E 503.00'
LOT 4, BLOCK A (30.555 ACRES/ 1,330,992 SQ. FT.)
LOT 3, BLOCK A (7.717 ACRES/ 336,155 SQ. FT.)
DRAINAGE AND DETENTION EASEMENT (BY THIS PLAT)
30' ACCESS, FIRE LANE AND UTILITY EASEMENT (BY THIS PLAT)
N 00°48'24" E 480.03'
S 55°24'08" E 316.51'
N 55°24'09" W 262.40'
20' PERMANENT WATER EASEMENT (INST. NO. 20180502000535410 & INST. NO. 20180502000535420) O.P.R.C.C.T.
VARIABLE WIDTH EASEMENT & RIGHT-OF-WAY TXU ELECTRIC COMPANY (VOL. 4951, PG. 834) D.R.C.C.T.
VARIABLE WIDTH EASEMENT & RIGHT-OF-WAY TEXAS POWER & LIGHT COMPANY (VOL. 1359, PG. 335) D.R.C.C.T.
12' HIKE AND BIKE TRAIL EASEMENT (BY THIS PLAT)
25'X25' VAM EASEMENT (BY THIS PLAT)
LOT 1, BLOCK A (33.201 ACRES/ 1,446,221 SQ. FT.)
N 89°11'36" W 635.18'
S 89°11'36" E 657.60'
N 89°05'14" W 381.72'
N 00°00'00" E 99.98'
N 00°55'18" E 238.39'
S 00°55'18" W 224.46'
N 89°04'42" W 2530.22'
1852.60'
COLLIN COUNTY OUTER LOOP (VARIABLE-WIDTH RIGHT-OF-WAY)
5/8-INCH IRON ROD W/ "SURVEY 5700" CAP FOUND
"X" CUT FOUND
1/2-INCH IRON ROD W/ ILLEGIBLE CAP FOUND
5/8-INCH IRON ROD W/ ILLEGIBLE CAP FOUND
5/8-INCH IRON ROD FOUND
1/2-INCH IRON ROD FOUND
5/8-INCH IRON ROD W/ "TNP" CAP FOUND
60' ATMOS ENERGY EASEMENT (INST. NO. 20210916001893520) O.P.R.C.C.T.
30' PERMANENT ACCESS, UTILITY AND FIBER EASEMENT (INST. NO. 20220414000603130) O.P.R.C.C.T.
60' ATMOS ENERGY EASEMENT (INST. NO. 20210916001893520) O.P.R.C.C.T.
N 00°44'36" W 207.51'
N 00°48'24" E 902.60'
N 00°48'24" E 480.03'
N 00°48'24" E 240.58'
N 00°48'24" E 247.45'
S 00°48'24" E 247.45'
S 00°48'24" W 455.58'
N 00°48'24" W 374.69'
S 00°48'24" W 144.18'
N 00°48'25" E 91.40'
S 00°48'25" E 116.04'
S 00°48'24" W 863.14'
S 00°48'24" W 783.30'
S 00°48'24" W 697.98'
N 00°48'24" E 883.19'
N 00°48'24" E 289.98'
S 00°48'24" W 289.98'
S 00°48'24" W 224.12'
S 00°48'24" W 191.22'
S 00°48'24" W 52.10'
N 00°48'24" E 73.70'
N 00°48'24" E 71.13'
N 00°48'24" E 29.98'
N 00°48'24" E 31.08'
N 00°48'24" E 105.31'
S 00°48'24" W 105.31'
S 00°48'24" W 15.45'
S 00°48'24" W 10.00

OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

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

BEGINNING, at a 1/2-inch iron rod with cap found at the northwest corner said PC5 Properties, LLC tract; said point being in the east right-of-way line of those tracts of land described in Deed to Dallas Area Rapid Transit (DART) as recorded in Instrument No. 2001-0078323 of said Official Public Records;

THENCE, South 89 degrees 11 minutes 37 seconds East, departing the east line of said DART tract, with the north line of said PC5 Properties, LLC tract, a distance of 1,743.76 feet to a PK nail found at the northeast corner of said PC5 Properties, LLC tract; said point being in a north line of that tract of land described in Special Warranty Deed with Vendor's Lien to Harlan Properties, Inc. as recorded in Inst. No. 20121228001650300 of said Official Public Records; said point being in the south line of Anna Crossing Phase 1C, an addition to the City of Anna as recorded in Instrument Number 202278 of the Plat Records of Collin County, Texas;

THENCE, departing the north line of said Harlan Properties tract and the south line of said Anna Crossing Phase 1C, with the east line of said PC5 Properties, LLC tract, the following four (4) calls:

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

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

South 55 degrees 24 minutes 08 seconds East, a distance of 316.51 feet to a 5/8-inch iron rod with "TNP" cap found for corner;

South 00 degrees 55 minutes 18 seconds West, a distance of 224.46 feet to a 1/2-inch iron rod with cap found at the southeast corner of said PC5 Properties, LLC tract; said point being in the south line of said Harlan Properties, Inc tract; said point being in the north right-of-way line of Collin County Outer Loop (variable width right-of-way);

THENCE, North 89 degrees 04 minutes 42 seconds West, with the south line of said PC5 Properties, LLC tract and the north line of said Collin County Outer Loop, a distance of 2,530.22 feet to a 1/2-inch iron rod found at the most southerly southwest corner of said PC5 Properties, LLC tract; said point being the intersection of the north line of said Collin County Outer Loop with the east line of said DART tract;

THENCE, North 00 degrees 44 minutes 36 seconds West, with the west line of said PC5 Properties, LLC tract and the east line of said DART tract, a distance of 207.51 feet to a 1/2-inch iron rod with cap found for corner;

THENCE, North 18 degrees 44 minutes 47 seconds East, continuing along the west line of said PC5 Properties, LLC tract and the east line of said DART tract, a distance of 38.85 feet to a "X" cut found for corner; said point being the southwest corner of Lot 1, Block A, City of Anna Water Storage Tank Addition, an addition to the City of Anna as recorded in Instrument Number 2022010000281 of the Plat Records of Collin County, Texas;

THENCE, South 77 degrees 31 minutes 28 seconds East, departing the east line of said DART tract, with a north line of said PC5 Properties, LLC tract and the south line of said Lot 1, a distance of 67.89 feet to a 5/8-inch iron rod with "SURVEY 5700" cap found for corner;

THENCE, South 89 degrees 25 minutes 20 seconds East, continuing with a north line of said PC5 Properties, LLC tract and the south line of said Lot 1, a distance of 224.62 feet to a 5/8-inch iron rod with cap found for corner; said point being the southeast corner of said Lot 1;

THENCE, with the west line of said PC5 Properties, LLC tract and the east line of said Block A, the following three (3) calls:

North 18 degrees 43 minutes 53 seconds East, a distance of 156.81 feet to a 5/8-inch iron rod with cap found at the northeast corner of said Lot 1; said point being in the south line of Lot 2 of said Block A;

South 89 degrees 24 minutes 50 seconds East, a distance of 31.41 feet to a 5/8-inch iron rod with "TNP" cap found at the southeast corner of said Lot 2;

North 18 degrees 44 minutes 47 seconds East, a distance of 503.00 feet to a 5/8-inch iron rod with "TNP" cap found at the northeast corner of said Lot 2;

THENCE, North 89 degrees 24 minutes 50 seconds West, along a south line of said PC5 Properties, LLC tract and the north line of said Lot 2, a distance of 327.00 feet to a 5/8-inch iron rod with "TNP" cap found at the northwest corner of said Lot 2; said point being in the east line of said DART tract;

THENCE, North 18 degrees 44 minutes 47 seconds East, along the west line of said PC5 Properties, LLC tract and the east line of said DART tract, a distance of 992.05 feet to the POINT OF BEGINNING and containing an area of 81.982 acres or 3,571,156 square feet of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PC5 PROPERTIES, LLC acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HOLT SUBDIVISION, Lots 1-4, Block A, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND, THIS THE _____ DAY OF _____ , 2023.

_____ _____

Signature Printed Name / Title

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF BEXAR ~

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ , 2023.

_____

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

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

Dated this the ____ day of _____ , 2023.

_____

René Silvas, RPLS No. 5921 Date

STATE OF TEXAS
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
RENE SILVAS 5921 REGISTERED PROFESSIONAL LAND SURVEYOR

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2023.

_____

NOTARY PUBLIC in and for the STATE OF TEXAS

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS

COUNTY OF COLLIN

CITY OF ANNA

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

ACCESS EASEMENT

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

FIRELANE EASEMENT

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

VAM EASEMENTS

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

Hike and Bike Trail Easement

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, successor, and assigns: Lots 1-4, Block A, as shown on the plat is called "Hike and Bike Trail Easement". The Hike and Bike Trail Easement is hereby dedicated to the public's use forever, as indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown. The City shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs, or other improvements or growths which may endanger or interfere with the construction, maintenance, or efficiency of their respective trails in said easement. The City 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 trails without the necessity at any time of procuring permission from anyone

CERTIFICATE OF APPROVAL

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

_____

Mayor

_____

City Secretary

FINAL PLAT
HOLT SUBDIVISION
BLOCK A, LOTS 1-4
BEING 81.982 ACRES / 3,571,156 SQ. FT.
SITUATED IN THE
DAVID EW BABB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS
JULY 2023
SHEET 2 OF 2

EXHIBIT A
Sheet 2 of 2

OWNER
PC5 PROPERTIES, LLC
5665 SE Loop 410
San Antonio, Texas 78222

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

Copyright 2023

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

G:\TXN\Projects\Holt_Catt\10538-00-Sales_Service_Center_Anna_TX\SV\04_CAD\10538-00_FPLT.dwg 2023-07-24-10:29 rfidwell

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: HOLT SUBDIVISION Total Number of Acres: 81.982

Zoning Classification(s): PD Total Number of Lots: 4

Location: SE CORNER OF E. FOSTER CROSSING AND HW 5

Property Owner Information & Authorization

Name/Company: PC5 PROPERTIES, LLC

Address: 5665 SE LOOP 410

City: SAN ANTONIO State: TX Zip Code: 78222

Phone: 210-232-6728 Email: MICHAEL.PURYEAR@HOLTCAT.COM

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: Michael Puryear Date: 7-5-23

STATE OF: TEXAS

COUNTY OF: BEXAR

MICHAEL PURYEAR, AGENT FOR PC5 PROPERTIES LLC

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

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

LUCY M. TITZMAN
Notary Public, State of Texas
Comm. Expires 07-02-2025
Notary ID 4097765

Lucy M. Titzman
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: NICK HOBBS

Company: BGE, INC.

Address: 2595 DALLAS PKWY, SUITE 101

City: FRISCO State: TX Zip Code: 75034

Phone: 469-644-1664 Email: NHOBBS@BGEINC.COM

Item No. 14.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Site Plan. Applicant: PC5 Properties, LLC.

SUMMARY:
Office – showroom/warehouse with equipment service and repair / leasing and retail sales on Lots 1 & 2, drainage and detention on Lot 3, and vacant lot on 82.0± acres located on the south side of E. Foster Crossing Boulevard, 195± feet east of S. Powell Parkway. Zoned: Planned Development (Ord. No. 743-2017 & Ord. No. 1029-2023-01).

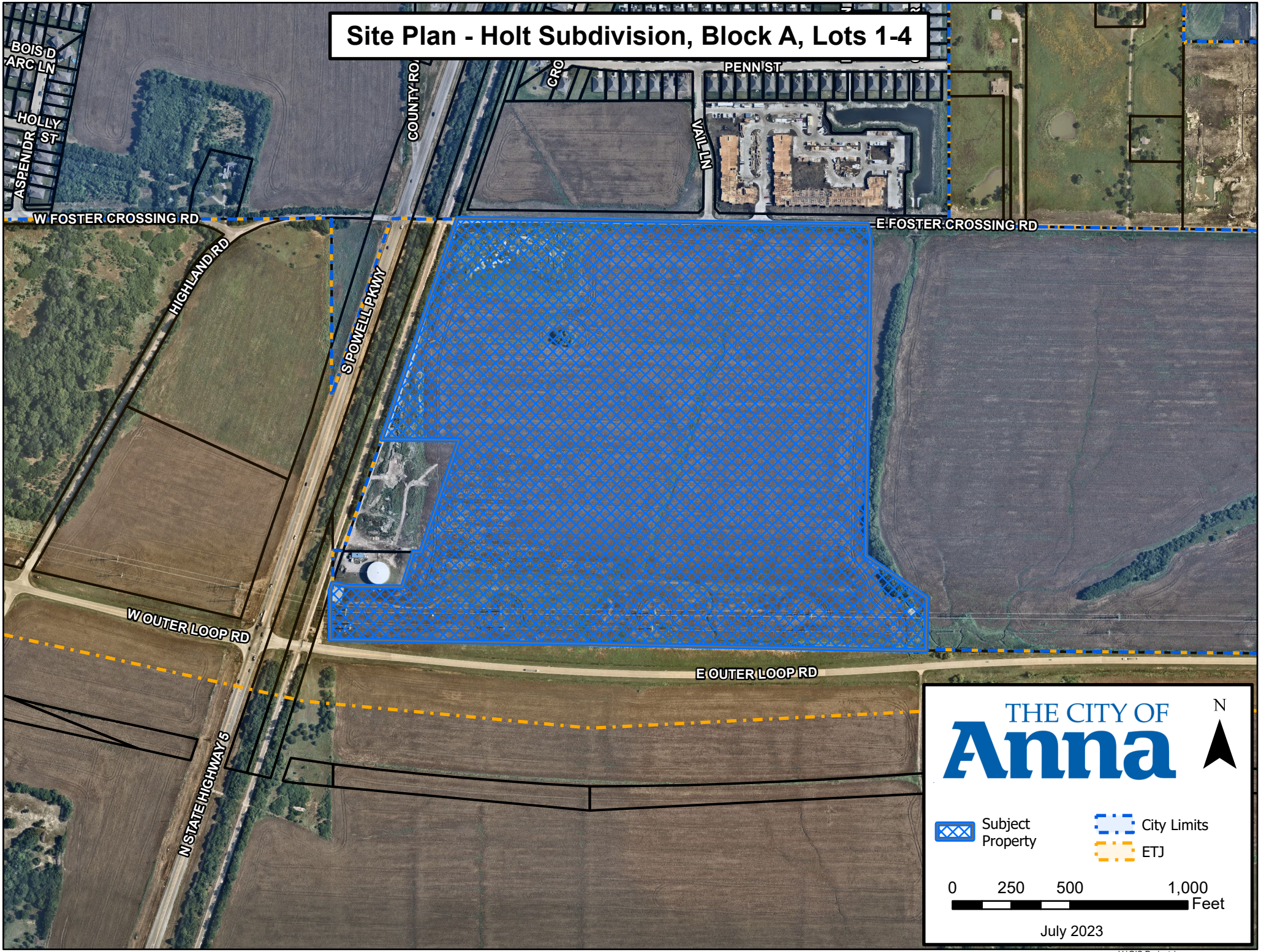
The purpose of the Site Plan is to show the proposed Office – showroom/warehouse with equipment service and repair / leasing and retail sales and drainage and detention site improvements.

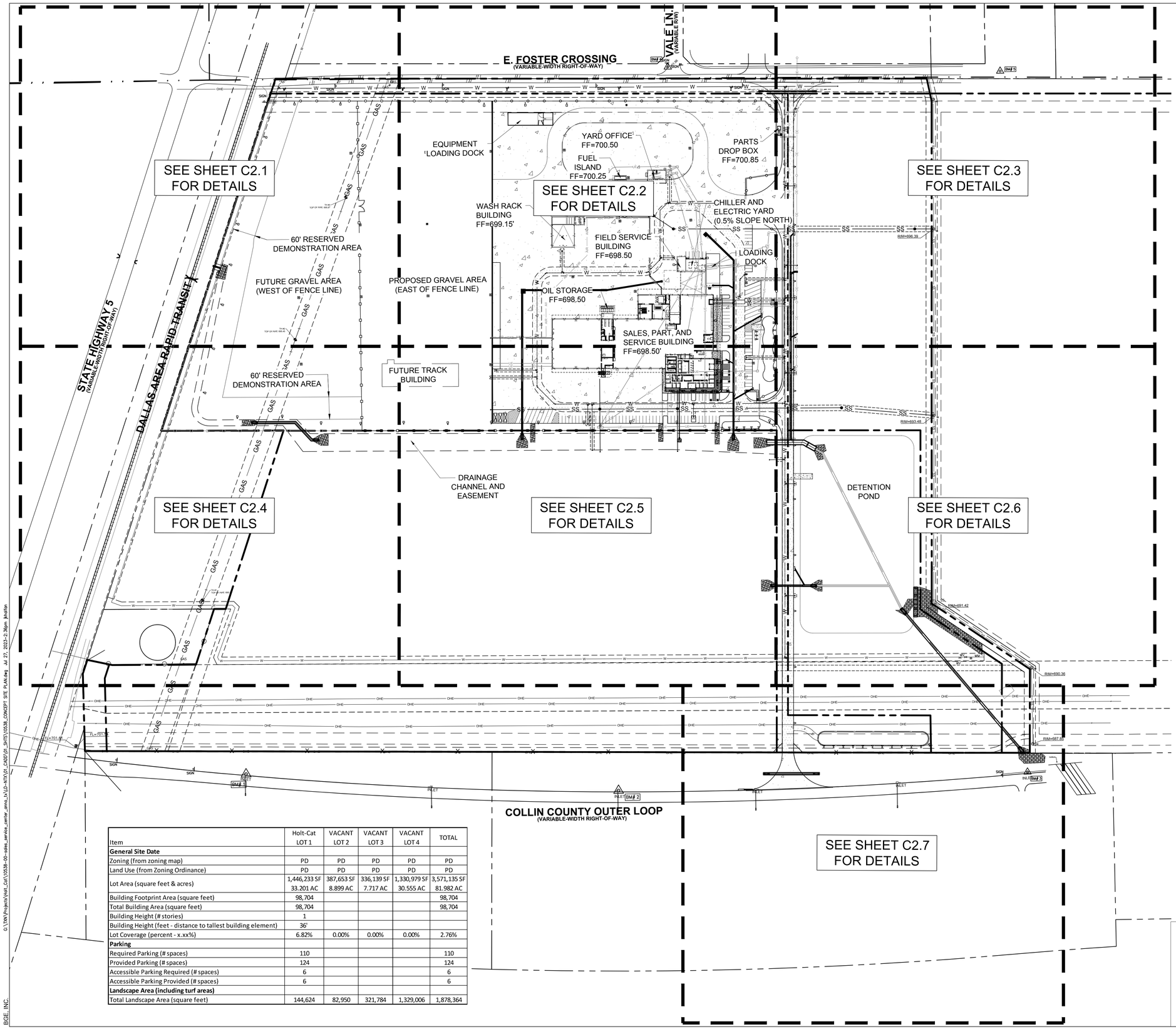
FINANCIAL IMPACT:
This item has no financial impact.

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

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

ATTACHMENTS:
1. Holt Subdivision, Block A, Lots 1-4 Site Plan Locator Map
2. Exhibit A - (SP) Holt Subdivision, Block A, Lots 1-4
3. P&Z Application


Site Plan - Holt Subdivision, Block A, Lots 1-4
BOIS D ARC LN
HOLLY ST
ASPEN DR
COUNTY RO
CRO
PENN ST
VAIL LN
W FOSTER CROSSING RD
E FOSTER CROSSING RD
HIGHLAND RD
S POWELL PKWY
W OUTER LOOP RD
E OUTER LOOP RD
N STATE HIGHWAY 5
THE CITY OF Anna
N
Subject Property
City Limits
ETJ
0 250 500 1,000
Feet
July 2023
H:\GIS Projects\



Item	Holt-Cat LOT 1	VACANT LOT 2	VACANT LOT 3	VACANT LOT 4	TOTAL
General Site Date					
Zoning (from zoning map)	PD	PD	PD	PD	PD
Land Use (from Zoning Ordinance)	PD	PD	PD	PD	PD
Lot Area (square feet & acres)	1,446,233 SF 33.201 AC	387,653 SF 8.899 AC	336,139 SF 7.717 AC	1,330,979 SF 30.555 AC	3,571,135 SF 81.982 AC
Building Footprint Area (square feet)	98,704				98,704
Total Building Area (square feet)	98,704				98,704
Building Height (# stories)	1				
Building Height (feet - distance to tallest building element)	36'				
Lot Coverage (percent - x.xx%)	6.82%	0.00%	0.00%	0.00%	2.76%
Parking					
Required Parking (# spaces)	110				110
Provided Parking (# spaces)	124				124
Accessible Parking Required (# spaces)	6				6
Accessible Parking Provided (# spaces)	6				6
Landscape Area (including turf areas)					
Total Landscape Area (square feet)	144,624	82,950	321,784	1,329,006	1,878,364

N

0 60 120 240

SCALE: 1" = 120'

LEGEND

PROPERTY LINE

NOTES:

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9. CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY RELOCATIONS, INCLUDING POWER POLES, LIGHT POLES, AND ELECTRICAL BOXES
10. ALL ROOFTOP AND GROUND-MOUNTED MECHANICAL UNITS, GENERATORS, AND HVAC EQUIPMENT MUST BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTY.

BENCH MARK LIST

BM#1 ⊠ SET ON CONCRETE INLET ON THE NORTH SIDE OF COLLIN COUNTY OUTER LOOP. ±775' EAST OF STATE HIGHWAY 5, ±140' EAST OF STOP SIGN AND ±70 SOUTH OF POWER POLE.
NORTHING=7168140.31
EASTING=2562472.88
ELEV=696.27

BM#2 ⊠ SET ON CONCRETE INLET ON THE NORTH SIDE OF COLLIN COUNTY OUTER LOOP. ±1,800' EAST OF STATE HIGHWAY 5, ±180' SOUTHEAST OF POWER POLE AND ±115 SOUTH OF POWER POLE.
NORTHING=7168082.16
EASTING=2563469.63
ELEV=691.29

BM#3 ⊠ SET ON CONCRETE INLET ON THE NORTH SIDE OF COLLIN COUNTY OUTER LOOP, ±2900' EAST OF STATE HIGHWAY 5 & ±765' SOUTH OF C.R. 421. ±70' EAST OF TRAFFIC SIGN AND ±50 SOUTH OF POWER POLE.
NORTHING=7168116.23
EASTING=2564565.28
ELEV=692.66

BM#4 ⊠ SET ON BACK OF CURB ON THE WEST SIDE OF VAIL LANE. ±30' NORTH OF C.R. 421. ±35' WEST OF SIGN AND ±10' SOUTH OF STOP SIGN.
NORTHING=7170019.08
EASTING=2563628.75
ELEV=701.65

BM#5 ⊠ SET ON CONCRETE WINGWALL ON THE SOUTH SIDE OF C.R. 421, ±870' EAST OF VAI LLANE. ±160' NORTHEAST OF POWER POLE.
NORTHING=7169995.39
EASTING=2564518.70
ELEV=700.25

!!WARNING!!
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

EXHIBIT A
Sheet 1 of 8

SITE PLAN
HOLT SUBDIVISION
BLOCK A, LOTS 1-4
BEING 81.982 ACRES
SITUATED IN THE
DAVID EW BABB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS
JULY 2023

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

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

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

HOLT CAT & TEXAS FIRST RENTALS

OVERALL SITE PLAN

HOLT SUBDIVISION
4 LOTS
BEING 81.982 ACRES
BEING SITUATED IN THE
DAVID EW BARB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
LICENSED PROFESSIONAL ENGINEER
07/27/2023
BGE, Inc.
F-1046

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

CAUTION !!!
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48 HOURS PRIOR TO CONSTRUCTION

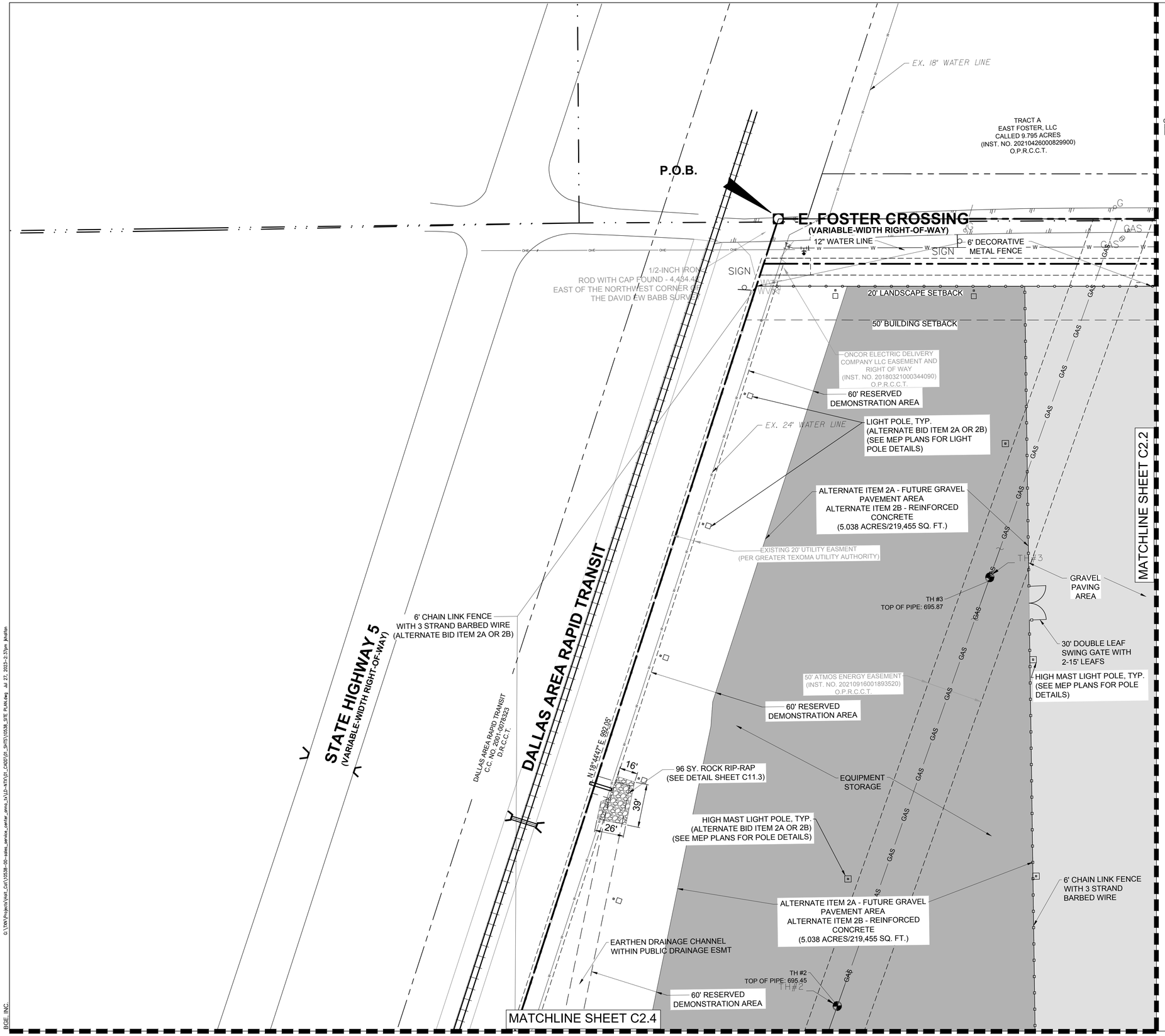
REVISIONS

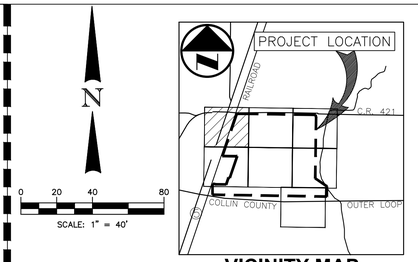
REV NO.	DATE	DESCRIPTION

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

SHEET NO
C2.0

G:\TXN\Projects\Holt_Cat\10538-00-sales_service_center_anna_LA\LD-KIT\00_DATA\01_SHTS\10538_CONCEPT SITE PLAN.dwg Jul 27, 2023-2:36pm jkaufon
BGE, INC.





VICINITY MAP

LEGEND

- 6' DECORATIVE METAL FENCE
- 6' CHAIN LINK W/ 3 STRAND BARBED WIRE
- LOW PROFILE PIPE RAIL FENCE
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT (NO CURB)
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED PARKING COUNT
- PROPOSED HIGH MAST LIGHT POLE
- PROPOSED LIGHT POLE
- UPLIGHTING FOR DISPLAY PAD
- FIRE LANE
- CONCRETE
- GRAVEL PAVEMENT
- FUTURE GRAVEL PAVEMENT

KEY

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

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BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

EXHIBIT A
Sheet 2 of 8

SITE PLAN
HOLT SUBDIVISION
BLOCK A, LOTS 1-4
BEING 81.982 ACRES
SITUATED IN THE
DAVID EW BABB SURVEY, ABSTRACT NO. 33
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Pc5 PROPERTIES LLC
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SAN ANTONIO, TX 78222-3903

HOLT CAT & TEXAS FIRST RENTALS

SITE PLAN
(1 OF 7)

HOLT SUBDIVISION
4 LOTS
BEING 81.982 ACRES
BEING SITUATED IN THE
DAVID EW BARB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
LICENSED
PROFESSIONAL ENGINEER
07/27/2023
BGE, Inc.
F-1046

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

CAUTION !!!
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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: NDH
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DATE: JUNE 2023
PROJECT NUMBER: 000010538-00

SHEET NO
C2.1

G:\TPW\Projects\Holt_Cat\10538-00-sites_service_center_anna_tx\UD-NTX\01_CAD\01_SHTS\10538_SITE PLAN.dwg Jul 27, 2023-2:37pm jkeaton
BGE, INC.

BM#4 ⊠ SET ON BACK OF CURB ON THE WEST SIDE OF VAIL LANE, ±30' NORTH OF C.R. 421. ±35' WEST OF SIGN AND ±10' SOUTH OF STOP SIGN.
NORTHING=7170019.08
EASTING=2563628.75
ELEV=701.65

TRACT A
EAST FOSTER, LLC
CALLED 9.795 ACRES
(INST. NO. 20210426000829900)
O.P.R.C.C.T.

TRACT A
ANNA CROSSING 40PGE, LTD
CALLED 2.146 ACRES
(INST. NO. 20210524001039820)
O.P.R.C.C.T.

TRACT A
ANNA CROSSING 40PGE, LTD.
CALLED 2.146 ACRES
INSTRUMENT NUMBER
20210524001039820
O.P.R.C.C.T.

VAIL LN.

FUTURE DRIVE BY OTHERS

BM# 4 SIGN

701.96

146'

18" RCP CROSS DRAIN (SEE CULVERT INFO ON STORM SHEETS)

6' DECORATIVE METAL FENCE

E. FOSTER CROSSING
(VARIABLE-WIDTH RIGHT-OF-WAY)

S 89°11'37" E 1743.76'

12" WATER LINE

40' ROW DEDICATION

25' VAM

20' LANDSCAPE SETBACK

50' BUILDING SETBACK

LIGHT POLE, TYP (SEE MEP PLANS FOR POLE DETAILS)

LOT 1, BLOCK A
(33.201 ACRES/
1,446,233 SQ. FT.)

HIGH MAST LIGHT POLE, TYP. (SEE MEP PLANS FOR POLE DETAILS)

MATCHLINE SHEET C2.1

GRAVEL PAVING AREA

EQUIPMENT STORAGE

HIGH MAST LIGHT POLE, TYP. (SEE MEP PLANS FOR POLE DETAILS)

COMPRESSED AIR STUB-OUT

FUTURE GAS STUB-OUT

DOMESTIC WATER STUB-OUT

OUTDOOR STORAGE RACKS

80'

34'

EQUIPMENT LOADING DOCK

120'

LIGHT POLE, TYP (SEE MEP PLANS FOR POLE DETAILS)

R100'

230'

40'

FUTURE EDGE OF DRIVE

6'X2' MONUMENT SIGN (HOLT)

R60'

6" SOLID WHITE LINE

147'

40'

350'

40'

184'

EV STATION LOCATION 1

YARD OFFICE

50'

FUEL ISLAND

10'

25'

31'

87'

EV CONDUIT

MATCHLINE SHEET C2.3

R70'

45'

SLIDING GATE

24 F.L.A.U.E.

IRRIGATION METER

CLEAN OUT

60'

MH

R30'

WASH RACK BUILDING

82'

160'

GUARD RAIL ALONG LOADING DOCK (REF STRUCTURAL PLANS)

GI

20'

9'

6' DECORATIVE METAL FENCE

FIELD SERVICE

ELECTRICAL TRANSFORMER

CHILLER AND ELECTRIC YARD

EV STATION LOCATION 2

LOADING DOCK

192'

COVERED AREA

202'

DISPLAY AREA WITH UPLIGHTING (SEE DISPLAY PAD PAVING SECTION DETAIL)

230'

OIL STORAGE

OVERHEAD DOORS (TYP.)

64'

GAS METER (SEE MEP PLANS)

PDC

11'

41'

Ø35'

35'

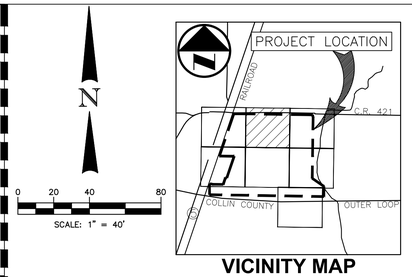
CONCRETE RAMP

FLAG POLES 3-30' US TEXAS HOLT WITH UPLIGHTING (SEE FLAG POLE DETAIL ON ARCH PLANS)

DISPLAY AREA

SALES, PARTS, AND SERVICE BUILDING

MATCHLINE SHEET C2.5



VICINITY MAP

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EXHIBIT A
Sheet 3 of 8

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

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

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

HOLT CAT & TEXAS FIRST RENTALS

SITE PLAN (2 OF 7)

HOLT SUBDIVISION
4 LOTS
BEING 81.982 ACRES
BEING SITUATED IN THE
DAVID EW BARB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
LICENSED PROFESSIONAL ENGINEER
07/27/2023
BGE, Inc.
F-1046

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

REVISIONS		
REV NO.	DATE	DESCRIPTION

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

SHEET NO
C2.2

G:\DWG\Projects\Holt_Cat\010538-00-sales service center_anna_TX\10-ADP\01 CAD\01 SHTS\010538 SITE PLAN.dwg Jul 27, 2023 - 2:32pm jkallio

TRACT B
EAST FOSTER, LLC
CALLED 9.795 ACRES
(INST. NO. 20210426000829900)
O.P.R.C.C.T.

EAST FOSTER, LLC
CALLED 1.324 ACRES
(INST. NO. 20210426000829880)
O.P.R.C.C.T.

EAST FOSTER, LLC
CALLED 2.762 ACRES
(INST. NO. 20210524001039830)
O.P.R.C.C.T.

TRACT A
ANNA CROSSING 40PGE, LTD.
CALLED 2.146 ACRES
INSTRUMENT NUMBER 20210524001039820
O.P.R.C.C.T.

PK NAIL FOUND

BM# 5

12" WATER LINE PROP. DRIVE

FUTURE EDGE OF DRIVE

WATER STUB OUT

FOSTER CROSSING
(VARIABLE-WIDTH RIGHT-OF-WAY)

20' LANDSCAPE SETBACK

50' BUILDING SETBACK

1/2-INCH IRON ROD WITH "EATEN 583" CAP FOUND

ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT AND RIGHT OF WAY (INST. NO. 20180321000344100) O.P.R.C.C.T.

25' VAM

25' VAM

8" WATER LINE

18" RCP CROSS DRAIN (SEE CULVERT INFO ON STORM SHEETS)

10'X8' PARTS DROP BUILDING

5' ACCESSIBLE PATH

15'
5'
30'
25'

PIPE RAIL GATE (SEE ARCH PLANS FOR DETAILS)

STOP SIGN (R1-1)

240 LF CROSSWALK PATH

LOT 2, BLOCK A
(8.899 ACRES/387,653 SQ. FT.)

LIGHT POLE, TYP
(SEE MEP PLANS FOR POLE DETAILS)

MH

25' F.L.A.U.E.

5' ACCESSIBLE PATH

LIGHT POLE, TYP
(SEE MEP PLANS FOR POLE DETAILS)

15'

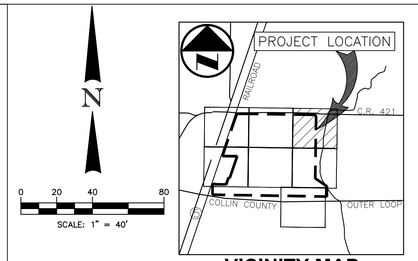
S 00°49'24" W 1340.23'

MATCHLINE SHEET C2.2

MATCHLINE SHEET C2.6

BENCH MARK LIST

BM#5	⊠ SET ON CONCRETE WINGWALL ON THE SOUTH SIDE OF C.R. 421, ±870' EAST OF VAI LLANE, ±160' NORTHEAST OF POWER POLE.
	NORTHING=7169995.39
	EASTING=2564518.70
	ELEV=700.25



VICINITY MAP

LEGEND

- 6' DECORATIVE METAL FENCE
- 6' CHAIN LINK W/ 3 STRAND BARBED WIRE
- LOW PROFILE PIPE RAIL FENCE
- PROPERTY LINE
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- PROPOSED MANHOLE
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- PROPOSED HIGH MAST LIGHT POLE
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- FIRE LANE
- CONCRETE
- GRAVEL PAVEMENT
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BFR	BARRIER FREE RAMP	FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT	EX	EXISTING
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GI	GRATE INLET	ESMT	EASEMENT
CI	CURB INLET	HW	HEADWALL
AI	AREA INLET	FADUE	FIRE LANE, ACCESS, DRAINAGE, AND UTILITY ESMT

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EXHIBIT A
Sheet 4 of 8

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CHECKED BY: NDH
DESIGNED BY: JFK
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PROJECT NUMBER: 000010538-00

SHEET NO
C2.3

G:\2021\Projects\Holt_Cat\10538-00-anna_service_center_area_1\1-INT\01_CAD\civil_SITE\10538_SITE PLAN.dwg Jul 27, 2023 - 2:37pm bladlin

MATCHLINE SHEET C2.1

STATE HIGHWAY 5
(VARIABLE-WIDTH RIGHT-OF-WAY)

DALLAS AREA RAPID TRANSIT

60' RESERVED DEMONSTRATION AREA

ALTERNATE ITEM 2A - FUTURE GRAVEL PAVEMENT AREA
ALTERNATE ITEM 2B - REINFORCED CONCRETE
(5.038 ACRES/219,455 SQ. FT.)

TRACK BUILDING (PHASE 2)

FUTURE 6' CHAIN LINK FENCE WITH 3 STRAND BARBED WIRE (ALTERNATE BID ITEM 2A OR 2B)

EARTHEN DRAINAGE CHANNEL WITHIN PUBLIC DRAINAGE ESMT

60' RESERVED DEMONSTRATION AREA

6' CHAIN LINK FENCE WITH 3 STRAND BARBED WIRE

OPEN CHANNEL WITH PIPE CROSSING AT GAS LINE

LIGHT POLE, TYP (ALTERNATE BID ITEM 2A OR 2B) (SEE MEP PLANS FOR POLE DETAILS)

36" STORM

GRAVEL PAVING AREA

SHEET DETAIL SHEET C11.3

N 89°24'50" W 327.00'

5/8-INCH IRON ROD WITH "TNP" CAP FOUND

EARTHEN DRAINAGE CHANNEL WITHIN PUBLIC DRAINAGE ESMT

6' CHAIN LINK FENCE WITH 3 STRAND BARBED WIRE

5/8-INCH IRON ROD WITH "TNP" CAP FOUND

SHEET DETAIL SHEET C11.3

6' CHAIN LINK FENCE WITH 3 STRAND BARBED WIRE (ALTERNATE BID ITEM 2A OR 2B)

EXISTING 20' UTILITY EASMENT (PER GREATER TEXOMA UTILITY AUTHORITY)

N 18°44'47" E 503.00'

LOT 2, BLOCK A
(3.558 ACRES/ 156,293.28 SQ. FT)
CITY OF ANNA WATER STORAGE TANK ADDITION
(INST. NO. 20220100000281)
O.P.R.C.C.T.

5/8-INCH IRON ROD WITH CAP FOUND

TH #1
TOP OF PIPE: 695.1

5/8-INCH IRON ROD WITH "TNP" CAP FOUND

L12

5/8-INCH IRON ROD WITH "SURVEYING" CAP FOUND

60' ATMOS ENERGY EASEMENT (INST. NO. 20210916001893520) O.P.R.C.C.T.

5/8-INCH IRON ROD WITH CAP FOUND

L11

"X" CUT FOUND

L9

L10

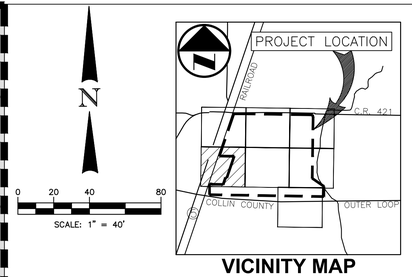
L8

EXISTING 20' WATER LINE EASMENT (PER CITY OF ANNA)

1/2-INCH IRON ROD WITH CAP FOUND

PERMANENT ACCESS, UTILITY AND FIBER EASEMENT (INST. NO. 20220414000603130) O.P.R.C.C.T.

MATCHLINE SHEET C2.5



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EXHIBIT A
Sheet 5 of 8

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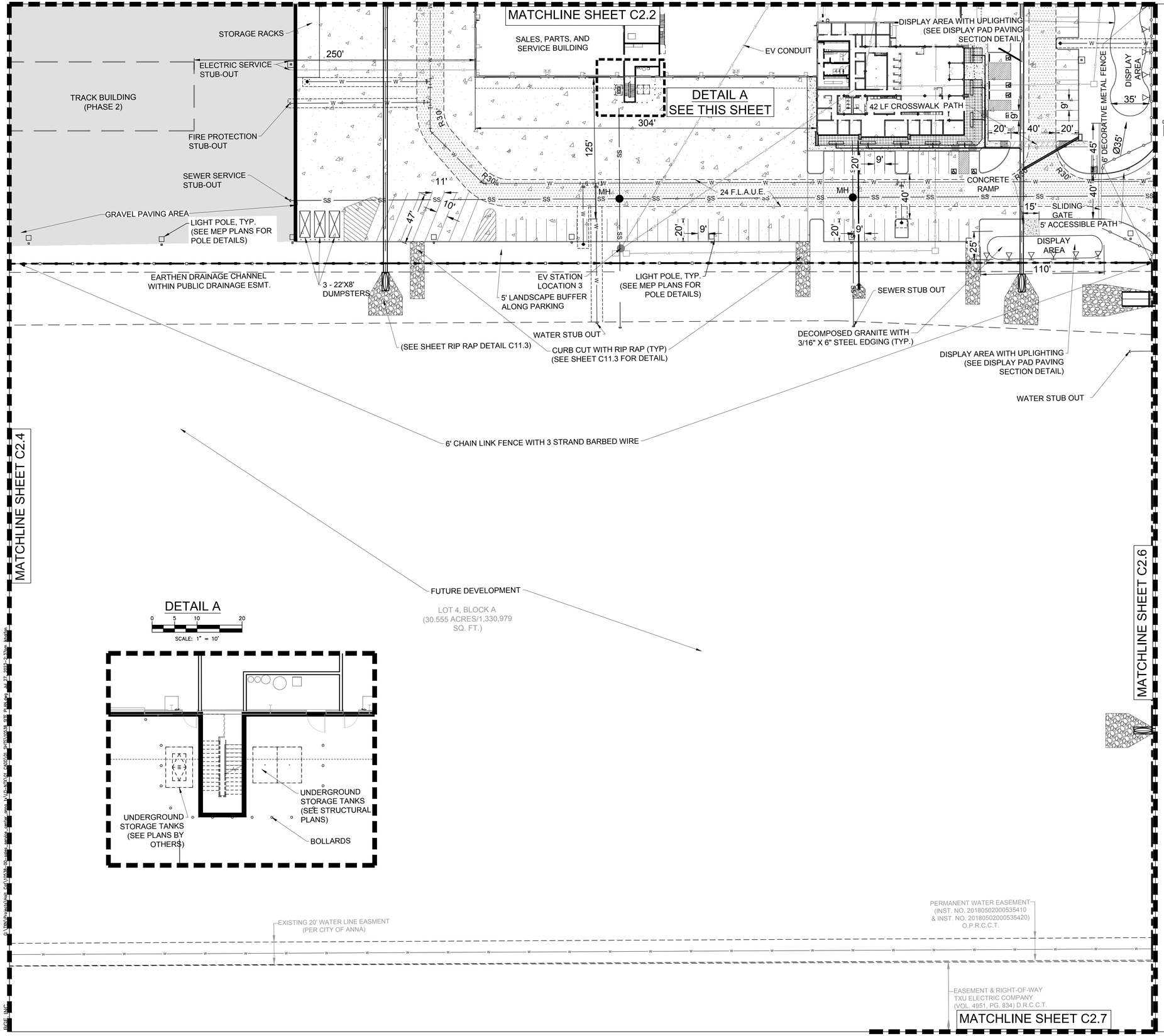
REVISIONS

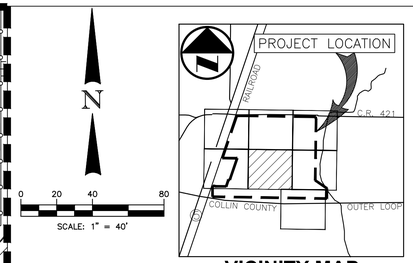
REV NO.	DATE	DESCRIPTION

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

SHEET NO
C2.4

BGE, INC.
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VICINITY MAP

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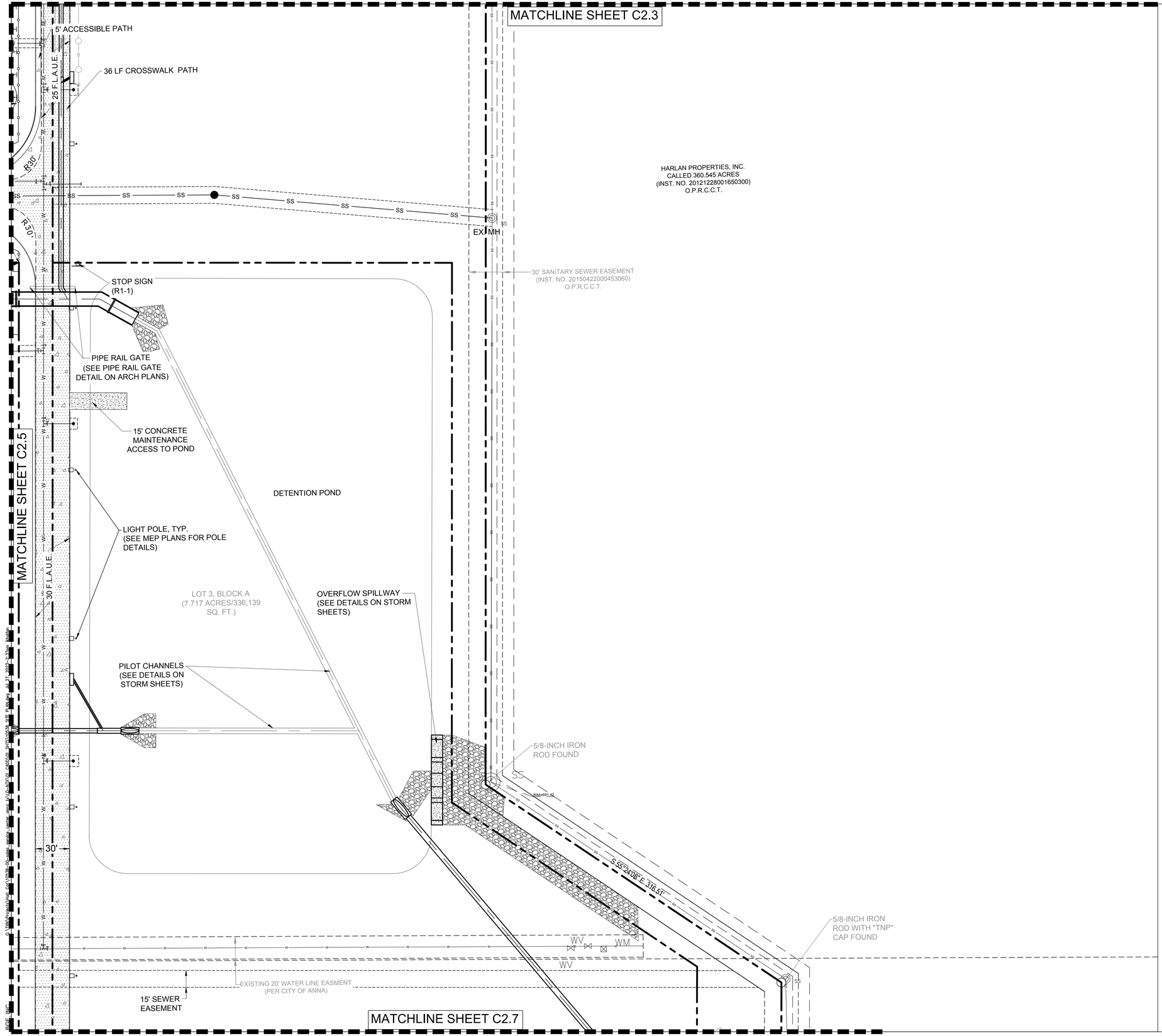
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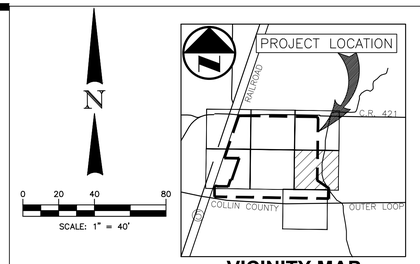
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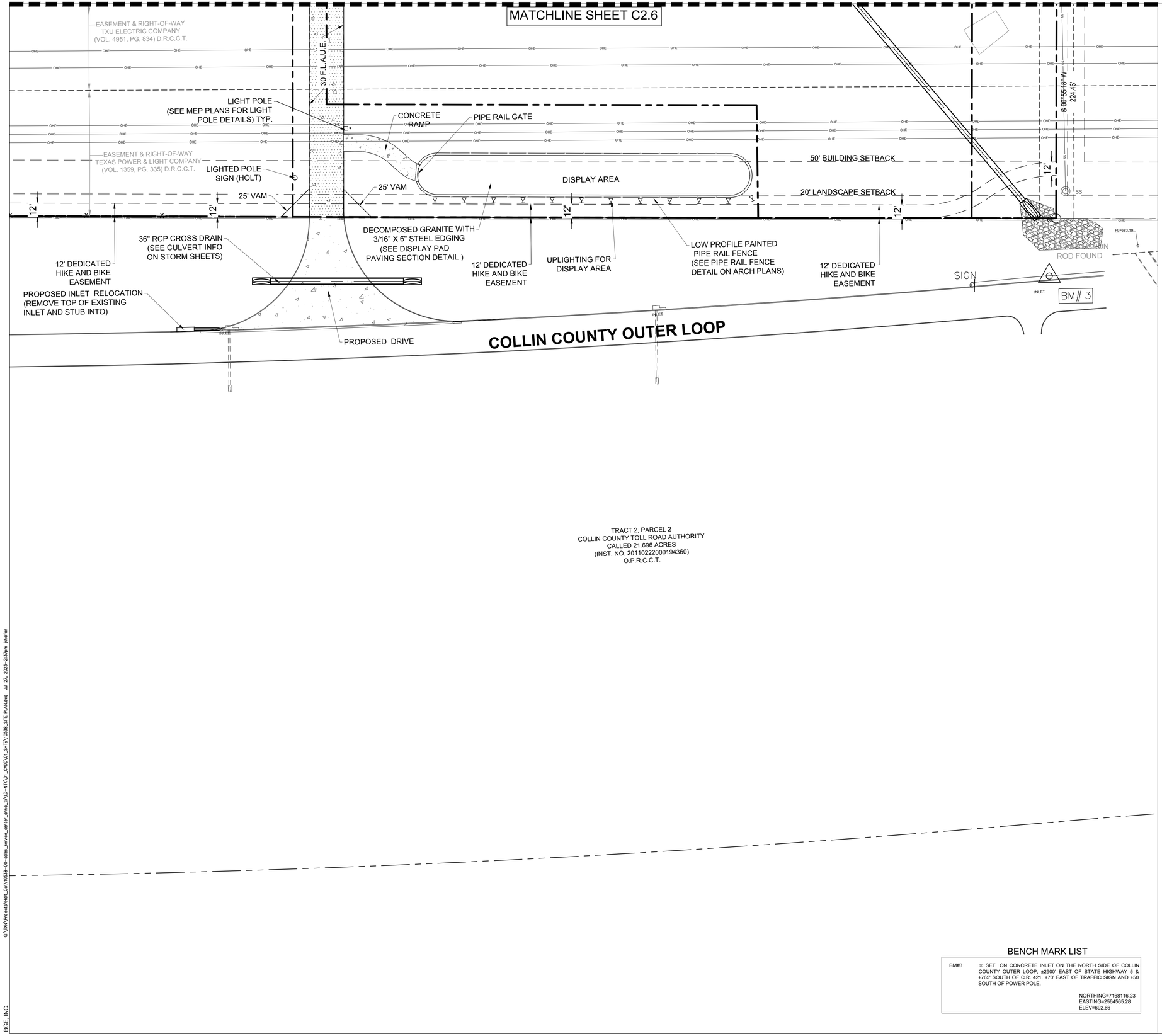
CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

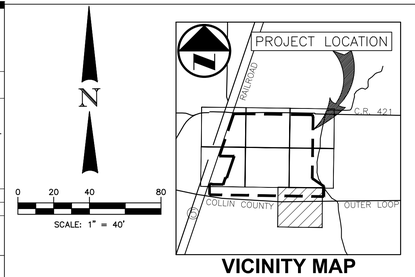
CHECKED BY:	NDH
DESIGNED BY:	JFK
DATE:	JUNE 2023
PROJECT NUMBER:	000010538-00

SHEET NO
C2.6



BENCH MARK LIST

BM#3	⊠ SET ON CONCRETE INLET ON THE NORTH SIDE OF COLLIN COUNTY OUTER LOOP, ±2900' EAST OF STATE HIGHWAY 5 & ±765' SOUTH OF C.R. 421. ±70' EAST OF TRAFFIC SIGN AND ±50 SOUTH OF POWER POLE. NORTHING=7168116.23 EASTING=2564565.28 ELEV=692.66



VICINITY MAP

LEGEND

- 6' DECORATIVE METAL FENCE
- 6' CHAIN LINK W/ 3 STRAND BARBED WIRE
- LOW PROFILE PIPE RAIL FENCE
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT (NO CURB)
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED PARKING COUNT
- PROPOSED HIGH MAST LIGHT POLE
- PROPOSED LIGHT POLE
- UPLIGHTING FOR DISPLAY PAD
- FIRE LANE
- CONCRETE
- GRAVEL PAVEMENT
- FUTURE GRAVEL PAVEMENT

KEY

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

NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND NCTCOG REGULATIONS AS WELL AS O.S.H.A STANDARDS.
2. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
3. ALL CURB RADII ARE 3' OR 10' UNLESS OTHERWISE NOTED.
4. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
5. REFER TO CITY OF ANNA CONSTRUCTION DETAILS AND SPECIFICATIONS.
6. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ANNA REQUIREMENTS.
7. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
8. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
9. CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY RELOCATIONS, INCLUDING POWER POLES, LIGHT POLES, AND ELECTRICAL BOXES.
10. ALL ROOFTOP AND GROUND-MOUNTED MECHANICAL UNITS, GENERATORS, AND HVAC EQUIPMENT MUST BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTY.

!!WARNING!!
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

EXHIBIT A
Sheet 8 of 8

SITE PLAN
HOLT SUBDIVISION
BLOCK A, LOTS 1-4
BEING 81.982 ACRES
SITUATED IN THE
DAVID EW BABB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS
JULY 2023

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

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

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

HOLT CAT & TEXAS FIRST RENTALS

SITE PLAN
(7 OF 7)

HOLT SUBDIVISION
4 LOTS
BEING 81.982 ACRES
SITUATED IN THE
DAVID EW BARB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
LICENSED
PROFESSIONAL ENGINEER
07/27/2023
BGE, Inc.
F-1046

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

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

REVISIONS

REV NO.	DATE	DESCRIPTION

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

SHEET NO
C2.7

G:\TAN\Projects\Holt_Cat\10538-00-sales_service_center_anna_tx\Up-NTX\01_CAD\01_Sht'S\10538_SITE PLAN.dwg Jul 27, 2023-2:37pm jkieffer
BGE, INC.

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: HOLT SUBDIVISION Total Number of Acres: 81.982

Zoning Classification(s): PD Total Number of Lots: 4

Location: SE CORNER OF E. FOSTER CROSSING AND HW 5

Property Owner Information & Authorization

Name/Company: PC5 PROPERTIES, LLC

Address: 5665 SE LOOP 410

City: SAN ANTONIO State: TX Zip Code: 78222

Phone: 210-232-6728 Email: MICHAEL.PURYEAR@HOLTCAT.COM

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: Michael Puryear Date: 7-5-23

STATE OF: TEXAS

COUNTY OF: BEXAR

MICHAEL PURYEAR, AGENT FOR PC5 PROPERTIES LLC

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

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

LUCY M. TITZMAN
Notary Public, State of Texas
Comm. Expires 07-02-2025
Notary ID 4097765

Lucy M. Titzman
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: NICK HOBBS

Company: BGE, INC.

Address: 2595 DALLAS PKWY, SUITE 101

City: FRISCO State: TX Zip Code: 75034

Phone: 469-644-1664 Email: NHOBBS@BGEINC.COM

Item No. 15.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Jefferson at Anna Finley, Block A, Lot 1, Final Plat. Applicant: Jefferson Finley, LLC (JPI).

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

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. Jefferson at Anna Finley, Block A, Lot 1 Final Plat Locator Map
2. Exhibit A (FP) Jefferson at Anna Finley
3. Application


Final Plat - Jefferson at Anna Finley, Block A, Lot 1
ELENA DR
LILIANA LN
ANNE CT
ERROL ST
E FINLEY BLVD
THAYNE DR
SHARP ST
ASKEW DR
MASTON DR
WARNER DR
THE CITY OF
Anna
N
Subject Property
City Limits
ETJ
0 75 150 300
Feet
July 2023
H:\GIS Projects

N

50' 0' 100'

SCALE IN FEET
1" = 50'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	01°39'57"	245.00'	7.12'	S 75°04'04" E	7.12'
C2	13°14'00"	505.00'	116.74'	S 69°16'43" E	116.48'
C3	34°59'37"	195.00'	119.10'	S 80°09'11" E	117.25'
C4	34°39'51"	255.00'	109.77'	S 81°19'04" E	108.92'
C5	07°34'09"	145.00'	19.16'	S 76°46'28" E	19.16'
C6	04°51'56"	145.00'	12.31'	N 79°15'32" E	12.31'
C7	28°04'01"	305.00'	149.41'	S 89°08'23" E	147.92'
C8	02°01'02"	203.00'	7.15'	S 76°06'54" E	7.15'
C9	19°48'25"	405.00'	140.01'	N 88°31'55" E	139.31'
C10	20°13'23"	353.00'	106.95'	N 88°19'26" E	106.39'
C11	12°43'45"	305.00'	67.76'	N84°34'37"E	67.62'
C12	12°06'16"	295.00'	62.32'	S 84°53'22" W	62.21'
C13	10°03'41"	295.00'	51.80'	N 89°26'10" W	51.74'
C14	19°22'52"	245.00'	109.77'	N 87°37'34" W	82.48'
C15	00°40'11"	205.00'	117.79'	S 82°43'36" W	2.69'
C16	06°17'13"	495.00'	54.31'	N 67°49'39" W	54.29'
C17	82°30'49"	56.00'	80.63'	S 40°59'04" E	73.84'
C18	04°35'07"	450.00'	36.01'	N 88°16'16" E	36.00'
C19	00°57'22"	459.00'	7.66'	S 86°24'27" W	7.66'
C20	03°34'22"	259.00'	16.15'	S 88°48'19" W	16.15'
C21	03°34'22"	249.00'	15.53'	N 88°48'19" E	15.52'
C22	01°02'57"	448.00'	8.22'	N 88°21'40" E	8.22'

General Notes:

1. *Bearings are referenced to the State Plane Coordinate System, North Texas Zone 4202, North American Datum of 1983, Adjustment Realization 2011.*
2. *Property is located in non-shaded Zone X, areas determined to be outside the 0.2% annual chance floodplain, as identified on Flood Insurance Rate Map No. 48085C0160J, dated June 2, 2009.*
3. *Selling off a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.*
4. *"PJB SURVEYING" caps set were established with a Boundary Survey prepared September 19, 2022.*

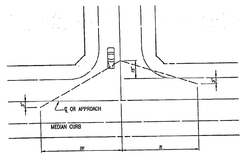
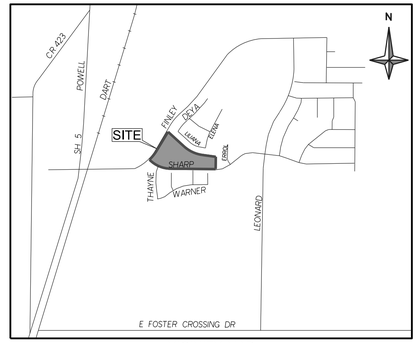


TABLE 9

MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION

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

(AASHTO P130, BRAKE REACTION DISTANCE + STOPPING SITE DISTANCE)



VICINITY MAP
NOT TO SCALE

LEGEND

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

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

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

EAST FINLEY BLVD.
(80 Feet Width Right-of-Way)
(Vol. 2018, Pg. 69 P.R.C.C.T.)

N.31°18'05" E 413.64'

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT FULLY WITHIN THE ROW

S.47°41'46" E 415.17'

LILIANA LANE
(50 Feet Width Right-of-Way)
(Inst. No. 2022010000334, O.P.R.C.C.T.)

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

D = 14°30'26"
R = 900.00'
L = 227.88'
CB = N38°29'58"E
CH = 227.27

BLOCK 1

39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18

5/8" FIR w/ "RPLS 4838" CAP

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

5' WALL MAINTENANCE EASEMENT INST. NO. 2022010000334

H.O.A. TRACT EK DRAINAGE EASEMENT

S 82°08'18" E 263.42'
194.22'
69.20'

ERROL STREET
(50 Feet Width Right-of-Way)
(Vol. 2020, Pg. 272 P.R.C.C.T.)

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

TRACT 3 H.O.A. LOT 15' U.E.

BLOCK 1

16 17 18 19 7 6 5 4 3 2 1

S 00°34'03" W 234.31'

N 44°15'26" W 10.00'

30' FRONT YARD SETBACK (BY THIS PLAT)

GRANDERSON STARK SURVEY
ABSTRACT NO. 798

LOT 1
BLOCK A
11.0174 Acres
479,917 Sq. Ft.

JEFFERSON FINLEY, LLC
Inst. No. 20230000691 74
O.P.R.C.C.T.
(CALLED 11.015)

15' HIKE & BIKE & WATER LINE EASEMENT VOL. 2016, PG. 780

10' PEDESTRIAN, ACCESS AND MAINTENANCE EASEMENT (BY THIS PLAT)

15' WATER EASEMENT (BY THIS PLAT)

10' x 10' WATER EASEMENT (BY THIS PLAT)

26' FIRE LANE & UTILITY EASEMENT (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

10' DRAINAGE EASEMENT (BY THIS PLAT)

15' WATER EASEMENT (BY THIS PLAT)

10' UTILITY EASEMENT (BY THIS PLAT)

10' PEDESTRIAN ACCESS AND MAINTENANCE EASEMENT (BY THIS PLAT)

20' UTILITY EASEMENT (BY THIS PLAT)

DRAINAGE EASEMENT (BY THIS PLAT)

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT FULLY WITHIN THE ROW

TRACT 2 H.O.A. LOT LANDSCAPE, ACCESS & UTILITY EASEMENT

POINT OF BEGINNING
5/8" FIR w/ "RPLS 4838" CAP (C.M.)

671.76'
N 89°26'10" W 828.43'

SHARP STREET
(60 Feet Width Right-of-Way)
(Vol. 2015, Pg. 262 P.R.C.C.T.)
(Vol. 2016, Pg. 780, P.R.C.C.T.)

OPEN SPACE C-1

THAYME DRIVE
(50 Feet Width Right-of-Way)
(Vol. 2015, Pg. 262 P.R.C.C.T.)

1 2 3

D = 44°18'51"
R = 570.00'
L = 440.85'
CB = N67°16'45"W
CH = 429.95'

ASKEW DRIVE
(50 Feet Width Right-of-Way)
(Vol. 2015, Pg. 262 P.R.C.C.T.)

BLOCK B

10' OPEN SPACE B-1

OPEN SPACE B-1

Anna Crossing Phase 1A
Vol. 2015, Pg. 262
P.R.C.C.T.

MASTON DRIVE
(Variable Width Right-of-Way)
(Vol. 2015, Pg. 262 P.R.C.C.T.)

10' OPEN SPACE A-1

BLOCK A

WILSON DRIVE
(50 Feet Width Right-of-Way)
(Vol. 2015, Pg. 262 P.R.C.C.T.)

D = 04°23'23"
R = 470.00'
L = 36.01'
CB = S88°22'08"W
CH = 36.00'

LOT 1
BLOCK 1
Anna Elementary No. 3
Vol. 2018, Pg. 253
P.R.C.C.T.

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

FINAL PLAT

JEFFERSON AT ANNA FINLEY

BLOCK A
LOT 1
BEING A PLAT OF
11.0174 ACRES

SITUATED IN THE
GRANDERSON STARK SURVEY, \
ABSTRACT NO. 798
THE CITY OF ANNA
COLLIN COUNTY, TEXAS
JULY 20, 2023

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

OWNER
Jefferson Finley, LLC
Blake Taylor
Senior Vice President,
Regional Development Partner
600 Las Colinas Blvd, E #1800
Irving, TX 75039
972-566-1700

DEVELOPER
Jefferson Finley, LLC
Blake Taylor
Senior Vice President,
Regional Development Partner
600 Las Colinas Blvd, E #1800
Irving, TX 75039
972-566-1700

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

EXHIBIT A
1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Being a tract of land situated in the Granderson Stark Survey, Abstract No. 798, in the City of Anna, Collin County, Texas, and being all of a called 11.015 acre tract of land described in special warranty deed to Jefferson Finley, LLC, recorded in Instrument No. 2023000069174, in the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

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

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

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

THENCE continuing with the north line of said Sharp Street and with said curve to the right, an arc distance of 440.85 feet (Chord Bearing North 67 degrees 16 minutes 45 seconds West, 429.95 feet) to a 5/8-inch iron rod with cap stamped "RPLS 4838" (controlling monument) found at the point of tangency;

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

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

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

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

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

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

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

VAM Easements

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

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Witness my hand this _____ day of _____2023

_____

By: Jefferson Finley, LLC
Blake Taylor
Senior Vice President, Regional Development Partner

STATE OF TEXAS }
COUNTY OF COLLIN }

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

Given under my hand and seal of office, this _____ day of _____2023

_____
Notary Public in and for
State of Texas

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

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

Fire Lane Easement

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

Access Easement

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

SURVEYOR'S STATEMENT:

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

Dated this the _____day of _____, 2022.

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

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

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS }
COUNTY OF DALLAS }

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

Given under my hand and seal of office, this _____ day of _____2023

_____
Notary Public in and for
State of Texas

EXHIBIT A
2 OF 2

FINAL PLAT

JEFFERSON AT ANNA FINLEY

BLOCK A
LOT 1

BEING A PLAT OF
11.0174 ACRES

SITUATED IN THE
GRANDERSON STARK SURVEY, \
ABSTRACT NO. 798
THE CITY OF ANNA
COLLIN COUNTY, TEXAS

JULY 20, 2023

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

OWNER
Jefferson Finley, LLC
Blake Taylor
Senior Vice President,
Regional Development Partner
600 Las Colinas Blvd, E #1800
Irving, TX 75039
972-556-1700

DEVELOPER
Jefferson Finley, LLC
Blake Taylor
Senior Vice President,
Regional Development Partner
600 Las Colinas Blvd, E #1800
Irving, TX 75039
972-556-1700

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

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: _____ Total Number of Acres: 11.0174

Zoning Classification(s): MF-2 Total Number of Lots: 1

Location: NE corner of the intersection of Sharp Street and E. Finley Blvd

Property Owner Information & Authorization

Name/Company: Jefferson Finley, LLC (JPI)

Address: 600 East Las Colinas Blvd., Suite 1800

City: Irving State: Texas Zip Code: 75039

Phone: 214-451-6714 Email: christopher.butler@jpi.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Mark Taylor - Urban Engineers Group *(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: 7/5/23

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Blake Taylor *(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 July, 2023

CHRISTOPHER WAYNE HITCH
Notary Public, State of Texas
Comm. Expires 03-24-2025
Notary ID 132994367

_____
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Mark Taylor

Company: Urban Engineers Group, Inc.

Address: 167 Turtle Creek Blvd., Suite A

City: Dallas State: Texas Zip Code: 75207

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

Item No. 16.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Jefferson at Anna Finley, Block A, Lot 1, Site Plan. Applicant: Jefferson Finley, LLC (JPI).

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

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

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. Jefferson at Anna Finley, Block A, Lot 1 Site Plan Locator Map
2. Exhibit A (SP) Jefferson at Anna Finley
3. Application


Site Plan - Jefferson at Anna Finley, Block A, Lot 1
ELENA DR
LILIANA LN
ANNE CT
ERROL ST
E FINLEY BLVD
THAYNE DR
SHARP ST
ASKEW DR
MASTON DR
WARNER DR
THE CITY OF
Anna
N
Subject Property
City Limits
ETJ
0 75 150 300
Feet
July 2023
H:\GIS Projects\

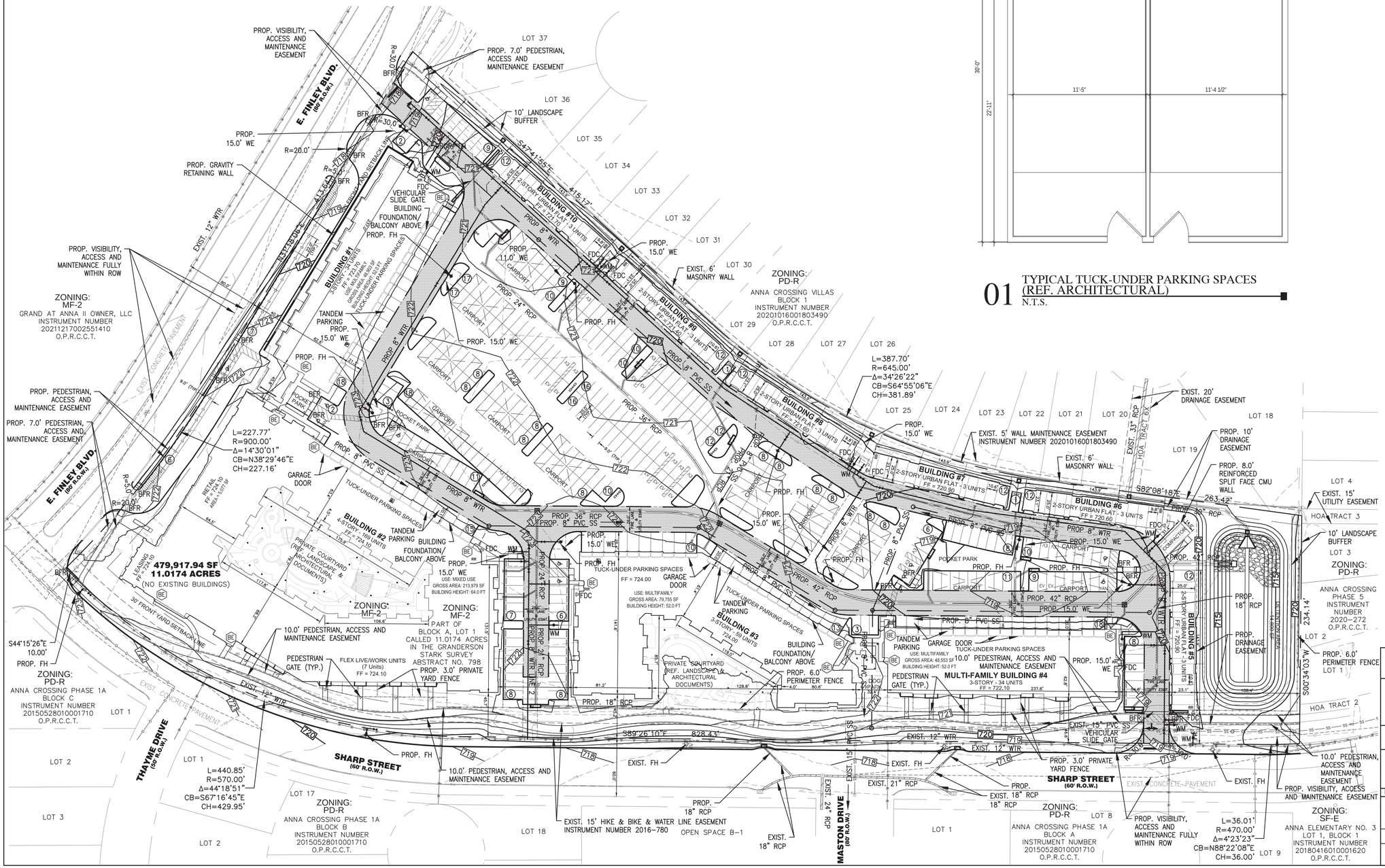
EXHIBIT A

Water Meter Schedule				
QUANTITY	SIZE	TYPE		SYMBOL
1	1.5"	IRRIGATION	PROPOSED	■
4	2"	DOMESTIC	PROPOSED	●
3	3"	DOMESTIC	PROPOSED	●
1	4"	DOMESTIC	PROPOSED	●

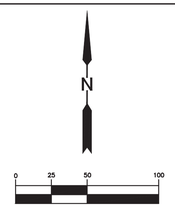
FOR BUILDINGS 5 - 10
USE: URBAN FLAT
GROSS AREA: 6,355 SF
BUILDING HEIGHT: 33.0 FT

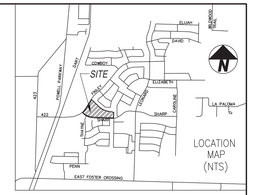
Legend

- EXISTING GAS MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM MAIN
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORM MAIN
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED 6.0' METAL PERIMETER FENCE
- PROPOSED 3.0' PRIVATE YARD FENCE
- BARRIER FREE RAMP
- ADA HANDICAP PARKING SPACE
- VAN ACCESSIBLE HANDICAP PARKING SPACE
- BUILDING ENTRANCE
- RISER ROOM LOCATION
- ELECTRIC VEHICLE PARKING SPACE
- PARKING COUNT
- FIRE LANE
- EASEMENT LINE
- PROPOSED CONCRETE CURB
- PROPOSED FIRE LANE



01 TYPICAL TUCK-UNDER PARKING SPACES (REF. ARCHITECTURAL)
N.T.S.





Site Data Summary Table - Jefferson at Anna Finley	7/31/2023
Item	*Total for All Lots**
General Site Data	
Zoning (from zoning map)	PD-MF2 (PD-129)
Land Use (from Zoning Ordinance)	MF2
Lot area (square feet & acres)	11.02 acres (479,783 square feet)
Building Footprint Area (square feet)	133,218 square feet
Total Building Area (square feet)	431,342 square feet
Building Height (# stories)	2-story Urban Flats
	3-story Multifamily
	4-story Mixed Use
Building Height (feet - distance to tallest building element)	33' Urban Flats
	52' Multifamily
	64' Mixed Use
Lot Coverage (percent - x.xx %)	30.88%
Multifamily Units	
# of 1 bedrooms / Minimum unit size	169
# of 2 bedrooms / Minimum unit size	130 (including 18 Urban Flats)
# of 3 bedrooms / Minimum unit size	21
Total Unit Count	320 (including 7 Live/Work units)
Parking	
Parking Ratio (from Zoning Ordinance)	1 per 1 Bedroom = 169
	2 per 2 or 3 Bedrooms = 302
	1 per 250 SF of retail = 21
	Visitor (0.25 per unit) = 80
Required Parking (# spaces)	572
Provided Surface Parking (# spaces)	235
Provided Carport Parking (# spaces)	136
Provided Tandem Parking (# spaces)	74
Provided Tuck Under Parking (# spaces)	142
Total Provided Parking (# spaces)	587
Required Covered Parking (# spaces)	50% of Bedroom Parking = 236
Provided Covered Parking (# spaces)	278
Required Accessible Parking (# spaces)	12
Provided Accessible Parking (# spaces)	14
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking space)	4,696 SF
Additional interior landscape area provided (square feet)	82,024 SF
Total Landscape Area (square feet)	86,720 SF

SITE PLAN

JEFFERSON AT ANNA FINLEY

BLOCK A, LOT 1
11.0174 ACRES, SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798

CITY OF ANNA, COLLIN COUNTY, TEXAS

UEG urban | engineers | group inc.
FIRM REGISTRATION No: F5332
167 turtle creek blvd., ste a dallas, texas 75207
(214) 252-1600 p (214) 252-1612 f

PROPERTY DEVELOPER / OWNER:	PROPERTY ADDRESS:
JPI 800 E LAS COLINAS BLVD., SUITE 1800 IRVING, TX 75039 P: 214-451-6714	FINLEY BOULEVARD AND SHARP STREET CITY OF ANNA, COLLIN COUNTY, TEXAS GRANDERSON STARK SURVEY A-798

DESIGNED	DRAWN	DATE	PROJ. NO.	SCALE	CASE NO.	SHEET
UEG	UEG	JULY 31, 2023	23-04	1"=50'	XX	0.1

JEFFERSON AT ANNA FINLEY - ANNA, TEXAS

Drawing: P:\UEG\DESIGN\2023\23-04 UEG-JPI ANNA\CAD\Sheets\C0.1 - Site Plan.dwg Saved By: Mark Taylor Save Time: 7/31/2023 2:56 PM Plotted by: Mark Taylor Plot Date: 7/31/2023 3:20 PM

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: _____ Total Number of Acres: 11.0174

Zoning Classification(s): MF-2 Total Number of Lots: 1

Location: NE corner of the intersection of Sharp Street and E. Finley Blvd

Property Owner Information & Authorization

Name/Company: Jefferson Finley, LLC (JPI)

Address: 600 East Las Colinas Blvd., Suite 1800

City: Irving State: Texas Zip Code: 75039

Phone: 214-451-6714 Email: christopher.butler@jpi.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Mark Taylor - Urban Engineers Group *(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: 7/5/23

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Blake Taylor *(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 July, 2023

CHRISTOPHER WAYNE HITCH
Notary Public, State of Texas
Comm. Expires 03-24-2025
Notary ID 132994367

_____
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Mark Taylor

Company: Urban Engineers Group, Inc.

Address: 167 Turtle Creek Blvd., Suite A

City: Dallas State: Texas Zip Code: 75207

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

Item No. 17.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the Leonard Trails, Phase 1, Final Plat. Applicant: Qualico Developments.

SUMMARY:
161 Single-family dwelling, detached lots and 15 common area lots on 42.7± acres located on the east and west side of Leonard Avenue, 350± feet south of E. White Street. Zoned: Planned Development (Ord. No. 1027-2023-01).

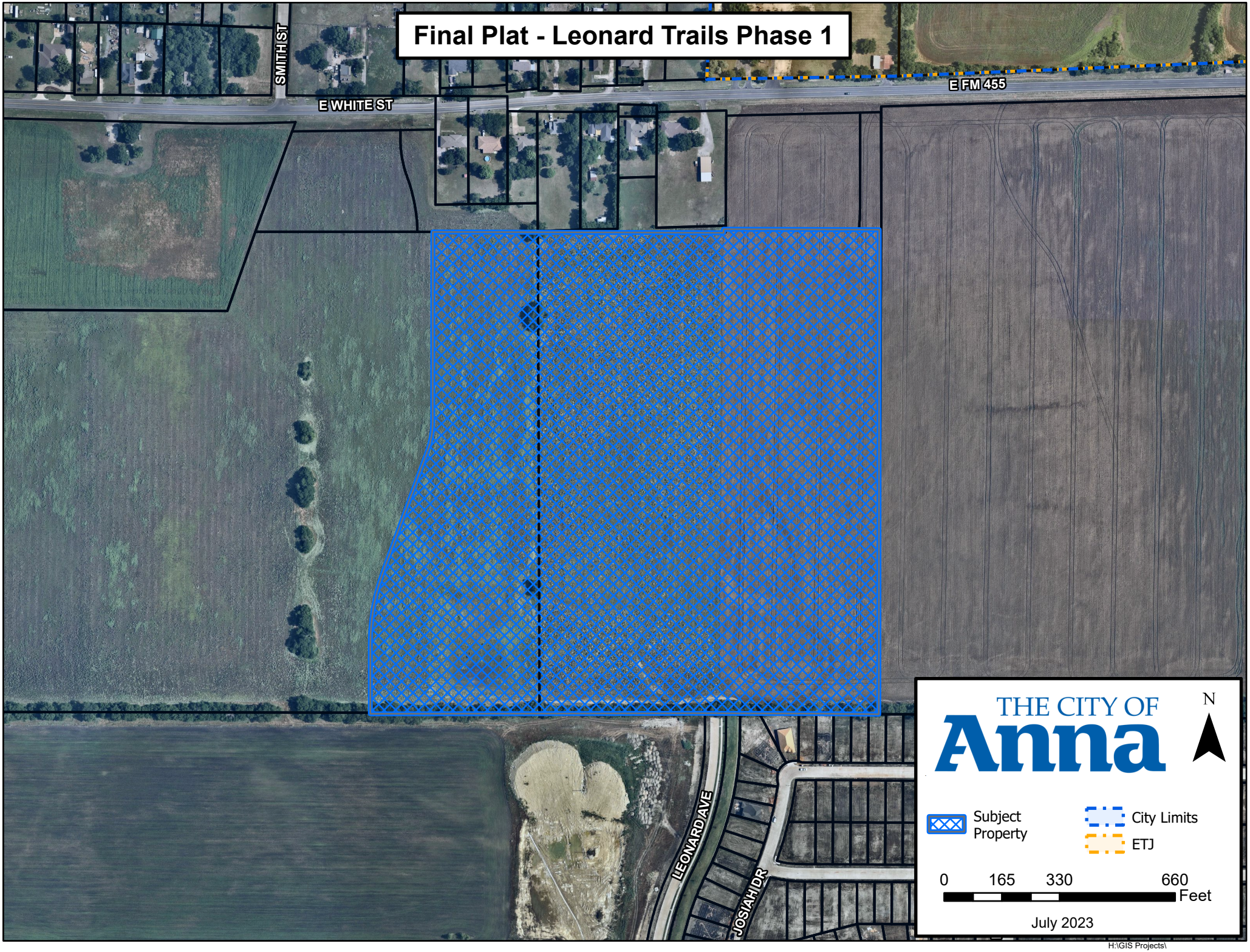
The purpose of the Final Plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the single-family residential development.

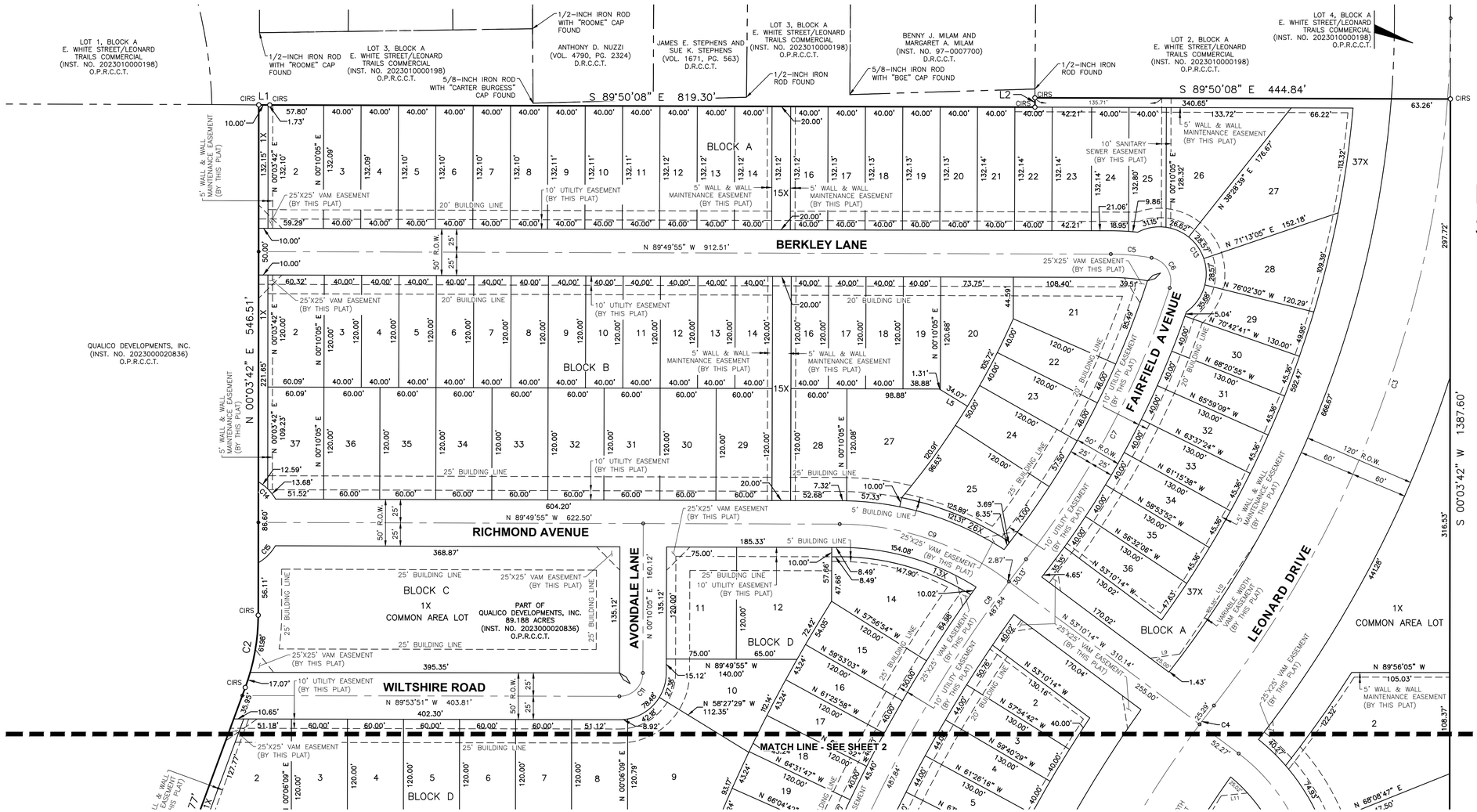
FINANCIAL IMPACT:
This item has no financial impact.

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. Leonard Trails Final Plat Locator Map
2. EXHIBIT A - FP (Leonard Trails, Phase 1)
3. P&Z Application


Final Plat - Leonard Trails Phase 1
SMITH ST
E WHITE ST
E FM 455
LEONARD AVE
JOSIAH DR
THE CITY OF
Anna
N
Subject Property
City Limits
ETJ
0
165
330
660
Feet
July 2023
H:\GIS Projects\



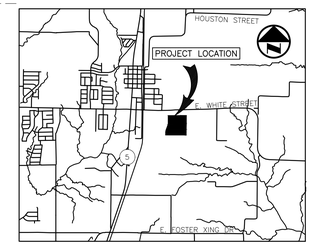


EXHIBIT A
SHEET 1 OF 3

VICINITY MAP
(NOT TO SCALE)

LEGEND

CIRS	5/8" IRON ROD SET WITH "BGE" CAP
◘	MONUMENT OF RECORD DIGNITY
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
INST.	INSTRUMENT
NO.	NUMBER
VAM	VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
	PROPERTY LINE
	EASEMENT LINE

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0160J with Map Revised June 2, 2009.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
4. 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.

ORD. NO. 1027-2023-01 DEVELOPMENT STANDARDS			
	LOT TYPE SF-Z	LOT TYPE SF-60	LOT TYPE SF-72
MIN. LOT AREA	4,500 SF	6,000 SF	7,200 SF
MIN. LOT WIDTH	40'	50'	60'
MIN. LOT DEPTH	100'	120'	120'
MIN. FRONT YARD	20'	25'	25'
MIN. SIDE YARD	5'	5'	6'
MIN. SIDE STREET	15'	15'	15'
MIN. REAR YARD	25'	25'	25'
MIN. DWELLING SIZE	1,200 SF	1,600 SF	1,800 SF
MAX. LOT COVERAGE	50%	45%	40%
NUMBER OF LOTS	76	50	38

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK A	7847
3	BLOCK A	5284
4	BLOCK A	5284
5	BLOCK A	5284
6	BLOCK A	5284
7	BLOCK A	5284
8	BLOCK A	5284
9	BLOCK A	5284
10	BLOCK A	5284
11	BLOCK A	5285
12	BLOCK A	5285
13	BLOCK A	5285
14	BLOCK A	5285
16	BLOCK A	5285
17	BLOCK A	5285
18	BLOCK A	5285
19	BLOCK A	5285
20	BLOCK A	5285
21	BLOCK A	5286
22	BLOCK A	5286

Parcel Table		
Lot	Block	Sq. Ft.
23	BLOCK A	5577
24	BLOCK A	5290
25	BLOCK A	5212
26	BLOCK A	10790
27	BLOCK A	15504
28	BLOCK A	8695
29	BLOCK A	5475
30	BLOCK A	5548
31	BLOCK A	5548
32	BLOCK A	5548
33	BLOCK A	5548
34	BLOCK A	5548
35	BLOCK A	5548
36	BLOCK A	5696

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK B	7224
3	BLOCK B	4800
4	BLOCK B	4800
5	BLOCK B	4800
6	BLOCK B	4800
7	BLOCK B	4800
8	BLOCK B	4800
9	BLOCK B	4800
10	BLOCK B	4800
11	BLOCK B	4800
12	BLOCK B	4800
13	BLOCK B	4800
14	BLOCK B	4800
16	BLOCK B	4800
18	BLOCK B	4800
19	BLOCK B	4800
20	BLOCK B	8349
21	BLOCK B	9203
22	BLOCK B	5160
23	BLOCK B	5160

Parcel Table		
Lot	Block	Sq. Ft.
24	BLOCK B	6450
25	BLOCK B	9680
27	BLOCK B	11851
28	BLOCK B	7200
29	BLOCK B	7200
30	BLOCK B	7200
31	BLOCK B	7200
32	BLOCK B	7200
33	BLOCK B	7200
34	BLOCK B	7200
35	BLOCK B	7200
36	BLOCK B	7200
37	BLOCK B	7149

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK D	8775
3	BLOCK D	7200
4	BLOCK D	7200
5	BLOCK D	7200
6	BLOCK D	7200
7	BLOCK D	7202
9	BLOCK D	13700
10	BLOCK D	9000
11	BLOCK D	9000
12	BLOCK D	11053
14	BLOCK D	9781
15	BLOCK D	6243
16	BLOCK D	4995
17	BLOCK D	4995
18	BLOCK D	4995
19	BLOCK D	4995
20	BLOCK D	4995
21	BLOCK D	4995
22	BLOCK D	8711

Parcel Table		
Lot	Block	Sq. Ft.
23	BLOCK D	9813
24	BLOCK D	6000
25	BLOCK D	6000
26	BLOCK D	6000
27	BLOCK D	6000
28	BLOCK D	6000
29	BLOCK D	6000
30	BLOCK D	6000
31	BLOCK D	6000
32	BLOCK D	7807

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK E	5900
3	BLOCK E	5460
4	BLOCK E	5460
5	BLOCK E	5460
6	BLOCK E	5460
7	BLOCK E	5460
8	BLOCK E	5460
9	BLOCK E	5460
10	BLOCK E	5460
11	BLOCK E	5460
12	BLOCK E	5460
13	BLOCK E	5460
14	BLOCK E	5460
15	BLOCK E	6861

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK F	7061
3	BLOCK F	6000
4	BLOCK F	6000
5	BLOCK F	6000
6	BLOCK F	6000
7	BLOCK F	6000
8	BLOCK F	6000
9	BLOCK F	6000
10	BLOCK F	6000
11	BLOCK F	6000
12	BLOCK F	6000
13	BLOCK F	6000
14	BLOCK F	8291
15	BLOCK F	8041
16	BLOCK F	6000
17	BLOCK F	6000
18	BLOCK F	6000
19	BLOCK F	6000
20	BLOCK F	6000
21	BLOCK F	6000

Parcel Table		
Lot	Block	Sq. Ft.
22	BLOCK F	6000
23	BLOCK F	6000
24	BLOCK F	6000
25	BLOCK F	6000
26	BLOCK F	6000
27	BLOCK F	7121

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK G	8986
3	BLOCK G	8443
4	BLOCK G	7039
5	BLOCK G	7041
6	BLOCK G	7044
7	BLOCK G	8456
8	BLOCK G	8460
9	BLOCK G	7053
10	BLOCK G	8463
11	BLOCK G	8452
12	BLOCK G	7034
13	BLOCK G	7026
14	BLOCK G	7018
15	BLOCK G	8411
16	BLOCK G	9322

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK H	19913
3	BLOCK H	10130
4	BLOCK H	6062
5	BLOCK H	6030
6	BLOCK H	6027
7	BLOCK H	6025
8	BLOCK H	6022
9	BLOCK H	7223
10	BLOCK H	7222
11	BLOCK H	7887

Parcel Table		
Lot	Block	Sq. Ft.
15X	BLOCK A	2642
1X	BLOCK A	1321
37X	BLOCK A	34823
15X	BLOCK B	4800
26X	BLOCK B	1236
1X	BLOCK B	2251
1X	BLOCK C	52354
1X	BLOCK D	2555
13X	BLOCK D	1595
1X	BLOCK E	31285
1X	BLOCK F	2310
17X	BLOCK G	5604
1X	BLOCK G	1258
1X	BLOCK H	25495
12X	BLOCK H	152961

FINAL PLAT

LEONARD TRAILS PHASE 1

50 SF-60 LOTS, 37 SF-72 LOTS, 76 SF-Z LOTS
AND 15 COMMON AREA LOTS
42.670 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798,
CITY OF ANNA, COLLIN COUNTY, TEXAS
JULY 2023
SHEET 1 OF 3

OWNER

QUALICO DEVELOPMENTS, INC.
6950 TPC Drive, Suite 150
McKinney, Texas 75070
Contact: Mr. John Vick
Phone: 469-659-6150

SURVEYOR

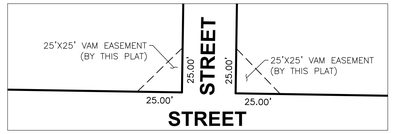
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

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

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ORD. NO. 1027-2023-01 DEVELOPMENT STANDARDS			
	LOT TYPE SF-Z	LOT TYPE SF-60	LOT TYPE SF-72
MIN. LOT AREA	4,500 SF	6,000 SF	7,200 SF
MIN. LOT WIDTH	40'	50'	60'
MIN. LOT DEPTH	100'	120'	120'
MIN. FRONT YARD	20'	25'	25'
MIN. SIDE YARD	5'	5'	6'
MIN. SIDE STREET	15'	15'	15'
MIN. REAR YARD	25'	25'	25'
MIN. DWELLING SIZE	1,200 SF	1,600 SF	1,800 SF
MAX. LOT COVERAGE	50%	45%	40%
NUMBER OF LOTS	76	50	38



STREET

TYPICAL VAM EASEMENT

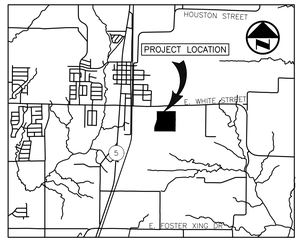
(NOT TO SCALE)

0 30 60 120

SCALE: 1" = 60'

LEGEND

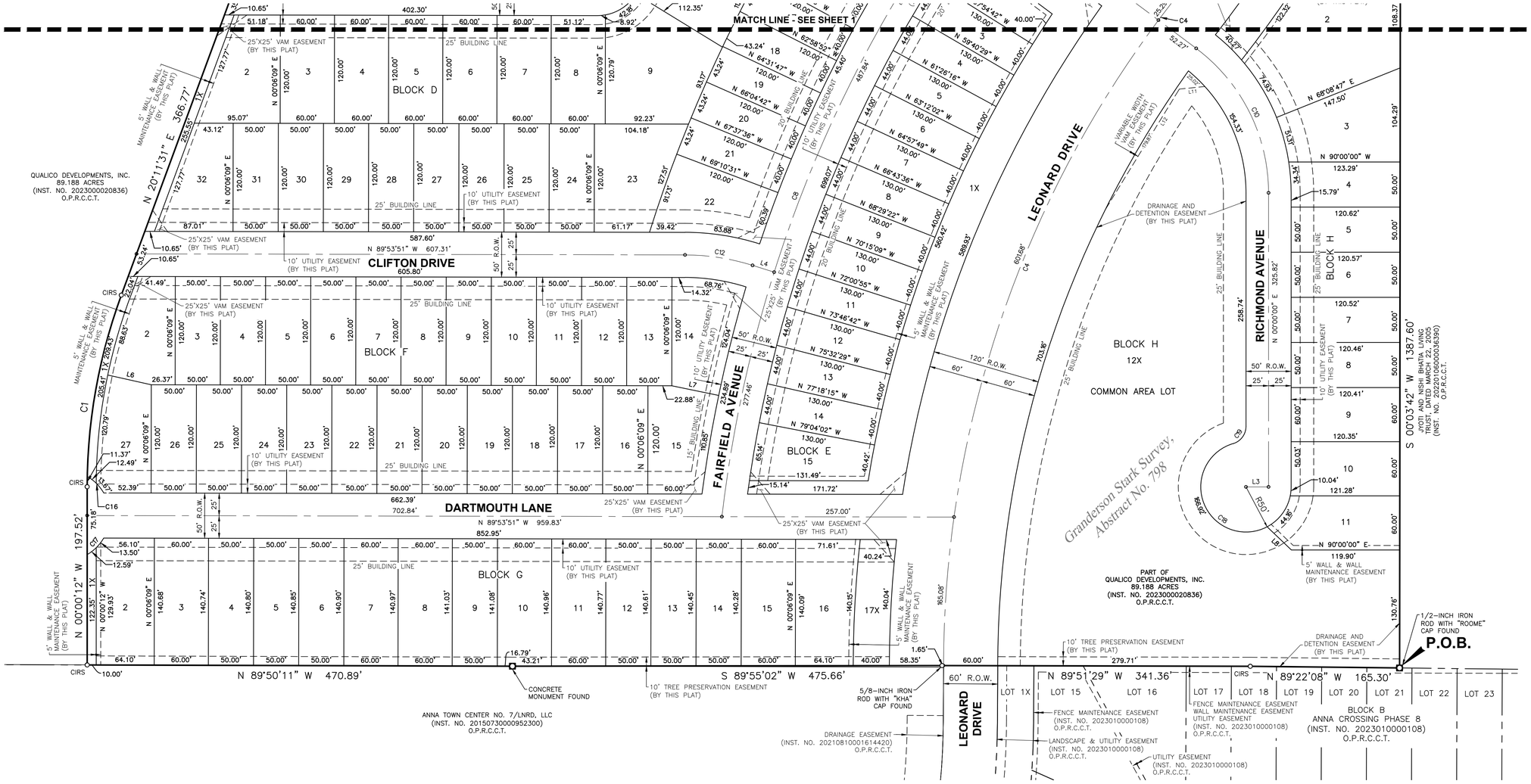
CIRS	5/8" IRON ROD SET WITH "BGE" CAP
◘	MONUMENT OF RECORD DIGNITY
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
INST.	INSTRUMENT
NO.	NUMBER
VAM	VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
———	PROPERTY LINE
- - - - -	EASEMENT LINE



VICINITY MAP

(NOT TO SCALE)

EXHIBIT A
SHEET 2 OF 3



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°31'51" E	10.00'
L2	N 00°09'52" E	10.00'
L3	N 90°00'00" E	25.00'
L4	S 72°28'53" E	25.00'
L5	N 58°35'57" W	35.38'
L6	S 77°22'48" E	49.36'
L7	S 78°15'05" E	53.01'
L8	S 46°19'20" E	37.33'
L9	N 82°05'33" E	31.91'
L10	N 34°15'01" E	144.09'
L11	S 84°11'13" W	28.28'
L12	S 31°32'41" W	157.30'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	20°11'43"	615.00'	N 10°05'40" E	215.65'	216.77'
C2	20°07'49"	225.00'	N 10°07'37" E	78.65'	79.05'
C3	37°51'01"	1200.00'	N 18°59'26" E	778.40'	792.74'
C4	37°49'05"	1200.00'	N 19°00'24" E	777.76'	792.06'
C5	10°03'38"	250.00'	N 84°48'06" W	43.84'	43.90'
C6	97°39'13"	25.00'	N 30°56'41" W	37.64'	42.61'
C7	20°02'00"	945.00'	N 27°53'56" E	328.74'	330.42'
C8	31°19'22"	1455.00'	N 22°15'15" E	785.56'	795.43'
C9	36°39'41"	300.00'	N 71°30'04" W	188.70'	191.96'
C10	53°10'14"	200.00'	N 26°35'07" W	179.01'	185.60'
C11	89°56'04"	25.00'	N 45°08'07" E	35.34'	39.24'
C12	17°24'58"	250.51'	S 81°11'22" E	75.86'	76.15'
C13	172°33'59"	50.00'	N 31°26'04" W	99.79'	150.59'
C14	30°06'23"	50.00'	N 44°53'06" W	25.97'	26.27'
C15	29°53'37"	50.00'	N 45°06'54" E	25.79'	26.09'
C16	29°58'00"	50.00'	N 44°52'51" W	25.85'	26.15'
C17	29°53'39"	50.00'	N 45°02'59" E	25.79'	26.09'
C18	253°25'58"	50.00'	S 53°17'01" E	80.16'	221.16'
C19	73°26'42"	20.00'	S 36°43'21" W	23.92'	25.64'

FINAL PLAT

LEONARD TRAILS PHASE 1

50 SF-60 LOTS, 37 SF-72 LOTS, 76 SF-Z LOTS
AND 15 COMMON AREA LOTS
42.670 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798,
CITY OF ANNA, COLLIN COUNTY, TEXAS
JULY 2023
SHEET 2 OF 3

OWNER

QUALICO DEVELOPMENTS, INC.
6950 TPC Drive, Suite 150
McKinney, Texas 75070
Contact: Mr. John Vick
Phone: 469-659-6150

SURVEYOR

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

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

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EXHIBIT A
SHEET 3 OF 3

OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEING, all of that 42.670 acre (1,858,694 square foot) tract of land situated in the Granderson Stark Survey, Abstract No. 798, in the City of Anna, Collin County, Texas; being part of that called 89.188 acre tract of land described in Special Warranty Deed to Qualico Developments (U.S.), Inc. as recorded in Instrument No. 2023000020836 of the Official Public Records of Collin County, Texas; said 42.670 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "ROOME" cap found at the southeast corner of said 89.188 acre tract; said point being the southwest corner of that tract of land described in Special Warranty Deed to Jyoti and Nish Bhatia Living Trust, dated March 22, 2005 as recorded in Instrument No. 20220106000036390 of said Official Public Records; said point being in the north line of Block B, Anna Crossing Phase 8, an addition to the City of Anna as recorded in Instrument No. 2023010000108 of said Official Public Records;

THENCE, with the south line of said 89.188 acre tract, the following four (4) courses and distances:

North 89 degrees 22 minutes 08 seconds West, a distance of 165.30 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 89 degrees 51 minutes 29 seconds West, a distance of 341.36 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

South 89 degrees 55 minutes 02 seconds West, a distance of 475.66 feet to a concrete monument found for corner;

North 89 degrees 50 minutes 11 seconds West, a distance of 470.89 feet to a point for corner in the south line of said 89.188 acre tract; said point being in the north line of that tract of land described in Special Warranty Deed to Anna Town Center No.7/LNRD, LLC as recorded in Instrument No. 20150730000952300 of said Official Public Records;

THENCE, North 00 degrees 00 minutes 12 seconds West, departing the south line of said 89.188 and the north line of said Anna Town Center No. 7 tract, a distance of 197.52 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a tangent curve to the right;

THENCE, in a northeasterly direction along said curve to the right, an arc length of 216.77 feet, having a radius of 615.00 feet, a central angle of 20 degrees 11 minutes 43 seconds, and a chord which bears North 10 degrees 05 minutes 40 seconds East, 215.65 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 20 degrees 11 minutes 31 seconds East, a distance of 366.77 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a tangent curve to the left;

THENCE, in a northeasterly direction along said curve to the left, an arc length of 79.05 feet, having a radius of 225.00 feet, a central angle of 20 degrees 07 minutes 49 seconds, and a chord which bears North 10 degrees 07 minutes 37 seconds East, 78.65 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 00 degrees 03 minutes 42 seconds East, a distance of 546.51 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the north line of said 89.188 acre tract; said point being in the south line of Lot 3, Block A, E. White Street/Leonard Trails Commercial, an addition to the City of Anna as recorded in Instrument No. 2023010000198 of said Official Public Records;

THENCE, with the north line of said 89.188 acre tract and the south line of said Block A, the following four (4) courses and distances:

South 89 degrees 31 minutes 51 seconds East, a distance of 11.73 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 89 degrees 50 minutes 08 seconds East, a distance of 819.30 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees 09 minutes 52 seconds East, a distance of 10.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 89 degrees 50 minutes 08 seconds East, a distance of 444.84 feet to a 5/8-inch iron rod with "BGE" cap set at the northeast corner of said 89.188 acre tract; said point being the southeast corner of said Block A; said point being in the west line of said Jyoti and Nishi Bhatia Living Trust Tract;

THENCE, South 00 degrees 03 minutes 42 seconds West, with the east line of said 89.188 acre tract and the west line of said Jyoti and Nishi Bhatia Living Trust tract, a distance of 1,387.60 feet to the POINT OF BEGINNING and containing an area of 42.670 acres or 1,858,694 square feet of land, more or less.

THENCE, South 00 degrees 03 minutes 42 seconds West, with the east line of said 89.188 acre tract and the west line of said Jyoti and Nishi Bhatia Living Trust tract, a distance of 1,387.60 feet to the POINT OF BEGINNING and containing an area of 42.670 acres or 1,858,694 square feet of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND, THIS THE _____ DAY OF _____ , 20__.

_____ _____ _____

Signature Printed Name / Title

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ , 20__.

_____

NOTARY PUBLIC in and for the STATE OF TEXAS

VAM EASEMENTS

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

TREE PRESERVATION EASEMENT

Within any 10' tree preservation easement, which is designated as a non-disturbance area, no construction or tree removal shall be allowed. Removal of any trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances or as modified in the future.

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Lot 12X, Block H, as shown on the plat is called "Drainage and Detention Easement." The Drainageand 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.

PEDESTRIAN SIDEWALK EASEMENT

Pedestrian sidewalk easements extending 1-foot past edge of sidewalk across Lots 1X, 15X, 37X, Block A, Lots 1X, 15X, 26X, Block B, Lot 1X, Block C, Lots 1X and 13X, Block D, Lot 1X, Block E, Lot 1X, Block F, Lots 1X, 17X, Block G, and Lots 1X, 12X, Block H are hereby granted to the City of Anna for the purpose of maintaining, reconstructing, controlling and using such sidewalks together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

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

Dated this the ____ day of _____ , 20__.

_____

René Silvas, RPLS No. 5921 Date

STATE OF TEXAS
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20__.

_____

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

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

_____

Mayor

_____

City Secretary

FINAL PLAT

LEONARD TRAILS PHASE 1

50 SF-60 LOTS, 37 SF-72 LOTS, 76 SF-Z LOTS
AND 15 COMMON AREA LOTS
42.670 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798,
CITY OF ANNA, COLLIN COUNTY, TEXAS
JULY 2023
SHEET 3 OF 3

OWNER

QUALICO DEVELOPMENTS, INC.
6950 TPC Drive, Suite 150
McKinney, Texas 75070
Contact: Mr. John Vick
Phone: 469-659-6150

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416
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Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

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Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Leonard Trails Phase 1 Total Number of Acres: 43

Zoning Classification(s): SF-Z, SF-60, & SF-72 Total Number of Lots: 178

Location: E. White Street Anna, Texas

Property Owner Information & Authorization

Name/Company: QUALICO DEVELOPMENTS

Address: 6150 TPC DRIVE SUITE 150

City: McKINNEY State: TX Zip Code: 75070

Phone: 469-659-6150 Email: john.vick@qualico.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate BGE, Inc. *(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: 28 June 23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared John Vick *(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 28 day of June, 20 23

AVERY WARREN
My Notary ID # 12220651
Expires January 25, 2025

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

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☑ Other *(specify)*: Surveyor

Name: René Silvas

Company: BGE, Inc.

Address: 777 Main Street, Suite 1900

City: Fort Worth State: TX Zip Code: 76102

Phone: 817-752-4183 Email: rsilvas@bgeinc.com

Item No. 18.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the One Anna Two Addition, Block B, Lot 1R, Replat. Applicant: Anna Village Commercial LTD.

SUMMARY:
Vacant lot on 5.0± acres located at the southwest corner of U.S. Highway 75 and Suzie Lane. Zoned: Planned Development (Ord. No. 846-2020 & Ord. No. 911-2021).

The purpose for the Replat is to dedicate lot and block boundaries and easements necessary for future commercial development.

FINANCIAL IMPACT:
This item has no financial impact.

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

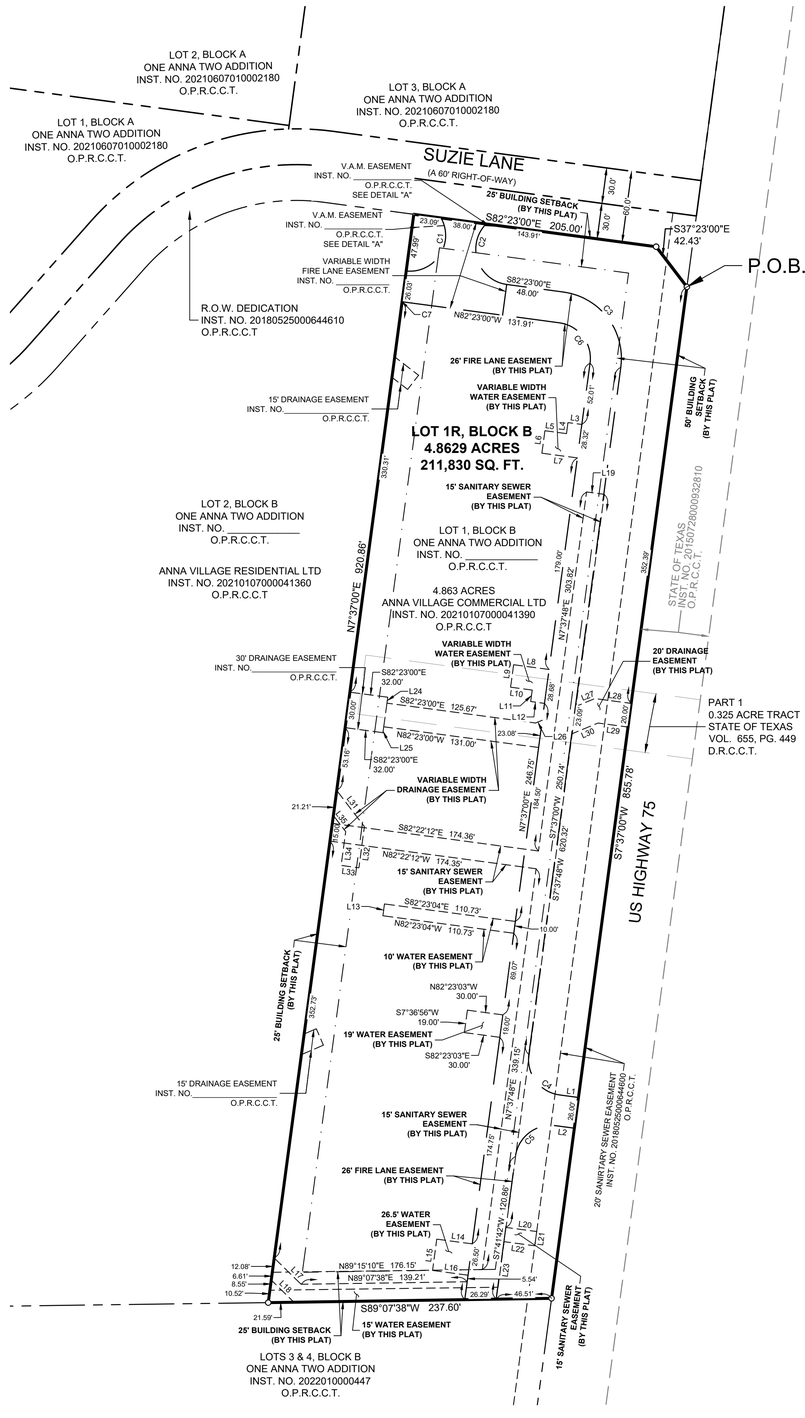
STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:
1. One Anna Two Addition, Block B, Lot 1R Replat Locator Map
2. Exhibit A - (RP) One Anna Two Addition, Block B, Lot 1R
3. P&Z Application

Replat - One Anna Two Addition, Block B, Lot 1R



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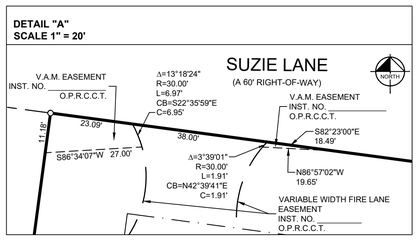


LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S82°23'00"E	16.00'	L11	S07°36'56"W	9.68'	L21	S07°36'56"W	1020.44'
L2	N82°23'00"W	15.83'	L12	S82°23'04"E	11.74'	L22	N82°22'12"W	25.90'
L3	N82°23'04"W	11.74'	L13	N07°36'56"E	10.00'	L23	S07°37'48"W	38.57'
L4	S07°36'56"W	9.32'	L14	N82°23'03"W	30.00'	L24	S07°37'00"W	5.00'
L5	N82°23'03"W	18.26'	L15	S07°36'56"W	26.50'	L25	N07°37'00"E	5.00'
L6	S07°36'56"W	19.00'	L16	S82°23'04"E	30.00'	L26	N67°37'00"E	6.15'
L7	S82°23'03"E	30.00'	L17	S45°44'50"E	31.55'	L27	N67°37'00"E	17.61'
L8	N82°23'03"W	30.00'	L18	S45°44'50"E	26.61'	L28	S82°28'12"E	30.75'
L9	S07°36'56"W	19.00'	L19	S82°22'12"E	15.00'	L29	S82°28'12"E	25.37'
L10	S82°23'03"E	18.26'	L20	S82°22'12"E	25.90'	L30	N67°37'00"E	23.82'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	125°07'33"	30.00'	65.52'	N33°18'35"E	53.25'
C2	126°52'12"	30.00'	66.43'	S18°56'54"E	53.67'
C3	90°00'00"	56.00'	87.96'	S37°23'00"E	79.20'
C4	90°00'00"	30.00'	47.12'	S37°23'00"E	42.43'
C5	89°55'18"	30.00'	47.08'	S52°39'21"W	42.40'
C6	90°00'00"	30.00'	47.12'	N37°23'00"W	42.43'
C7	2°04'35"	30.00'	1.09'	N83°25'17"W	1.09'

VAM EASEMENT

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



FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0155J, 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.

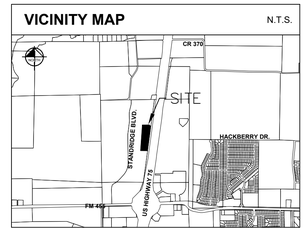
NOTES:

1. 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.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
3. All corners are marked with a 5/8" iron rod with plastic cap stamped "KHA" unless noted otherwise.

LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
V.A.M. = VISIBILITY, ACCESS, AND MAINTENANCE
VOL. , PG. = VOLUME , PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
IRSC = 5/8" IRON ROD W/ CAP STAMED "KHA" FOUND
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS





OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, ANNA VILLAGE COMMERCIAL, LTD is the owner of a tract of land situated in the W.S. Rattan Survey, Abstract No. 752, City of Anna, Collin County, Texas and being all of a tract of land described in Special Warranty Deed to Anna Village Commercial, LTD., recorded in Instrument No. 20210107000041390, Official Public Records of Collin County, Texas and being all of Lot 1, Block B, One Anna Two Addition, an addition to the City of Anna according to the plat recorded in Instrument No. _____, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the west right-of-way line of U.S. Highway 75 (a variable width right-of-way);

THENCE with said west right-of-way line of U.S. Highway 75, South 07°37'00" West, a distance of 855.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Anna Village Commercial, LTD. tract;

THENCE with the south line of said Anna Village Commercial, LTD. tract, South 89°07'38" West, a distance of 237.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Anna Village Commercial, LTD. tract;

THENCE with the west line of said Anna Village Commercial, LTD. tract, North 07°37'00" East, a distance of 920.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Anna Village Commercial, LTD. tract;

THENCE with the north line of said Anna Village Commercial, LTD. tract, the following courses and distances:

South 82°23'00" East, a distance of 205.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 37°23'00" East, a distance of 42.43 feet to the **POINT OF BEGINNING** and containing 211,830 square feet or 4.8629 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

FIRE LANE EASEMENT

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

DRAINAGE AND DETENTION EASEMENT

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

ANNA VILLAGE COMMERCIAL, LTD

By:_____

Name:_____

Title:_____

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineering and Land Surveying, and in accordance with the subdivision regulations of the City of Ann, Texas.

Dated this the _____ day of _____, 20__.

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

_____
J. ANDY DOBBS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6196
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
(972) 770-1300
andy.dobbs@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 DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

_____
Notary Public in and for the State of Texas

_____
Printed Name

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

_____
Notary Public in and for the State of Texas

_____
Printed Name

EXHIBIT A

REPLAT
ONE ANNA TWO ADDITION
LOT 1R, BLOCK B
4.8629 ACRES/211,830 SQ. FT.
W.S. RATTAN SURVEY
ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER:
ANNA VILLAGE COMMERCIAL, LTD
5712 COLLEYVILL BOULEVARD,
SUITE 200
COLLEYVILL, TEXAS 76034
CONTACT: NATHAN McCARTNEY
PHONE: 817-339-1100

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455, TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75251
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM
972-770-1300

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
400 N. OKLAHOMA DRIVE, SUITE 105
CELINA, TEXAS 75009
CONTACT: ANTHONY LOEFFEL
ANTHONY.LOFFEL@KIMLEY-HORN.COM
469-501-2200

Kimley»Horn
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
FIRM # 10115500
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PCB	JAD	Jul. 2023	063248501	1 OF 1

DWG NAME: K:\DAL_SURVEY\063248501-ANNA VILLAGE SUZIE LN\DWG\063248501-ANNA VILLAGE SUZIE LN_RP.DWG PLOTTED BY BOOTH, PENNY 7/25/2023 10:16 AM LAST SAVED 7/25/2023 10:16 AM

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna Village Commercial Total Number of Acres: 4.86

Zoning Classification(s): PD (846-2020 & 911-2021) Total Number of Lots: 1

Location: SWC of US 75 Frontage and Suzie Lane

Property Owner Information & Authorization

Name/Company: Anna Village Commercial LTD

Address: 5712 Colleyville Blvd Ste 200

City: Colleyvile State: TX Zip Code: 76034

Phone: 817-399-1100 Email: logan@beallinvest.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: LBB II Date: 6/22/23

STATE OF: TEXAS

COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared LOGAN BEALL *(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 22 day of JUNE, 2023

GWENDE RUTH
Notary Public, State of Texas
Comm. Expires 04-08-2027
Notary ID 4510014

Gwende Ruth
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☑ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other *(specify)*:

Name: Anthony Loeffel

Company: Kimley-Horn

Address: 400 N. Oklahoma Drive, Suite 105

City: Celina State: TX Zip Code: 75009

Phone: 469-301-2581 Email: anthony.loeffel@kimley-horn.com

Item No. 19.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on the One Anna Two Addition, Block B, Lot 1R, Site Plan. Applicant: Anna Village Commercial LTD.

SUMMARY:
Vacant lot on 5.0± acres located at the southwest corner of U.S. Highway 75 and Suzie Lane. Zoned: Planned Development (Ord. No. 846-2020 & Ord. No. 911-2021).

The purpose of the Site Plan is to show proposed site improvements for future commercial development.

FINANCIAL IMPACT:
This item has no financial impact.

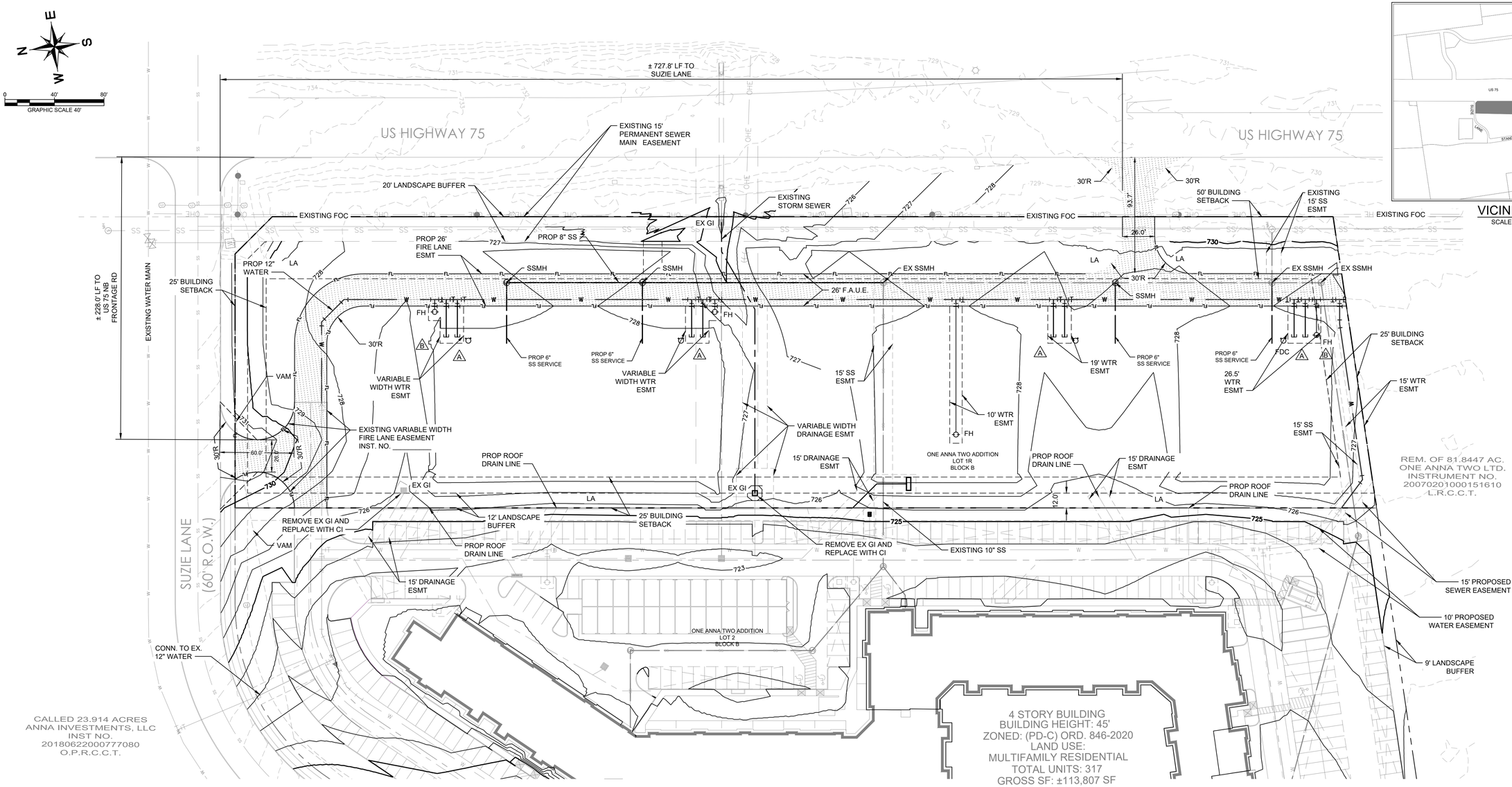
BACKGROUND:
The Site Plan is in conformance with the adopted Planned Development standards and the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

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

ATTACHMENTS:
1. One Anna Two Addition, Block B, Lot 1R Site Plan Locator Map
2. Exhibit A - (SP) One Anna Two Addition, Block B, Lot 1R
3. P&Z Application

Site Plan - One Anna Two Addition, Block B, Lot 1R







VICINITY MAP
SCALE: 1" = 1,000'

Site Data Summary Table

Item	*Lot 1R*
Zoning (from zoning map)	PD-C #846-2020
Land Use (from Zoning Ordinance)	VACANT LOT
Lot Area (square feet & acres)	211,830 SF / 4.88 AC
Building Footprint Area (square feet)	46,780 AF
Total Building Area (square feet)	46,780 AF
Building Height (# stories)	1
Building Height (feet – distance to tallest building element)	
Lot Coverage (percent – x.xx%)	22.08
Parking Ratio (from Zoning Ordinance)	4 / 1000 SF
Required Parking (# spaces)	188
Provided Parking (# spaces)	262
Accessible Parking Required (# spaces)	7
Accessible Parking Provided (# spaces)	8
Required internal landscape area (square feet - 8 square feet per parking space)	2,104 SF
Additional interior landscape area provided (square feet)	
Total Landscape Area (square feet)	54,723 SF

OPEN SPACE CALCULATION
54,723 SF / 211,830 = 0.258 = 25.8%

LEGEND

FL / FL	PROPOSED MEDIUM DUTY FIRE LANE	S	SANITARY SEWER MANHOLE
	PROPOSED BUILDING	T	TRANSFORMER PAD
	BARRIER FREE RAMP (BFR)		CURB INLET
	ACCESSIBLE PARKING SYMBOL		GRATE INLET
X	NUMBER OF PARKING SPACES		JUNCTION BOX OR WYE INLET
WM	WATER METER (AND VAULT)		HEADWALL
FH	FIRE HYDRANT	TYP	TYPICAL
FDC	FIRE DEPARTMENT CONNECTION	SSE	SANITARY SEWER EASEMENT
WI	WYE INLET	WE	WATER EASEMENT
JB	JUNCTION BOX	DE	DRAINAGE EASEMENT
MH	MANHOLE	FLE	FIRE LANE EASEMENT
EX	EXISTING	SW	SIDEWALK
PROP	PROPOSED	BFR	BARRIER FREE RAMP
		CI	CURB INLET
		GI	GRATE INLET
		LA	LANDSCAPE AREA
		F.A.U.E.	FIRELANE, ACCESS, & UTILITY EASEMENT

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PROPSED RADII ARE 3' UNLESS NOTED OTHERWISE.
3. ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 10'.
4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
5. ALL 18-FOOT DEEP PARKING STALLS SHALL PROVIDE A 2-FOOT PARKING OVERHANG OFFSET PER THE ORDINANCE
6. HANDICAP MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
7. PROPOSED FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH ANNA REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 30'.
8. PROPOSED FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH ANNA REQUIREMENTS AND WILL BE LOCATED IN A 10'x10' WATER EASEMENT.
9. ALL PROPOSED PAVING SHALL BE CONCRETE IN ACCORDANCE WITH THE CITY OF ANNA REQUIREMENTS.
10. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ANNA REQUIREMENTS.
11. FIRE LANE BEING BUILT WITH THE QUINN PROJECT SHALL BE PLATTED BY SEPARATE INSTRUMENT PRIOR TO COMPLETION OF THAT PROJECT.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.
A	COMMERCIAL	2" TURBINE	4
B	IRRIGATION	2"	2

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48085C0155J, effective June 2, 2009 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

EXHIBIT A

SITE PLAN
ONE ANNA TWO ADDITION
LOT 1R, BLOCK B
4.88 GROSS ACRES/211,830 SQUARE FEET
ANNA, COLLIN COUNTY, TEXAS
BEING A PART OF THE W.S. RATTAN SURVEY, ABSTRACT NO. 752

Surveyor:
Kimley-Horn and Associates, Inc.
Two Galleria Office Tower, Suite 700
13455 Noel Road
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Andy Dobbs

OWNER/DEVELOPER:
Anna Village Commercial, LTD
5712 Colleyville Boulevard, Suite 200
Colleyville, TX 76034
Tel: (817) 399-1100
Contact: Logan Beall

ENGINEER:
Kimley»Horn
400 N. Oklahoma Dr. Suite 105
Celina, TX 75009
Tel: (469) 501-2200
Contact: Anthony Loeffel, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
XXX	AKR	AML	AS SHOWN	MARCH 2023	063248501

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLOTTED BY GRIFFIN, ALEX 7/28/2023 1:33 PM
DWG NAME K:\CFL_CIVIL\063248501-ANNA VILLAGE COMMERCIAL\CAD\PRELIMINARY PLANSHEETS\PA_PRELIMINARY SITE PLAN.DWG [PRELIM SITE PLAN]
LAST SAVED 7/28/2023 1:30 PM

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna Village Commercial Total Number of Acres: 4.86

Zoning Classification(s): PD (846-2020 & 911-2021) Total Number of Lots: 1

Location: SWC of US 75 Frontage and Suzie Lane

Property Owner Information & Authorization

Name/Company: Anna Village Commercial LTD

Address: 5712 Colleyville Blvd Ste 200

City: Colleyvile State: TX Zip Code: 76034

Phone: 817-399-1100 Email: logan@beallinvest.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: LBB II Date: 6/22/23

STATE OF: TEXAS

COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared LOGAN BEALL *(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 22 day of JUNE, 2023

GWENDE RUTH
Notary Public, State of Texas
Comm. Expires 04-08-2027
Notary ID 4510014

Gwende Ruth
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☑ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other *(specify)*:

Name: Anthony Loeffel

Company: Kimley-Horn

Address: 400 N. Oklahoma Drive, Suite 105

City: Celina State: TX Zip Code: 75009

Phone: 469-301-2581 Email: anthony.loeffel@kimley-horn.com

Item No. 20.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Quail Creek Run Place, Block A, Lots 4R, 5 & 6, Replat. Applicant: Laca Investment LLC.

SUMMARY:
Three lots on 3.3± acres located on the west side of Quail Creek Run, 380± feet south of Taylor Boulevard. Located in the Extraterritorial Jurisdiction (ETJ).

The purpose of the Replat is to dedicate lot and block boundaries and easements necessary for the subdivision of one lot.

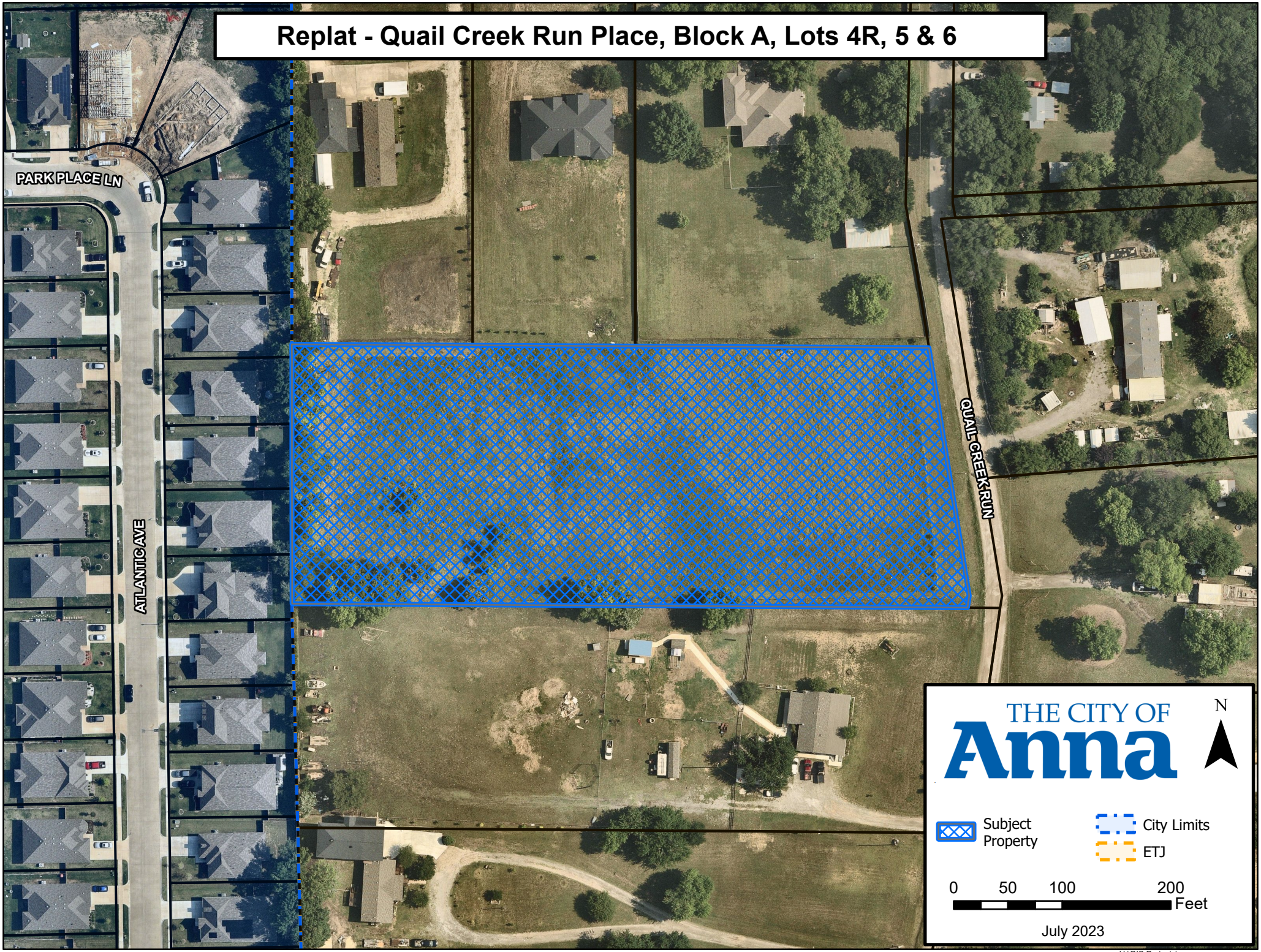
FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The Replat 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 and the on-site sewage facility review by Collin County Development Services.

STRATEGIC CONNECTIONS:
This item has no strategic connection.

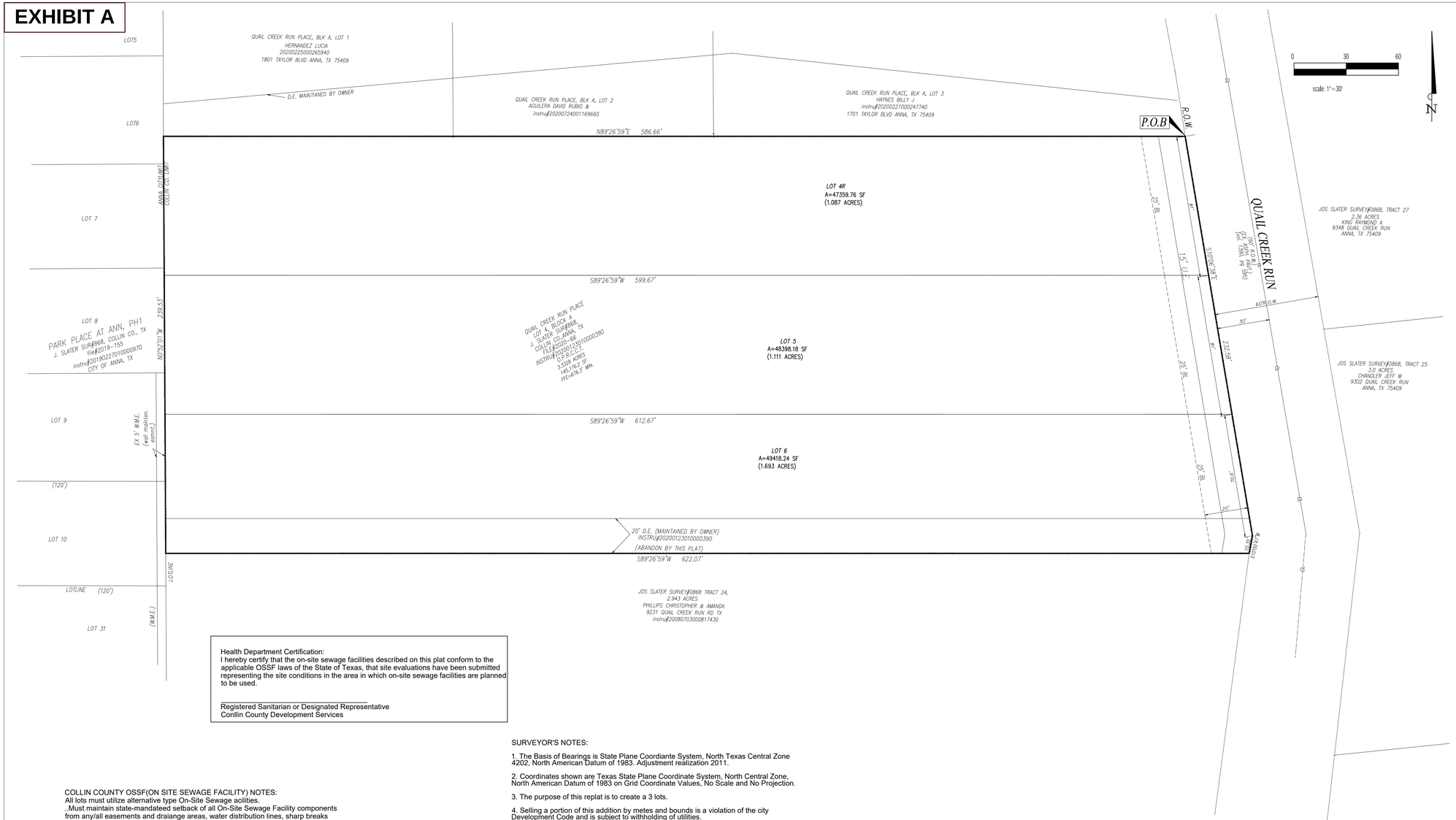
ATTACHMENTS:
1. Quail Creek Run Place, Block A, Lots 4R, 5 & 6 Replat Locator Map
2. Exhibit A (R) Quail Creek Run Place, BL A, Lts 4R, 5 & 6
3. APPLICATION

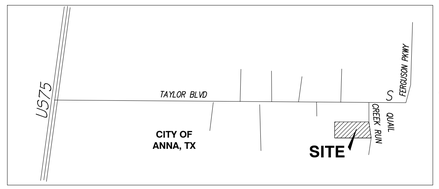
Replat - Quail Creek Run Place, Block A, Lots 4R, 5 & 6



H:\GIS Projects\

EXHIBIT A





OVERALL MAP
NOT TO SCALE

Health Department Certification:
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

_____
Registered Sanitarian or Designated Representative
Conllin County Development Services

COLLIN COUNTY OSSF(ON SITE SEWAGE FACILITY) NOTES:
All lots must utilize alternative type On-Site Sewage acilities.
..Must maintain state-mandateed setback of all On-Site Sewage Facility components from any/all easements and draiange areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc.(per state regulations).

..There are no ponds or other types of water bodies on any of the platted lots. Addition of any ponds or water bodies on any of the lots could result in reduced useable area for subject and/ or adjacent lots and a pre-planning meeting with Development Services and PE/RS would be recommended for subject and adjacent lots.

..The subject lot is empty now and there is no OSSF exist.

LEGEND:

M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
SMON	SET 1/2" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED "RPLS 6267"
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV"
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
CM	CONTROLLING MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
U.E.	UTILITY EASEMENT
SF	SQUARE FEET
INSTR#	INSTRUMENT NUMBER

SURVEYOR'S NOTES:

1. The Basis of Bearings is State Plane Coordiante System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.

3. The purpose of this replat is to create a 3 lots.

4. Selling a portion of this addition by metes and bounds is a violation of the city Development Code and is subject to withholding of utilities.

5. By graphical plottingof FEMA Flood Insurance Rate map Number 48085C0155J, having an effective date of June 2, 2009, the subject property is located within zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.

6. The developer is responsible for the sufficient capacity of utilities.

SURVEYOR'S AFFIRMATION:

I, Joel C. Howard, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Anna, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 20__

_____
Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267

STATE OF TEXAS §§
COUNTY OF DALLAS §

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

GIVEN under my hand and seal of office this _____ day of _____, 20__.

_____
Notary Public for and in the State of Texas

My commission expires: _____

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF COLLIN

Whereas LACA INVESTMENTS, LLC is the owner of a 3.3328 acre tract of land situated in the J. SLATER SURVEY, ABSTRACT NO. 868, in the ETJ of the City of Anna, Collin County, Texas, being all of lot 4, Block A, QUAIL CREEK RUN PLACE ADDITION, file no 2020-66, recorded in plat records of Collin County, Texas, and described in a deed in instrument no. 20220113000070710, in the deed records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at Northeast corner of said lot 4, and being a point in the west ROW (A 60 foot Right-Of-Way Road, Volume 1390, Page 595) line of Quail Creek Run);

THENCE, South 10 deg. 06 min. 38 sec. East along common line of west line of Quail Creek Run and east property line of subject lot 4, a distance of 232.58 feet to a point for a corner;

THENCE, South 10 deg. 00 min. 47 sec. West along said common line, a distance of 10.35 feet to the southeast corner of subject lot 4;

THENCE, departing from said west ROW line, South 89 deg. 26 min. 59 sec. West along south line of said subject lot 4, a distance of 622.07 feet to the southwest corner of the subject lot 4; being a point in the east line of Lot 10, Block A, PARK PLACE AT ANNA, PH1, an addition to the City of Anna, Collin County, Texas record no 2019-125, as recorded in plat records of Collin County, Texas"

THENCE, North 00 deg. 52 min. 01 sec. West along west line of said Lot 4, a distance of 239.53 feet to a point for a corner;

THENCE North 89 deg. 26 min. 59 sec. East along north line of said lot 4, a distance of 586.66 feet to THE PLACE OF BEGINNING, and containing 145,177 square feet (3.3328 acres) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That LACA INVESTMENT, LLC, the owner of the property described in this plat does hereby adopt this plat, designating the property as LOTS 4R, 5 & 6, BLOCK A, QUAIL CREEK RUN PLACE, an addition to the ETJ of the City of Anna, Collin County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone.

The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Anna, Texas, this the _____ day of _____, 20____.
Owner: LACA INVESTMENT, LLC

BY:_____
LAN QI, PRESIDENT

STATE OF §§
COUNTY OF §

Before me, the undersigned authority, on this day personally appeared Lan Qi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

_____
Notary Public for and in the State of

My commission expires: _____

CERTIFICATE OF APPROVAL

ACCEPTED THIS _____DAY OF _____, 2023, BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS.

_____
(MAYOR)

_____
(CITY SECRETARY)

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.
Release date: 3/10/2023
JOEL C. HOWARD
RPLS No. 6267
FOR REVIEW & COMMENT

OWNER:
LACA INVESTMENT, LLC
CONTACT:
LAN QI
601 Casa Blanca Dr
Fullerton, CA 92832-1003
PH-626-151-1770
EMAIL:LANQI19930223@GMAIL.COM

GEONAV, LLC
SURVEYING, MAPPING, SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=50' (972) 243-2409 PROJECT NUMBER: XXXX
TBPLS FIRM NO. 10194205

DATED: JULY 28, 2023 DRAWN BY: MMI

REPLAT
LOTS 4R, 5 & 6, BLOCK A
QUAIL CREEK RUN PLACE
TOTAL 3.3328 ACRES
(145,176.2 SQUARE FEET)
OUT OF
QUAIL CREEK RUN PLACE
LOT 4, BLOCK A
J. SLATER SURVEY, ABSTRACT NO. 868,
COLLIN COUNTY, TEXAS
FILE NO. 2020-66
INSTRUMENT NO 20200123010000390
O.P.R.C.C.T.

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: QUAIL CREEK RUN PLACE REV1 Total Number of Acres: 4.0

Zoning Classification(s): _____ Total Number of Lots: 3

Location: WEST SIDE OF QUAIL CREEK RUN ROAD AND APPROX. 350 FEET SOUTH FROM THE INTERSECTION OF TYLER BLVD AND QUAIL CREEK RUN ROAD.

Property Owner Information & Authorization

Name/Company: LACA INVESTMENT, LLC

Address: 601 CASA BLANCA DR, FULLERTON, CA 92832-1003

City: FULLERTON State: CA Zip Code: 92832-1003

Phone: 626-151-1770 Email: LANQI19930223@GMAIL.COM

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: _____ Date: 07/10/2023

STATE OF: California

COUNTY OF: Los Angeles

BEFORE ME, a Notary Public, on this day personally appeared Lan, Q; *(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 10th day of July, 20 23

JACKY H. ZHU
Notary Public - California
Los Angeles County
Commission # 2418729
My Comm. Expires Oct 26, 2026

_____
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: MD MOZHARUL ISLAM, P.E.

Company: CIVIL URBAN ASSOCIATES, INC.

Address: 327 MAPLE STREET

City: RICHARDSON State: TX Zip Code: 75081

Phone: 469-226-5965 Email: MMI.ENGINEERS@CUAINC.COM

Item No. 21.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the Riata 455, Block A, Lots 1 & 2, Preliminary Plat. Applicant: Yn, LLC.

SUMMARY:
Two lots on 43.9± acres located on the north side of F.M. 455, 250± feet west of County Road 287. Located in the Extraterritorial Jurisdiction (ETJ).

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

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The Preliminary Plat is in conformance with the city's Subdivision Regulations.

STRATEGIC CONNECTIONS:
Due to the property being located within the ETJ, this item has no strategic connection.

ATTACHMENTS:
1. Riatta 455 Preliminary Plat Locator Map
2. EXHIBIT A - PP (Riata 455, Block A, Lot 1 & 2)
3. P&Z Application

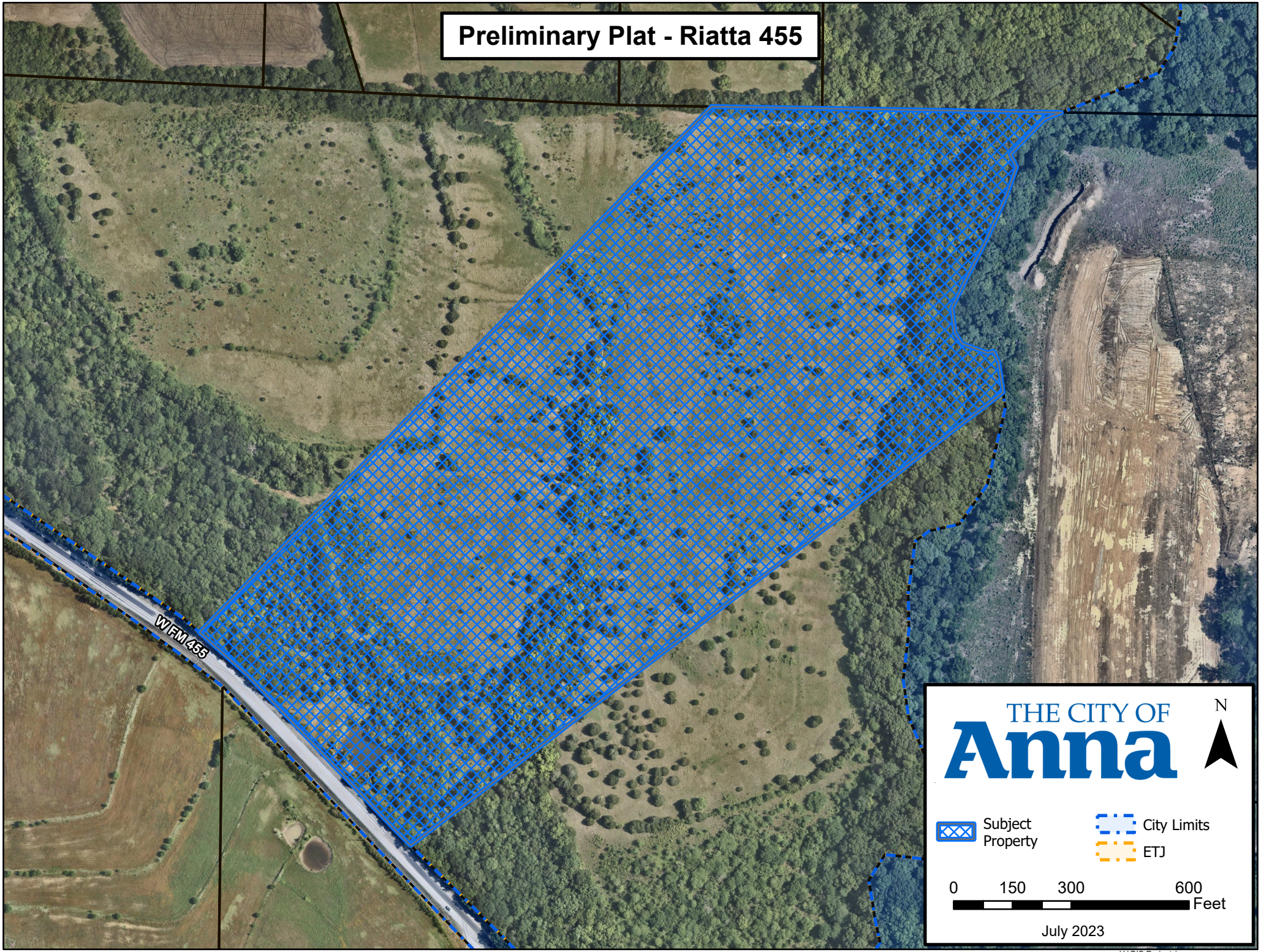
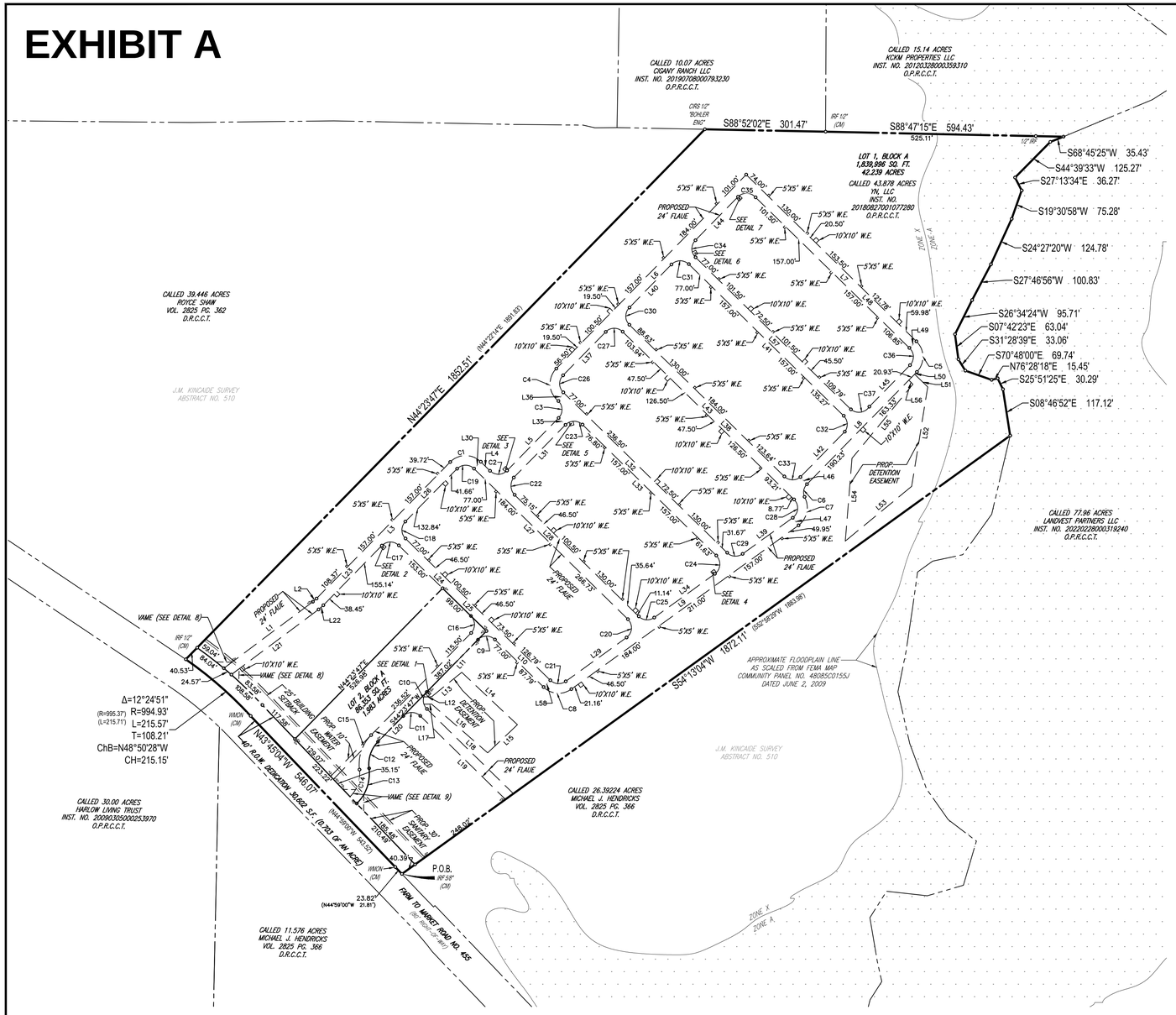
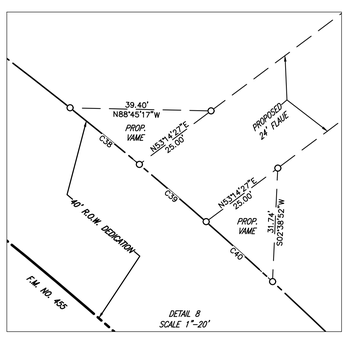
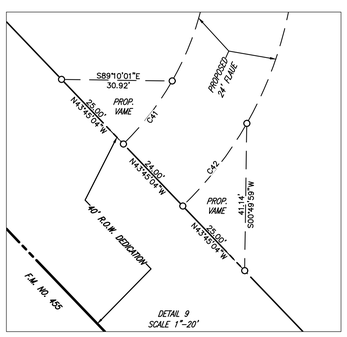

Preliminary Plat - Riatta 455
W FM 455
THE CITY OF
Anna
N
Subject Property
City Limits
ETJ
0
150
300
600
Feet
July 2023
H:\GIS Projects\

EXHIBIT A





DETAIL 8
SCALE 1"=20'



DETAIL 9
SCALE 1"=20'

LEGEND

———	PROPERTY LINE
CIRS 1/2"	ONE-HALF INCH YELLOW CAPPED IRON ROD SET STAMPED "BOHLER ENG"
IRF 5/8"	FIVE-EIGHTHS INCH IRON ROD FOUND
WMON	WOOD RIGHT-OF-WAY MONUMENT
(CM)	CONTROLLING MONUMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TX
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
SQ. FT.	SQUARE FEET
FLAUE	FIRE LANE, ACCESS, & UTILITY EASEMENT
VAME	VISIBILITY ACCESS MAINTENANCE EASEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
PROP.	PROPOSED
W.E.	WATER EASEMENT
( )	ORIGINAL RECORDS CALL





LOCATION MAP

SCALE: N.T.S.

EASEMENT NOTES:

Reference: Chicago Title Insurance Company, dated effective November 13, 2022 and dated issued May 25, 2023 under GF No. 4712023131.

Schedule B:

10(d) Water line easement, not to exceed 15' in width, and rights incidental thereto, as granted in a document:

Granted to: South Grayson Water Corporation
Purpose: As provided in said document
Recording Date: November 12, 1982
Recording No.: Volume 1572, Page 762, Real Property Records, Collin County, Texas as noted on survey prepared by Robert T. Paul, Jr., Registered Professional Land Surveyor Number 4984, on behalf of Premier Surveying LLC, as Job No. 16-03018, dated June 2, 2016 (the "Survey").

SURVEY NOTE: Surveyor is unable to determine its location within the subject property due to ambiguous description of the easement contained in Volume 1572, Page 762, Real Property Records, Collin County, Texas.

10(g) Any rights, easements, interests, or claims which may exist by reason of or reflected by encroachment/protrusion of fence along the north line as shown on survey.

LEGAL DESCRIPTION

BEING a tract of land situated in the J.M. Kincaide Survey, Abstract No. 510, Collin County, Texas and being all of a called 43.878 acre tract of land described in a Special Warranty Deed with Vendor's Lien to YN, LLC recorded in Instrument Number 20180827001077280, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows;

BEGINNING at five-eighths inch iron rod found at the south most corner of said 43.878 acre tract of land, being at the most westerly corner of a called 26.39224 acre tract of land described in a Warranty Deed with Vendor's Lien to Michael J. Hendricks recorded in Volume 2825, Page 366, Deed Records, Collin County, Texas (D.R.C.C.T), and being in the north right-of-way line of Farm to Market Road No. 455 (an 80 foot right-of-way)

THENCE North 43 degrees 45 minutes 04 seconds West, along the north line of Farm to Market Road No. 455, passing a wood right-of-way monument at 23.82 feet, continuing on, a total distance of 546.07 feet to a wood right-or-way monument found at the beginning of a non-tangent curve to the left;

THENCE In a northwesterly direction along the north line of Farm to Market Road No. 455, an arc distance of 215.57 feet, having a central angle of 12 degrees 24 minutes 51 seconds, a radius of 994.93 feet, a tangent length of 108.21 feet, and whose chord bears North 48 degrees 50 minutes 28 seconds West, a distance of 215.15 feet to a one-half iron rod found for corner at the west corner of said 43.878 acre tract of land, said iron rod being at the south most corner of a called 39.446 acre tract of land described in a Warranty Deed with Vendor's Lien to Royce Shaw recorded in Volume 2825, Page 362 (D.R.C.C.T.);

THENCE North 44 degrees 23 minutes 47 seconds East, along the west line of said 43.878 acre tract of land and along the southeast line of said 39.446 acre tract of land a distance of 1,852.51 feet to a one-half inch iron rod with yellow cap stamped "Bohler Eng" set for corner at the northwest corner of said 43.878 acre tract of land, said iron rod being at the northeast corner of said 39.446 acre tract of land and said iron rod being in the south line of a called 10.07 acre tract of land described in a Warranty Deed with Vendor's Lien to Cigany Ranch, LLC, recorded in Instrument Number 20190708000793230, (O.P.R.C.C.T.), from which a fence post bears South 09 degrees 48 minutes 45 seconds West, a distance of 2.61 feet;

THENCE South 88 degrees 52 minutes 02 seconds East, along the south line of said 10.07 acre tract of land a distance of 301.47 feet to a one-half inch iron rod found at the southeast corner of said 10.07 acre tract of land, said iron rod being at the southwest corner of a called 15.14 acre tract of land described in a General Warranty Deed to KCKM Properties LLC, recorded in Instrument Number 20120328000359310 (O.P.R.C.C.T.);

THENCE South 88 degrees 47 minutes 15 seconds East, along the south line of said 15.14 acre tract of land, passing a one-half inch iron rod at a distance of 525.11 feet, continuing on, a total distance of 594.43 feet to a point in the west line of a called 77.96 acre tract of land described in a Special Warranty Deed to Landvest Partners, LLC, recoded in Instrument Number 20220228000319240 (O.P.R.C.C.T.), said point being in or near the centerline of Hurricane Creek;

THENCE along the west line of said 77.96 acre tract of land and along or near centerline of Hurricane Creek;

South 68 degrees 45 minutes 25 seconds West, a distance of 35.43 feet to a point;

South 44 degrees 39 minutes 33 seconds West, a distance of 125.27 feet to a point;

South 27 degrees 13 minutes 34 seconds East, a distance of 36.27 feet to a point;

South 19 degrees 30 minutes 58 seconds West, a distance of 75.28 feet to a point;

South 24 degrees 27 minutes 20 seconds West, a distance of 124.78 feet to a point;

South 27 degrees 46 minutes 56 seconds West, a distance of 100.83 feet to a point;

South 26 degrees 34 minutes 24 seconds West, a distance of 95.71 feet to a point;

South 07 degrees 42 minutes 23 seconds East, a distance of 63.04 feet to a point;

South 31 degrees 28 minutes 39 seconds East, a distance of 33.06 feet to a point;

South 70 degrees 48 minutes 00 seconds East, a distance of 69.74 feet to a point;

North 76 degrees 28 minutes 18 seconds East, a distance of 15.45 feet to a point;

South 25 degrees 51 minutes 25 seconds East, a distance of 30.29 feet to a point;

South 08 degrees 46 minutes 52 seconds East, a distance of 117.12 feet to a point at the south most northeast corner of said 43.878 acre tract of land and said point being the north corner of said 26.39224 acre tract of land;

THENCE South 54 degrees 13 minutes 04 seconds West, along the southeast line of said 43.878 acre tract of land and along the northwest line of said 26.39224 acre tract of land a distance of 1,872.11 feet to the **POINT OF BEGINNING** containing 1,956,951 square feet or 44.925 acres, more or less.

GENERAL NOTES:

1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum(NAVD) 88 using GEOID12A.
2. According to Community Panel No. 48085C0120J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area and a portion of this property is within Flood Zone "A", (areas determined to be in the 500-year floodplain, without base flood elevations), which is a special flood hazard area. The portion of this site that 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.
3. The subject property is located within the City of Anna ETJ.. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
4. Location of all underground utilities are approximate, source information from record documents listed in title commitment from Chicago Title Insurance Company, dated effective November 13, 2022 and issued May 25, 2023 under GF. No. 4712023131 has been combined with observed evidence of utilities at the time of this survey to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
5. Property has direct access to Farm to Market Road No. 455 (an 80 foot width dedicated public right-of-way) along the southern boundary.
6. The subject property has no visible signs of recent earthwork, building construction, or building additions.
7. There were no changes to the street right-of-way, evidence of sidewalk construction or repairs were observed in the process of conducting the fieldwork.
8. This survey has been prepared for the sole purpose of the transaction described in the referenced title commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
9. All corners are points for corner unless otherwise noted.
10. Existing structures on site shown hereon at the time of observation.

PRELIMINARY PLAT

RIATA 455
LOTS 1 & 2, BLOCK A

BEING A CALLED 43.878 ACRE TRACT
DOCUMENT NO. 20180827001077280, O.P.R.C.C.T.

44.925 ACRES OUT OF THE
J. M. KINCAIDE SURVEY, ABSTRACT NO. 510;

COLLIN COUNTY, TEXAS

RIATA DEVELOPMENT, LLC

5485 Belt Line Rd., Ste. 120
Dallas, TX 75254
214-223-7813

APPLICANT:
RIATA DEVELOPMENT, LLC
5485 BELT LINE RD., STE. 120
DALLAS, TX 75254
PHONE: (214) 223-7813
CONTACT: GRAHAM C. JOHNSTON

OWNER:
YN, LLC
614 PINE VALLEY
RICHARDSON, TX 75081

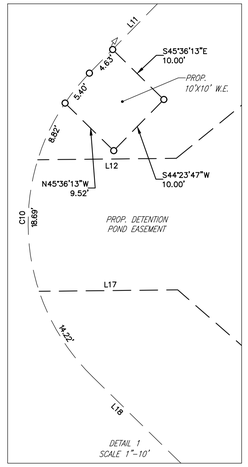
SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: BILLY LOGSDON

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

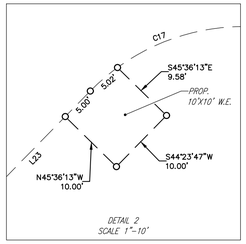
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING | PROGRAM MANAGEMENT | LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN | PERMITTING SERVICES | TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA230017	06/30/23	TM	BL	BL	1" = 150'	1 OF 2

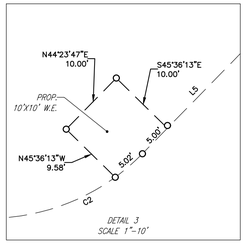
BOHLER ENGINEERING, ALL RIGHTS RESERVED.
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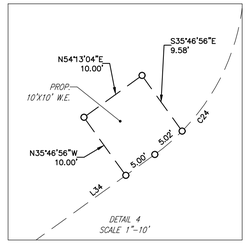
DETAIL 1
SCALE 1"=10'



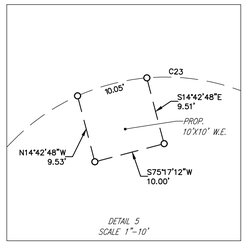
DETAIL 2
SCALE 1"=10'



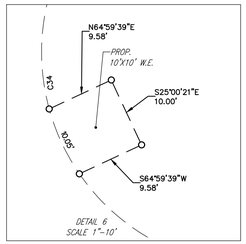
DETAIL 3
SCALE 1"=10'



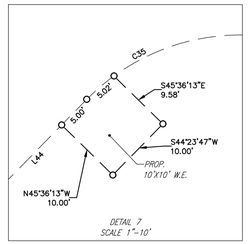
DETAIL 4
SCALE 1"=10'



DETAIL 5
SCALE 1"=10'



DETAIL 6
SCALE 1"=10'



DETAIL 7
SCALE 1"=10'





LOCATION MAP
SCALE: N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N53°14'11"E	252.32'
L2	N48°48'43"E	12.32'
L3	N44°23'47"E	477.09'
L4	S45°36'13"E	32.50'
L5	N44°23'47"E	184.00'
L6	N44°23'47"E	678.00'
L7	S45°36'13"E	594.75'
L8	S44°23'47"W	392.24'
L9	S54°12'46"W	699.61'
L10	N45°36'13"W	169.79'
L11	S44°23'47"W	178.13'
L12	N89°23'47"E	19.36'
L13	N50°54'54"E	96.89'
L14	S46°45'39"E	190.93'
L15	S46°31'37"W	102.20'
L16	N49°00'09"W	185.42'
L17	N89°23'47"E	19.36'
L18	S45°36'13"E	302.11'
L19	N45°36'13"W	297.95'
L20	S44°23'47"W	90.17'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S53°14'27"W	235.45'
L22	S48°49'07"W	16.04'
L23	S44°23'47"W	208.59'
L24	N45°36'13"W	505.79'
L25	S45°36'13"E	153.00'
L26	N44°23'47"E	184.50'
L27	S45°36'13"E	184.00'
L28	N45°36'13"W	433.92'
L29	S54°13'04"W	187.24'
L30	N44°23'47"E	24.00'
L31	N44°27'21"E	184.27'
L32	N45°36'13"W	572.67'
L33	S45°36'13"E	467.43'
L34	S54°13'04"W	186.74'
L35	N45°36'13"W	24.20'
L36	N29°14'32"E	24.86'
L37	N44°23'47"E	152.00'
L38	S45°36'14"E	598.92'
L39	S54°13'04"W	154.26'
L40	N44°12'21"E	150.00'

LINE TABLE		
NO.	BEARING	LENGTH
L41	S45°36'13"E	541.27'
L42	S44°24'40"W	158.50'
L43	N45°36'13"W	541.27'
L44	N44°23'47"E	151.86'
L45	S44°27'08"W	144.95'
L46	S42°41'45"E	24.30'
L47	S37°53'40"E	23.95'
L48	S45°36'13"E	537.35'
L49	S46°32'57"W	24.01'
L50	S44°23'47"W	7.75'
L51	S45°36'13"E	45.67'
L52	S09°10'13"W	251.31'
L53	S50°28'56"W	214.89'
L54	N04°37'27"E	207.34'
L55	N39°24'56"E	239.57'
L56	N45°36'13"W	14.40'
L57	N45°36'28"W	542.79'
L58	N44°23'47"E	24.00'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	84.82'	090°00'00"	54.00'	54.00'	N89°23'47"E	76.37'
C2	47.12'	090°00'00"	30.00'	30.00'	N89°23'47"E	42.43'
C3	47.12'	090°00'00"	30.00'	30.00'	N00°36'13"W	42.43'
C4	91.41'	095°56'33"	54.59'	60.56'	N03°51'10"W	81.09'
C5	85.34'	090°32'40"	54.00'	54.52'	S00°52'33"E	76.73'
C6	34.14'	068°26'40"	28.58'	19.44'	S10°56'56"W	32.14'
C7	79.29'	081°23'00"	55.82'	48.00'	S11°43'29"W	72.79'
C8	75.58'	080°11'19"	54.00'	45.46'	N85°41'53"W	69.56'
C9	47.12'	090°00'00"	30.00'	30.00'	S89°23'47"W	42.43'
C10	47.12'	089°59'53"	30.00'	30.00'	S00°36'17"E	42.43'
C11	47.21'	090°09'32"	30.00'	30.08'	S89°19'00"W	42.49'
C12	72.28'	051°43'05"	80.07'	38.81'	S18°30'42"W	69.85'
C13	96.61'	053°13'33"	104.00'	52.11'	S19°14'23"W	93.18'
C14	74.15'	053°06'25"	80.00'	39.98'	N19°10'49"E	71.53'
C15	93.97'	051°46'10"	104.00'	50.47'	N18°30'42"E	90.80'
C16	47.12'	090°00'00"	30.00'	30.00'	N00°36'13"W	42.43'
C17	47.12'	090°00'00"	30.00'	30.00'	S89°23'47"W	42.43'
C18	47.12'	090°00'00"	30.00'	30.00'	N00°36'13"W	42.43'
C19	47.12'	090°00'00"	30.00'	30.00'	N89°23'47"E	42.43'
C20	52.27'	099°49'17"	30.00'	35.64'	S04°18'25"W	45.90'
C21	41.98'	080°10'43"	30.00'	25.25'	N85°41'35"W	38.64'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C22	47.17'	080°37'33"	33.52'	28.44'	N02°49'58"W	43.38'
C23	47.39'	090°30'52"	30.00'	30.27'	N89°08'21"E	42.62'
C24	52.27'	099°49'17"	30.00'	35.64'	S04°18'25"W	45.90'
C25	41.98'	080°10'43"	30.00'	25.25'	N85°41'35"W	38.64'
C26	47.17'	090°22'09"	29.90'	30.10'	N00°36'13"W	42.43'
C27	47.18'	090°06'45"	30.00'	30.06'	N89°27'06"E	42.47'
C28	52.27'	099°49'17"	30.00'	35.64'	S04°18'25"W	45.90'
C29	41.98'	080°10'43"	30.00'	25.25'	N85°41'35"W	38.64'
C30	48.13'	091°50'04"	30.03'	31.00'	N00°20'10"E	43.14'
C31	48.25'	089°34'27"	30.86'	30.64'	N88°55'38"E	43.49'
C32	43.62'	083°33'05"	29.91'	26.72'	S03°55'51"E	39.86'
C33	44.07'	084°50'50"	29.76'	27.20'	N87°50'46"W	40.16'
C34	47.27'	090°16'08"	30.00'	30.14'	N00°28'08"W	42.53'
C35	49.65'	094°20'10"	30.16'	32.53'	S88°18'47"E	44.23'
C36	48.55'	092°33'25"	30.05'	31.42'	S01°55'26"E	43.44'
C37	52.74'	097°20'31"	31.04'	35.30'	S81°50'02"W	46.62'
C38	25.00'	001°29'09"	964.09'	12.50'	N50°44'57"W	25.00'
C39	24.57'	001°21'37"	1034.93'	12.29'	N49°20'51"W	24.57'
C40	25.00'	001°23'03"	1034.93'	12.50'	N47°56'49"W	25.00'
C41	22.34'	015°59'53"	80.00'	11.24'	S37°44'05"W	22.27'
C42	29.29'	016°08'19"	104.00'	14.74'	N37°47'00"E	29.20'

DRAINAGE AND DETENTION EASEMENT:

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF ANNA

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

Access Easement:

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

GENERAL NOTES:

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

Approved this _____ day of _____ 20__, by the City Council of the City of Anna, Texas.

_____
Mayor

_____
City secretary

Fire Lane Easement:

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

VAM Easements:

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RIATA DEVELOPMENT, LLC; acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as RIATA 455, BLOCK A, LOTS 1 & 2, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

PRELIMINARY PLAT

RIATA 455
LOTS 1 & 2, BLOCK A

BEING A CALLED 43.878 ACRE TRACT
DOCUMENT NO. 20180827001077280, O.P.R.C.C.T.

44.925 ACRES OUT OF THE
J. M. KINCAIDE SURVEY, ABSTRACT NO. 510;

COLLIN COUNTY, TEXAS

RIATA
DEVELOPMENT, LLC

5485 Belt Line Rd., Ste. 120
Dallas, TX 75254
214-223-7813

APPLICANT:
RIATA DEVELOPMENT, LLC
5485 BELT LINE RD., STE. 120
DALLAS, TX 75254
PHONE: (214) 223-7813
CONTACT: GRAHAM C. JOHNSTON

OWNER:
YN, LLC
614 PINE VALLEY
RICHARDSON, TX 75081

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: BILLY LOGSDON

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BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

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

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA230017	06/30/23	TM	BL	BL	1" = 150'	2 OF 2

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: ABS A0510 J M KINCAID SURVEY, TRACT 9 Total Number of Acres: 45

Zoning Classification(s): ETJ Total Number of Lots: 1

Location: North FM 455 and CR 287

Property Owner Information & Authorization

Name/Company: Yn, LLC

Address: 1033 Billy Ln

City: Allen State: TX Zip Code: 75013

Phone: _____ Email: _____

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: _____ Date: 6/30/23

STATE OF: TEXAS

COUNTY OF: COLLIN

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

SUBSCRIBED AND SWORN TO before me, this the 30th day of June, 2023

DAYNE FABRELLI
Notary Public, State of Texas
Comm. Expires 04-06-2025
Notary ID 133017518

_____
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: tproduction@bohlereng.com

Item No. 22.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the Skorburg Anna Ranch, Concept Plan. Applicant: Lindo Apparel Inc & 335 Valley Two Inc.

SUMMARY:
515 Single-family dwelling, detached lots, 8 common area lots, and multiple-family residence lot on 170.4± acres located on the north and south side of E. Foster Crossing Road, 1,645± feet east of future Leonard Avenue. Zoned: Planned Development (Ord. No. 1054-2023-06).

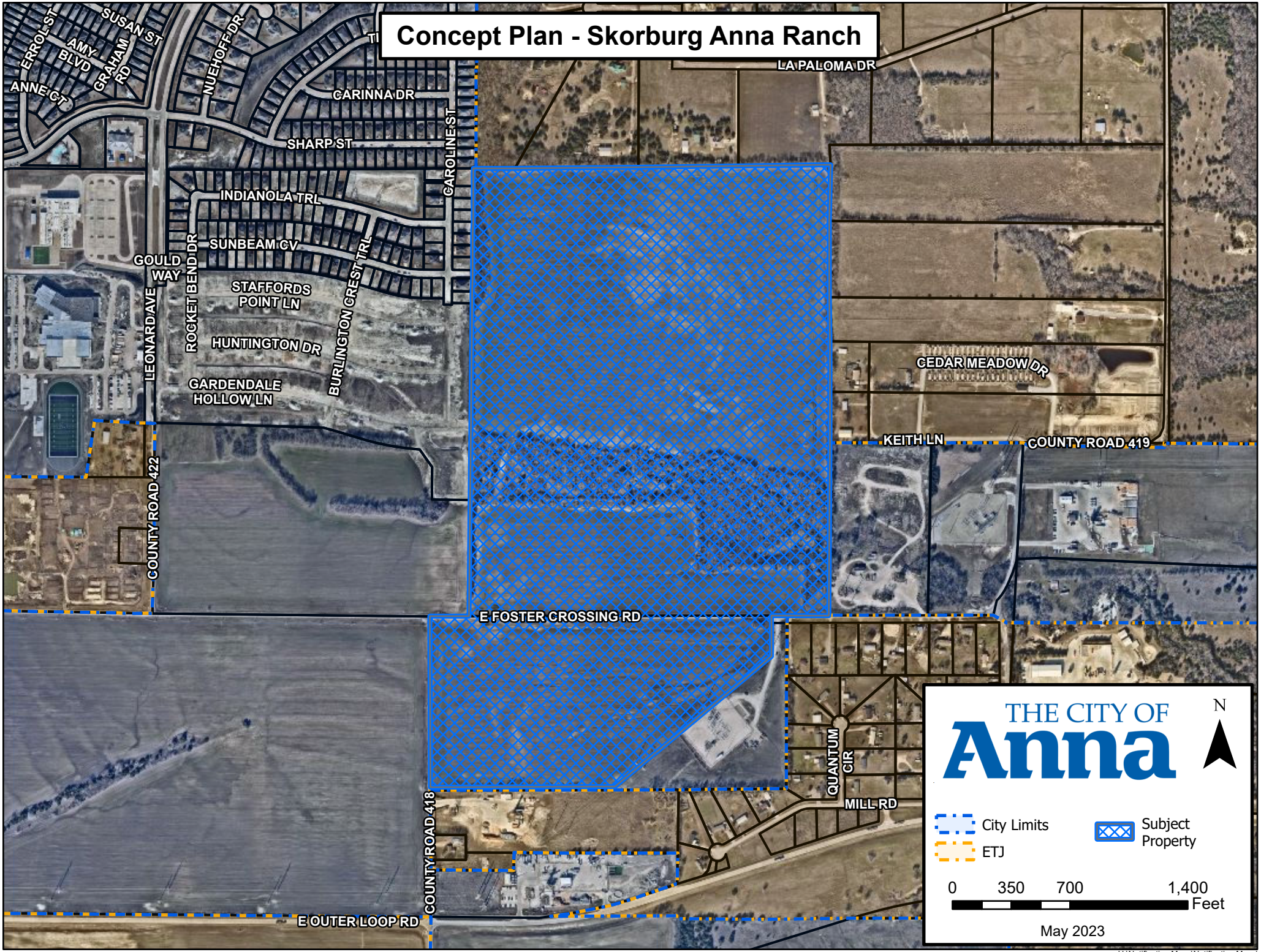
The purpose of the Concept Plan is to show the related site improvements for the future single-family and multiple-family residence development.

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The Concept is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances.

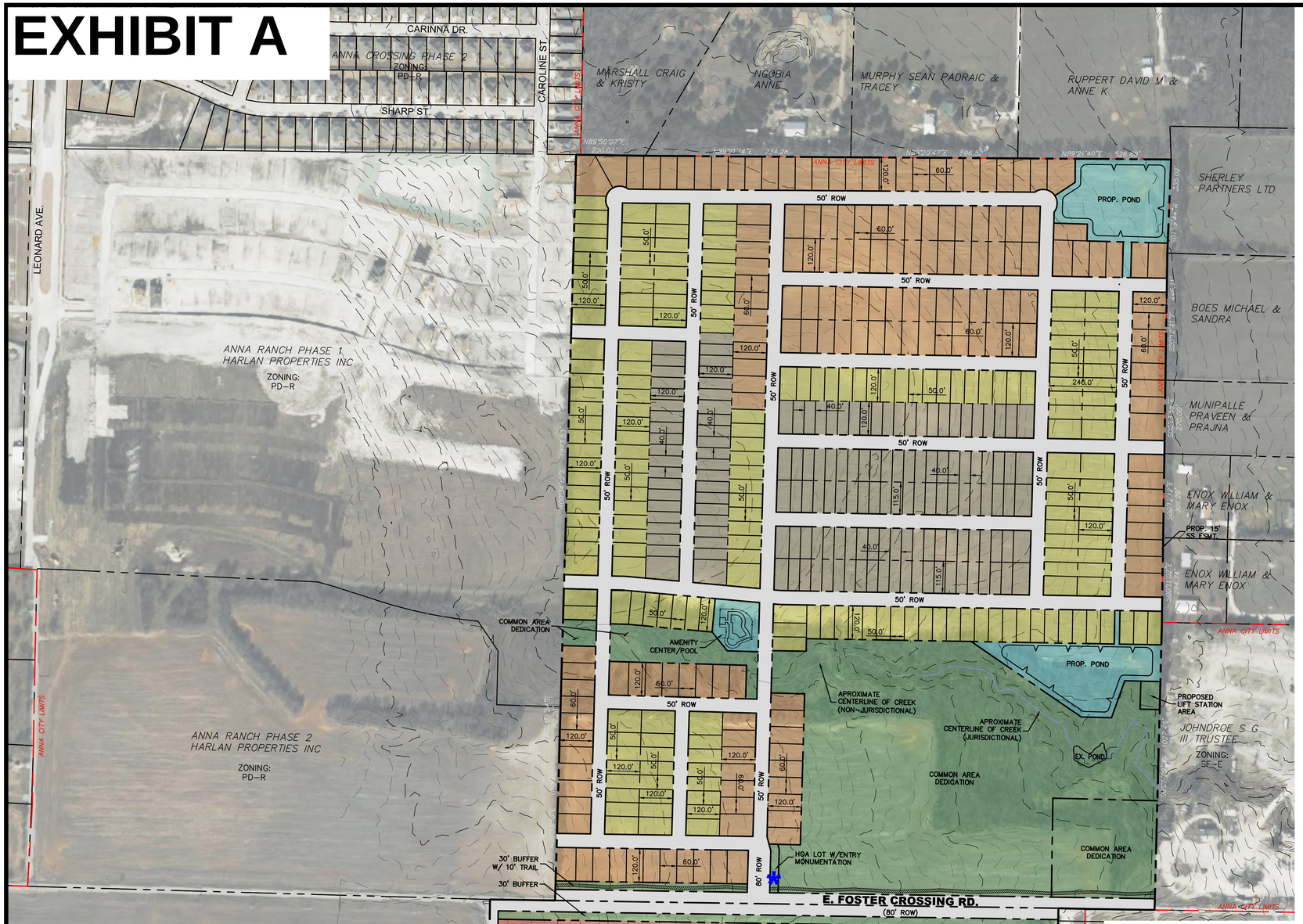
STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Active and Unique.

ATTACHMENTS:
1. Skorburg Anna Ranch Locator Map
2. EXHIBIT A - CP (Skorburg Anna Ranch)
3. P&Z Application



H:\Notification Maps\Notification Maps\

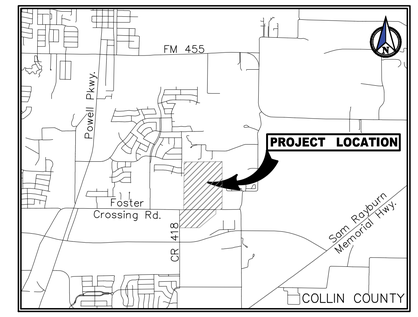
EXHIBIT A



LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- ANNA CITY LIMITS
- PROPOSED ENTRY MONUMENTATION
- PROPOSED RIGHT-OF-WAY
- PROPOSED PUBLIC TRAIL





VICINITY MAP
(NOT TO SCALE)

OWNER:
Lindo Apparel Inc &
335 Valley Two Inc
1770 Homet Road
San Marino, CA 91108-1254

DEVELOPER:
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Tel. No. (214) 888-8845
Contact: Adam Shiffer

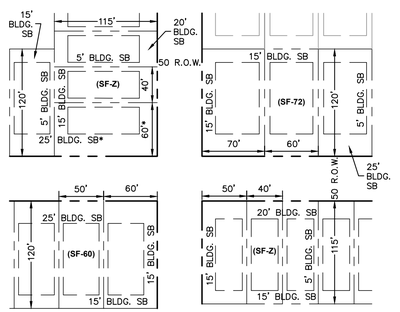
ENGINEER:
Lincoln Consulting & Engineering, inc.
P.O. Box 1176
Wylie, Texas 75098
Tel. No. (214) 673-8869
Contact: Eric M. Seeley, P.E.

ZONING DISTRICT AREA REGULATIONS				
	SF-72	SF-60	SF-Z	MF-2
MAXIMUM HEIGHT (FT)	35	35	35	50
SIDE YARD, INTERIOR (FT)	5	5	5	10
SIDE YARD, CORNER LOT, STREET SIDE (FT)	15	15	15	25
REAR YARD (FT)	15	15	15	25
FRONT YARD (FT)	25	25	20	25
LOT AREA (FT)	7,200	6,000	4,500	5,000
MIN. LOT WIDTH (Ft)	60	50	40	50
MIN. LOT DEPTH (FT)	120	120	115	120
MAX. LOT COVERAGE (%)	50%	50%	50%	60%
BUILDING SIZE (SF)	1,800	1,600	1,200	None
MASONRY (%)	80%	80%	80%	90%
MAXIMUM DENSITY	-	-	-	25 UNITS/AC

(B) 14 FEET BETWEEN ENDS OF BUILDINGS.
(D) THE REQUIRED REAR YARD SHALL BE OPEN AND UNOBSTRUCTED TO THE SKY FROM A POINT 30 INCHES ABOVE THE AVERAGE ELEVATION OF THE GRADED REAR YARD, EXCEPT AS PERMITTED IN SECTION 9.04.034 SUPPLEMENTARY DISTRICT REGULATIONS.

SITE DATA SUMMARY TABLE			
EXISTING ZONING:	PD-R (323-2007)		
PROPOSED ZONING:	PD		
EXISTING USE:	AGRICULTURE		
PROPOSED USE:	SINGLE FAMILY RESIDENCE DISTRICT		
PRELIMINARY LOT COUNT	NO. LOTS/ UNITS	ACRES	SQUARE FT
40' LOTS (SF-Z)	151	16.96	738,971
50' LOTS (SF-60)	195	28.50	1,241,432
60' LOTS (SF-72)	169	29.33	1,277,725
HOA / COMMON AREA DEDICATION / LIFT STATION	8	28.73	1,251,612
POND / AMENITY CENTER	3	5.65	245,902
MF-2: MULTIPLE-FAMILY RESIDENTIAL-HIGH DENSITY	** 880	35.18	1,532,507
RIGHT OF WAY		26.03	1,134,039
TOTALS	1406	170.39	7,422,188
OPEN SPACE/ PARKLAND			
SF	PARKLAND REQUIRED (ACRE)	*MAX 11.0	
MF-2	PARKLAND REQUIRED (ACRE)	17.6	
	PARKLAND PROVIDED (ACRE)	28.7	

CITY OF ANNA REQUIREMENTS
*ONE ACRE OF LAND FOR EACH 50 PROPOSED MULTIFAMILY OR SINGLE FAMILY DWELLING UNITS
**UNITS BASED ON MAXIMUM DENSITY



TYPICAL LOT LAYOUT DIMENSIONS
NOT-TO-SCALE

*KEY LOTS: SIDE YARD SETBACK SHALL MATCH FRONT YARD SETBACK

CONCEPT PLAN
SKORBURG ANNA RANCH
±170.4 ACRES
(VACANT LAND)
ABS 798 G STARK SURVEY
CITY OF ANNA
COLLIN COUNTY, TEXAS
June 20, 2023

LINCOLN CONSULTING & ENGINEERING
LC&E
P.O. Box 1176
Wylie, Texas 75098
phone (214) 673-8869
Eric@LincolnCE.com

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ANNA RANCH - City of Anna, Texas - LC&E PROJECT NO. 1058-001

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
LINCOLN CONSULTING & ENGINEERING
Firm No. 21223
Engineer ERIC M. SEELEY
P.E. No. 107718 Date 7/8/2022

ANNA RANCH
EAST FOSTER CROSSING
±170 ACRES
City of Anna, Collin County, Texas

CONCEPT PLAN

Scale: 1" = 200'
Designed by: AA
Drawn by: AA
Checked by: EMS
Date: June 20, 2023
Project No. 1058-001

CP

FILE: C:\Users\Eric\Lincoln Consulting & Engineering\Joshua Lincoln - Projects\58-001_Anna - Anna Ranch SF's_Auto\CAD\58-001 Concept Plan.dwg
USER: Eric DATE/TIME: Jun 20, 2023 - 12:26pm

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: G Stark & D E W Babb Survey Total Number of Acres: 170.392 Ac

Zoning Classification(s): PD - SF-Z, SF-60, SF-72 Total Number of Lots: 515 Lots

Location: +/- 1-mile east of Hwy. 5, intersection of E. Foster Crossing Rd. and CR 418

Property Owner Information & Authorization

Name/Company: Lindo Apparel Inc & 335 Valley Two Inc

Address: 1770 Hornet Drive

City: San Marino State: CA Zip Code: 91108-1254

Phone: (310) 213-5733 Email: wayneschan@gmail.com

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Skorburg Company *(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: 7/6/2023

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 6 day of July, 2023

HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

[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: Preston Crow

Company: Skorburg Company

Address: 8214 Westchester Dr, Suite 900

City: Dallas State: Tx Zip Code: 75225

Phone: 214-502-9205 Email: pcrow@skorburgcompany.com

Item No. 23.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the Skorburg Anna Ranch Addition, Preliminary Plat. Applicant: Lindo Apparel Inc & 335 Valley Two Inc.

SUMMARY:

515 Single-family dwelling, detached lots, 12 common area lots, and vacant lot on 170.4± acres located on the north and south side of E. Foster Crossing Road, 1,645± feet east of future Leonard Avenue. Zoned: Planned Development (Ord. No. 1054-2023-06).

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

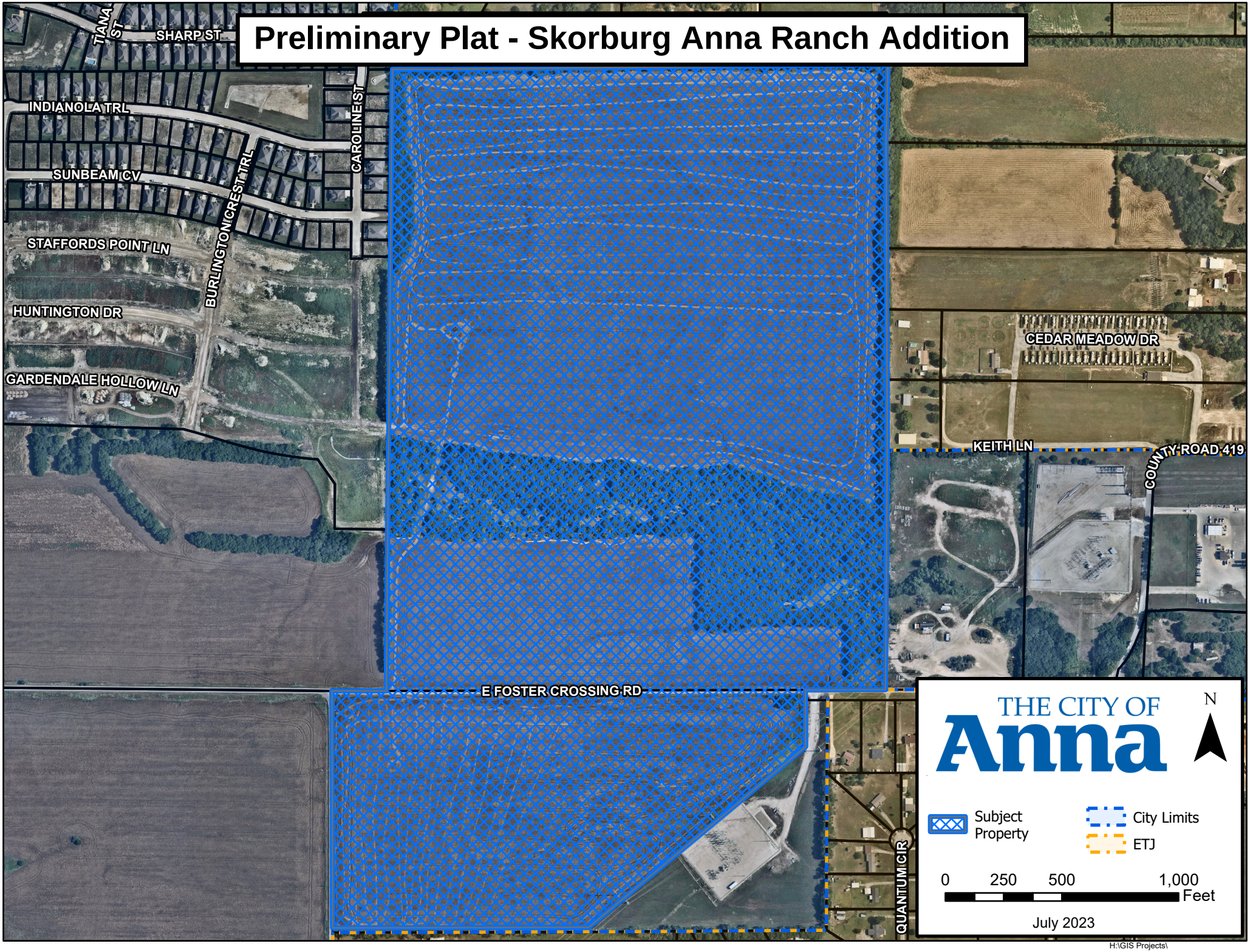
FINANCIAL IMPACT:
This item has no financial impact.

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

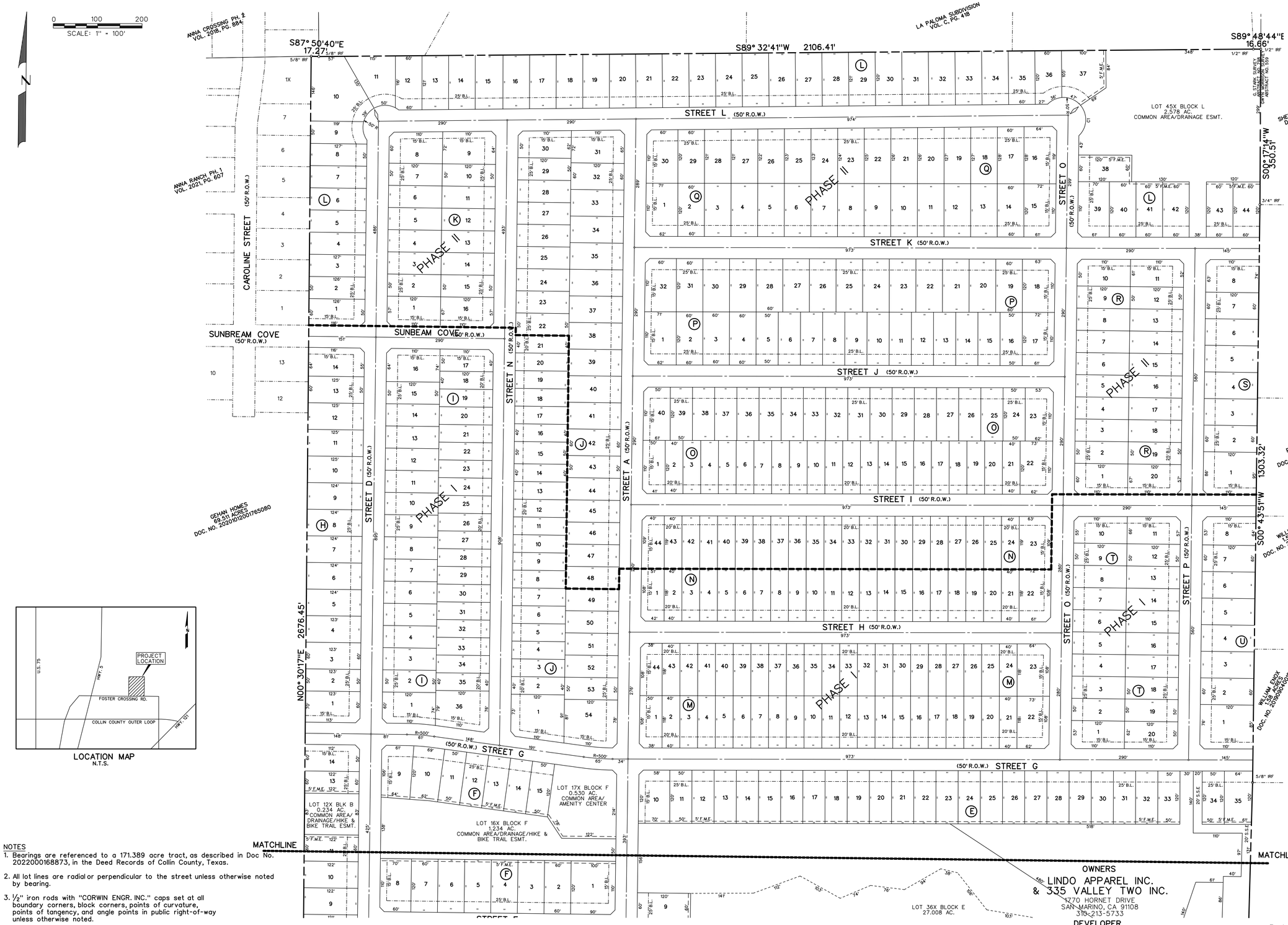
STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Active and Unique.

ATTACHMENTS:
1. Skorburg Anna Ranch Preliminary Plat Locator Map
2. Exhibit A - (PP) Skorburg Anna Ranch Addition
3. P&Z Application

Preliminary Plat - Skorburg Anna Ranch Addition



H:\GIS Projects\



LOCATION MAP
N.T.S.

NOTES

1. Bearings are referenced to a 171.389 acre tract, as described in Doc No. 2022000168873, in the Deed Records of Collin County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. LEGEND
   <> - Street Name Change
   S.S.E. - Sanitary Sewer Easement
   F.M.E. - Fence Maintenance Easement
5. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statues and is subject to fines and withholding of utilities and building certificates.
6. All common areas to be dedicated to and maintained by the Home Owners Association, Inc.

CORWIN JOB NO. 23034

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	86°40'00"	50.00 '	75.63 '	68.62 '	S02°58'13"W

OWNERS
LINDO APPAREL INC.
& 335 VALLEY TWO INC.
1270 HORNET DRIVE
SAN MARINO, CA 91108
310-213-5733

DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

ZONING
SF-Z 151 LOTS
SF-60 194 LOTS
SF-72 170 LOTS

EXHIBIT A
Sheet 1 of 3

Skorburg Anna Ranch Addition			
LOT TYPE	SF-Z	SF-60	SF-72
MIN. LOT AREA (FT)	4,500	6,000	7,200
MIN. LOT WIDTH (FT)	40	50	60
MIN. LOT DEPTH (FT)	115	120	120
MIN. FRONT YARD (FT)	20	25	25
MIN. SIDE YARD (FT)	5	5	5
MIN. SIDE STREET (FT)	15	15	15
MIN. REAR YARD (FT)	15	15	15
BUILDING SIZE (FT)	1,200	1,800	1,800
MAX. LOT COVERAGE (%)	50%	50%	50%
NUMBER OF LOTS	151	194	170

PRELIMINARY PLAT
OF
SKORBURG ANNA RANCH ADDITION
170 SF-72 LOTS, 194 SF-60 LOTS,
151 SF-Z LOTS, 12 COMMON AREA LOTS
1 VACANT MF-2 LOT
170.392 ACRES
OUT OF THE
DAVID E.W. BABB SURVEY, ABSTRACT NO. 33
G. STARK SURVEY, ABSTRACT NO. 798
IN THE
CITY OF ANNA
COLLIN COUNTY, TEXAS
AUGUST 2023 SCALE: 1"=100'

SHEET 1 OF 3

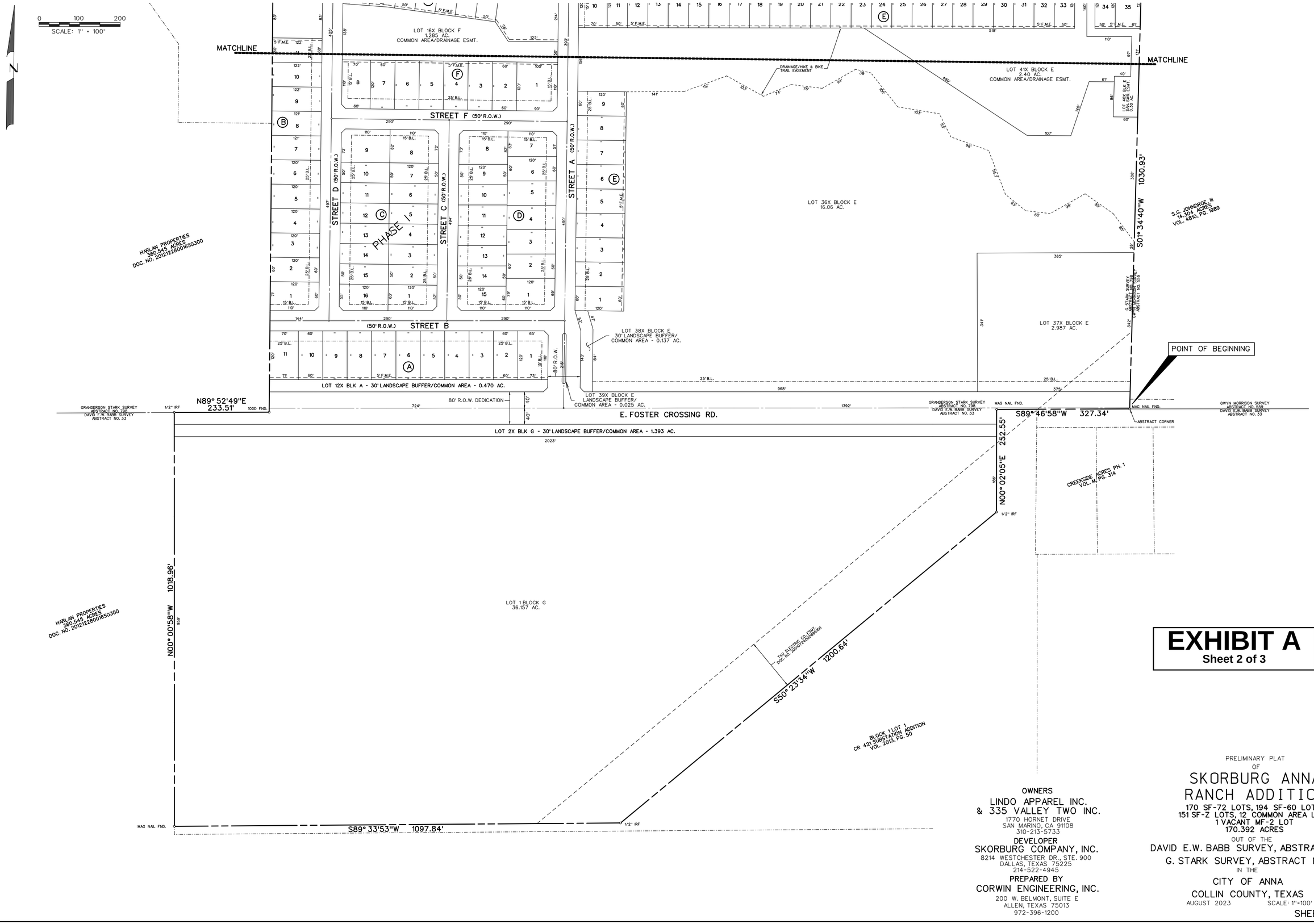


EXHIBIT A
Sheet 2 of 3

OWNERS
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& 335 VALLEY TWO INC.
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SAN MARINO, CA 91108
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PRELIMINARY PLAT
OF
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170 SF-72 LOTS, 194 SF-60 LOTS,
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170.392 ACRES
OUT OF THE
DAVID E.W. BABB SURVEY, ABSTRACT NO. 33
G. STARK SURVEY, ABSTRACT NO. 798
IN THE
CITY OF ANNA
COLLIN COUNTY, TEXAS
AUGUST 2023 SCALE: 1"=100'

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN
LEGAL DESCRIPTION

BEING all that certain tract or parcel of land lying and being situated in Collin County, Texas, a part of the Granderson Stark Survey, Abstract No. 798 and a part of the D.E.W. Babb Survey, Abstract No. 33, and being out of and a part of that certain tract of land said to contain 171.389 acres as described in a Special Warranty Deed to Lindo Apparel, Inc. and 335 Valley Two, Inc. as recorded in Document No. 20130218000218460, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and by Correction Affidavit recorded in Document No. 20220001688873, O.P.R.C.C.T., said tract or parcel of land is herein described as follows:

BEGINNING, at a 100D nail found at the southwest corner of a called 14.304 acre tract described in a General Warranty Deed to S.G. Johndroe, III, Trustee, as recorded in Volume 4810, Page 1989, D.R.C.C.T., said being in County Road 421:

THENCE South 89° 46'58" West, along said County Road No. 421, a distance of 327.34 feet the northerly northwest corner of Lot 1, Block 1, CR 421 Substation Addition, an addition to the City of Anna, recorded in Document No. 2013-50, M.R.C.C.T., said corner also being the northwest corner of a called 0.4848 acre tract of land described in a Special Warranty Deed to Oncor Electric Delivery Company, LLC as recorded in Document No. 20110721000757730, O.P.R.C.C.T., Exhibit A:

THENCE departing County Road No. 421 and along the westerly boundary of said CR 421 Substation Addition the following three (3) courses:
1. South 00° 02'05" West, a distance of 252.55 feet:
2. South 50° 23'34" West, a distance of 1,200.64 feet:
3. South 89° 33'53" West, a distance of 1,097.84 feet to a corner in County Road No. 418, from which a 1/2-inch iron rod bears South 00° 00'22" East, a distance of 20.00 feet, said corner being the northwest corner of a called 0.4985 acre tract of land described in a Special Warranty Deed to Oncor Electric Delivery Company, LLC as recorded in Document No. 20110721000757730, O.P.R.C.C.T., Exhibit B:

THENCE North 00° 00'58" West, along County Road No. 418, a distance of 1,018.96 feet at a 1/2-inch iron rod found in road at the intersection of said County Road No. 421 and County Road No. 418, said intersection being at the westerly inner ell corner in the west line of said Lindo Apparel, Inc. and 335 Valley Two, Inc. tract and the westerly inner ell corner in the east line of a called 360.545 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Harlan Properties, Inc. as recorded in Document No. 20121228001650300, O.P.R.C.C.T.:

THENCE, North 89° 52'49" East, departing County Road No. 418 and with County Road No. 421, a distance of 233.51 feet to a 100D nail found in said road, said nail being at the easterly inner ell corner in the west line of said Lindo Apparel, Inc. and 335 Valley Two, Inc. tract and the easterly inner ell corner in the east line of said Harlan Properties, Inc. tract:

THENCE North 00° 30'17" East, departing said County Road No. 421, a distance of 2675.82 feet (2676.36' deed) to the northwest corner of said 171.389 acre tract and the northeast corner of said 360.545 acre tract, said corner being in the south line of a called 31.912 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Anna Crossing Creekside, LTD as recorded in Document No. 20161128001603010, O.P.R.C.C.T.:

THENCE North 89° 33'14" East, passing at a distance of 15.72 feet, a 5/8-inch iron rod with plastic cap stamped "RPLS 4838" found at the southwest corner of La Paloma Subdivision, an addition to Collin County, Texas dated July 1, 1982 and recorded in Volume C, Page 418, Map Records, Collin County, Texas (M.R.C.C.T.) and continuing for a total distance of 2,140.34 feet to the northeast corner of said 171.389 acre tract and being the west line of a tract of land to Sherley Partners, Ltd.:

THENCE South 00° 17'14" West, a distance of 350.51 feet (351.05" deed) to the northwest corner of a called 19.894 acre tract of land described in a Warranty Deed with Vendor's Lien to Michael Boes et ux, Sandra Boes, recorded in Volume 2374, Page 624, of the Deed Records of Collin County, Texas (D.R.C.C.T.):

THENCE South 00° 43'51" West, a distance of 1,303.32 feet to the northwest corner of a called 14.304 acre tract described in a General Warranty Deed to S.G. Johndroe, III, Trustee, as recorded in Volume 4810, Page 1989, D.R.C.C.T.:

THENCE South 01° 34'40" West, a distance of 1,030.93 feet to the POINT OF BEGINNING and containing 170.392 acres or 7,422,312.44 square feet of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivison Regulations of the City of Anna, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this_____day of_____, 2023.

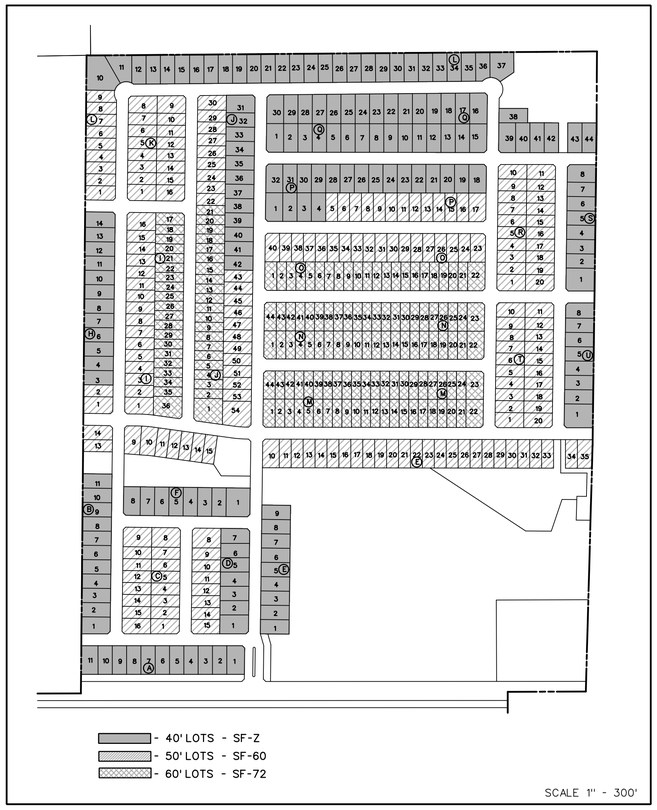
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED on this the_____day of_____, 2023, by the City Council, City of Anna, Texas.

Mayor

City Secretary



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LINDO APPAREL INC. & 335 VALLEY TWO INC. acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as SKORBURG ANNA RANCH ADDITION, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Drainage & Detention Easement
This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block B, Block E, Block F & Block L, 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.

Hike & Bike Trail Easement
This plat hereby adopted by the owners (called "Owners") and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, successor, and assigns: Lot 12X, Block B, Lot 36X Block E and Lot 16X Block F as shown on the plat is called "Hike and Bike Trail Easement". The Hike and Bike Trail Easement is hereby dedicated to the public's use forever, as constructed or placed upon, over, or across the easements as shown, the City shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs, or other improvements or growths which may endanger or interfere with the construction, maintenance, or efficiency of 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 trails without the necessity at any time of procuring permission from anyone.

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

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

WITNESS MY HAND AT_____ Texas, this the_____day of_____, 2023.

LINDO APPAREL INC.

Authorized Representative

335 VALLEY TWO, INC.

Authorized Representative

STATE OF TEXAS
COUNTY OF _____

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

Given under my hand and seal of office, this_____day of_____, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____

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

Given under my hand and seal of office, this_____day of_____, 2023.

Notary Public in and for the State of Texas

ANNA RANCH ADDITION

BLK A		BLK D		BLK E		BLK H		BLK I		BLK J		BLK K		BLK L		BLK M		BLK N		BLK O		BLK P		BLK R		BLK T	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	8854	1	9459	25	6000	1	8609	20	4800	22	6000	7	6026	31	6026	26	4600	26	4600	26	6000	26	7200	2	6000	12	6000
2	7200	2	7208	26	6000	2	6170	21	4800	23	6000	8	8509	32	7249	27	4600	27	4600	27	6000	27	7200	3	6000	12	6000
3	7200	3	7209	27	6000	3	7415	22	4800	24	6000	9	8782	33	7246	28	4600	28	4600	28	6000	28	7200	4	6000	14	6000
4	7200	4	7210	28	6000	4	7427	22	4800	25	6000	10	6000	34	7243	29	4600	29	4600	29	6000	29	7200	5	6000	15	6000
5	7200	5	7210	29	60000	5	7439	23	4800	26	6000	11	6000	35	7240	30	4600	30	4600	30	6000	30	7200	6	6000	16	6000
6	7200	6	7211	30	6000	6	7451	24	4800	27	6000	12	6000	36	6920	31	4600	31	4600	31	6000	31	7200	7	6000	17	6000
7	7200	7	7433	31	6000	7	7463	25	4800	28	6000	13	6000	37	10681	32	4600	32	4600	32	6000	32	8427	8	6000	18	6000
8	7200	8	9906	32	6000	8	7475	26	4800	29	6000	14	6000	38	7200	33	4600	33	4600	33	6000	BLK Q		9	6000	19	6000
9	7200	9	6000	33	6000	9	7487	27	4800	30	7311	15	6000	39	8792	34	4600	34	4600	34	6000	Lot	SF	10	7245	20	7336
10	7200	10	6000	34	6000	10	7499	28	4800	31	8816	16	8066	40	7500	35	4600	35	4600	35	6000	1	8581	11	7404	BLK U	
11	8465	11	6000	35	7558	11	7511	29	4800	32	7200	BLK L		41	7500	41	4600	41	4600	36	6000	2	7200	12	6000	Lot	SF
12*	20482	12	6000	36X*	699947	12	7523	30	4800	33	7200	Lot	SF	42	7500	42	4600	42	4600	37	6000	3	7200	13	6000	1	11882
BLK B		13	6000	37X*	130140	13	7535	31	4800	34	7200	1	7525	43	7500	43	4600	43	4600	38	6000	4	7200	14	6000	2	7200
Lot	SF	14	6000	38X*	6002	14	8112	32	4800	35	7200	2	6318	44	7576	44	5629	44	5770	39	6000	5	7200	15	6000	3	7200
1	8454	15	7150	39X*	1230			33	4800	36	7200	3	6326	45	112306					40	7227	6	7200	16	6000	4	7200
2	7227	BLK E		40X*	12977			34	4800	37	7200	4	6335	BLK M		BLK N		BLK O		BLK P		7	7200	17	6000	5	7200
3	7240	Lot	SF	41X*	320420	BLK I		35	4800	38	7200	5	6343	Lot	SF	Lot	SF	Lot	SF	Lot	SF	8	7200	18	6000	6	7200
4	8409	1	7200	BLK F		Lot	SF	36	9923	39	7200	6	6351	1	5745	1	5912	1	6027	1	8581	9	7200	19	6000	7	7200
BLK C		2	7200	Lot	SF	1	8539	BLK J		40	7200	7	6360	2	4600	2	4600	2	4800	2	7200	10	7200	20	8099	8	7644
Lot	SF	3	7200	1	11973	2	6015	Lot	SF	41	7200	8	6368	3	4600	3	4600	3	4800	3	7200	11	7200	BLK S			
1	7524	4	7200	2	7200	3	6015	1	10436	42	7200	9	6140	4	4600	4	4600	4	4800	4	7200	12	7200	Lot	SF		
2	6000	5	7200	3	7200	4	6016	2	4800	43	6000	10	16488	5	4600	5	4600	5	4800	5	7200	13	7200	1	11455		
3	6000	6	7200	4	7200	5	6016	3	4800	44	6000	11	9387	6	4600	6	4600	6	4800	6	6000	14	7200	2	7200		
4	6000	7	7200	5	7200	6	6017	4	4800	45	6000	12	7290	7	4600	7	4600	7	4800	7	6000	15	8578	3	7200		
5	6000	8	7200	6	7200	7	6017	5	4800	46	6000	13	7307	8	4600	8	4600	8	4800	8	6000	16	9425	4	7200		
6	6000	9	7200	7	7200	8	6018	6	4800	47	6000	14	7304	9	4600	9	4600	9	4800	9	6000	17	7716	5	7200		
7	6000	10	8369	8	8351	9	6018	7	4800	48	6000	15	7606	10	4600	10	4600	10	4800	10	6000	18	7678	6	7200		
8	9791	11	6000	9	8080	10	6019	8	4800	49	6000	16	7298	11	4600	11	4600	11	4800	11	6000	19	7640	7	7200		
9	9793	12	6000	10	6000	11	6019	9	4800	50	6000	17	7295	12	4600	12	4600	12	4800	12	6000	20	7603	8	8848		
10	6000	13	6000	11	6000	12	6020	10	4800	51	6000	18	7292	13	4600	13	4600	13	4800	13	6000	21	7565	BLK T			
11	6000	14	6000	12	6000	13	6020	11	4800	52	6000	19	7289	14	4600	14	4600	14	4800	14	6000	22	7527	Lot	SF		
12	6000	15	6000	13	6000	14	6021	12	4800	53	6000	20	7202	15	4600	15	4600	15	4800	15	6000	23	7490	1	7495		
13	6000	16	6000	14	6000	15	6021	13	4800	54	10149	21	7283	16	4600	16	4600	16	4800	16	6000	24	7452	2	6000		
14	6000	17	6000	15	6000	16	8960	14	4800	BLK K		22	7280	17	4600	17	4600	17	4800	17	8565	25	7414	3	6000		
15	6000	18	6000	16*	83839	17	5960	15	4800	Lot	SF	23	7277	18	4600	18	4600	18	4800	18	8724	26	7377	4	6000		
16	7705	19	6000	BLK G		18	4800	16	4800	1	8093	24	7274	19	4600	19	4600	19	4800	19	7200	27	7339	5	6000		
		20	6000	Lot	SF	19	4800	17	4800	2	6023	25	7271	20	4600	20	4600	20	4800	20	7200	28	7301	6	6000		
		21	6000	1	1575015			18	4800	3	6024	26	7268	21	4600	21	4600	21	4800	21	7200	29	7264	7	6000		
		22	6000	2*	60696			19	4800	4	6024	27	7265	22	8317	22	8188	22	8704	22	7200	30	8455	8	6000		
		23	6000					20	4800	5	6025	28	7262	23	8463	23	8335	23	7510	23	7200	BLK R		9	7830		
		24	6000					21	4800	6	6025	29	7259	24	4600	24	4600	24	6000	24	7200	Lot	SF	10	7200		
												30	7256	25	4600	25	4600	25	6000	25	7200	1	8258	11	7389		

* - Denotes Open Space

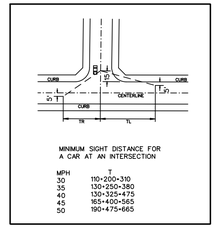


EXHIBIT A
Sheet 3 of 3

OWNERS
LINDO APPAREL INC.
& 335 VALLEY TWO INC.
1770 HORNET DRIVE
SAN MARINO, CA 91108
310-213-5733

DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

PRELIMINARY PLAT
OF
SKORBURG ANNA RANCH ADDITION
170 SF-72 LOTS, 194 SF-60 LOTS,
151 SF-Z LOTS, 12 COMMON AREA LOTS
1 VACANT MF-2 LOT
170.392 ACRES
OUT OF THE
DAVID E.W. BABB SURVEY, ABSTRACT NO. 33
G. STARK SURVEY, ABSTRACT NO. 798
IN THE
CITY OF ANNA
COLLIN COUNTY, TEXAS
AUGUST 2023 SCALE: 1"=100'

CORWIN JOB NO. 23034

SHEET 3 OF 3

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: G Stark & D E W Babb Survey Total Number of Acres: 170.392 Ac

Zoning Classification(s): PD - SF-Z, SF-60, SF-72 Total Number of Lots: 515 Lots

Location: +/- 1-mile east of Hwy. 5, intersection of E. Foster Crossing Rd. and CR 418

Property Owner Information & Authorization

Name/Company: Lindo Apparel Inc & 335 Valley Two Inc

Address: 1770 Hornet Drive

City: San Marino State: CA Zip Code: 91108-1254

Phone: (310) 213-5733 Email: wayneschan@gmail.com

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Skorburg Company *(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: 7/6/2023

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 6 day of July, 2023

HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

[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: Preston Crow

Company: Skorburg Company

Address: 8214 Westchester Dr, Suite 900

City: Dallas State: Tx Zip Code: 75225

Phone: 214-502-9205 Email: pcrow@skorburgcompany.com

Item No. 24.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on The Woods at Lindsey Place, Phase 2A, Final Plat. Applicant: DR Horton-Texas LTD.

SUMMARY:
75 Single-family dwelling, detached lots, 7 common area lots, and one vacant commercial lot on 29.2± acres located at the southeast corner of Rosamond Parkway and future Buddy Hayes Boulevard. Zoned: Planned Development (Ord. No. 881-2020).

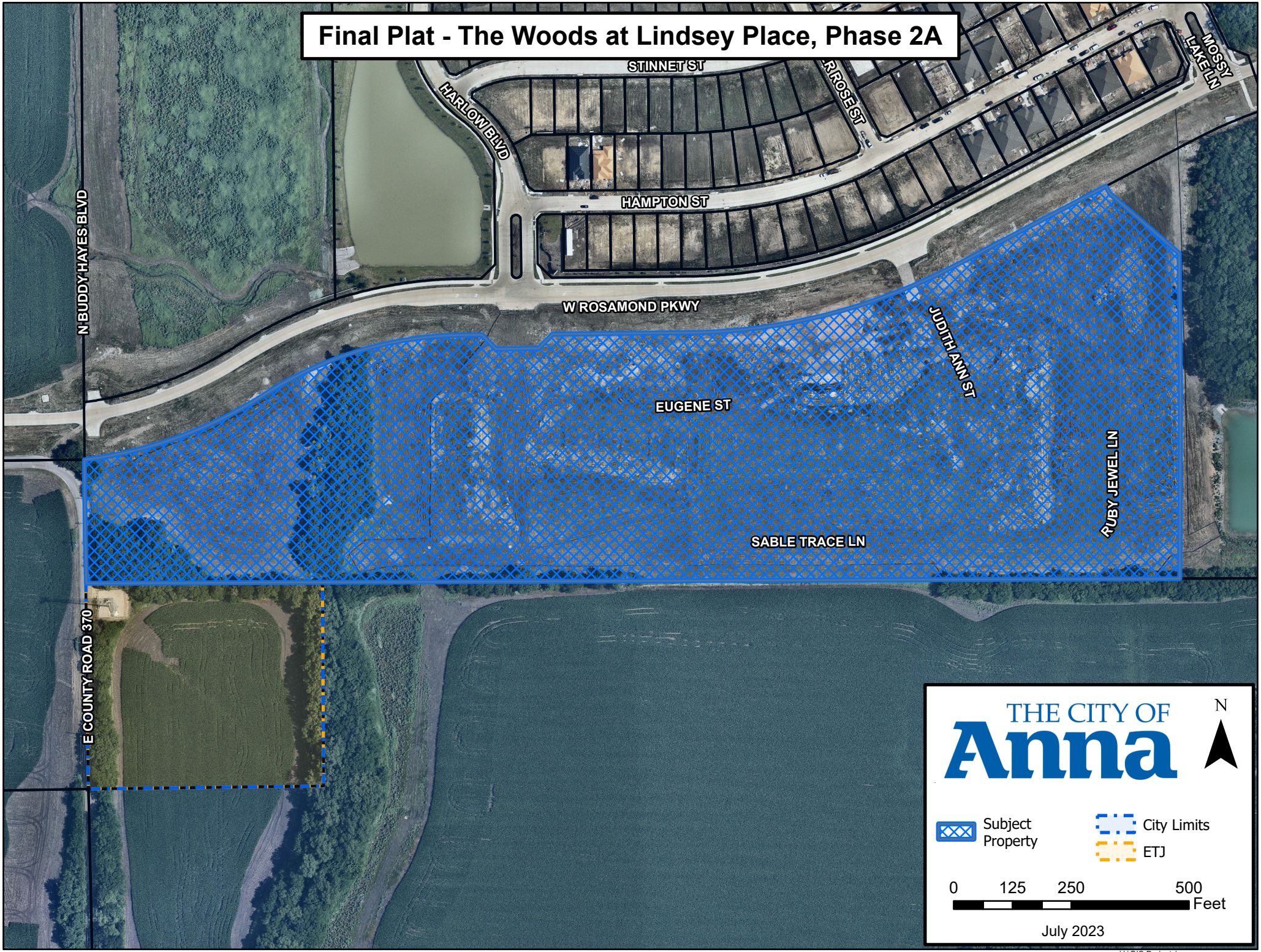
The purpose of the Final Plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the single-family residential development.

FINANCIAL IMPACT:
This item has no financial impact.

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.

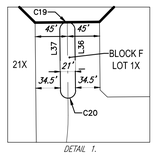
STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:
1. The Woods at Lindsey Place, Phase 2A Final Plat Locator Map
2. Exhibit A (FP) The Woods at Lindey Place, Ph 2A
3. Application

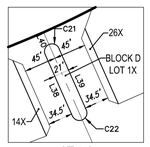

Final Plat - The Woods at Lindsey Place, Phase 2A
STINNET ST
HARLOW BLVD
ROSE ST
MOSSY LAKE LN
HAMPTON ST
N BUDDY HAYES BLVD
W ROSAMOND PKWY
JUDITH ANN ST
EUGENE ST
RUBY JEWEL LN
SABLE TRACE LN
E COUNTY ROAD 370
THE CITY OF Anna
N
Subject Property
City Limits
ETJ
0 125 250 500
Feet
July 2023
H:\GIS Projects\

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRS	CAPPED IRON ROD SET "BOHLER ENG"
CIRF	CAPPED IRON ROD FOUND STAMPED "_____"
CMON	TXDOT CONCRETE MONUMENT FOUND
RC	RED CAP
YC	YELLOW CAP
OC	ORANGE CAP
BC	BLUE CAP
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
B.L.	BUILDING LINE
(A)	DESIGNATES SUBDIVISION BLOCK
L.B.	LANDSCAPE BUFFER
PG.	PAGE
SQ. FT.	SQUARE FEET
◊	DENOTES STREET NAME CHANGE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
TYP.	TYPICAL
W&ME	WALL & MAINTENANCE EASEMENT
B.L.	BUILDING LINE



DETAIL 1.



DETAIL 2.



LOCATION MAP

SCALE: N.T.S.



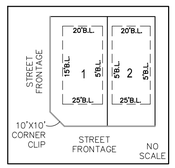
LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°33'39"W	4.67'
L2	N89°25'44"E	42.00'
L3	S45°34'16"E	42.43'
L4	N89°25'44"E	90.00'
L5	N44°25'44"E	42.43'
L6	S27°45'46"E	15.00'
L7	S49°18'42"E	194.61'
L8	N39°30'35"E	45.60'
L9	N01°07'28"W	23.48'
L10	N00°34'16"W	130.00'
L11	N00°34'16"W	100.00'
L12	N47°33'33"E	14.89'
L13	S45°34'16"E	14.14'
L14	S68°20'01"E	14.29'
L15	N20°28'36"E	14.29'
L16	N22°05'55"E	13.89'
L17	S69°57'20"E	13.89'
L18	N67°33'51"W	43.42'
L19	N19°41'32"E	43.44'
L20	S45°31'12"E	14.14'
L21	N45°32'44"W	14.14'
L22	S44°27'16"W	14.15'
L23	S00°34'16"E	30.00'
L24	N00°34'16"W	20.00'
L25	N89°25'44"E	400.00'
L26	S87°42'32"E	400.50'

LINE TABLE		
NO.	BEARING	LENGTH
L27	N00°34'16"W	64.50'
L28	S80°16'07"W	405.17'
L29	N89°25'44"E	400.00'
L30	S23°55'42"E	20.54'
L31	S77°26'36"W	403.84'
L32	N74°33'36"E	400.30'
L33	S23°55'42"E	60.00'
L34	S62°14'14"W	320.47'
L35	N54°11'45"E	408.75'
L36	N00°43'29"W	85.06'
L37	N00°43'29"W	85.06'
L38	N23°55'42"W	93.49'
L39	S23°55'42"E	93.49'
L40	S23°55'42"E	18.78'
L41	S23°55'42"E	26.19'
L42	N89°25'44"E	1183.75'
L43	S89°25'44"W	120.00'
L44	N00°34'16"W	300.00'
L45	N23°55'42"W	160.00'
L46	N23°55'42"W	71.43'
L47	S89°28'48"W	28.39'
L48	N00°34'16"W	23.94'

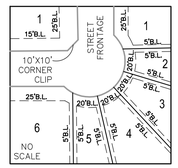
CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	408.87'	025°44'36"	910.00'	207.94'	N70°11'40"E	405.44'
C2	442.68'	032°06'22"	790.00'	227.32'	N73°22'33"E	436.91'
C3	597.97'	027°11'29"	1260.00'	304.73'	N75°49'59"E	592.38'
C4	78.54'	090°00'00"	50.00'	50.00'	S45°34'16"E	70.71'
C5	70.95'	016°15'37"	250.00'	35.71'	S07°33'32"W	70.71'
C6	70.95'	016°15'37"	250.00'	35.71'	N07°33'32"E	70.71'
C7	673.90'	027°11'29"	1420.00'	343.42'	N75°49'59"E	667.60'
C8	47.91'	090°00'00"	30.50'	30.50'	N45°31'12"W	43.13'
C9	78.50'	089°56'55"	50.00'	49.96'	N44°27'16"E	70.68'
C10	102.14'	023°24'31"	250.00'	51.79'	N12°13'27"W	101.43'
C11	39.27'	090°00'00"	25.00'	25.00'	N45°34'16"W	35.36'
C12	43.01'	008°57'39"	275.00'	21.55'	N11°12'31"E	42.97'
C13	63.85'	016°15'37"	225.00'	32.14'	N07°33'32"E	63.64'
C14	39.25'	089°56'55"	25.00'	24.98'	S44°27'16"W	35.34'
C15	117.74'	089°56'55"	75.00'	74.93'	S44°27'16"W	106.02'
C16	118.15'	135°22'54"	50.00'	121.86'	S68°24'38"E	92.52'
C17	115.04'	009°59'12"	660.00'	57.66'	N03°52'08"E	114.89'
C18	115.23'	010°00'12"	660.00'	57.76'	S03°51'37"W	115.08'
C19	32.99'	180°00'00"	10.50'	INFINITY'	N89°25'44"E	21.00'
C20	33.00'	180°03'46"	10.50'	19160.37'	S89°25'44"W	21.00'
C21	34.08'	185°44'33"	10.51'	209.62'	N66°04'18"E	21.00'
C22	32.99'	180°00'00"	10.50'	INFINITY'	N66°04'18"E	21.00'
C23	117.81'	089°59'59"	75.00'	75.00'	S45°34'16"E	106.07'
C24	578.88'	023°21'26"	1420.00'	293.52'	N77°45'01"E	574.88'
C25	95.03'	003°50'03"	1420.00'	47.53'	N64°09'16"E	95.01'
C26	118.87'	027°14'34"	250.00'	60.58'	S75°51'31"W	117.75'

GENERAL NOTES:

1. All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
4. According to Community Panel No. 48085C0155J dated JUNE 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area and a portion of this property is within Flood Zone "A", (areas determined to be in the 500-year floodplain, without base flood elevations), which is a special flood hazard area. The portion of this site that 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.
5. The HOA Lots are designated with the Lot number plus the letter "X", as shown hereon, are to be maintained by the HOA.
6. Drainage and Landscaping Easements, as shown hereon, are to be maintained by the HOA.
7. Lot 21X is to serve as a hike and bike trail easement.
8. Lot area tables on Sheet 2.
9. All walls over 4 feet shall be owned and maintained by the HOA
10. No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
11. Building line locations and distances shown on Sheet 1 of 2 of Final Plat and Typical SF-72 Lot Building Line Setbacks Details.



TYPICAL SF-72 LOT
BUILDING LINE SETBACKS
(EXCEPT AS SHOWN OTHERWISE)



TYPICAL SF-72 LOTS
ALONG KNUCKLE
BUILDING LINE SETBACKS
(EXCEPT AS SHOWN OTHERWISE)

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EXHIBIT A
1 OF 2

FINAL PLAT

THE WOODS AT LINDSEY PLACE PHASE 2A

75 LOTS (SF-72)
7 COMMON AREA LOTS
1 COMMERCIAL LOT

29.229 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D·R·HORTON
America's Builder
4306 Miller Road
Rowlett, TX 75088
214-607-4244

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING | PROGRAM MANAGEMENT | LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN | PERMITTING SERVICES | TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD2020212	07/31/23	JG	JS	BL	1" = 100'	1 OF 2

DEVELOPER:
DR HORTON -DFW EAST DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE:(214) 607-4244
CONTACT: DAVID BOOTH

OWNER:
DR HORTON -DFW EAST DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE:(214) 607-4244
CONTACT: DAVID BOOTH

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
PHONE:(469)458-7300
CONTACT: BILLY M. LOGSDON, JR

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
A–1	10,241	0.235
A–2	7,200	0.165
A–3	7,200	0.165
A–4	7,200	0.165
A–5	7,200	0.165
A–6	7,206	0.165
A–7	7,586	0.174
A–8	7,744	0.178
A–9	7,897	0.181
A–10	8,065	0.185
A–11	8,405	0.193
A–12	8,920	0.205
A–13	9,617	0.221
A–14	19,740	0.453
A–15	11,320	0.260
A–16	9,318	0.214
A–17	8,933	0.205
A–18	8,548	0.196
A–19	8,163	0.187
A–20	7,778	0.179
A–21	7,393	0.170
A–22	7,200	0.165
A–23	7,200	0.165
A–24	7,200	0.165
A–25	7,200	0.165
A–26	7,200	0.165
A–27	7,200	0.165
A–28	7,200	0.165
A–29	11,113	0.255
B–1	8,369	0.192
B–2	7,200	0.165
B–3	7,200	0.165
B–4	7,223	0.166
B–5	9,291	0.213
B–6	12,134	0.279
B–7	12,201	0.280
B–8	7,200	0.165
B–9	7,200	0.165
B–10	7,200	0.165
B–11	7,200	0.165
B–12	7,200	0.165
B–13	8,273	0.190

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
C–1	7,667	0.176
C–2	7,200	0.165
C–3	8,230	0.189
C–4	9,574	0.220
C–5	10,722	0.246
C–6	15,453	0.355
C–7	12,119	0.278
C–8	7,200	0.165
C–9	7,200	0.165
C–10	7,200	0.165
C–11	7,200	0.165
C–12	7,200	0.165
C–13	7,200	0.165
C–14	7,200	0.165
C–15	7,232	0.166
C–16	7,299	0.168
C–17	7,200	0.165
C–18	7,200	0.165
C–19	7,200	0.165
C–20	7,200	0.165
C–21X	319,109	7.326
C–22X	5,629	0.129
C–23X	1,051	0.024
D–1X	2,321	0.053
E–1	8,250	0.189
E–2	7,200	0.165
E–3	7,200	0.165
E–4	7,200	0.165
E–5	7,200	0.165
E–6	7,202	0.165
E–7	7,619	0.175
E–8	7,423	0.170
E–9	7,423	0.170
E–10	7,423	0.170
E–11	7,423	0.170
E–12	7,423	0.170
E–13	7,616	0.175
E–14X	1,051	0.024
E–15X	11,159	0.256
F–1X	2,133	0.049
G–1	107,608	2.470

WHEREAS D.R. HORTON-TEXAS, LTD., are the owners of a tract of land situated in the City of Anna, Collin County, Texas, being a part of Eli Witt Survey, Abstract No. 997, being a part of a called 275.00 acre tract of land described in Special Warranty Deed to D.R. HORTON-TEXAS, LTD., recorded in Instrument No. 20210212000310470, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows;

COMMENCING at a five-eighths inch iron rod with yellow plastic cap (stamp illegible) found at the southeast corner of said 275.00 acre tract and at the northeast corner of a called 61.905 acre tract of land described in a Special Warranty Deed to Bloomfield Homes, LP recorded in Instrument No. 20211220002555410, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.);

THENCE South 89 degrees 28 minutes 48 seconds West, a distance of 659.19 feet along the south line of said 275.00 acre tract of land and the north line of said 226.62 acre tract of land to a capped one-half inch iron rod with plastic cap stamped "Bohler Eng", (herein after called "capped iron rod") set at the **POINT OF BEGINNING**;

THENCE South 89 degrees 28 minutes 48 seconds West, a distance of 2,325.68 feet along the south line of said 159.819 acre tract of land and the north line of said 226.62 acre tract of land, to a capped iron rod set, said capped iron rod being in the east line of a called 17.863 acres described in a Special Warranty Deed to Anna 18, LLC, recorded in Inst. No. 20161020001423440, O.P.R.C.C.T;

THENCE North 01 degrees 07 minutes 28 seconds West, a distance of 272.50 feet along the west line of said 159.819 acre tract of land, and the east line of said 17.863 acre tract of land to a one-half inch iron rod found for the northeast corner of said 17.863 acre tract of land and the southeast corner of a called 555.801 acre tract of land, described in a Special Warranty Deed to Risland Mantua LLC, Inst. No. 20180625000783630 O.P.R.C.C.T.;

THENCE North 00 degrees 33 minutes 39 seconds West, a distance of 4.67 feet to a capped iron rod set at the beginning of a non-tangent curve to the left;

THENCE over and across said 159.819 acre tract, the following courses and distances:

In a northeasterly direction, a distance of 408.87 feet, having a central angle of 25 degrees 44 minutes 36 seconds, a radius of 910 feet, a tangent length of 207.94 feet and whose chord bears North 70 degrees 11 minutes 40 seconds East, a distance of 405.44 feet to a capped iron rod set at the beginning of a non-tangent curve to the right;

In a northeasterly direction, a distance of 442.68 feet, having a central angle of 32 degrees 06 minutes 22 seconds, a radius of 790 feet, a tangent length of 227.32 feet and whose chord bears of North 73 degrees 22 minutes 33 seconds East, a distance of 436.91 feet to a capped iron rod set;

North 89 degrees 25 minutes 39 seconds East, a distance of 42.00 feet to a capped iron rod set;

South 45 degrees 34 minutes 16 seconds East, a distance of 42.43 feet to a capped iron rod set;

North 89 degrees 25 minutes 44 seconds East, a distance of 90.00 feet to a capped iron rod set;

North 44 degrees 25 minutes 44 seconds East, a distance of 42.43 feet to a capped iron rod set:

North 89 degrees 25 minutes 44 seconds East, a distance of 287.14 feet to a capped iron rod set at the beginning of a tangent curve to the left;

In a northeasterly direction, a distance of 597.97 feet, having a central angle of 27 degrees 11 minutes 29 seconds, a radius of 1,260 feet, a tangent length of 304.73 feet and whose chord bears North 75 degrees 49 minutes 59 seconds, and a chord distance of 592.38 feet to a capped iron rod set;

North 62 degrees 14 minutes 14 seconds East, a distance of 357.72 feet to a capped iron rod set;

South 27 degrees 45 minutes 46 seconds East, a distance of 15.00 feet to a capped iron rod set;

South 49 degrees 18 minutes 42 seconds East, a distance of 194.61 feet to a capped iron rod set;

South 00 degrees 31 minutes 12 seconds East, a distance of 694.65 feet to the **POINT OF BEGINNING** containing 1,273,196 Sq. Ft. and 29.229 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON-TEXAS, LTD.; acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as, **THE WOODS AT LINDSEY PLACE - PHASE 2A,** an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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 _____, 20__.

BY: LHJH PROPERTIES, LTD.

_____

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 _____, 20__

_____

Notary Public in and for the State of Texas

_____

My Commission Expires On:

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 Blocks C and D, 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.

HIKE EASEMENT AND BIKE TRAIL EASEMENT

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, successor, and assigns: Lot _____, Block _____, as shown on the plat is called "Hike and Bike Trail Easement". The Hike and Bike Trail Easement is hereby dedicated to the public's use forever, as indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown. The City shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs, or other improvements or growths which may endanger or interfere with the construction, maintenance, or efficiency of their respective trails in said easement. The City 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 trails without the necessity at any time of procuring permission from anyone.

Approved this _____ day of _____ 20__, by the City Council of the City of Anna, Texas.

_____

Mayor

_____

City secretary

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 comer 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 _____, 20__.

"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 _____, 20__.

_____

Notary Public, State of Texas

FINAL PLAT

THE WOODS AT LINDSEY PLACE PHASE 2A

75 LOTS (SF–72)
7 COMMON AREA LOTS
1 COMMERCIAL LOT

29.229 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D·R·HORTON® America's Builder

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TBPELS No. 10194413

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

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD2020212	07/31/23	JG	JS	BL	1" = 100'	2 OF 2

DEVELOPER:
DR HORTON -DFW EAST DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE:(214) 607-4244
CONTACT: DAVID BOOTH

OWNER:
DR HORTON -DFW EAST DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE:(214) 607-4244
CONTACT: DAVID BOOTH

SURVEYOR:
BOHLER ENGINEERING
6017 MAIN ST.
FRISCO, TX 75034
PHONE:(469)458-7300
CONTACT: BILLY M. LOGSDON, JR

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EXHIBIT A
2 OF 2

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: The Woods at Lindsey Place- Phase 2 Total Number of Acres: 55 acres

Zoning Classification(s): _____ Total Number of Lots: 211

Location: Rosamond Pkwy and Buddy Hayes

Property Owner Information & Authorization

Name/Company: DR Horton- Texas LTD

Address: 4306 Miller Road

City: Rowlett State: TX Zip Code: 75088

Phone: 214-607-4244 Email: _____

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: _____ Date: 6/23/23

AVP
DR Horton-Texas Ltd

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared David Booth, Asst VP, DR Horton-Texas, Ltd *(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 23 day of June, 2023

KAREN WILLIAMS
Notary ID #125155758
My Commission Expires
February 7, 2025

Karen Williams
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Dean Cardwell

Company: Bohler Engineering TX, LLC

Address: 2600 Network Blvd. Suite 310

City: Frisco State: TX Zip Code: 75034

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

Item No. 25.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on The Woods at Lindsey Place, Phase 2B, Final Plat. Applicant: DR Horton-Texas LTD.

SUMMARY:
123 Single-family dwelling, detached lots and 4 common area lots on 27.5± acres located on the east side of future Buddy Hayes Boulevard, 2,755± feet north of W. Rosamond Parkway. Zoned: Planned Development (Ord. No. 881-2020).

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

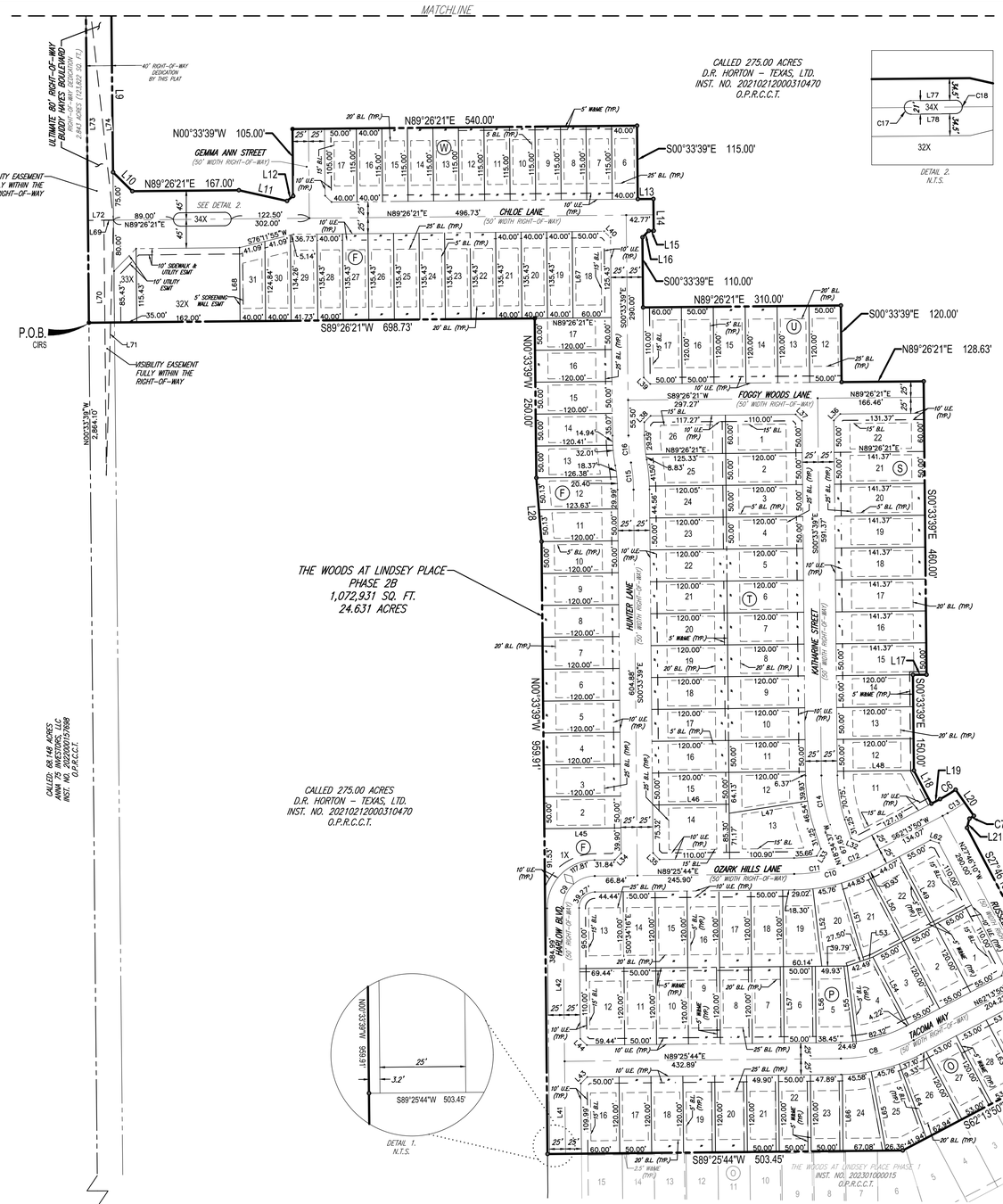
FINANCIAL IMPACT:
This item has no financial impact.

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.

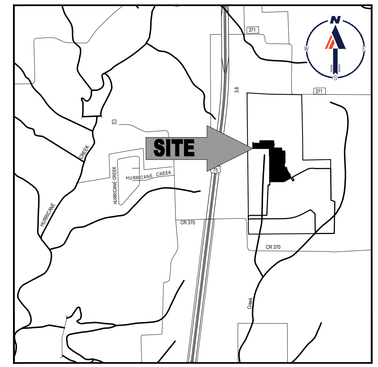
ATTACHMENTS:
1. The Woods at Lindsey Place, Phase 2B Final Plat Locator Map
2. Exhibit A (FP) The Woods at Lindey Place, Ph 2B
3. Application


Final Plat - The Woods at Lindsey Place, Phase 2B
CHLOE LN
FOGGY WOODS LN
HUNTER LN
KATHARINE ST
OZARK HILLS LN
RUSSELL ST
TACOMA WAY
N BUDDY HAYES BLVD
WILLIE RAY ST
HARLOW BLVD
PIPER ROSE ST
SUE ELLEN ST
THE CITY OF Anna
N
Subject Property
City Limits
ETJ
0 150 300 600
Feet
July 2023
H:\GIS Projects\



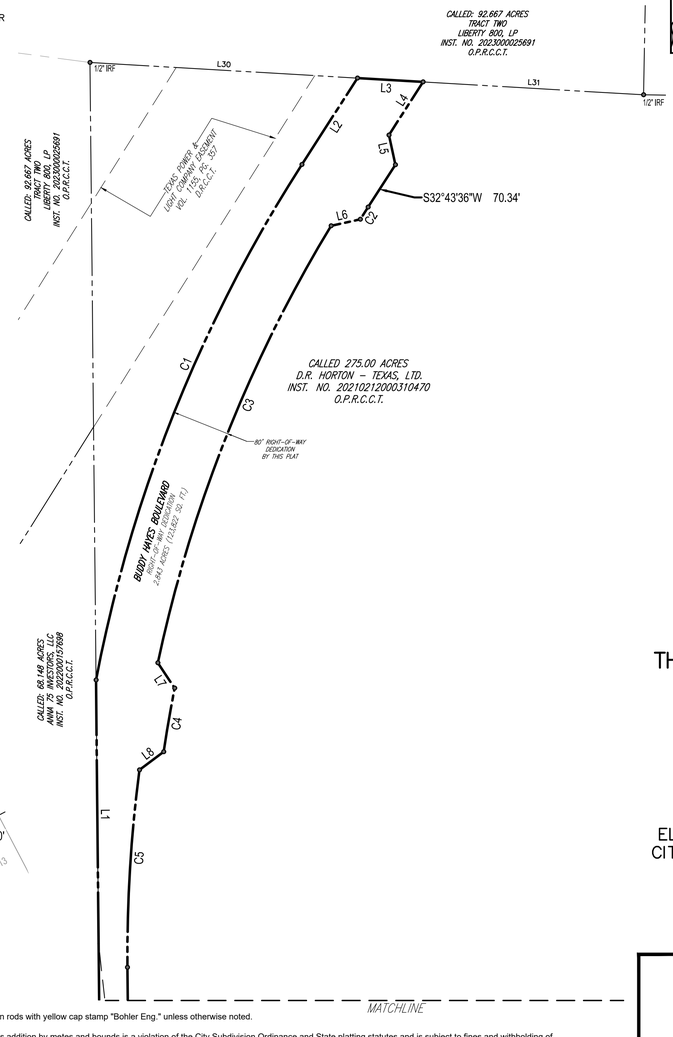
LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRS	YELLOW CAPPED IRON ROD SET "BOHLER ENG"
CIRF	CAPPED IRON ROD FOUND STAMPED "_____"
CMON	TXDOT CONCRETE MONUMENT FOUND
RC	RED CAP
YC	YELLOW CAP
OC	ORANGE CAP
BC	BLUE CAP
VOL.	VOLUME
B.L.	BUILDING LINE
(A)	DESIGNATES SUBDIVISION BLOCK
L.B.	LANDSCAPE BUFFER
PG.	PAGE
SQ. FT.	SQUARE FEET
◇	DENOTES STREET NAME CHANGE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
W&ME	WALL & MAINTENANCE EASEMENT
TYP.	TYPICAL
INST. NO.	INSTRUMENT NUMBER
B.L.	BUILDING LINE



LOCATION MAP

SCALE: N.T.S.



100 50 25 0 100

1"= 100'

GENERAL NOTES:

1. All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
4. According to Community Panel No. 48085C0155J dated JUNE 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area and a portion of this property is within Flood Zone "A", (areas determined to be in the the 500-year floodplain, without base flood elevations), which is a special flood hazard area. The portion of this site that 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.
5. The HOA Lots are designated with the Lot number plus the letter "X", as shown hereon, are to be maintained by the HOA.
6. Drainage and Detention Easements are as follows and are to be maintained by the HOA:
   1. Lot 1X, Block F, as shown hereon.
   2. Lot 33X, Block F, as shown hereon.
   3. Lot 34X, Block F, as shown hereon.
7. No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
8. Lot area tables shown on Sheet 2.
9. All walls over 4 feet shall be owned and maintained by the HOA.
10. Building line locations and distances shown on Sheet 1 of 2 of Final Plat and Typical SF-72, SF-60, and SF-Z Lots Building Line Setbacks Detail.

FINAL PLAT

THE WOODS AT LINDSEY PLACE PHASE 2B

97 LOTS (SF-60)
26 LOTS (SF-Z)
4 COMMON AREA LOTS

27.474 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D·R·HORTON
America's Builder
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LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD2020212	07/31/23	JG	JS	BL	1" = 100'	1 OF 2

DEVELOPER:
DR HORTON -DFW EAST DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE:(214) 607-4244
CONTACT: DAVID BOOTH

OWNER:
DR HORTON -DFW EAST DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE:(214) 607-4244
CONTACT: DAVID BOOTH

SURVEYOR:
BOHLER ENGINEERING
6017 MAIN ST.
FRISCO, TX 75034
PHONE:(469)458-7300
CONTACT: BILLY M. LOGSDON, JR

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EXHIBIT A
1 OF 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°33'39"W	928.78'
L2	N32°43'36"E	143.56'
L3	S86°39'03"E	91.81'
L4	S32°43'36"W	88.26'
L5	S12°16'24"E	42.43'
L6	S77°22'37"W	41.93'
L7	S33°37'41"E	42.31'
L8	S53°05'56"W	42.33'
L9	S00°33'39"E	291.35'
L10	S45°33'39"E	42.43'
L11	S77°19'13"E	77.32'
L12	N51°03'34"E	12.42'
L13	N89°26'21"E	24.50'
L14	S00°33'39"E	50.00'
L15	S89°26'21"W	7.77'
L16	S44°26'21"W	14.14'
L17	S89°26'21"W	21.37'
L18	S27°46'10"E	58.73'
L19	N62°13'50"E	15.47'
L20	S35°01'02"E	50.00'
L21	S14°33'48"W	14.78'
L22	N62°13'50"E	10.50'
L23	S72°46'10"E	14.14'
L24	N62°13'50"E	10.50'
L25	S27°46'10"E	50.00'
L26	S62°13'50"W	10.50'
L27	S17°13'50"W	14.14'
L28	N04°43'04"W	100.26'
L30	S86°39'03"E	374.37'
L31	S86°39'03"E	308.57'
L32	N67°28'11"W	13.15'
L33	S30°14'48"W	13.17'
L34	N44°26'02"E	14.14'
L35	N45°33'58"W	14.14'
L36	N44°26'21"E	14.14'
L37	S45°33'39"E	14.14'
L38	N44°26'21"E	14.14'
L39	N45°33'39"W	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L40	N45°33'39"W	14.14'
L41	N00°34'16"W	145.00'
L42	N00°34'16"W	240.00'
L43	S44°25'44"W	14.14'
L44	S45°34'16"E	14.14'
L45	S89°26'21"W	120.00'
L46	N89°26'21"E	120.00'
L47	S81°07'11"W	124.20'
L48	N89°26'21"E	120.00'
L49	N27°46'10"W	240.00'
L50	N27°46'10"W	240.22'
L51	S16°09'04"E	125.97'
L52	S06°37'02"E	122.21'
L53	N70°50'47"E	14.99'
L54	N27°46'10"W	120.00'
L55	N06°48'29"W	119.37'
L56	S00°34'16"E	120.00'
L57	S00°34'16"E	120.00'
L58	S27°46'10"E	145.00'
L59	N62°13'50"E	45.50'
L60	N72°46'10"W	14.14'
L61	N17°13'50"E	14.14'
L62	N72°46'10"W	14.14'
L63	N27°46'10"W	120.00'
L64	S20°02'26"E	123.62'
L65	S10°30'24"E	126.01'
L66	S00°34'16"E	120.01'
L67	N00°33'39"W	135.43'
L68	N00°33'39"W	115.43'
L69	S89°26'21"W	15.00'
L70	S00°33'39"E	400.00'
L71	N01°35'13"E	400.28'
L72	N89°26'21"E	40.00'
L73	S00°33'39"E	400.00'
L74	N06°16'17"W	402.00'
L77	S89°26'21"W	69.50'
L78	N89°26'21"E	69.71'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	780.55'	021°55'21"	2040.00'	395.11'	N21°45'56"E	775.80'
C2	20.23'	000°36'03"	1930.00'	10.12'	S32°25'35"W	20.23'
C3	660.10'	019°17'47"	1960.00'	333.21'	S21°36'54"W	656.99'
C4	90.24'	002°40'44"	1930.00'	45.13'	S09°44'53"W	90.23'
C5	276.74'	008°05'23"	1960.00'	138.60'	S03°29'03"W	276.51'
C8	118.67'	027°11'53"	250.00'	60.48'	N75°49'47"E	117.56'
C9	78.54'	090°00'00"	50.00'	50.00'	S44°25'44"W	70.71'
C10	118.67'	027°11'54"	250.00'	60.48'	N75°49'47"E	117.56'
C11	78.56'	018°00'21"	250.00'	39.61'	N80°25'34"E	78.24'
C12	40.11'	009°11'33"	250.00'	20.10'	N66°49'37"E	40.07'
C13	31.62'	007°14'52"	250.00'	15.83'	N58°36'24"E	31.60'
C14	78.61'	018°00'58"	250.00'	39.63'	S09°34'08"E	78.29'
C15	42.68'	009°46'52"	250.00'	21.39'	N05°27'05"W	42.63'
C16	42.68'	009°46'52"	250.00'	21.39'	N05°27'05"W	42.63'
C17	32.99'	180°00'00"	10.50'	INFINITY'	S00°33'38"W	21.00'
C18	32.99'	180°00'00"	10.50'	INFINITY'	N00°33'39"W	21.00'

BOHLER ENGINEERING - ALL RIGHTS RESERVED
THE CONTENTS ON THIS DOCUMENT (OR PORTIONS THEREOF) FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED

EXHIBIT A
2 OF 2

WHEREAS D.R. HORTON - TEXAS, LTD., is the owner of a tract of land situated in the City of Anna, Collin County, Texas, being a part of Eli Witt Survey, Abstract No. 997, being a part of a called 275.00 acre tract of land described in Special Warranty Deed to D.R. HORTON - TEXAS, LTD., recorded in Instrument No. 20210212000310470, Official public Records, Collin County, Texas, (O.P.R.C.C.T.) and the subject tract, and being more particularly described as follows;

COMMENCING at a one-half inch iron rod found on the west line of said 275.00 acre tract and for the northeast corner of a called 17.863 acre tract of land described in a Special Warranty Deed to Anna 18, LLC, recorded by Inst. No. 20161020001423440, (O.P.R.C.C.T.) and the southeast corner of a called 68.148 acres described in a Special Warranty Deed to Anna 75 Investors, LLC recorded in Instrument Number 20220000157698, (O.P.R.C.C.T.);

THENCE North 00 degrees 33 minutes 39 seconds West, along the west line of said 275.00 acre tract and the east line of said 68.148 acre tract, a distance of 2,864.10 feet to a one-half inch iron rod set with a yellow plastic cap stamped "BOHLER ENG" (herein after called a capped iron rod set) and being the **POINT OF BEGINNING**;

THENCE North 00 degrees 33 minutes 39 seconds West, continuing along the west line of said 275.00 acre tract and the east line of said 68.148 acre tract, a distance of 928.78 feet to a capped iron rod set at the beginning of a non-tangent curve to the right;

THENCE departing the west line of said 275.00 acre tract and the east line of said 68.148 acre tract, over and across said 275.00 acre tract the following courses and distances:

In a northeasterly direction distance of 780.55 feet, having a central angle of 21 degrees 55 minutes 21 seconds, a radius is 2,040.00 feet, a tangent length of 395.11 feet and whose chord bears North 21 degrees 45 minutes 56 seconds East, and chord distance of 775.80 feet to a capped iron rod set;

North 32 degrees 43 minutes 36 seconds East, a distance of 143.56 feet to a capped iron rod set on the north line of said 275.00 acre tract and the south line of a called 92.667 acre tract of land described as Tract Two in a Correction Special Warranty Deed to Anna 18, LLC recorded by Inst. No. 2023000025691, (O.P.R.C.C.T.)

THENCE South 86 degrees 39 minutes 03 seconds East, along the north line of said 275.00 acre tract and the south line of said 92.667 acre tract, a distance of 91.81 feet to a capped iron rod set;

THENCE departing the north line of said 275.00 acre tract and the south line of said 92.667 acre tract, over and across said 275.00 acre tract the following courses and distances:

South 32 degrees 43 minutes 36 seconds West, a distance of 88.26 feet to a capped iron rod set;

South 12 degrees 16 minutes 24 seconds East, a distance of 42.23 feet to a capped iron rod set;

South 32 degrees 43 minutes 36 seconds West, a distance of 70.34 feet to a capped iron rod set at the beginning of a tangent curve to the left;

In a southwesterly direction distance of 20.23 feet, having a central angle of 00 degrees 36 minutes 03 seconds, a radius is 1,930.00 feet, a tangent length of 10.12 feet and whose chord bears South 32 degrees 25 minutes 35 seconds West, and chord distance of 20.23 feet to a capped iron rod set;

South 77 degrees 22 minutes 37 seconds West, a distance of 41.93 feet to a capped iron rod set at the beginning of a non-tangent curve to the left;

In a southwesterly direction distance of 660.10 feet, having a central angle of 19 degrees 17 minutes 47 seconds, a radius is 1,960.00 feet, a tangent length of 333.21 feet and whose chord bears South 21 degrees 36 minutes 54 seconds West, and chord distance of 656.99 feet to a capped iron rod set;

South 33 degrees 37 minutes 41 seconds East, a distance of 42.31 feet to a capped iron rod set at the beginning of a non-tangent curve to the left;

In a southwesterly direction distance of 90.24 feet, having a central angle of 02 degrees 40 minutes 44 seconds, a radius is 1,930.00 feet, a tangent length of 45.13 feet and whose chord bears South 09 degrees 44 minutes 53 seconds West, and chord distance of 90.23 feet to a capped iron rod set;

South 53 degrees 05 minutes 56 seconds West, a distance of 42.33 feet to a capped iron rod set at the beginning of a non-tangent curve to the left;

In a southwesterly direction distance of 277.50 feet, having a central angle of 08 degrees 06 minutes 43 seconds, a radius is 1,960.00 feet, a tangent length of 138.98 feet and whose chord bears South 03 degrees 28 minutes 23 seconds West, and chord distance of 277.27 feet to a capped iron rod set;

South 00 degrees 33 minutes 39 seconds East, a distance of 290.59 feet to a capped iron rod set;

South 45 degrees 33 minutes 39 seconds East, a distance of 42.43 feet to a capped iron rod set;

North 89 degrees 26 minutes 21 seconds East, a distance of 167.00 feet to a capped iron rod set;

South 77 degrees 19 minutes 13 seconds East, a distance of 77.32 feet to a capped iron rod set;

North 51 degrees 03 minutes 34 seconds East, a distance of 12.42 feet to capped iron rod set;

North 00 degrees 33 minutes 39 seconds West, a distance of 105.00 feet to a capped iron rod set;

North 89 degrees 26 minutes 21 seconds East, a distance of 540.00 feet to a capped iron rod set;

South 00 degrees 33 minutes 39 seconds East, a distance of 115.00 feet to a capped iron rod set;

North 89 degrees 26 minutes 21 seconds East, a distance of 24.50 feet to a capped iron rod set;

South 00 degrees 33 minutes 39 seconds East, a distance of 50.00 feet to a capped iron rod set;

South 89 degrees 26 minutes 21 seconds West, a distance of 7.77 feet to a capped iron rod set;

South 44 degrees 26 minutes 21 seconds West, a distance of 14.14 feet to a capped iron rod set;

South 00 degrees 33 minutes 39 seconds East, a distance of 110.00 feet to a capped iron rod set;

North 89 degrees 26 minutes 21 seconds East, a distance of 310.00 feet to a capped iron rod set;

South 00 degrees 33 minutes 39 seconds East, a distance of 120.00 feet to a capped iron rod set;

North 89 degrees 26 minutes 21 seconds East, a distance of 128.63 feet to a capped iron rod set;

South 00 degrees 33 minutes 39 seconds East, a distance of 460.00 feet to a capped iron rod set;

South 89 degrees 26 minutes 21 seconds West, a distance of 21.37 feet to a capped iron rod set;

South 00 degrees 33 minutes 39 seconds East, a distance of 150.00 feet to a capped iron rod set;

South 27 degrees 46 minutes 10 seconds East, a distance of 58.73 feet to a capped iron rod set;

North 62 degrees 13 minutes 50 seconds East, a distance of 15.47 feet to a capped iron rod set at the beginning of a non-tangent curve to the left;

In a northeasterly direction distance of 13.43 feet, having a central angle of 03 degrees 25 minutes 16 seconds, a radius is 225.00 feet, a tangent length of 6.72 feet and whose chord bears North 60 degrees 31 minutes 12 seconds East, and chord distance of 13.43 feet to a capped iron rod set;

North 56 degrees 53 minutes 46 seconds East, a distance of 15.02 feet to a capped iron rod set;

South 35 degrees 01 minute 02 seconds East, a distance of 50.00 feet to a capped iron rod set and the beginning of a non-tangent curve to the left;

In a southwesterly direction a distance of 8.36 feet, having a central angle of 01 degree 44 minutes 33 seconds, a radius is 275 feet, a tangent length of 4.18 feet, and whose chord bears South 56 degrees 53 minutes 46 seconds West and a chord distance of 8.36 feet to a capped iron rod set;

South 14 degrees 33 minutes 48 seconds West, a distance of 14.78 feet to a capped iron rod set;

South 27 degrees 46 minutes 10 seconds East, a distance of 220.49 feet a capped iron rod set;

South 72 degrees 46 minutes 10 seconds East, a distance of 14.14 feet a capped iron rod set;

North 62 degrees 13 minutes 50 seconds East, a distance of 10.50 feet a capped iron rod set;

South 27 degrees 46 minutes 10 seconds East, a distance of 50.00 feet a capped iron rod set;

South 62 degrees 13 minutes 50 seconds West, a distance of 10.50 feet a capped iron rod set;

South 17 degrees 13 minutes 50 seconds West, a distance of 14.14 feet a capped iron rod set;

South 27 degrees 46 minutes 10 seconds East, a distance of 110.00 feet a capped iron rod set;

South 62 degrees 13 minutes 50 seconds West, a distance of 324.78 feet a capped iron rod set;

South 89 degrees 25 minutes 44 seconds West, a distance of 503.45 feet a capped iron rod set;

South 89 degrees 26 minutes 21 seconds West, a distance of 53.24 feet a capped iron rod set;

North 00 degrees 33 minutes 39 seconds West, a distance of 959.91 feet a capped iron rod set;

North 04 degrees 43 minutes 04 seconds West, a distance of 100.26 feet a capped iron rod set;

North 00 degrees 33 minutes 39 seconds West, a distance of 250.00 feet a capped iron rod set;

South 89 degrees 26 minutes 21 seconds West a distance of 658.73 feet to the **POINT OF BEGINNING** containing 1,196,751 Sq. Ft. or 27.474 acres;

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
F–1	8,619	0.198
F–2	6,000	0.138
F–3	6,000	0.138
F–4	6,000	0.138
F–5	6,000	0.138
F–6	6,000	0.138
F–7	6,000	0.138
F–8	6,000	0.138
F–9	6,000	0.138
F–10	6,000	0.138
F–11	6,091	0.140
F–12	6,267	0.144
F–13	6,157	0.141
F–14	6,002	0.138
F–15	6,000	0.138
F–16	6,000	0.138
F–17	6,000	0.138
F–18	8,076	0.185
F–19	5,417	0.124
F–20	5,417	0.124
F–21	5,417	0.124
F–22	5,417	0.124

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
F–23	5,417	0.124
F–24	5,417	0.124
F–25	5,417	0.124
F–26	5,417	0.124
F–27	5,417	0.124
F–28	5,417	0.124
F–29	5,649	0.130
F–30	5,182	0.119
F–31	4,805	0.110
F–32X	18,700	0.429
F–33X	3,013	0.069
F–34X	1,911	0.044
O–16	7,150	0.164
O–17	6,000	0.138
O–18	6,000	0.138
O–19	6,000	0.138
O–20	6,000	0.138
O–21	6,000	0.138
O–22	6,000	0.138
O–23	6,000	0.138
O–24	6,855	0.157
O–25	7,199	0.165

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
O–26	6,607	0.152
O–27	6,360	0.146
O–28	6,360	0.146
O–29	7,617	0.175
P–1	7,750	0.178
P–2	6,600	0.152
P–3	6,600	0.152
P–4	7,797	0.179
P–5	6,767	0.155
P–6	6,000	0.138
P–7	6,000	0.138
P–8	6,000	0.138
P–9	6,000	0.138
P–10	6,000	0.138
P–11	6,000	0.138
P–12	8,283	0.190
P–13	8,199	0.188
P–14	6,000	0.138
P–15	6,000	0.138
P–16	6,000	0.138
P–17	6,000	0.138
P–18	6,000	0.138

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
P–19	6,468	0.148
P–20	7,072	0.162
P–21	7,042	0.162
P–22	6,601	0.152
P–23	7,750	0.178
S–11	11,372	0.261
S–12	6,000	0.138
S–13	6,000	0.138
S–14	6,000	0.138
S–15	7,068	0.162
S–16	7,068	0.162
S–17	7,068	0.162
S–18	7,068	0.162
S–19	7,068	0.162
S–20	7,068	0.162
S–21	7,068	0.162
S–22	8,432	0.194
T–1	7,150	0.164
T–2	6,000	0.138
T–3	6,000	0.138
T–4	6,000	0.138
T–5	6,000	0.138

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
T–6	6,000	0.138
T–7	6,000	0.138
T–8	6,000	0.138
T–9	6,000	0.138
T–10	6,000	0.138
T–11	6,000	0.138
T–12	6,682	0.153
T–13	10,712	0.246
T–14	10,187	0.234
T–15	6,000	0.138
T–16	6,000	0.138
T–17	6,000	0.138
T–18	6,000	0.138
T–19	6,000	0.138
T–20	6,000	0.138
T–21	6,000	0.138
T–22	6,000	0.138
T–23	6,000	0.138
T–24	6,000	0.138
T–25	6,103	0.140
T–26	7,567	0.174
U–12	6,000	0.138

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
U–13	6,000	0.138
U–14	6,000	0.138
U–15	6,000	0.138
U–16	6,000	0.138
U–17	7,150	0.164
W–6	4,600	0.106
W–7	4,600	0.106
W–8	4,600	0.106
W–9	4,600	0.106
W–10	4,600	0.106
W–11	4,600	0.106
W–12	4,600	0.106
W–13	4,600	0.106
W–14	4,600	0.106
W–15	4,600	0.106
W–16	4,600	0.106
W–17	5,700	0.131

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON - TEXAS, LTD.; acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as, **THE WOODS AT LINDSEY PLACE - PHASE 2B,** an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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 _____, 20__.

BY: LHJH PROPERTIES, LTD.

_____

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 _____, 20__

_____

Notary Public in and for the State of Texas

My Commission Expires On:

Approved this _____ day of _____ 20__, by the City Council of the City of Anna, Texas.

_____

Mayor

_____

City secretary

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS

COUNTY OF COLLIN

CITY OF ANNA

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

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 comer 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 _____, 20__.

"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 _____, 20__.

_____

Notary Public, State of Texas

FINAL PLAT

THE WOODS AT LINDSEY PLACE PHASE 2B

97 LOTS (SF–60)
26 LOTS (SF–Z)
4 COMMON AREA LOTS

27.474 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D·R·HORTON
America's Builder

4306 Miller Road
Rowlett, TX 75088
214-607-4244

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FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD2020212	07/31/23	JG	JS	BL	1" = 100'	1 OF 2

DEVELOPER:
DR HORTON -DFW EAST DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE:(214) 607-4244
CONTACT: DAVID BOOTH

OWNER:
DR HORTON -DFW EAST DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE:(214) 607-4244
CONTACT: DAVID BOOTH

SURVEYOR:
BOHLER ENGINEERING
6017 MAIN ST.
FRISCO, TX 75034
PHONE:(469)458-7300
CONTACT: BILLY M. LOGSDON, JR

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: The Woods at Lindsey Place- Phase 2 Total Number of Acres: 55 acres

Zoning Classification(s): _____ Total Number of Lots: 211

Location: Rosamond Pkwy and Buddy Hayes

Property Owner Information & Authorization

Name/Company: DR Horton- Texas LTD

Address: 4306 Miller Road

City: Rowlett State: TX Zip Code: 75088

Phone: 214-607-4244 Email: _____

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: _____ Date: 6/23/23

AVP
DR Horton-Texas Ltd

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared David Booth, Asst VP, DR Horton-Texas, Ltd *(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 23 day of June, 2023

KAREN WILLIAMS
Notary ID #125155758
My Commission Expires
February 7, 2025

Karen Williams
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Dean Cardwell

Company: Bohler Engineering TX, LLC

Address: 2600 Network Blvd. Suite 310

City: Frisco State: TX Zip Code: 75034

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

Item No. 26.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Wal-Mart Anna Addition, Block A, Lot 4, Revised Site Plan. Applicant: Chick-fil-A Inc.

SUMMARY:
Restaurant on one lot on 1.5± acres located on the east side of U.S. Highway 75, 285± feet north of W. White Street. Zoned Planned Development (Ord. No. 648-2019 & Ord. No. 826-2019).

The purpose of the Revised Site Plan is to show the existing and proposed site improvements for the drive-through alterations.

FINANCIAL IMPACT:
This item has no financial impact.

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

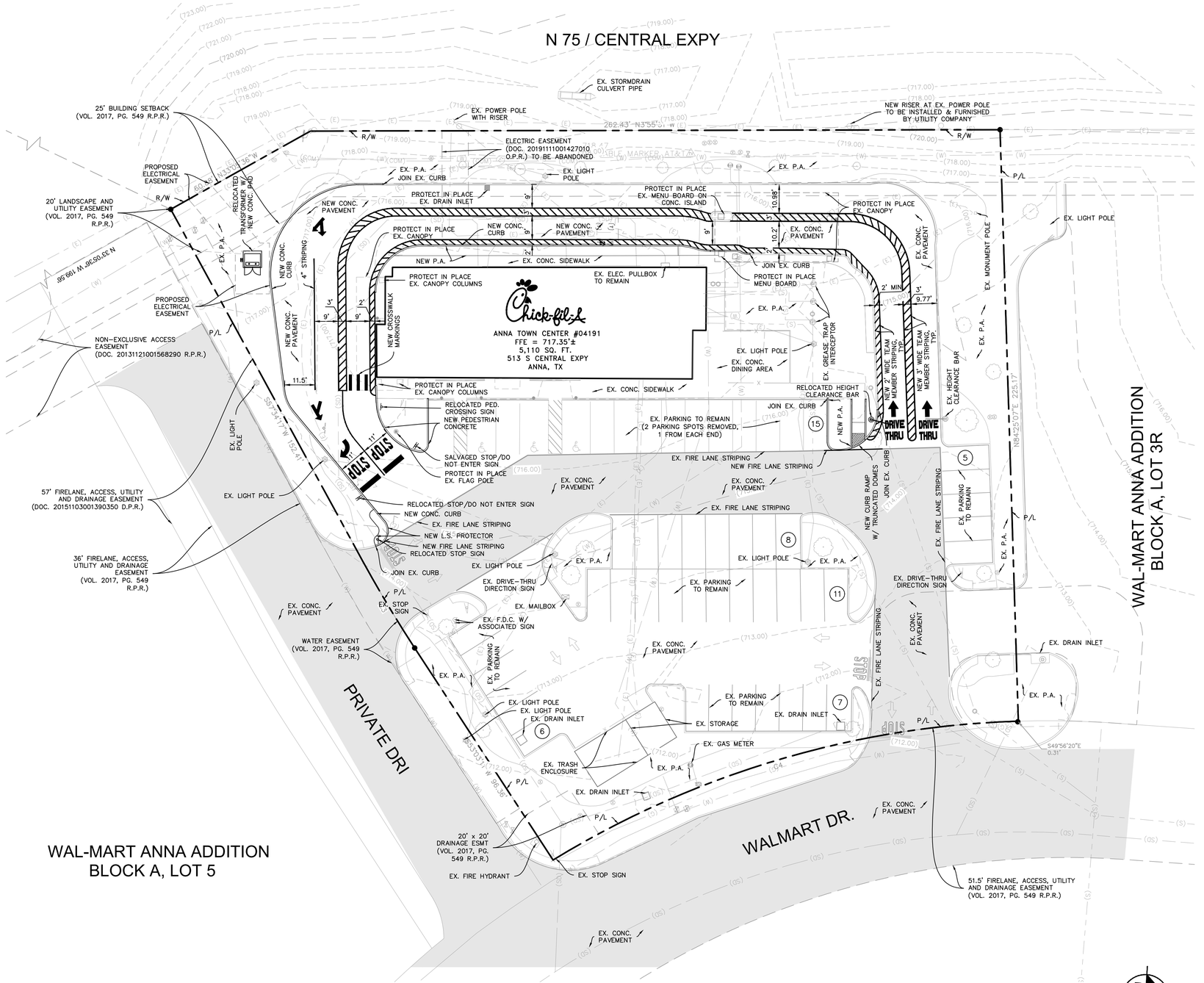
STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:
1. Wal-Mart Anna Addition, Block A, Lot 4 Revised Site Plan Locator Map
2. Exhibit A (RSP) Walmart Town Cetner Addn, BL A, Lt 4
3. Application

Revised Site Plan - Wal-Mart Anna Addition, Block A, Lot 4



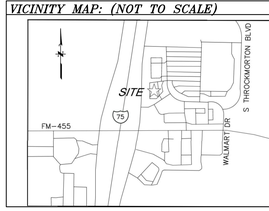
EXHIBIT A



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

VICINITY MAP: (NOT TO SCALE)



PROJECT DATA:

PROJECT ADDRESS:	513 S. CENTRAL EXPY ANNA, TX 75409
ZONING:	PD-C (PLANNED DEVELOPMENT ORD. NO. 826-2019 & ORD. NO. 648-2014)
LAND USE:	RESTAURANT WITH DRIVE-THRU
TOTAL LEASE LOT AREA:	1.4823 ACRES (64,569 S.F.)
BUILDING AREA:	5,110 S.F.
EXISTING LANDSCAPE:	22,413 S.F.
PROPOSED LANDSCAPE:	18,677 S.F.
BUILDING HEIGHT:	25' (1 STORY)

PARKING REQUIREMENTS:

EX. NO. OF PARKING SPACES = 54 (3 ADA COMPLIANT)

PROPOSED NO. OF PARKING SPACES = 52 (3 ADA COMPLIANT)

REQUIRED NO. OF PARKING SPACES = 1 SPACE PER 100 S.F.
5,110/100 = 52

DRIVE-THRU STACKING (WINDOW TO MENU BOARD)
INNER LANE: 9
OUTER LANE: 10

DRIVE-THRU STACKING (WINDOW TO DRIVE-THRU ENTRANCE)
INNER LANE: 15
OUTER LANE: 18

LEGEND:

EXISTING FIRE LANE

NEW LAYOUT

(XX) PARKING COUNT

EXISTING CURB, STRIPING, PARKING, AND OTHER SITE CONDITIONS

EXISTING SETBACK

ABBREVIATIONS:

FS	FINISHED SURFACE
FL	FLOWLINE
TC	TOP OF CURB
TW	TOP OF WALL
BC	BACK OF CURB
FG	FINISHED GROUND
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
P.A.	PLANTER AREA
PED.	PEDESTRIAN
G.B.	GRADE BREAK
FF	FINISHED FLOOR
CONC.	CONCRETE
EX.	EXISTING
(XXXX.XX)	EXISTING ELEVATION
XXXX.XX	PROPOSED ELEVATION
CLR.	CLEAR
TYP.	TYPICAL
(XXXX.XX)	EXISTING CONTOUR ELEVATION
XXXX.XX	PROPOSED CONTOUR ELEVATION

REVISED SITE PLAN

FOR BLOCK A, LOT 4
WAL-MART ANNA ADDITION
BEING 1.4823 ACRES
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

SUBMITTED: JUNE 30, 2023

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
1100 W TOWN AND COUNTRY ROAD, SUITE 700,
ORANGE, CA 92868
CONTACT: BARSIN BET GOVARGEZ
PHONE: 657-204-5037
EMAIL: Barsin.BetGovargez@kimley-horn.com

CITY APPROVAL STAMP

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

1100 W TOWN AND COUNTRY ROAD,SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

STATE OF TEXAS
BARSIN BET GOVARGEZ
140509
LICENSED PROFESSIONAL ENGINEER

CHICK-FIL-A
ANNA TOWN CENTER
513 S CENTRAL EXPY
ANNA, TX 75409

FSR#04191

RELEASE: v1.23.05

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

SUBMITTAL #1

CONSULTANT PROJECT #	194473092
PRINTED FOR	PERMIT REVIEW
DATE	06/30/2023
DRAWN BY	KI/AD

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET: SITE PLAN

SHEET NUMBER: **C-2.0**

Texas 811

Plotted By:Irani, Kourosh Sheet Set:Kha Layout:C-2.0 SITE PLAN June 30, 2023 11:24:16am K:\DRA_LDEV\194473092 - CFA 4191 Anna Town-CD\CAD\PlanSheets\C-2.0 Site Plan - 194473092.dwg

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Lot 4, Block A Total Number of Acres: 1.482

Zoning Classification(s): PD-C Total Number of Lots: 1

Location: 513 S Central Expy, Anna TX

Property Owner Information & Authorization

Name/Company: Chick-fil-A Inc

Address: 5200 Buffington Road

City: Atlanta State: GA Zip Code: 30349

Phone: 404 376 1380 Email: joseph.latimer@cfacorp.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: S. Joseph Latimer Date: 6/5/2023

STATE OF: Georgia

COUNTY OF: Cowetа

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

SUBSCRIBED AND SWORN to before me, this the 5th day of June, 2023

DANIELLE GRAY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES MAR. 20, 2027

NOTARY PUBLIC in and for the State of ~~Texas~~ Georgia

Project Representative Information (complete if designated by owner)

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

Name: Barsin Bet Govargez

Company: Kimley-Horn

Address: 1100 W Town and Country Road, Suite 700

City: Orange State: CA Zip Code: 92868

Phone: 657-204-5037 Email: Barsin.BetGovargez@kimley-horn.com

Item No. 27.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a request to amend an existing Planned Development (Ord. No. 648-2014) on 12.2± acres located on the south side of Hackberry Drive, 160± feet east of U.S. Highway 75 to allow for Building Materials, Hardware (Indoors) with modified development standards. Applicant: Q. Seminole Anna Town Center, L.P.

SUMMARY:
Request to amend an existing Planned Development (Ord. No. 648-2014) located on the south side of Hackberry Drive, 160± feet east of U.S. Highway 75 to allow for a proposed building materials, hardware (indoors) with modified development standards.

REMARKS:

The property's current zoning, established in 2014 (Ord. No. 648-2014), is a Planned Development with the base zoning of C-2 General Commercial (C-2). The request is to amend standards established as part of the 2014 zoning and current C-2 development standards to accommodate the construction of the building materials, hardware (indoors) site improvements.

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), Anna Town Center Addition, Block A, Lots 6R, 13-17 accompanies this request.

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

Proposed Planned Development Stipulations

The language in the proposed PD district will modify existing PD standards and current

development standards by:

- Amending existing PD stipulations pertaining to outdoor display areas (Garden Centers).

- Clarifying additional accessory uses for a Building Materials, hardware (indoor) use.

- Reducing and clarifying the parking requirement for a building materials, hardware (indoor) use.

    - §9.04.037 (Parking space Regulations) and the Planned Development defines the parking space requirements for retailers/retail uses as 4 spaces per 1,000 square feet of gross floor area.

        - The request is to reduce the required parking to 3 spaces per 1,000 square feet of gross floor area and include the garden center but exclude the other display areas.
        - Parking spaces intended for auto leasing and rental, truck and bus leasing, tool rental, trailer rental, and seasonal sales area will not count towards the overall provided parking to meet the minimum required parking.

- Increase the maximum wall sign sizes for a building materials, hardware (indoor) use as shown in the sign exhibit (Exhibit C).

        - §9.05.85 limits an individual major attached sign (“wall sign”) to a maximum of 200 square feet and total wall signs to 400 square feet.
        - In Exhibit C, the applicant illustrates the signage they are requesting.

CONCLUSION:

The zoning amendment is not proposing to change the land use on the property but to clarify the regulations and ensure the zoning allows for the business practices of a building materials, hardware (indoor) use.

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
If the Commission votes in favor of the zoning amendment request, below are recommended restrictions:

Restrictions:

A. The location of the building materials, hardware (indoors) 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 the C-2 General Commercial (C-2) zoning district and the Planning and Development Regulations except as modified per Ord. No. 648-2014 and as otherwise specified herein.

1. Building Materials, Hardware (Indoors) standards:

i. Additional Permitted Accessory uses:

a. Auto leasing and rental

b. Truck and bus leasing

c. Trailer rental

ii. Parking:

a. 3 spaces per 1,000 square feet of building area and outdoor display (garden center) area.

b. Additional display areas (Seasonal sales display, shed displays, staging areas and other outdoor display areas) do not require additional parking spaces.

c. Parking spaces for auto leasing and rental, truck and bus leasing, tool rental, trailer rental, and seasonal sales area shall not count towards the overall provided parking to meet the minimum required parking. When in the parking lot, they must be stored as designated on an approved site plan and not within a required parking space.

iii. Outside displays and storage excluding garden centers:

a. Landscape Screen along Buddy Hayes Boulevard and Hackberry Drive within 100’ of seasonal sales and staging areas must contain:

1. 1 canopy tree per 40 linear feet

2. 3’ - 4’ evergreen shrub row in landscape buffer spaced for continuous coverage along Buddy Hayes Boulevard and Hackberry Drive.

b. An ornamental landscape area around and/or within the shed display

area must contain a minimum 600 square feet of landscape enhancement to include a combination of the following:

- Mulched landscape bed

- Flowering perennials

- Low shrubs under 4' in height

- Low Ornamental grasses at least 1' in height

iv. Signage:

a. Maximum individual wall sign: 440 square feet

b. Maximum area of all wall signs: 620 square feet

2. Outdoor display areas (Garden Centers) **[Additions are indicated in underlined text; deletions are indicated in ~~strikethrough text.~~]**

a. An outdoor display area (garden centers) may not exceed twenty-seven ~~five~~ percent (~~25~~ 27%) of the adjoining building's gross floor area ~~size~~.

b. The outdoor display area shall be enclosed by ~~a 4' masonry wall with~~ decorative ornamental iron fencing ~~above~~, to not be less than eight feet (8') total in height with a minimum two-feet (2') wide masonry columns at least every forty feet (40').

c. Height of materials being screened or within a fenced area must be lower than the screening or fencing.

~~d. Landscaping shall be planted along the exterior side of any outdoor display area and maintained at a height of 3 feet along the front and Landscaping shall be planted on the side of any outdoor display area and maintained at a height of 6 feet.~~

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

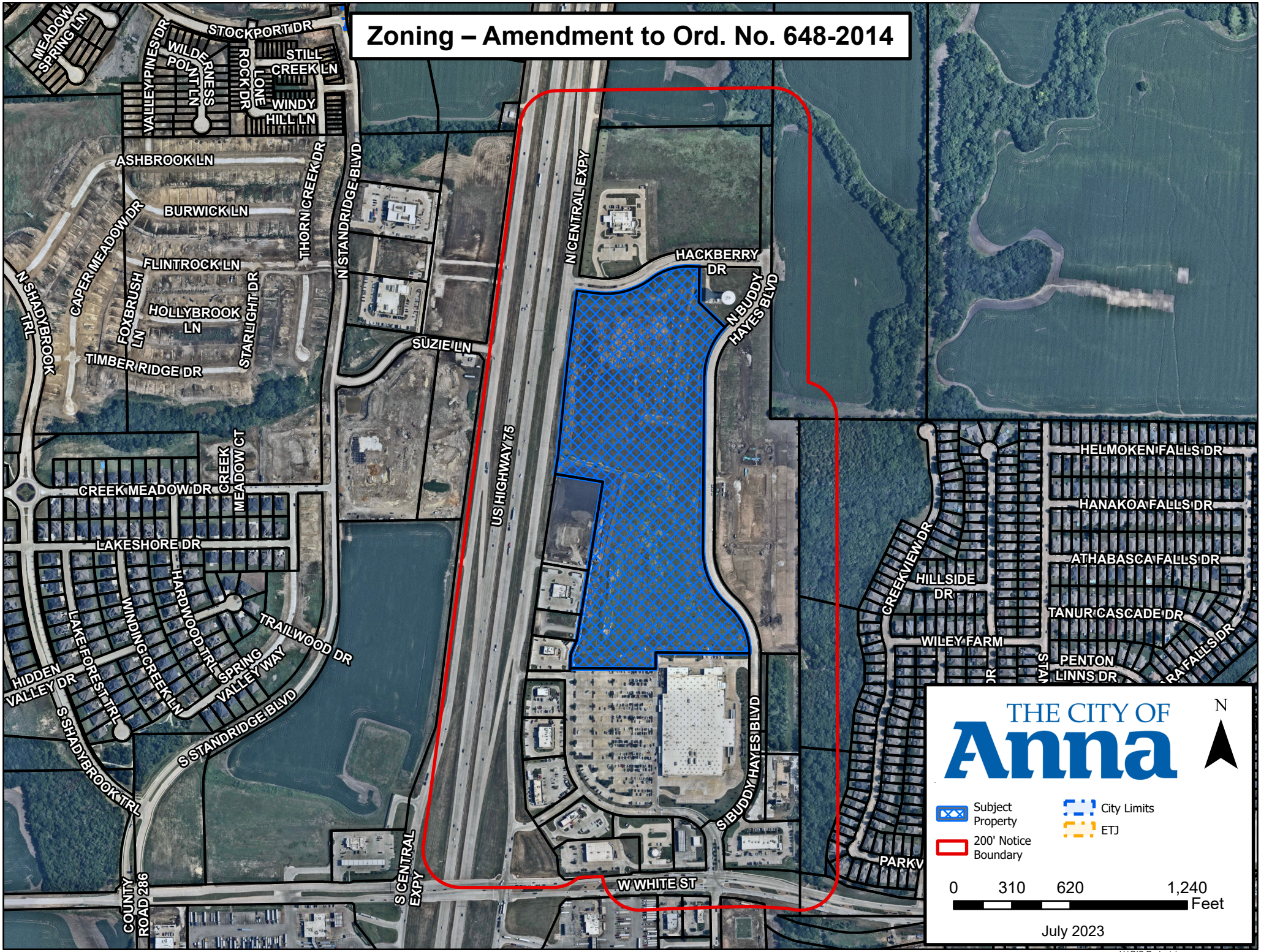
D. The Concept Plan will expire after two (2) years of approval.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Zoning – Amendment to Ord. No. 648-2014 Locator Map
2. PZ - STAFF REPORT (Zoning) - Anna Town Center Addn (Home Depot Amendment)
3. EXHIBIT A (CP) Anna Town Center, BL A, Lts 6R, 13-17
4. Exhibit B (Request) Anna Town Center, BL A, Lt 15 Home Depot Zoning
5. Exhibit C (SIGN EXHIBIT) ANNA TOWN CENTER BL A LT 15
6. P&Z Responses
7. Application


Zoning – Amendment to Ord. No. 648-2014
MEADOW SPRING LN
STOCKPORT DR
VALLEY PINES DR
WILDERNESS POINT LN
ROCK LONE
STILL CREEK LN
WINDY HILL LN
ASHBROOK LN
BURWICK LN
THORN CREEK DR
N STANDRIDGE BLVD
CAPER MEADOW DR
FLINTROCK LN
FOXBRUSH LN
HOLLYBROOK LN
STARLIGHT DR
TIMBER RIDGE DR
N SHADYBROOK TRL
SUZIE LN
N CENTRAL EXPY
HACKBERRY DR
N BUDDY HAYES BLVD
US HIGHWAY 75
CREEK MEADOW CT
CREEK MEADOW DR
LAKESHORE DR
HARDWOOD TRL
WINDING CREEK LN
LAKE FOREST TRL
TRAILWOOD DR
SPRING VALLEY WAY
HIDDEN VALLEY DR
S SHADYBROOK TRL
S STANDRIDGE BLVD
COUNTY ROAD 286
S CENTRAL EXPY
W WHITE ST
S BUDDY HAYES BLVD
CREEKVIEW DR
HILLSIDE DR
WILEY FARM
HELMOKEN FALLS DR
HANAKOA FALLS DR
ATHABASCA FALLS DR
TANUR CASCADE DR
PENTON
LINNS DR
THE CITY OF Anna
N
Subject Property
200' Notice Boundary
City Limits
ETJ
0 310 620 1,240 Feet
July 2023
H:\GIS Projects\

CITY OF ANNA

PLANNING & ZONING COMMISSION

August 7, 2023

Public Hearing: Zoning Amendment – Anna Town Center Addition, Block A, Lots 6R, 13 - 17 (Ord. No. 648-2014)

Applicant: Q. Seminole Anna Town Center, L.P.

DESCRIPTION:

Request to amend an existing Planned Development (Ord. No. 648-2014) located at the southeast corner of Hackberry Drive and S Central Expressway (U.S. Highway 75) to allow for a proposed building materials, hardware (indoors) with modified development standards.

REMARKS:

The property's current zoning, established in 2014 (Ord. No. 648-2014), is a Planned Development with the base zoning of C-2 General Commercial (C-2). The request is to amend standards established as part of the 2014 zoning and current C-2 development standards to accommodate the construction of the building materials, hardware (indoors) site improvements.

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), Anna Town Center Addition, Block A, Lots 6R, 13-17 accompanies this request.

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

Proposed Planned Development Stipulations

The language in the proposed PD district will modify existing PD standards and current development standards by:

- Amending an existing PD stipulations pertaining to outdoor display areas (Garden Centers).

- Clarifying additional accessory uses for a Building Materials, hardware (indoor) use.

- Reducing and clarifying the parking requirement for a building materials, hardware (indoor) use.

    - §9.04.037 (Parking space Regulations) and the Planned Development defines the parking space requirements for retailers/retail uses as 4 spaces per 1,000 square feet of gross floor area.

    - The request is to reduce the required parking to 3 spaces per 1,000 square feet of gross floor area and include the garden center but exclude the other display areas.

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- Increase the maximum wall sign sizes for a building materials, hardware (indoor) use as shown in the sign exhibit (Exhibit C).

    - §9.05.85 limits an individual major attached sign ("wall sign") to a maximum of 200 square feet and total wall signs to 400 square feet.

    - In Exhibit C, the applicant illustrates the signage they are requesting.

CONCLUSION:

The zoning amendment is not proposing to change the land use on the property but to clarify the regulations and ensure the zoning allows for the business practices of a building materials, hardware (indoor) use.

RECOMMENDATION:

If the Commission votes in favor of the zoning amendment request, below are recommended restrictions:

Restrictions:

A. The location of the building materials, hardware (indoors) 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 the C-2 General Commercial (C-2) zoning district and the Planning and Development Regulations except as modified per Ord. No. 648-2014 and as otherwise specified herein.

1. Building Materials, Hardware (Indoors) standards:

    i. Additional Permitted Accessory uses:

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        c. Trailer rental

    ii. Parking:

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        b. Additional display areas (Seasonal sales display, shed displays, staging areas and other outdoor display areas) do not require additional parking spaces.

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            2. 3’ - 4’ evergreen shrub row in landscape buffer spaced for continuous coverage along Buddy Hayes Boulevard and Hackberry Drive.

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iv. Signage:

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b. Maximum area of all wall signs: 620 square feet

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   a. An outdoor display area (garden centers) may not exceed twenty-seven ~~five~~ percent (~~25~~ 27%) of the adjoining building’s gross floor area ~~size~~.

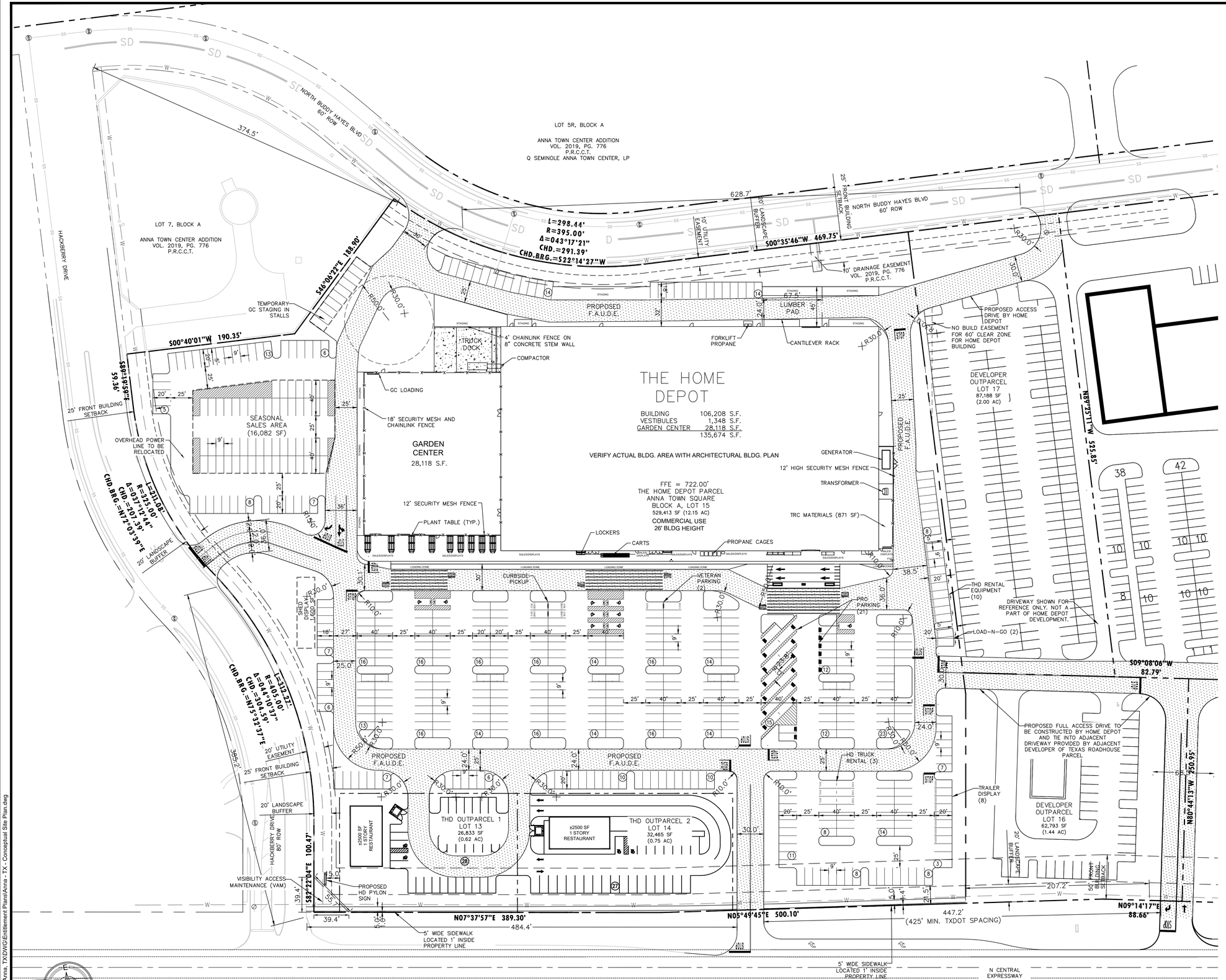
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   ~~d. Landscaping shall be planted along the exterior side of any outdoor display area and maintained at a height of 3 feet along the front and Landscaping shall be planted on the side of any outdoor display area and maintained at a height of 6 feet.~~

C. Plats and/or site plans submitted for the Planned Development shall conform to the data presented and approved on the Conceptual Development plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Development 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.





SITE AREA

THE HOME DEPOT PARCEL	12.15 AC	529,413 SF
THD OUTPARCEL 1	0.62 AC	26,836 SF
THD OUTPARCEL 2	0.74 AC	32,415 SF
TOTAL THD SITE AREA	**13.51 AC**	**588,664 SF**
DEVELOPER OUTPARCEL 1	1.21 AC	52,926 SF
DEVELOPER OUTPARCEL 2	2.02 AC	87,793 SF
SHOPPING CENTER PARCEL	84.09 AC	3,662,586 SF
TOTAL SITE AREA	**100.83 AC**	**4,392,040 SF**

BUILDING AREA

THE HOME DEPOT	106,208 SF
GARDEN CENTER	28,118 SF
VESTIBULES	1,348 SF
TOTAL THD AREA	135,674 SF

PARKING REQUIRED

THE HOME DEPOT	3 / 1,000 SF	323 STALLS
GARDEN CENTER	3 / 1,000 SF	85 STALLS
TOTAL HD PARKING		408 STALLS

PARKING PROVIDED

FRONT FIELD	378 STALLS
SIDE FIELD / REAR	75 STALLS
TOTAL THD PARKING	453 STALLS

INCLUDED IN PARKING PROVIDED

ACCESSIBLE STALLS (9 REQ @ 401-500)	9 STALLS
PRO PARKING	21 STALLS
VETERAN PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS

NOT INCLUDED IN PARKING PROVIDED

LOAD-N-GO		2 STALLS
THD TRUCK RENTAL		3 STALLS
TRAILER DISPLAY		8 STALLS
SHED DISPLAY	1,600 SF	0 STALLS
THD EQUIPMENT RENTAL		10 STALLS
SEASONAL SALES AREA	16,072 SF	55 STALLS
TEMPORARY GC STAGING		10 STALLS
CART CORRALS		10 STALLS
ACCESSORY PARKING NOT INCLUDED		98 STALLS
TOTAL THD PARKING PROVIDED		551 STALLS

ZONING CLASSIFICATION

ZONING CLASSIFICATION	ORD. NO. 648-2014

BULK REGULATIONS

	REQUIRED	PROVIDED
MIN. FRONT SETBACK (BLDG.)	50'	330'
MIN. FRONT SETBACK (BLDG.)	25'	25'
MIN. SIDE SETBACK (BLDG.)	10'	10'
MIN. REAR SETBACK (BLDG.)	10'	N/A
MIN. LANDSCAPE BUFFER (FRONT)	20'	20'
MIN. LANDSCAPE BUFFER (SIDE)	5'	5'
MAX. BUILDING COVERAGE	70%	TBD
MAX. BUILDING HEIGHT	60'	24'
MIN. PRKG STALL SIZE	180 SF	180 SF (9'x20')

NOTES:

1. SITE PROPERTY BOUNDARY IS BASED ON SITE PLAN, PROVIDED BY STEVECO COMMERCIAL REAL ESTATE.

CONCEPT PLAN

ANNA TOWN CENTER ADDITION
16.745 ACRES (729,433 SQ. FT.)
LOTS 6R,13-17, BLOCK A
CITY OF ANNA, COLLIN COUNTY, TX

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE, FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM
Texas Registered Engineering Firm F-18450

Scale:	Drawn by:	Checked by:	Date:	Project No.	Sheet No.
1" = 50'	JR	DZ	7/28/2023	23006	1 OF 2

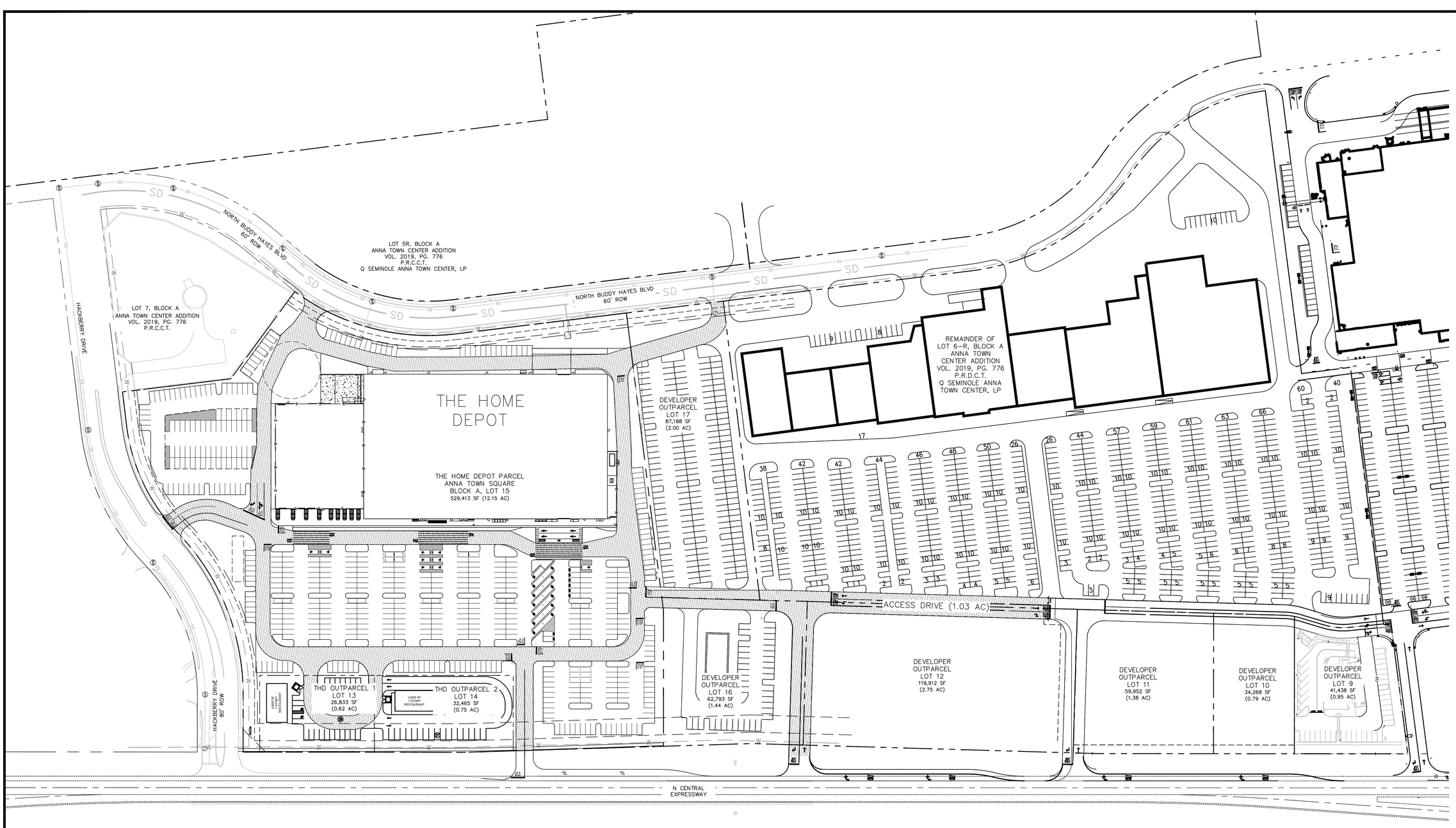
OWNER:
The HomeDepot
2455 Paces Ferry Road, c-19 Atlanta
GA 30339-4024
Phone: (770) 433-8211

APPLICANT
Lars Andersen & Associates, INC.
4694 West Jacquelyn Avenue,
Fresno , CA 93722
TEL: 559 276-2790

EXHIBIT A
1 OF 2

0' 50' 100'
SCALE 1"=50'

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0' 80' 160'
SCALE 1"=80'

CONCEPT PLAN

ANNA TOWN CENTER ADDITION
16.745 ACRES (729,433 SQ. FT.)
LOTS 6R,13-17, BLOCK A
CITY OF ANNA, COLLIN COUNTY, TX

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE, FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM
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Scale:	Drawn by:	Checked by:	Date:	Project No.	Sheet No.
1" = 80'	JR	DZ	7/28/2023	23006	2 OF 2

OWNER:
The HomeDepot
2455 Paces Ferry Road, c-19 Atlanta,
GA 30339-4024
Phone: (770) 433-8211

APPLICANT
Lars Andersen & Associates, INC.
4694 West Jacquelyn Avenue,
Fresno , CA 93722
TEL: 559 276-2790

EXHIBIT A
2 OF 2

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EXHIBIT B

Kimley»Horn

MEMORANDUM

To:	City of Anna, Planning Department 120 W. 7th St. Anna, TX 75409
From:	Jordan Corbitt, P.E. Kimley-Horn and Associates, Inc.
Date:	July 7, 2023 Revised – July 24, 2023
Subject:	**Anna Town Center, Blk A, Lt 6R - SEC of North Central Expressway and Hackberry Dr** **PD Amendment Application** **The Home Depot – Anna, TX**

Kimley-Horn and Associates respectfully submits this Application for a Planned Development (PD) Amendment to the Planning and Development Department on behalf of the current property owner, Q Seminole Anna Town Center, L.P., and the applicant, The Home Depot U.S.A., Inc. This PD Amendment substantially conforms with the Ordinance No. 648-2014 and THOR Thoroughfare Overlay District which allows for the parcel development of a new home improvement store within the existing Anna Town Center development.

Site Development

The proposed site is approximately 13 acres located at the northern end of the Anna Town Center Master Development. The Home Depot Store will front the North Central Expressway located to the west. Hackberry Drive is located along the north side of the property and North Buddy Hayes Boulevard runs along the eastern perimeter of the parcel. There are currently two outparcels shown within the Home Depot property area. Additionally, the current property owner will retain the remaining portion of the property to the south, and two "Developer Outparcels" are included as part of the concept plans and preliminary plat associated with this submittal.

Building Architecture

The Home Depot is currently proposing a new home improvement store totaling 135,671 square feet. This area will include a new building with 106,280 square feet providing sales floor and stock storage area. The store will also include a 28,118 square feet outdoor Garden Center and 1,283 square feet of customer vestibule area. The THOR Overlay District requires the building to be 100% masonry, therefore Home Depot will provide a concrete building with a mixture of smooth and textured concrete

for interest. The building also includes details such as split-faced CMU and is articulated with a steel awning at the store entry.

Proposed amendments to the existing PD zoning include the following items:

Amendment Request #1: Garden Center size

The Garden Center is located at the north side of the building along Hackberry Drive and is a 28,118 square foot enclosed outdoor space. Per the PD ordinance, the Garden Center can only be 25% (26,972 SF) of the adjoining building. However, The Home Depot's prototypical Garden Center Design is 28,216 SF which is approximately 26% of the adjoining building. Therefore, revising the requirement to allow (26.25%) is requested.

Amendment Request #2: Garden Center façade

The PD ordinance also stipulates the Garden Center be enclosed by a four-foot masonry wall with an eight-foot decorative metal fence. The Home Depot requests an allowance for the enclosure design to have masonry columns in lieu of the four-foot masonry wall. Included with the submittal are the proposed elevations of the Garden Center.

Amendment Request #3: Garden Center screening

The PD ordinance requires outdoor display areas to be screened by landscape along the exterior side of the enclosure. The Home Depot requests an allowance to provide seasonal landscape and plant display areas in lieu of permanent landscape area along front and side of the Garden Center.

Amendment Request #4: Parking Requirement

The main parking field is located in front of the home improvement store and secondary parking areas are located on the north side of the building in close proximity to the Garden Center, east side of the building along Buddy Hayes, and on the south side of the building adjacent to the Tool Rental Center. The majority of the parking spaces will be located in front of the building with 338 spaces in the front parking field including (2) two spaces dedicated for Veteran parking, (4) four spaces for online fulfillment, and (21) twenty-one spaces dedicated to the Pro/contractor. Accessible parking will be consolidated to the (9) nine spaces closest to the main entry to meet current Texas Accessibility Standards (TAS). The total available customer parking will be 411 spaces.

The PD ordinance currently requires 4 spaces per 1,000 SF of building area resulting in 538 spaces required with the proposed building. Home Depot is requesting to reduce the requirement to 3 spaces per 1,000 SF of building area to better fit their typical demand. This would result in a total of 408 spaces being required. The proposed site plan provides a total of 411 available customer spaces, however, and additional 90 spaces will be provided onsite and allocated for accessory uses such as display areas, loading, and seasonal sales; therefore, these areas are not considered in the proposed parking total. The Home Depot has utilized their internal parking utilization model which evaluates parking needs based off anticipated store revenue at full store maturity (4+ years in operation) and has determined that only 409 parking spaces are needed to meet the anticipated demand. The proposed

parking for the site will still provide more than The Home Depot will need to accommodate customers and perform store operations.

Building Signage

According to City of Anna development code, the allowed building signage for each parcel is set at 200 sf per individual sign. Home Depot's prototypical main building sign totals 437.91 sf. Additionally, code states that the maximum aggregate of all wall signs are not to exceed 2x the maximum area allowed for a single sign. This would equate to 400 sf. Home Depot's prototypical signage package totals approx. 615 sf. A sign exhibit has been included for reference.

Conclusion / Summary of requested PD Amendments

A summary of the requested changes to the existing PD zoning is as follows:

1) Garden Center area can only be 25% of the adjoining building.
    - **We are requesting an additional 1,244 S.F. allowance for the Garden Center standard footprint. Allowable = 26,972 S.F. (25%); Proposed = 28,216 S.F. (26.25%)**
2) Garden Center screening 3' front and 6' side around outdoor display area
    - **HD will provide seasonal landscape and plant display areas in lieu of permanent landscape area along front and side of Garden Center**
3) Parking Requirements = request reduction of minimum requirement to 3/1000 S.F.
    - **Required= 408 stalls; Proposed = 411 stalls** => additional 90 stalls will be provided for outdoor displays and other reserved items, totaling 501 spaces.
4) Signage
    - **Increase allowed maximum individual building signage to 440 sf**
    - **Increase allowed maximum aggregate of all building signs to 615 sf**

We appreciate your time and consideration of the approval for this PD Amendment and look forward to bringing The Home Depot to the Anna Community. For any questions or request for additional details, please contact Jordan Corbitt via phone (770) 545-6103 or by email at: Jordan.Corbitt@kimley-horn.com

Sincerely,



EXHIBIT C

S BUDDY HAYES BLVD & HACKBERRY DRIVE - ANNA, TEXAS 75409



FRONT ELEVATION - WEST

72'- 11 13/16"

6'- 0"

THE HOME DEPOT

A 72" CHANNEL LETTERS
437.91 SQUARE FEET

28'- 9"

2'- 6"

GARDEN CENTER

B 30" CHANNEL LETTERS
41.27 SQUARE FEET

13'- 7 7/16"

2'- 6"

LUMBER

C 30" CHANNEL LETTERS
34 SQUARE FEET

11'- 6"

3'- 0" | 8'- 1 1/8"

3'- 0"

RENTAL

1'- 10 3/4"

D 36" LOGO W/ LETTERS
34.5 SQUARE FEET

E 12"

12"

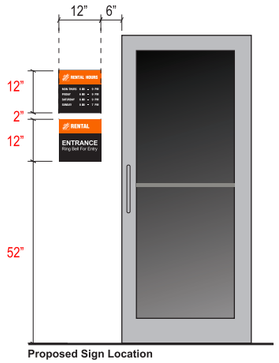
RENTAL HOURS

MON-THURS	6 AM - 9 PM
FRIDAY	6 AM - 9 PM
SATURDAY	6 AM - 9 PM
SUNDAY	8 AM - 7 PM

F 12"

12"

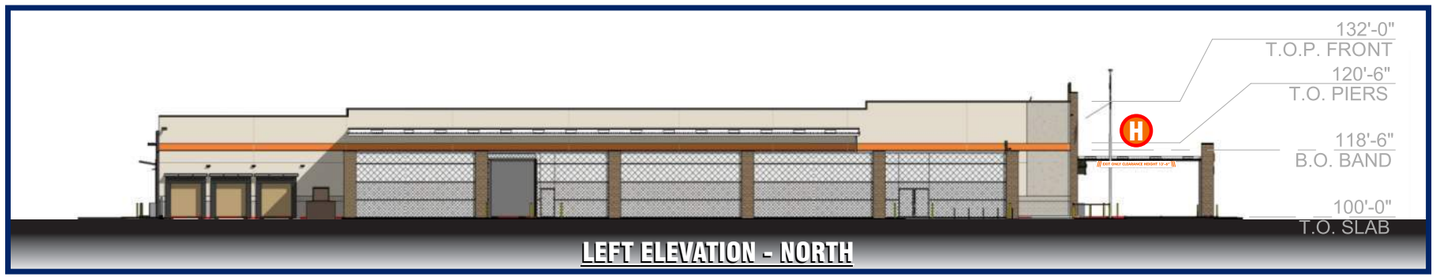
RENTAL
ENTRANCE
Ring Bell For Entry



Proposed Sign Location



RIGHT ELEVATION - SOUTH



LEFT ELEVATION - NORTH

20'- 0"

1'- 6" | 8"

ENTRANCE CLEARANCE HEIGHT 13'-6"

G CANOPY CLEARANCE SIGNS (NON-ILLUMINATED)
30 SQUARE FEET

20'- 0"

1'- 6" | 8"

EXIT ONLY CLEARANCE HEIGHT 13'-6"

H CANOPY CLEARANCE SIGNS (NON-ILLUMINATED)
30 SQUARE FEET

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

ID. ASSOCIATES
BRINGING THE WORLD'S BRANDS TO LIFE
1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303
PH (888) 303-5534 · FAX (334) 836-1401
www.idassociatesinc.com

CLIENT:	THE HOME DEPOT	STORE NO.:	TBD	REV.:		REV.:		REV.:		REV.:	
LOCATION:	ANNA, TEXAS	DATE:	05/25/23	REV.:		REV.:		REV.:		REV.:	
ACCOUNT REP.:	KEVIN CRAMER	DRAWN BY:	JAS	REV.:		REV.:		REV.:		REV.:	
DRAWING NO.:	THD-ANNA TX #TBD-SIGN EXHIBIT			REV.:		REV.:		REV.:		REV.:	

Underwriters Laboratories Inc.® LISTED

RECEIVED 07/26/2023
DEVELOPMENT SERVICES

THE CITY OF
Anna

Please circle one:

In favor of request | Neutral to request | Opposed to request

Comments:

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

Gordon Illavsky
Name (Please Print)

Signature

524 Creekview Dr, Anna, TX 75409
Address

7/22/23
Date

Please return form to:

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

Hand Delivery:
Planning and Development Department
Municipal Complex
120 W. Seventh Street
Anna, TX 75409

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

RECEIVED 07/28/2023
DEVELOPMENT SERVICES

THE CITY OF
Anna

Please circle one:

In favor of request | (Neutral to request) | Opposed to request

Comments:

Anna ISD has no concerns.

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

Bradley W. Duncan
Name (Please Print)

Signature

501 S. Sherley Ave.
Address

07/25/2023
Date

Please return form to:

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

Hand Delivery:
Planning and Development Department
Municipal Complex
120 W. Seventh Street
Anna, TX 75409

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

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna Town Center, Blk A, Lt 6R - SEC of Hwy | Total Number of Acres: 18

Zoning Classification(s): PD-C | Total Number of Lots: 5

Location: Hwy 75 and White Lane City of Anna, TX

Property Owner Information & Authorization

Name/Company: Q SEMINOLE ANNA TOWN CENTER, L.P., a Texas limited partnership

Address: 8111 Westchester Dr., Suite 800

City: Dallas | State: TX | Zip Code: 75225

Phone: (214) 884-3249 | Email: brianb@chiefpartnerslp.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Jordan Corbitt *(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: 07/05/23

STATE OF: Texas

COUNTY OF: Dallas

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

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

NOTARY PUBLIC STATE OF TEXAS
Laura Rickman
Notary Public, State of Texas
Comm. Expires 10/27/2023
Notary ID 12415379-0

Laura Rickman
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☑ Other *(specify)*: Site Development Coordinator (SDC)

Name: Jordan Corbitt

Company: Kimley-Horn & Associates, Inc.

Address: 11720 Amber Park Drive, Suite 600

City: Alpharetta | State: GA | Zip Code: 30009

Phone: (770) 545-6103 | Email: jordan.corbitt@kimley-horn.com

Item No. 28.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R, 13 - 17, Concept Plan. Applicant: Q. Seminole Anna Town Center, L.P.

SUMMARY:
Building Materials, Hardware (Indoors) on one lot and five vacant commercial lots on 35.8± acres located on the south side of Hackberry Drive, 160± feet east of U.S. Highway 75. Zoned Planned Development (Ord. No. 648-2014).

The purpose of the Concept Plan is to propose right-of-way, lot and block boundaries and easements necessary for the future construction of the commercial development.

FINANCIAL IMPACT:
This item has no financial impact.

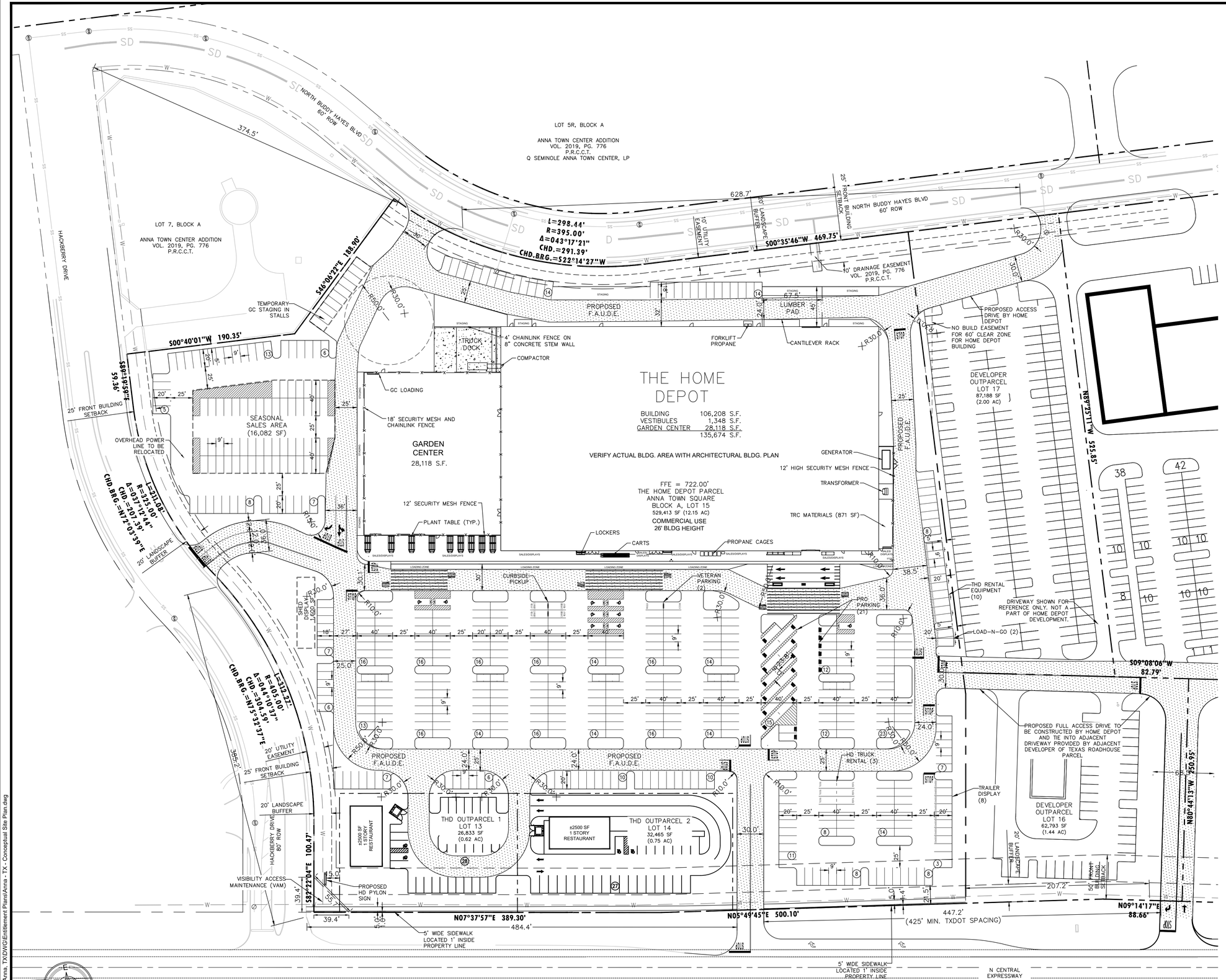
BACKGROUND:
If the zoning case is recommended for approval, the Concept Plan is in conformance with the adopted Planned Development standards and the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

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

ATTACHMENTS:
1. Anna Town Center Addition, Block A, Lots 6R, and 13-17 Concept Plan Locator Map
2. EXHIBIT A (CP) Anna Town Center, BL A, Lts 6R, 13-17
3. Application

Concept Plan - Anna Town Center Addition, Block A, Lots 6R, and 13-17







SITE AREA

THE HOME DEPOT PARCEL	12.15 AC	529,413 SF
THD OUTPARCEL 1	0.62 AC	26,836 SF
THD OUTPARCEL 2	0.74 AC	32,415 SF
TOTAL THD SITE AREA	**13.51 AC**	**588,664 SF**
DEVELOPER OUTPARCEL 1	1.21 AC	52,926 SF
DEVELOPER OUTPARCEL 2	2.02 AC	87,793 SF
SHOPPING CENTER PARCEL	84.09 AC	3,662,586 SF
TOTAL SITE AREA	**100.83 AC**	**4,392,040 SF**

BUILDING AREA

THE HOME DEPOT	106,208 SF
GARDEN CENTER	28,118 SF
VESTIBULES	1,348 SF
TOTAL THD AREA	135,674 SF

PARKING REQUIRED

THE HOME DEPOT	3 / 1,000 SF	323 STALLS
GARDEN CENTER	3 / 1,000 SF	85 STALLS
TOTAL HD PARKING		408 STALLS

PARKING PROVIDED

FRONT FIELD	378 STALLS
SIDE FIELD / REAR	75 STALLS
TOTAL THD PARKING	453 STALLS

INCLUDED IN PARKING PROVIDED

ACCESSIBLE STALLS (9 REQ @ 401-500)	9 STALLS
PRO PARKING	21 STALLS
VETERAN PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS

NOT INCLUDED IN PARKING PROVIDED

LOAD-N-GO		2 STALLS
THD TRUCK RENTAL		3 STALLS
TRAILER DISPLAY		8 STALLS
SHED DISPLAY	1,600 SF	0 STALLS
THD EQUIPMENT RENTAL		10 STALLS
SEASONAL SALES AREA	16,072 SF	55 STALLS
TEMPORARY GC STAGING		10 STALLS
CART CORRALS		10 STALLS
ACCESSORY PARKING NOT INCLUDED		98 STALLS
TOTAL THD PARKING PROVIDED		551 STALLS

ZONING CLASSIFICATION

ZONING CLASSIFICATION	ORD. NO. 648-2014

BULK REGULATIONS

	REQUIRED	PROVIDED
MIN. FRONT SETBACK (BLDG.)	50'	330'
MIN. FRONT SETBACK (BLDG.)	25'	25'
MIN. SIDE SETBACK (BLDG.)	10'	10'
MIN. REAR SETBACK (BLDG.)	10'	N/A
MIN. LANDSCAPE BUFFER (FRONT)	20'	20'
MIN. LANDSCAPE BUFFER (SIDE)	5'	5'
MAX. BUILDING COVERAGE	70%	TBD
MAX. BUILDING HEIGHT	60'	24'
MIN. PRKG STALL SIZE	180 SF	180 SF (9'x20')

NOTES:

1. SITE PROPERTY BOUNDARY IS BASED ON SITE PLAN, PROVIDED BY STEVECO COMMERCIAL REAL ESTATE.

CONCEPT PLAN

ANNA TOWN CENTER ADDITION
16.745 ACRES (729,433 SQ. FT.)
LOTS 6R,13-17, BLOCK A
CITY OF ANNA, COLLIN COUNTY, TX

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE, FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM
Texas Registered Engineering Firm F-18450

Scale:	Drawn by:	Checked by:	Date:	Project No.	Sheet No.
1" = 50'	JR	DZ	7/28/2023	23006	1 OF 2

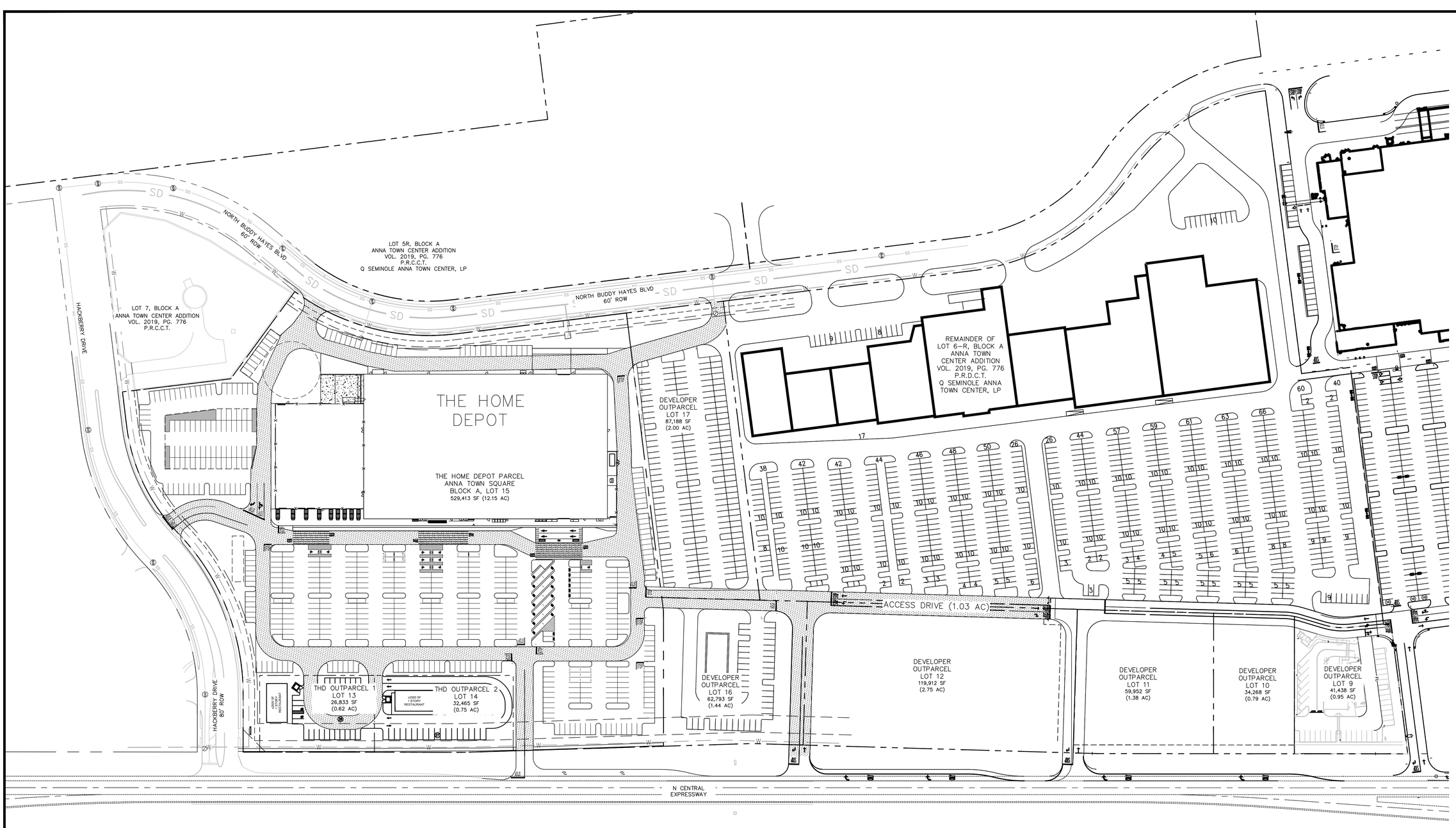
OWNER:
The HomeDepot
2455 Paces Ferry Road, c-19 Atlanta
GA 30339-4024
Phone: (770) 433-8211

APPLICANT
Lars Andersen & Associates, INC.
4694 West Jacquelyn Avenue,
Fresno , CA 93722
TEL: 559 276-2790

EXHIBIT A
1 OF 2

0' 50' 100'
SCALE 1"=50'

P:\Proj-2023\23006 - HD Anna, TX\DWG\Entitlement Plans\Anna - TX - Conceptual Site Plan.dwg



0' 80' 160'
SCALE 1"=80'

CONCEPT PLAN

ANNA TOWN CENTER ADDITION
16.745 ACRES (729,433 SQ. FT.)
LOTS 6R,13-17, BLOCK A
CITY OF ANNA, COLLIN COUNTY, TX

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE, FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM
Texas Registered Engineering Firm F-18450

Scale:	Drawn by:	Checked by:	Date:	Project No.	Sheet No.
1" = 80'	JR	DZ	7/28/2023	23006	2 OF 2

OWNER:
The HomeDepot
2455 Paces Ferry Road, c-19 Atlanta,
GA 30339-4024
Phone: (770) 433-8211

APPLICANT
Lars Andersen & Associates, INC.
4694 West Jacquelyn Avenue,
Fresno , CA 93722
TEL: 559 276-2790

EXHIBIT A
2 OF 2

P:\Proj\2023\23006 - HD Anna, TX\DWG\Entitlement Plans\Anna - TX - Conceptual Site Plan.dwg

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna Town Center, Blk A, Lt 6R - SEC of Hwy | Total Number of Acres: 18

Zoning Classification(s): PD-C | Total Number of Lots: 5

Location: Hwy 75 and White Lane City of Anna, TX

Property Owner Information & Authorization

Name/Company: Q SEMINOLE ANNA TOWN CENTER, L.P., a Texas limited partnership

Address: 8111 Westchester Dr., Suite 800

City: Dallas | State: TX | Zip Code: 75225

Phone: (214) 884-3249 | Email: brianb@chiefpartnerslp.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Jordan Corbitt *(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: 07/05/23

STATE OF: Texas

COUNTY OF: Dallas

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

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

NOTARY PUBLIC STATE OF TEXAS
Laura Rickman
Notary Public, State of Texas
Comm. Expires 10/27/2023
Notary ID 12415379-0

Laura Rickman
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☑ Other *(specify)*: Site Development Coordinator (SDC)

Name: Jordan Corbitt

Company: Kimley-Horn & Associates, Inc.

Address: 11720 Amber Park Drive, Suite 600

City: Alpharetta | State: GA | Zip Code: 30009

Phone: (770) 545-6103 | Email: jordan.corbitt@kimley-horn.com

Item No. 29.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R, 13 - 17, Preliminary Replat. Applicant: Q. Seminole Anna Town Center, L.P.

SUMMARY:
Building Materials, Hardward (Indoors) on one lot and five vacant commercial lots on 35.8± acres located at the southeast corner of Hackberry Drive and S Central Expressway (U.S. Highway 75). Zoned Planned Development (Ord. No. 648-2014).

The purpose of the Preliminary Replat is to propose right-of-way, lot and block boundaries and easements necessary for the future construction of the building materials, hardware (indoors) development.

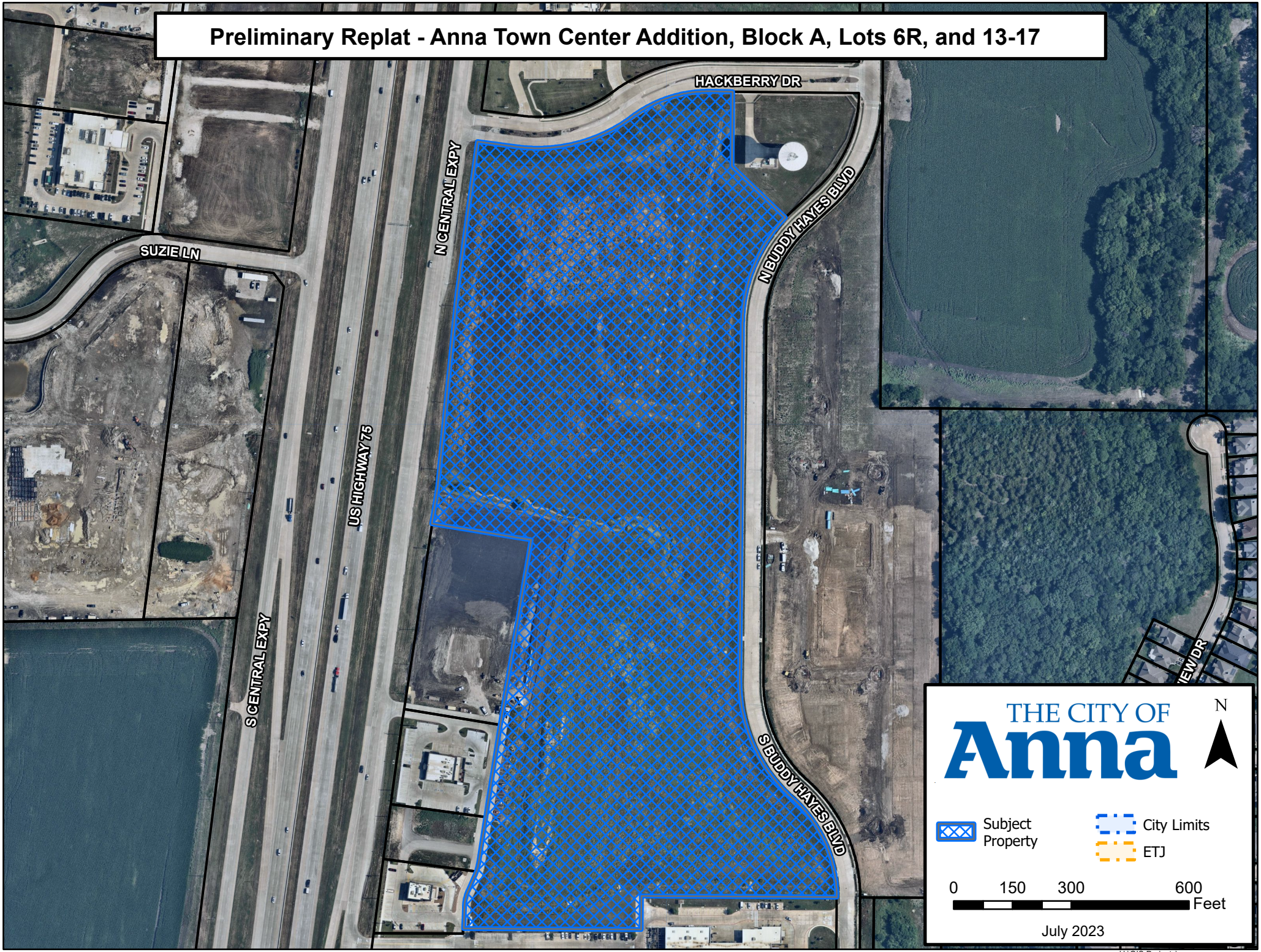
FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The Preliminary Replat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances.

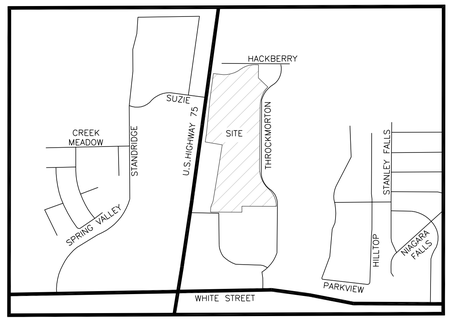
STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:
1. Anna Town Center Addition, Block A, Lots 6R, and 13-17 Preliminary Replat Locator Map
2. Exhibit A (PR) Anna Town Center, BL A, Lts 6R, 13-17
3. Application

Preliminary Replat - Anna Town Center Addition, Block A, Lots 6R, and 13-17



H:\GIS Projects\



VICINITY MAP
N.T.S.

GENERAL NOTES

1. BEARING BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, 4202, NAD83–US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.

2. ALL 'CIRS' ARE 5/8–INCH IRON ROD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.

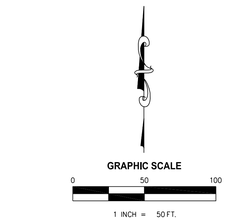
3. FLOOD STATEMENT: THIS SITE IS SITUATED IN NON–SHADED ZONE "X" IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48085C0155J, DATED JUNE 02, 2009. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

4. ELEVATIONS BASED ON NAVD 88, TIED TO CITY OF MCKINNEY MONUMENT NO. 26–ELEV=628.42'

5. THE PURPOSE OF THE RE–PLAT IS TO CREATE A SINGULAR COMMERCIAL LOT.

NON–RESIDENTIAL LOT TABLE

LOT NO.	ACREAGE
6R	16.046
13	0.616
14	0.745
15	12.154
16	1.442
17	2.002
TOTAL	33.005



U.S. HIGHWAY 75
NORTHBOUND FRONTAGE ROAD
(VARIABLE WIDTH R.O.W.)

LOT 8, BLOCK A
ANNA TOWN CENTER ADDITION
VOL. 2019, PG. 776
P.R.C.C.T.
UHS OF TEXOMA, INC.
DOC. # 20191216001601340
O.P.R.C.C.T.
ZONE PD–C

CURB & GUTTER

HACKBERRY DRIVE
(80' WIDE R.O.W.)

BM #1 "X" CUT
ELEV.= 738.88'

5/8" CIRF "KHA" (C.M.)

P.O.B.
STATE PLANE COORDS:
N: 7180983.81'
E: 2553427.71'

S82°22'04"E 100.47'

C1

5/8" CIRF "KHA"

V.A.M.E.
VOL. 2019, PG. 776
P.R.C.C.T.

N82°27'32"W 133.89'

C2

S89°19'59"E 59.36'

"X" CUT FOUND IN CONCRETE

CIRS

20' PERMANENT WATER EASEMENT CITY OF ANNA, TEXAS
INST. NO. 20150623000757320
R.P.R.C.C.T.

LOT 7, BLOCK A
ANNA TOWN CENTER ADDITION
INST. NO. 2019–776
P.R.C.C.T.
ZONE PD–C

N00°40'01"W 190.35'

5/8" CIRF "KHA"

S46°06'22"E 188.90'

BM #2 "X" CUT FOUND
ELEV.= 717.52'

CIRS

LOT 13, BLOCK A
0.616 ACRES
(26,833 SQ. FT.)

200.28'

5' PEDESTRIAN EASEMENT

N01°34'31"E 200.27'

POTENTIAL ACCESS DRIVE

PROPOSED F.A.U.D.E.

S82°28'07"E 134.09'

5' PEDESTRIAN EASEMENT

20' WATER EASEMENT
VOL. 2019, PG. 776
P.R.C.C.T.

160.80'

LOT 14, BLOCK A
0.745 ACRES
(32,465 SQ. FT.)

S07°14'48"W 242.40'

1/2" CIRF "TXDOT ROW MARKER" BEARS N75°40'24"W, 0.42'

82.33'

N82°25'19"W 131.72'

LOT 15, BLOCK A
12.154 ACRES
(529,460 SQ. FT.)

A PORTION OF
LOT 6, BLOCK A
ANNA TOWN CENTER ADDITION
VOL. 2020 PG. 822
P.R.C.C.T.
Q SEMINOLE ANNA TOWN CENTER, LP

ZONE PD–C

WILLIAM S. RATTAN
SURVEY,
ABSTRACT NO. 752

20' PERMANENT WATER EASEMENT CITY OF ANNA, TEXAS
INST. NO. 20150623000757320
R.P.R.C.C.T.

262.72'

5' PEDESTRIAN EASEMENT

50' R.L.

N05°49'45"E 500.10'

20' LANDSCAPE EASEMENT
VOL. 2019, PG. 776
P.R.C.C.T.

S82°26'52"E 235.54'

24.55'

S89°35'50"E 129.09'

S89°25'09"E 169.43'

S89°31'11"E 226.50'

PROPOSED ACCESS EASEMENT

155.05'

S09°09'02"W 164.86'

LOT 16, BLOCK A
1.442 ACRES
(62,793 SQ. FT.)

LOT 17, BLOCK A
2.002 ACRES
(87,188 SQ. FT.)

ZONE PD–C

1/2" CIRF "TXDOT ROW MARKER" BEARS S72°50'54"W, 0.65'

PROPOSED F.A.U.D.E.

BUDDY HAYES BOULEVARD
(60' WIDE R.O.W.)

5/8" CIRF "KHA"

60.0'

5/8" CIRF "KHA"

LOT 5, BLOCK A
ANNA TOWN CENTER ADDITION
VOL. 2019 PG. 776
P.R.C.C.T.
Q SEMINOLE ANNA TOWN CENTER, LP
ZONE MF–2

20' LANDSCAPE EASEMENT
VOL. 2019, PG. 776
P.R.C.C.T.

10' DRAINAGE EASEMENT
VOL. 2019, PG. 776
P.R.C.C.T.

BM #3 "X" CUT
ELEV.= 712.76'

10' WATER EASEMENT
VOL. 2019, PG. 776
P.R.C.C.T.

MATCH LINE SEE SHEET 2

LEGEND / ABBREVIATIONS

	ADJOINER LINE
	BOUNDARY LINE
	FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT (F.A.U.D.E.)
	BUILDING LINE
	EASEMENT LINE
■	CONC MON FOUND (TYPE 1)
◉	CONC MON FOUND (TYPE 2)
●	IRON ROD FOUND
⊠	"X" CUT FOUND
○	CAPPED IRON ROD SET
O.P.R.C.C.T.	REAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT–OF–WAY

PRELIMINARY REPLAT
LOTS 6R, 13-17, BLOCK A
ANNA TOWN CENTER
33.005 ACRES (1,437,685 SQ. FT.)
REPLAT OF LOT 6R, BLOCK A
ANNA TOWN CENTER
INSTRUMENT. NO. 20201210010004750
W.S. RATTON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER
Q. SEMINOLE ANNA TOWN CENTER, LP
8111 WESTCHESTER DR., SUITE 800
DALLAS, TX 75225
PH: 214.884.3249

SURVEYOR:
LANDPOINT
4100 INTERNATIONAL PLAZA, SUITE 240
FORT WORTH, TEXAS, 76109
(817) 554-1805
TBPELS REG. NO. 10194220

FOR PRELIMINARY REVIEW ONLY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

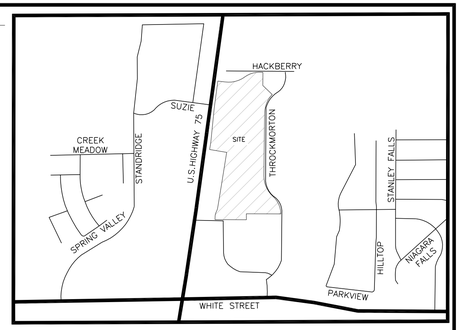
EXHIBIT A
1 OF 3

X:\2023\23-0274\Survey\DWG\23-0274 - MINOR PLAT - HOME DEPOT ANNA - 4-2-2024.dwg

MATCH LINE SEE SHEET 1

OWNER
Q. SEMINOLE ANNA TOWN CENTER, LP
8111 WESTCHESTER DR., SUITE 800
DALLAS, TX 75225
PH: 214.884.3249

SURVEYOR:
LANDPOINT
4100 INTERNATIONAL PLAZA, SUITE 240
FORT WORTH, TEXAS, 76109
(817) 554-1805
TBPELS REG. NO. 10194220



VICINITY MAP
N.T.S.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N01°49'49"E	53.04'
L2	N24°12'42"E	41.60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	312.37'	405.00'	44°10'37"	N75°32'37"E	304.59'
C2	211.08'	325.00'	37°12'44"	N72°03'39"E	207.39'
C3	298.44'	395.00'	43°17'31"	S22°14'27"W	291.39'
C4	46.09'	117.94'	22°23'37"	N13°01'32"E	45.80'
C5	30.83'	118.01'	14°58'04"	N16°43'40"E	30.74'

S08°44'51"W 6.50'

N89°25'11"W 525.85'

CIRS

10' WATER EASEMENT DOC. P.R.C.C.T

N09°14'17"E 88.66'

S09°08'06"E 82.79'

N80°44'13"W 250.95'

5' PEDESTRIAN EASEMENT

36' F.A.U.D.E. DOC. P.R.C.C.T

DRAINAGE EASEMENT DOC. P.R.C.C.T

20' LANDSCAPE EASEMENT VOL. 2019, PG. 776 P.R.C.C.T.

PROPOSED BLOCK A, LOT 12 TEXAS ROADHOUSE ADDITION DOC. P.R.C.C.T.

LOT 6-R, BLOCK A
16.046 ACRES
(698,946 SQ. FT.)

A PORTION OF
LOT 6, BLOCK A
ANNA TOWN CENTER ADDITION
VOL. 2020 PG. 822
P.R.C.C.T.
Q SEMINOLE ANNA TOWN CENTER, LP

ZONE PD-C

S00°35'46"W 905.97'

S00°35'46"W 436.22'

1/2" IRF

L=336.97'
R=395.00'
Δ=048°52'40"
CHD =326.84'
CHD BRG=S23°50'34"E

L=283.74'
R=335.00'
Δ=048°31'40"
CHD =275.35'
CHD BRG=S24°01'04"E

1/2" IRF

1/2" IRF

"X" CUT FOUND (C.M.)

"X" CUT FOUND

10' X 10.5' WATER EASEMENT VOL. 2020, PG. 822 P.R.C.C.T.

20' F.A.U.D.E. VOL. 2020, PG. 822 P.R.C.C.T.

N09°15'39"E 478.00'

50' B.L.

LOT 11R, BLOCK A
ANNA TOWN CENTER ADDITION
VOL. 2023, PG. 113
P.R.C.C.T.
Q SEMINOLE ANNA TOWN CENTER, LP
ZONE PD-C

20' LANDSCAPE EASEMENT VOL. 2019, PG. 776 P.R.C.C.T.

238.09'

N09°14'37"E 359.98'

"X" CUT FOUND

LOT 10R, BLOCK A
ANNA TOWN CENTER ADDITION
VOL. 2023, PG. 113
P.R.C.C.T.
Q SEMINOLE ANNA TOWN CENTER, LP
ZONE PD-C

50' B.L.

121.89'

"X" CUT FOUND

C5

11.57'

"X" CUT FOUND

"X" CUT FOUND

L2

LOT 9, BLOCK A
ANNA TOWN CENTER ADDITION
VOL. 2020 PG. 822
P.R.C.C.T.
CFT NV DEVELOPMENTS, LLC
ZONE PD-C

"X" CUT FOUND

C4

15' DRAINAGE EASEMENT VOL. 2020, PG. 822 P.R.C.C.T.

"X" CUT FOUND

L1

"X" CUT FOUND

N89°46'08"W 229.42'

S00°13'52"W 13.00'

"X" CUT FOUND

X-CUT FND

N89°44'07"W 498.10'

S00°13'52"W 86.00'

X-CUT FND

N89°46'08"W 452.85'

GRAPHIC SCALE
0 50 100
1 INCH = 50 FT.

LEGEND / ABBREVIATIONS

	ADJOINER LINE
	BOUNDARY LINE
	FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT (F.A.U.D.E.)
	BUILDING LINE
	EASEMENT LINE
■	CONC MON FOUND (TYPE 1)
◉	CONC MON FOUND (TYPE 2)
●	IRON ROD FOUND
⊠	"X" CUT FOUND
○	CAPPED IRON ROD SET
O.P.R.C.C.T.	REAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY

NON-RESIDENTIAL LOT TABLE

LOT NO.	ACREAGE
6R	16.046
13	0.616
14	0.745
15	12.154
16	1.442
17	2.002
TOTAL	33.005

GENERAL NOTES

1. BEARING BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.

2. ALL 'CIRS' ARE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.

3. FLOOD STATEMENT: THIS SITE IS SITUATED IN NON-SHADED ZONE "X" IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48085C0155J, DATED JUNE 02, 2009. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

4. ELEVATIONS BASED ON NAVD 88, TIED TO CITY OF MCKINNEY MONUMENT NO. 26-ELEV=628.42'

5. THE PURPOSE OF THE RE-PLAT IS TO CREATE A SINGULAR COMMERCIAL LOT.

PRELIMINARY REPLAT
LOTS 6R, 13-17, BLOCK A
ANNA TOWN CENTER
33.005 ACRES (1,437,685 SQ. FT.)
REPLAT OF LOT 6R, BLOCK A
ANNA TOWN CENTER
INSTRUMENT. NO. 20201210010004750
W.S. RATTON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS

FOR PRELIMINARY REVIEW ONLY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

EXHIBIT A
2 OF 3

X:\2023\23-0274\Survey\DWG\23-0274 - MINOR PLAT - HOME DEPOT ANNA - 4.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS $

COUNTY OF COLLIN $

BEING A 33.005 ACRE TRACT OF LAND SITUATED IN THE WILLIAM S. RATTAN SURVEY, ABSTRACT NO. 752, COLLIN COUNTY, TEXAS, BEING A PART OF LOT 6R, BLOCK A, ANNA TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, ACCORDING TO THE PLAT THERE OF RECORDED IN VOLUME 2019, PAGE 776, OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH CAP STAMPED "KHA" AT THE NORTHWEST CORNER OF SAID LOT 6R, BLOCK A, AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 75, A VARIABLE WIDTH RIGHT OF WAY, AND THE SOUTH RIGHT OF WAY LINE OF HACKBERRY DRIVE, AN 80 FOOT RIGHT OF WAY;

THENCE WITH THE NORTH LINE OF SAID LOT 6R, BLOCK A AND THE SOUTH RIGHT OF WAY LINE OF SAID HACKBERRY DRIVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S82°22'04"E, A DISTANCE OF 100.47 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "KHA" AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 44°10'37", A CHORD BEARING OF N75°32'37"E, AND A CHORD DISTANCE OF 304.59 FEET;

2. ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 312.27 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "KHA" AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 37°12'44", A CHORD BEARING OF N72°03'39"E, AND A CHORD DISTANCE OF 207.39 FEET;

3. ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 211.08 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "LANDPOINT" (HEREIN AFTER CALLED CAPPED IRON ROD SET);

4. S89°19'59"E, A DISTANCE OF 59.36 FEET TO AN "X" CUT FOUND AT THE NORTHEAST CORNER OF SAID LOT 6R, BLOCK AND THE NORTHWEST CORNER OF LOT 7, BLOCK A, OF SAID ANNA TOWN CENTER ADDITION;

THENCE WITH THE EAST LINE OF SAID LOT 6R, BLOCK A AND THE WEST LINE OF SAID LOT 7, BLOCK A, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S00°40'01"W, A DISTANCE OF 190.35 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "KHA" FOUND;

2. S46°06'22"E, A DISTANCE OF 188.90 FEET TO A CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK A, IN THE WEST RIGHT OF WAY LINE OF THROCKMORTON BOULEVARD, A 60 FOOT RIGHT OF WAY, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 43°17'21", A CHORD BEARING OF S22°14'27"W, AND A CHORD DISTANCE OF 291.39 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID LOT 6, BLOCK A AND WITH THE WEST RIGHT OF WAY LINE OF SAID THROCKMORTON BOULEVARD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 298.44 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "KHA" FOUND;

2. S00°35'46"W, A DISTANCE OF 905.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 48°52'40", A CHORD BEARING OF S23°50'34"E, AND A CHORD DISTANCE OF 326.84 FEET;

3. ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 336.97 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "KHA" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 48°31'40", A CHORD BEARING OF S24°01'04"E, AND A CHORD DISTANCE OF 275.33 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "KHA" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 6R, BLOCK A AND THE NORTHEAST CORNER OF LOT 1, BLOCK A, WAL-MART ANNA ADDITION, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 2017, PAGE 549, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF SAID THROCKMORTON BOULEVARD AND WITH THE SOUTH LINE OF SAID LOT 6, BLOCK A, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N89°44'07"W, A DISTANCE OF 498.10 FEET TO AN "X" CUT FOUND FOR CORNER;

2. S00°13'52"W, A DISTANCE OF 86.00 FEET TO AN "X" CUT FOUND FOR CORNER;

3. N89°46'08"W, A DISTANCE OF 452.85 FEET TO AN "X" CUT FOUND FOR CORNER FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 6, BLOCK A AND BEING IN THE EAST LINE OF LOT 9, BLOCK A, ANNA TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, ACCORDING TO THE PLAT THERE OF RECORDED IN VOLUME 2020, PAGE 822, OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE N01°49'49"E, WITH THE WEST LINE OF SAID LOT 6R, BLOCK A AND THE EAST LINE OF SAID LOT 9, BLOCK A, A DISTANCE OF 53.04 FEET TO AN "X" CUT FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 117.94 FEET, A CENTRAL ANGLE OF 22°23'27", A CHORD BEARING OF N13°01'32"E, AND A CHORD DISTANCE OF 45.80 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, CONTINUING WITH THE WEST LINE OF SAID LOT 6R, BLOCK A AND THE EAST LINE OF SAID LOT 9, BLOCK A, AN ARC LENGTH OF 53.04 FEET TO AN "X" CUT FOUND FOR CORNER;

THENCE N24°12'42"E, CONTINUING WITH THE WEST LINE OF SAID LOT 6R, BLOCK A AND THE EAST LINE OF SAID LOT 9, BLOCK A, AND THE EAST LINE OF SAID LOT 6R, BLOCK A AND THE EAST LINE OF SAID LOT 9, BLOCK A, A DISTANCE OF 41.60 FEET TO AN "X" CUT FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 118.01 FEET, A CENTRAL ANGLE OF 14°58'04", A CHORD BEARING OF N16°43'40"E, AND A CHORD DISTANCE OF 30.74 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, PASSING AN "X" CUT FOUND AT THE NORTHEAST CORNER OF SAID LOT 9, BLOCK A, AND THE SOUTHEAST CORNER OF LOT 10R, BLOCK A, ANNA TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME 2023, PAGE 113, PLAT RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 11.57 FEET, CONTINUING FOR A TOTAL ARC LENGTH OF 30.83 FEET TO AN "X" CUT FOUND FOR CORNER;

THENCE N09°14'37"E, CONTINUING WITH THE WEST LINE OF SAID LOT 6R, BLOCK A AND THE EAST LINE OF SAID LOT 10R, BLOCK A, PASSING AN "X" CUT FOUND AT THE NORTHEAST CORNER OF SAID LOT 10R, BLOCK A AND THE SOUTHEAST CORNER OF LOT 11R, BLOCK A, ANNA TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME 2023, PAGE 113, PLAT RECORDS, COLLIN COUNTY, TEXAS, AT A DISTANCE OF 121.89 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 359.98 FEET TO AN "X" CUT FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 11R, BLOCK A, AND THE SOUTHEAST CORNER OF LOT 12, BLOCK A, TEXAS ROAD HOUSE ADDITION, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME ____, PAGE ____, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE N09°15'39"E, WITH THE WEST LINE OF SAID LOT 6R, BLOCK A, AND THE EAST LINE OF SAID LOT 12, BLOCK A, A DISTANCE OF 478.00 FEET TO NORTHEAST CORNER OF SAID LOT 12, BLOCK A;

THENCE N80°44'13"W, WITH THE SOUTH LINE OF SAID LOT 6R, BLOCK A, AND THE NORTH LINE OF SAID LOT 12, BLOCK A, A DISTANCE OF 250.95 FEET TO A CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF SAID LOT 12, BLOCK A, AND THE SOUTHWEST CORNER OF SAID LOT 6R, BLOCK A, IN THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 75;

THENCE WITH THE WEST LINE OF SAID LOT 6R, BLOCK A, AND THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 75, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N09°14'17"E, A DISTANCE OF 88.66 FEET TO A POINT FROM WHICH A 1/2" IRON ROD FOUND WITH CAP STAMPED "TXDOT ROW MARKER" BEARS S72°50'54"W, A DISTANCE OF 0.65 FEET;

2. N05°49'45"E, A DISTANCE OF 500.10 FEET TO A POINT FROM WHICH A 1/2" IRON ROD FOUND WITH CAP STAMPED "TXDOT ROW MARKER" BEARS N75°40'24"W, A DISTANCE OF 0.42 FEET;

3. N07°37'57"E, A DISTANCE OF 389.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.005 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. BEARING BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.

2. ALL "CIRS" ARE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.

3. FLOOD STATEMENT: THIS SITE IS SITUATED IN NON-SHADED ZONE "X" IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48085C0155J, DATED JUNE 02, 2009. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

4. ELEVATIONS BASED ON NAVD 88, TIED TO CITY OF MCKINNEY MONUMENT NO. 26-ELEV=628.42'

5. THE PURPOSE OF THE RE-PLAT IS TO CREATE COMMERCIAL LOTS

OWNER'S DEDICATION

THAT Q. SEMINOLE ANNA TOWN CENTER, LP; ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS ANNA TOWN CENTER, LOTS6R13-17,BLOCK A, BEING A RE-PLAT OF BLOCK A, LOT 6R, TO ANNA TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. 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 ANN'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 ANY 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 CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LAND 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 LAND, NO PARKING". THE POLICE OF 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, AND UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF ANNA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS.

WITNESS MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 2023.

Q SEMINOLE ANNA TOWN CENTER, L.P.

BY: _____

PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, OF Q SEMINOLE TOWN CENTER, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAMES 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

STATE OF TEXAS

COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TED A. GOSSETT, 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

FOR PRELIMINARY REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
TED A. GOSSETT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5991

STATE OF TEXAS

COUNTY OF COLLIN

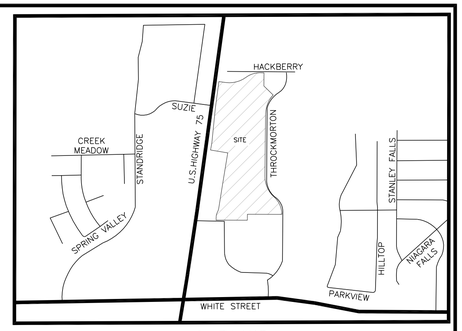
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TED A. GOSSETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

_____
MY COMMISSION EXPIRES



VICINITY MAP
N.T.S.

NON-RESIDENTIAL LOT TABLE

LOT NO.	ACREAGE
6R	16.046
13	0.616
14	0.745
15	12.154
16	1.442
17	2.002
TOTAL	33.005

OWNER
Q. SEMINOLE ANNA TOWN CENTER, LP
8111 WESTCHESTER DR., SUITE 800
DALLAS, TX 75225
PH: 214.884.3249

SURVEYOR:
LANDPOINT
4100 INTERNATIONAL PLAZA, SUITE 240
FORT WORTH, TEXAS, 76109
(817) 554-1805
TBPELS REG. NO. 10194220

APPROVED THIS _____ DAY OF _____, 2023. BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS.

_____
MAYOR

_____
CITY SECRETARY

PRELIMINARY REPLAT

LOTS 6R, 13-17, BLOCK A
ANNA TOWN CENTER
33.005 ACRES (1,437,685 SQ. FT.)
REPLAT OF LOT 6R, BLOCK A
ANNA TOWN CENTER
INSTRUMENT. NO. 20201210010004750
W.S. RATTON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS

FOR PRELIMINARY REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

EXHIBIT A
3 OF 3

X:\2023\23-0274\Survey\DWG\23-0274 - MINOR PLAT - HOME DEPOT ANNA - Survey.dwg

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna Town Center, Blk A, Lt 6R - SEC of Hwy | Total Number of Acres: 18

Zoning Classification(s): PD-C | Total Number of Lots: 5

Location: Hwy 75 and White Lane City of Anna, TX

Property Owner Information & Authorization

Name/Company: Q SEMINOLE ANNA TOWN CENTER, L.P., a Texas limited partnership

Address: 8111 Westchester Dr., Suite 800

City: Dallas | State: TX | Zip Code: 75225

Phone: (214) 884-3249 | Email: brianb@chiefpartnerslp.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Jordan Corbitt *(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: 07/05/23

STATE OF: Texas

COUNTY OF: Dallas

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

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

NOTARY PUBLIC STATE OF TEXAS
Laura Rickman
Notary Public, State of Texas
Comm. Expires 10/27/2023
Notary ID 12415379-0

Laura Rickman
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☑ Other *(specify)*: Site Development Coordinator (SDC)

Name: Jordan Corbitt

Company: Kimley-Horn & Associates, Inc.

Address: 11720 Amber Park Drive, Suite 600

City: Alpharetta | State: GA | Zip Code: 30009

Phone: (770) 545-6103 | Email: jordan.corbitt@kimley-horn.com

Item No. 30.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 18.8± acres located at the northwest corner of N. Powell Parkway and Rosamond Parkway from Planned Development (Ord. No. 797-2018) to Planned Development to allow for a nonresidential and multiple-family residence development with modified development standards. Applicant: Rosamond Powell Investments LLC.

SUMMARY:
The proposed zoning will be Planned Development with C-1 Restricted Commercial District (C-1) and MF-2 Multiple-Family Residential – High Density (MF-2) as the base zoning districts.

HISTORY:

The subject property was initially part of a zoning request approved by the City Council on December 11, 2018, that permitted a Single-Family Residential and Commercial (C-1) development. Included as part of that zoning was a prevision/stipulation that pertained to the subject area.

*"**Commercial** - Permitted at the intersection of State Highway 5 and Rosamond Parkway with a minimum acreage of eight (8) acres and a maximum of twenty (20 acres)".*

REMARKS:

The applicant is proposing to rezone the State Highway 5 and Rosamond Parkway commercial area in order to:

a. Reduce the required amount of commercial land area to a minimum 4.5 acres.

b. Allow for multiple-family residence development with modified development standards that would consist of two and three-story multiple-family residence buildings with one, two, and three-bedroom units.

A Planned Development (PD) district is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the

community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

A concept plan, Rosamond Village, Block A, Lot 1-2 (Exhibit A), accompanies this request.

Surrounding Land Uses and Zoning

North Single-Family Residences – Shadowbend, Phase 1
East Across State Highway 5, vacant land
South Across Rosamond Parkway, Anna ISD
West Single-Family Residences – Shadowbend, Phase 1

Proposed Planned Development Stipulations

The requested rezoning is PD with a base zoning of C-1 and MF-2. The primary purpose of the Planned Development request is to allow for a high-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 multiple-family residences and commercial uses.

Design Standards - The language in the proposed PD district would allow for modified development standards associated with both the multiple-family residences and commercial developments.

Height and area regulations

- C-1 Zoning District - Appendix 1 (zoning district area regulations) of the Zoning Ordinance identifies a maximum height of 25 feet.

 The applicant is requesting to increase the maximum height allowance to 30 feet for the C-1 base zoning area.

- MF-2 Zoning District and THOR Overlay - Appendix 1 (zoning district area regulations) of the Zoning Ordinance has a maximum height of 45 feet and 35 feet respectively.

 The applicant is requesting a maximum height allowance of 45 feet.

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

 The applicant is proposing a height restriction of 2-story / 35 feet between 45 - 60 feet from the western property line shared with the existing single-family residential development.

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.

o Reduce the required parking for one-bedroom units to one (1) space per dwelling unit.

o Reduce guest parking to 0.20 space per dwelling unit for visitor parking.

o Reduce the percentage of required covered parking to 50% of the units.

Landscape setback on major thoroughfares - Sec. 9.06.007 (Setbacks) requires a minimum 20-foot landscape buffer adjacent to the right-of-way of any major thoroughfare that has an ultimate right-of-way width of 60 feet or greater.

 The applicant is requesting to reduce the landscape setback along Rosamond Parkway to 15 feet.

Refuse Facilities - Sec. 9.04.020 (MF-2 zoning regulations) 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 a minimum of one compactor on-site and provide a valet waste service.

Usable open space requirements - Sec. 9.04.033 (Special Uses) contains usable open space requirements for multifamily residences.

USABLE OPEN SPACE REQUIREMENT	
Number of Bedrooms or Sleeping Rooms	
1 or less	6(
Each additional bedroom over 1	3(

 The applicant is requesting 25% of the multifamily tract be dedicated as open space as defined in the City of Anna, TX Code of Ordinances rather than calculating the open space by bedroom count and associated square footage.

Self-imposed Design Standards - The applicant is proposing additional design standards to improve the quality of the proposed development.

 Prohibit additional land uses within the C-1 zoning district:

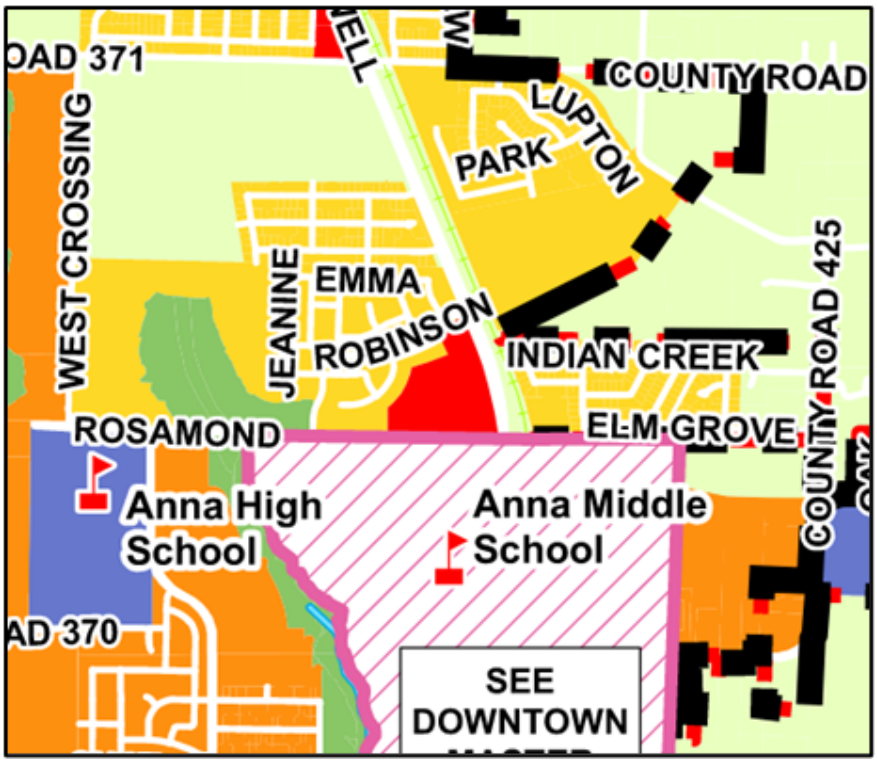
- Residential Uses
- Transportation, Utility and Communications Uses
- Discount Department Store
- Washateria
- Motel, motor hotel, motor lodge
- Child-care center
- Nursery school, kindergarten
- School, private or public (primary and /or secondary)
- Warehouse Uses
- Outside Storage

 Increase required planting along western property boundary from 1 tree every 40 feet to 1 tree every 30 feet.

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.



The designation was based on the existing zoning that was established in 2018. The area was primarily intended to accommodate retail, commercial and service centers that supply the surrounding residential areas with convenience goods and services.

The proposed zoning amendment is not in conformance with the Future Lane Use designation.

ISSUES:

<u>Anna 2050 Land Use and Development Policies</u>

The Land Use and Development Policies within the Anna 2050 Comprehensive Plan are intended to work in conjunction with the Future Land Use Plan to establish the community Anna neighbors hope to see in 2050. These policies were used to help guide the development of the PlaceTypes and determine the appropriate locations for each within the Future Land Use Plan. They are intended to inform decisions related to new development, redevelopment, adaptive reuse of existing buildings, design of the public realm, and the public investments that support the desired character of each part

of Anna.

The proposed rezoning request is not consistent nor in conformance with the land use and development policies listed below.

LU 1. The City of Anna will use this Future Land Use Plan as its primary policy document for decisions related to the physical development and the desired future community character of Anna.

LU 2. Decisions on rezoning, the subdivision of land, project design, the provision of incentives and other aspects of development should be made consistent with the Future Land Use Plan.

LU 4. Investments by the private sector should be consistent with the Future Land Use Plan's direction in terms of the scale, mix of land uses and development character.

LU 6. New development and redevelopment in Anna should create a range of locations for businesses that provide jobs for Anna residents, opportunities for business growth and success, long-term economic viability and the goods and services desired by Anna's neighbors and residents of surrounding communities that choose to shop in Anna.

Building Setbacks and Landscape Buffers

The applicant is requesting to modify building setbacks and landscape buffer requirements along Rosamond Parkway which is identified as a Major Arterial on the City of Anna Master Thoroughfare Plan. The purpose of both the building setback and landscape buffer requirements are to protect developments from the negative transportation noise and air quality impacts effects generated from arterial roadways.

A PD district provides the ability to amend use, height, setback, and other development standards to promote innovative design and better development controls appropriate to both off- and onsite conditions. Staff does not see the benefit of reducing standards that's sole purpose is to protect and enhance the wellbeing of future neighbors.

General Residential Adjacency

Below is a list of existing, under construction, and entitled residential developments with associated lot counts that are in the general area of the requested rezoning.

North of Hackberry Drive, east of future Ferguson Parkway, south of the city limits, and west of future Leonard Avenue.

- Shadowbend - 220
- Sweetwater Crossing -192
- Meadow Ridge Estates - 151
- Camden Parc - 452

- Coyote Meadow - 731
- Cedar Ridge, Ph 1 - 123
- West Crossing (north of Hackberry) - 1,000+
- Anacapri - 465 (600 multifamily)
- Anacapri North - 744
- North Pointe Crossing - 934
- Tara Farms - 363
- Anna Station - 196 multifamily
- Green Meadows - 120
- Sweetcow - 92

West of future Ferguson Parkway
- Woods at Lindsey Place - 942 (600 multifamily)
- Meadow Vista - 800

Total = 7,237 Single-Family Homes & 1,396 multiple family units

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The proposed rezoning requests must be carefully examined to ensure that the proposed location is suitable for residential development and that Anna's economic viability is not being jeopardized in order to accommodate short-term demand. The availability of undeveloped "greenfield" sites is vital to encourage expansion and relocation of businesses. Therefore, the City should preserve land along the highways, major arterial corridors, and in the downtown area for future economic development opportunities.

Recommended that the Planning & Zoning Commission provide direction regarding the appropriateness of multiple-family residences for this property. If the Commission votes in favor of the zoning request, below are recommended restrictions for the applicants' zoning request:

Restrictions:

1. The location of the planned development zoning district and individual districts shall be in substantial conformance with the Concept Plan (Exhibit 2).

2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the C-1 Restricted Commercial (C-1) district, the MF-2 Multiple-Family Residential – High Density (MF-2) district and the Planning and Development Regulations except as otherwise specified herein.

A. C-1 Restricted Commercial District

i. Additional Prohibited Uses:

1. Residential Uses

2. Transportation, Utility and Communications Uses

3. Discount Department Store

4. Washateria

5. Motel, motor hotel, motor lodge

6. Child-care center

7. Nursery school, kindergarten

8. School, private or public (primary and /or secondary)

9. Warehouse Uses

10. Outside Storage

ii. Maximum height (feet): 1 story / 30 feet

iii. Refuse Facilities: The Commercial Tract as shown on the conceptual plan shall be considered one lot for purposes of refuse collection. In the event of a single refuse collection area the refuse collection shall be sized for the full build out of the commercial (minimum 2 trash containers per lot). If a single refuse collection area is proposed the area must be accessible to all current and future proposed buildings and have necessary easements. This location shall be approved at the site plan review process.

B. MF-2 Multiple-Family Residential - High Density

i. The only Permitted Use on the MF-2 lot shall be two and three story multifamily

ii. Maximum height (feet): 3-story / 45 feet with the following exception.

1. Multiple-family residence building adjacent to the single family along the western property lines shall be limited to 2-stories / 35 feet between 45 feet and 60 feet from the property line.

iii. Building Setbacks

1. Northern property boundary (Robinson Drive): 35 feet

2. Eastern property boundary (State Highway 5): 50 feet

3. Southern property boundary (Rosamond Parkway): 20 feet

4. Western property boundary: 45 feet

5. Encroachments - unenclosed balconies, bay windows, awnings, and patios may encroach up to five feet into a required building setback area. Stoops, retaining walls, raised planters, sculptures, and other decorative landscape items may be located within the required building setback and landscape buffer.

iv. Parking:

1. One space per bedroom

2. An additional .20 spaces per unit for visitor parking evenly dispersed throughout the development.

3. 50% of the units shall have access to either an attached garage or covered carport (ie. 315 Units / 158 covered spaces).

v. Landscape setbacks

1. Northern property boundary (Robinson Drive): 15 feet

2. Eastern property boundary (State Highway 5): 20 feet

3. Southern property boundary (Rosamond Parkway): 15 feet

vi. Minimum landscape requirements: Adjacent to property zoned for single-family the required 10-foot landscape area shall be planted with one large tree (minimum three inches in caliper and seven feet in height at time of planting) for each 30 linear feet or portion thereof of adjacent exposure.

vii. Screening:

1. A minimum 6’ rod iron fence with masonry column located every 50 feet shall be constructed along the shared property line with the commercial tract. Screening planting shall be installed and maintained to form a continuous, unbroken, visual screen which will be three feet high within two years after the time of planting. Construction of the screening fence shall be in conjunction with the construction of the multifamily development.

2. No screening fence shall be required along Robinson Drive, Powell Parkway and

Rosamond Parkway where a residential building faces the property line with no parking in front of the building as shown on the Conceptual Plan.

viii. Fencing: A 20-foot minimum setback shall be required for fencing along any right-of-way frontage and along the northern property boundary.

ix. Refuse Facilities: Multiple-family buildings will be served by valet trash service with one trash compactor contained onsite.

x. Open Space: a minimum of 25% of the multifamily tract shall be dedicated to open space as defined in the City of Anna, TX Code of Ordinances. All other provisions within Section 9.04.033(f) shall apply.

xi. Miscellaneous

1. No balconies are allowed on the 2nd floor for units facing the single-family neighborhood within a 2-story building.

2. Maximum of 315 multiple-family residence units.

3. Plats and/or site plans submitted for the development of the PD shall conform to the uses presented and approved on the Concept Plan with the exception that the C-1 lot may adjust uses to another permitted use as governed by this ordinance. 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 so long as they adhere to the regulations contained in this ordinance and all other governing City of Anna ordinances. Non-substantial changes of detail shall include but are not limited to unit mix modifications, building location and size adjustments, carport locations, parking space adjustments, amenity area adjustments and the like.

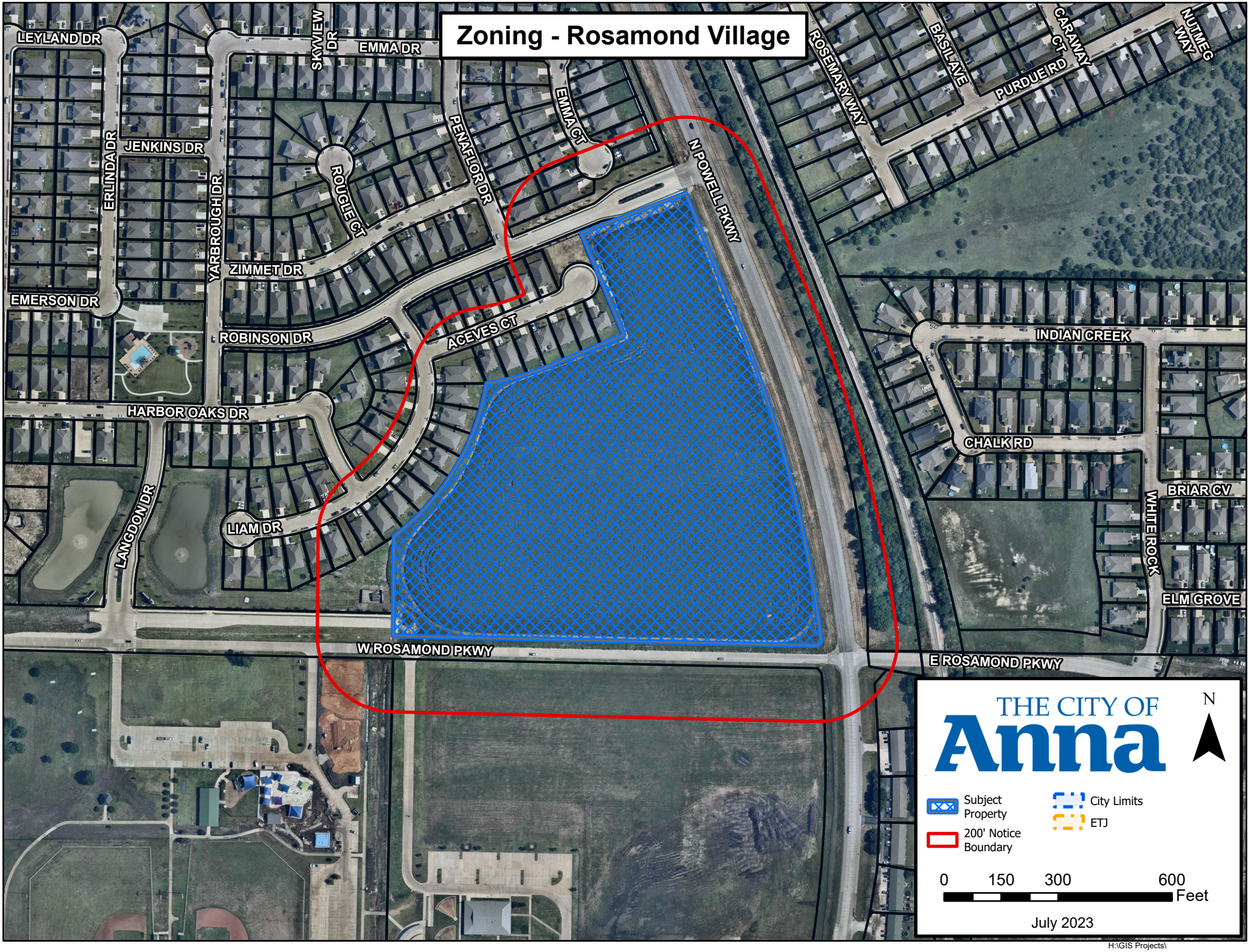
4. The Concept Plan will expire after two (2) years of approval.

5. Approvals by the City of Anna does not constitute approval of County, State, or Federal regulations.

STRATEGIC CONNECTIONS:
This item has no strategic connection.

ATTACHMENTS:
1. Rosamond Village Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) - Rosamond Village
3. EXHIBIT A - CP (Rosamond Village, Block A, Lot 1-2)
4. EXHIBIT B - Rosamond Village PD justification (Applicant doc.)
5. Opposition letter -1832 Liam Dr.

6. Neutral Letter - Anna ISD
7. P&Z application


Zoning - Rosamond Village
LEYLAND DR
SKYVIEW DR
EMMA DR
ROSEMARY WAY
BASIL AVE
CARAWAY CT
PURDUE RD
NUTMEG WAY
ERLINDA DR
JENKINS DR
YARBROUGH DR
ROUGLE CT
PENAFLOR DR
EMMA CT
N POWELL PKWY
ZIMMET DR
EMERSON DR
ROBINSON DR
ACEVES CT
INDIAN CREEK
HARBOR OAKS DR
CHALK RD
BRIAR CV
WHITE ROCK
LANGDON DR
LIAM DR
ELM GROVE
W ROSAMOND PKWY
E ROSAMOND PKWY
THE CITY OF Anna
N
Subject Property
200' Notice Boundary
City Limits
ETJ
0 150 300 600
Feet
July 2023
H:\GIS Projects\

CITY OF ANNA

PLANNING & ZONING COMMISSION

August 7, 2023

Public Hearing: Zoning – Rosamond Village

Applicant: Rosamond Powell Investments LLC

DESCRIPTION:

Request to rezone 18.8± acres located at the northwest corner of N. Powell Parkway and Rosamond Parkway from Planned Development (Ord. No. 797-2018) to Planned Development to allow for a nonresidential and multiple-family residence development with modified development standards.

The proposed zoning will be Planned Development with C-1 Restricted Commercial District (C-1) and MF-2 Multiple-Family Residential – High Density (MF-2) as the base zoning districts.

HISTORY:

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REMARKS:

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Surrounding Land Uses and Zoning

North	Single-Family Residences – Shadowbend, Phase 1
East	Across State Highway 5, vacant land
South	Across Rosamond Parkway, Anna ISD
West	Single-Family Residences – Shadowbend, Phase 1

Proposed Planned Development Stipulations

The requested rezoning is PD with a base zoning of C-1 and MF-2. The primary purpose of the Planned Development request is to allow for a high-density, multiple-family residence and commercial development with modified development standards. There are two primary parts to this request: land use and design standards.

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USABLE OPEN SPACE REQUIREMENT	
Number of Bedrooms or Sleeping Rooms	
1 or less	600 sq. ft.
Each additional bedroom over 1	300 sq. ft.

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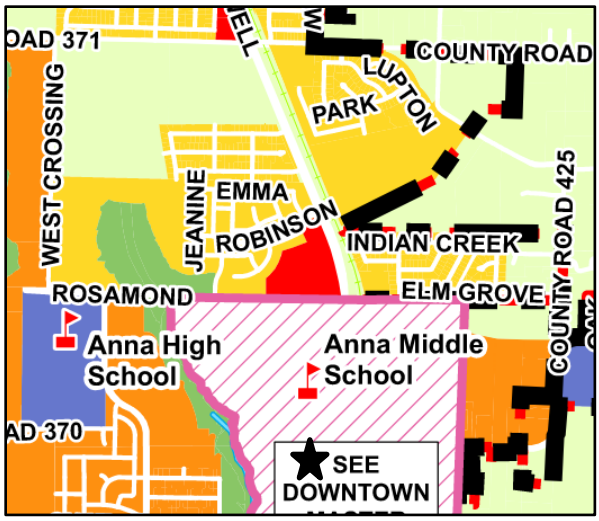
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    - Child-care center
    - Nursery school, kindergarten
    - School, private or public (primary and /or secondary)
    - Warehouse Uses
    - Outside Storage
- Increase required planting along western property boundary from 1 tree every 40 feet to 1 tree every 30 feet.

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

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.



The designation was based on the existing zoning that was established in 2018. The area was primarily intended to accommodate retail, commercial and service centers that supply the surrounding residential areas with convenience goods and services.

The proposed zoning amendment is not in conformance with the Future Lane Use designation.

ISSUES:

<u>Anna 2050 Land Use and Development Policies</u>

The Land Use and Development Policies within the Anna 2050 Comprehensive Plan are intended to work in conjunction with the Future Land Use Plan to establish the community Anna neighbors hope to see in 2050. These policies were used to help guide the development of the PlaceTypes and determine the appropriate locations for each within the Future Land Use Plan. They are intended to inform decisions related to new development, redevelopment, adaptive reuse of existing buildings, design of the public realm, and the public investments that support the desired character of each part of Anna.

The proposed rezoning request is not consistent nor in conformance with the land use and development policies listed below.

> LU 1. The City of Anna will use this Future Land Use Plan as its primary policy document for decisions related to the physical development and the desired future community character of Anna.
>
> LU 2. Decisions on rezoning, the subdivision of land, project design, the provision of incentives and other aspects of development should be made consistent with the Future Land Use Plan.
>
> LU 4. Investments by the private sector should be consistent with the Future Land Use Plan's direction in terms of the scale, mix of land uses and development character.

LU 6. New development and redevelopment in Anna should create a range of locations for businesses that provide jobs for Anna residents, opportunities for business growth and success, long-term economic viability and the goods and services desired by Anna's neighbors and residents of surrounding communities that choose to shop in Anna.

Building Setbacks and Landscape Buffers

The applicant is requesting to modify building setbacks and landscape buffer requirements along Rosamond Parkway which is identified as a Major Arterial on the City of Anna Master Thoroughfare Plan. The purpose of both the building setback and landscape buffer requirements are to protect developments from the negative transportation noise and air quality impacts effects generated from arterial roadways.

A PD district provides the ability to amend use, height, setback, and other development standards to promote innovative design and better development controls appropriate to both off- and onsite conditions. Staff does not see the benefit of reducing standards that's sole purpose is to protect and enhance the wellbeing of future neighbors.

General Residential Adjacency

Below is a list of existing, under construction, and entitled residential developments with associated lot counts that are in the general area of the requested rezoning.

North of Hackberry Drive, east of future Ferguson Parkway, south of the city limits, and west of future Leonard Avenue.

- Shadowbend - 220
- Sweetwater Crossing -192
- Meadow Ridge Estates - 151
- Camden Parc - 452
- Coyote Meadow - 731
- Cedar Ridge, Ph 1 - 123
- West Crossing (north of Hackberry) - 1,000+
- Anacapri - 465 (600 multifamily)
- Anacapri North - 744
- North Pointe Crossing - 934
- Tara Farms - 363
- Anna Station - 196 multifamily
- Green Meadows - 120
- Sweetcow - 92

West of future Ferguson Parkway

- Woods at Lindsey Place - 942 (600 multifamily)
- Meadow Vista - 800

Total = 7,237 Single-Family Homes & 1,396 multiple family units

SUMMARY:

Request to rezone 18.8± acres from Planned Development (Ord. No. 797-2018) to Planned Development to allow for a nonresidential and multiple-family residence development with modified development standards.

The proposed rezoning requests must be carefully examined to ensure that the proposed location is suitable for residential development and that Anna's economic viability is not being jeopardized in order to accommodate short-term demand. The availability of undeveloped "greenfield" sites is vital to encourage expansion and relocation of businesses. Therefore, the City should preserve land along the highways, major arterial corridors, and in the downtown area for future economic development opportunities.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission provide direction regarding the appropriateness of multiple-family residences for this property. If the Commission votes in favor of the zoning request, below are recommended restrictions for the applicants' zoning request:

Restrictions:

1. The location of the planned development zoning district and individual districts shall be in substantial conformance with the Concept Plan (Exhibit 2).

2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the C-1 Restricted Commercial (C-1) district, the MF-2 Multiple-Family Residential – High Density (MF-2) district and the Planning and Development Regulations except as otherwise specified herein.

    A. C-1 Restricted Commercial District

        i. Additional Prohibited Uses:

            1. Residential Uses

            2. Transportation, Utility and Communications Uses

            3. Discount Department Store

4. Washateria

5. Motel, motor hotel, motor lodge

6. Child-care center

7. Nursery school, kindergarten

8. School, private or public (primary and /or secondary)

9. Warehouse Uses

10. Outside Storage

ii. Maximum height (feet): 1 story / 30 feet

iii. Refuse Facilities: The Commercial Tract as shown on the conceptual plan shall be considered one lot for purposes of refuse collection. In the event of a single refuse collection area the refuse collection shall be sized for the full build out of the commercial (minimum 2 trash containers per lot). If a single refuse collection area is proposed the area must be accessible to all current and future proposed buildings and have necessary easements. This location shall be approved at the site plan review process.

B. MF-2 Multiple-Family Residential - High Density

i. The only Permitted Use on the MF-2 lot shall be two and three story multifamily

ii. Maximum height (feet): 3-story / 45 feet with the following exception.

1. Multiple-family residence building adjacent to the single family along the western property lines shall be limited to 2-stories / 35 feet between 45 feet and 60 feet from the property line.

iii. Building Setbacks

1. Northern property boundary (Robinson Drive): 35 feet

2. Eastern property boundary (State Highway 5): 50 feet

3. Southern property boundary (Rosamond Parkway): 20 feet

4. Western property boundary: 45 feet

5. Encroachments - unenclosed balconies, bay windows, awnings, and patios may encroach up to five feet into a required building setback area. Stoops, retaining walls, raised planters, sculptures, and other decorative landscape items may be located within the required building setback and landscape buffer.

iv. Parking:

1. One space per bedroom

2. An additional .20 spaces per unit for visitor parking evenly dispersed throughout the development.

3. 50% of the units shall have access to either an attached garage or covered carport (ie. 315 Units / 158 covered spaces).

v. Landscape setbacks

1. Northern property boundary (Robinson Drive): 15 feet

2. Eastern property boundary (State Highway 5): 20 feet

3. Southern property boundary (Rosamond Parkway): 15 feet

vi. Minimum landscape requirements: Adjacent to property zoned for single-family the required 10-foot landscape area shall be planted with one large tree (minimum three inches in caliper and seven feet in height at time of planting) for each 30 linear feet or portion thereof of adjacent exposure.

vii. Screening:

1. A minimum 6' rod iron fence with masonry column located every 50 feet shall be constructed along the shared property line with the commercial tract. Screening planting shall be installed and maintained to form a continuous, unbroken, visual screen which will be three feet high within two years after the time of planting. Construction of the screening fence shall be in conjunction with the construction of the multifamily development.

2. No screening fence shall be required along Robinson Drive, Powell Parkway and Rosamond Parkway where a residential building faces the property line with no parking in front of the building as shown on the Conceptual Plan.

viii. Fencing: A 20-foot minimum setback shall be required for fencing along any right-of-way frontage and along the northern property boundary.

ix. Refuse Facilities: Multiple-family buildings will be served by valet trash service with one trash compactor contained onsite.

x. Open Space: a minimum of 25% of the multifamily tract shall be dedicated to open space as defined in the City of Anna, TX Code of Ordinances. All other provisions within Section 9.04.033(f) shall apply.

xi. Miscellaneous

1. No balconies are allowed on the 2nd floor for units facing the single-family neighborhood within a 2-story building.

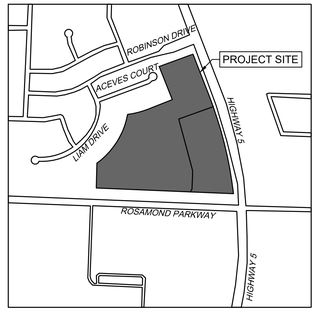
2. Maximum of 315 multiple-family residence units.

3. Plats and/or site plans submitted for the development of the PD shall conform to the uses presented and approved on the Concept Plan with the exception that the C-1 lot may adjust uses to another permitted use as governed by this ordinance. 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 so long as they adhere to the regulations contained in this ordinance and all other governing City of Anna ordinances. Non-substantial changes of detail shall include but are not limited to unit mix modifications, building location and size adjustments, carport locations, parking space adjustments, amenity area adjustments and the like.

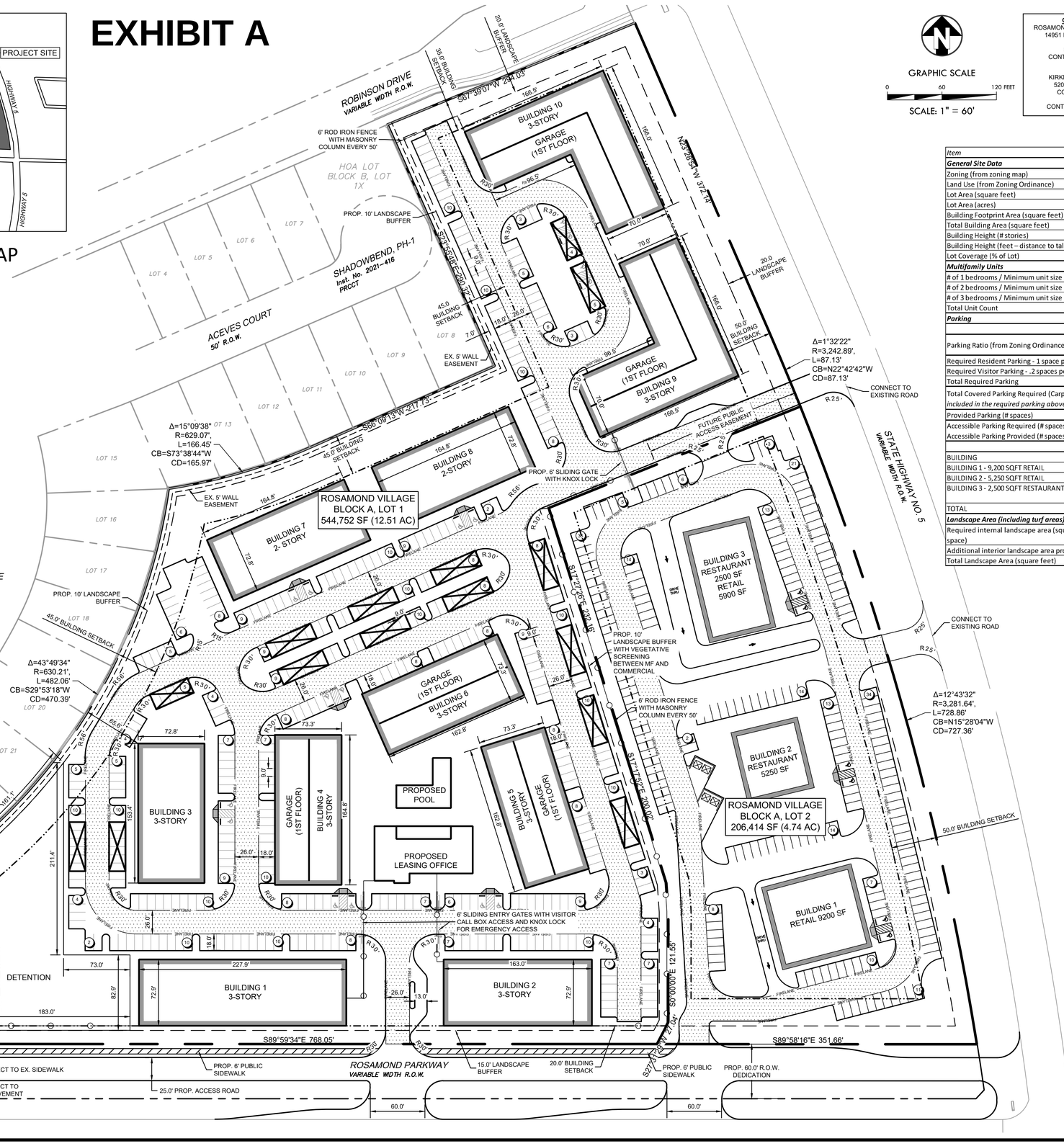
4. The Concept Plan will expire after two (2) years of approval.

5. Approvals by the City of Anna does not constitute approval of County, State, or Federal regulations.

EXHIBIT A



VICINITY MAP
N.T.S.



GRAPHIC SCALE
0 60 120 FEET
SCALE: 1" = 60'

OWNER/APPLICANT
ROSAMOND POWELL INVESTMENT LLC
14951 DALLAS PKWY, SUITE 400
DALLAS, TX 75254
PH: (214) 263 - 2088
CONTACT: BRITTON CHURCH

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: SHAWN WALDO, PE

LEGEND
- PARKING COUNT (10)
- FIRE LANE (FIRELANE)
- PROPERTY BOUNDARY
- CARPORT PARKING
- PROPOSED SIDEWALK

Item	Lot 1 (MF)	Lot 2 (C)	Total for All Lots
General Site Data			
Zoning (from zoning map)	PD-C	PD-C	n/a
Land Use (from Zoning Ordinance)	MF-2	C-1	n/a
Lot Area (square feet)	544,752	206,414	751,166
Lot Area (acres)	12.51	4.74	17.24
Building Footprint Area (square feet)	144,450	22,850	167,300
Total Building Area (square feet)	324,835	22,850	347,685
Building Height (# stories)	2 & 3 stories	1 Story	n/a
Building Height (feet – distance to tallest building element)	45	30	n/a
Lot Coverage (% of Lot)	26.52%	11.07%	22.27%
Multifamily Units			
# of 1 bedrooms / Minimum unit size	205 / 650 sqft	n/a	-
# of 2 bedrooms / Minimum unit size	104 / 1,040 sqft	n/a	-
# of 3 bedrooms / Minimum unit size	6 / 1,200 sqft	n/a	-
Total Unit Count	315	n/a	315
Parking			
MF LOT PARKING SUMMARY			
Parking Ratio (from Zoning Ordinance)	1 space per bedroom Plus 0.20 spaces per dwelling unit for vistior parking		
Required Resident Parking - 1 space per bed	431		
Required Visitor Parking - .2 spaces per unit	63		
Total Required Parking	494		
Total Covered Parking Required (Carports or Garages) - 50% of unit count *included in the required parking above*	158		
Provided Parking (# spaces)	494		
Accessible Parking Required (# spaces)	10		
Accessible Parking Provided (# spaces)	10		
COMMERCIAL LOT PARKING SUMMARY			
BUILDING	PROPOSED USE	PARKING REQUIRED	PARKING PROVIDED
BUILDING 1 - 9,200 SQFT RETAIL	RETAIL (4:1,000)	37	70
BUILDING 2 - 5,250 SQFT RETAIL	RESTAURANT (10:1,000)	53	71
BUILDING 3 - 2,500 SQFT RESTAURANT AND 5,900 SQFT RETAIL	RESTAURANT (10:1,000) RETAIL (4:1,000)	49	70
TOTAL		138	211
Landscape Area (including turf areas)			
Required internal landscape area (square feet - 8 square feet per parking space)	3,952	1,688	5,640
Additional interior landscape area provided (square feet)	109,762	19,692	129,454
Total Landscape Area (square feet)	113,714	21,380	135,094

GARAGE PARKING DRIVEWAY NOTE
TANDEM PARKING SPACES BEHIND GARAGE SHALL BE A MINIMUM OF 20' IN LENGTH AND SHALL NOT ENCROACH INTO THE FIRE LANE. FIRST FLOOR BUILDING WILL BE SET BACK TO ACCOMMODATE ADDITIONAL OVERHANG REQUIREMENT. PARKING SPACES INTERIOR TO A BUILDING SHALL BE A MINIMUM OF 20'.

CONCEPT PLAN
ROSAMOND VILLAGE
18.798 ACRES
BLOCK A, LOT 1-2
J.C. BRAUTIJEY SURVEY, TRACT20
(INST. NO. 20190215010000670)
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE: 7/21/2023

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:
SHAWN T. WALDO
P.E.# 138653
DATE: July 26, 2023

ASCENT
14951 DALLAS PKWY
SUITE 400, DALLAS, TX
(214) 263 - 2088

ROSAMOND VILLAGE
LOT 1, BLOCK A
CITY OF ANNA
COLLIN COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: ASC23001_ROSAMOND
ISSUE DATE: 7/21/2023

ZONING CONCEPT PLAN

SHEET:
SP1.0

FILE PATH: K:\Anna\ASC23001_Rosamond\Drawings\CONCEPT PLAN\03 - Production\Cloth\ASC23001_Rosamond\Drawings\CONCEPT PLAN\03 - Production\C1.0 SITE PLAN_ASC23001_Rosamond
FILENAME: C1.0 SITE PLAN_ASC23001_Rosamond.dwg
PLOTTED BY: Kevin Alatore
PLOTTED DATE: 7/24/2023

ASCENT

NWC of Rosamond Parkway & Powell Parkway

City of Anna – Zoning Submittal Documentation

PLANNED DEVELOPMENT REQUEST

City Plan Commissioners,

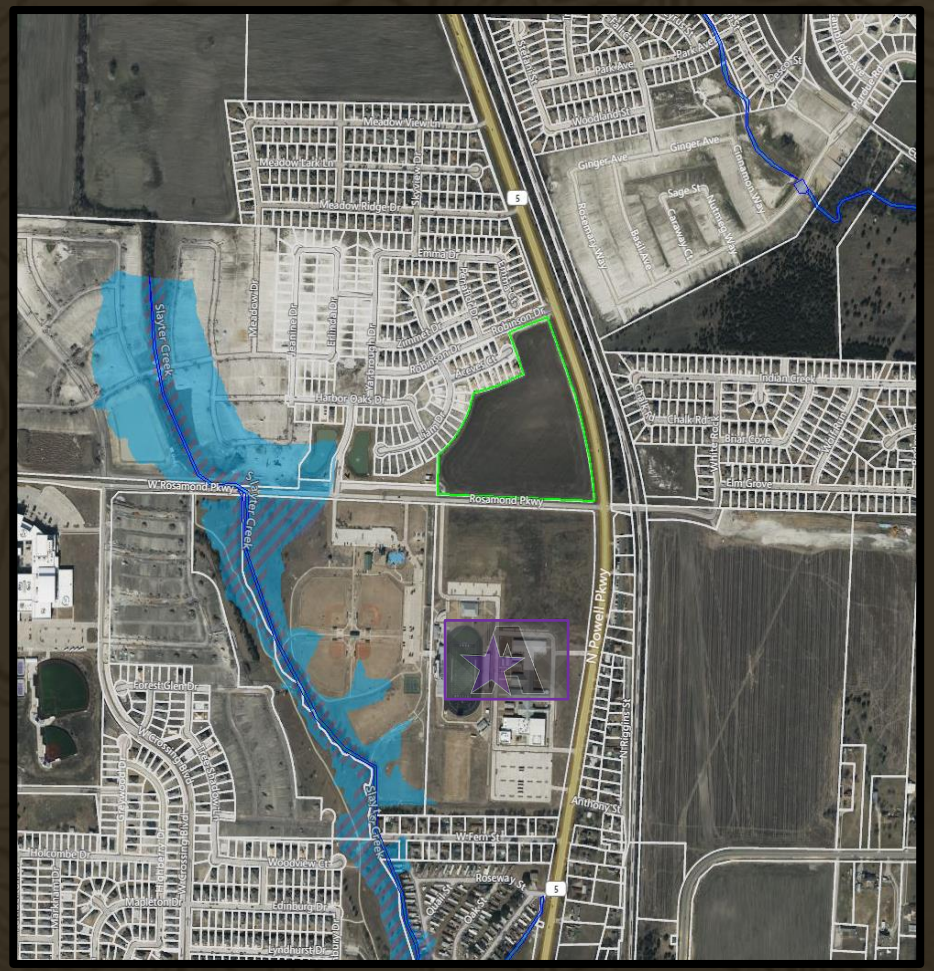
Ascent Investment Partners is pleased to present to you our application for a new planned development district at the intersection of Rosamond Parkway and Powell Parkway. Ascent has owned this approximately 18-acre site for some time now and has twice presented development concepts to the Anna City Council during work sessions. The attached application and plan aligns with our latest work session we had with the City Council in June. We are pleased with the collaboration to date with staff, neighbors and council and look forward to presenting our development plan to the commission.

As a brief summary, this site was previously zoned in conjunction with the Shadow Bend neighborhood developed and built by LGI. The commercial corner dimensions had flexibility in the underlying zoning and the outcome produced a commercial corner with unique dimensions and geometry. We have explored many different development options and believe the proposed development approach utilizes wise planning, meets current and future market demand and responds to the existing site characteristics. We have used the underlying PD as a guideline for the commercial district with the removal of a number of uses not desired for the area by existing constituents to ensure a commercial development that aligns with the desires for the site. We believe our approach respects the existing neighbors and provides an appropriate long term vision for the development of this important corner in the City of Anna.

Thanks,

Britton Church
Ascent Investment Partners




Slayter Creek
W. Rosamond Pkwy
Rosamond Pkwy
N. Powell Pkwy
Meadow Ridge Dr
Harbor Oaks Dr
Ginger Ave
Sage St
Emma Dr
Robinson Dr
Indian Creek
Chalk Ridge
Elm Grove
Forest Glen Dr
Anthony St
W Fern St
Roseway St
Oak St
Edinburg Dr
Eyndhurst Dr
Holcombe Dr
Woodview Ct
Kingston Dr
Riggins St


PERRY HOMES
RISLAND HOMES
HIGHLAND HOMES
Mantua
3,000 Acre MPC
Homes Values up to $787K
4,850 Single-Family Lots
under development within a 1.5 mile radius
RIVERSIDE HOMEBUILDERS
Green Meadows
120 Lots
75
MEGATEL HOMES
AnaCapri
774 Lots
Bryant Elementary
8/10 Rating
Tara Farms
363 Lots
5 TEXAS
Tara Farms Plaza
North Pointe Crossing
934 Lots
Meadow Ridge Estates
151 Lots
D·R HORTON
America's Builder
Camden Parc
452 Lots
Shadowbend
220 Lots
Home Values from the $358k's
±17.25
ACRES
STARLIGHT HOMES
Sweetwater Crossing
192 Lots
ROSAMOND PKWY EXTENSION
ROSAMOND PKWY
Anna ISD Land

DEVELOPMENT REQUEST SUMMARY

- Requesting new planned development district for a remainder parcel out of PD 797-2018 at the northwest corner of Rosamond Parkway and Powell Parkway.

- 17.25 Acre Multifamily and Commercial Development
  - 315 proposed multifamily units in 2 and 3 story multifamily buildings on 12.51 acres
  - 4.74 acres of future commercial and retail development

- Utilizing existing PD 797-2018 as a guideline for commercial tract with a number of uses removed per City Council work session and staff discussions – (ie. Motel/Hotel, Rest Home, Washateria, Car Wash, Educational Uses, etc.).

- Utilizing MF-2 Ordinance with requested variances for MF tract as outlined in the following variance justification summary



DESIGN GUIDELINES

- RESPECT SINGLE FAMILY ADJACENCY
- RETAIN AS MUCH RETAIL AS POSSIBLE
- ADHERE TO UNDERLYING CODE WHERE POSSIBLE
- CREATE A DEVELOPMENT THAT INTEGRATES WELL



C-1 VARIANCE JUSTIFICATION

ASCENT

	PD STANDARDS	JUSTIFICATION
General Summary	PD utilizes existing PD 797-2018 as baseline standard with modifications to minimum acreage and address council comments.	The original layout created a commercial tract with unfavorable geometry and spacing that is no longer conducive for current commercial centers.
Permitted Uses	Development within the Commercial Tract must comply with the development uses set forth in the Restricted Commercial (C-1) district.	To ensure the development of a well-integrated retail/commercial corner, the following commercial uses are prohibited: 1. Residential Uses 2. Transportation, Utility and Communication Uses 3. Discount Department Store 4. Washateria 5. Motel, motor hotel, motor lodge 6. Child-care center 7. Nursery school, kindergarten 8. School, private or public (primary and/or secondary) 9. Warehouse Uses 10. Outside Storage
Max Building Height	Thirty (30) Feet	Same standard as existing PD
Solid Waste Collection	The 4.65 acre lot as shown on the conceptual plan shall be considered one lot for the purposes of refuse collection.	This provides the option to build the commercial development in one or multiple phases while maintaining a single trash pick up location. A maintenance and operation agreement will be handled at the ownership level allowing for a consolidated trash location.

MF-2 VARIANCE JUSTIFICATION

ASCENT





	PD STANDARDS	JUSTIFICATION
Max Density	Max unit count 315 Units	This aligns with the max density allowed in the MF-2 ordinance. It is a provided statement clarifying that this parcel can reach the 25 units per acre. This is not an overly dense product for this development type.
Max Height	All buildings shall have a maximum height of 45 feet and in no case more than three stories. The height of any multifamily building adjacent to the single family shall be limited to two stories and 35' in height between 45 feet and 60 feet from the property line. No balconies are allowed on the 2nd floor for units facing the single-family neighborhood on a two-story building.	The maximum height limit has not increased from the underlying zoning standards. The number of stories has increased from two to three stories. This allows for an appropriately scaled building utilizing the allowable height in the base zoning. Additionally, we are capping the height to 35' when a building is within 45 feet to 60 feet of the adjacent single family residential to the west and not allowing for any balconies on the 2nd level of these buildings facing the single family. These limits provide for an appropriate scale that respects the single-family adjacency.
Rosamond Pkwy Setback	Rosamond Parkway - 20-foot building setback	By aligning the buildings closer to Rosamond and pushing the parking behind the buildings we are creating an inviting pedestrian environment with connectivity to the public sphere. This adjustment allows for a more architecturally interesting street scape instead of viewing a large parking field. With the large 120 foot right of way for Rosamond, the buildings will still be set back 30 feet from the back of curb.
Western Boundary Setback (adjacent to Single Family)	Rear Yard Setback adjacent to Single Family - 45 foot One large tree (minimum three inches in caliper and seven feet in height at time of planting) for each 30 linear feet or portion there of where multifamily buildings are within 50 feet of the property line adjacent to single family.	In order to respect the single-family adjacency, the rear yard setback has been increased to 45 feet instead of 25 feet. The minimum landscaping requirement has been decreased to 30 feet instead of 40 feet to establish a more natural buffer limiting adjacent exposure. Additionally, building height has been limited to two stories within 45 feet to 60 feet of the property line as mentioned above. These adjustments are beneficial to our adjoining property owners.
Robinson Parkway	Robinson Parkway – 35 foot building setback	Similar to Rosamond, this building placement provides and architecturally interesting corner element while concealing the parking behind the buildings with an increased setback of 35' from the entrance to the LGI Development.

MF-2 VARIANCE JUSTIFICATION

ASCENT





	PD STANDARDS	JUSTIFICATION
Parking Requirement	One space per bedroom Plus .20 spaces per unit for visitor parking evenly dispersed throughout the development. A total of 50% of the units shall have access to either an attached garage or covered carport.	Parking is a critical component to proper development. The proposed parking count utilizes a per bedroom metric instead of a per unit metric, which is more accurate and adjusts for unit mix variations. In addition to the base parking requirement a .20 spaces per unit allocation is required, providing a 20% visitor buffer. The parking will be provided in a mix of surface spaces, carport spaces and garage spaces with 50% of the units having access to a covered parking space. Deshazon Tang prepared a parking analysis utilizing many case studies and industry technical data showing that our requested parking count is well with in line with historical demand in similar type developments. This study has been provided in your packet for your review.
Open Space	Minimum Open Space Required – 25%	The existing minimum open space requirements pose obstacles to urban form multifamily developments due to the excessive per bedroom calculation. Per current requirements, a minimum of +/- 5.2 acres (41%) of open space would be required for the +/- 12.51-acre multifamily site. The proposed variance seeks to preserve a quarter of the site as dedicated open space while ensuring a thoughtful level of density. Council has modified the open space requirements in previous cases enabling urban form apartment development similar to these levels.
Refuse Facilities	Section 9.04.020(g) shall not apply if owner utilizes valet trash service.	Apartment communities now operate using valet trash services and large trash compactors instead of multiple trash facilities scattered throughout the development. This requirement no longer is in alignment with industry standards.
Screening Fence	A minimum 6’ rod iron fence with masonry column located every 50 feet shall be constructed where a property fence is required. Along the shared property line with the commercial development screening planting shall be installed and maintained to form a continuous, unbroken, visual screen. Construction of the screening fence shall be in conjunction with the construction of the multifamily development.	The modified screening fence requirement allows for a more natural separation between the commercial and residential tracts. The rod iron fence increases visibility and overall pedestrian connectivity. The inclusion of masonry columns and screening planting ensures that the proposed fence maintains a visually appealing appearance, aligning with the desired ambiance and quality of the neighborhood.

THE CITY OF
Anna

Please circle one:

In favor of request | Neutral to request | (Opposed to request)

Comments:

I don't like it as this will affect my privacy especially when there are 2-story or 3-story condos in the back of my house.

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

HSIANG-CHIEH LIAO
Name (Please Print)

Signature

1832 Liam Dr.
Address

07/25/2023
Date

Please return form to:

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

Hand Delivery:
Planning and Development Department
Municipal Complex
120 W. Seventh Street
Anna, TX 75409

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

RECEIVED
07/28/2023
PLANNING DEPT.
CITY OF ANNA

THE CITY OF
Anna

Please circle one:

In favor of request | (Neutral to request) | Opposed to request

Comments:

Anna ISD does not have an official position on this development. We are just bound by state law regarding property use within certain distances of school properties

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

Bradley Duncan - Anna ISD Representative
Name (Please Print)

Signature

501 S. Shirley St. Anna TX 75409
Address

7/24/2023
Date

Please return form to:

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

Hand Delivery:
Planning and Development Department
Municipal Complex
120 W. Seventh Street
Anna, TX 75409

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

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: N/A

Total Number of Acres: +/- 18.79

Zoning Classification(s): PD 797-2018

Total Number of Lots: _____

Location: NWC of Rosamond Parkway & Powell Parkway, Anna, TX 75409

Property Owner Information & Authorization

Name/Company: Rosamond Powell Investment LLC

Address: 14951 North Dallas Parkway, Suite 400

City: Dallas State: Texas 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 _____ *(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: 6/27/2023

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 27 day of June, 2023

Austin Dean Parrish
My Commission Expires
8/19/2026
Notary ID 133916663

_____
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Item No. 31.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action on the Rosamond Village, Block A, Lot 1-2, Concept Plan. Applicant: Rosamond Powell Investments LLC.

SUMMARY:
Multiple-family residence and nonresidential on two lots on 18.8± acres located at the northwest corner of N. Powell Parkway and Rosamond Parkway. Planned Development (Ord. No. 797-2018).

The purpose of the Concept Plan is to show the related site improvements for the future multiple-family residence and commercial developments.

FINANCIAL IMPACT:
This item has no financial impact.

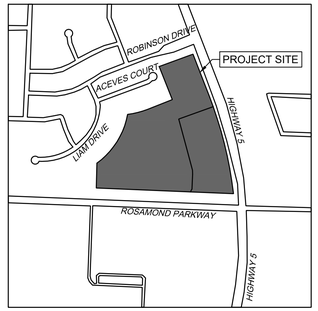
BACKGROUND:
If the zoning amendment is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

STRATEGIC CONNECTIONS:
This item has no strategic connection.

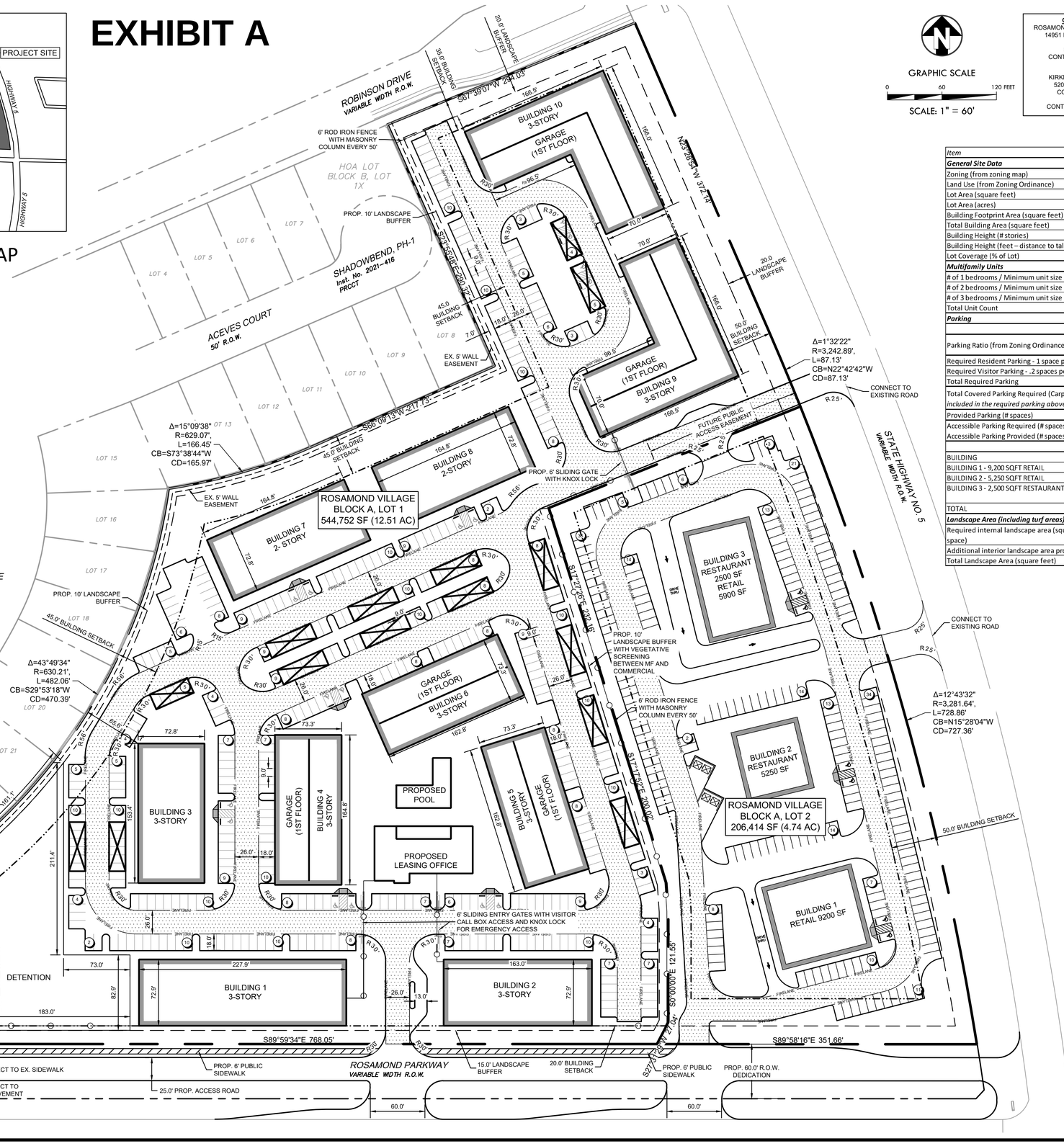
ATTACHMENTS:
1. Rosamond Village Concept Plan Locator Map
2. EXHIBIT A - CP (Rosamond Village, Block A, Lot 1-2)
3. P&Z application


Concept Plan - Rosamond Village
LEYLAND DR
SKYVIEW DR
EMMA
BASIL AVE
CARAWAY CT
NUTMEG WAY
PURDUE RD
MARY WAY
JENKINS DR
ERLINDA DR
YARBROUGH DR
ROUGLE CT
PENAFLOR DR
EMMA CT
N POWELL PKWY
ZIMMET DR
EMERSON DR
ROBINSON DR
ACEVES CT
INDIAN CREEK
HARBOR OAKS DR
CHALK RD
BRIAR CV
WHITE ROCK
LANGDON DR
LIAM DR
ELM GROVE
W ROSAMOND PKWY
E ROSAMOND PKWY
THE CITY OF Anna
N
Subject Property
City Limits
ETJ
0 150 300 600
Feet
July 2023
H:\GIS Projects\

EXHIBIT A



VICINITY MAP
N.T.S.



GRAPHIC SCALE
0 60 120 FEET
SCALE: 1" = 60'

OWNER/APPLICANT
ROSAMOND POWELL INVESTMENT LLC
14951 DALLAS PKWY, SUITE 400
DALLAS, TX 75254
PH: (214) 263 - 2088
CONTACT: BRITTON CHURCH

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: SHAWN WALDO, PE

LEGEND
- PARKING COUNT (10)
- FIRE LANE (FIRELANE)
- PROPERTY BOUNDARY
- CARPORT PARKING
- PROPOSED SIDEWALK

Item	Lot 1 (MF)	Lot 2 (C)	Total for All Lots
General Site Data			
Zoning (from zoning map)	PD-C	PD-C	n/a
Land Use (from Zoning Ordinance)	MF-2	C-1	n/a
Lot Area (square feet)	544,752	206,414	751,166
Lot Area (acres)	12.51	4.74	17.24
Building Footprint Area (square feet)	144,450	22,850	167,300
Total Building Area (square feet)	324,835	22,850	347,685
Building Height (# stories)	2 & 3 stories	1 Story	n/a
Building Height (feet – distance to tallest building element)	45	30	n/a
Lot Coverage (% of Lot)	26.52%	11.07%	22.27%
Multifamily Units			
# of 1 bedrooms / Minimum unit size	205 / 650 sqft	n/a	-
# of 2 bedrooms / Minimum unit size	104 / 1,040 sqft	n/a	-
# of 3 bedrooms / Minimum unit size	6 / 1,200 sqft	n/a	-
Total Unit Count	315	n/a	315
Parking			
MF LOT PARKING SUMMARY			
Parking Ratio (from Zoning Ordinance)	1 space per bedroom Plus 0.20 spaces per dwelling unit for vistior parking		
Required Resident Parking - 1 space per bed	431		
Required Visitor Parking - .2 spaces per unit	63		
Total Required Parking	494		
Total Covered Parking Required (Carports or Garages) - 50% of unit count *included in the required parking above*	158		
Provided Parking (# spaces)	494		
Accessible Parking Required (# spaces)	10		
Accessible Parking Provided (# spaces)	10		
COMMERCIAL LOT PARKING SUMMARY			
BUILDING	PROPOSED USE	PARKING REQUIRED	PARKING PROVIDED
BUILDING 1 - 9,200 SQFT RETAIL	RETAIL (4:1,000)	37	70
BUILDING 2 - 5,250 SQFT RETAIL	RESTAURANT (10:1,000)	53	71
BUILDING 3 - 2,500 SQFT RESTAURANT AND 5,900 SQFT RETAIL	RESTAURANT (10:1,000) RETAIL (4:1,000)	49	70
TOTAL		138	211
Landscape Area (including turf areas)			
Required internal landscape area (square feet - 8 square feet per parking space)	3,952	1,688	5,640
Additional interior landscape area provided (square feet)	109,762	19,692	129,454
Total Landscape Area (square feet)	113,714	21,380	135,094

GARAGE PARKING DRIVEWAY NOTE
TANDEM PARKING SPACES BEHIND GARAGE SHALL BE A MINIMUM OF 20' IN LENGTH AND SHALL NOT ENCROACH INTO THE FIRE LANE. FIRST FLOOR BUILDING WILL BE SET BACK TO ACCOMMODATE ADDITIONAL OVERHANG REQUIREMENT. PARKING SPACES INTERIOR TO A BUILDING SHALL BE A MINIMUM OF 20'.

CONCEPT PLAN
ROSAMOND VILLAGE
18.798 ACRES
BLOCK A, LOT 1-2
J.C. BRAUTIJEY SURVEY, TRACT20
(INST. NO. 20190215010000670)
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE: 7/21/2023

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:
SHAWN T. WALDO
P.E.# 138653
DATE: July 26, 2023

ASCENT
14951 DALLAS PKWY
SUITE 400, DALLAS, TX
(214) 263 - 2088

ROSAMOND VILLAGE
LOT 1, BLOCK A
CITY OF ANNA
COLLIN COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: ASC23001_ROSAMOND
ISSUE DATE: 7/21/2023

ZONING CONCEPT PLAN

SHEET:
SP1.0

FILE PATH: K:\Anna\ASC23001_Rosamond\Drawings\CONCEPT PLAN\03 - Production\Cloth\ASC23001_Rosamond\Drawings\CONCEPT PLAN\03 - Production\C1.0 SITE PLAN_ASC23001_Rosamond
FILENAME: C1.0 SITE PLAN_ASC23001_Rosamond.dwg
PLOTTED BY: Kevin Alatore
PLOTTED DATE: 7/24/2023

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: N/A

Total Number of Acres: +/- 18.79

Zoning Classification(s): PD 797-2018

Total Number of Lots: _____

Location: NWC of Rosamond Parkway & Powell Parkway, Anna, TX 75409

Property Owner Information & Authorization

Name/Company: Rosamond Powell Investment LLC

Address: 14951 North Dallas Parkway, Suite 400

City: Dallas State: Texas 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 _____ *(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: 6/27/2023

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 27 day of June, 2023

Austin Dean Parrish
My Commission Expires
8/19/2026
Notary ID 133916663

_____
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Item No. 32.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to repeal and replace the Zoning Ordinance.

SUMMARY:
In March of 2022, the City Council approved a professional services agreement with Freese and Nichols, Inc. (F&N) to review and update the City of Anna Planning and Development Regulations. City staff has been working with F&N to implement the City's comprehensive planning objectives and needs as identified by staff, Commissioners, Council members, developers, and citizens.

REMARKS:

Reviewing the Anna 2050 Comprehensive Plan the following action items were addressed as part of the zoning ordinance rewrite.

Future Lane Use

Action 3.5. Code Overhaul. Rewrite the City's development-related ordinances to align them with the vision expressed in this comprehensive plan and to accommodate the Future Land Use Plan.

Economic Development

Action 4.9. Standards and Regulations for Downtown. Adopt standards and regulations to ensure high-quality Downtown development.

Housing

Action 5.3. Development Flexibility. Revise the zoning ordinance and other related regulations to accommodate innovative and flexible land development techniques that permit a variety of lot sizes and housing types and promote context-sensitive development.

Parks, Trails and Open Space

Action 8.3. Open Space Standards. Incorporate standards, where appropriate, to evaluate new private development proposals on their efforts to provide outdoor open space with amenities and community gathering places.

As mentioned during the June 27, 2023, Joint Work Session between the Planning and Zoning Commission and City Council, the F&N project team worked closely with city staff in reviewing and modernizing the zoning ordinance. Staff recommends the Commission pay special attention to the following improved areas:

a. Division 2: NEW Zoning Districts
i. Mixed-Density Residential District
ii. Mixed-Use District
iii. Downtown District

b. Division 3: Uses
i. Use Tables that include Parking Standards and hyperlinks to Use-Specific Standards.
ii. Accessory Uses and Structures - Outdoor Display/Outdoor Storage regulations
iii. Use-Specific Standards for various land uses

c. Division 4: Development Standards
i. Dimensional Regulations - Step back Regulations
ii. Site Design Requirements - Multi-family Residential & Townhome Unit and Single or Duplex Unit Park Standards (Amenities)

d. Division 5: Procedures
i. Table 37 Authority Table
ii. Flowchart Figures: Details approval process

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The Zoning Ordinance rewrite specifically addressed one of the highest priority Anna 2050 action items “Code Overhaul”. Additionally, the proposed amendments will improve staff efficiency, clarify the City’s development regulations, and simplify the development approval process.

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

ATTACHMENTS:
1. PZ - STAFF REPORT - Ordinance rewrite (Article 9.04 Zoning Ordinance)
2. 2023.07.25 Final Draft - Anna Zoning Ordinance

CITY OF ANNA

PLANNING & ZONING COMMISSION

August 7, 2023

Agenda Item: Text Amendment: Article 9.04 Zoning Ordinance

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to repeal and replace the Zoning Ordinance.

HISTORY:

In March of 2022, the City Council approved a professional services agreement with Freese and Nichols, Inc. (F&N) to review and update the City of Anna Planning and Development Regulations. City staff has been working with F&N to implement the City's comprehensive planning objectives and needs as identified by staff, Commissioners, Council members, developers, and citizens.

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Reviewing the Anna 2050 Comprehensive Plan the following action items were addressed as part of the zoning ordinance rewrite.

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    i. Dimensional Regulations - Step back Regulations
    ii. Site Design Requirements - Multi-family Residential & Townhome Unit and Single or Duplex Unit Park Standards (Amenities)

d. Division 5: Procedures
    i. Table 37 Authority Table
    ii. Flowchart Figures: Details approval process

SUMMARY:

The Zoning Ordinance rewrite specifically addressed one of the highest priority Anna 2050 action items “Code Overhaul”. Additionally, the proposed amendments will improve staff efficiency, clarify the City’s development regulations, and simplify the development approval process.

RECOMMENDATION:

Recommended the Planning and Zoning Commission recommend City Council approval of the proposed amendments to Article 9.04 Zoning Ordinance of the City of Anna Code of Ordinances as drafted by staff.

City of Anna, Texas

Article 9.04
Zoning Ordinance

DRAFT: 7/25/2023

Article 9.04. Zoning Ordinance

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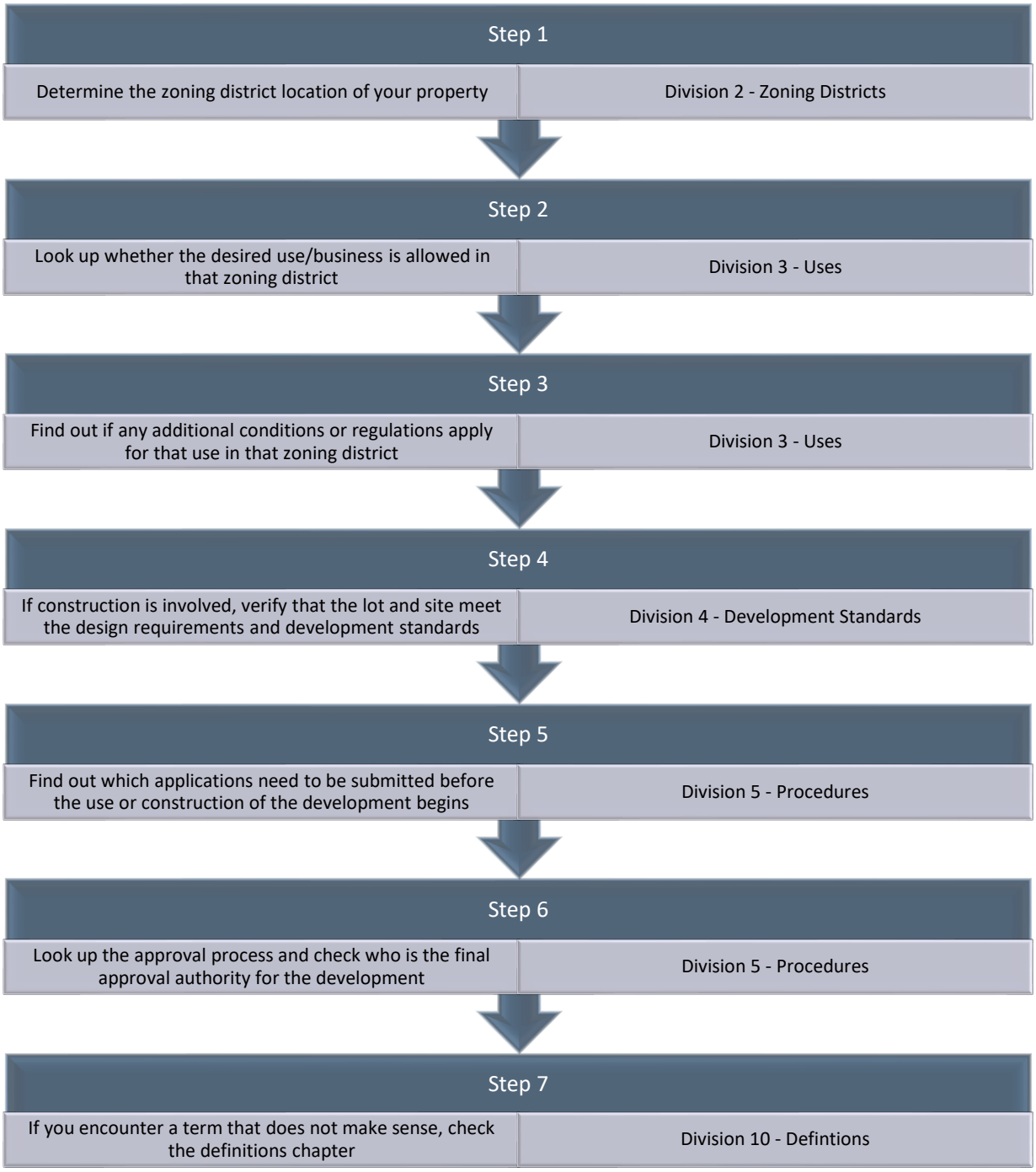
How to Use this Zoning Ordinance

To help readers use this document, please follow the steps on the next page to answer questions like:

- What can I develop on my property?
- Where can I locate my business?
- What rules and regulations apply to my property?
- What is the development approval process like?

Please Note: The left column below is "what to do," and the right column is "where to find it."

Figure 1: Use Guide Graphic



Division 1. General Provisions

Sec. 9.04.001. Title

This Article is referred to as the Anna Zoning Ordinance.

Sec. 9.04.002. Purpose

(a) Generally. This Article implements the purposes established in Texas Local Government Code Sections 211.001 and 211.004:

(1) Implements Anna's Comprehensive Plan;

(2) Implements Anna's Downtown Master Plan;

(3) Implements Anna's Parks Master Plan;

(4) Promotes the public health, safety, morals, or general welfare;

(5) Protects and preserves places and areas of historical, cultural, or architectural importance and significance; and

(6) Provides for efficient and effective processing of zoning and land use applications.

(b) Establishment. In interpreting and applying this Article, this Article establishes the minimum requirements to promote public safety, health, and general welfare.

Sec. 9.04.003. Authority

(a) Texas State Law. The following chapters and sections of the laws of the State of Texas authorize the exercise of authority in this Article:

(1) Texas Local Government Code, including:

(A) Chapter 41 (Municipal Boundaries);

(B) Chapter 42 (Extraterritorial Jurisdiction of Municipalities)

(C) Chapter 43 (Municipal Annexation);

(D) Chapter 54 (Enforcement of Municipal Ordinance);

(E) Chapter 211 (Municipal Zoning Authority);

(F) Chapter 212 (Municipal Regulation of Subdivisions and Property Development);

(G) Chapter 213 (Municipal Comprehensive Plans);

(H) Chapter 214 (Municipal Regulation of Housing and Other Structures);

(I) Chapter 215 (Municipal Regulation of Businesses and Occupations);

(J) Chapter 216 (Regulation of Signs by Municipalities)

(K) Chapter 217 (Municipal Regulation of Nuisances and Disorderly Conduct); and

(L) Chapter 243 (Municipal and County Authority to Regulate Sexually Oriented Business).

(2) Texas Government Code, including Chapters 311 (Code Construction Act) and 312 (Construction of Laws), to the extent applicable to this Article.

(3) Texas Water Code, including the Flood Control and Insurance Act [(Secs. 16.311 through 16.324) (also see 44 C.F.R part 60 (Requirements for Flood Plain Management Regulations)].

(b) Exercise of Powers. This Article is adopted in the exercise of the power granted by municipalities by these statutes and the City Charter of Anna.

(c) Fees Established. City Council shall establish a schedule of fees as required to recoup costs related to the administration of this Article.

Sec. 9.04.004. Consistency with Comprehensive Plan

The City finds that this Article is consistent with its comprehensive plan. The comprehensive plan policies provide guidance in the evaluation of future decisions relevant to City planning.

Division 2. Zoning Districts

Sec. 9.04.005. Generally

The use, erection, construction, reconstruction, relocation, or alteration of any building, structure, or land shall comply with the regulations of this Division for the zoning district in which the building, structure, or land is located.

Sec. 9.04.006. Districts Established

(a) Generally. The City is geographically divided into base, overlay, and special zoning districts. The zoning districts are established according to Table 1: Zoning Equivalency.

(1) Base districts capture the major development categories, including residential and nonresidential uses and development activities. Each base district includes permitted uses and dimensional standards.

(2) Overlay districts establish additional standards within a base district.

(3) Special districts also establish additional standards within a base district, but some standards may be unique to individual developments as determined through the site plan approval process.

(b) Zoning Equivalency. See Table 1: Zoning Equivalency.

Table 1: Zoning Equivalency

Zoning Category	Page Number	Current Zoning District	Previous Zoning District
Agricultural	6	AG Agricultural 43,560 square feet min. lot size	AG Agricultural 43,560 square feet min. lot size
			SF-E Single-Family Residential Estate 43,560 square feet min. lot size
Residential	7	SF-20.0 Single-Family Residential 20,000 square feet min. lot size	SF-20.0 Single-Family Residential 20,000 square feet min. lot size
	8	SF-14.5 Single-Family Residential 14,500 square feet min. lot size	SF-14.5 Single-Family Residential 14,500 square feet min. lot size
	9	SF-12.0 Single-Family Residential 12,000 square feet min. lot size	SF-12.0 Single-Family Residential 12,000 square feet min. lot size
	10	SF-10.5 Single-Family Residential 10,500 square feet min. lot size	SF-10.5 Single-Family Residential 10,500 square feet min. lot size
	11	SF-8.4 Single-Family Residential 8,400 square feet min. lot size	SF-84 Single-Family Residential 8,400 square feet min. lot size
	12	SF-7.2 Single-Family Residential 7,200 square feet min. lot size	SF-72 Single-Family Residential 7,200 square feet min. lot size

Zoning Category	Page Number	Current Zoning District	Previous Zoning District
			SF-1 Single-Family Residential 7,200 square feet min. lot size
	13	SF-6.0 Single-Family Residential 6,000 square feet min. lot size	SF-60 Single-Family Residential 6,000 square feet min. lot size
			SF-2 Single-Family Residential 6,000 square feet min. lot size
	14	MD Mixed-Density Residential 4,500 square feet min. lot size	SF-Z Single-Family Residential Zero Lot Line 4,500 square feet min. lot size
			SF-TH Single-Family Townhouse 2,700 square feet min. lot size
			TF Two-Family Residential 7,200 square feet min. lot size
			MH-1 Manufactured Home 6,000 square feet min. lot size
			MH-2 Manufactured Home Park 5,000 square feet min. lot size
	15	MF Multi-Family Residential	MF-1 Multiple-Family Residential (Medium Density)
			MF-2 Multiple-Family Residential (High Density)
Commercial	17	C-1 Local Commercial	C-1 Restricted Commercial
			NC Neighborhood Business
	18	C-2 Regional Commercial	C-2 General Business
			C-3 Planned Center
			O-1 Office
	19	MU Mixed-Use	CBRD Central Business Redevelopment
	20	DT Downtown	

Zoning Category	Page Number	Current Zoning District	Previous Zoning District
Industrial	22	I-1 Light Industrial	I-1 Light Industrial
	23	I-2 Heavy Industrial	I-2 Heavy Industrial
Special	24	THOR Thoroughfare Overlay	THOR Thoroughfare Overlay
	24	PD Planned Development	PD Planned Development

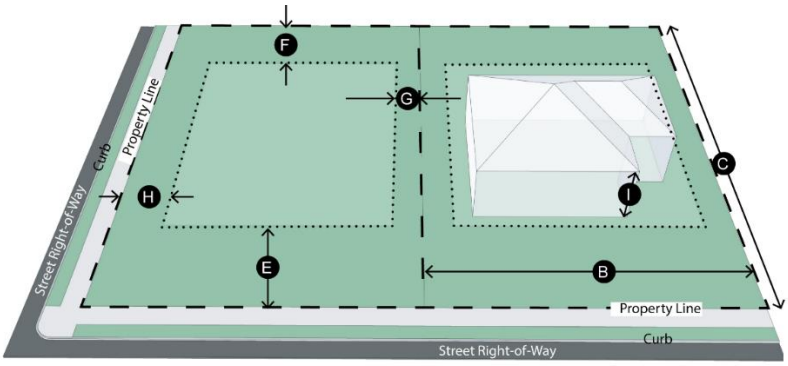
Sec. 9.04.007. Zoning Map

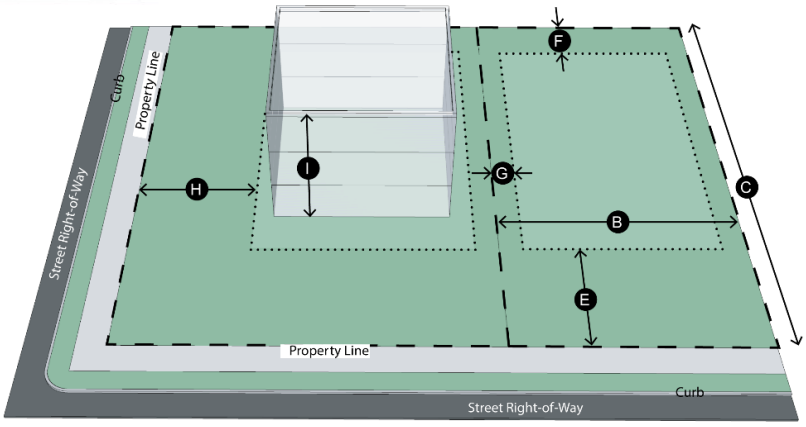
The zoning districts and their boundaries are adopted and established as shown on the Zoning Map of the City of Anna, Texas. The Zoning Map includes all notations, references, data, district boundaries, and other associated information, and is adopted as part of this Article. The Zoning Map, properly attested, is on file in the office of the City Secretary and displayed as a GIS layer on the City's website. The Zoning Map may be amended as provided in Division 5 of this Article.

Sec. 9.04.008. Zoning District Dimensional Standards Graphics

(a) Dimensional standards (e.g., setbacks, building height) are established within each zoning district and include tables with letters that correspond to the following graphics.

(b) Sec. 9.04.041 establishes the rules for applying dimensional standards in zoning districts. These include height, lot area, density, and yard requirements. All buildings, structures, and lots in the zoning district must comply with the dimensional standards established for that district. Unless otherwise specified, nothing in this Division authorizes encroachment within any easements or plat restrictions.





Sec. 9.04.009. Agricultural (AG) District

(a) Purpose. The Agricultural (AG) district provides, preserves, and maintains large tracts of undeveloped land for agricultural pursuits such as crop production and farming, ranching, and raising livestock, wildlife management, and agrarian lifestyle practices. This district protects agricultural areas from the encroachment of urban and suburban development. This district implements the character and intent of the Comprehensive Plan's Ranching and Agriculture and Rural Living PlaceTypes.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Agricultural (AG) district shall follow Table 2: Agricultural (AG) District Dimensional Standards.

Table 2: Agricultural (AG) District Dimensional Standards

Agricultural (AG) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	43,560 square feet
B	Lot Width (min.)	100 feet
C	Lot Depth (min.)	150 feet
D	Lot Coverage (max.)	30%
Setback Requirements		
E	Front Yard (min.)	25 feet
F	Rear Yard (min.)	25 feet
G	Side Yard (min.)	15 feet
H	Corner Side Yard (min.)	25 feet
Building Requirements		
I	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations. The Agricultural (AG) district is the district to be assigned to newly annexed properties unless a different district is selected for initial zoning.

Sec. 9.04.010. Single-Family Residential (SF-20.0) District

(a) Purpose. The Single-Family Residential (SF-20.0) district is designed to accommodate a single-family residential development lot design on roughly ½-acre lots. The district can be appropriately located near agricultural and single-family residential uses. This district implements the character and intent of the Comprehensive Plan's Estate Residential PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Single-Family Residential (SF-20.0) district shall follow Table 3: Single-Family Residential (SF-20.0) District Dimensional Standards.

Table 3: Single-Family Residential (SF-20.0) District Dimensional Standards

Single-Family Residential (SF-20.0) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	20,000 square feet
B	Lot Width (min.)	100 feet
C	Lot Depth (min.)	150 feet
D	Lot Coverage (max.)	35%
Setback Requirements		
E	Front Yard (min.)	30 feet
F	Rear Yard (min.)	25 feet
G	Side Yard (min.)	10 feet
H	Corner Side Yard (min.)	15 feet
Building Requirements		
I	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations.

(1) The Single-Family Residential (SF-20.0) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway. This distance shall be measured from the right-of-way centerline to the residential property line.

(2) The corner side yard for "key lots" shall meet the minimum front yard setback requirement.

Sec. 9.04.011. Single-Family Residential (SF-14.5) District

(a) Purpose. The Single-Family Residential (SF-14.5) district is designed to accommodate a single-family residential development design on roughly ⅓-acre lots. The district can be appropriately located near agricultural and single-family residential uses. This district implements the character and intent of the Comprehensive Plan's Suburban Living PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Single-Family Residential (SF-14.5) district shall follow Table 4: Single-Family Residential (SF-14.5) District Dimensional Standards.

Table 4: Single-Family Residential (SF-14.5) District Dimensional Standards

Single-Family Residential (SF-14.5) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	14,500 square feet
B	Lot Width (min.)	90 feet
C	Lot Depth (min.)	135 feet
D	Lot Coverage (max.)	35%
Setback Requirements		
E	Front Yard (min.)	30 feet
F	Rear Yard (min.)	25 feet
G	Side Yard (min.)	9 feet
H	Corner Side Yard (min.)	15 feet
Building Requirements		
I	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations.

(1) The Single-Family Residential (SF-14.5) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway. This distance shall be measured from the right-of-way centerline to the residential property line.

(2) The corner side yard for "key lots" shall meet the minimum front yard setback requirement.

Sec. 9.04.012. Single-Family Residential (SF-12.0) District

(a) Purpose. The Single-Family Residential (SF-12.0) district is designed to accommodate single-family residential development on roughly ¼-acre lots. The district can be appropriately located near agricultural and single-family residential uses. This district implements the character and intent of the Comprehensive Plan's Suburban Living PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Single-Family Residential (SF-12.0) district shall follow Table 5: Single-Family Residential (SF-12.0) District Dimensional Standards.

Table 5: Single-Family Residential (SF-12.0) District Dimensional Standards

Single-Family Residential (SF-12.0) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	12,000 square feet
B	Lot Width (min.)	80 feet
C	Lot Depth (min.)	120 feet
D	Lot Coverage (max.)	45%
Setback Requirements		
E	Front Yard (min.)	30 feet
F	Rear Yard (min.)	25 feet
G	Side Yard (min.)	8 feet
H	Corner Side Yard (min.)	15 feet
Building Requirements		
I	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations.

(1) The Single-Family Residential (SF-12.0) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway. This distance shall be measured from the right-of-way centerline to the residential property line.

(2) The corner side yard for "key lots" shall meet the minimum front yard setback requirement.

Sec. 9.04.013. Single-Family Residential (SF-10.5) District

(a) Purpose. The Single-Family Residential (SF-10.5) district is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located near agricultural and single-family residential uses. This district implements the character and intent of the Comprehensive Plan's Suburban Living PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in Single-Family Residential (SF-10.5) district shall follow Table 6: Single-Family Residential (SF-10.5) District Dimensional Standards.

Table 6: Single-Family Residential (SF-10.5) District Dimensional Standards

Single-Family Residential (SF-10.5) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	10,500 square feet
B	Lot Width (min.)	80 feet
C	Lot Depth (min.)	120 feet
D	Lot Coverage (max.)	40%
Setback Requirements		
E	Front Yard (min.)	25 feet
F	Rear Yard (min.)	25 feet
G	Side Yard (min.)	8 feet
H	Corner Side Yard (min.)	15 feet
Building Requirements		
I	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations.

(1) The Single-Family Residential (SF-10.5) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway. This distance shall be measured from the right-of-way centerline to the residential property line.

(2) The corner side yard for "key lots" shall meet the minimum front yard setback requirement.

Sec. 9.04.014. Single-Family Residential (SF-8.4) District

(a) Purpose. The Single-Family Residential (SF-8.4) district is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located near agricultural and single-family residential uses. This district implements the character and intent of the Comprehensive Plan's Suburban Living PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Single-Family Residential (SF-8.4) district shall follow Table 7: Single-Family Residential (SF-8.4) District Dimensional Standards.

Table 7: Single-Family Residential (SF-8.4) District Dimensional Standards

Single-Family Residential (SF-8.4) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	8,400 square feet
B	Lot Width (min.)	70 feet
C	Lot Depth (min.)	120 feet
D	Lot Coverage (max.)	50%
Setback Requirements		
E	Front Yard (min.)	20 feet
F	Rear Yard (min.)	20 feet
G	Side Yard (min.)	7 feet
H	Corner Side Yard (min.)	15 feet
Building Requirements		
I	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations.

(1) The Single-Family Residential (SF-8.4) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway. This distance shall be measured from the right-of-way centerline to the residential property line.

(2) The corner side yard for "key lots" shall meet the minimum front yard setback requirement.

Sec. 9.04.015. Single-Family Residential (SF-7.2) District

(a) Purpose. The Single-Family Residential (SF-7.2) district is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located near agricultural and single-family residential uses. This district implements the character and intent of the Comprehensive Plan's Cluster Residential PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Single-Family Residential (SF-7.2) district shall follow Table 8: Single-Family Residential (SF-7.2) District Dimensional Standards.

Table 8: Single-Family Residential (SF-7.2) District Dimensional Standards

Single-Family Residential (SF-7.2) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	7,200 square feet
B	Lot Width (min.)	60 feet
C	Lot Depth (min.)	120 feet
D	Lot Coverage (max.)	50%
Setback Requirements		
E	Front Yard (min.)	20 feet
F	Rear Yard (min.)	20 feet
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	15 feet
Building Requirements		
I	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations.

(1) The Single-Family Residential (SF-7.2) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway. This distance shall be measured from the right-of-way centerline to the residential property line.

(2) The corner side yard for "key lots" shall meet the minimum front yard setback requirement.

Sec. 9.04.016. Single-Family Residential (SF-6.0) District

(a) Purpose. The Single-Family Residential (SF-6.0) district is designed to accommodate single-family residential development on relatively smaller lots. The district can be appropriately located near agricultural and single-family residential uses. This district implements the character and intent of the Comprehensive Plan's Cluster Residential PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Single-Family Residential (SF-6.0) district shall follow Table 9: Single-Family Residential (SF-6.0) District Dimensional Standards.

Table 9: Single-Family Residential (SF-6.0) District Dimensional Standards

Single-Family Residential (SF-6.0) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	6,000 square feet
B	Lot Width (min.)	50 feet
C	Lot Depth (min.)	120 feet
D	Lot Coverage (max.)	50%
Setback Requirements		
E	Front Yard (min.)	20 feet
F	Rear Yard (min.)	20 feet
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	15 feet
Building Requirements		
I	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations.

(1) The Single-Family Residential (SF-6.0) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway. This distance shall be measured from the right-of-way centerline to the residential property line.

(2) The corner side yard for "key lots" shall meet the minimum front yard setback requirement.

Sec. 9.04.017. Mixed-Density Residential (MD) District

(a) Purpose. The Mixed-Density Residential (MD) district provides medium-density residential development with diversified housing choices. This district encourages a mix of single-family and two-family residential uses and incentivizes community amenities to form compact, accessible, and walkable neighborhoods. This district implements the character and intent of the Comprehensive Plan's Urban Living PlaceTypes.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Mixed-Density Residential (MD) district shall follow Table 10: Mixed-Density Residential (MD) District Dimensional Standards.

Table 10: Mixed-Density Residential (MD) District Dimensional Standards

Mixed-Density Residential (MD) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	4,500 square feet
B	Lot Width (min.)	25 feet
C	Lot Depth (min.)	80 feet
D	Lot Coverage (max.)	60%
Setback Requirements		
E	Front Yard (min.)	10 feet
F	Rear Yard (min.)	10 feet
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	10 feet
I	Garage (min.)	20 feet
Building Requirements		
J	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations.

(1) Minimum lot areas for attached single-family and two-family dwellings shall be 2,400 square feet per dwelling unit.

(2) Lot widths for a lot containing attached single-family and two-family dwellings shall be no less than 20 feet per ground floor unit plus side yard requirements.

(3) The Mixed-Density Residential (MD) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway. This distance shall be measured from the right-of-way centerline to the residential property line.

(4) The corner side yard for "key lots" shall meet the minimum front yard setback requirement.

Sec. 9.04.018. Multi-Family Residential (MF) District

(a) Purpose. The Multi-Family Residential (MF) district provides for high-density residential development, targeting well-designed multi-family uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multi-family uses with site development characteristics that accommodate open space and access to light and air. This district implements the character and intent of the Comprehensive Plan's Urban Living PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Multi-Family Residential (MF) district shall follow Table 11: Multi-Family Residential (MF) District Dimensional Standards.

Table 11: Multi-Family Residential (MF) District Dimensional Standards

Multi-Family Residential (MF) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	5,000 square feet
B	Lot Width (min.)	50 feet
C	Lot Depth (min.)	120 feet
D	Lot Coverage (max.)	50%
Setback Requirements		
E	Front Yard (min.)	25 feet
F	Rear Yard (min.)	20 feet
G	Side Yard (min.)	10 feet
H	Corner Side Yard (min.)	25 feet
Building Requirements		
I	Building Height (max.)	70 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations.

(1) Minimum lot areas for attached single-family and two-family dwellings shall be 2,400 square feet per dwelling unit.

(2) Lot widths for a lot containing attached single-family and two-family dwellings shall be no less than 20 feet per ground floor unit plus side yard requirements.

(3) No lot containing multi-family dwelling units shall contain less than 10,000 square feet.

(4) No lot containing a Single-Unit or Duplex Unit Park shall contain less than 20,000 square feet.

(5) No building in a Single-Unit or Duplex Unit Park, attached single-family dwelling, two-family dwelling, or Townhome Unit shall exceed a height of 35 feet.

(6) Any building with multiple stories and greater than 35 feet tall shall comply with the regulations specified in Sec. 9.04.041(h).

(7) When a multi-family dwelling exceeds one story in height, an automatic sprinkler system shall be installed in accordance with existing fire codes and each building shall have two points of entry or exit.

(8) The maximum density for a multi-family dwelling is 25 units per acre.

(9) The maximum density for a Townhome Unit or Single-Unit or Duplex Unit Park is 12 units per acre.

(10) The corner side yard for “key lots” shall meet the minimum front yard setback requirement.

Sec. 9.04.019. Local Commercial (C-1) District

(a) Purpose. The Local Commercial (C-1) district provides for a range of commercial activities, including the development of small-scale neighborhood offices, low-intensity retail and service businesses, public spaces, and limited, locally-scaled mixed-use establishments. This district offers a transition between neighborhoods and intensive commercial areas, providing a critical commercial function that serves nearby residential areas. Development in this district is primarily pedestrian-scaled to help improve vehicular circulation and safely accommodate residents and pedestrians. This district implements the character and intent of the Comprehensive Plan's Community Commercial PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Local Commercial (C-1) district shall follow Table 12: Local Commercial (C-1) District Dimensional Standards.

Table 12: Local Commercial (C-1) District Dimensional Standards

Local Commercial (C-1) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	7,000 square feet
B	Lot Width (min.)	50 feet
C	Lot Depth (min.)	100 feet
D	Lot Coverage (max.)	50%
Setback Requirements		
E	Front Yard (min.)	25 feet
F	Rear Yard (min.)	10 feet
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	25 feet
Building Requirements		
I	Building Height (max.)	25 feet
J	Building Size (max.)	15,000 square feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

Sec. 9.04.020. Regional Commercial (C-2) District

(a) Purpose. The Regional Commercial (C-2) district provides for medium- to large-scale development of retail, service, entertainment, and office necessary for a regional market. This district primarily facilitates commercial development, like big box and anchor retailers and intensive shopping strip centers that are automobile-oriented and generate high traffic counts. This district implements the character and intent of the Comprehensive Plan's Regional Activity Center PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Regional Commercial (C-2) district shall follow Table 13: Regional Commercial (C-2) District Dimensional Standards.

Table 13: Regional Commercial (C-2) District Dimensional Standards

Regional Commercial (C-2) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	10,000 square feet
B	Lot Width (min.)	60 feet
C	Lot Depth (min.)	N/A
D	Lot Coverage (max.)	70%
Setback Requirements		
E	Front Yard (min.)	25 feet
F	Rear Yard (min.)	10 feet
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	25 feet
Building Requirements		
I	Building Height (max.)	70 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations. Any building with multiple stories and greater than 35 feet tall shall comply with the regulations specified in Sec. 9.04.041(h).

Sec. 9.04.021. Mixed-Use (MU) District

(a) Purpose. The Mixed-Use (MU) district provides for development outside of Anna's downtown that has identifiable centers and edges, a walkable development pattern, accessible community open spaces, and various commercial tenants. This district provides entertainment venues, commercial, residential, and office uses that harmoniously coexist in a higher-density, pedestrian-oriented environment. This district implements the Comprehensive Plan's Entertainment Center and Mixed-Use PlaceTypes.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Mixed-Use (MU) district shall follow Table 14: Mixed-Use (MU) District Dimensional Standards.

Table 14: Mixed-Use (MU) District Dimensional Standards

Mixed-Use (MU) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	25 feet
C	Lot Depth (min.)	N/A
D	Lot Coverage (min.)	35%
Build-to-Zone (BTZ) and Setback Requirements		
E	Front Yard BTZ	0 – 20 feet
F	Rear Yard Setback (min.)	5 feet
G	Side Yard Setback (min.)	5 feet
H	Corner Side Yard Setback (min.)	10 feet
Building Requirements		
I	Frontage Buildout (min.)	50%
J	Building Height (max.)	70 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

(d) Special Regulations. Any building with multiple stories and greater than 35 feet tall shall comply with the regulations specified in Sec. 9.04.041(h).

Sec. 9.04.022. Downtown (DT) District

(a) Purpose. The purposes of the Downtown (DT) district are to:

(1) Implement the Anna 2050 Downtown Master Plan adopted by City Council;

(2) Facilitate pedestrian-oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services;

(3) Promote an efficient, compact, and walkable development pattern;

(4) Encourage pedestrian activity while reducing reliance on automobiles;

(5) Allow developers flexibility in land use and site design;

(6) Create an attractive and functional downtown as envisioned in the Anna 2050 Downtown Master Plan;

(7) Revitalize the historic downtown area while preserving Anna's history and heritage;

(8) Enhance the significance of the City's authentic core to residents, tourists, and visitors and serve as a support and stimulus to business and industry; and

(b) Applicability. The Downtown (DT) district is geographically divided into two zones. These zones are established in the Anna 2050 Downtown Master Plan and Table 15: Downtown (DT) District Dimensional Standards. All development shall comply with the regulations stated in this Section unless specified otherwise.

(c) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(d) Dimensional Standards. Development in the Downtown (DT) district shall follow the standards in Table 15: Downtown (DT) District Dimensional Standards.

Table 15: Downtown (DT) District Dimensional Standards

Downtown (DT) District Dimensional Standards			
		Zone	
		Core (CE)	**Neighborhood (ND)**
Build-to-Zone (BTZ) and Setback Requirements			
A	Front Yard BTZ (min. – max.)		
A.1	*Downtown Arterial Street*	0 – 10 feet	5 – 15 feet
A.2	*Downtown Type A Street*	0 – 15 feet	5 – 20 feet
A.3	*Downtown Type B Street*		
A.4	*Other Street*	5 – 25 feet	5 – 35 feet
B	Rear Yard Setback (min.)	N/A	5 feet
C	Side Yard Setback (min.)	N/A	5 feet
D	Corner Side Yard Setback (min.)	5 feet	5 feet
Building Requirements			
E	Frontage Buildout (min.)		
E.1	*Downtown Arterial Street*	80%	60%
E.2	*Downtown Type A Street*	60%	45%
E.3	*Downtown Type B Street*	40%	30%
E.4	*Other Street*	20%	10%
F	Building Height (max.)	42 feet	42 feet
AG	Encroachments		
G.1	*Downtown Arterial Street*	50% of the depth of the sidewalk or 8' (whichever is less)	35% of the depth of the sidewalk or 6' (whichever is less)
G.2	*Downtown Type A Street*	50% of the depth of the sidewalk or 6' (whichever is less)	25% of the depth of the sidewalk or 6' (whichever is less)
G.3	*Downtown Type B Street*		
G.4	*Other Street*	N/A	N/A
Additional Applicable Requirements within the Zoning Ordinance			
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards	

(e) Special Regulations.

(1) Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per the standards if the vertical clearance is a minimum of 8 feet from the finished sidewalk elevation.

(2) No encroachment shall be located over on-street parking, a street, or over a side or rear property line.

(3) Any proposed development over 42 feet in height shall require a specific use permit.

Sec. 9.04.023. Light Industrial (I-1) District

(a) Purpose. The Light Industrial (I-1) district provides for manufacturing, jobbing commercial uses, wholesale businesses, material fabrication, research facilities, and general industrial uses that are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare. This district provides a transition between heavy industrial uses and other less intensive commercial activity and residential uses. This district implements the character and intent of the Comprehensive Plan's Employment Mix and Professional Campus PlaceTypes.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Light Industrial (I-1) district shall follow Table 16: Light Industrial (I-1) District Dimensional Standards.

Table 16: Light Industrial (I-1) District Dimensional Standards

Light Industrial (I-1) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	10,000 square feet
B	Lot Width (min.)	50 feet
C	Lot Depth (min.)	N/A
D	Lot Coverage (max.)	50%
Setback Requirements		
E	Front Yard (min.)	25 feet
F	Rear Yard (min.)	N/A
G	Side Yard (min.)	N/A
H	Corner Side Yard (min.)	25 feet
Building Requirements		
I	Building Height (max.)[(1)]	42 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards
[(1)] Any proposed development more than 42 feet in height shall require a specific use permit.		

Sec. 9.04.024. Heavy Industrial (I-2) District

(a) Purpose. The Heavy Industrial (I-2) district provides areas for manufacturing, processing, assembling, storing, testing, and industrial uses that are extensive and intensive in character, and require large sites, open storage and service areas, extensive services and facilities, and access to major transportation networks. Development in this district is sometimes incompatible with less intensive uses by reason of traffic, noise, vibration, dust, glare, or emissions, and is intrusive to commercial activity and residential areas. This district implements the character and intent of the Comprehensive Plan's Manufacturing and Warehouse PlaceType.

(b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.

(c) Dimensional Standards. Development in the Heavy Industrial (I-2) district shall follow Table 17: Heavy Industrial (I-2) District Dimensional Standards.

Table 17: Heavy Industrial (I-2) District Dimensional Standards

Heavy Industrial (I-2) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	10,000 square feet
B	Lot Width (min.)	50 feet
C	Lot Depth (min.)	N/A
D	Lot Coverage (max.)	50%
Setback Requirements		
E	Front Yard (min.)	25 feet
F	Rear Yard (min.)	N/A
G	Side Yard (min.)	N/A
H	Corner Side Yard (min.)	25 feet
Building Requirements		
I	Building Height (max.)[(1)]	42 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards
[(1)] Any proposed development more than 42 feet in height shall require a specific use permit.		

Sec. 9.04.025. Thoroughfare Overlay (THOR) District

(a) Purpose. The Thoroughfare Overlay (THOR) district accommodates well-designed development along the City's major corridors by allowing design flexibility to enhance the development aesthetic.

(b) Applicability. The regulation of this overlay district shall apply to new development and redevelopment located within the greater of a geographic buffer extending outward 500 feet perpendicularly from the right-of-way, or to the back of abutting adjacent lots, for those portions of the following scheduled thoroughfares located within the City limits:

(1) U.S. Highway 75;

(2) White Street (FM 455);

(3) Powell Parkway (SH 5);

(4) Sam Rayburn Memorial Highway (SH 121); and

(5) Collin County Outer Loop.

(c) Dimensional Standards.

(1) Building lots along a highway, as designated by the Master Thoroughfare Plan, shall be a minimum of one acre.

(2) The nonresidential minimum lot width is 100 feet.

(3) The nonresidential minimum front yard setback is 50 feet.

Sec. 9.04.026. Planned Development (PD) District

(a) Purpose. The 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 Planned Development (PD) district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions that will allow development not otherwise permitted, procedures are established to prevent misuse of the increased flexibility.

(b) Uses. Any use specified in a Planned Development (PD) district shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to ensure compliance with the purposes of this Article.

(c) Dimensional Standards. A Planned Development (PD) district requires a minimum of 5 contiguous acres.

(d) Special Regulations.

(1) Development standards for each separate Planned Development (PD) district shall be established in the ordinance granting the Planned Development (PD) district and may include but shall not be limited to uses, 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, lighting, management associations, and other requirements as the City Council may deem appropriate.

(2) In the Planned Development (PD) district, the particular district(s) to which uses specified in the Planned Development (PD) district are most similar shall be stated in the granting ordinance. All Planned Development (PD) district applications shall list all requested variances from the standard requirements

established throughout this Zoning Ordinance. The applicant shall include justification associated with each requested variance. Applications without this list will be considered incomplete.

(3) The ordinance granting a Planned Development (PD) district shall include a purpose and intent statement, a list is required of variances in each district, and a general statement citing the reason for the Planned Development (PD) district request.

(4) The Planned Development (PD) district shall conform to all other sections of the ordinance and this Article unless specifically exempted in the granting ordinance.

(5) All development within a Planned Development (PD) district shall meet the site planning procedures in Sec. 9.04.052.

Division 3. Uses

Sec. 9.04.027. Generally

(a) Purpose. Table 19: Use Table below lists the uses allowed within all zoning districts. All uses are defined in Sec. 9.04.082. Approval of a use listed in this Article, and compliance with the applicable use-specific standards for that use, authorizes that use only. Development or use of a property for any other use not specifically allowed in Division 3 and approved under the appropriate process is prohibited.

(b) Organization. The uses permitted in each of the zoning districts established in Table 19: Use Table are defined as follows:

(1) Table Symbology. Table 19: Use Table is arranged according to the following symbols established in Table 18: Use Table Symbology.

Table 18: Use Table Symbology

Symbol	Meaning	Description
P	Permitted by Right	A "**P**" in a zoning district column indicates that a use is permitted by right, provided that it meets any applicable use-specific standards. These uses are subject to all other applicable regulations of this Article.
S	Specific Use Permit Required	An "**S**" in a zoning district column indicates that a use requires specific use review and approval by City Council.
	Not Allowed	A blank cell in a zoning district column indicates that a use is not permitted as a primary use or specific use in the zoning district.
--	Not Required	A "--" in a zoning district column indicates that a minimum parking ratio is not required for a particular use.

(2) Standards Column. The "Standards" column provides a reference to associated standards for certain uses Permitted by Right and for Specific Uses. Where a blank space is in the column, there is no associated standard. Where there is information in the column, there are associated standards.

(3) Unlisted Uses. If a proposed use is not specifically listed in Table 19: Use Table, the Director shall determine whether the use is permitted or not permitted. This determination shall be based upon the similarity in nature and character to one or more uses that are listed in Table 19: Use Table.

(A) In making this determination, the Director may consider whether the use has similar visual, traffic, environmental, parking, employment, and other impacts as an expressly listed use.

(B) In making this determination, the Director may also refer to empirical studies or generally accepted planning or engineering sources (e.g., American Planning Association's publication, "A Planner's Dictionary").

(C) Unauthorized if Prohibited.

(i) If the Director determines that a proposed use does not fit within a given use type and is not functionally the same as a permitted, accessory, specific, or temporary use, then the use is a prohibited use.

(ii) The Director's determination may be appealed pursuant to Sec. 9.04.050(m).

Sec. 9.04.028. Use Table

(a) Applicability. This Division shall follow the requirements established in Table 19: Use Table.

(b) Use-Specific Standards. Use-specific standards are established in Sec. 9.04.029, Sec. 9.04.030, Sec. 9.04.031, Sec. 9.04.032, Sec. 9.04.033, Sec. 9.04.034, Sec. 9.04.035, and Sec. 9.04.036.

(c) Accessory Uses and Structures. Accessory Uses and Structures standards are established in Sec. 9.04.038.

(d) Temporary Uses and Structures. Temporary Uses and Structures standards are established in Sec. 9.04.039.

Table 19: Use Table

Land Use	AG	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-8.4	SF-7.2	SF-6.0	MD	MF	C-1	C-2	MU	DT		I-1	I-2	Use-Specific Standards	Parking Standards
														CE	ND				
Residential Uses																			
Industrialized Home (Modular Home)	P				P	P	P	P	P									Sec. 9.04.029(a)	2/DU
Live-Work Unit										P			P	P	P			Sec. 9.04.029(b)	1/DU
Manufactured Home	P																		2/DU
Mobile Home	P																		2/DU
Multi-Family Dwelling										P			P		S			Sec. 9.04.029(c)	1/1 BRU; 2/2 & 3 BRU + 0.25/Unit for visitors (50% of required parking is covered, not including visitor parking)
Single-Family Dwelling, Attached									P	P			P		P				2/DU
Single-Family Dwelling, Detached	P	P	P	P	P	P	P	P	P						P				2/DU
Single-Unit or Duplex Unit Park										S			S					Sec. 9.04.029(d)	2/DU
Townhome Unit										P			S					Sec. 9.04.029(d)	2/DU
Two-Family Dwelling									P	P			P		P				2/DU
Lodging / Group Living Uses																			
Bed and Breakfast Facility	S	S	S	S							P	P			P			Sec. 9.04.030(a)	1 + (0.75) bedrooms
Boarding/Rooming House										P	P							Sec. 9.04.030(b)	1 + (0.75) bedrooms
Dormitory										P									1 + (0.75) bedrooms
Hotel / Motel											S	S	P	S					1.25/guestroom + 1/200 sf of restaurant, retail, conference, or office area
Recreational Vehicle Park	S															P			4/acre
Automotive Uses																			
Auto Dealership												S				S		Sec. 9.04.031(a)	4/1,000 sf
Auto Dealership, Used												S				S		Sec. 9.04.031(b)	4/1,000 sf
Auto Parts Sales											S	P				P			3/1,000 sf
Auto Repair, Heavy																P	P	Sec. 9.04.031(c)	2/1,000 sf
Auto Repair, Light											S	S				P	P	Sec. 9.04.031(d)	2/1,000 sf

Land Use	AG	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-8.4	SF-7.2	SF-6.0	MD	MF	C-1	C-2	MU	DT		I-1	I-2	Use-Specific Standards	Parking Standards
														CE	ND				
Auto Storage																P	P		1/1,000 sf
Car Wash											P	P				P		Sec. 9.04.031(e)	2/1,000 sf
Truck Sales																P	P		2.5/1,000 sf
Truck Stop and Repair																	P		2/1,000 sf
Commercial Uses																			
Adult Entertainment Establishment																S	S	Sec. 9.04.032(a)	8/1,000 sf
Artist Studio											P	P	P	P	P				2/1,000 sf
Bar (75% sales from alcohol)											S	S	P	P	S			Sec. 9.04.032(b)	5/1,000 sf
Brewpub/Wine Bar											S	P	P	P	S	P		Sec. 9.04.032(c)	4/1,000 sf
Building, Materials, and Landscaping Store												P				P			3/1,000 sf
CBD Store											S	S							2.5/1,000 sf
Commercial Amusement, Indoor											S	P	P	S					5/1,000 sf
Commercial Amusement, Outdoor											S	P	S			P		Sec. 9.04.032(d)	35/acre
Convenience Store											P	P	P	P	P				4/1,000 sf
Convenience Store, Fuel Pumps											P	P	S	S		P		Sec. 9.04.032(e)	4/1,000 sf
Feed and Farm Supply	S											S				P			2.5/1,000 sf
Financial Institution											P	P	P	P	P				2.5/1,000 sf
Food Preparation and Sales											P	P	P	P	P				3/1,000 sf
Food Truck Park												S	S	S		S		Sec. 9.04.032(f)	2/Food Truck
Greenhouse or Nursery	P											P				P			8/acre
Grocery Store											P	P	P	P	S			Sec. 9.04.032(g)	4/1,000 sf
Heavy Equipment Sales and Rental																P	P		2/1,000 sf
Hookah Lounge											S	S							3/1,000 sf
Kennel											P	P			P	P		Sec. 9.04.032(h)	2.5/1,000 sf
Mixed-Use Development													P	P				Sec. 9.04.032(i)	2.5/1,000 sf
Office											P	P	P	P	P	P	P	Sec. 9.04.032(j)	3/1,000 sf

Land Use	AG	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-8.4	SF-7.2	SF-6.0	MD	MF	C-1	C-2	MU	DT		I-1	I-2	Use-Specific Standards	Parking Standards
														CE	ND				
Pawn Shop / Pay Day Loans												P				P		Sec. 9.04.032(k)	4/1,000 sf
Personal Services											P	P	P	P	P				3/1,000 sf
Portable Building Sales																S	P		1/1,000 sf
Postal Services											P	P		P	P	P			2.5/1,000 sf
Private Club												S	S	S				Sec. 9.04.032(l)	6/1,000 sf
Restaurant											P	P	P	P	P			Sec. 9.04.032(m)	Buildings ≤ 2,500 sf: 5/1,000 sf Buildings > 2,500 sf: 10/1,000 sf
Retail Store											P	P	P	P	P			Sec. 9.04.032(n)	4/1,000 sf
Radio/Television Studio												P							2/1,000 sf
Shopping Center											P	P	P						2.5/1,000 sf
Tasting Room											S	P	P	P		P			4/1,000 sf
Taxidermist												P				P			1.5/1,000 sf
Theater												P	P						5/1,000 sf
Veterinarian Facility											P	P				P		Sec. 9.04.032(o)	2.5/1,000 sf
Recreation Uses																			
Amphitheater												S	S			P			20/acre
Athletic Field, Public	P	P	P	P	P	P	P	P	P	P									25/acre
Athletic Field, Private	S										S	S				P			25/acre
Community Center, Public		P	P	P	P	P	P	P	P	P			P	P	P				3/1,000 sf
Community Center, Private		P	P	P	P	P	P	P	P	P									2.5/1,000 sf
Country Club	P															P			2.5/hole + 1.5/1,000 sf
Golf Course	P															P		Sec. 9.04.033(a)	2/hole
Health Club											P	P	P	P					4/1,000 sf
Racetrack	S																S		25/acre
Sport Shooting Range	S															S			2/1,000 sf
Park	P	P	P	P	P	P	P	P	P	P	P		P	P	P				4/acre
Swimming Pool		P	P	P	P	P	P	P	P	P		P	P					Sec. 9.04.033(b)	5/pool
Public / Institutional Uses																			
Cemetery	P	S	S								S	S				S		Sec. 9.04.034(a)	2/acre

Land Use	AG	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-8.4	SF-7.2	SF-6.0	MD	MF	C-1	C-2	MU	DT		I-1	I-2	Use-Specific Standards	Parking Standards
														CE	ND				
Civic Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		4/1,000 sf
Civic Club or Lodge											P	P	P	P					2/1,000 sf
College or University												S				S			2.5/1,000 sf
Correctional Facility	S															S			1.5/1,000 sf
Fairgrounds	S															P			30/acre
Public Library, Museum, or Art Gallery		S	S	S	S	S	S	S	S	S	P	P	P	P	P				2.5/1,000 sf
Religious Land Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			3/1,000 sf
School		P	P	P	P	P	P	P	P	P	S	S	S	S	S				2.5/1,000 sf
Technical School	S										S	P				P			4/1,000 sf
Industrial Uses																			
Brewery/Distillery																P	P		2.5/1,000 sf
Commercial Cleaning Facility																P	P		1.5/1,000 sf
Commercial Kitchen												S				P			1.5/1,000 sf
Contractor's Shop and Storage Yard																P	P	Sec. 9.04.035(a)	1/1,000 sf
Industrial and Manufacturing, Heavy																	S		1/1,000 sf
Industrial and Manufacturing, Light																P	P		1.5/1,000 sf
Industrial Park																P	S		1.5/1,000 sf
Research and Development												S	S	S		P	P		1.5/1,000 sf
Salvage Yard																S	P		1/1,000 sf
Self-Storage (Mini-Warehouse)												S				P		Sec. 9.04.035(b)	1/30 storage units (at least 5 spaces required)
Warehouse, Distribution, and Wholesale																P	P		1/1,000 sf
Wholesale Showroom Facility												S				P	P		1/1,000 sf + 1/300 sf of office, sales, or display areas
Caretaking Services Uses																			
Adult Day Services											P	P							2.5/1,000 sf

Land Use	AG	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-8.4	SF-7.2	SF-6.0	MD	MF	C-1	C-2	MU	DT		I-1	I-2	Use-Specific Standards	Parking Standards
														CE	ND				
Assisted Living Facility									S	S	P	S							2.5/1,000 sf
Chemical Dependency Facility	S										P								2/1,000 sf
Child Care Facility, Children's Home									S	S	P	P							2/1,000 sf
Child Care Facility, Daycare										S	S	S	S	S	S			Sec. 9.04.036(a)	2.5/1,000 sf
Child Care Home (≤6 Children)	S	S	S	S	S	S	S												2/1,000 sf
Child Care Home (≥7 Children)	S	S																	2/1,000 sf
Community Home for Persons with Disabilities	S								S	S									2/1,000 sf
Funeral Services												P				P			2/1,000 sf
Halfway House	S							S	S										2/1,000 sf
Medical Care Facility											S	P							3.5/1,000 sf
Medical Office											P	P	P	S	P				3/1,000 sf
Transportation Uses																			
Airport	S																		2/acre
Bus Terminal																P			--
Parking Facility													S	S	S				--
Railroad Station													S	S	S	S			--
Railroad Team Track and Right-of-Way																P			--
Transit Station													S	S	S	S			--
Truck or Motor Freight Terminal																P			--
Infrastructure Uses																			
Electrical Substation	P	S	S	S	S	S	S	S	S	S						P			--
Gas Metering Station	P	S	S	S	S	S	S	S	S	S	S	S				S	P		--
Gas Metering Station with Odorizer	S	S	S	S	S	S	S	S	S	S	S	S				S	S		--
Governmental Service Yard	S	S	S	S	S	S	S	S	S	S	P	P				P	P		--
Power Plant																	S		--

Land Use	AG	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-8.4	SF-7.2	SF-6.0	MD	MF	C-1	C-2	MU	DT		I-1	I-2	Use-Specific Standards	Parking Standards
														CE	ND				
Radio, TV, or Microwave Operations, Amateur	S	S	S	S	S	S	S	S	S	S								Sec. 9.04.037(a)	--
Radio, TV, or Microwave Operations, Commercial	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 9.04.037(b)	--
Recycling Facility																S	P		1/1,000 sf
Solid Waste Facility / Landfill																	S		1/1,000 sf
Solid Waste Transfer Station																S	P		1/1,000 sf
Telephone Exchange												P				P	P		--
Utility Shop																P			--
Agriculture Uses																			
Agriculture	P																		--
Agritainment	S																		1.5/1,000 sf
Feedlot	P																		--
Stable, Commercial	P																		--
Accessory Uses																			
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 9.04.038	--
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P						P			Sec. 9.04.038(e)(1)	1/DU
Barndominium	P																		--
Carport	P																		--
Donation Collection Bin											P	P	P		P	P		Sec. 9.04.038(e)(2)	--
Fuel Pump											P	P	P	P	P	P	P	Sec. 9.04.038(e)(3)	1/2 Pumps
Home Occupation	P	P	P	P	P	P	P	P	P						P			Sec. 9.04.038(e)(4)	1/DU
Garage	P	P	P	P	P	P	P	P	P	P					P				--
Outdoor Dining											P	P	P	P	P				1/200 sf
Outdoor Display	P											P	P	P	P	P		Sec. 9.04.038(e)(5)	--
Outdoor Storage	P											S				P	P	Sec. 9.04.038(e)(6)	--
Retail Ice and Dispensed Water Sales											P	P				P	P		--
Service Bay	P										P	P	P	P	P	P	P	Sec. 9.04.038(e)(7)	1/Bay
Stable, Private	P	P																	--
Swimming Pool, Private	P	P	P	P	P	P	P	P	P	P					P			Sec. 9.04.038(e)(8)	--

Land Use	AG	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-8.4	SF-7.2	SF-6.0	MD	MF	C-1	C-2	MU	DT		I-1	I-2	Use-Specific Standards	Parking Standards
														CE	ND				
Wind Energy Conversion System	P	S	S	S	S	S	S	S	S	S	S	S				P	P	Sec. 9.04.038(e)(9)	--
Temporary Uses																			
Batching Plant	P	P	P	P	P	P	P	P	P	P	P	P				P	P		--
Construction Yard																P			--
Farmers Market											S	P	S	P	P				15/acre
Field or Sales Office		P	P	P	P	P	P	P	P	P									--
Flea Market	P											P				P			15/acre
Itinerant Vendor	S										S	S	S	S	S	S		Sec. 9.04.039(d)(1)	--
Seasonal Roadside Stand	P																		1/stand

Sec. 9.04.029. Residential Use-Specific Standards

(a) Industrialized Home (Modular Home).

(1) An Industrialized Home (Modular Home) meets or exceeds all building code requirements that apply to other dwelling units concerning on-site construction.

(2) An Industrialized Home (Modular Home) conforms to all applicable zoning regulations for its respective zoning district.

(3) An Industrialized Home (Modular Home) has a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the dwelling is proposed to be located, as determined by the most recent County certified tax appraisal roll.

(4) An Industrialized Home (Modular Home) has exterior siding, roofing, roofing pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the dwelling is proposed to be located.

(5) An Industrialized Home (Modular Home) complies with municipal aesthetic standards, setbacks, subdivision control, landscaping, square footage, and other site requirements applicable to single-family dwellings.

(6) An Industrialized Home (Modular Home) is securely fixed to a permanent foundation.

(7) An Industrialized Home (Modular Home) is set on a solid slab structure and/or 18- to 20-inch runners.

(b) Live-Work Unit.

(1) A Live-Work Unit shall comply with the regulations specified in Sec. 9.04.042.

(c) Multi-Family Dwelling.

(1) Generally.

(A) Where a Multi-Family Dwelling is erected to create inner courts, the faces of all opposite walls in those courts shall be at least 30 feet apart, and no balcony or canopy shall extend into that court area more than 5 feet.

(B) Each lot or parcel of land that is used for a Multi-Family Dwelling shall provide on the same lot or parcel of land usable open space, per Table 20: Multi-Family Dwelling Open Space below.

Table 20: Multi-Family Dwelling Open Space

Number of Bedrooms	Size
1 or less	600 square feet
Each additional bedroom over 1	300 square feet

(C) A Multi-Family Dwelling shall comply with the additional regulations established in Sec. 9.04.042.

(d) Townhome Unit and Single-Unit or Duplex Unit Park.

(1) All residential units within a Townhome Unit and Single-Unit or Duplex Unit Park are restricted to 35 feet in height.

(2) Where the residential units within a Townhome Unit or Single-Unit or Duplex Unit Park are erected to create inner courts, the faces of all opposite walls in those courts shall be at least 30 feet apart, and no balcony or canopy shall extend into that court area more than 5 feet.

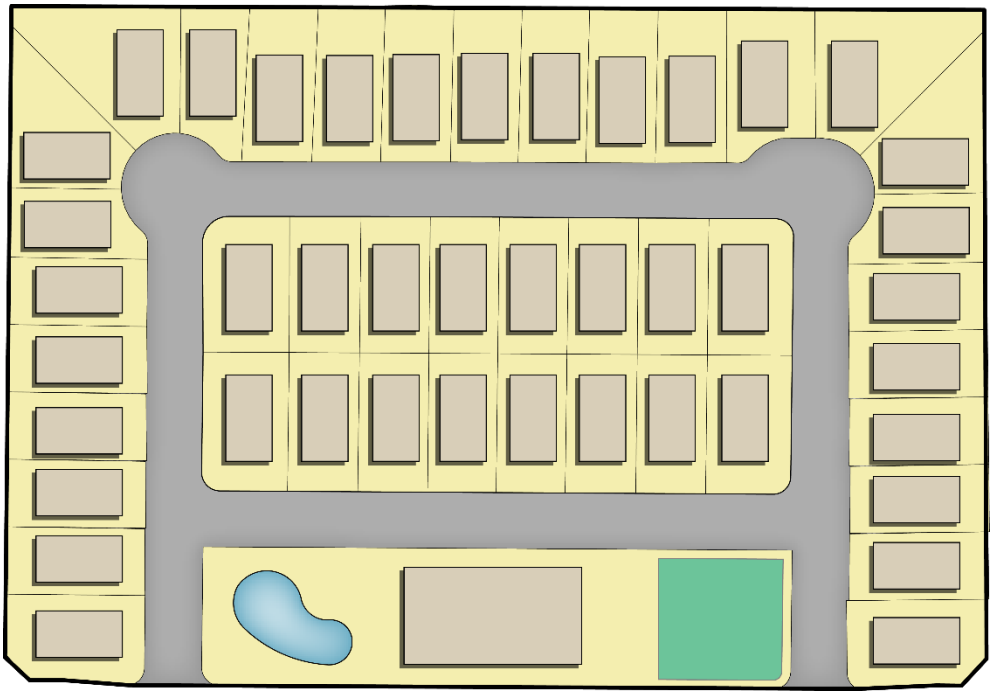
(3) A Townhome Unit or Single-Unit or Duplex Unit Park shall provide the required amount of usable open space, per Table 21: Townhome Unit or Single-Unit or Duplex Unit Park Open Space below.

Table 21: Townhome Unit or Single-Unit or Duplex Unit Park Open Space

Number of Bedrooms	Size
1 or less	600 square feet
Each additional bedroom over 1	300 square feet

(4) Each detached residential dwelling unit shall have a 10-foot minimum separation from any other detached residential dwelling unit (refer to Figure 2: Townhome Unit or Single-Unit or Duplex Unit Park Layout Example).

Figure 2: Townhome Unit or Single-Unit or Duplex Unit Park Layout Example



Please Note: A Town Home or Single-Family or Duplex Home Park is developed on **one parcel** or lot. The example above shows lines indicating rental spaces associated with dwelling.

(5) A Townhome Unit or Single-Unit or Duplex Unit Park shall comply with the additional regulations established in Sec. 9.04.042.

Sec. 9.04.030. Lodging/Group Living Use-Specific Standards

(a) Bed and Breakfast Facility.

(1) A Bed and Breakfast Facility is owner-occupied and managed at all times.

(2) The maximum number of rented bedrooms is five (5).

(3) No cooking facilities are allowed in any of the bedrooms.

(4) A Bed and Breakfast Facility shall meet all of the minimum requirements of the City-County Health Department and shall conform in all respects to the requirements of the fire code, building code, electrical code, and plumbing code.

(5) A Bed and Breakfast Facility is responsible for collecting the City hotel/motel tax.

(6) All City-County Health Officers, Building Inspectors, the Fire Marshal and their assistants, and other code enforcement officials of the City shall have the right to go on any premises of a Bed and Breakfast Facility during normal business hours for the purpose of verifying compliance with this subsection and all other applicable ordinances of the City.

(b) Boarding/Rooming House.

(1) No more than ten (10) occupants (including any resident staff and family) shall occupy any Boarding/Rooming House at one time.

(2) The maximum length of stay for any occupant is fourteen (14) consecutive days in any one calendar month.

(3) A Boarding/Rooming House shall not be located within one thousand (1,000) feet of any other Boarding/Rooming House.

Sec. 9.04.031. Automotive Use-Specific Standards

(a) Auto Dealership.

(1) An Auto Dealership shall be located one hundred fifty (150) feet from any residential district.

(2) An Auto Dealership shall not be located within one hundred fifty (150) feet of any other Auto Dealership.

(3) No more than fifty percent (50%) of the total building floor area may be used for related accessory uses such as retail sales, repair and service, and washing.

(4) Inventory parking spaces shall not count toward the minimum parking requirements.

(b) Auto Dealership, Used.

(1) An Auto Dealership, Used shall be located one hundred fifty (150) feet from any residential district.

(2) An Auto Dealership, Used shall not be located within one hundred fifty (150) feet of any other Auto Dealership or Auto Dealership, Used.

(3) No more than fifty percent (50%) of the total building floor area may be used for related accessory uses such as retail sales, repair and service, and washing.

(4) Inventory parking spaces shall not count toward the minimum parking requirements.

(c) Auto Repair, Heavy.

(1) All Auto Repair, Heavy activities shall take place within an enclosed space.

(2) An Auto Repair, Heavy facility shall be located one hundred fifty (150) feet from any residential district or school use.

(d) Auto Repair, Light.

(1) All Auto Repair, Light activities shall take place within an enclosed space.

(2) An Auto Repair, Light facility shall be located one hundred fifty (150) feet from any residential district or school use.

(e) Car Wash.

(1) Local Commercial (C-1) District.

(A) A Car Wash shall not be located within one hundred fifty (150) feet of any residential district.

(B) A Car Wash shall be closed for business between the hours of 10:00 PM and 7:00 AM.

(C) A Car Wash shall only be self-service.

(D) All bays and overhead doors shall be oriented away from any residential district.

(2) All Other Zoning Districts.

(A) A Car Wash shall not be located within one hundred fifty (150) feet of any residential district.

(B) All bays and overhead doors shall be oriented away from any residential district.

Sec. 9.04.032. Commercial Use-Specific Standards

(a) Adult Entertainment Establishment.

(1) An Adult Entertainment Establishment shall not be located within 1,000 feet of a:

(A) Public/Institutional Use,

(B) Child Care Facility,

(C) Residential Use, or

(D) Adult Entertainment Establishment.

(2) An Adult Entertainment Establishment shall comply with Article 5.07 of the Anna Code.

(b) Sale of Alcoholic Beverages.

(1) Applicability.

(A) The storage, possession, or sale of any alcoholic beverage, when permitted by the laws of this state, shall be regulated and governed as provided here and in other applicable ordinances and regulations of the City.

(B) This subsection shall not apply when the storage or serving of alcoholic beverages is strictly for the consumption of the owners of the premises and their guests at no charge.

(2) Sale of Alcoholic Beverages in Residential Areas.

(A) The sale of alcohol is prohibited in any residential area within the City's corporate limits unless expressly exempted by this subsection or a City Council variance.

(B) The term "residential area" includes locations that are within any of the following zoning districts or areas:

(i) SF-20.0, SF-14.5, SF-12.0, SF10.5, SF-8.4, SF-7.2, SF-6.0, MD, and MF;

(ii) PD - Any residential part of a Planned Development District; or

(iii) Any tract, lot or subdivision upon which is located any of the "residential uses" as defined in Table 19: Use Table, as amended.

(3) Bar (75% sales from alcohol) Separation Standard.

(A) A Bar (75% sales from alcohol) may not be located within 1,000 feet of a public school, private school, church, day-care center or child-care facility, as those terms are described in the Texas Alcoholic Beverage Code. The measurement of the distance between such establishment and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between such establishment and the public school, private school, day-care center, or child-care facility shall be:

(i) In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or

(ii) If the permit or license holder is located on or above the fifth story of a multi-story building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

(B) A Bar (75% sales from alcohol) may not be located within a THOR Thoroughfare Overlay District defined in this ZO, as amended.

(C) A Bar (75% sales from alcohol) may not be located closer than 1,000 feet to an existing Bar (75% sales from alcohol).

(i) The measurement of the distance between those establishments shall be in a straight line in all directions from the primary entrance of the existing establishment to the primary entrance of the proposed establishment.

(ii) For the purposes of this subsection, the term "existing Bar (75% sales from alcohol)" means an establishment that is in lawful operation or that holds a current and valid certificate of occupancy for that operation.

(4) Variances. After a recommendation from the Planning and Zoning Commission, City Council may grant a variance upon a determination that enforcement of the regulation in a particular instance:

(A) Is not in the best interest of the public,

(B) Constitutes waste or inefficient use of land or other resources,

(C) Creates an undue hardship on an applicant for a license or permit,

(D) Does not serve its intended purpose, or

(E) Is not effective or necessary.

(c) Brewpub/Wine Bar.

(1) Downtown (DT) District-Core (CE).

(A) The maximum size of a Brewpub is 10,000 square feet.

(B) Accessory outdoor customer seating/dining areas are allowed if they meet the applicable district's dimensional standards.

(C) Brewpub/wine bar shall meet the requirements of Sec. 9.04.032(b).

(d) Commercial Amusement, Outdoor.

(1) A Commercial Amusement, Outdoor use shall not be located within three hundred (300) feet of any residential district.

(e) Convenience Store, Fuel Pumps.

(1) Any pump island or other structure shall not be less than twenty (20) feet from adjacent property lines or street and highway right-of-way lines.

(2) Overhead canopies shall not be less than twenty (20) feet from any right-of-way line or property line.

(f) Food Truck Park.

(1) All mobile vendors must have valid required health inspection permits.

(2) Adequate restroom facilities shall be provided either on-site or through a shared use agreement with a neighboring business. Portable toilets, if used, must be screened from view of the public per Sec. 9.04.046.

(3) Electrical, water, and wastewater connections shall be provided.

(4) Above-ground utility connections shall not interfere with pedestrian or vehicular safety and shall not be located in customer service areas or customer parking lots.

(5) Food Truck Park sites shall be defined by curbs (i.e., continuous curb cuts are prohibited) to confine ingress and egress to defined access points to ensure the safety of pedestrians within the park.

(6) A barrier shall be located between any vehicular areas and the customer service areas. The barrier may be implied or physical and constructed with landscaping elements; gated fencing; changes in ground surface texture, material, or color; or similar treatments.

(7) Drive-throughs are not permitted in conjunction with a Food Truck Park.

(8) Signage is allowed on the mobile vendor vehicle itself but no detached signage is allowed.

(9) A waste receptacle is required for every mobile vendor and waste shall be removed daily.

(10) Food Truck Park sites shall only operate on an approved surface per Article 9.03 (Design Standards).

(g) Grocery Store.

(1) Local Commercial (C-1) District and Downtown (DT) District-Core (CE).

(A) The maximum size of a Grocery Store is 15,000 square feet.

(B) No drive-throughs are allowed.

(h) Kennel.

(1) Local Commercial (C-1) District and Downtown (DT) District-Core (CE).

(A) A Kennel shall not be located within one hundred (100) feet of any residential district.

(B) No outside runs are allowed.

(2) All Other Zoning Districts.

(A) A Kennel shall not be located within two hundred fifty (250) feet of any residential district.

(B) Outside runs are allowed.

(C) Outside runs shall be operated only with an attendant present on the premises twenty-four (24) hours a day.

(D) At a minimum, the animals shall be enclosed within a six-foot (6') fence or wall to restrain animals from running at large.

(i) Mixed-Use Development.

(1) No more than 50% of the Mixed-Use Development cumulative building square footage shall consist of dwelling units.

(2) At least 25% of the Mixed-Use Development shall consist of retail, restaurant, or office uses.

(3) A Mixed-Use Development shall comply with the regulations established in Sec. 9.04.042.

(j) Office.

(1) Local Commercial (C-1) District, Mixed-Use (MU) District, Downtown (DT) District-Core (CE), and Downtown (DT) District-Neighborhood (ND).

(A) The maximum size of an Office is 10,000 square feet.

(k) Pawn Shop / Pay Day Loans.

(1) Regional Commercial (C-2) District.

(A) A Pawn Shop / Pay Day Loans use shall not be located within one thousand (1,000) feet of any other Pawn Shop / Pay Day Loans use.

(B) No outdoor display is allowed.

(l) Private Club.

(1) A Private Club shall not be located within three hundred (300) feet of any of the following: religious land use, medical care facility, school, or public park.

(2) A Private Club for the on-premises sale or consumption of alcoholic beverages shall be located within an area containing at least two acres.

(3) Operational Regulations.

(A) Not less than 50% of the gross receipts of such establishment shall be derived from the sale of food consumed on the premises. Food service shall be available at any time alcoholic beverages are being served. The service of alcoholic beverages without food is prohibited in dining areas and is restricted to a bar or lounge area as described in this section. The holder of such permit shall provide audits at its expense as more fully set forth in this section.

(B) Such establishments shall contain a minimum of 100 dining seats, allowing a minimum of 12 square feet of dining area per dining chair. Calculation of the square feet of the dining area shall exclude kitchen and storage areas, bar and lounge areas, and cashier and reception areas.

(C) Such establishments shall comply with all of the provisions of the Texas Alcoholic Beverage Code and receive a private club permit from the state within six months from the date of issuance of a specific use permit by the City, each such limitation in time is subject to extension by the City Council.

(D) The City Council may revoke a specific use permit upon the finding that any of the operational requirements imposed at the time of granting the permit are not met or thereafter cease to exist. Said specific use permit shall be subject to review based on a recommendation from the police department that public safety has been or is being jeopardized. The City Manager and the Chief of Police are specifically authorized to receive, accept, and investigate complaints from any source.

(E) A private club with a bar or lounge area shall be designed so that patrons can enter only from an area within the primary use, e.g., the dining or reception area of a restaurant, hotel, or motel. Emergency exits directly to the outside are permitted.

(F) No signs advertising the sale of alcoholic beverages shall be permitted other than those authorized under the Texas Alcoholic Beverage Code and the City sign ordinance.

(4) Audit.

(A) The permittee of each private club in the City that has been in operation for at least six months prior to a December 31st calendar year shall select and engage a certified public accounting firm to conduct an annual audit of the operations of such private club during such period. The year upon which such audit shall be conducted shall begin January 1 and end December 31. This audit shall determine whether the permittee has complied with the gross receipt requirements of subsection (3) of this section. The audit shall clearly reflect:

(i) The total gross receipts of the permittee for the audit year from all operations on the premises for which the specific use permit for a private club is issued;

(ii) The percentage of such gross receipts is derived from the sale of food; and

(iii) The percentage of such gross receipts is derived from the sale of alcoholic beverages.

(B) The audit shall indicate whether the City should make further inquiry into the permittee's operations to determine whether all other requirements for the operation of a private club were satisfied during the audit year.

(C) The audit shall be completed and a copy furnished to the City Council through the City Manager's Office no later than April 1 of the year following the audit year. The audit shall be performed, and a copy furnished to the City Manager at the sole expense of the permittee.

(D) If not received by April 1, the City Council shall have the right to select and engage a certified public accounting firm to perform the audit described herein. The permittee shall reimburse the City for all expenses incurred in obtaining this audit.

(m) Restaurant.

(1) Local Commercial (C-1) District.

(A) No drive-throughs are allowed.

(B) Accessory outdoor customer seating/dining areas are allowed if they meet the applicable district’s dimensional standards.

(2) Regional Commercial (C-2) District.

(A) Drive-throughs.

(i) Drive-throughs are allowed.

(ii) Drive-throughs with individual service speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened by a sound abatement system. The Planning and Zoning Commission may recommend that City Council require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and provide noise abatement to minimize the impact of individual service speakers on residential districts.

(iii) A stacking space shall be an area on a site measuring 9 feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. An escape lane shall be an area measuring a minimum of 11 feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.

(iv) The minimum stacking space for the first vehicle stop shall be 100 feet and 40 feet thereafter for any other stops. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the pick-up window.

(B) Accessory outdoor customer seating/dining areas are allowed if they meet the applicable district's dimensional standards.

(3) Downtown (DT) District-Core (CE) and Downtown (DT) District-Neighborhood (ND).

(A) No drive-throughs are allowed.

(B) Accessory outdoor customer seating/dining areas are allowed if they meet the applicable district's dimensional standards.

(n) Retail Store.

(1) Local Commercial (C-1) District, Downtown (DT) District-Core (CE), and Downtown (DT) District-Neighborhood (ND).

(A) No drive-throughs are allowed.

(o) Veterinarian Facility.

(1) Local Commercial (C-1) District.

(A) A Veterinarian Facility shall not be located within one hundred (100) feet of any residential district.

(B) No outside runs are allowed.

(2) All Other Zoning Districts.

(A) A Veterinarian Facility shall not be located within two hundred fifty (250) feet of any residential district.

(B) Outside runs are allowed.

(C) Outside runs shall be operated only with an attendant present on the premises twenty-four (24) hours a day.

(D) At a minimum, the animals shall be enclosed within a six-foot (6') fence or wall to restrain animals from running at large.

Sec. 9.04.033. Recreation Use-Specific Standards

(a) Golf Course.

(1) The minimum size of a Golf Course is 20 acres.

(2) All exterior lighting to illuminate the Golf Course or any accessory use shall terminate at 10:00 PM. Lighting for walls, security measures, sconces, and parking facilities are excluded from this requirement.

(b) Swimming Pool.

(1) A Swimming Pool shall not be located in any required front or side yard abutting a street.

(2) A wall or fence, not less than six feet in height, with self-enclosing and self-latching gates at all entrances, completely encloses either the pool area or the surrounding yard area.

(3) All lighting of the Swimming Pool is shielded or directed to face away from adjoining residences. If lights are not individually shielded, they shall be so placed, or the enclosing wall or fence shall be so designed, that direct rays from the lights shall not be visible from adjacent properties.

(4) No broadcasting system is used to advertise the operation of the pool or to attract people to the premises. This shall not prevent a public address system from being used for the pool's supervision and the swimmers' safety.

(5) Any swimming pool associated with a commercial or multi-family use or homeowners' association requires at least a 10-foot setback from any property line.

Sec. 9.04.034. Public/Institutional Use-Specific Standards

(a) Cemetery.

(1) A Cemetery shall have a two (2) acre minimum property size.

(2) No structure, excluding fences or walls, shall be located within fifty (50) feet of any residential use.

(3) Graves and monuments shall be set back at least twenty feet (20) from any property line.

Sec. 9.04.035. Industrial Use-Specific Standards

(a) Contractor's Shop and Storage Yard.

(1) Outdoor display and storage of materials, goods, equipment, tools, and products are allowed and shall comply with the regulations established in Sec. 9.04.038(e)(5) and Sec. 9.04.038(e)(6).

(2) A Contractor's Shop and Storage Yard shall comply with the regulations established in Sec. 9.04.046.

(b) Self-Storage (Mini-Warehouse).

(1) Access.

(A) The Self-Storage (Mini-Warehouse) shall be secured to limit access to tenants (or owners) and fire, police, or emergency service officials.

(B) A Self-Storage (Mini-Warehouse) shall provide adequate drive aisles between all buildings for vehicle circulation and fire and emergency access.

(2) Storage.

(A) A Self-Storage (Mini-Warehouse) unit shall not be used for the storage of explosives, ammunition, hazardous, or flammable materials.

(B) Self-Storage (Mini-Warehouse) units shall be used solely for the purpose of storage of goods and possessions and shall not be used for the operation of a business, hobby, band rehearsal, or any type of activity not related to the storage of personal property of the owner or tenant of the unit.

(C) No outdoor storage is permitted in the C-2 zoning district.

(D) Outdoor storage may be allowed within I-1 zoning district in approved on-site areas for vehicles and recreational equipment if they are covered by an awning or canopy structure.

(3) Accessory Office.

(A) The Self-Storage (Mini-Warehouse) may include an accessory on-site office.

(B) An office shall not exceed three thousand (3,000) square feet.

Sec. 9.04.036. Caretaking Use-Specific Standards

(a) Child Care Facility, Daycare.

(1) No portion of a Child Care Facility, Daycare site shall be located within 300 feet of gasoline pumps, underground gasoline storage tanks, or any other storage area for explosive or highly combustible materials.

(2) A Child Care Facility, Daycare shall be located adjacent to a street having a pavement width of 40 feet or greater.

(3) All Child Care Facility, Daycare shall comply with the following standards:

(A) All vehicular entrances and exits shall be clearly visible from the street.

(B) All passenger loading and unloading areas shall be located so as to avoid safety hazards from vehicular traffic, and adequate walkways shall be provided.

(C) Outdoor play areas shall be provided at a rate of 65 square feet per child based on the maximum design capacity of the facility. The Planning and Zoning Commission may waive this requirement if the Child Care Facility, Daycare is provided for less than four hours per day for an individual person.

(D) A maximum of one-half of the required outdoor play space may be provided off-site. When an off-premises outdoor play area is utilized, it must be located within 100 feet of the Child Care Facility, Daycare premises and safely accessible without crossing, at-grade, or any major or secondary thoroughfare.

(E) No Child Care Facility, Daycare shall be part of a one-family or two-family dwelling.

Sec. 9.04.037. Infrastructure Use-Specific Standards

(a) Radio, TV, or Microwave Operations, Amateur.

(1) Any Radio, TV or Microwave Operations, Amateur shall comply with (b), below.

(b) Radio, TV, or Microwave Operations, Commercial.

(1) Purpose. These regulations are adopted for the following purposes:

(A) To protect and provide for the public health, safety, and general welfare of the City.

(B) To enhance the ability of the providers of telecommunications services to provide such services to the community safely, effectively, and efficiently.

(C) To provide regulations for antenna support structures and antennas that provide secure mounting and construction and prevent interference with public safety communications equipment.

(D) To encourage the users of support structures and antennas to site share where possible and to locate all facilities, to the extent possible, in areas where the adverse impact on the community is minimal.

(E) To protect and enhance the City's environmental and aesthetic quality.

(F) To identify standards in order to ensure equitable treatment of providers of functionally equivalent telecommunications services.

(G) To comply with applicable state and federal law.

(2) Applicability.

(A) This subsection applies to all commercial and amateur antenna installations located outside of City right-of-way, unless exempted by (C), below.

(B) Applications for the location of antenna support structures on property owned, leased, or otherwise controlled by the City, and which comply with the requirements of (7) below, are subject to all applicable ordinances for such structures including, but not limited to (4), below.

(C) Direct broadcast satellite reception, multi-channel multi-point distribution (as defined by the FCC), television reception antennas, and amateur radio antennas meeting the following requirements do not require a permit unless mounted on a pole or mast that is 20 feet or more in height.

(i) In any zoning district, antennas that are one meter (39 inches) or less in diameter.

(ii) In the nonresidential zoning districts, antennas that are 2 meters or less in diameter.

(iii) In any zoning district, antennas designed to receive television broadcasts.

(iv) In any zoning district, amateur radio antennas concealed behind, on, or within attics, eaves, gutters, or roofing.

(v) In any zoning district, amateur radio ground-mounted whips and wire antennas unless mounted on a pole or mast over 20 feet in height.

(D) An AM array shall be subject to these regulations. An AM array consisting of one or more support structure units and supporting ground equipment, which functions as one AM broadcasting antenna, shall be considered one support structure. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the support structures, including the guide wires, in the array. Additional support structure units may be added within the perimeter of the AM array by right.

(3) Application Requirements.

(A) Applications for commercial antennas and antenna support structures shall include the following:

(i) The distance between the proposed support structure, the nearest residential unit, and/or residential zoning district boundary line.

(ii) An inventory or map of the applicant's existing support structures, antennas, or sites previously approved for such, either owned or leased, both within the City and within one mile of the City Limits, including specific information about each support structure's location, height, and design.

(iii) The separation distance between the proposed support structure or antenna and these support structures shall also be noted.

(iv) Certification of the following:

a. That the applicant has sought and received all franchises or permits required by the City for the construction and operation of the communication system;

b. Identification of the backhaul provider and connectivity locations for the installation; (Applicants must notify the City of any change in site sharing or backhaul providers within 30 days of the change.)

c. Certification of the structural engineering information;

d. Certification of whether the installation is a network node; and

e. A notarized statement from the applicant that the proposed support structure can accommodate the site sharing of additional antennas.

(v) Information concerning the finished color, alternative design standards (if applicable), and method of fencing.

(vi) The application may require a site plan and landscape plan in accordance with this ordinance. Platting of the property may be required in accordance with Article 9.02 (Subdivision Regulations).

(vii) The Director may establish procedures, forms, and standards with regard to application materials and information constituting a complete application for communications antenna, commercial and amateur.

(B) All commercial signs, flags, lights, and attachments, other than those required for emergency identification, communications operations, structural stability, or as required for flight visibility by the FAA and FCC shall be prohibited on any antenna or antenna support structure. However, lights may remain or be replaced on light standards that are altered or replaced to serve as antenna support structures.

(C) All antennas must meet or exceed current standards and regulations of the FAA, the FCC, and any other state and federal agency with regulatory authority over support structures and antennas. If standards change, owners must comply within six months or as the regulating authority requires.

(D) A permit is required to erect or install an antenna, antenna support structure, and related equipment, unless the particular antenna is exempt from regulation, as stated in (2)(C) above. All installations must comply with applicable state and local building codes and the standards published by the Electronic Industries Association.

(E) All support structures and antennas must be constructed and operated in a manner that does not create electromagnetic or other interference with the City of Anna's radio frequencies and public safety operations as required by the FCC.

(F) No commercial antenna, antenna support structure, microwave reflector/antenna, or associated foundations or support wires, or ground equipment may be located within any required front, side, or rear yard setback.

(G) All antennas and antenna support structures owned and/or operated by a governmental entity shall be permitted by right in any district.

(H) All antennas and support structures must meet visibility requirements as defined in Sec. 9.04.041 and Sec. 9.04.046, even if a permit is not required.

(I) Safeguards shall be utilized to prevent unauthorized access to an antenna support structure. Safeguards include those devices identified by the manufacturer of the antenna support structure, a fence, climbing guard, or other commercially available safety devices. Climbing spikes must be removed after use.

(J) Temporary antennas shall only be allowed in the following instances:

(i) In conjunction with a festival, carnival, or other activity requiring a Temporary Use Permit from the City.

(ii) In case of emergency as required by the City's Police or Fire Departments.

(iii) When needed to restore service on a temporary basis after failure of an antenna installation. The City must be notified within 72 hours of the placement of a temporary antenna. If the temporary antenna is to be needed for more than seven days, then the provider must acquire a permit for the use.

(4) General Requirements.

(A) Antennas and support structures may be considered either principal or accessory uses.

(B) Antenna installations shall comply with all other requirements of this article with the exception of those specified within this section.

(C) Commercial antennas and antenna support structures are permissible in all zoning districts when the following requirements are met:

(i) When totally enclosed within or integrated into the design of any building or building feature permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building if it is painted and integrated into the overall architectural design.

(ii) A commercial antenna may be mounted on or incorporated into flagpoles.

(iii) Attached to a utility structure in any zoning district, except if the communications antenna and antenna support structures exceed 60 feet in height, provided that the antenna does not extend more than 10 feet above the highest point of the utility structure. If the utility structure is 100 feet or more in height, the antenna cannot extend more than 15 feet above the utility structure.

(iv) Attached to an existing streetlight, park ballfield lights, and parking lot light standards, or the light standard in any zoning district may be replaced to accommodate the antennas. The light standard's height may be increased by 15 feet, up to a maximum of 60 feet, to accommodate the antennas.

(v) Only Omni, Yagi, network nodes, and small panel antennas not exceeding one foot in width by eight feet in length, mounted flush to the support structure, are allowed in residential districts. Radio transceivers may also be used if the equipment box does not exceed 8" x 14" x 5".

(D) Commercial antennas and antenna support structures are permissible in nonresidential districts when the following requirements are met:

(i) Sixty feet or less in height is allowed by right.

(ii) Greater than 60 feet in height is allowed with the approval of a specific use permit.

(iii) Must meet the applicable zoning district setback requirements.

(E) Commercial antennas and antenna support structures are prohibited in residential districts on lots used or platted for single-family, two-family, or single-family attached dwelling purposes, unless the conditions of (2)(C) are met.

(F) In addition to the allowances for commercial antennas and antenna support structures, network nodes are permissible in all zoning districts when the following requirements are met:

(i) Network nodes are allowed by right if the support structure on which antenna facilities are mounted is no more than 10 percent taller than other adjacent structures, or the support structure on which antenna facilities are mounted is not extended to a height more than 10 percent above its preexisting height as a result of the collocation of new antenna facilities.

(ii) Network nodes may be attached to a utility structure as described above if the antenna does not extend more than 10 percent above the preexisting height of the utility structure.

(iii) Network nodes may be attached to the light standard if the antenna is no more than 10 percent taller than other adjacent structures or the equipment is not extended to a height of more than 10 percent above its preexisting height as a result of the new antenna facilities.

(iv) No single antenna may be larger than three cubic feet.

(v) Overhead facilities and overhead transport facilities cannot be installed overhead on private property if the property is adjacent to a park or is adjacent to a street or thoroughfare that is classified Class E+ or smaller. All transport facilities must be underground per Article 9.02 (Subdivision Regulations).

(G) Setback, Separation, and Screening of Ground Equipment Requirements.

(i) The height of a support structure is limited to 200 feet in the industrial zoning districts and is limited to 120 feet in all other nonresidential zoning districts, except that for network nodes, the structure on which the antenna facilities are mounted cannot be more than 10 percent taller than other adjacent structures or the structure on which antenna facilities are mounted cannot extend to a height of more than 10 percent above its preexisting height as a result of the collocation of new antenna facilities.

(ii) Support structures, except for network node poles, must be set back a minimum of 125 percent of the support structure height from public rights-of-way.

(iii) Equipment buildings must comply with the screening requirements specified in (6) below, unless the equipment is attached to the support structure itself or enclosed within another structure on the property.

(iv) Support structures, guy wires, and accessory buildings must satisfy the minimum zoning district setbacks requirements. Where the district does not specify a minimum front yard setback, the

front yard setback must be 50 feet; where the district does not specify a minimum side yard setback, the side yard setback must be 10 feet; where the district does not specify a minimum rear yard setback, the rear yard setback must be 10 feet.

(v) The following separation distances between support structures must be maintained:

Table 22: Separation Distances

	Lattice	Guyed	Monopole 75 feet in Height or Greater	Monopole Less than 75 feet in Height	Network Node
Lattice	5,000 ft	5,000 ft	1,500 ft	750 ft	150 ft
Guyed	5,000 ft	5,000 ft	1,500 ft	750 ft	150 ft
Monopole 75 feet in Height or Greater	1,500 ft	1,500 ft	1,500 ft	750 ft	150 ft
Monopole Less than 75 feet in Height	750 ft	750 ft	750 ft	750 ft	150 ft
Network Node	150 ft	150 ft	150 ft	150 ft	150 ft

(vi) Alternative or stealth designs, as defined by this ordinance, are exempt from the above spacing requirements.

(vii) No commercial antenna support structure, other than a network node 60 feet or greater in height, shall be closer to any residential district boundary line than a distance equal to the sum of the required setback specified for the zoning district in which such structure is located, plus 25 feet, plus twice the height of the portion of the structure above 25 feet, or 125% of the height of the support structure, whichever is greater. Such distance shall be measured as the shortest possible distance in a straight line from the structure to the closest point of a residential district boundary line. Setbacks from residentially zoned property do not apply to antennas, other than a network node, less than 60 feet in height or those attached to existing utility structures exceeding 60 feet in height, or to antennas placed wholly within a building or attached to a building; however, the building itself must meet all applicable setback requirements.

(H) A commercial antenna mounted on a roof or existing structure, other than a support structure, shall extend no more than 10 feet above the highest point of the structure.

(5) Site Sharing. Site sharing shall be accomplished as follows:

(A) All new support structures over 60 feet in height must be constructed to support antennas for at least two carriers, unless the structure is an alternative or stealth design, or the support structure is replacing an existing utility structure or light standard. Sufficient area for associated structures and equipment must also be provided.

(B) A support structure that is modified or reconstructed to accommodate site sharing shall be of the same type or design as the existing structure and is subject to the following regulations:

(i) The support structure may be modified or rebuilt to a height not to exceed 30 feet over the support structure's existing height, with a maximum height of 120 feet. If a specific use permit issued for the support structure stipulates a maximum height, the support structure may not be modified unless the specific use permit is amended.

(ii) Distance separation from other support structures and residential zoning district boundaries are based on the original support structure and are not increased.

(iii) The support structure may be moved on the same property within 50 feet of its existing location but may not be moved closer to residentially zoned property. The new location must be within the boundaries of the specific use permit.

(iv) The original support structure must be removed from the property within 90 days of the completion of the new support structure.

(C) Additional antennas attached to an existing support structure must comply with the design of the existing antenna on the support structure.

(6) Support Buildings and Equipment Storage. In order to minimize the effect on property values and to maintain the aesthetics of the area, support buildings and equipment storage areas or buildings must meet the following requirement:

(A) When mounted on rooftops, they must be screened by a parapet wall or other mechanical unit screening. Existing mechanical unit screening may be utilized if it provides screening in accordance with Sec. 9.04.046.

(B) When ground mounted, they must comply with the following:

(i) Meet all applicable front, side, and rear yard setback requirements.

(ii) Be of a neutral color compatible with surrounding structures.

(iii) Be screened by an evergreen landscape screen with an initial planting size of 5 gallons and 4 feet in height, with an ultimate height of 6 feet or a solid masonry fence 6 feet in height. Landscaping must be irrigated and maintained in a living, growing condition. Wooden fences are prohibited, and wrought iron or chain link may only be used in conjunction with a landscape screen.

(7) Antennas on City-Owned Property. Antennas owned by other than governmental entities may be located on property owned by the City of Anna under the following conditions:

(A) Antennas and support structures located within City right-of-way must comply with the City of Anna Subdivision Regulations, design manuals, and other ordinances.

(B) The antennas and support structures outside of the right-of-way may only be attached to an existing improvement or replace an existing improvement and must follow the requirements of (2)(C).

(C) Authorization for use of City property must be shown by a franchise, lease, license, permit, or other document duly executed by an authorized City representative and adopted in conformance with all applicable City regulations and guidelines for the property prior to submission of an application for review under this Section.

(8) Aesthetic, Stealth, and Alternative Design Requirements. In order to preserve property values and to maintain the aesthetics of the area, all antennas and antenna support structures must meet the following requirements:

(A) Support structures must have a galvanized steel finish or be painted a neutral color, unless other designs and colors are required by the Federal Aviation Administration for safety purposes.

(B) Antennas and supporting equipment installed on an existing structure other than a support structure must be of a neutral color that is compatible with the color of the supporting structure.

(C) Alternative or stealth designs, including flag poles, windmills, trees, clock towers, bell steeples, or other architectural elements, are encouraged for all antenna support structures, antennas, and supporting equipment.

(9) Amateur Radio Antennas and Support Structures

(A) Amateur radio antennas that are owned and operated by a federally licensed amateur radio station operator are allowed in any district. A building permit is required for antenna support structures of 20 feet or more in height.

(B) No amateur antenna support structure or antenna may be greater than 50 feet in height. However, the height of such antenna support structure or antenna may be increased up to 75 feet by installing a telescopic or crank-up support structure. Upon issuing a specific use permit, an amateur antenna support structure or antenna may be constructed to exceed these height limits.

(C) Amateur antenna support structures, antenna, or support wires must be located behind the face of the main building. No amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback. For an amateur antenna support structure or antenna in excess of 35 feet, the setback from side setback lines must be increased one foot for every foot the height exceeds 35 feet.

(D) The bottom section of an antenna support structure may not exceed 48 inches in width. An antenna support structure with a bottom section with a width exceeding 30 inches but not exceeding 48 inches must be tapered.

(E) Only one amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a specific use permit. Excluded from this provision are monopoles 4 inches or less in diameter used exclusively to support wire antennas as referenced in (2)(C)(v).

(F) Amateur radio antennas, antenna support structures, bases, masts, and poles in existence or for which a permit was issued prior to the effective date of this ordinance shall be considered legally nonconforming uses subject to the provisions specified in Division 6.

(G) All specific use permits issued for amateur radio antennas or antenna support structures shall be conditioned that the permittee complies with this Article, as amended, and all other applicable City ordinances. City Council may also provide other conditions and restrictions when granting the specific use permit that it determines are necessary to protect and provide for the community's health, safety, and general welfare. After a public hearing and an opportunity for the permittee to be heard, City Council may cancel, revoke, or suspend a specific use permit granted hereunder if it finds that any of the conditions imposed at the time of the granting of the permit are not met or thereafter cease to exist.

(10) Appeals

(A) An applicant may appeal a decision of the Director for an antenna installation that does not require a specific use permit, other than a network node installation, to the Planning and Zoning Commission by filing a Notice of Appeal within 10 days following the date the Director notifies the applicant of the decision. The Planning and Zoning Commission may approve, conditionally approve, table, or deny an appeal. Decisions of the Planning and Zoning Commission may be appealed to City Council in accordance with Sec. 9.04.050(m).

(B) Any applicant may appeal a decision of the Director to the City Manager for a network node installation if the applicant believes that the denial of a permit materially inhibits the provision of service, in violation of Sections 253 or 332 of the Telecommunication Act of 1996. The City Manager may adopt rules regulating the process and requirements for appeals. The City Manager must issue a decision within ten (10) business days of receipt of the written appeal. The decisions of the City Manager are final. Failure to render a decision constitutes a denial.

(C) Any entity that desires to erect or utilize telecommunications facilities that would be limited by the provisions of this ordinance may petition the Planning and Zoning Commission to modify the ordinance. In determining the need to initiate an amendment to the ordinance, the Commission shall consider the extent to which strict application of these regulations would prohibit or have the effect of prohibiting communications services.

Sec. 9.04.038. Accessory Uses and Structures

(a) Purpose. This section authorizes the establishment of accessory uses and buildings that are incidental and customarily subordinate to principal uses. An accessory use is “incidental and customarily subordinate” to a principal use if it complies with the standards established in this section. All principal uses allowed in a zoning district shall be deemed to include those accessory uses, buildings, and activities typically associated with the use, unless specifically prohibited in this section.

(b) Approval Procedure.

(1) Any of the accessory uses identified in this section may be allowed as an accessory to an authorized principal use provided that:

(A) The proposed accessory use is allowed as a principal or accessory use in the base district where proposed; and

(B) The proposed accessory use or building is consistent with this subsection's general and specific standards for accessory uses.

(2) Simultaneously with a Principal Use. Accessory uses or buildings may be reviewed as part of a review of an associated principal use. In cases where the principal use is subject to a Specific Use Permit, an accessory use may only be authorized in accordance with an approved Specific Use Permit.

(3) Subsequent to a Principal Use.

(A) Unless exempted, a building permit shall be required in cases where an accessory use or building is proposed subsequent to a principal use.

(B) In cases where the principal use is subject to a Specific Use Permit, an accessory use may only be authorized in accordance with the provisions in Division 5.

(c) Interpretation of Unidentified Accessory Uses. The Director shall evaluate applications for accessory uses that are not identified in this section on a case-by-case basis, based on the following standards:

(1) The definition of "accessory use" in Division 10 and the general accessory use standards and limitations established in this Section;

(2) The purpose and intent of the base districts in which the accessory use is located;

(3) Potential adverse effects the accessory use or building may have on other lots, compared with other accessory uses permitted in the district; and

(4) The compatibility of the accessory use with other principal and accessory uses permitted in the district.

(d) General Standards for All Accessory Uses. All accessory uses and buildings shall be subject to the general standards in this section, as well as any applicable supplemental standards in Subsection (e) and all standards applicable to the associated principal use as set forth in Division 3.

(1) Size. All accessory uses shall:

(A) Be clearly subordinate in area, extent, and purpose to the principal use or structure; and

(B) Not violate this Article's bulk, density, parking, landscaping, or open space standards when taken together with the principal use or structure.

(C) The floor area of any detached accessory building shall not exceed 50% of the floor area of the principal structure. The total combined floor area of all buildings shall not exceed the maximum lot coverage for the zoning district in which it is located. The Director may authorize a building to exceed this percentage if the building is used as a guest house, or is used for animal production or crop production associated with an agricultural use.

(2) Function. All accessory uses shall directly serve the principal use or building, and be accessory and clearly incidental to the principal use or building.

(3) Timing. Accessory uses shall not be constructed or established prior to the start of construction of the principal use or building. An accessory building shall not be used until the construction of the primary building is complete.

(4) Height. Accessory buildings shall be limited to a maximum height of eighteen (18) feet unless exempted from the height requirements in this Zoning Ordinance.

(5) Location.

(A) Accessory uses or buildings shall be located on the same lot as the principal use or building.

(B) Accessory buildings shall not be located within platted or recorded easements.

(C) Accessory buildings shall be set back at least five (5) feet from any side and ten (10) feet from any rear lot line.

(D) The Director may authorize an accessory building on a vacant lot if the structure is used for animal production or crop production associated with an agricultural use, or used in conjunction with a park.

(e) Supplemental Standards for Accessory Use Standards.

(1) Accessory Dwelling Unit.

(A) A Detached Accessory Dwelling Unit shall only be located in the rear of a lot.

(B) An Accessory Dwelling Unit must comply with the required setbacks of the zoning district in which the unit is located.

(C) An Accessory Dwelling Unit must comply with the zoning district’s height requirements. An Accessory Dwelling Unit must not exceed the height of the primary dwelling.

(D) An Accessory Dwelling Unit must be at least five hundred (500) gross square feet in area.

(E) An Accessory Dwelling Unit must not exceed one thousand (1,000) gross square feet in area.

(F) An Accessory Dwelling Unit must connect utilities to those of the primary dwelling.

(G) The property owner must occupy the principal dwelling or Accessory Dwelling Unit as the owner's permanent residence.

(2) Donation and Collection Bin.

(A) A Donation and Collection Bin shall meet all required zoning district setbacks.

(B) A Donation and Collection Bin may be located in parking spaces as long as the required parking minimums are met.

(C) The maximum size for a Donation and Collection Bin is 40 square feet.

(D) The maximum height for a Donation and Collection Bin is 5 feet.

(3) Fuel Pumps.

(A) Any fuel pumps shall not be located within 150 feet of a residential district.

(4) Home Occupation.

(A) No person other than members of a family who reside in the residential dwelling shall be engaged in such occupation, profession, domestic craft, or economic enterprise.

(B) Such use shall be and remain incidental and subordinate to the principal use of the residential dwelling as a family residence, and the area utilized for such occupation, profession, domestic craft, or economic enterprise shall never exceed 25% of the total floor area of the residential dwelling.

(C) Not more than one non-illuminated sign advertising the home occupation shall be allowed; said sign shall not be more than one square foot in area and shall be mounted on the building in which the home occupation is being conducted.

(D) The residential dwelling shall maintain its residential character and shall not be altered or remodeled in order to create any type of exterior commercial appeal.

(E) No exterior storage of material, equipment, and/or supplies used in conjunction with such occupation, profession, domestic craft, or enterprise shall be placed, permitted, or allowed on the premises occupied by the residential dwelling.

(F) No offensive noise, vibration, smoke, dust, odors, heat, or glare generated by or associated with the home occupation shall extend beyond the property line of the lot or tract on which the home occupation is being conducted.

(G) The occupation, profession, domestic craft, or enterprise shall be conducted wholly within the residential dwelling and no accessory building shall be used in conjunction therewith.

(H) The only equipment to be used in such occupation, profession, domestic craft, or enterprise shall be that which is ordinarily used in a private home in a like amount and kind.

(I) A home occupation shall not generate such additional traffic as to create a traffic hazard or disturbance to nearby residents.

(5) Outdoor Display.

(A) Outdoor Display shall be designated on an approved site plan.

(B) Outdoor Display is limited to 5% of the total lot area or 20% of the primary building's gross floor area, whichever is more restrictive.

(C) Outdoor Display shall be placed within 10 feet of the front facade of the primary building and shall not exceed 4 feet in height.

(D) Temporary storage of merchandise for display and sale placed on a sidewalk or other pedestrian area must maintain a 6-foot wide pedestrian path through and adjacent to the Outdoor Display area. The pedestrian path must be concrete or asphalt and may not be located within off-street parking areas, including parking spaces, fire lanes, easements, maneuvering aisles, customer pick-up lanes, and loading zones.

(6) Outdoor Storage.

(A) Outdoor Storage shall be designated on an approved site plan.

(B) Outdoor Storage shall not be placed:

(i) Within any required setbacks,

(ii) Within parking spaces, fire lanes, easements, maneuvering aisles, or loading areas,

(iii) On the roof of any structure,

(iv) To exceed the required screening height

(v) At the front of any primary building.

(C) Outdoor Storage is limited to 5% of the total lot area or 20% of the primary building's gross floor area, whichever is more restrictive.

(D) Outdoor Storage shall comply with Sec. 9.04.046.

(E) Outdoor Storage items shall be stored on a paved surface, and associated access and maneuvering drives shall be a paved surface, except for in the AG, I-1, and I-2 zoning districts where items, may be placed on a gravel surface or similar permeable surface.

(7) Service Bays.

(A) All service bays within 150 feet of a residential district shall face away from adjacent residential districts unless separated by a building or permanent architectural feature of minimum height matching the height of the service bays.

(B) Service bays shall orient away from street frontage.

(8) Swimming Pool, Private.

(A) A swimming pool is no closer than four feet from any property line.

(9) Wind Energy Conversion Systems.

(A) Purpose. In order to balance the need for clean, renewable energy resources with the protection of the health, safety, and welfare of the community, the purpose of this section is to regulate private use wind energy conversion systems for the production of electricity for use on a lot.

(B) Standards. All wind energy conversion systems are subject to and must comply with the following provisions:

(i) Setbacks. Minimum setbacks for wind turbines shall be:

a. A minimum of 1.1 times the total extended height of the wind turbine – as measured from the top of the foundation to the uppermost part of the wind turbine – from the project property lines.

b. Guy wire anchors may not extend closer than 10 feet from any property line.

(ii) Number per lot or parcel. A maximum of two wind turbines per lot or parcel is permitted on lots or parcels less than one-half acre in size; a maximum of four wind turbines per acre are permitted on lots or parcels at least one-half acre in size.

(iii) Height. Subject to the above-referenced setback requirements, the maximum total extended height of tower-mounted wind energy conversion systems – as measured from the top of the foundation to the uppermost part of the wind turbine – is 35 feet on parcels less than 5 acres in size and 70 feet on parcels 5 acres or greater. If roof-mounted, the extended height shall not exceed 10 feet above the roof ridge and in no case be higher than 35 feet.

(iv) Lighting. Wind system towers shall not be artificially lighted unless required, in writing, by the FAA or other applicable authority that regulates air safety. Where the FAA requires lighting, the lighting shall be the lowest intensity allowable under FAA regulations; the fixtures shall be shielded and directed to the greatest extent possible to minimize glare and visibility from the ground; and no strobe lighting shall be permitted, unless expressly required by the FAA.

(v) Access. All tower-mounted wind energy conversion systems must comply with the following provisions:

a. The tower shall be designed and installed so that there shall be no exterior step bolts or a ladder on the tower readily accessible to the public for a minimum height of 12 feet above the ground. For lattice or guyed towers, sheets of metal or wood or other barriers shall be fastened to the bottom tower section such that it cannot readily be climbed; and

b. All ground-mounted electrical and control equipment shall be labeled or secured to prevent unauthorized access.

(vi) Rotor safety. All wind turbines shall comply with the following rotor safety requirements.

a. Each wind turbine shall be equipped with both manual and automatic controls to limit the rotational speed of the blade within the design limits of the rotor. An external, manual shut-off switch shall be included with the installation.

b. The minimum distance between the ground and any protruding blades utilized on a private wind turbine shall be 10 feet, as measured at the lowest point of the arc of the blades.

c. All blades of a wind turbine are required to be within a shroud.

(vii) Noise. All wind turbines shall comply with these noise requirements and restrictions. These levels may not be exceeded at any time, including short-term events such as utility outages and severe wind storms. A manufacturer's sound report shall be required with a building permit application.

a. No wind energy conversion system or combination of wind energy conversion systems on a single lot or parcel shall create noise that exceeds a maximum of 35 decibels (dBA) at any property line where the property on which the wind energy conversion system(s) is located or the abutting property is less than one acre; or, a maximum of 50 decibels (dBA) at any other property line. Measurement of sound levels shall not be adjusted for, or averaged with, non-operating periods.

b. Any wind energy conversion system(s) exceeding these levels shall immediately cease operation upon notification by the building official and may not resume operation until the noise levels have been reduced and verified by an independent third-party inspector, and/or approved by the building official, at the property owner's expense. Upon review and acceptance of the third-party noise level report, the building official will allow the operation of the affected wind energy conversion system(s). Wind energy conversion system(s) unable to comply with these noise level restrictions shall be shut down immediately and removed upon notification by the building official, after a period established by the building official.

(viii) Aesthetics and Maintenance.

a. Appearance. Unless subject to any applicable standards of the FAA, wind turbines shall be a non-obtrusive color such as tan, sand, gray, black, or similar colors. The painting or coating shall be kept in good repair for the life of the wind turbine. In addition, any changes to the approved color shall result in notification by the building official that the affected wind turbine(s) shall cease operation until a color correction has been made. If the affected wind turbine(s) are not repainted, using an approved color, within the period established by the building official, the owner shall remove the affected wind energy conversion system(s).

b. Electrical Wires. All electrical wires leading from the tower to electrical control facilities shall be located underground.

c. Maintenance. Wind turbines shall be maintained in good repair, as recommended by the manufacturer's scheduled maintenance or industry standards.

(ix) Signs. Only one sign is allowed on the wind turbine, and it shall not exceed one square foot in size.

(x) Compliance with FAA regulations. All wind turbines shall comply with applicable FAA regulations, including any necessary approvals for installations.

(xi) Certified Safe. A Texas professional engineer sealed drawing or statement shall accompany a building permit application confirming that the wind energy conversion system(s) has been designed and is planned to be constructed in accordance with accepted industry standards and certified safe.

(C) Repair and Removal of Wind Turbines.

(i) Any wind turbine found to be unsafe by the building official or fire department shall immediately cease operation upon notification by the building official or fire department and shall be repaired by the owner to meet federal, state, and local safety standards or be removed within six months. Wind turbines that are not operated for a continuous period of 12 months shall be removed by the owner of the wind turbine.

(ii) When a wind turbine is removed from a site, all associated and ancillary equipment, batteries, devices, structures, or support(s) for that system shall also be removed. For the purposes of this section, non-operation shall be deemed to include, but shall not be limited to, the blades of the wind turbine remaining stationary so that wind resources are not being converted into electric or mechanical energy, or the wind turbine is no longer connected to the public utility electricity distribution system.

(D) Mounting of Wind Turbines. Attachment of the wind turbine, including any support or structural components, to any building or structure shall be in strict compliance with building codes and fire codes. Galvanized steel or metal is an acceptable system for the support structures.

(E) Compliance with Regulations.

(i) All wind energy conversion systems shall comply with applicable fire codes and building codes.

(ii) All standards and regulations under this subsection and other applicable fire and building codes are mandatory. Once wind turbines are permitted, the owners have the option of compliance with the standards or discontinuation of operations. If the operation of the wind turbine(s) does not comply with the provisions of this article, the operator shall promptly take all measures necessary to comply with these regulations, including, but not limited to, discontinued operation of one or more wind turbines.

Sec. 9.04.039. Temporary Uses and Structures

(a) Purpose. This section allows for the establishment of certain temporary uses of limited duration and special events, provided that such uses comply with the standards in this subsection and are discontinued upon the expiration of a set time period.

(b) Approval Procedure. Any use listed in this section may be permitted as a temporary use provided:

(1) Where indicated in Table 19: Use Table; and

(2) The proposed temporary use is consistent with the general and specific standards for temporary uses and structures in this section.

(c) General Standards for all Temporary Uses. All temporary uses or structures shall meet the following general requirements, unless otherwise specified in this Article:

(1) The temporary use or structure shall not be detrimental to property or improvements in the surrounding area, or to public health, safety, or general welfare.

(2) The temporary use shall comply with all applicable general and specific regulations of this Section, unless otherwise expressly stated.

(3) Permanent alterations to the site are prohibited.

(4) All temporary signs associated with the temporary use or structure shall be properly permitted and removed as required by the Anna Sign Code.

(5) Temporary permits for construction yards, field offices, and batching plants and specific use permits or variances regulating temporary buildings shall be issued for a period of time not to exceed 18 months. Temporary permits for Itinerant Vendors and Seasonal Roadside Stands shall be issued for a period of time not to exceed 3 months. Extensions may be granted by the City Council. Upon due notice and hearing before the City Council, any such permit may be revoked if the City Council finds the use of the building or structure is contrary to the intent of this article or results in increased noise, traffic, or other conditions considered to be a nuisance or hazard.

(6) The temporary use or structure shall not violate any applicable conditions of approval that apply to a principal use on the site.

(7) The temporary use regulations of this section do not exempt the applicant or operator from any other required permits, such as health or building permits.

(8) If the property is undeveloped, it shall contain sufficient land area to allow the temporary use or structure to occur, as well as any parking and traffic circulation as required that may be associated with the temporary use, without disturbing sensitive or protected resources, including required buffers, 100-year floodplains, river protection setbacks, and required landscaping. At the conclusion of the temporary use or at the expiration of the permit, whichever occurs first, all disturbed areas of the site shall be restored or improved to the condition that existed prior to the use.

(9) If the property is developed, the temporary use shall be located in an area that is not actively used by an existing approved principal use, and that would support the proposed temporary use without encroaching

or creating a negative impact on existing buffers, open space, landscaping, traffic movements, pedestrian circulation, or parking space availability.

(10) Tents and other temporary structures shall be located so as not to interfere with the normal operations of any permanent use located on the property, shall be anchored, and meet the requirements of the Director or Fire Marshal, including fire rating.

(11) Off-street parking shall be adequate to accommodate the proposed temporary use.

(d) Supplemental Standards for Temporary Uses.

(1) Itinerant Vendors.

(A) Itinerant Vendors shall comply with the regulations established in Article 5.06 (Itinerant Vendors).

Division 4. Development Standards

Sec. 9.04.040. Purpose

(a) Purpose. This Division establishes uniform standards for developing and improving property throughout Anna to ensure quality development consistent with the Comprehensive Plan.

(b) Organization. This Division is organized into nine (9) subsequent sections for each development standard. This Division regulates:

(1) Dimensional Regulations (Sec. 9.04.041)

(2) Site Design Requirements (Sec. 9.04.042)

(3) Parking (Sec. 9.04.043)

(4) Loading (Sec. 9.04.044)

(5) Landscaping (Sec. 9.04.045)

(6) Screening and Fencing (Sec. 9.04.046)

(7) Outdoor Lighting (Sec. 9.04.047)

(8) Trash (Sec. 9.04.048)

(9) Performance Standards (Sec. 9.04.049)

Sec. 9.04.041. Dimensional Regulations

(a) Purpose. This Section aims to establish the general rules and exceptions for required lots, yards, setbacks, height, and stepback requirements.

(b) Applicability. This Section applies to any lot, yard, setback, height, or stepback required by this Zoning Ordinance.

(c) Number of Buildings per Lot.

(1) Single-Family Detached and Attached and Two-Family Uses. Only one primary building for single-family or two-family uses with permitted accessory buildings is allowed on a lot or platted tract.

(2) Townhome Unit, Multi-Family, Single-Unit or Duplex Unit Park, and Nonresidential Uses. Where a lot is used for townhome units, multi-family, nonresidential uses, or a combination of those uses, more than one primary building may be located upon the lot, but only when conforming to all the open space, parking, and density requirements applicable to the uses and districts.

(d) Lot Area and Dimensions.

(1) No lot shall be created or reduced in area, width, or depth below the minimum requirements established in Division 2.

(2) A lot that was legally created prior to the adoption of this Zoning Ordinance may be redeveloped, but any deviations from the dimensional standards other than minimum lot area shall require a Variance.

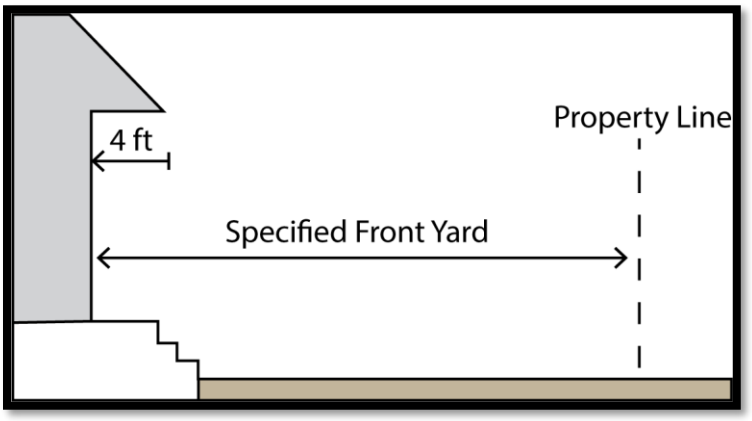
(e) Yard Regulations.

(1) Front Yard Regulations.

(A) A front yard is a yard across the full width of the lot extending from the front line of the primary building to the front property line.

(B) The front yard shall be open and unobstructed from a point 40 inches above the general ground level of the graded lot to the sky. Eaves and roof extensions or a porch may project into the required front yard for a distance not to exceed 4 feet and subsurface structures, platforms, or slabs may not project into the front yard to a height greater than 40 inches above the average grade of the yard. See Figure 3: Front Yard Regulations.

Figure 3: Front Yard Regulations



(C) Where a building line has been established by an approved plat that deviates from the setback that this Zoning Ordinance prescribes, the required front yard shall comply with the building line established by that plat.

(2) Side Yard Regulations.

(A) A side yard is between the primary building and the adjacent side property line, extending entirely from a front yard to the rear yard.

(B) On a corner lot, the street where the building's primary entrance is located, or designated to be located, is the front yard. Any streets perpendicular to the building's primary entrance are corner side yards.

(C) Every part of a required side yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, and other architectural features projecting not to exceed 12 inches into the required side yard and roof eaves projecting not to exceed 4 feet into the required side yard. A fence (in accordance with Sec. 9.04.046(d)) may be constructed on the property line adjacent to a side yard.

(D) Mechanical equipment such as air-conditioning compressors, swimming pool pumps and filters, and similar devices may be installed in the side yard at a maximum height of 60 inches above the ground level of the graded lot to the sky.

(E) Where a side property line divides a nonresidential district from a residential district, a minimum 10-foot side yard is required for the nonresidential lot side adjacent to that residential district.

(3) Rear Yard Regulations.

(A) A rear yard is a yard between the rear property line and the rear line of the primary building and the side property lines.

(B) Every part of a required rear yard shall be open and unobstructed to the sky from a point 40 inches above the ground level of the graded lot, except for permitted accessory buildings and the ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features projecting not to exceed 4 feet into the required rear yard. A fence (in accordance with Sec. 9.04.046(d) Fencing Standards.) may be constructed on the property line adjacent to a rear yard.

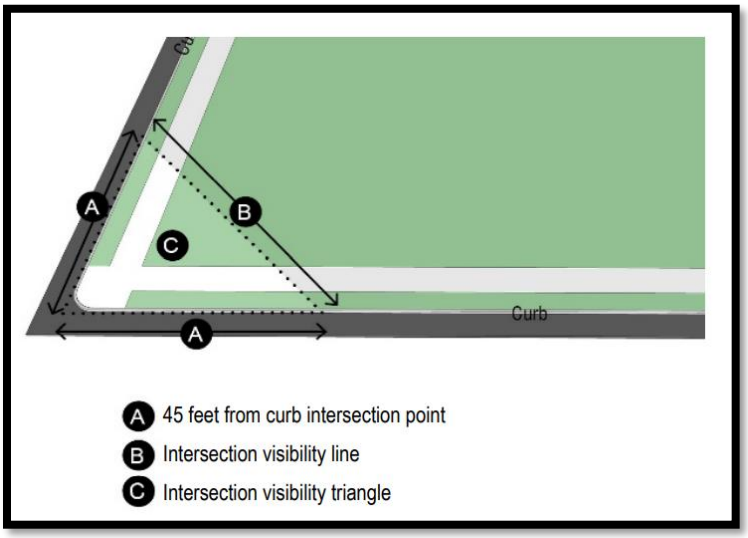
(f) Intersection Visibility Triangle.

(1) These provisions apply to all new development or proposed expansions into the intersection visibility triangle. However, these provisions do not apply to or otherwise interfere with the: placement and maintenance of traffic-control devices under governmental authority and control and public utilities; existing screening and fencing requirements; and existing and future City, state, and federal regulations.

(2) Obstructions are prohibited at elevations between two and one-half (2½) feet and nine (9) feet above the average street grade within the Intersection Visibility Triangle. Prohibited obstructions include any fence, wall, screen, billboard, sign, structure, foliage, or any other object.

(3) At intersections where arterials and collectors intersect at or near right angles, the Intersection Visibility Triangle shall be the area formed by extending the two curb lines from their point of intersection forty-five (45) feet along the curb and connecting these points with an imaginary line, creating a triangle. See Figure 4: 45' Intersection Point.

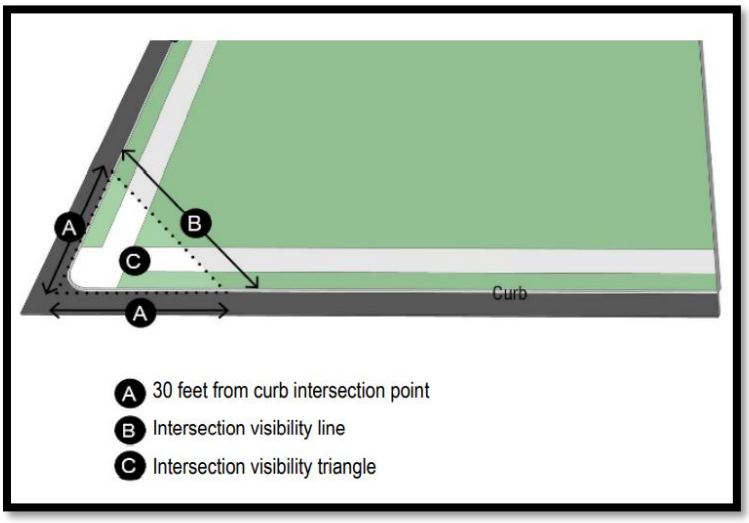
Figure 4: 45' Intersection Point



(4) At all intersections where local streets intersect at or near right angles, the Intersection Visibility Triangle shall be the area formed by extending the two curb lines from their point of intersection thirty (30) feet

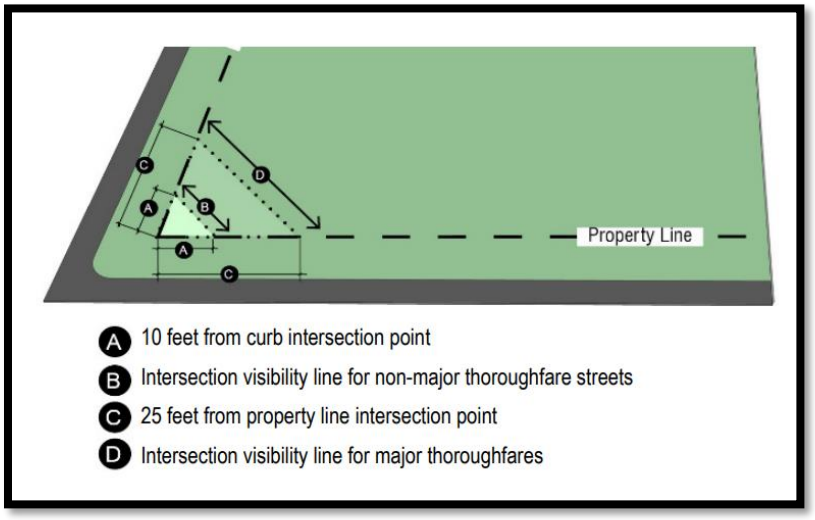
along the curb and connecting these points with an imaginary line, creating a triangle. See Figure 5: 30' Intersection Point.

Figure 5: 30' Intersection Point



(5) If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection twenty-five (25) feet on arterials and collectors and ten (10) feet on local streets, and connecting these points with an imaginary line, creating a triangle. See Figure 6: No Curbs Intersection Point.

Figure 6: No Curbs Intersection Point



(6) At intersections where streets do not intersect at or near right angles, the Director shall have the authority to increase the minimum sight distances required above as they deem necessary to provide safety for both vehicular and pedestrian traffic.

(g) Height Regulations.

(1) A building or structure shall meet the requirements established in the Height definition (see Figure 18: Height Measurement).

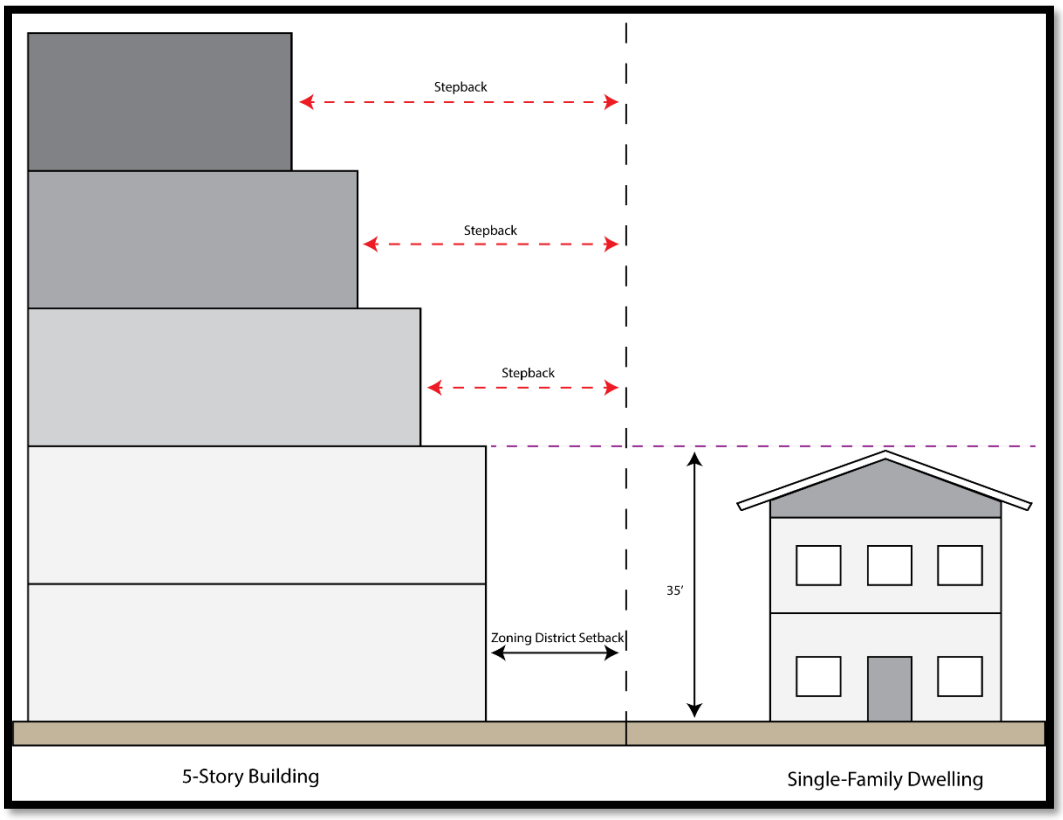
(2) Church steeples, domes, spires, cooling towers, roof gables, chimneys, vent stacks, and athletic field equipment and fencing are exempt from maximum height provisions.

(h) Stepback Regulations.

(1) Stepback regulations apply to all new building construction and all additions with multiple stories and a height greater than 35 feet located adjacent to residential zoning districts and existing single-family uses but do not apply when an improved public street or railroad right-of-way separates the new building construction from the existing residential zoning district or single-family residential use.

(2) A 25-foot stepback applies for each additional story after the second story exceeding 35 feet in height (See Figure 7: Stepback Exhibit).

Figure 7: Stepback Exhibit



(3) Stepback regulations do not apply to the Downtown (DT) District to any nonresidential use and residential zoning district or use when separated by a public street.

Sec. 9.04.042. Site Design Requirements

(a) Purpose. The purpose of this Section is to establish minimum standards for the appearance of development and corresponding site elements that are recognized as enhancing property values and that are in the interest of the general welfare of the City.

(b) Applicability. This section applies to all single-family, two-family, multi-family, mixed-use, and nonresidential developments for new construction. All development shall comply with the requirements established by the Anna Fire Marshal.

(c) Single-Family and Two-Family Residential Standards.

(1) Building Articulation. At least four facade articulation techniques are required on each single-family or two-family dwelling to add variety and interest to a building. The following features are acceptable techniques of exterior articulation.

(A) One of the following:

- A base course or plinth course;
- Banding, moldings, or stringcourses;
- Quoins;
- Oriels;
- Cornices;
- Arches;
- Balconies;
- Brackets;
- Shutters;
- Keystones;
- Dormers; or
- Louvers as part of the exterior wall construction. (Quoins and banding shall wrap around the corners of the structure for at least two feet.)

(B) Horizontal banding continues the length of the wall that faces a street or other similar highly visible areas.

(C) Front porch of at least 50 square feet.

(D) The installation of at least two (2) coach lights.

(E) Other techniques for building articulation can be substituted if approved by the Director.

(2) Roof Treatment. Except for porch roofs and shed roofs, pitched roofs shall have a minimum slope of 6" x 12" (six inches vertical rise for every 12 inches horizontal run) and shall have an overhang at least 1' (one foot) beyond the building wall. Porch roofs and shed roofs must have a minimum pitch of 4" x 12".

(3) Fenestration. Windowless exterior elevations that face a public right-of-way or other similar highly visible areas are prohibited. On two-story structures, windows are required on the first and second stories facing a public right-of-way.

(4) Garages. On front entry garages, the face of a garage shall not:

(A) Extend more than ten feet beyond the remainder of the front elevation of the primary living area of a dwelling; or

(B) Be over 60% of the total frontage width of a dwelling. Porches or columns are not considered part of the front elevation of the primary living area.

(5) House Repetition.

(A) Within residential developments, single-family and two-family dwellings with substantially identical exterior elevations can only repeat every four (4) lots when fronting the same right-of-way including both sides of the street.

(B) Homes side by side or across the street within one house (directly across the street or “caddy corner” across the street) shall not have substantially identical exterior elevations.

(d) Multi-Family Residential Standards.

(1) Building Articulation.

(A) Horizontal wall planes longer than 40 feet in length shall be segmented into smaller sections by a structural or ornamental minor facade offset (recess or projection) of a minimum 4 feet deep and 8 feet wide.

(B) The height of those offsets is equal to the building's height at the location of the offset.

(2) Roof Treatment.

(A) Pitched or flat roofs are permitted.

(B) A parapet wall is allowed if constructed to prevent flat roof visibility.

(3) Fenestration.

(A) Any glass with a visible light reflectance rating of 25% or greater is prohibited.

(4) Elements. A multi-family development is required to provide at least two of the following elements:

(A) At least one dormer is provided for each roof plane over 1,000 square feet in area that faces a street. The dormer must be appropriately scaled for the roof plane and shall not be wider than the windows on the building elevation;

(B) All windows feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window;

(C) All windows are emphasized through the use of molding around the windows, plant ledges, sills, shaped frames, awnings, or another similarly related architectural element;

(D) Downspouts associated with gutters are internally incorporated into the building's construction rather than attached to the building after the construction of the facade is complete.

(E) Other similar architectural features as approved by the Director.

(5) Amenities.

(A) A multi-family development shall provide the required amount of amenities prescribed in Table 23: Required Amenities.

Table 23: Required Amenities

Number of Units	Required Amenities
1 – 10	None
11 – 50	1
51 – 100	2
101 – 200	3
201 – 300	4
301 +	5

(B) The amenities below may be used to fulfill the requirements of Table 23: Required Amenities. Each amenity counts as one required amenity towards the requirements in Table 23: Required Amenities. However, multiples of the same amenity do not count towards the requirements in Table 23: Required Amenities. Additionally, to provide flexibility in development design, the Director may approve different amenities that agree with the purpose of this Sec. 9.04.042.

(i) Swimming pool (minimum 1,000 square foot surface area) with cooling deck (minimum ten feet wide in all areas);

(ii) Jacuzzi or hot tub area (minimum 50 square foot area);

(iii) At least four barbeque grills or one grill per 100 units, whichever is greater, with shaded seating areas, all barbeque grills shall be:

a. Serviced with propane or other gas, and

b. Be built into a structure incorporated into an adjacent amenity (i.e., pool or seating area) ;

(iv) Ramada(s), arbor(s), and/or trellis(es) covering at least 1,000 square feet of recreation space;

(v) Child play lot (minimum 3,000 square foot area) with equipment specifically designed to meet the following three age cohorts: 0-2 years old, 2-5 years old, and 5-12 years old;

(vi) A splash pad (water play amenity for children) that is a minimum of 1,000 square feet in area;

(vii) A dog park that is at least 5,000 square feet in area that:

a. Is enclosed by a minimum five-foot tall vinyl-coated chain link fence;

b. Uses grass, wood chips, or a combination of the two as surface materials; and

c. Provides at least one dog waste station that includes a bag dispenser and waste receptacle installed along the perimeter of the enclosure for every 2,500 square feet of the associated dog park.

(viii) Regulation-size volleyball, basketball, tennis, or other similarly related playing court.

(ix) Golf putting green (minimum 1,000 square feet);

(x) Fitness center/weight room (minimum 500 square feet);

(xi) Business center (minimum 500 square feet);

(xii) Media room (minimum 500 square feet).

(e) Townhome Unit and Single-Unit or Duplex Unit Park Standards.

(1) Building Articulation. At least two facade articulation techniques are required on each detached or attached residential dwelling unit to add variety and interest to a building. The following features are acceptable techniques of exterior articulation.

(A) One of the following:

- A base course or plinth course;
- Banding, moldings, or stringcourses;
- Quoins;
- Oriels;
- Cornices;
- Arches;
- Balconies;
- Brackets;
- Shutters;
- Keystones;
- Dormers; or
- Louvers as part of the exterior wall construction. (Quoins and banding shall wrap around the corners of the structure for at least two feet.)

(B) Horizontal banding continuing the length of the wall that faces a street, or other similar highly visible areas.

(C) Front porch of at least 50 square feet.

(D) The installation of at least two (2) coach lights.

(E) Other techniques for building articulation can be substituted if approved by the Director.

(2) Roof Treatment. Except for porch roofs and shed roofs, pitched roofs shall have a minimum slope of 6" x 12" (six inches vertical rise for every 12 inches horizontal run) and shall have an overhang at least 1' (one foot) beyond the building wall. Porch roofs and shed roofs must have a minimum pitch of 4" x 12".

(3) Fenestration. Windowless exterior elevations facing a public right-of-way or other highly visible areas are prohibited. On two-story structures, windows are required on the first and second stories facing a public right-of-way.

(4) Garages. On front entry garages, the face of a garage shall not:

(A) Extend more than ten feet beyond the remainder of the front elevation of the primary living area of a detached residential dwelling unit; or

(B) Consider porches or columns as part of the front elevation of the primary living area.

(5) Unit Repetition.

(A) Dwelling units with substantially identical exterior elevations can only repeat every four (4) units when fronting the same right-of-way, fire lane, or easement, including both sides of that right-of-way, fire lane, or easement.

(B) Dwelling units side by side or across each other within one unit (directly across or “caddy corner”) shall not have substantially identical exterior elevations.

(6) Amenities.

(A) A Townhome Unit or Single-Unit or Duplex Unit Park shall provide the required amount of amenities prescribed in Table 24: Required Amenities.

Table 24: Required Amenities

Number of Detached Residential Dwelling Units	Required Amenities
1 – 10	None
11 – 50	1
51 – 100	2
101 – 200	3
201 – 300	4
301 +	5

(B) The amenities below may be used to fulfill the requirements of Table 24: Required Amenities. Each amenity counts as one required amenity towards the requirements in Table 24: Required Amenities. However, multiples of the same amenity do not count towards the requirements in Table 24: Required Amenities. Additionally, to provide flexibility in development design, the Director may approve different amenities that agree with the purpose of this Sec. 9.04.042.

(i) Swimming pool (minimum 1,000 square foot surface area) with cooling deck (minimum ten feet wide in all areas);

(ii) Jacuzzi or hot tub area (minimum 50 square foot area);

(iii) At least four barbeque grills or one grill per 100 units, whichever is greater, with shaded seating areas, all barbeque grills shall be:

a. Serviced with propane or other gas, and

b. Be built into a structure incorporated into an adjacent amenity (i.e., pool or seating area)

(iv) Ramada(s), arbor(s), and/or trellis(es) covering at least 1,000 square feet of recreation space;

(v) Child play lot (minimum 3,000 square foot area) with equipment specifically designed to meet the following three age cohorts: 0-2 years old, 2-5 years old, and 5-12 years old;

(vi) A splash pad (water play amenity for children) that is a minimum of 1,000 square feet in area;

(vii) A dog park that is at least 5,000 square feet in area that:

a. Is enclosed by a minimum five-foot tall vinyl-coated chain link fence;

b. Uses grass, wood chips, or a combination of the two as surface materials; and

c. Provides at least one dog waste station that includes a bag dispenser and waste receptacle installed along the perimeter of the enclosure for every 2,500 square feet of the associated dog park.

(viii) Regulation-size volleyball, basketball, tennis, or other similarly related playing court.

(ix) Golf putting green (minimum 1,000 square feet);

(x) Fitness center/weight room (minimum 500 square feet);

(xi) Business center (minimum 500 square feet);

(xii) Media room (minimum 500 square feet).

(f) Nonresidential Standards.

(1) Building Articulation.

(A) All buildings shall utilize facade offsets and appropriate fenestration to add variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.

(B) Elevations that are 50 feet or longer in horizontal length require at least two offsets (projection or recess) from the primary facade plane of at least 18 inches deep and 4 feet wide.

(C) The height of those offsets is equal to the building's height at the location of the offset.

(2) Roof Treatment.

(A) Long uninterrupted roof lines and planes shall be broken into smaller segments through the use of scaled gables or dormers, changes in height, changes in roof form, type or planes that typically correspond to offsets in the building's facade, or other appropriate architectural elements.

(B) Parapet roof lines shall feature a well-defined cornice treatment or another similar element to visually cap each building elevation.

(3) Fenestration.

(A) The use of recessed windows, awnings, sills, drip caps, projecting trim casings or surrounds, projecting muntins or mullions, and other elements is required.

(B) Any glass with a visible light reflectance rating of 25% or greater is prohibited.

(4) Elements. All buildings or developments shall be required to provide at least two of the following elements:

(A) The primary entrance for all buildings shall feature a protected entry through the use of a recessed entry, porte-cochere, awning, canopy, or similar feature that serves the same purpose. The covering shall be at least three feet in depth when measured from the face of the adjoining facade.

(B) All building elevations shall feature at least two facade offsets (recess or projection) of at least five feet in depth for every 50 feet of horizontal length.

(C) All building elevations shall feature at least three distinct roof lines.

(D) All primary and secondary building entrances, excluding emergency exits and service doors, feature a recessed entry, canopy, awning, or similar sheltering feature of at least 50 square feet.

(g) Mixed-Use Standards.

(1) Building Articulation.

(A) All buildings shall utilize facade offsets and appropriate fenestration to add variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.

(B) Elevations 50 feet or longer in horizontal length require at least two offsets (projection or recess) from the primary facade plane of at least 18 inches deep and 4 feet wide.

(C) The height of those offsets is equal to the building's height at the location of the offset.

(D) Columns and piers shall be spaced no farther apart than the height of the column or pier.

(2) Roof Treatment.

(A) Long uninterrupted roof lines and planes shall be broken into smaller segments through the use of scaled gables or dormers, changes in height, changes in roof form, type or planes that typically correspond to offsets in the building's facade, or other appropriate architectural elements.

(B) Parapet roof lines shall feature a well-defined cornice treatment or another similar element to visually cap each building elevation.

(C) Mansard roofs are prohibited.

(3) Fenestration.

(A) The use of recessed windows, awnings, sills, drip caps, projecting trim casings or surrounds, projecting muntins or mullions, and other elements is required.

(B) Any glass with a visible light reflectance rating of 25% or greater is prohibited.

(4) Ground Floor.

(A) A mixed-use development's ground or first floor is reserved for commercial uses, such as retail, office, and restaurant uses.

(B) For those mixed-use developments incorporating live-work units, the first floor may be shared with residential and commercial uses.

(C) The ground floor shall have a minimum ceiling height of 14 feet.

(5) Elements. All buildings or developments shall be required to provide at least two of the following elements:

(A) The primary entrance for all buildings shall feature a protected entry through the use of a recessed entry, porte-cochere, awning, canopy, or similar feature that serves the same purpose. The covering shall be at least three feet in depth when measured from the face of the adjoining facade.

(B) All building elevations shall feature at least two facade offsets (recess or projection) of at least five feet in depth for every 50 feet of horizontal length.

(C) All building elevations shall feature at least three distinct roof lines.

(D) All primary and secondary building entrances, excluding emergency exits and service doors, feature a recessed entry, canopy, awning, or similar sheltering feature of at least 50 square feet.

(E) Other similar architectural features as approved by the Director.

(6) Amenities.

(A) A mixed-use development shall provide a minimum of two amenities.

(B) The amenities below may be used to fulfill the requirements. Each amenity counts as one required amenity towards the requirements; however, multiples of the same amenity do not count towards the requirements. Additionally, to provide flexibility in development design, the Director may approve different amenities that agree with the purpose of this Sec. 9.04.042.

(i) Swimming pool (minimum 850 square foot surface area) with cooling deck (minimum ten feet wide in all areas);

(ii) Jacuzzi or hot tub area (minimum 50 square foot area);

(iii) At least two barbeque grills or one grill per 100 units, whichever is greater, with shaded seating areas, all barbeque grills shall be:

a. Serviced with propane or other gas, and

b. Be built into a structure incorporated into an adjacent amenity (i.e., pool or seating area)

(iv) Ramada(s), arbor(s), and/or trellis(es) covering at least 1,000 square feet of recreation space;

(v) A dog park that is at least 5,000 square feet in area that:

a. Is enclosed by a minimum five-foot tall vinyl-coated chain link fence;

b. Uses grass, wood chips, or a combination of the two as surface materials; and

c. Provides at least one dog waste station that includes a bag dispenser and waste receptacle installed along the perimeter of the enclosure for every 2,500 square feet of the associated dog park.

(vi) Fitness center/weight room (minimum 500 square feet);

(vii) Business center (minimum 500 square feet);

(viii) Media room (minimum 500 square feet).

Sec. 9.04.043. Parking

(a) Purpose. The purposes of this Section are to:

(1) Ensure that adequate off-street parking is provided for new land uses and changes in use;

(2) Minimize the negative environmental and development design impacts that can result from excessive parking, driveways, and drive aisles within parking areas;

(3) Establish standards and regulations for safe and well-designed parking and vehicle circulation areas that minimize conflicts between pedestrians and vehicles within parking areas and surrounding land uses;

(4) To regulate residential off-street parking and to specify the requirements for residential off-street parking as they pertain to the appearance and the health, safety, and welfare of the City;

(5) Offer flexible means of minimizing the amount of area devoted to vehicle parking by allowing reductions in the number of required spaces in context-sensitive locations;

(6) Ensure compliance with provisions of the Americans with Disabilities Act (ADA);

(7) Minimize the visual impact of off-street parking areas; and

(8) Ensure that adequate off-street bicycle parking facilities are provided in walkable areas and promote parking that offers safe and attractive pedestrian routes.

(b) Applicability.

(1) Any new building, structure, use, redeveloped site, or enlarged or expanded existing building or use, must meet this section's parking requirements. These developments require permanent parking and off-street loading. Parking spaces may be provided in a garage or surfaced open area.

(2) When a change in the intensity of use of any building or structure would increase the required parking by more than five (5) spaces or ten (10%) percent, whichever is greater, through addition or change in the number of dwelling units, gross floor area, or other specified units of measurements, the increment of additional required parking is provided in accordance with this section unless an adjustment is permitted in (g) below. If less than five (5) spaces or ten (10%) percent, whichever is greater, are required by a change or series of changes in use, the Director may waive up to the incremental required number of parking spaces after determining that the granting of the waiver will not be detrimental to the public welfare and will be consistent with the Comprehensive Plan.

(c) Compliance Required.

(1) Off-Street Parking and Loading Review. Each application for a site plan, building permit, or certificate of occupancy shall include information as to the location and dimensions of parking spaces, and the means of ingress and egress to those spaces. This information is in sufficient detail to determine the requirements of this Zoning Ordinance are met and shall contain necessary information required by applicable provisions of this Zoning Ordinance.

(2) ADA Compliance. All ADA parking spaces and related ADA accessibility features are required to be installed in accordance with the current edition of the ADA Standards for Accessible Design (the "ADA Standards") as published by the Department of Justice. Where discrepancies exist between this Zoning

Ordinance and the ADA Standards, the ADA Standards shall apply. All required parking shall meet the ADA Standards.

(3) Parking Reduction Procedures. No existing or proposed parking shall be reduced or eliminated unless otherwise specified. Reductions in parking spaces may be permitted where spaces are no longer required by these regulations or alternative spaces meeting the requirements of these regulations are provided.

(d) Off-Street Parking Requirements. Minimum off-street parking shall follow the requirements established in Table 19: Use Table.

(e) Metrics and Interpretations for Computation.

(1) Square Footage (Floor Area). The total or gross building square footage.

(2) Fraction of a Space. When the calculation of the number of required parking and loading spaces results in a requirement of a fractional space, any fraction is interpreted as one (1) whole parking or loading space.

(3) Parking Specific Variables.

(A) Square Footage.

(i) Example: 1/1,000 sf

(ii) Interpretation: 1 parking space for every 1,000 square feet of the building's floor area

(B) Dwelling Unit.

(i) Example: 1/DU

(ii) Interpretation: 1 parking space for each dwelling unit

(C) Bedroom(s)/Guestroom(s).

(i) Example: 1 + (0.75) bedrooms

(ii) Interpretation: 1 parking space plus the number of parking spaces from calculating 0.75 times all bedrooms.

(D) Bedroom Unit.

(i) Example: 1.5/1 BRU

(ii) Interpretation: 1.5 parking spaces for a single-bedroom apartment unit

(E) Acres.

(i) Example: 1/5 acres

(ii) Interpretation: 1 parking space for every 5 acres

(f) Additional Rules for Computing Parking Requirements.

(1) Uses Not Listed. The Director shall have the authority to determine the required parking and loading facilities for uses not specifically listed in the tables established in this section. This determination by the Director is in writing and is appealable to the City Council.

(2) Cumulative Parking. In computing the parking requirements for any development, the total parking requirements shall be the sum of the specific parking space requirements for each use included in the development except as provided in Joint Parking Facilities. Where multiple uses are proposed for a

building, the parking requirements shall be calculated on the basis of the most restrictive requirements unless specific areas of different uses are delineated by floor or building segment.

(3) Accessory Uses. Areas accessory to the principal use of a building, or portion of a building, are to be included in the calculation of floor area of the principal use, unless noted otherwise.

(4) Alterations, Expansions, and Changes in Use. For alterations, expansions, or changes in uses, prior to a certificate of occupancy, the Director shall determine in writing, based on information submitted by the applicant, the impact of the proposed change on the parking requirement for the building and the adequacy of the parking provided.

(g) Adjustments and Reductions to Parking Requirements.

(1) Generally.

(A) In specific instances established below, the Director or City Council may approve a reduction in required parking spaces. Applications for a reduction shall include the following information:

(i) A parking study that substantiates the need for a reduced number of spaces, and

(ii) A plan showing how the parking spaces are provided on the site.

(B) Multiple parking adjustments and reductions may be used.

(C) The maximum required parking reduction shall not total more than 35% unless specifically authorized in this Section.

(2) Adjustments and Reductions by the Director.

(A) Joint Parking Facilities. With the approval of a site plan, off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following provisions below.

(i) A legally sufficient written agreement assuring the perpetual joint usage of the common parking for the combination of uses or buildings is properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney, and filed with and made part of the application for a Building Permit.

(ii) Up to 60% of the parking spaces required for a theater or other place of evening entertainment, or for a religious facility, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Planning and Zoning Commission. The City Council may rescind such approval.

(iii) Additional parking shall be obtained by the owners if the City Council determines that such joint use results in a public nuisance by providing an inadequate number of parking spaces or otherwise adversely affecting the public health, safety, or welfare.

(B) Captive Market. Parking requirements for retail and restaurant uses may be reduced up to 25% where it can be determined that some portion of the patronage of these businesses comes from other uses (i.e., employees of area offices patronizing restaurants) located within the same building or a maximum walking distance of five hundred (500) feet.

(C) Availability of Public Parking. Parking requirements may be reduced by 20% if a property has available to it a sufficient supply of existing underutilized public parking spaces in both off-street public parking lots or on-street public parking spaces. Parking must be within a maximum walking distance of five hundred (500) feet from the proposed use.

(D) Mixed-Use (MU) District Parking. Any new development in the Mixed-Use (MU) District may apply a 15% reduction to the required parking ratio established in Table 19: Use Table for that particular use.

(E) Downtown (DT) District Parking. Any new development in the Downtown (DT) District may apply a 25% reduction to the required parking ratio established in Table 19: Use Table for that particular use.

(F) Required parking for a restaurant with drive-through service and no dine-in seating and carryout orders may be reduced as long as three parking spaces or more parking spaces are provided.

(3) Adjustments and Reductions by the City Council.

(A) The City Council may reduce the parking requirements in Sec. 9.04.043(g)(2)(C) by 35%.

(B) The City Council may reduce parking if the applicant can clearly demonstrate that the required parking provisions create unnecessary hardship due to the particular nature or conditions of the proposed use.

(h) Design.

(1) All required parking spaces shall be located on the premises of the use to which that requirement applies or within an off-street space distance no more than 500 feet from the premises.

(2) The surface of parking spaces and aisles, truck standing spaces, and access driveways shall be treated, prepared, and maintained for adequate drainage and the elimination of dust, dirt, and mud.

(3) The minimum parking space, drive aisle dimensions, and any other associated standards shall meet the requirements and specifications established in Article 9.03 (Design Standards).

(i) Residential Off-Street Parking.

(1) No person shall park any automobile, bus, truck, motorcycle, or any vehicle on any portion of a front yard or side yard of any area that is zoned SF-20.0, SF-14.5, SF-12.0, SF-10.5, SF-8.4, SF-7.2, SF-6.0, MD, MF, unless that area is a:

(A) Hard-surfaced driveway or parking area;

(B) Gravel driveway bordered by cement curbing or similar permanent border;

(C) Required driveway that provides access to a garage, carport, or off-street parking area required by this Section; and

(D) Side yard that is enclosed by a screening fence at least six feet in height and so constructed that no person can see through into the area surrounded by the fence.

(2) All residential driveways and any other associated standards shall meet the requirements and specifications established in Article 9.03 (Design Standards).

(j) Parking and Storage for Major Recreational Equipment and Vehicles.

(1) No Major Recreational Equipment shall be parked or stored on any lot in a residential district except in a carport or enclosed building, on a driveway, or in a required side or rear yard; provided, however, that such equipment may be parked anywhere on a residential premises no more than 24 hours during loading or unloading.

(2) No Major Recreational Equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, except for the temporary housing of guests not to exceed 14 consecutive calendar days within a 30-day period.

Sec. 9.04.044. Loading

(a) Purpose. The purposes of this Section are to:

(1) Ensure that adequate loading facilities are provided for new land uses;

(2) Establish standards and regulations for safe and well-designed loading and unloading to minimize conflicts between pedestrians and vehicles within parking areas and surrounding land uses;

(3) Minimize the impact of improperly planned loading areas.

(b) Applicability.

(1) Generally. Any new building, structure, use, redeveloped site, or enlarged or expanded existing building or use must meet this section's requirements unless specifically exempted.

(2) Exemptions. These requirements do not apply to residential, accessory, and temporary uses.

(c) Generally. The required number of off-street loading spaces is determined by gross floor area. Outdoor storage, sales, or display areas must be added to the gross floor area if these areas contain materials that are received or distributed by trucks (Display areas for an Auto Dealership are excluded from this calculation). If a development has more than two uses, the off-street loading space requirement is the highest number of spaces required by a single use. Required loading spaces follow the standards prescribed in Table 25: Required Loading.

Table 25: Required Loading

Building Square Footage	Loading Spaces Required
0 – 10,000	0
10,001 – 50,000	1
50,001 – 100,000	2
100,001 – 200,000	3
Each additional 100,000	1 additional

(d) Standards.

(1) Location. A loading space:

(A) Must be located within the same development as the building or use served;

(B) Is prohibited from projecting into a sidewalk, street, or public right-of-way, including any maneuvering area;

(C) Is prohibited from being located between the front building line and the lot line;

(D) Must be placed to the rear or side of buildings in visually unobtrusive locations;

(E) Must be set back a minimum distance of 100 feet from any adjacent residential zoning district or use;

(F) Must be set back a minimum distance of 50 feet from any public street or front property line; and

(G) Must be oriented away from the street frontage.

(2) Dimensions. The minimum loading space size is 35 feet in length, 12 feet in width, and 15 feet in height.

(3) Maneuvering. The size of delivery vehicles intending to serve the site determines maneuvering area size. Each maneuvering area for loading spaces must not conflict with parking spaces or with the maneuvering

areas for spaces. A maneuvering area must be located on-site and be a minimum of 40 feet for spaces serving delivery vehicles.

(4) Design. Each loading space must minimize conflicts with other vehicular, bicycle, and pedestrian traffic.

(A) Loading facilities must maintain a 50-foot minimum distance from any residential property unless completely enclosed by building walls, a uniformly solid wall, or a combination of the two.

(B) Landscaping and Screening and Fencing prescribed in Sec. 9.04.045 and Sec. 9.04.046 apply to loading facilities and shall prevent direct views of the loading facilities and their driveways from adjacent properties and public right-of-way.

(C) Loading docks for any use adjacent to a residential use or district shall be designed and constructed to enclose the loading operation on three sides to reduce noise, with the open end directed away from residential property.

(e) Loading and Unloading of Children. To ensure the safety of children entering and exiting day care centers or other places where loading and unloading to automobiles and/or buses occurs, the following regulations shall apply.

(1) Designated loading/unloading spaces. Schools, daycare centers, and similar child training and care establishments shall provide loading and unloading parking spaces as close to the establishment's front door as is practical. These spaces shall be located on an internal drive that does not block the fire lane or other businesses' vehicular movement and shall be stained, painted, or stamped so that the area is easily identified.

(2) Drop-off lane. Kindergartens, elementary schools, day schools, and similar child training and care facilities shall provide a separate, concrete-paved loading and unloading lane area adjacent to an entrance that allows drivers to approach the entrance and, without exiting the vehicle, the staff will assist in loading and unloading of the children in and out of the vehicle. This drop-off lane shall be one-way and with sufficient stopping points to allow a minimum of two cars to unload simultaneously. In addition, the drop-off lane shall be constructed to allow vehicles to exit the lane without impeding the movement of other vehicles using other drive aisles or causing a safety hazard with parents and/or children entering or exiting the building.

Sec. 9.04.045. Landscaping

(a) Purpose. The purpose of this section is to preserve the City's unique character and integrate and enhance new development by promoting landscape design that:

(1) Reinforces the identity of the community;

(2) Appropriately situates new buildings in the landscape;

(3) Provides adequate vegetation for screening and buffering between land uses;

(4) Provides tree canopies to reduce urban heat island effect;

(5) Preserves existing trees and establishes procedures for replacing removed trees;

(6) Balances water demand and use;

(7) Identifies climate-appropriate landscape material; and

(8) Protects Anna's natural resources.

(b) Applicability. This section applies to:

(1) All nonresidential, multi-family, and mixed-use developments for new construction unless otherwise specified;

(2) Residential development in certain instances as specified and provided in this Section;

(3) Any existing nonresidential, multi-family, or mixed-use development that is altered by increasing the floor area by 30% or more of the originally approved floor area, either by a single expansion or by the cumulative effect of a series of expansions;

(4) Any change in use requiring the expansion of or significant improvements to meet parking standards shall upgrade landscaping on the site and meet this Section's requirements. If the standards cannot be met, then a variance may be requested.

(c) Landscape Plan Required.

(1) A landscape plan is required and shall be shown as part of the site plan.

(2) No permits shall be issued for building, paving, grading, or construction until a landscape plan is approved. Before issuing a certificate of occupancy for any building or structure, all screening and landscaping shall be in place per the landscape plan.

(3) If a certificate of occupancy is sought at a season of the year in which the Director determines that it would be impractical to plant trees, shrubs, or grass, or to lay turf, a temporary certificate of occupancy may be issued if a letter of agreement from the property owner is provided stating when the installation shall occur. All landscaping required by the landscape plan shall be installed within six months of the date of issuance of the temporary certificate of occupancy or the site shall be deemed to be in violation of this section and the temporary certificate of occupancy shall be revoked.

(d) General Landscape Standards. The following criteria and standards shall apply to landscape materials and installation:

(1) Required landscaped open areas shall be completely covered with living plant material unless approved xeriscape planting materials are used. All required landscaped open areas using xeriscape planting

materials shall provide 50% of living plant material. Nonliving landscaping materials such as wood chips and gravel may be used only under trees, shrubs, and other plants.

(2) Plant materials shall conform to the standards of the approved plant list for the City (see approved plant list). Grass seed, sod, and other material shall be clean and reasonably free of weeds and noxious pests and insects.

(3) Required plant materials are classified as:

(A) Canopy trees,

(B) Ornamental trees,

(C) Shrubs,

(D) Hedges,

(E) Vines, and

(F) Grasses and Ground Covers.

(4) Required plant materials shall follow the requirements established in Table 26: Planting Requirements.

Table 26: Planting Requirements

Plant Material Type	Maturity Crown Spread	Minimum Requirements at Time of Planting	
		Caliper at DBH	Height
Canopy Tree	25 ft	3 inches	7 ft
Ornamental Tree*	15 ft	1 inch	5 ft
Shrubs**	N/A	N/A	2 ft
Notes	*Ornamental trees having a minimum mature crown of less than 15 feet may be substituted by grouping the same so as to create the equivalent of 15 feet of crown width. **Shrubs shall be planted no further apart than three feet on center.		

(5) Hedges, where installed for buffering purposes required by this Section, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen that will be three feet high within two years after the time of planting.

(6) Landscaping, except required grass and low ground cover, shall not be located closer than 3 feet from the edge of any parking space.

(7) Evergreen vines not intended as ground cover shall be a minimum of two feet in height immediately after planting and may be used in conjunction with fences, screening devices, or walls to meet landscape screening and buffering requirements.

(8) Grass areas shall be sodded, plugged, sprigged, hydro-mulched, or seeded, except that solid sod shall be used in swales, or when necessary to prevent erosion. Grass areas shall be established with complete coverage within a six-month period of time from planting and shall be re-established, if necessary, to ensure grass coverage of all areas.

(9) Ground covers used in lieu of grass shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one year of planting.

(10) All required landscaped areas shall be provided with an automatic underground irrigation system and shall design irrigation systems and watering schedules that supply the appropriate amount of water without overwatering. This does not apply to required landscaping for residential development. That

irrigation system shall be designed by a qualified professional and installed by a licensed irrigator after receiving a permit, as may be required under the construction code.

(11) Earthen berms may be planted and, when installed, shall follow the requirements below.

(A) Earthen berms shall have side slopes not to exceed 3:1 (three feet of horizontal distance for each one foot of height).

(B) Earthen berms shall contain necessary drainage provisions, as may be required by the City Engineer.

(C) Earthen berm plantings shall consist of consisting of newly planted evergreen and deciduous trees and shrubs native to the region.

(D) Evergreen and deciduous trees shall be a minimum of two-inch caliper measured at DBH and a minimum of six (6) feet in height at time of planting.

(E) Required deciduous and evergreen shrubs shall be a minimum of three (3) feet at time of planting.

(12) No tree shall be planted closer than four feet to a right-of-way line nor closer than eight feet to a public utility line (water or sewer), unless no other alternative is available. Further, a landscaping area in which trees are to be provided shall not conflict with a utility easement, unless no alternative is available.

(13) No tree that has a mature height of 25 feet or greater shall be planted within 25 feet (measured horizontally) from the nearest existing or proposed overhead utility line (see Appendix 1 and Appendix 2 of Article 9.07 Tree Preservation for height references).

(e) Xeriscaping Standards. To promote prudent use of the City's water resources and reduce the need for additional water system infrastructure, additional water resources and water purification systems, and to help ensure the viability of required plantings during periods of drought, required landscaping shall comply, where feasible, with the following requirements designed to reduce water usage.

(1) Required plant materials shall be selected from those identified as xeriscape plants on the approved plant list.

(2) Where specific conditions reduce the likelihood that any of the plant materials will survive, other plants on the list may be substituted at the Director's discretion.

(3) Other plants not on the list may be substituted at the Director's discretion. The applicant may be required to provide substantiation as to the hardiness, adaptability, and water demands of the plant when used in this area.

(4) For maximum reduction in water usage, xeriscape plants shall not be interspersed in plant massings with plants requiring higher water usage.

(f) Minimum Landscaping Requirements.

(1) General.

(A) All existing trees that are to be considered for credit shall be provided with a permeable surface within a minimum five-foot radius from the trunk of the tree. All new trees shall be provided with a permeable surface under the dripline with a minimum two and one-half foot radius from the trunk of the tree.

(B) Canopy trees, as specified on the approved plant list, shall account for at least 50% of the required total trees on a site.

(C) Necessary driveways from the public right-of-way shall be allowed through all required landscaping areas in accordance with this Zoning Ordinance. Shared drives shall be allowed through perimeter landscape areas.

(D) All trees planted to satisfy the tree standards must meet the requirements established in Table 26: Planting Requirements.

(2) Parking Lots.

(A) Landscape areas within parking lots shall be at least 180 square feet in size with approximate dimensions of 10 feet wide by 18 feet deep.

(B) Landscape areas shall be located to define parking areas and assist in clarifying appropriate circulation patterns.

(C) A landscape island shall be located at the terminus of each parking row, and shall contain at least one canopy tree.

(D) All landscape areas shall be protected by a monolithic curb or wheel stops and remain free of trash, litter, and car bumper overhangs.

(E) At least 75% of the frontage of parking lots adjacent to a public right-of-way, within the street yard shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet, an earthen berm of a minimum height of three feet, a low masonry wall of a height of three feet, or a combination of the above with a combined height of three feet. A wall used for parking lot screening shall be accompanied with landscape planting in the form of low shrubs and ground cover to soften the appearance of the wall.

(3) Nonresidential, Mixed-Use, and Multi-Family Development.

(A) At least 15% of the street yard shall be a permanent landscape area. This requirement is reduced to 10% for properties in the Downtown (DT) District.

(B) When located at the intersection of two dedicated public streets (rights-of-way), a 600 square foot landscape area shall be provided at the intersection corner, which can be counted toward the 15% street yard requirement.

(C) A minimum of 10% of the entire site shall be devoted to living landscape, which shall include grass, ground cover, plants, shrubs, or trees.

(i) No landscape area counting toward minimum landscaping requirements shall be less than 25 square feet in area or less than five feet in width.

(D) An applicant shall be required to plant one canopy tree per 40 linear feet, or portion thereof, of street frontage within the required landscape buffer.

(i) Trees may be grouped or clustered to facilitate site design. In no instance shall canopy trees be planted within 30 linear feet of each other.

(ii) These trees must be within the street yard except when the property is restricted by easements.

(iii) When the street yard is restricted by easements any combination of the following may be permitted:

a. The required canopy trees may be substituted with two ornamental trees for every one canopy tree required within the street yard;

b. Up to 50% of the required canopy trees may be placed in the internal landscape.

(E) In the Downtown (DT) District, the required tree planting standard shall be five canopy trees or 10 ornamental trees for every acre of development for lots greater than one acre.

(F) Internal landscape areas shall:

(i) Equal a total of at least eight square feet per parking space;

(ii) Have at least one tree within a landscaped area within 65 feet of every parking space;

(iii) Have a minimum of one tree planted in the parking area for every 10 parking spaces within parking lots with more than 20 spaces. These required trees shall be provided within the internal landscape area. These requirements shall not apply to multi-level parking structures or Downtown (DT) District properties.

(G) Whenever an off-street parking area or vehicular use area abuts an adjacent property line, a perimeter landscape area of at least five feet wide shall be maintained between the edge of the parking area and the adjacent property line. This landscape area shall be grassed and may provide approved ornamental trees or shrubs.

(H) Whenever a nonresidential use, mobile home use, or multi-family use is adjacent to a property used or zoned for single-family or duplex residential use, the more intensive land use shall provide a landscaped area of at least 10 feet in width along the common property line planted with one canopy tree for each 40 linear feet or portion thereof of adjacent exposure.

(I) All nonresidential properties shall provide trees at a ratio of 10 trees per acre (43,560 sq. ft.) or one tree per 4,356 sq. ft. of the gross lot area. At the discretion of the City and the property owner's request, the 10 trees per acre requirement may be satisfied by planting trees elsewhere in the City at the direction and discretion of the Director.

(4) Residential Development.

(A) Generally.

(i) Applicants are required to plant the amount established in Table 27: Residential Planting Requirements per lot prior to obtaining a certificate of occupancy.

(ii) Existing quality trees of at least three-inch caliper size located on the lot shall count to meet this standard if appropriate tree protection measures have been followed.

(B) Requirements.

(i) Trees selected from the canopy tree list in this Section shall be planted on all single-family and two-family lots.

(ii) At least one of the trees must be placed in the front yard of the lot.

(iii) For all residential properties, common areas, and open space lots, applicants are required to plant one canopy tree per 40 linear feet of street frontage. Trees may be grouped or clustered to facilitate site design.

(iv) The following minimum standards apply as established in Table 27: Residential Planting Requirements. An applicant shall choose one of three planting options. An applicant may plant the required canopy trees, ornamental trees, or a combination of canopy and ornamental trees specified in Table 27: Residential Planting Requirements.

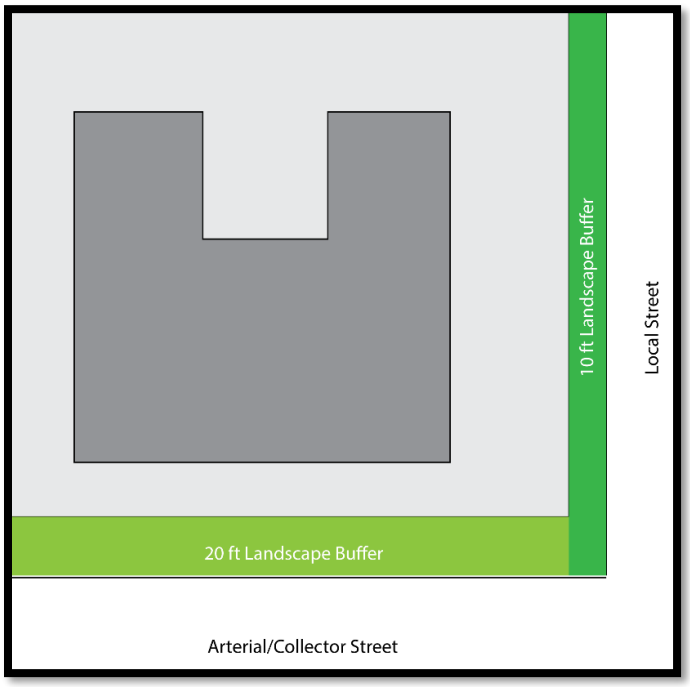
Table 27: Residential Planting Requirements

Trees → Zoning District ↓	Canopy	Ornamental	Combination (Canopy/Ornamental)
Single-Family Residential (SF-20.0) District	3	5	2/3
Single-Family Residential (SF-14.5) District			
Single-Family Residential (SF-12.0) District			
Single-Family Residential (SF-10.5) District	2	4	1/3
Single-Family Residential (SF-8.4) District			
Single-Family Residential (SF-7.2) District			
Single-Family Residential (SF-6.0) District	1	3	1/2
Mixed-Density Residential (MD) District	1	2	1/1
NOTE: All required trees will be planted prior to issuance of the certificate of occupancy on the dwelling. The City does not regulate required plantings on individually platted single-family residential lots after issuance of a certificate of occupancy.			

(g) Landscape Buffers.

(1) Landscape Buffers on Local Streets. For all nonresidential, mixed-use, and multi-family developments, a minimum 10-foot landscape buffer adjacent to the right-of-way of any local street or any other unclassified street is required (see Figure 8: Landscape Buffers). If the lot is a corner lot, all frontages shall be required to observe the 10-foot buffer. Slight modifications may be allowed to the minimum 10-foot landscape buffer in unusual circumstances, as approved on the site plan.

Figure 8: Landscape Buffers



(2) Landscape Buffers on Arterials and Collectors. For nonresidential, mixed-use, and multi-family developments, a minimum 20-foot landscape buffer adjacent to the right-of-way of any arterial or collector is required (see Figure 8: Landscape Buffers). If the lot is a corner lot, all frontages shall be required to observe the 20-foot buffer.

(3) For all residential development, a minimum 20-foot landscape buffer shall be required adjacent to all sides of arterials and collectors.

(4) Modifications. If unique circumstances exist that prevent strict adherence to the requirements of (1) and (2) above, the Planning and Zoning Commission may consider granting a modification during the preliminary site plan or site plan approval process to reduce the minimum 20-foot landscape buffer to a minimum of 10 feet, provided that site design considerations have been incorporated to mitigate the impact of the modification. Unusual circumstances include, but are not limited to, insufficient lot depth or size of the existing lot, existing structures and drives, and floodplain and existing trees to be preserved. A financial hardship shall not be considered a basis for granting a modification.

(h) Tree Preservation.

(1) All tree preservation shall comply with the regulations of this subsection (h) in addition to the requirements established in Article 9.07.

(2) Any trees preserved on a site meeting these specifications may be credited toward meeting the tree requirement of any landscaping provision of this section for that area within which they are located, according to Table 28: Tree Preservation Credits, depending on the applicant's preference to accept or decline the credit. For purposes of this section, caliper measurement shall be taken at DBH above the ground and rounded to the nearest whole number.

Table 28: Tree Preservation Credits

Caliper of Existing Tree	Credit Against Tree Requirement
6" to 8"	2 trees
9" to 15"	3 trees
16" to 30"	4 trees
31" to 46"	5 trees
47" or more	8 trees

(3) Existing trees may receive credit if they are not on the City's approved plant material list but are approved by the Director; however, trees must be located within the landscape area to which credit is applied.

(4) Any tree preservation proposed shall designate the species, size, and general location of all trees on the conceptual or general landscape plan. The final landscape plan shall show the species, size, and exact location.

(5) During any construction or land development, the developer shall clearly mark all trees to be maintained and may be required to erect and maintain protective barriers around all such trees or groups of trees. The applicant shall not allow the movement of heavy equipment or the storage of equipment, materials, debris, or fill to be placed within the drip line of any trees. This is not intended to prohibit the normal construction required within parking lots.

(6) During the construction stage of development, the applicant shall not allow the cleaning of equipment or material under the canopy of any tree or group of trees to remain. Neither shall the applicant allow the disposal of any waste material, such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any tree to remain. No attachment or wires of any kind, other than those of a protective nature, shall be attached to any tree.

(i) Sight Distance and Visibility.

(1) Rigid compliance with these landscaping requirements shall not cause visibility obstructions and blind corners at intersections as established in Sec. 9.04.041(f).

(2) If visibility obstructions are apparent in the proposed landscape plan as established in Sec. 9.04.041(f), the Director, may modify those landscaping requirements to eliminate the conflict.

(j) Maintenance.

(1) The owner(s) and/or their agent(s), if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to:

(A) Mowing (of grass of six inches or higher);

(B) Edging;

(C) Pruning;

(D) Fertilizing;

(E) Watering;

(F) Weeding; and

(G) Other activities common to maintenance of landscaping.

(2) Landscape areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.

(3) Plant materials used to meet minimum landscaping provisions that die or are removed shall be replaced with plant material of similar variety and size within 90 days.

(4) If any tree was preserved and used as a credit toward landscaping requirements was later removed for any reason, it shall be replaced by the number of trees for which it was originally credited. Replacement trees shall have a minimum trunk diameter of three inches measured 24 inches above the ground.

(5) A time extension may be granted by the Director if substantial evidence is presented to indicate abnormal circumstances beyond the control of the owner, tenant, or their agent.

(6) Failure to maintain any landscape area in compliance with this section is considered a violation of this article and may be subject to penalties prescribed for violation of this Zoning Ordinance.

(k) Approved Plant Materials. The allowed plant materials are established in a checklist at the Development Services Department that is maintained by the Director.

(l) Prohibited Plant Materials. The prohibited plant materials are established in a checklist at the Development Services Department that is maintained by the Director.

Sec. 9.04.046. Screening and Fencing

(a) Purpose. The purposes of this section are to:

(1) Minimize conflicts between potentially incompatible land uses and development on the abutting property;

(2) Ensure that screening devices and fences are attractive and in character with the neighborhood;

(3) Maintain fences by recognizing their use to create privacy; and

(4) Distinguish screening devices and fences from each other by clearly defining the two terms and applying specific standards to each term.

(b) Applicability. This section applies to all development within the City's corporate limits. This section does not apply to residential development unless otherwise specified.

(c) Screening Device Standards.

(1) Generally.

(A) All required screening devices must be equally finished on both sides.

(B) All openings on the surface for passage shall be equipped with gates equal in height and screening characteristics specified below, but need not be of the same material as the main fence or wall.

(C) Where a screening device is constructed, placed or planted on uneven terrain, there shall be no gap under the device, and the device must be composed of the same material throughout.

(D) No screening device comprised of brick, masonry, concrete, or solid metal shall be erected or placed that would interfere with the installation or maintenance of any public utility line, service, or drainage way within a dedicated easement unless approved by the City Engineer.

(E) No screening device shall conflict with the sight visibility requirements of Sec. 9.04.041(f).

(F) Any required screening device provided by a more intensive use abutting a residential use or district shall be permanently and adequately maintained by the more intensive use's property owner.

(G) If there is an existing screening device or fence along a residential property line and a nonresidential use is proposed, the required screening device shall be a living plant screen that complies with the requirements established in Sec. 9.04.045 and is deemed acceptable by the Director. However, this requirement may be exempted if a 5-foot minimum space between two screening devices and fences is provided for maintenance access. The intent of these requirements is to eliminate screening situations where two screening walls or fences abut each other.

(H) Before issuing an occupancy permit, all approved screening devices must be in place.

(I) All screening devices shall be permanently and continually maintained in a neat and orderly manner as a condition of use. The occupancy permit may be revoked by the Director for failure to adequately maintain such screening device.

(2) Exceptions. Required screening devices are not required if:

(A) An approved screening device already exists along the property line.

(B) The portion of the subject property to be screened contains a wooded area that shall be maintained for the life of the project and a tree survey indicates that a majority of the trees in the wooded area on the subject property are found to be "quality trees," as defined in the checklist at the Development Services Department; or

(C) The portion of the subject property to be screened is adjacent to a floodplain containing existing trees that provide natural screening.

(3) Design Requirements. A screening device shall be erected or placed in all locations and in accordance with all provisions specified below:

(A) Height. The minimum and maximum screening device height follow the requirements established in Table 29: Required Screening Height.

Table 29: Required Screening Height

Screening	Minimum Height	Maximum Height
Garbage, Trash, or Refuse Container	7 ft	10 ft
Outdoor Storage	8 ft	10 ft
Multi-family	6 ft	8 ft
Industrial	8 ft	10 ft
Other Required Screening	6 ft	8 ft

(B) Materials. The materials shall consist of one or more of the following unless specified elsewhere in this Zoning Ordinance (See Figure 9: Allowed Screening Devices):

(i) Brick masonry, stone masonry, concrete block, or other architectural masonry finish; or

(ii) Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a solid screening effect; or

(iii) Living plant screens (Evergreen shrubs with a minimum of three feet in height at the time of planting) that will not be detrimental to adjacent property and will provide sufficient visual screening based on the proposed location and characteristics of the project. A living plant screen shall comply with the requirements established in Sec. 9.04.045; or

(iv) Alternate equivalent screening that provides an exceptional screening aesthetic, meets sound structural practices and engineering design criteria, meeting the intent and function of this Section at the discretion of the Director and City Engineer.

Figure 9: Allowed Screening Devices



(4) Locational Requirements. The following locational requirements apply:

(A) All allowed open storage of materials, equipment, or commodities shall be screened from view from all streets and any residential properties. Materials, equipment, or commodities shall be stacked no higher than one foot below the top of the screening device or visual barrier.

(B) Garbage, trash, or refuse containers shall meet the requirements established in Sec. 9.04.048.

(C) All wrecking yards, junkyards, or salvage yards shall be fenced on all sides and shall be screened from view from the public right-of-way and from adjacent residential property.

(D) Display of new vehicles, or used vehicles not defined as junked vehicles under the ordinances of the City or laws of the State of Texas, need not be screened if they are, in the opinion of the chief building official, maintained in a neat and orderly manner.

(E) Ground mechanical and heating and air conditioning equipment in nonresidential and multi-family uses shall be screened from view from the public right-of-way and from adjacent residential property.

(F) Roof-mounted mechanical units shall be screened from view at a point of 5.5 feet above the property line with a parapet wall, mansard roof, or alternative architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit provided that the element shall not extend more than 5 feet above the roof on a one or two story building or more than 13 feet above the roof on a building of 3 or more stories. A mechanical unit that is taller than the maximum permitted height of the screening feature shall be set back from the screen 5 feet plus 2 feet for each foot exceeding the height of the screen. Screening for mechanical units shall apply to new building construction only.

(G) At automotive uses, vehicles awaiting repair for more than 24 hours or after the close of business shall be screened from view from public right-of-way and from adjacent residential property.

(H) A screening device meeting the standards established in Table 29: Required Screening Height shall be constructed on nonresidential property adjacent to the common side or rear property line.

(I) Nonresidential uses in a residential district shall be screened from view of any adjacent residential lot or dwelling use along the side and rear property lines of that nonresidential use. These screening requirements are not required for public schools, parks, or religious land uses, except where a parking lot or active outdoor intensive-use area (such as a playground) is adjacent to a residential lot or dwelling.

(J) Off-street loading areas of any nonresidential use shall be screened from view of any residential dwelling or lot or of any other adjacent public land use.

(K) Where a multi-family use abuts a single-family or two-family use or district, the side and rear property lines of that multi-family use shall be screened from view of adjacent dwelling(s).

(L) No screening device or fence shall be erected, placed, or planted beyond the front building line of any permitted building in a residential district, either on a corner lot or interior lot, unless otherwise allowed by the Board of Adjustment through a variance request.

(M) Where a nonresidential use abuts a residential lot, use, or district, the side and rear property lines abutting that residential lot, use, or district shall be suitably screened by the nonresidential use so as to obscure the view from the residential lot, use, or district to the nonresidential use to a height not less than six feet.

(N) Where a district boundary separating a residential district from a nonresidential district is along a street or alley, and an automobile parking lot or parking area is located in the front yard of the nonresidential use, then said parking lot or parking area facing the residential lot, use, or district shall be suitably screened to a height of not less than three and one-half feet.

(d) Fencing Standards.

(1) Generally.

(A) Solid fences shall not be allowed in the required front yard in any district, except for the Mixed-Density Residential (MD) and Multi-Family Residential (MF) districts. In these instances, a 20-foot minimum setback shall be required for fencing along the right-of-way frontage.

(B) No fence shall exceed three feet in height in the required front yard in any residential district.

(C) No fence shall be allowed in the required right-of-way.

(D) No fence shall conflict with the sight visibility requirements of Sec. 9.04.041(f).

(E) Every fenced enclosure constructed under the provisions of this section shall have at least one gate in its perimeter.

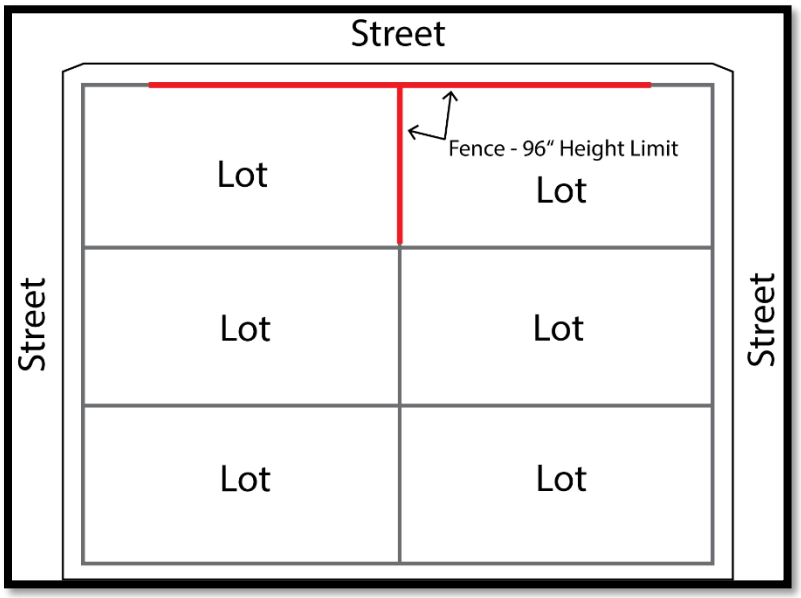
(F) Chain link fencing is only allowed on single-family residential lots and industrial sites.

(G) All fences constructed under this section's provisions shall be maintained to comply with this section's requirements at all times. The Director may order the repair or removal of a fence if it is more than 5% damaged or leaning 10 degrees from vertical. Fences shall be repaired in compliance with the provisions of this section.

(2) Corner Lots.

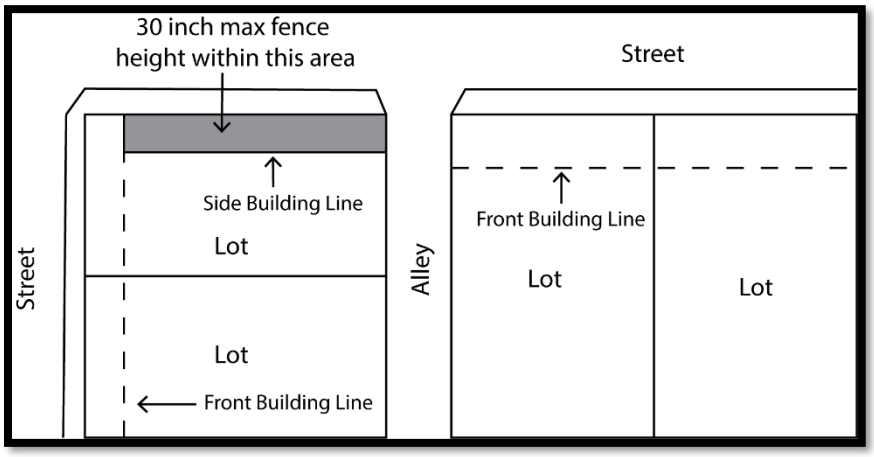
(A) On all corner lots in residential districts with opposing rear lot lines, fences may be constructed not exceeding 96 inches in height along the side and rear yard lines, as indicated in Figure 10: 96 Inch Height Limit.

Figure 10: 96 Inch Height Limit



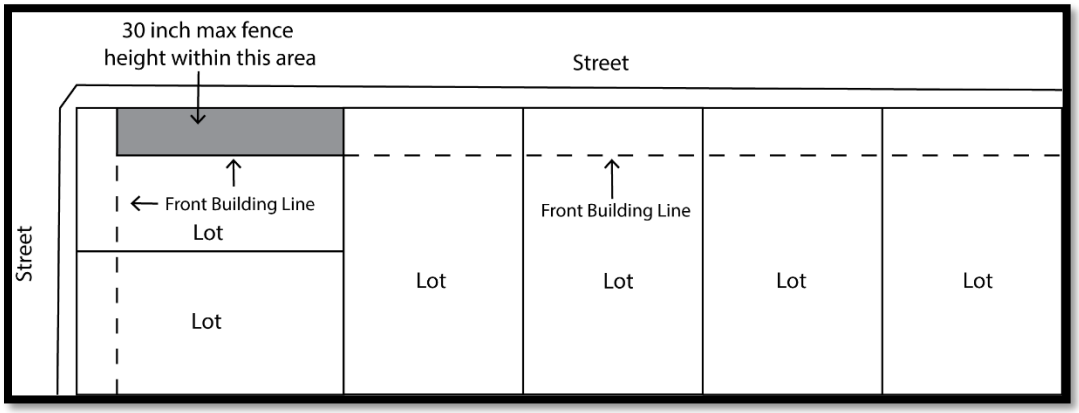
(B) On all residential district corner lots where the rear lot line is opposed to a side lot line across an alley from that side lot line, no fence exceeding 30 inches in height shall be constructed upon or within the side yard that is next to the street at a distance from the side building line greater than the minimum side yard requirement, as indicated in Figure 11: Fence near Alley.

Figure 11: Fence near Alley



(C) On all residential district corner lots that are key lots, the corner lot shall have a front building line on both streets, unless that key lot is separated from other lots by a dedicated street or alley. Where the lot lines are opposed to a side lot line of an adjoining lot, no fence exceeding 30 inches in height shall be constructed between the front building lines and the side yard line of the abutting lot, as indicated in Figure 12: Fence at Corner (Key Lot).

Figure 12: Fence at Corner (Key Lot)



(3) Design Requirements.

(A) Height. The minimum fence height is 6’ from average lot grade with a maximum height of 8’.

(B) Construction.

(i) Treated lumber attached with galvanized screws to 2-3/8” diameter galvanized poles installed in an 8” diameter holes no less than 2-1/2 feet deep in 2’ of premixed concrete.

(ii) All posts shall have caps.

(iii) Brick, stone, masonry, vinyl materials or a combination with masonry columns every 8 feet. All columns shall be at least 18 inches wide and must be the vertical length of the fence.

(iv) Vinyl materials cannot be used in multi-family areas.

(v) No thin-wall masonry walls are allowed unless constructed with brick, stone, or other approved masonry units and supported by angle iron with masonry columns on piers.

(vi) All thin-wall plans shall be sealed by a professional engineer and approved by the City. A “thin wall” is defined as any wall 6” or less in width.

(vii) At the minimum, wrought iron fences shall have:

a. 2” by 2” by 3/16” square steel tube posts with cast iron pyramid finial “C-1” secured with stainless steel set screws.

b. Steel tube posts spaced no more than 8 feet from another post.

c. 5/8” solid square pickets spaced 3” to 10” apart.

d. A 3/4" by 3/4" by 1/8” channel horizontal rail near the upper half of the fence.

(4) Security Fencing.

(A) Barbed wire fences used in conjunction with permitted agricultural and related activities are permitted without restrictions, but are expressly prohibited in all other districts except as provided below.

(B) In residential areas, barbed wire, razor wire, electrified fencing, or other hazardous material are not allowed in the construction of fencing.

(C) No fence that conducts an electrical current is allowed in any district or for any use except for those uses in an agricultural zoning district or correctional facility.

(D) Barbed wire strands may be placed on top of permitted fences and screening devices in any district for the purpose of security from theft, entry, and hazard around public utility substations and uses of a similar nature, provided the top strand is not higher than 12 feet nor the bottom strand lower than eight feet from the adjacent grade line.

(E) Barbed wire may be placed on gate arms, fences, and screening devices in industrial zoning districts.

Sec. 9.04.047. Outdoor Lighting

(a) Purpose. The purposes of this Section are to:

(1) Define practical and effective measures by which the obtrusive aspects of excessive and careless outdoor light usage can be minimized, while preserving safety, security, and the nighttime use and enjoyment of property; and

(2) To curtail the degradation of the nighttime visual environment by encouraging lighting practices that direct appropriate amounts of light where and when it is needed, increasing the use of energy-efficient sources, and decreasing the waste of light and glare resulting from overlighting and poorly shielded or inappropriately directed lighting fixtures.

(b) Applicability.

(1) Generally. For all proposed new construction or additions to existing facilities, all new outdoor lighting fixtures shall meet the requirements of this section.

(2) Additions. Additions shall require the submission of a complete inventory and site plan detailing any proposed new outdoor lighting. New lighting on the site shall meet the requirements of this Section regarding shielding and lamp type.

(c) Compliance. All outdoor luminaires devices shall be installed in conformance with the provisions of this Section, the building code, the electrical code, and the City's sign code as applicable and under appropriate permit and inspection.

(d) Roadways. Lighting for roadways shall utilize only cutoff light fixtures.

(e) Lighting Zones Established. Lighting standards are regulated by zones. These zones are established in Table 30: Lighting Zones.

Table 30: Lighting Zones

Lighting Zone	Zoning Districts
E1	AG
E2	SF-20.0
	SF-14.5
	SF-12.0
	SF-10.5
	SF-8.4
	SF-7.2
	SF-6.0
	MD
E3	MF
E4	C-1
	C-2
	MU
	DT
	I-1
	I-2

(f) Lighting Classification.

Outdoor lighting is classified according to use as follows:

(1) Class 1 (Color Rendition). All outdoor lighting used for, but not limited to, outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities and other similar applications where color rendition is important to preserve the effectiveness of the activity. Recognized Class 1 uses are: outdoor eating and retail food or beverage service areas; outdoor maintenance areas; display lots; assembly areas such as concert or theater amphitheaters.

(2) Class 2 (General Illumination). All outdoor lighting used for, but not limited to, illumination for walkways, roadways, equipment yards, parking lots and outdoor security where general illumination for safety or security of the grounds is the primary concern.

(3) Class 3 (Decorative). Any outdoor lighting used for decorative effects including, but not limited to, architectural illumination, flag and monument lighting, and illumination of trees, bushes, etc.

(g) Shielding Standards. All nonexempt outdoor lighting fixtures shall have shielding as shown in Table 31: Shielding Standards.

Table 31: Shielding Standards

Use Class and Lamp Type		E1	E2	E3	E4
Nonresidential Uses					
Class 1 Lighting (Color Rendition)	Initial Output ≥ 1800 lumens	F	F	F	F
	Initial Output < 1800 lumens [2]	F	A [1]	A [1]	A [1]
Class 2 Lighting (General Illumination)	Initial Output ≥ 1800 lumens	F	F	F	F
	Initial Output < 1800 lumens [2]	F	A [1]	A [1]	A [1]
Class 3 Lighting (Decorative) [3]	Initial Output ≥ 1800 lumens	X	F	F	F
	Initial Output < 1800 lumens [2]	F	A [1]	A [1]	A [1]
Residential Uses					
All classes [4]	Initial Output ≥ 1800 lumens	F	F	F	F
	Initial Output < 1800 lumens [2]	A [1]	A [1]	A [1]	A [1]
Key	**A** = All types of fixtures allowed; shielding not required but highly recommended, except that any spot or flood light shall be aimed not higher than 25 degrees from the vertical line between the fixture and the ground when the source is visible from any off-site residential property or public roadway. **F** = Only fully shielded fixtures allowed. **X** = Not allowed. [1] Flood or spot lamps shall be aimed no higher than 25 degrees from the vertical line between the fixture and the ground when the source is visible from any off-site residential property or public roadway. **Exception**: Seasonal decorations using typical unshielded low-wattage incandescent lamps shall be permitted in all lighting zones for 90 calendar days. [2] See exception for seasonal decorations. [3] All class 3 lighting shall terminate between 11:00 p.m. (or when the business closes, whichever is later) and sunrise. [4] Residential refers to single-family attached or detached uses located in any of the zoning districts. Multi-family residential uses, or apartments, must use standards for Class 1, 2, and 3 lighting.				

(h) Total Outdoor Light Output Standards. Total outdoor light output shall not exceed the limits in Table 32: Lumens Caps. Seasonal decorations, permitted between November 15th and January 15th, are not counted toward these limits. (The values in this table are the maximum permitted levels and not intended as design standards; design standards shall be the lowest levels that meet the requirements of the task.)

Table 32: Lumens Caps

Lumens Caps – Initial Lamp Lumens per Net Acre	Type	E1	E2 [4]	E3 [4]	E4
Nonresidential Uses [1]	Total (full cutoff + unshielded)	125,000	50,000	200,000	1,000,000
	Unshielded only	2,000	4,000	4,000	40,000
Residential Uses [2] [3]	Total (full cutoff + unshielded)	10,000	10,000	10,000	20,000
	Unshielded only	1,000	1,000	5,000	5,000
Key	[1] This refers to all commercial and industrial uses and includes multi-family or apartment uses. [2] This refers to all single-family attached or detached uses. [3] In lighting zones E1 – E4, each residential single-family attached or detached dwelling or two-family dwelling is allowed up to 5,500 total lumens, or the amount indicated in this table based on the parcel's acreage, whichever is larger. Each is also allowed a maximum of 5,500 lumens of unshielded ("A") lighting, provided Table 31: Shielding Standards allows the lamp's type with "A" shielding. All residential spot or flood lamps permitted are to be aimed no higher than 25 degrees from the vertical line between the fixture and the ground when the source is visible from any off-site residential property or public roadway. [4] Schools located in zones E2 and E3 may petition the Director for an increase in the lumens-per-acre cap to the level permitted in zone E4. The Director may allow an increase when the school submits an engineered design supporting the need for such increase.				

(i) Effective Shielding Standard. All light fixtures that are required to be shielded shall be installed and maintained in such a manner that the shielding is effective, as described in the definition herein for full cutoff fixtures.

(j) Light Trespass Standard.

(1) Beyond the shielding requirements, all light fixtures shall be located, aimed, or shielded to minimize stray light trespassing across residential property boundaries.

(2) Any lamp installed on a residential property in zone E1 and visible from any other residential property shall be shielded such that it is not directly visible from that property.

(3) Luminaires, spot lamps, or spotlights that are aimed, directed, or focused to cause direct light to be directed toward residential buildings or adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on streets or roadways, shall be redirected or their light output controlled as necessary to eliminate such conditions.

(k) Special Uses.

(1) Recreational Facilities.

(A) Lighting for outdoor athletic fields, courts, tracks, or similar recreational facilities in lighting zones E1, E2, E3, and E4, shall be considered class 1 (color rendition), and shall be exempt from the lumens-per-acre limits of (h) above.

(B) Shielding. In lighting zones E1, E2, E3, and E4, full cutoff lighting is required for any recreation or public/institutional use. Recreational uses, such as football fields, soccer fields, golf courses, and baseball diamonds designed for class III or IV levels of play (typically amateur or municipal league, elementary to high school, training, recreational or social levels as defined by the IESNA Lighting Handbook and IESNA RP-6 Sports and Recreational Area Lighting) or designed for class I and II levels

of play (typically college, semi-professional, professional or national levels as defined by the IESNA Lighting Handbook and IESNA RP-6 Sports and Recreational Area Lighting) shall utilize luminaires with minimal uplight consistent with the illumination constraints of the design. Where full cutoff fixtures are not utilized, acceptable luminaires shall include those that:

(i) Are provided with internal and/or external glare control louvers and installed to minimize uplight and off-site light trespass; and

(ii) Are installed and maintained with aiming angles that permit no greater than 5% of the light emitted by each fixture to project above the horizontal.

(C) Illuminance. All lighting installations shall be designed to achieve no greater than the minimal illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA).

(D) Off-site Light Trespass. The installation shall also limit off-site spill (outside the parcel containing the recreational facility) to the maximum extent possible consistent with the illumination constraints of the design. For class III and IV levels of play, a design standard of one lux (0.1 fc) at the property line of any residential property at a vertical point five feet above grade, as measurable from any orientation of the measuring device, shall be required. For class I and II levels of play, a design goal of one and one-half lux (0.15 fc) at the property line of any residential property at a vertical point five feet above grade, as measurable from any orientation of the measuring device, shall be required.

(E) Engineering Design. Every such lighting system shall be designed by a registered professional engineer.

(F) Curfew. All events shall be scheduled so as to complete all activity before the curfew listed in Table 33: Lighting Zone Curfew. Illumination of the playing field, court, or track shall be permitted after the curfew only to conclude a scheduled event that was unable to conclude before the curfew.

Table 33: Lighting Zone Curfew

Lighting Zone			
E1	E2	E3	E4
8 p.m.	9 p.m.	10 p.m.	11 p.m.

(2) Outdoor Display Lots.

(A) Lighting for display lots shall be considered class 1 (color rendition), and shall be allowed a lumens-per-acre cap of two million.

(B) Shielding. All display lot lighting shall utilize full cutoff luminaires installed in a fashion that maintains the full cutoff characteristics.

(C) Illuminance. Lighting for display lots shall be considered class 1 (color rendition).

(D) Off-site Light Trespass. The display lot shall limit off-site light trespass (outside the parcel containing the display lot) to a maximum of 0.5 lux (0.05 fc) at the property line of any residential property at a vertical point five feet above grade, as measurable from any orientation of the measuring device, shall be required.

(E) Engineering Design. Every display lot lighting system shall be designed by a registered professional engineer.

(F) Curfew. Display lot lighting exceeding the lumens-per-acre cap shall be turned off at the curfew listed herein or within 30 minutes after closing of the business, whichever is later. Lighting in the display lot

after this time shall be considered class 2 lighting and shall conform to all restrictions of this section applicable for class 2 lighting, including the lumens-per-acre caps in (h) above.

(3) Gas Station Canopies.

(A) Lighting Class. Lighting for service station canopies shall be considered class 2 lighting (general illumination).

(B) Shielding. All luminaires mounted on or recessed into the lower surface of service station canopies shall be full cutoff and utilize flat lenses.

(C) Total Under-canopy Output. The total light output used for illuminating service station canopies, defined as the sum of all under-canopy initial bare-lamp outputs in lumens, shall not exceed 40 lumens per square foot of canopy in Lighting Zone E4, and shall not exceed 20 lumens per square foot in Lighting Zone E3. All lighting mounted under the canopy, including but not limited to luminaires mounted on the lower surface or recessed into the lower surface of the canopy and any lighting within signage or illuminated panels over the pumps, is to be included toward the total at full initial lumen output.

(D) Lumen Output. The lumen output of lamps mounted on or within the lower surface of a canopy is included toward the lumen caps in (h) above according to the method defined in (h) above. Other lighting located under a canopy but not mounted on or within the lower surface is included toward the lumen caps in (h) above at full initial output.

(E) Off-site Light Trespass. The service station canopy lot shall limit off-site light trespass (outside the parcel containing the service station lot) to a maximum of 0.5 lux (0.05 fc) at the property line of any residential property at a vertical point five feet above grade, as measurable from any orientation of the measuring device, shall be required.

(4) Other Lighting on Parcels with Special Uses. On a property with special uses as listed above, all lighting not directly associated with the special use areas above shall conform to the lighting standards described in this section, including but not limited to the lamp type and shielding requirements of (i) above and the lumens-per-acre limits of (h) above. The net acreage for the determination of compliance with (h) above shall not include the area of the athletic field or outdoor display lot, as defined in (g) above; the area of any service station canopy shall be included in the net acreage.

(l) Prohibitions.

(1) Installation of nonconforming fixtures and lamps. The installation of any outdoor lighting fixture or lamp for new construction, additions, or replacement fixtures to existing facilities not in compliance with this section is prohibited.

(2) Laser source light. The use of laser source light or any similar high-intensity light for outdoor advertising or entertainment, when projected above the horizontal, is prohibited unless installed for temporary use with prior approval of the Director under (m) below. Authorization for such temporary use shall be for no more than three days per 365-day period for any one applicant or property and shall additionally be subject to any necessary state and federal approvals.

(3) Searchlights. The operation of searchlights for nongovernmental purposes is prohibited, unless installed for temporary use with prior approval of the Director under (m) below. Authorization for such temporary

use shall be for no more than three days per 365-day period for any one applicant or property and shall additionally be subject to any necessary state and federal approvals.

(4) Existing Lighting causing Light Trespass onto Residential Property.

(A) If, after complaint and investigation, the Director finds that an existing light fixture directs light toward residential buildings, the Director shall give written notice of that violation to the owner and to the occupant of the premises demanding that the violation be abated within 90 days of the date of written notice.

(B) Light trespass onto residential property from existing lighting shall be remedied by redirecting the light fixture, installing a shield, or by controlling the light output as necessary.

(C) Light levels shall not exceed a maximum of 0.25 footcandles (2.5 lux) at the property line of any residential property at a vertical point five feet above grade.

(D) Light trespass measurements shall be made at the property line of the residential site, with the meter held normal to a line between any offending light source(s) and the light meter. If measurement on private property is not possible or practical, light-level measurements may be made at the boundary of the public right-of-way or at any other location on an adjacent property.

(E) Measurement shall be made using a commercial cosine and color-corrected meter having an accuracy tolerance of plus or minus 5% or better at one lux (0.1 footcandle). The meter shall have been calibrated within two years of the date of measurement by the manufacturer or by a certified illumination laboratory.

(F) Measurements shall be taken using a 4.5” long, 1.75” +/- 0.25” diameter thin wall black tube baffle atop the meter’s photoelectric cell aperture to prevent any stray light from other sources from affecting the measurement.

(m) Temporary Exemptions.

(1) Temporary Exemption Requests. A temporary exemption request shall be subject to the approval of the Director. A request shall contain the following information:

(A) Specific ordinance exemption(s) requested;

(B) Duration of requested exemption(s);

(C) Proposed location on premises of the proposed light fixture(s);

(D) Purpose of proposed lighting;

(E) Information for each luminaire and lamp combination as required in (n) below;

(F) Previous temporary exemptions, if any, and addresses of premises thereunder; and

(G) Any other data and information as may be required by the Director.

(2) Approval – Limitation. The Director shall have five business days from the date of submission of the request for a temporary exemption to act, in writing, on the request. If approved, the exemption shall be valid for not more than 30 days from the date of issuance of the approval. The approval shall be renewable upon further written request for a maximum of one additional 30-day period. The director is

not authorized to grant more than one temporary permit and one renewal for a 30-day period for the same property within one calendar year.

(3) Disapproval – Appeal. If the request for temporary exemption or its extension is disapproved, the applicant shall have the appeal rights provided in Sec. 9.04.050(m).

(n) Other Exemptions.

(1) Nonconformance.

(A) Bottom-mounted or unshielded on-premises or off-premises sign lighting shall comply with the shielding standards.

(B) Post-top antique or acorn-style luminaires that cannot achieve full cutoff may be used if they achieve cutoff.

(i) There shall be no change in use or lamp type, change or replacement of ballast or any replacement (except for same-type and same-output lamp replacement) or structural alteration made, without conforming to all applicable requirements of this section.

(ii) All existing outdoor lighting fixtures shall comply with the shielding standards of (g) above.

(2) Flag Illumination. Illumination of City, county, state, or U.S. flags with spotlights or flood lamps is exempt from all the requirements of this section.

(3) State and Federal Facilities. Compliance with the intent of this section by facilities that are owned, operated and maintained by the state or federal government is encouraged but not required.

(4) Emergency Lighting. Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all requirements of this section for as long as the emergency exists.

(5) Swimming Pool and Fountain Lighting. Underwater lighting used for the illumination of swimming pools and fountains is exempt from the lamp type and shielding standards of (g) above, though such lighting shall conform to all other provisions of this section.

(6) Fossil fuel lights. All outdoor light fixtures producing light directly by the combustion of natural gas or other fossil fuels are exempt from all requirements of this section.

(o) Appeals.

(1) Historic Properties. Properties designated as federal, state, or local historic landmarks or that are within a federal, state, or local historic district shall be exempt from this section if there is a finding of an adverse impact on any significant historical, cultural, or archaeological element of the property as determined in writing by the City historic landmark commission or by the Texas historic preservation officer whenever the City historic landmark commission is without jurisdiction to require review of proposed work.

(2) Appeals. Any person aggrieved by any decision of the Director made in administration or enforcement of this Section has the right of appeal to the Board of Adjustment.

Sec. 9.04.048. Trash

(a) Purpose. The purpose of this Section is to provide adequate provisions for on-site waste disposal and collection while promoting sightly development.

(b) Applicability. This Section applies to all nonresidential development within Anna's corporate limits. This Section does not apply to residential development unless otherwise specified.

(c) Standards.

(1) Generally.

(A) Garbage, trash, or refuse containers require enclosures and shall meet the requirements established in Sec. 9.04.046(c).

(B) Two enclosures are required on every lot. This requirement shall be met by either a double enclosure or two single enclosures on every lot.

(C) All enclosures are fully screened on all sides.

(D) Enclosure materials shall be masonry or concrete block and the same color as the exterior walls of the main structure.

(E) A solid metal gate is required, and when open is not allowed to encroach within any fire lane.

(F) No solid metal gate shall exceed 8 feet in height.

(G) Enclosures shall also be complemented by a living plant screen as established in Sec. 9.04.046(c)(3).

(H) Garbage, trash, or refuse containers shall not be located in front of the main building unless no other option is available.

(I) Gates shall remain closed except when in use for access.

(J) All required garbage, trash, or refuse containers shall comply with CARDS design requirements established on the CARDS website (see website link). If CARDS is no longer the City's approved provider, then all required garbage, trash, or refuse containers shall comply with the design requirements of the City's newly contracted provider.

(K) Within the DT District, City contractor-approved rolling carts (CARDS carts, etc.) may be used to meet this Section's requirements.

(2) Design. Garbage, trash, or refuse containers shall comply with the design specifications below.

(A) Trash compactor enclosures and all other enclosure types shall comply with the Texas Commission on Environmental Quality Office of Waste's specifications (see website https://www.tceq.texas.gov/permitting/waste_permits/msw_permits/msw.html).

(B) All enclosure types shall provide a minimum of 40 feet of straight backing, as measured from the front gates of the enclosure, to accommodate a sanitation truck's maneuverability. If special circumstances prevent straight backing from being provided, the Texas Commission on Environmental Quality Office of Waste shall have the authority to approve angled or alternative backing movements.

(C) All enclosure types shall provide a 24-foot vertical clear zone, unless otherwise approved by the Texas Commission on Environmental Quality Office of Waste's specifications.

(3) Shared Garbage, Trash, or Refuse Containers.

(A) Within the DT District, any nonresidential use, except for automotive and industrial uses, may share a garbage, trash, or refuse container with another nonresidential use by providing a shared garbage, trash, or refuse container agreement to the Director.

(B) The garbage, trash, or refuse container agreement shall be filed with the Collin County Clerk.

(C) A garbage, trash, or refuse container agreement shall be approved by the Director before filing with the County.

(D) The garbage, trash, or refuse container agreement shall include:

(i) All parties involved, including the property owners or agents and site owners or agents;

(ii) Duration and time of use; and

(iii) An exhibit indicating the:

a. Location of the garbage, trash, or refuse container on a site plan; and

b. Distance of the garbage, trash, or refuse container to the use, building, or site.

Sec. 9.04.049. Performance Standards

(a) Purpose. The purpose of this Section is to establish regulations that protect the public from the potential negative effects of industrial and intense commercial development by regulating smoke and particulate matter, odorous matter, fire or explosive materials, toxic and noxious matter, vibration, open storage, and glare in the vicinity of those sites.

(b) Applicability. In all zoning districts, any permitted use shall conform in operation, location, and construction to the performance standards established in this Section.

(c) Standards.

(1) Noise.

(A) Generally.

(i) It shall be unlawful for any person to willfully make, cause to be made, or continue any unreasonable noise within the City.

(ii) Any unreasonable noise that is plainly audible, as indicated below, shall be considered prima-facie evidence of a violation of this Section.

a. At the property line of a property;

b. Within 25 feet of the noise source when the noise source is within a vehicle or on the public right-of-way; or

c. Through the common wall in a building.

(B) Exemptions.

(i) Activities directly connected with the abatement of an emergency, including construction activities and authorized emergency vehicles when such vehicles are responding to an emergency call or when in pursuit of an actual or a suspected violator of the law or when responding to, but not returning from a fire, are excluded from the provisions of this Section.

(ii) Bells and chimes, or any device for the production or reproduction of the sound of bells or chimes from any religious land use, school, or clock, operated between the hours of 7:00 a.m. and 10:00 p.m. are excluded from the provisions of this Section.

(iii) Firework displays, which otherwise comply with the Anna Code, are excluded from the provisions of this Section.

(iv) Activated burglar alarms, which otherwise comply with the Anna Code, are excluded from the provisions of this Section.

(C) Sound Levels.

(i) Sound pressure levels shall be measured at the approximate location of the property line, at the height of at least four feet above the immediate surrounding grade, on a sound level meter of standard design and operated on the A network.

(ii) The maximum permissible sound pressure levels of any continuous source of sound is given in Table 34: Sound Pressure Level Limits. Sound pressure levels exceeding these limits are considered an unreasonable noise and are prohibited.

Table 34: Sound Pressure Level Limits

Zoning District	dB(A) during the Day (7 am to 7 pm)	dB(A) during the Night (7 pm to 7 am)
All Residential Districts	55	50
Nonresidential Districts (except Industrial)	60	55
Industrial Districts	80	75

(2) Vibration. No operation or use shall at any time create earth-borne vibrations that when measured at the bounding property line of the source operation exceed the limits of displacement established in Table 35: Vibration Displacement Limits.

Table 35: Vibration Displacement Limits

Frequency Cycles per Second	Displacement in Inches
0 – 10	0.0010
10 – 20	0.0008
20 – 30	0.0005
30 – 40	0.0004
40+	0.0003

(3) Smoke and Particulate Matter. No operation or use shall cause, create, or allow the emission for more than 3 minutes in any one hour of air contaminants that at the emission point or within the bounds of the property are:

(A) As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart as published by the United States Bureau of Mines Information Circular 7118.

(B) Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in (A) above, except that when the presence of uncombined water is the only reason for failure to comply or when such contaminants are emitted inside a building that prevents their escape into the atmosphere, this standard and the standard in (A) above shall not apply.

(C) The emission of particulate matter from all sources shall not exceed 0.5 pounds per acre of property within the plant site per any one hour.

(D) The open storage and open processing operations, including onsite transportation movements that are the source of wind or airborne dust or other particulate matter; or that involves dust or other particulate air contaminants, generating equipment such as used in paint spraying, grain handling, sand or gravel processing or storage, or sand blasting all be so conducted that dust and other particulate matter so generated are not transported across the boundary line of the tract on which the use is located in concentrations exceeding 4 grains per 1,000 cubic feet of air.

(4) Odorous Matter.

(A) No use shall be located or operated that involves the emission of odorous matter that exceeds the odor threshold at the bounding property line or any point beyond the tract on which the emitting use is located.

(B) The odor threshold as herein set forth shall be determined by observation by a person or persons. In any case, where uncertainty may arise, or where the operator or owner of an odor-emitting use may disagree with the enforcing officer, or where specific measurement of odor concentration is required, the method and procedures specified by the American Society for Testing Materials (A.S.T.M.D.) 1391-57 entitled "Standard Method for Measurement of Odor in Atmospheres" shall be used and a copy of A.S.T.M.D. 1391-57 is hereby incorporated by reference.

(5) Fire or Explosive Hazard Material.

(A) No use involving the manufacture or storage of compounds or products that decompose by detonation shall be permitted except that chlorates, nitrates, per chlorates, phosphorus, and similar substances and compounds in small quantities for use by industry, school laboratories, druggists, or wholesalers may be permitted when approved by the Fire Department.

(B) The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents, and petroleum products shall be permitted only when such storage or use conforms to the standards and regulations of the Fire Department.

(6) Toxic and Noxious Matter. No operation or use shall emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter that will exceed 10% of the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by the Texas State Department of Health in "Threshold Limit Values Occupational Health Regulation No. 3," a copy of which is hereby incorporated by reference.

(7) Water and Waste Pollution.

(A) No operation or activity shall discharge or cause to be discharged, liquid or solid waste into public waters unless in conformance with the provisions of the Texas Water Quality Board.

(B) No discharge at any point will be allowed into any public sewer, private sewer disposal system, or stream or into the ground, except in accordance with standards approved by the state health department or standards equivalent to those approved by such department, for similar uses, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment or otherwise cause the emission of dangerous or offensive elements. All discharges shall comply with all applicable City ordinances.

Division 5. Procedures

Sec. 9.04.050. General Procedures

(a) Purpose. The purposes of this division are to:

(1) Establish the appropriate workflows associated with each land development process, and

(2) Ensure that processes comply with state law, and

(3) Assign decision-making authority, completeness review, and deadlines to ensure that the processes are efficient and fair to applicants, and

(4) For discretionary or legislative decisions, provide notice and an opportunity to be heard by persons affected by the application.

(b) General Procedural Requirements.

(1) Applicability. This Section establishes rules and procedures for specific land use decisions under the jurisdiction of the City Council, Planning and Zoning Commission, Board of Adjustment, and City Staff (where applicable), and administrative decisions.

(2) Procedures. This Section sets up rules for procedures, such as notices and public hearings. It then describes the process for specific land use decisions. The procedures have a common workflow and description per Table 36: Procedural Components.

Table 36: Procedural Components

Component	Meaning
Applicability	The type of development or situation that is subject to the process.
Initiation	This is how the applicant begins the process, including which department or official receives the application.
Completeness	This is how the City determines that the application has sufficient information to be processed.
Notice and Hearings	This describes the type of notice, how it is provided, and the conditions of any applicable required public hearings.
Decision	This states who approves the application and the type of proceeding that leads to the decision.
Standards	These are any standards that apply to the application. All applications are subject to this Zoning Ordinance.
Subsequent Applications	If an application is denied, some processes have a waiting period before that type of application can be resubmitted for the property.
Appeals	This provides a way to review an application that is denied or that has conditions that the applicant disagrees with.
Scope of Approval	This indicates what activity the application authorizes. For example, some approvals send the applicant to the next step in the overall process, while others authorize construction or use.
Recordkeeping	This states how the formal decision of approval is maintained.

(3) Authority Table. Table 37: Authority Table summarizes the major review procedures for land use applications and development activity in the City's corporate limits and who acts on those applications.

Not all procedures addressed in this article are summarized in this table (see subsequent sections of this Division for additional details on each procedure).

Table 37: Authority Table

Application Type	Notice				Authority			
	Publication	*Mail*	*Website*	*Signs*	*Director*	*PZ Commission*	*City Council*	*Board of Adjustment*
Rezoning	Y	Y	N	Y	R	R	D	-
Specific Use Permit	Y	Y	N	Y	R	R	D	-
Text Amendment	Y	Y	-	-	R	R	D	-
Concept Plan*	N	N	N	N	R	D	A	-
Preliminary Site Plan**	N	N	N	N	R	D	A	-
Site Plan	N	N	N	N	D	A	-	-
Variance	N	N	N	N	R	-	-	D
Interpretation	N	N	N	N	D	-	-	A
Key	Y = Yes | N = No | R = Review and Recommend | D = Decision *(a decision includes the review of the application)* | A = Appeal Decision							
Notes	* = Any Concept Plan associated with a rezoning or specific use permit request requires a Planning and Zoning Commission recommendation followed by City Council approval. ** = Any Preliminary Site Plan associated with a rezoning or specific use permit request requires a Planning and Zoning Commission recommendation followed by City Council approval.							

(c) Pre-Application.

(1) Applicability. These requirements apply to any application if the applicant elects to request a Pre-Application Meeting with the City.

(2) Initiation. Before filing an application subject to this section, the applicant shall request a meeting with the Staff Committee concerning the plans and data as specified in this Zoning Ordinance.

(3) Staff Committee. The purpose of the Staff Committee is to assist an applicant prior to the submittal of an application, to coordinate the technical aspects of development, and to advise the City Manager concerning planning and development issues.

(A) The Staff Committee is composed of the following departments, members, or their representatives:

(i) The Director

(ii) The City Engineer

(iii) The City Building Official

(iv) The City Fire Marshal

(B) The Staff Committee may request the assistance of other staff members and agency representatives.

(4) Scheduling. Any applicants wishing to discuss a development proposal with the Staff Committee shall advise the Director at least seven (7) calendar days prior to the meeting.

(5) Pre-Application Meeting.

(A) The Pre-Application Meeting shall include the following:

(i) A discussion of the general project consistency with this Zoning Ordinance and the Comprehensive Plan,

(ii) A discussion of technical studies, plans, and other information deemed relevant to the specific application request, and

(iii) Discussion of the anticipated level of citizen interest.

(B) The applicant shall provide a brief overview of the project, including proposed location, uses, densities, project layout, and design features.

(C) The Director will provide information and comments at the Pre-Application Meeting, but will not take formal action on the application. In addition to provision of verbal information, the Director may provide a Pre-Application Meeting checklist.

(D) The applicant's and Staff Committee's comments are for purposes of information, but are not binding on either the City or the applicant.

(6) Documentation.

(A) During the meeting, the Director may review and complete an informational checklist, based on the scope of the application.

(B) The Director will record in writing and provide the applicant with any pertinent information concerning the project scope, as described by the applicant, as well as verbal guidance provided by City staff.

(d) Submitting Applications.

(1) General Requirements.

(A) Applications filed under this Zoning Ordinance must include the information required in any applicable checklist.

(B) The City Council may establish fees for all applications required in this Zoning Ordinance by resolution.

(2) Completeness Review.

(A) The Director will not process incomplete applications.

(B) An application is not complete until all required items are submitted (see the application's checklist).

(C) When applications are filed, the Director will review them for completeness.

(D) The time period to process an application does not commence until the Director determines that the application is properly submitted and the applicant has corrected any deficiencies in the application.

(E) Review for completeness of application forms is solely to determine whether information required for submission with the application is sufficient to allow further processing.

(F) The Director will determine whether the application is complete and will transmit the determination to the Applicant. If the Director determines that the application is not complete, the Director will

specify those parts of the application that are incomplete and will indicate how they can be made complete, including a list and description of the information needed to complete the application. The Director and the decision-making body are not obligated to further review the application until the required information is corrected. For applications subject to Sec. 9.04.051 and Sec. 9.04.052, the application is not considered filed and is denied.

(G) The Director or the approving authority may provide submission deadlines for materials required in support of any application provided for in any checklist. Compliance with those deadlines is required to have the application placed on an agenda to be heard by the approving authority.

(e) Noticing.

(1) Generally.

(A) This Zoning Ordinance, in conjunction with those regulations set by State law, establishes various requirements for public notice.

(B) Noticing shall meet the minimum requirements established in Texas Local Government Code § 211.007(c), including the 200-foot notification and 20% protest requirements.

(C) Table 38: Notice Type, along with (2) below, describes the various types of notice and their contents. More specific notice requirements may be prescribed in each procedural section.

Table 38: Notice Type

Notice Type	Description
Publication	The Director will publish in an official newspaper or a newspaper of general circulation in the City.
Mail	The Director will mail the notices. Notice is served by its deposit in the City, properly addressed with postage paid, in the United States mail. Regular mail is sufficient, unless certified mail is required by a specific process or state law
Electronic	The City may communicate with the applicant or persons requesting notice by electronic transmission. Electronic transmission may include email, or communication through social media or online notification procedures established by the Director.

(2) Required Information. Notice shall include the following information, unless the process includes a different requirement:

(A) A synopsis of the proposed ordinance or application;

(B) Time, date, and place of the public hearing or meeting;

(C) The type of land use or development decision that is being considered;

(D) If a public hearing is required, a statement that at the time and place of the hearing all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance or application;

(E) A point of contact within Development Services; and

(F) Development Services' website address (URL).

(3) Notice Sign Posting.

(A) One sign of at least four square feet shall be posted on the property to be rezoned.

(B) This sign(s) shall, if possible, be located adjacent to streets.

(C) This sign(s) shall be erected on or before the first date of the first notice to property owners and shall be removed immediately after final action by the City Council or when the applicant withdraws the request, whichever comes first.

(D) The sign shall contain a notice of a zoning change and the telephone number of the public office from whom dates of public hearings may be obtained.

(E) The erection or continued maintenance of signs shall not be deemed a condition precedent to the granting of any zoning change or holding of any public hearing.

(4) Failure to Provide Notice. The failure to provide any notice not otherwise required under State law does not affect the validity of any action undertaken pursuant to this Zoning Ordinance, and no person may challenge an action for lack of notice where the City has complied with the applicable State law governing notice.

(f) Staff Review.

(1) Review by Other Departments and Agencies. The staff may forward copies of the application to various local, state and/or federal agencies and departments for their review and comment. The Director may ask the reviewers to respond in writing or attend an application review meeting with the staff.

(2) Staff Review. The staff shall review the application and supporting information. This may occur in a meeting with the applicant and representatives of other agencies or departments, as described in (1) above. After reviewing the information, staff shall prepare a report summarizing the information for the reviewing bodies and providing a recommendation for action and any proposed conditions. The applicant or other interested parties may obtain a copy of the staff report from the department before the hearing at which the application is scheduled to be heard.

(3) Staff Report. If an individual section of this Division (and where permitted by state law) delegates to staff the authority to approve, approve with conditions, or deny an application, the staff report may include a written decision to that effect.

(g) Decision-Making and Public Hearings.

(1) Purpose. The purpose of a public hearing is to allow the applicant and all other interested parties a reasonable and fair opportunity to be heard, to present evidence relevant to the application, and to rebut evidence presented by others.

(2) Rules of Procedure. The City Council and Planning and Zoning Commission may adopt rules of procedure for public hearings.

(3) Action. Reviewing bodies shall hold regularly scheduled public hearings to receive and review public input on items required by this Zoning Ordinance. Decisions and recommendations should be rendered in a timely manner, based upon the specific requirements of these regulations and following:

(A) Conformance with these regulations, the comprehensive plan, and other adopted plans, design guidelines and policies;

(B) Recommendations of staff and recommending bodies;

(C) Input of reviewing agencies and departments;

(D) Public comment and testimony received at the hearing; and

(E) Effects of the proposal on the neighborhood, area, and community-at-large.

(4) Authority to Condition Development Approvals.

(A) After review of the application, other pertinent information or documents, and any evidence made part of the public record, the recommending and decision-making bodies may impose conditions that are reasonably necessary to assure compliance with applicable general or specific standards expressed in these regulations.

(B) The Director shall include a copy of the conditions with the record of decision.

(C) The applicant shall be notified of any conditions imposed on the application.

(h) Tabling.

(1) Purpose. This section allows for the tabling of applications as needed to collect additional information, or to engage in further review.

(2) Applicant Request. An applicant may request to table any application in writing for a future meeting date.

(3) Director Request. The Director may request to table any application for further review and consideration. In that case, the Director shall provide notice and explanation to the applicant in writing before the meeting at which the application is scheduled for hearing. Notice of the tabling will be given at the beginning of the scheduled meeting.

(i) Application Withdrawal.

(1) Generally. An application may be withdrawn at any time prior to formal consideration by the reviewing body.

(2) Fees. Withdrawal of an application after the determination of completeness results in the forfeiture of fees.

(3) No Public Hearing Required. If no public hearing is required, the applicant should give notice of the withdrawal to the Director at the earliest possible time. This allows the Director to notify other applicants of an agenda change.

(4) Public Hearing Required. If a public hearing is required, an applicant may request a withdrawal from the Director at any time prior to the opening of the hearing. Once the public hearing is opened, the reviewing body shall decide whether to approve the request and may instead act on the application.

(j) Scope of Approval.

(1) Generally. The reviewing body may take any action on the application that is consistent with the notice given, including approval of the application, conditional approval of the application, or denial of the application.

(2) Amendments. The reviewing body may allow amendments to the application if the effect of the amendment is to reduce the density or intensity of the original application, reduce the impact of the development, or reduce the amount of land involved from that indicated in the notices of the hearing. The reviewing body may not permit a greater amount of development, a more intensive use, a larger area of land than indicated in the original application, or a greater variance than was indicated in the notice.

(k) Protest Against Change. In case of a protest against a change signed by the owners of 20% or more either of the land included in the proposed change, or of the land within 200 feet of the subject property, excluding any intervening public street, an amendment shall not become effective unless by a favorable vote of ¾ of all the members of the City Council present and qualified to vote.

(l) Post-Decision Proceedings.

(1) Minor Revisions.

(A) The Director may approve minor revisions to the terms of an application approval. “Minor revisions” are those that are necessary in light of technical considerations discovered after the decision on the development application, and which do not substantively change the character of the development approval.

(B) Minor revisions must be authorized in writing.

(C) Minor revisions are subject to appeal to the Planning and Zoning Commission. On appeal, no further action will be taken to process the application, and/or issued permits are stayed pending the Planning and Zoning Commission’s determination.

(2) Major Revisions.

(A) A major revision is any revision that the Director determines is not a minor revision.

(B) A major revision is approved by the original decision-maker and is required in accordance with the procedures established for the original consideration of the application.

(C) In making a determination, the Director may seek a recommendation from any recommending body involved in the original application process.

(m) Appeals.

(1) Generally. A party with standing may seek judicial review pursuant to Texas Local Government Code § 211.011.

(2) Appeals to the City Council.

(A) Appeals may be taken to and before the City Council by any person aggrieved, or by any officer, department, board, or bureau in the City for any previous decision not made.

(B) An appeal shall be made by submitting to the City Secretary a notice of appeal and specifying the appeal’s grounds.

(C) The office or department from which the appeal is taken shall transmit to the City Council all of the papers constituting the record from which the action appealed was taken.

(D) An appeal shall stay all proceedings in furtherance of the action appealed from unless the building inspector shall certify to the City Council that, by reason of facts in the certificate, a stay would cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted or by a court of equity, after notice to the office from whom the appeal.

(E) The City Council shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and shall mail notices of that hearing to the petitioner and to the owners of property lying within 200 feet of any point of the lot or portion thereof on which an appeal is desired, and to all other persons deemed by the board to be affected by the appeal. These owners and persons shall be determined according to the current tax rolls of the City.

Sec. 9.04.051. Entitlement and Ordinance Procedures

(a) Rezoning.

(1) Applicability. This section applies to the change in the zoning classification of individual properties.

(2) Initiation. A rezoning may be initiated by:

(A) City Council;

(B) The Planning and Zoning Commission; or

(C) Request by owner or agent of owner of property to be changed.

(3) Completeness. See Sec. 9.04.050(d)(2).

(4) Notice and Hearing(s).

(A) Noticing shall comply with Sec. 9.04.050(e) and Texas Local Government Code § 211.007(c), as applicable.

(B) Two public hearings are required and shall comply with Sec. 9.04.050(g).

(5) Decision.

(A) Director Review. The Director shall review the rezoning and may provide a recommendation to the Planning and Zoning Commission to:

(i) Approve the rezoning, or

(ii) Deny the rezoning.

(B) Planning and Zoning Commission Recommendation. The Planning and Zoning Commission shall conduct a public hearing on the rezoning. The Planning and Zoning Commission shall submit its recommendation to the City Council:

(i) To approve the rezoning, or

(ii) To deny the rezoning, or

(iii) To approve the rezoning with conditions.

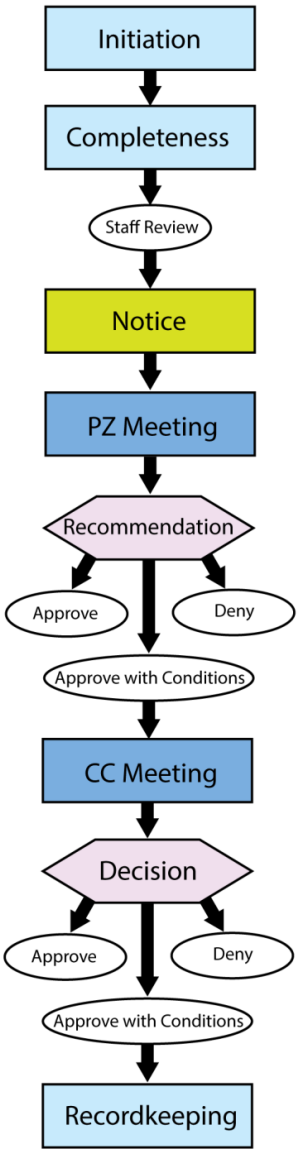
(C) City Council. The City Council shall consider the rezoning at a public hearing after a recommendation has been provided by the Planning and Zoning Commission. After the hearing is closed, the City Council shall, by ordinance:

(i) Approve the rezoning, or

(ii) Deny the rezoning, or

(iii) Approve the rezoning with conditions.

Figure 13: Rezoning Flowchart



(6) Standards. In its review of an application for rezoning, the City Council shall consider the following standards. No single factor is controlling. Instead, each is weighed in relation to the other standards. If the Planning and Zoning Commission finds that a rezoning is inconsistent with the land use element of the comprehensive plan, the application shall not be considered until a recommendation regarding a

comprehensive plan amendment for the proposed zoning amendment is forwarded to the City Council, either prior to or concurrently with the proposed zoning amendment.

(A) Consistency. The City Council does not redetermine the City's policy of comprehensive zoning. The City's zoning map shall not be altered for the special benefit of the landowner when the change will cause substantial detriment to the surrounding lands or serve no substantial public purpose.

(B) Adverse Impacts on Neighboring Lands. The City Council shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. Further, the City Council finds and determines that vast acreages of single-use zoning produce uniformity with adverse consequences such as traffic congestion, air pollution, and social alienation. Accordingly, rezonings that promote mixed uses subject to a high degree of design control are not necessarily deemed to be inconsistent with neighboring lands and shall be considered.

(C) Suitability as Presently Zoned. The City Council shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which the use for which land is zoned may be rezoned upon proof of a real public need or substantially changed conditions in the neighborhood.

(D) Health, Safety, and Welfare. The rezoning must bear a substantial relationship to the public health, safety, morals, or general welfare or protect and preserve historic and cultural places and areas. The rezoning may be justified, however, if a substantial public need exists, and this is so even if the private owner of the tract will also benefit.

(E) Public Policy. A strong public policy in favor of rezoning may be considered. Examples include a need for affordable housing, economic development, recreational activity, or mixed-use development, which functionally relates to the surrounding neighborhoods.

(F) Size of Tract. The City Council shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Proof that a small tract is unsuitable for use as zoned or that there have been substantial changes in the immediate area may justify a rezoning.

(G) Other Factors. The City Council may consider any other factors relevant to a rezoning application under Texas law.

(7) Subsequent Applications.

(A) This subsection applies if:

(i) The applicant withdraws an application after notice of hearing is published, or

(ii) The City Council denies a zoning or rezoning application.

(B) If the above requirements apply, the applicant shall not submit a rezoning application for the same zoning district request on the same property for at least six (6) months.

(C) The above waiting period begins with the date of the City Council's denial of the prior application.

(8) Appeals. Not applicable.

(9) Scope of Approval. The approval of a rezoning does not authorize the development of land. A rezoning allows the applicant to apply for a building permit or concept plan, in the case of uses permitted as of

right, or a specific use permit, in the case of uses designated as special uses within the applicable zoning district.

(10) Recordkeeping. If the amendment involves changes to the existing zoning district boundaries, the form of the amending ordinance shall contain a narrative description of the land to be reclassified or reference to an accompanying plat of such land showing the new zoning districts and indicating their boundaries. The Director shall refer to the attested ordinance as a record of the current zoning status until the zoning map is changed accordingly.

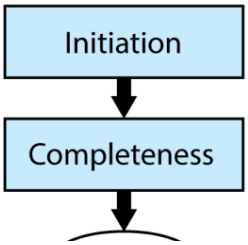


Figure 14: Specific Use Permit Flowchart

(b) Specific Use Permit.

(1) Applicability. This section applies to any application for approval of a use designated as a specific use in Table 19: Use Table.

(2) Initiation. The owner or agent of the owner of the property may initiate a specific use permit.

(3) Completeness. See Sec. 9.04.050(d)(2).

(4) Notice and Hearing(s).

(A) Noticing shall comply with Sec. 9.04.050(e) and Texas Local Government Code § 211.007(c), as applicable.

(B) Two public hearings are required and shall comply with Sec. 9.04.050(g).

(5) Decision.

(A) Generally. All hearing and notification procedures shall comply with Texas Local Government Code § 231.109, as applicable.

(B) Director Review. The Director shall review the specific use permit and shall provide a recommendation to the Planning and Zoning Commission to:

(i) Approve the specific use permit, or

(ii) Deny the specific use permit, or

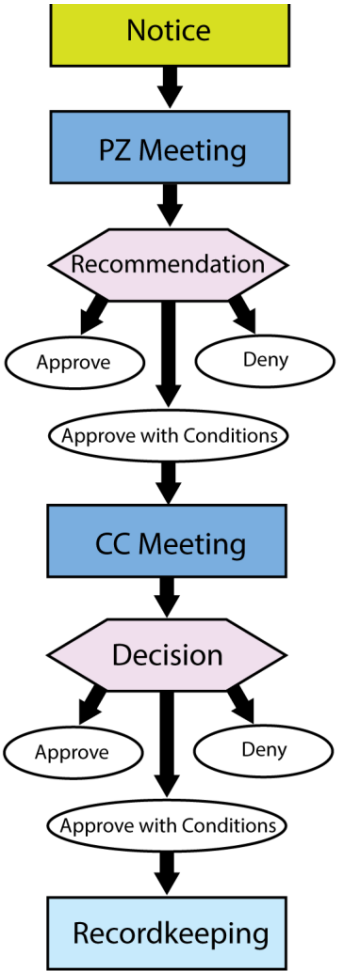
(iii) Approve the specific use permit with conditions.

(C) Planning and Zoning Commission Recommendation. The Planning and Zoning Commission shall conduct a public hearing on the specific use permit. The Planning and Zoning Commission shall submit its recommendation to the City Council:

(i) To approve the specific use permit, or

(ii) To deny the specific use permit, or

(iii) To approve the specific use permit with conditions.



(D) City Council Decision. The City Council shall consider the specific use permit at a public hearing after a recommendation has been provided by the Planning and Zoning Commission. After the hearing is closed, the City Council shall by ordinance:

(i) Approve the specific use permit, or

(ii) Deny the specific use permit, or

(iii) Approve the specific use permit with conditions.

(6) Standards. The City Council will approve a specific use permit only if the applicant demonstrates that:

(A) The proposed specific use shall comply with all regulations of the applicable zoning district, the provisions of Division 2, any applicable use regulations of Division 3, and any applicable development standards of Division 4 of this Zoning Ordinance.

(B) The proposed specific use permit does not have a probable effect on the adjacent property and the community welfare with appropriate regard to the health, safety, and welfare of the general public.

(C) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

(D) The proposed use shall not injure the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.

(E) The public interest and welfare supporting the proposed specific use authorization shall be sufficient to outweigh the individual interests that are adversely affected by the establishment of the proposed use.

(7) Subsequent Applications.

(A) This subsection applies if:

(i) The applicant withdraws an application after notice of hearing is published, or

(ii) The City Council denies a specific use permit application.

(B) If the above requirements apply, the applicant shall not submit a specific use permit application for the same specific use permit request on the same property for at least six (6) months.

(C) The above waiting period begins with the date of the City Council's denial of the prior application.

(8) Appeals. Not applicable.

(9) Scope of Approval.

(A) Generally. The approval of a specific use permit does not authorize the development of land. A specific use permit allows the applicant the right to apply for a building permit, plat, and/or site plan.

(B) Violations. Any specific use permit is in violation of this Zoning Ordinance and shall be suspended or revoked if:

(i) A court with jurisdiction or a jury finds the holder of the specific use permit guilty of a violation or if a holder of a specific use permit pleads guilty of violating.

(ii) Any requirement or term or condition of the specific use permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set out in the specific use permit as approved by the City Council.

(iii) The activity authorized by the specific use permit commences prior to the institution of all conditions imposed by the specific use permit.

(iv) The use for which the specific use permit was authorized does not commence within 6 months of the effective date of the specific use permit. The Director may grant an extension of up to 6 months for good cause shown, upon petition of the specific use permit holder.

(v) The use for which the specific use permit is authorized is discontinued for 6 consecutive months.

(C) Notification. If the use discontinues or fails to commence as stipulated in this Zoning Ordinance, the Director will issue written notification to the property owner. Ten (10) days after issuance of this notice, the Director shall issue the permit holder written notification of the specific use permit's official revocation and removal from the Zoning Map.

(10) Recordkeeping.

(A) The specific use permit shall contain a narrative description if the specific use permit is only associated with a portion of a tract of land to be reclassified or reference to an accompanying plat if the specific use permit is associated with the entire tract of land.

(B) A certified copy of all ordinances authorizing a specific use permit pursuant to this section shall be recorded by and at the expense of the applicant in the name of the property owner as grantor in the Collin County Clerk.

(c) Zoning Ordinance Text Amendment.

(1) Applicability. This section applies to any action of the City Council to amend or change the regulations of this Zoning Ordinance. This includes the regulations, restrictions, and boundaries or classification of property contained within this Zoning Ordinance or a change to the Zoning Map initiated by the City Council.

(2) Initiation. A text amendment may be initiated by:

(A) City Council;

(B) City staff;

(C) The Planning and Zoning Commission; or

(D) Application of any resident, property owner, or business owner within the City.

(3) Completeness. See Sec. 9.04.050(d)(2).

(4) Notice and Hearing(s).

(A) Noticing shall comply with Sec. 9.04.050(e) and Texas Local Government Code § 211.007(c), as applicable.

(B) Two public hearings are required and shall comply with Sec. 9.04.050(g).

(5) Decision.

(A) Generally. All hearing and notification procedures shall comply with Texas Local Government Code § 231.109, as applicable.

(B) Planning and Zoning Commission Recommendation. The Planning and Zoning Commission shall conduct a public hearing on the text amendment. The Planning and Zoning Commission shall submit its recommendation to the City Council:

(i) To approve the text amendment,

(ii) To deny the text amendment, or

(iii) To approve the text amendment with revisions.

(C) City Council Decision. The City Council shall consider the text amendment at a public hearing after a recommendation has been provided by the Planning and Zoning Commission. After the hearing is closed, the City Council shall by ordinance:

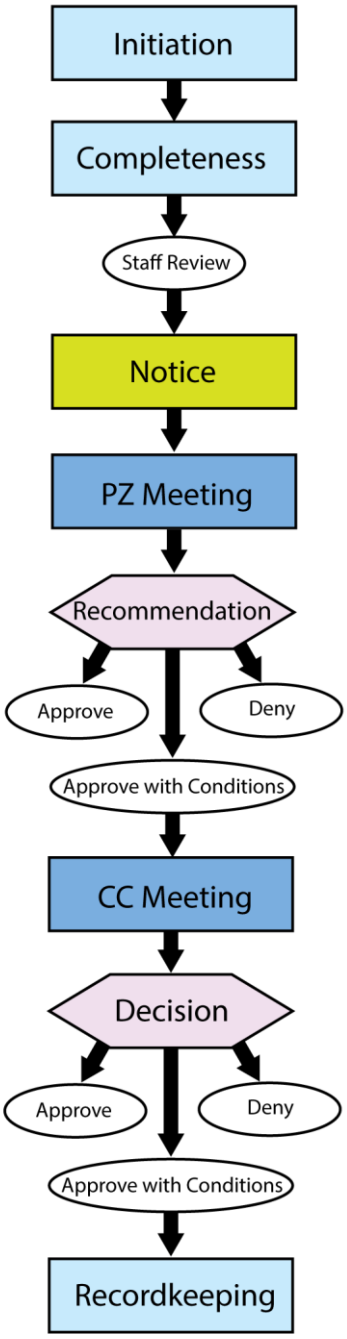
(i) Adopt the text amendment,

(ii) Deny the text amendment,

(iii) Approve the text amendment with revisions, or

(iv) Remand the text amendment to the Planning and Zoning Commission.

Figure 15: Zoning Ordinance Text Amendment



(6) Standards. A text amendment is a legislative decision subject to the City Council's discretion. The City Council may approve the text amendment if it:

(A) Is consistent with the comprehensive plan, and

(B) Promotes public health, safety, and general welfare.

(7) Subsequent Applications. Not applicable.

(8) Appeals. Not applicable.

(9) Scope of Approval. The approval of a text amendment does not authorize the development of land. A text amendment allows property owners to apply for permits or actions consistent with its standards and requirements.

(10) Recordkeeping. The Zoning Ordinance's text amendment shall be codified and published as part of the Anna Code of Ordinances by the City Secretary.

Sec. 9.04.052. Site Planning Procedures

(a) Generally.

(1) Overview.

(A) This section establishes a site plan review process for land development. The process involves a series of three plans, progressing from a general evaluation of a site and development concept to approval of a detailed development plan.

(B) The first plan in the series is a concept plan. This plan establishes a general schematic for site development, primarily focusing on vehicular access and circulation. Concept plans may be used to separate large properties into parts for phasing site planning and development.

(C) The second plan in the series is a preliminary site plan. This plan presents more detailed information on building layout, parking, drives, landscaping, screening, and other site improvements. Preliminary site plan approval assures the applicant that the general layout is acceptable before proceeding with detailed engineering and design.

(D) Site plan approval is the final step in the process. A site plan is a detailed, scaled drawing of all surface improvements, structures, and utilities proposed for development. Site plan approval is required before engineering plans and building permits are released.

(E) Concept plans, preliminary site plans, and/or site plans that are submitted as a part of a rezoning or specific use permit request require review and approval by the Planning and Zoning Commission and City Council.

(F) Concept plans, preliminary site plans, and/or site plans that contain land uses that are in conformance with existing zoning require review and approval by the Planning and Zoning Commission.

(G) Site plans may be approved by City staff provided that they conform to preliminary plans for the development approved by either the Planning and Zoning Commission or City Council.

(2) Purpose. The purpose of this process is to:

(A) Ensure compliance with adopted City development regulations and other applicable regulations for which the City has enforcement responsibility.

(B) Promote safe, efficient, and harmonious use of land through the application of City-adopted design standards and guidelines.

(C) Promote stormwater quality planning into the site planning process.

(D) Protect and enhance the City's environmental and aesthetic quality.

(E) Ensure adequate public facilities to serve development.

(F) Prevent or mitigate adverse development impacts, including overcrowding and congestion.

(G) Aid evaluation and coordination of land subdivision.

(3) Applicability. The site plan review process shall apply to:

(A) Development within an area zoned planned development. (See Sec. 9.04.026)

(B) Nonresidential development.

(C) Multi-family residential development.

(D) Two-family dwelling and single-family dwelling, attached residential use developments and any mixed single-family dwelling, detached residential development that contains single-family dwelling, attached residential dwellings.

(E) Manufactured home parks.

(F) Parking lot development, reconstruction, or restriping of more than 20 spaces.

(G) Single-Family or Duplex Home Parks.

(4) Exemptions. The following types of development are exempted from the requirements of this section.

(A) Detached single-family residential dwellings.

(B) Agricultural buildings.

(C) Temporary uses and structures permitted under Sec. 9.04.039.

(5) Submitting Applications.

(A) Before preparing a concept plan, preliminary site plan, or site plan, the applicant shall meet with the City as required in Sec. 9.04.050(c). The purpose of the meeting is to review potential site design before formal submittal. A pre-application meeting checklist can be obtained from the City Planning & Development webpage.

(B) Applications for approval of plans required by this Article must be submitted to the Director. A calendar of official submittal dates for items requiring Planning and Zoning Commission and City Council approval shall be published by the City 30 days prior to the beginning of each year. All applications received on a date other than an official submittal date shall be scheduled for consideration on the next official submittal date. An application or plan is considered filed on the date the applicant delivers the application or plan to the Development Services Department or deposits the application or plan with the United States Postal Service by certified mail addressed to the Development Services Department. Complete applications requiring Planning and Zoning Commission and City Council approval shall be placed on the meeting agenda of the Planning and Zoning Commission no later than 28 days following the official date of submittal. Items authorized for staff approval may only be submitted at any time during normal office hours. Complete applications authorized for staff approval shall be acted upon by the Director within 30 days (see Sec. 9.04.052(h)).

(6) Fees, Forms, and Procedures.

(A) Fees shall be established in accordance with Sec. 9.04.003(c).

(B) The Director may establish procedures, forms, and standards with regard to the content, format, graphics, and number of copies of information constituting an application for concept plans, preliminary site plans, and site plans for clarity and consistency of operations. The published procedures, forms, and standards will have the force of ordinance as if fully incorporated herein.

(C) All site planning checklists of items to be included can be obtained from the City.

(b) Concept Plan.

(1) Generally. A concept plan is the initial plan required in the site plan review process. This plan is a general site assessment and development concept. A concept plan defines a basic schematic design for development. The purpose of a concept plan is to:

(A) Evaluate the site's natural condition, including vegetation, topography, drainage, surface, and subsurface factors affecting the site's development.

(B) Determine building sites and the use, intensity, bulk, and height of structures to be constructed.

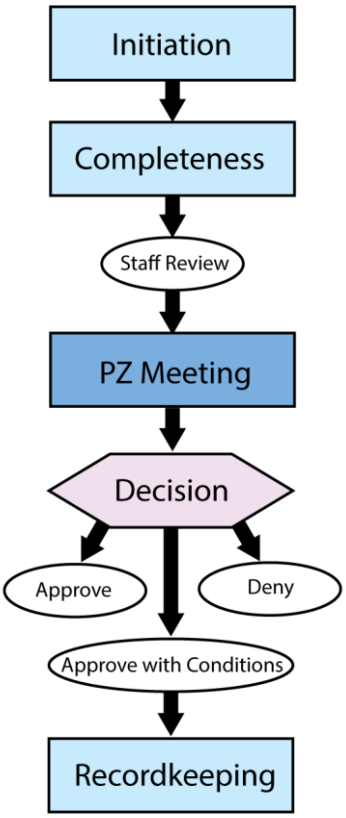
(C) Locate public streets and rights-of-way, and determine points of ingress and egress between the development and public streets, including median breaks and turn lanes.

(D) Determine primary routes of vehicular circulation and parking areas internal to the development.

(E) Delineate development phasing.

(F) Other purposes related to the establishment of a planned development district. (See Sec. 9.04.026)

Figure 16: Concept Plan Flowchart



(2) Applicability.

(A) Properties within a Planned Development.

(i) Except as provided below, a concept plan is required for all development within an area zoned planned development.

(ii) The concept plan must include all property contained within a planned development district.

(B) Properties Outside a Planned Development.

(i) The plan must include all contiguous property of common ownership outside of a planned development district unless the site is an approved platted lot.

(ii) A preliminary site plan may be submitted in lieu of a concept plan (see Sec. 9.04.052(c)).

(3) Application Procedure and Requirements.

(A) Pre-Application. Before preparing a concept plan, the applicant shall meet with the City as required in Sec. 9.04.050(c).

(B) Submitting Applications. The property owner or listed project representative shall file an application for the approval of a concept plan as required in Sec. 9.04.050(d).

(C) Standards of Approval.

(i) The Planning & Zoning Commission and City Council may approve, conditionally approve, table, or deny a concept plan based on the plan's:

a. Compliance with the Comprehensive Plan.

b. Compliance with the Zoning Ordinance and other applicable Planning and Development Regulations.

c. Impact on the site's natural resources and effect on adjacent area, property, and land use.

(ii) Concept plans that are submitted as a part of a rezoning or specific use permit request require City Council approval.

(D) Effect. Approval of a concept plan by either the Planning and Zoning Commission or City Council constitutes authorization by the City for the property owner to submit an application for approval of a preliminary site plan subject to compliance with any condition attached to the approval of the concept plan. As long as the concept plan remains valid, the location of streets, drives, median breaks, and curb cuts shall remain fixed and any subsequently prepared plan for an adjacent property or property located on the opposite face of a public street abutting the site shall coordinate its circulation system to the earlier approved, valid concept plan. Except when authorized, a concept plan may not be used to approve a variance to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply. Where approved, valid concept plans delineate areas as separate phases of development, each phase may be independently planned and developed provided that it is in accordance with the concept plan and other applicable regulations.

(E) Lapse. Concept plan approval shall expire 2 years following the date of its original approval.

(c) Preliminary Site Plan.

(1) Generally. A preliminary site plan is the second plan in the site plan approval process. The purpose of the plan is to:

(A) Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

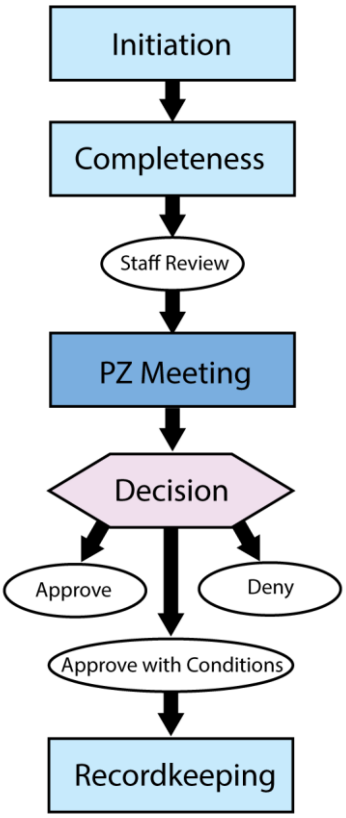
(B) Determine the placement, configuration, coverage, size, and height of buildings.

(C) Determine the design of public street improvements and rights-of-way, the design and location of drives, aisles, and parking.

(D) Determine the location and preliminary design of open space, landscaping, walls, screens, and amenities.

(E) Determine the preliminary design of drainage facilities and utilities.

Figure 17: Preliminary Site Plan Flowchart



(2) Applicability.

(A) Generally. Except as provided in Sec. 9.04.052(d)(2), an approved, valid preliminary site plan shall be required prior to the consideration of a site plan.

(B) Properties within Planned Development. The preliminary site plan must include all property contained within a planned development district, except as permitted as a freestanding phase of development shown on an approved, valid concept plan.

(C) Properties Outside a Planned Development. For property outside of a planned development district, the plan must include all contiguous property of common ownership unless the site is an approved platted lot or as permitted as a freestanding phase of development shown on an approved, valid concept plan.

(3) Application Procedures and Requirements.

(A) Pre-Application. Before preparing a preliminary site plan, the applicant shall meet with the City as required in Sec. 9.04.050(c).

(B) Standards of Approval.

(i) The Planning and Zoning Commission and City Council may approve, conditionally approve, table, or deny a preliminary site plan based on:

a. Conformance with the Comprehensive Plan.

b. Compliance with the Zoning Ordinance and other applicable Planning and Development Regulations and previously approved, valid plans for the property.

c. Compliance with a previously approved, valid site-specific stormwater quality plan.

d. Impact on the site's natural resources and effect on adjacent and area property and land use.

e. Safety and efficiency of vehicular and pedestrian circulation, traffic control, and congestion mitigation.

f. Safety and convenience of off-street parking and loading facilities.

g. Access for firefighting and emergency equipment to buildings.

h. Use of landscaping and screening to shield lights, noise, movement, or activities from adjacent properties and to complement the design and location of buildings and parking.

i. The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

(ii) Preliminary site plans that are submitted as a part of a rezoning or specific use permit request require City Council approval.

(C) Effect. Approval of a preliminary site plan by the Planning and Zoning Commission or City Council shall constitute authorization by the City for the owner to submit an application for final site plan approval for development of the entire site or a portion thereof provided that the site plan conforms to the preliminary site plan and any conditions attached to its approval. As long as the preliminary site plan remains valid, the location of buildings, landscaped areas, open space, streets, drives, fire lanes, median breaks, curb cuts, and parking shall remain fixed except to permit minor adjustments resulting from subsequent engineering improvements or to prevent a condition affecting public health or safety which was not known at the time of approval. Except where authorized by ordinance, a preliminary site plan may not be used to approve an exception to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

(D) Lapse. The approval of a preliminary site plan shall be effective for a period of 2 years from the date that the preliminary site plan is approved by the Planning and Zoning Commission or City Council, at the end of which time the applicant must have submitted and received approval of a site plan. If a site plan is not approved within 2 years, the preliminary site plan approval is null and void. If site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property shall be null and void. The applicant shall submit a new preliminary site plan for review and approval subject to the existing regulations.

(d) Site Plan.

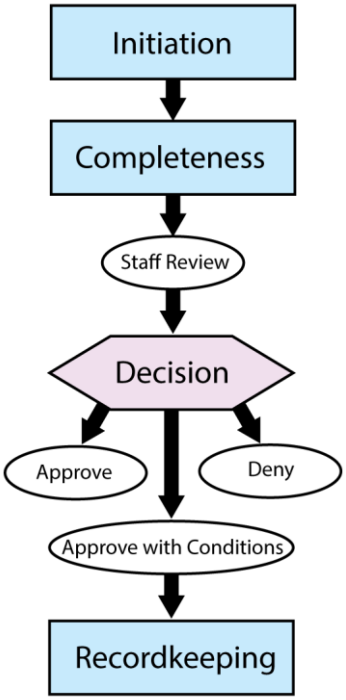
(1) Generally. A site plan is the final plan required in the site plan approval process. The site plan is a detailed plan of the public and private improvements to be constructed. The purpose of the plan is to:

(A) Ensure compliance with applicable development regulations and previously approved, valid plans affecting the development of the property.

(B) Coordinate and document the design of public and private improvements to be constructed.

(C) Coordinate the subdivision of land, including the granting of easements, development agreements, and provision of surety.

Figure 18: Site Plan Flowchart



(2) Applicability. An approved, valid site plan shall be required prior to the approval of any construction plan and permit for all development specified in Sec. 9.04.052(a)(3). An approved, valid preliminary site plan is required prior to the consideration of a site plan except as provided below:

(A) Development of a single building not exceeding 5,000 square feet.

(B) Development of a single building on one lot not exceeding 1 acre (net) and where the lot is not being subdivided from a larger property.

(C) Development of parking or outside storage areas.

(D) Development of utilities and non-occupied structures.

(E) Development of outdoor recreation structures and amenities.

(3) Application Procedures and Requirements.

(A) Pre-Application. Before preparing a site plan, the applicant shall meet with the City as required in Sec. 9.04.050(c).

(B) Additional Requirements. In addition to meeting the requirements for site plan approval, the following approvals may be necessary prior to authorization for development (if applicable to the project):

(i) Preliminary or final plat or replat;

(ii) Engineering plans;

(iii) Stormwater quality plan;

(iv) Traffic Impact Analysis;

(v) Landscape and irrigation plans;

(vi) Tree preservation plan;

(vii) Other approvals as required by ordinance.

(C) Standards of Approval.

(i) Director Approval.

a. Where an application for site plan approval is made for development defined on an approved, valid preliminary site plan, the Director may approve, conditionally approve, or deny the application based upon the criteria listed in subsection (iii) below.

b. The applicant may appeal the Director's decision to the City Council by filing a Notice of Appeal within 10 days following the date the Director notifies the applicant of their action.

(ii) Planning and Zoning Commission Approval.

a. The Planning and Zoning Commission shall consider all applications for site plan approval for development not requiring a preliminary site plan, or the proposed site plan constitutes a major amendment to an approved, valid preliminary site plan.

b. The Planning and Zoning Commission may approve, conditionally approve, table, or deny a site plan based upon the criteria listed in subsection (iii) below:

(iii) Approval Criteria.

a. Conformance with the Comprehensive Plan.

b. Compliance with the Zoning Ordinance and other applicable Planning and Development Regulations and previously approved, valid plans for the property.

c. Compliance with a previously approved, valid site-specific stormwater quality plan.

d. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

e. The width, grade, and location of streets are designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

f. The use of landscaping and screening:

1. To provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary.

2. To complement the design and location of buildings and be integrated into the overall site design.

g. The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

h. Protection and conservation of soils from erosion by wind or water or from excavation or grading.

i. Protection and conservation of water courses and areas subject to flooding.

j. The adequacy of streets, water, drainage, sewerage facilities, garbage disposal, and other utilities necessary for essential services to residents and occupants.

(D) Effect. Approval of a site plan is the City's authorization to apply for approval of building permits and to receive approval of engineering plans. So long as the site plan remains valid, the City shall not apply any additional requirements concerning building placement, streets, drives, parking, landscaping, or screening. Site plan approval is separate and distinct from other permits and approvals as may be required by the City and other regulatory agencies. Approval of a site plan shall not affect other applicable regulations concerning development and land use. Except where authorized by ordinance, a site plan may not be used to approve a variance to development

regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

(E) Lapse. The approval of a site plan shall be effective for a period of 2 years from the date of approval by the Planning and Zoning Commission, Director, or City Council, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval is null and void. If engineering plans and permits have been approved only for a portion of the property and for improvements, the site plan for the remaining property and/or improvements shall be null and void. The applicant shall submit a new site plan for review and approval, subject to current regulations. Site plan approval shall expire upon completion of the improvements shown on the plan. Subsequent additional development, site modifications, and redevelopment shall be permitted in accordance with Sec. 9.04.052(d).

(e) Amendments.

(1) Generally.

(A) At any time following the approval of a concept plan, preliminary site plan, or site plan and before the lapse of such approval, the property owner(s) may request an amendment.

(B) Amendments shall be classified as major and minor.

(C) Any concept plan, preliminary site plan, or site plan shall be in substantial conformance with the previously approved plan.

(2) Minor Amendments.

(A) Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement, moving nonresidential uses within the same use category to adjacent blocks, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping, and screening, changes to utilities and service locations which do not substantially change the original plan.

(B) The Director may approve or disapprove a minor amendment.

(C) Disapproval may be appealed to the Planning and Zoning Commission.

(3) Major Amendments.

(A) Amendments to previously approved stormwater quality areas, and increases in building height and/or building proximity to an adjacent offsite residential use are considered major amendments.

(B) Major amendments may be considered by the Planning and Zoning Commission at a public meeting in accordance with the same procedures and requirements for the approval of that plan.

(f) Extension and Reinstatement Procedure.

(1) Sixty (60) days prior to or following the lapse of approval for a concept plan, preliminary site plan, or site plan as provided in these regulations, the property owner may petition the Planning and Zoning Commission to extend or reinstate the approval. Such petition shall be considered at a public meeting of the Planning and Zoning Commission.

(2) In determining whether to grant such request, the Planning and Zoning Commission shall take into account the reasons for lapse, the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which newly adopted regulations shall apply to the plan. The

Planning and Zoning Commission shall extend or reinstate the plan, or deny the request, in which instance the property owner must submit a new application for approval.

(3) The Planning and Zoning Commission may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The Planning and Zoning Commission may also specify a shorter time for lapse of the extended or reinstated plan than is applicable to original approvals.

(g) Revocation of Approval. The Planning and Zoning Commission may revoke approval of a concept plan, preliminary site plan, or site plan if it determines that the conditions of the approval have not been met or if the plan contains, or is based upon, incorrect information which affects a significant health or safety interest.

(h) Additional Development and Redevelopment.

(1) Following the completion of improvements shown on an approved site plan, additional development, site modifications, or redevelopment of the site shall be permitted subject to the approval of a revised site plan.

(2) Minor expansions and redevelopment may be approved by the Director under the terms of Sec. 9.04.052(e).

(3) All other expansions or redevelopments shall require the submittal of a revised site plan and the approval of the Planning and Zoning Commission under the requirements and procedures then in effect.

Sec. 9.04.053. Relief Procedures

(a) Variances.

(1) Applicability. The Board of Adjustment may authorize, in specific cases due to hardship, a variance from the terms of this Zoning Ordinance. [Reference: Texas Local Government Code § 211.009(a)(3)]

(2) Initiation. An application for a zoning variance shall be filed with the Director.

(3) Completeness. See Sec. 9.04.050(d)(2).

(4) Notice and Hearing(s).

(A) Generally, noticing shall comply with Sec. 9.04.050(e) and Texas Local Government Code § 211.007(c), as applicable.

(B) Additionally, noticing shall follow the requirements below.

(i) Mail notices of a public hearing to the petitioner and to the owners of property lying within 200 feet of any point of the lot or portion thereof on which a variation is desired, and to all other persons deemed by the Board of Adjustment to be affected thereby, such owners and persons being determined according to the current tax rolls of the City.

(ii) Depositing of this written notice in the mail shall be deemed sufficient compliance.

(5) Decision.

(A) The Board of Adjustment shall conduct a public hearing on the variance and shall render its decision after the hearing is closed.

(B) The Board of Adjustment may, in whole or in part:

(i) Approve the variance, or

(ii) Deny the variance, or

(iii) Approve the variance with conditions.

(C) The concurring vote of 4 members of the board is necessary to authorize a variance.

(6) Approval Criteria. The Board of Adjustment shall not approve a variance unless it finds that:

(A) The variance is not contrary to the public interest, and

(B) Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and

(C) The spirit of the varied provision is observed and substantial justice is done.

(7) Subsequent Applications. If the variance request is denied, the applicant shall not submit a variance request of similarity on the same property for at least twelve (12) months.

(8) Appeals. A party with standing may seek judicial review pursuant to Texas Local Government Code § 211.011.

(9) Scope of Approval. After a final decision on the variance is rendered, the applicant and any party in interest may file any further permits or applications, undertake construction, or establish a use consistent with that decision.

(10) Recordkeeping. The Director shall maintain a copy of any order of the Board of Adjustment pursuant to this Section.

(b) Interpretation.

(1) Applicability. The Director has the authority to make written interpretations concerning the text of this Zoning Ordinance and the zoning map.

(2) Initiation. A request for interpretation shall be submitted to the Director on a form established by the Director and made available to the public.

(3) Completeness. See Sec. 9.04.050(d)(2).

(4) Notice and Hearing(s). Not applicable.

(5) Decision. The Director may, at their discretion, take any of the following actions:

(A) Review and evaluate the request;

(B) Consult with other staff as necessary;

(C) Render an opinion; and

(D) Provide the interpretation to the applicant in writing by regular mail.

(6) Standards. The Director shall consider this Zoning Ordinance, the zoning map, the comprehensive plan, and any other relevant information.

(7) Subsequent Applications. Not applicable.

(8) Appeals. See Sec. 9.04.050(m).

(9) Scope of Approval. An interpretation does not authorize the development or use of a property. After an interpretation is issued, the applicant or any other person may file an application to develop or use the property pursuant to this Zoning Ordinance, and the decision-maker shall take the interpretation into consideration.

(10) Recordkeeping. The Director shall maintain an official record of interpretations that shall be available for public inspection during normal business hours.

Division 6. Nonconformities

Sec. 9.04.054. Purpose

This Division governs uses, buildings, structures, lots, and other situations that came into existence legally prior to the effective date of this Zoning Ordinance or the effective date of future amendments to this Zoning Ordinance, but do not comply with or conform to one or more requirements of this Zoning Ordinance. All such situations are collectively referred to as “nonconformities”.

Sec. 9.04.055. General Policy

While existing legal nonconformities may continue, this Division is designed to curtail substantial investment in nonconformities to bring about their eventual improvement or elimination to preserve the integrity of this Zoning Ordinance and the character of Anna. Any existing legal nonconformity or site condition that becomes nonconforming because of any subsequent rezoning or amendment to this text of this Zoning Ordinance may be continued or maintained only pursuant to this Division. Also, this Division intends to reduce vacancies, promote appropriate redevelopment and re-use of existing structures and lots, and establish requirements.

Sec. 9.04.056. Applicability

(a) This Division applies to any nonconformity. A “nonconformity” means any of the following on the effective date:

  (1) Nonconforming use (Sec. 9.04.058),

  (2) Nonconforming structure (Sec. 9.04.059),

  (3) Nonconforming lot (Sec. 9.04.060), or

  (4) Nonconforming site features (Sec. 9.04.061).

(b) For the purpose of this Division, the “effective date” means the effective date of this Zoning Ordinance or any amendment to this Zoning Ordinance that creates a nonconformity.

Sec. 9.04.057. Generally

(a) Continuation of Nonconformities. Except provided below, the lawful use of a building or structure existing at the time of the adoption of this Zoning Ordinance may continue, even if the existing use, building, or structure does not conform to the provisions of this Zoning Ordinance for the district where it is located.

(b) Removal of Building or Structure. If a nonconforming use, building, or structure is removed from a lot, the nonconformity terminates. Any use, building, or structure established or constructed after that time shall comply with the provisions of this Zoning Ordinance in effect at that time.

(c) Replacing Damaged Buildings or Structures.

(1) If a nonconforming building or structure is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of the Zoning Ordinance.

(2) In the case of partial destruction of a nonconforming building or structure not exceeding 75% of its reasonable value, reconstruction will be permitted by size and function, and cannot be expanded.

(3) A nonconforming building or structure or group of nonconforming buildings or structures that is damaged by fire, flood, explosion, earthquake, war, or riot, may be reconstructed or replaced subject to this Division and erected as before if:

(A) The application for a permit is submitted within 12 months of the disaster,

(B) The restored or reconstructed building or structure does not exceed the square footage of the area as it existed before the disaster, and

(C) The building or structure meets the Anna Building Code.

(d) Public Services. Pursuant to Texas Local Government Code § 211.013(b), this Division does not require the removal or destruction of property that exists as of the effective date that is actually and necessarily used in a public service business. A “public service business” means a public utility or a business of like character.

(e) Annexation. The use of land after the City annexes territory is subject to Texas Local Government Code § 43.002.

(f) Applications. The City will not process applications if there is a nonconformity, unless:

(1) The application brings the property into conformity with this Zoning Ordinance; or

(2) The application is otherwise permitted by this Zoning Ordinance.

Sec. 9.04.058. Nonconforming Use

(a) Applicability. This section applies to any “nonconforming use,” defined as a use that lawfully occupies a building or land on the effective date and that:

(1) Is no longer permitted in the applicable zoning district, or

(2) Would require a specific use permit in the applicable zoning district.

(b) Generally. No existing building, structure, or premises devoted to a use not permitted by this Zoning Ordinance shall be enlarged or structurally altered unless required by law or court order, except as provided below.

(c) Discontinuance of Use. A building, structure, lot, or parcel where a nonconforming use is discontinued for at least one year, regardless of the intent of the owner or occupant of the premises, may not be occupied by a nonconforming use after that time.

(d) Change in Nonconforming Uses.

(1) A nonconforming use may change to a conforming use. After a nonconforming use changes to a conforming use, it may not change back to a nonconforming use.

(2) A nonconforming use conducted in a structure may change to another use within the same definition if it is not relocated or expanded.

(3) A nonconforming use not conducted in a structure, or one in which a structure is incidental to the use of the land, shall not change to any other nonconforming use.

(4) A nonconforming use of any classification shall not be added where there is already an existing nonconforming use.

(e) Expansion or Enlargement of Nonconforming Uses. A nonconforming use may be extended only within the premises on which the nonconforming use was located on the effective date. "Premises" means the building where the use occurs and the accessory buildings, appurtenances, driveways, parking, and loading spaces.

Sec. 9.04.059. Nonconforming Structures

(a) Applicability. This section applies to any "nonconforming structure." A "nonconforming structure" means a building or structure that:

(1) Lawfully exists on the effective date of this Zoning Ordinance or any amendment to this Zoning Ordinance that would cause the building or structure not to comply with this Zoning Ordinance, and

(2) Does not conform to all of the regulations of the zoning district in which it is located.

(b) Continuance of Nonconforming Structures. Except as provided below, any nonconforming structure may be occupied and operated if maintained in a state of good repair.

(c) Expansion.

(1) A nonconforming structure on a lot may expand one time by as much as 25% of the building's square footage if:

(A) The expansion does not encroach into required setbacks,

(B) Paved parking, sidewalks, and landscaping, as required by this Zoning Ordinance, are provided, and

(C) The nonconforming building or structure is screened and buffered from adjacent uses and zones as determined by Sec. 9.04.045.

(2) The expansion is allowed only if authorized by the Director.

(3) The expansion shall conform to all zoning district and development standards of this Zoning Ordinance and shall not create a new nonconformity.

Sec. 9.04.060. Nonconforming Lots

(a) Applicability. This section applies to any nonconforming lot. A "nonconforming lot" is a lot of record that, on the effective date of this Zoning Ordinance or any ordinance that establishes a minimum or maximum lot area, frontage, or lot width, is:

(1) Not in compliance with the minimum or maximum lot area, frontage, or lot width, and

(2) Lawfully existing and of record, and

(3) Held in separate and different ownership from any lot immediately adjoining and having continuous frontage.

(b) New Construction. In all districts, a nonconforming lot may be used as the building site for any use permitted in that district. No newly created or platted lot shall result in a nonconforming lot.

Sec. 9.04.061. Nonconforming Site Features

(a) Applicability. This section applies to any nonconforming site features.

(1) A "Nonconforming Site Feature" is a situation that occurs when, on the effective date:

(A) An existing site feature on a lot (including but not limited to parking areas, sidewalks, and landscaping) that was in compliance with the standards at the time of its establishment but that no longer conforms to the applicable regulations of this Zoning Ordinance, or

(B) The lot does not include site features required by this Zoning Ordinance for any existing use, building, or structure on the lot.

(b) Generally. On lots with nonconforming site improvements, each section in Division 4 establishes when compliance is required, unless:

(1) The nonconforming site improvements are brought into complete conformity with the regulations applicable to the use, building, structure, or zoning district, or

(2) The activity is authorized by the Planning and Zoning Commission.

(c) Nonconforming Site Approval. When an addition to, or repairs or alterations to, any structure or site improvement is proposed on a lot with a nonconforming site improvement, the Planning and Zoning Commission may approve a site plan (see Division 5) allowing the addition, repairs, or renovation if:

(1) Compliance with the site improvement requirements applicable to the zoning district in which the property is located is not reasonably possible. Mere financial hardship does not constitute grounds for finding that compliance with the site improvement requirements is not reasonably possible; and

(2) The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health or safety; and

(3) If needed, the owner commits to other site design measures to reduce negative impacts associated with the nonconformity or to accomplish the purpose of the required site improvement.

Division 7. Enforcement

Sec. 9.04.062. Generally

(a) This Division establishes procedures the City uses to ensure compliance with the provisions of this Zoning Ordinance and obtain corrections for violations. It also institutes the remedies and penalties that apply to Zoning Ordinance violations.

(b) For any violation not encompassed by this Division, the Director may issue a citation in Municipal Court stating the alleged violation, the date of the violation, and the section of the Zoning Ordinance violated. Each day during which any violation of this Division occurs or continues is a separate offense and upon conviction is punishable as provided in this Division.

Sec. 9.04.063. Violations

Any of the following violates this Zoning Ordinance and is subject to the remedies and penalties provided for in this Division.

(a) Buildings or Structures. To erect, construct, reconstruct, alter, repair, convert, or maintain a building or structure in a manner inconsistent with the requirements of this Zoning Ordinance or a condition of approval.

(b) Use of Land. To use any land or premises in a manner inconsistent with the requirements of this Zoning Ordinance or a condition of approval.

(c) Establish Use or Structure Without Permit or Approval. To establish or place any use or structure upon land that is subject to this Zoning Ordinance without all of the approvals required by this Zoning Ordinance.

(d) Development or Subdivision Without Permit or Approval. To engage in any subdividing, development, construction, remodeling, or other activity of any nature upon land that is subject to this Zoning Ordinance without all of the approvals required by this Zoning Ordinance.

(e) Development, Subdivision, or Use Inconsistent with Permit. To engage in any development, use, construction, remodeling, or other activity of any nature in any way inconsistent with the terms and conditions of any permit, approval, certificate, or other form of authorization required to engage in those activities.

(f) Development, Subdivision, or Use Inconsistent with Conditions of Approval. To violate, by act or omission, any term, condition, or qualification placed by a decision-making body upon any permit or other form of authorization.

(g) Development or Subdivision Inconsistent with this Zoning Ordinance. To erect, construct, reconstruct, remodel, alter, maintain, move, or use any building, structure, or sign, or to engage in development or subdivision of any land in violation of any zoning, subdivision, or other regulation of this Zoning Ordinance.

(h) Making Lots or Setbacks Nonconforming. To reduce or diminish any lot area so that the lot size, setbacks, or open spaces are smaller than prescribed by this Zoning Ordinance.

(i) Increasing Intensity or Density of Use. To increase the intensity or density of use of any land or structure, except in accordance with the procedural requirements and substantive standards of this Zoning Ordinance.

(j) Removing or Defacing Required Notice. To remove, deface, obscure, or otherwise interfere with any notice required by this Zoning Ordinance.

(k) Generally. Any other action, or failure to act, that does not comply with a requirement of this Zoning Ordinance or a lawful condition of approval.

Sec. 9.04.064. Responsible Persons

(a) Any person who violates this Zoning Ordinance is subject to the remedies and penalties expressed in this Division.

(b) If a person causing a zoning violation is a renter, lessor, or contractor, the Director may notify the owner and the renter, lessor, and/or contractor of the violation. The owner shall ensure that the renter, lessor, and/or contractor are aware of the zoning violation and that the owner is ultimately responsible for correcting the violations.

Sec. 9.04.065. Enforcement Responsibility

The Director holds primary responsibility for enforcing all provisions of this Zoning Ordinance. Other City officials, designated by the City Manager, share responsibility for enforcing provisions of this Zoning Ordinance.

Sec. 9.04.066. Enforcement Procedures

(a) Remedies and Enforcement Powers. The City has the following remedies and enforcement powers.

(b) Generally. If Sec. 9.04.063 applies, the City may institute any appropriate action or proceedings:

(1) To prevent any unlawful erection, maintenance, or use,

(2) To restrain, correct, or abate the violation,

(3) To prevent the occupancy of a building, structure, or land, or

(4) To prevent any illegal act, conduct, business, or use in or about the premises.

(c) Notice of Violation.

(1) When any building or use is erected, constructed, built, reconstructed, altered, or maintained in violation of this Zoning Ordinance, the property owner, other responsible party, property owner, lessee, management, or tenant shall be served with a written notice that states the violation and requires compliance with this Zoning Ordinance no more than ten (10) days from service.

(2) The notice may be served in person or by depositing the same as certified in the United States Postal Service addressed to the property owner at the owner’s address (i.e., as shown on the most current tax roll of the City), or the tenant (i.e., as shown on the utility billing records of the City). If the City mails the notice to the property owner and the U.S. Postal Office returns it as "refused" or "unclaimed” the validity of the notice is not affected, and the notice is considered delivered.

(d) Withhold Permit.

(1) The City may deny or withhold all permits, certificates, or other forms of authorization on any land or structure or improvements after determining there is an uncorrected violation of a Zoning Ordinance provision or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the City. This enforcement provision applies regardless of whether the current owner or applicant is responsible for the violation in question.

(2) The City may deny or withhold all permits, certificates, or other forms of authorization on any land, structure, or improvements owned or being developed by a person who owns, developed, or otherwise caused an uncorrected violation of a Zoning Ordinance provision or a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the City. This provision applies

regardless of whether the property for which the permit or other approval is sought is the property in violation.

(e) Permits Approved with Conditions. Instead of withholding or denying a permit or other authorization, the City may grant authorization subject to a corrected violation condition.

(f) Revoke Permits. Any development permit or other form of authorization required in this Zoning Ordinance may be revoked, including revocation of a certificate of occupancy.

(g) Stop Work. With or without revoking permits, the City may stop work on any building or structure on any land on which there is an uncorrected violation of Zoning Ordinance provision or of a permit or other form of authorization issued, in accordance with its power to stop work under its building codes.

(h) Injunctive Relief. The City may seek an injunction or other equitable relief in court to stop any violation of this Zoning Ordinance or of a permit, certificate, or other form of authorization granted.

(i) Abatement. The City may seek a court order in the nature of mandamus, abatement, injunction, or other action or proceeding to abate or remove a violation or otherwise restore the premises in question to the condition in which they existed prior to the violation.

(j) Civil Action and Administrative Adjudication. The City may enforce the provisions of this Zoning Ordinance through civil action.

(1) Civil action, as per state law; and

(2) Administrative adjudication under Municipal Court Chapter, Article IX, as amended, and Texas Local Government Code Chapter 54, Subchapter C, as amended.

(k) Withhold Public Services

(1) The City may withhold any public services until all rules, regulations, and requirements of the subdivision regulations have been met.

(2) Unless a plan, plat, or replat is approved in the manner and by the authorities provided for in this Zoning Ordinance, it is unlawful within the area covered by the plan, plat, or replat for any officials representing the City to serve or connect that land to any public utility owned, controlled, or distributed by the City for the use of the owners or purchasers of the plat or plan.

(l) Other Remedies. The City may have other remedies provided by law for zoning, subdivision, or related Zoning Ordinance provision violations.

(m) Other Powers. In addition to the enforcement powers specified in this Division, the City may exercise any and all enforcement powers granted by law.

(n) Continuation. Nothing in this Zoning Ordinance prohibits the continuation of previous enforcement actions undertaken by the City by previous and valid ordinances and laws.

Sec. 9.04.067. Cumulative Remedies

The remedies and enforcement powers established in this Division are cumulative, and the City may exercise them in any order or combination at any time.

Sec. 9.04.068. Penalties

Any person or corporation who violates any of the Zoning Ordinance provisions or fails to comply with any of the requirements, or who builds or alters any building or use in violation of any detailed statement or plan submitted and approved, is guilty of a misdemeanor punishable under this section.

(a) The owner or owners or tenant of any building or premises or part, where anything in violation of this Zoning Ordinance exists, and any architect, builder, contractor, agent, person, or corporation employed in connection and who may have assisted in the commission of any Zoning Ordinance violation are guilty of a separate offense punishable under this section.

(b) A person who violates any provision of this Division by performing a prohibited act or by failing to perform an act required is guilty of a misdemeanor. Each day on which a violation exists or continues to exist is a separate offense.

(c) If the definition of an offense under this Division does not prescribe a culpable mental state, then a culpable mental state is not required. This offense is punishable by a $500 maximum fine). Although not required, if a culpable mental state is alleged in the charge of the offense and the offense governs fire safety, zoning, or public health and sanitation, including dumping of refuse, this offense is punishable by a $2,000 maximum fine.

(d) If the definition of an offense under this Division prescribes a culpable mental state and the offense governs fire safety, zoning, or public health and sanitation, including dumping of refuse, then a culpable mental state is required and the offense is punishable by a $2,000 maximum fine.

Division 8. Decision-Making Bodies

Sec. 9.04.069. Generally

This Division introduces and establishes decision-making bodies, describes their composition, and summarizes their authority.

Sec. 9.04.070. Development Services Department

The Development Services Department serves as an administrative and staff decision-making body responsible to the Mayor, City Manager, City Council, Planning and Zoning Commission, and Board of Adjustment. The Development Services Department and the Director have the authority to process proposals to change the text and map of this title and for processing zoning and special permit applications, site planning applications, and Board of Adjustment applications.

Sec. 9.04.071. City Council

The City Council serves as a decision-making body responsible to the Mayor, City Manager, and the City's residents. The City Council is established in Article 4.03 of the City Charter and shall follow those regulations, as applicable.

Sec. 9.04.072. Director

(a) Appointment. See Article 4.05 of the City Charter.

(b) Powers and Duties. The Director has the following duties and responsibilities:

(1) To advise the City Manager on any matter affecting the physical development of the City.

(2) To formulate and recommend to the City Manager a comprehensive plan and modifications.

(3) To review and make recommendations regarding proposed City Council action implementing the comprehensive plan.

(4) To participate in capital program preparations and revisions.

(5) To advise the Planning and Zoning Commission in the exercise of its responsibilities and to provide necessary staff assistance.

(6) To keep the official zoning map current and the copies, by entering any changes that the City Council may order by amendments to the Zoning Ordinance and Map.

(7) To investigate complaints about violations of this Zoning Ordinance.

(8) To provide written notification to the person responsible for zoning violation(s), ordering the necessary action to correct violations, and order:

(A) Discontinuance of illegal uses of land, buildings, or structures.

(B) Removal of illegal buildings or structures or illegal additions or structural additions.

(C) Discontinuance of any illegal work.

(9) To provide any other action authorized by this Zoning Ordinance to ensure compliance with or to prevent violation(s).

Sec. 9.04.073. Planning and Zoning Commission

The Planning and Zoning Commission is established and organized in Article 9 of City's Home Rule Charter.

Sec. 9.04.074. Board of Adjustment

(a) Creation. There is hereby created a Board of Adjustment that shall be organized, appointed, and function as follows:

(1) The Board of Adjustment shall consist of five members who are residents of the City or its extraterritorial jurisdiction, each to be appointed by the City Council for a term of two years and removable for cause by the appointing authority upon written charges and after the public hearing.

(2) Vacancies shall be filled for the unexpired term of any member, whose place becomes vacant for any cause, in the same manner as the original appointment was made.

(3) The City Council may appoint two alternate members who shall serve in the absence of one or more of the regular members when requested to do so by the chairperson or City Manager, as the case may be.

(4) The terms of three members shall expire in May of each odd-numbered year, and the terms of two of the members shall expire in May of each even-numbered year.

(5) Board of Adjustment members may be appointed to succeed themselves.

(6) Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years.

(7) Newly appointed Board of Adjustment members shall be installed at the first meeting after their appointment.

(b) Organization.

(1) The Board of Adjustment shall hold an organizational meeting in June of each year.

(2) The Board of Adjustment shall meet regularly and shall designate the time and place of its meetings.

(3) The Board of Adjustment shall adopt its own rules of procedure and keep a record of its proceedings consistent with the provisions of this Zoning Ordinance and the requirements of law.

(c) Powers and Duties Pursuant to Texas Local Government Code § 211.009.

(1) Appeals based on error. The Board of Adjustment shall have the power to hear and decide appeals where it is alleged there is error of law in any order, requirement, decision, or determination made by an administrative official of the City in the enforcement of this Zoning Ordinance.

(2) Limitation on reapplications. When the Board of Adjustment has denied a proposal, no new applications of similar nature shall be accepted by the board or scheduled for 12 months after the date of denial. Applications that have been withdrawn at or before the Board of Adjustment meeting may be resubmitted at any time for hearing before the Board of Adjustment.

(3) Vote of four members required. The concurring vote of four members of the Board of Adjustment is necessary to:

(A) Reverse an order, requirement, decision, or determination of an administrative official;

(B) Decide in favor of an applicant on a matter on which the Board of Adjustment is required to pass; or

(C) Authorize a variation from the terms of a zoning ordinance.

(d) Decision on Appeals. The Board of Adjustment shall decide the appeal within a reasonable time. Upon the hearing, any party may appear in person or by agent or attorney. The Board of Adjustment may reverse or affirm wholly or partly or may modify the order, requirements, decision, or determination as in its opinion ought to be made in the premises, and to that end, shall have all powers of the officer or department from whom the appeal is taken.

(e) Variances. The Board of Adjustment shall have the power to authorize upon appeal in specific cases such variance from the terms of this Zoning Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Zoning Ordinance will result in unnecessary hardship and so that the spirit of this Zoning Ordinance shall be observed and substantial justice done, including the following:

(1) Permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of the provisions due to an irregular shape of the lot or topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.

(2) Authorize, upon appeal, whenever a property owner can show that a strict application of the terms of this article relating to the construction or alterations of buildings or structures will impose unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this Zoning Ordinance as are in harmony with its own general purpose and intent, but only when the board is satisfied that granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this article and at the same time, the surrounding property will be properly protected.

(3) The Board of Adjustment shall have the power to hear and decide appeals where it is alleged there is an error of law in any order, requirements, decision, or determination made by the building inspector in the enforcement of this Zoning Ordinance. Except as otherwise provided herein, the board shall have, in addition, the following specific powers:

(A) To permit the erection and use of a building or the use of premises for railroads if such uses are in general conformance with the master plan and present no conflict or nuisance to adjacent properties.

(B) To permit a public utility or public service or structure in any district, or a public utility or public service building of a ground area and of a height at variance with those provided for in the district in which such public utility or public service building is permitted to be located, when found reasonably necessary for the public health, convenience, safety, or general welfare.

(C) To grant a permit for the extension of a use, height, or area regulation into an adjoining district, where the boundary line of the district divides a lot in single ownership on the effective date of this article.

(D) To permit the reconstruction of a nonconforming building that has been damaged by explosion, fire, act of God, or the public enemy, to the extent of more than 90% of its fair market value, where the Board of Adjustment finds some compelling necessity requiring a continuance of the nonconforming use.

(E) To waive or reduce the parking and loading requirements in any of the districts, when:

(i) The character or use of the building is such as to make unnecessary the full provision of parking or loading facilities; or

(ii) Such regulations would impose an unreasonable hardship upon the use of the lot.

(F) The Board of Adjustment shall not waive or reduce such requirements merely for the purpose of granting an advantage or convenience.

(f) Special Exceptions. The Board of Adjustment may hear and decide special exceptions to the terms of this Zoning Ordinance when the regulations require the Board of Adjustment to do so. Special exceptions shall follow the requirements in Sec. 9.04.053.

(g) Changes.

(1) The Board of Adjustment shall have no authority to change any provisions of this Zoning Ordinance and its jurisdiction is limited to hardship and borderline cases which may arise from time to time. The Board of Adjustment may not change the district designation of any land either to a more or less restrictive zone.

(2) It is the intent of this Zoning Ordinance that all questions of interpretation and enforcement shall be first presented to the administrative official, that such questions shall be presented to the Board of Adjustment only on appeal from the decision of the building official and that recourse from the decisions of the Board of Adjustment shall be to the courts as provided by the laws of the State of Texas.

Division 9. Legal Provisions

Sec. 9.04.075. Relationship

(a) Generally. See Texas Local Government Code § 211.013 (Conflict with Other Laws). Except as provided in the above-referenced statute, if any provision of this Zoning Ordinance conflicts with state or federal law, state or federal law controls.

(b) Interpretation.

(1) Specific provisions control over general provisions.

(2) If a conflict exists between different provisions of this Zoning Ordinance, the most restrictive standard applies.

(3) If there are multiple interpretations of this Zoning Ordinance because the meaning of a provision is unclear, the more restrictive interpretation applies.

(4) Any reference to a number in this Zoning Ordinance includes a fraction of that number, unless otherwise provided.

(5) Any reference to a building, structure, tract, block, or lot includes any portion or portions of those features, unless otherwise indicated.

(c) Plat Restrictions.

(1) Nothing in this Zoning Ordinance invalidates any approved plat restriction, nor any provision of adopted building codes.

(2) Building setback lines included in an approved and recorded subdivision plat control over general setback provisions required under the zoning provisions of this Zoning Ordinance.

(d) Building Code Requirements.

(1) No building setback shall be less than that specified for the type of construction proposed by adopted building codes.

(2) The Board of Adjustment has no authority to reduce any building setback required under adopted building codes.

Sec. 9.04.076. Private Restrictions

This Zoning Ordinance does not abrogate any deed restriction, covenant, easement, or any other private agreement or restriction on the use of land. However, if the provisions of this Zoning Ordinance are more restrictive or impose higher standards than any private restriction, the requirements of this Zoning Ordinance control. Where the provisions of any private restriction are more restrictive or impose higher standards than the provisions of this Zoning Ordinance, the private restrictions control if properly enforced by a person having the legal right to enforce those restrictions. The City does not enforce private restrictions.

Sec. 9.04.077. Severability

If any division, section, paragraph, subdivision, clause, phrase, or provision of this Zoning Ordinance is, for any reason, adjudged invalid or held to be unconstitutional, the invalidity or unconstitutionality of that particular division, section, paragraph, subdivision, clause, phrase, or provision so declared does not affect the validity or constitutionality of the remaining provisions of this Zoning Ordinance, but the same, and each of them, remain in full force and effect.

Sec. 9.04.078. Repeal of Existing Ordinances

(a) Any ordinance inconsistent with the terms and provisions of this Zoning Ordinance is repealed. That repeal, however, is only to the extent of any inconsistency. In all other respects, this Zoning Ordinance is cumulative of other ordinances regulating the same subject matter.

(b) Any inconsistency does not reduce the requirements of those regulations pertaining to fire prevention, health, sanitation, or safety of persons or property enacted by the City. If any restriction, prohibition, or provision of this Zoning Ordinance conflict with those provisions or any laws of the State of Texas, or with regulations of State or Federal regulatory bodies having jurisdiction:

(1) If the provision of this Zoning Ordinance is not preempted, the more restrictive restriction, regulation, prohibition, or provision applies, or

(2) If the state or federal law preempts a provision of this Zoning Ordinance, the state or federal law applies.

Sec. 9.04.079. Effective Date

This Zoning Ordinance takes effect upon the adoption of the ordinance from which it is derived by the City Council. The provisions of this Zoning Ordinance supersede all other development regulations governing the development of land within the City. All development applications and proposals filed on or after the effective date of the ordinance from which this Zoning Ordinance is derived, whether for new developments or for add-ons or expansions of existing developments, shall be processed in accordance with the standards and requirements and pursuant to the procedures established in this Zoning Ordinance.

Division 10. Definitions

Sec. 9.04.080. Generally

(a) Usage and Interpretation Rules. For the purpose of this Zoning Ordinance, certain terms or words are interpreted or defined as follows:

(1) Words used in the present tense include the future tense;

(2) The singular includes the plural;

(3) The word “person” includes a corporation, trust, individual, and/or group of individuals;

(4) The term “shall” is always mandatory; and

(5) The term “may” is discretionary.

(6) A reference to an official includes a designee of that official.

(7) When the calculation of a number for a required standard results in a fraction, that fraction is rounded up to the next whole number.

(b) Words and Terms Not Expressly Defined. Words and terms not expressly defined in this Division are to be construed according to the normally accepted meaning of those words or terms. Where no definition appears, then according to their customary usage in the practice of planning and engineering, as determined by the Director.

Sec. 9.04.081. Land Use Terms

The following terms are the land use types that correspond to Table 19: Use Table in Division 3.

(a) Residential Uses

(1) Industrialized Home (Modular Home)

Per the Texas Occupations Code Chapter 1202.002:

(A) Industrialized housing is a residential structure that is:

(i) Designed for the occupancy of one family;

(ii) Constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site; and

(iii) Designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.

(B) Industrialized housing includes the structure’s plumbing, heating, air conditioning, and electrical systems.

(C) Industrialized housing does not include:

(i) A residential structure that exceeds four stories or 60 feet in height;

(ii) Housing constructed of a sectional or panelized system that does not use a modular component; or

(iii) A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

(2) Live-Work Unit

A live-work unit is a Dwelling Unit that is also used for work purposes, provided that the "work" component is restricted to the uses of a professional office, artist's workshop, studio, or other similar uses and is located on the street level. The "live" component may be located on the street level (behind the work component) or any other level of the building. The residential unit is occupied by the business owner or manager.

(3) Manufactured Home

A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. All references in this article to manufactured housing or manufactured home(s) shall be references to HUD-code manufactured housing, unless otherwise specified. This use does not include mobile homes.

(4) Mobile Home

A structure constructed before June 15, 1976, transportable in one or more sections that, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. Mobile homes shall not be used as dwelling units within the corporate limits of the City. Mobile homes do not include recreational vehicles.

(5) Multi-Family Dwelling

A dwelling contained in a structure also containing other dwellings in which each unit is attached to another at one or more party walls and at either the floor or the ceiling. This includes apartments and manor-style apartments. This does not include single-family attached dwellings or duplexes.

(6) Single-Family Dwelling, Attached

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

(7) Single-Unit or Duplex Unit Park

A parcel of land or lot under one ownership that has been planned and improved for the placement of multiple detached residential dwelling units that house one or two families for lease or rent.

(8) Single-Family Dwelling, Detached

A single-family dwelling (a building designed exclusively for occupancy by one (1) family) that is not attached to any other dwelling or building by any means, excluding mobile homes and manufactured housing situated on a permanent foundation. Each dwelling is located on a separate platted lot.

(9) Townhome Unit

A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling unit attached by a common wall to another, in which each dwelling is located on a parcel of land or lot under one ownership.

(10) Two-Family Dwelling (Duplex)

A building designed for occupancy by two individuals or families living independently of each other within separate units with a common wall and under one roof in which each dwelling is located on a separate platted lot. This use is also known as a duplex.

(b) Lodging/Group Living Uses

(1) Bed and Breakfast Facility

An owner-occupied property, other than a hotel or multiple-family dwelling that offers lodging for paying guests and serves meals to these guests and contains one or more guest bedrooms and where facilities for food preparation are not provided in the individual guest bedrooms.

(2) Boarding/Rooming House

A building, other than a hotel or multiple-family dwelling, where lodging or meals is provided to persons for compensation, and where facilities for food preparation are not provided in individual rooms.

(3) Dormitory

A building in which housing is provided for individual students under the general supervision or regulation of an accredited college or university and as distinguished from an apartment, hotel, motel, or rooming house. A dormitory may provide apartment units for guests, faculty, or supervisory personnel on a ratio not to exceed one such apartment unit for each 50 students for which the building is designed. Individual rooms or suites of rooms may have cooking facilities. The dormitory may include facilities such as a commissary and/or snack bar, lounge, and study area, dining halls, and accessory kitchen, recreation facilities, and laundry, provided that these facilities are for the benefit and use of the occupants and their guests and not open to the general public.

(4) Hotel / Motel

A building containing guest rooms in which lodging is provided, with or without meals, for compensation, and that is open to transient or permanent guests, or both. This use may include restaurants, club rooms, banquet halls, ballrooms, and meeting rooms as accessory uses. A hotel/motel only provides temporary lodging, and does not include multi-family or attached dwelling or any other form of permanent residence. Guests are prohibited from using a guest room or suite as a primary permanent residence.

(5) Recreational Vehicle Park

Any tract of land under single ownership, where accommodation is provided for a recreational vehicle use.

(c) Automotive Uses

(1) Auto Dealership

Building(s) and associated open area other than a street or required automobile parking space used for the display or sale of new or preowned automobiles, motorcycles, ATVs, recreational vehicles, light trucks, and trailers, to be displayed and sold on the premises, and where minor repair work and maintenance is

done for those vehicles. This use does not allow for the storage of wrecked automobiles or the dismantling of automobiles or the storage of automobile parts or junk on the premises.

(2) Auto Dealership, Used

Building(s) and associated open area other than a street or required automobile parking space used for the display or sale of used automobiles, motorcycles, ATVs, recreational vehicles, light trucks, and trailers, to be displayed and sold on the premises, and where minor repair work and maintenance is done for those vehicles. This use does not allow for the storage of wrecked automobiles, dismantling automobiles, or storage of automobile parts or junk on the premises.

(3) Auto Parts Sales

The use of any building or other premises to display and sell new or used parts for automobiles, panel trucks, vans, trailers, or recreational vehicles.

(4) Auto Repair, Heavy

An establishment that offers mechanical and bodywork on motor vehicles, including straightening of body parts, body repairs, battery rebuilding, painting, welding, short-term storage of automobiles not in operating condition, similar outdoor work on motor vehicles that may involve noise, glare, fumes, smoke, or similar impacts.

(5) Auto Repair, Light

Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems, and other similar minor services for light load vehicles.

(6) Auto Storage

The storage on a lot or tract of operable automobiles for the purpose of holding such vehicles for sale, distribution, or storage.

(7) Car Wash

A facility where the primary or secondary function is washing automobiles, pick-up trucks, and small vans, but not trailers or commercial trucks. This includes both mechanical production line methods or self-service equipment. A car wash may also function as an accessory use to a gas station or other primary use.

(8) Truck Sales

Building(s) and associated open area other than a street or required automobile parking space used for the display or sale of primarily new heavy load vehicles, to be displayed and sold on the premises, and where no repair work is done except minor reconditioning of the vehicles to be displayed and sold on the premises, and no dismantling of vehicles for sale or keeping of used vehicle parts or junk on the premises. This use also includes 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.

(9) Truck Stop and Repair

Any premises where heavy load vehicles are serviced, repaired, and/or where maintenance on such vehicles is undertaken and that includes facilities for dispensing fuels and other petroleum products

directly into motor vehicles. Such premises may include the incidental sale of accessories or equipment for heavy-load vehicles and similar commercial vehicles, overnight lodging accommodations, and/or restaurant facilities.

(d) Commercial Uses

(1) Adult Entertainment Establishment

Amusement enterprises offering activities and services distinguished or characterized by the depiction or describing of “specified anatomical areas” or “specified sexual activities,” as defined in this article. Such uses shall include but not be limited to the following:

(A) Adult Arcade - Any place to which the public is permitted or invited wherein coin-operated, slug-operated, or token-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time and where the images so displayed are distinguished or characterized by the depicting or describing of “specified anatomical areas” or “specified sexual activities” as defined in this section.

(B) Adult Bookstore - A commercial establishment that has devoted a substantial or significant portion of its business to the sale, rental, or any form of consideration of any one or more of the following:

(i) Books, magazines, periodicals, or other printed matter, photographs, films, motion pictures, videocassettes, videotapes, or other video reproductions, slides, or other visual representations that depict or describe “specified anatomical areas” or “specified sexual activities,” as defined in this section; or

(ii) Instruments, devices, or paraphernalia that depict “specified anatomical areas” or “specified sexual activities” or are designed for use in connection with “specified sexual activities.”

(C) Adult Cabaret - A nightclub, bar, restaurant, or similar commercial establishment that regularly features:

(i) Person or persons who appear in a state of nudity; or

(ii) Live performances that are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities,” including topless or bottomless dancers, exotic dancers, or strippers; or

(iii) Films, motion pictures, videocassettes, videotapes, or other video reproductions, slides, or other photographic or visual representations that are characterized by the depiction of “specified anatomical areas” or “specified sexual activities” as defined in this section.

(D) Adult Motion Picture Theater - A commercial establishment where, for any form of consideration, films, motion pictures, videocassettes or tapes, slides, or similar photographic reproductions are regularly shown that are characterized by the depiction or description of “specified anatomical areas” or “specified sexual activities” as defined in this section.

(E) Adult Theater - A theater, concert hall, auditorium, or similar commercial establishment that regularly features persons who appear in a state of nudity or live performances that are characterized by the depiction or description of “specified anatomical areas” or “specified sexual activities” as defined in this section.

(F) Sexually Oriented Business – An adult entertainment establishment

(G) Nude Modeling Studio - Any place where a person who appears in a state of nudity, or displays any "specified anatomical area" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

(H) Massage Parlor - Any place where, for any form of consideration, massage, alcohol rubs, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with any "specified sexual activity," or where any person providing such treatment, manipulation, or service related thereto exposes any "specified anatomical area."

(2) Artist Studio

The workshop of an artist, writer, craftsperson, or photographer, but not a place where members of the public come to receive instruction on a more than incidental basis or to sit for photographic portraits.

(3) Bar (75% sales from alcohol)

An establishment that serves alcoholic beverages by the drink for on-site consumption and that derive seventy-five (75) percent or more of the gross revenue from the on-premise sale of alcoholic beverages.

(4) Brewpub/Wine Bar

A restaurant or other facility that manufactures alcoholic beverages including but not limited to beer, wine, or liquor for either on-premises or off-premises retail and wholesale and consumption in quantities not considered industrial or large-scale production as determined by the City Manager or designee. The business must hold one of the following licenses or permits from the Texas Alcoholic Beverage Commission: Winery Permit (G) or Brewpub License (BP).

(5) Building, Materials, and Landscaping Store

The sale of new building and landscaping materials and supplies with related sales for hardware, carpet, plants, electrical and plumbing supplies all of which are either oriented to a retail customer or contractor or wholesale customer. Outdoor storage and retail sales are incidental.

(6) CBD Store

A retail store where consumers can purchase Cannabidiol (CBD) oil.

(7) Commercial Amusement, Indoor

A place where entertainment activities occur completely within an enclosed structure for a fee, including but not limited to bowling alleys, arcades, skating rinks, escape rooms, pool halls, video, and pinball parlors.

(8) Commercial Amusement, Outdoor

A place where entertainment activities occur outdoors for a fee, including but not limited to miniature golf, batting cages, water slides, driving ranges, and go-cart tracks.

(9) Convenience Store

A retail store that sells everyday goods and services that may include, without limitation, ready-to-eat food products, groceries, over-the-counter drugs, and sundries.

(10) Convenience Store, Fuel Pumps

A retail store that sells everyday goods and services that may include, without limitation, ready-to-eat food products, groceries, over-the-counter drugs, and sundries. This use includes the sales of fuel for automobile refueling.

(11) Feed and Farm Supply

An establishment for the selling of foodstuffs for animals and including implements and goods related to agricultural processes but not including farm machinery.

(12) Financial Institution

An establishment where the primary occupation is financial services such as banking, savings and loans, loan offices, and check cashing and currency exchange outlets. It does not include financial services that typically occur in an office or storefront, such as investment companies, loan companies, credit and mortgage, insurance services, or brokerage firms), which are classified under “Office,” below. Alternative financial services like cash advances are listed under “Pawn Shop / Pay Day Loans” below.

(13) Food Preparation and Sales

A place for preparing, cooking, baking, and selling of products on the premises.

(14) Food Truck Park

An area designated for mobile vendors (e.g., food trucks) to park and sell food, beverages, and other retail items or services to patrons. This use may include any necessary electrical outlets, seating/dining areas, restroom facilities, and trash receptables needed for the food trucks’ daily operations.

(15) Greenhouse or Nursery

A facility, structure, or area, often artificially heated and/or cooled, used as a location for cultivating plants that are used by the grower and not sold as a commercial activity. This use also includes where trees or plants are raised and/or sold, including related storage of equipment for landscape contracting and like instances.

(16) Grocery Store

A store primarily engaged in retailing a general line of food products, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry.

(17) Heavy Equipment Sales and Rental

The sales and maintenance of heavy machinery. This includes establishments primarily engaged in sales, renting, or servicing machinery and equipment for use in business, agricultural, or industrial operations. These establishments typically cater to a business clientele and do not generally operate a retail-like or store-front facility. ”Heavy machinery” includes office equipment, machinery tools, construction equipment, farm implements, excavation equipment, or transportation equipment.

(18) Hookah Lounge

An establishment that sells products and devices primarily for the purpose of smoking or vaping in various forms. These establishments sometime provide a contained area with a separate ventilation system for the purpose of smoking within the associated structure.

(19) Kennel

A facility licensed to house dogs, cats, or other household pets and/or where grooming, breeding, boarding, or training or selling of animals is conducted as business.

(20) Mixed-Use Development

The development of a tract of land or building or structure with two or more different uses such as but not limited to residential, office, retail, public, or entertainment, in a compact urban form. A mixed-use development may include a mixed-use building. A mixed-use building is a building with any of the following floor space configurations:

(A) Any general retail, office, or restaurant use on the ground floor, and residential dwelling units above the ground floor or behind the non-residential floor area.

(B) The floor space above the ground floor may be occupied by nonresidential floor area in addition to dwelling units.

(21) Office

An office for professionals, such as lawyers, architects, financiers, engineers, artists, musicians, designers, teachers, accountants, and others who, through training, are qualified to perform services of a professional nature and where no storage or sale of merchandise exists, except as accessory to the professional services.

(22) Pawn Shop / Pay Day Loans

An establishment where money is loaned on the security of personal property pledged in the keeping of the owner (pawnbroker). This includes short-term cash loan businesses (also known as payday loans), most commonly based on a borrower's personal check held for future deposit or on electronic access to the borrower's bank account.

(23) Personal Services

Shops and establishments primarily engaged in providing services generally involving the care of the person or such person's apparel, or rendering services to business establishments such as laundry or dry-cleaning retail outlets, portrait/photographic studios, beauty salons, massage spas, barber shops, employment service, or mailing or copy shops.

(24) Portable Building Sales

An establishment that displays and sells structures that are capable of being carried and transported to another location, not including mobile homes or manufactured housing.

(25) Postal Services

A local branch of the United States Postal Service or private commercial venture engaged in the distribution of mail and incidental services. This includes those establishments that reproduce printed or photographic impressions, including but not limited to the process of composition, binding, plate making, microform, type casting, presswork, and printmaking.

(26) Private Club

An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs.

(27) Restaurant

An establishment where food and drink are prepared, sold to customers, and may be consumed on the premises.

(28) Retail Store

A shop or store that, as its primary business, sells merchandise to the public. Examples include drugstores and discount department stores, and stores that sell apparel, home improvement/furnishings, toys, electronics, or sporting goods.

(29) Radio/Television Studio

A land use that broadcasts amplitude modulation or frequency modulation audio signals for general public reception.

(30) Shopping Center

A group of primarily retail and service commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, provision of aesthetically appropriate design and protection from the elements.

(31) Tasting Room

A retail establishment associated with a brewery, brewpub, distillery, or winery for the sale of beer, wine, or liquors.

(32) Taxidermist

A facility engaged in the preserving of an animal's body via mounting or stuffing for the purpose of display or study.

(33) Theater

A structure that is open to the public and is used for dramatic, operatic, musical, motion picture, or other performance or entertainment-related activities, where admission is charged per performance or event, and where there is no audience participation other than as spectators. Such establishments may include incidental services such as food and beverage sales and other concessions.

(34) Veterinarian Facility

Any facility maintained by or for the use of a licensed veterinarian to diagnose, treat, or prevent animal diseases and injuries. This use includes any necessary overnight care, medical treatment, and monitoring services for any boarded animal.

(e) Recreation Uses

(1) Amphitheater

An open area with its appurtenant facilities devoted primarily to the showing of motion picture or theatrical productions on a paid admission basis to patrons.

(2) Athletic Field, Public

An athletic field or stadium owned and operated by a public agency for the general public including a baseball field, golf course, football field, or stadium that may be lit for nighttime play. This use does not include professional sporting stadiums.

(3) Athletic Field, Private

An athletic field or stadium owned and operated by a private agency or corporation for paying patrons including a baseball field, golf course, arena, football field, or stadium that may be lit for nighttime play. This use includes those uses associated with professional sporting stadiums, arenas, and venues.

(4) Community Center, Public

A building or buildings dedicated to social and/or recreational activities, serving the City or a neighborhood and owned and operated by the City or by a nonprofit organization dedicated to promoting the health, safety, morals, or general welfare of the City.

(5) Community Center, Private

A building or buildings dedicated to social and/or recreational activities serving residents of a subdivision or development that is operated by an association or incorporated group for their use and benefit; not to be a commercial, for-profit business.

(6) Country Club

Land and buildings customarily containing a golf course and a clubhouse and available only to specific private membership; such a club may contain adjunct facilities such as a private club, dining room, swimming pool, tennis courts, and similar recreational or service facilities.

(7) Golf Course

An area with improved with trees, greens, fairways, hazards for the sport of golf, and that may include clubhouses.

(8) Health Club

An establishment that provides exercise facilities such as running, jogging, aerobics, weightlifting, indoor/outdoor sports courts, and swimming, as well as locker rooms, showers, and saunas. Uses would typically include racquetball and handball courts, tennis courts, weightlifting and exercise equipment facilities, exercise areas, swimming pools and spas, martial arts, classrooms and/or practice areas, gymnasiums and running or jogging tracks. This shall not include municipal or privately owned, access-only recreation buildings.

(9) Racetrack

A facility used for the racing of motor-driven vehicles and/or animals.

(10) Sport Shooting Range

A business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting.

(11) Park

An open recreation facility or park owned and operated by a public agency and available to the general public. A park may be privately owned.

(12) Swimming Pool

A swimming pool with accessory facilities, not part of the municipal or public recreational system and not a private swim club, but where the facilities are available to the general public for a fee.

(f) Public/Institutional Uses

(1) Cemetery

Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

(2) Civic Center

A building or complex of buildings that houses municipal offices and services and that may include cultural, recreational, athletic, convention and/or entertainment facilities owned and/or operated by a governmental agency.

(3) Civic Club or Lodge

A facility or area for a special purpose organization or for the sharing of sports, arts, literature, politics, or other similar interests, but not primarily for profit or to render a service that is customarily carried on as a business, excluding religious land uses.

(4) College or University

An institution established for educational purposes offering courses of study beyond the secondary education level, but excluding trade and commercial schools.

(5) Correctional Facility

A facility that is generally designed for the confinement, correction, and rehabilitation of adult and/or juvenile offenders sentenced by a court.

(6) Fairgrounds

An area or space either outside or within a building for the display of topic-specific goods or information. This use includes outdoor fairs, exhibitions, rodeos, and circuses.

(7) Public Library, Museum, or Art Gallery

An institution for the collection, display, and distribution of objects of art, science, or library sciences and that are sponsored by a public or quasi-public agency that is open to the general public.

(8) Religious Land Use

A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, parking, child and adult day care facilities, summer camps, recreational facilities, caretaker's quarters, food bank, thrift shop, sales of religious items, and cemeteries.

(9) School

A public or private educational facility offering instruction at the elementary, junior, and/or senior high school levels in the branches of learning and study required to be taught in the schools of Texas.

(10) Technical School

A nonacademic establishment such as a trade school, where instruction is offered in secretarial, computer and data processing, drafting, electronic repair including radio/TV repair, commercial art, allied health care, real estate, banking, restaurant operation, or similar trades, or vocational training such as

automobile body and engine repair, construction equipment operation, building trades, truck driving, and mechanical and electrical equipment/appliance repair.

(g) Industrial Uses

(1) Brewery/Distillery

The production of beer, wine and/or liquor at industrial quantities and internal large-scale commercial distribution.

(2) Commercial Cleaning Facility

An industrial facility where fabrics are cleaned with substantially nonaqueous organic solvents.

(3) Commercial Kitchen

A place for preparing, cooking, or baking of products primarily intended for off-premises distribution.

(4) Contractor's Shop and Storage Yard

The offices and/or storage facilities for a specialized trade related to construction, electric, glass, painting and decorating, welding, water well drilling, sign making, or similar items. This use includes storage yards (for equipment, materials [including sand, road-building aggregate or lumber], supplies and/or vehicles owned or rented by the establishment), roofing and sheet metal, fabrication of cabinetry and related millwork and carpentry, elevator maintenance and service, and Venetian blind and metal awning fabrication and cleaning. Incidental sales of materials are included within this definition.

(5) Industrial and Manufacturing, Heavy

The manufacturing, processing, and storing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, and machinery. This group also includes asphalt mixing plants, concrete mixing plants, smelting, animal slaughtering, oil refining, and explosives facilities.

(6) Industrial and Manufacturing, Light

Manufacturing of products, from extracted, raw, recycled, or secondary materials, including bulk storage and handling of those products and materials, or crushing, treating, washing, and/or processing of materials. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on-site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Industrial and Manufacturing, Heavy. Examples of general manufacturing include the manufacture or production of the following goods or products: apparel (including clothing, shoes, dressmaking); boats and transportation equipment; brooms; caskets; communication or computation equipment; dairy products; die-cut paperboard and cardboard; drugs, medicines, pharmaceutical; electrical equipment or machinery; farm machinery; fasteners and buttons; feed and grain; food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage); fruit and vegetable processing, canning and storage; gaskets; glass products made of purchased glass; household appliances; industrial controls; leather and allied products; lithographic and printing processes (including printing plants as defined below); mattresses; medical equipment and supplies; medicines; mill work and similar woodwork; mobile homes; musical instruments; novelties; office supplies; optical goods; photographic equipment; prefabricated and modular housing and components; printing and print supplies (including printing plants); 3-D printing, radio and TV receiving sets; sanitary paper products; scientific and precision

instruments; service industry machines; signs; textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery); tobacco products; toys, sporting and athletic goods; and watches and clocks. “A "printing plant" means a facility devoted to printing or bookbinding, including related large-scale storage and transshipment.

(7) Industrial Park

A large tract of land that has been planned, developed, and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.

(8) Research and Development

A facility (such as a laboratory) for general research, scientific research, development and/or training where assembly, integration, and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development, and training.

(9) Salvage Yard

Any building, structure, or open area used for the dismantling or wrecking of any type of used vehicles or the storage, sale, or dumping of dismounted or wrecked vehicles or their parts and accessories, including any farm vehicles or farm machinery or parts thereof, stored in the open and not being restored to operating condition, including the commercial salvaging, storage, and scraping of any other goods, articles, or merchandise. This use also includes areas in which waste or scrap materials are bought, sold, exchanged, stored, packed, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles.

(10) 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.

(11) Warehouse, Distribution, and Wholesale

A facility or area for the storage of goods, and the sale of goods to other firms for resale, including activities involving significant storage and movement of products or equipment. This use does not involve manufacturing or production. Examples include:

(A) Carting,

(B) Cold storage,

(C) Distribution facilities (as defined below),

(i) A “distribution facility” means the intake of goods and merchandise, individually or in bulk, the short-term holding or storage of such goods or merchandise, and/or the breaking up into lots or parcels and subsequent shipment off-site of such goods and merchandise. Distribution may be provided to an entity with an identity of interest in the distribution facility or to businesses and individuals unrelated to the distributor. The term "distribution facility" also includes a transshipment facility for the temporary holding, storage, and shipment of goods or vehicles.

(D) Dry goods wholesale,

(E) Express crating,

(F) Hauling,

(G) Feed locker plants,

(H) Fulfillment centers that combine storage with call centers,

(I) Hardware storage,

(J) Merchant wholesalers (such as restaurant supply sales),

(K) Warehouse or produce/fruit/food storage and wholesale structures,

(L) Wholesale sale of paper supplies, shoes, sporting goods, professional and commercial equipment and supplies, and otherwise preparing goods for transportation.

(12) Wholesale Showroom Facility

An establishment that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall maintain a minimum of 75% of its total floor area devoted to storage and warehousing not accessible to the public.

(h) Caretaking Uses

(1) Adult Day Services

A facility that offers services and activities to senior citizens, including but not limited to counseling, assistance with daily tasks, exercise, transportation, and social activities. Such facilities do not include overnight stays.

(2) Assisted Living Facility

Per the Texas Health & Safety Code, Section 247.002, “assisted living facility” means an establishment that:

(A) Furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment;

(B) Provides:

(i) Personal care services; or

(ii) Administration of medication by a person licensed or otherwise authorized in this state to administer the medication;

(C) May provide assistance with or supervision of the administration of medication; and

(D) May provide skilled nursing services for the following limited purposes:

(i) Coordination of resident care with outside home and community support services agencies and other health care professionals;

(ii) Provision or delegation of personal care services and medication administration as described by this subdivision;

(iii) Assessment of residents to determine the care required; and

(iv) For periods of time as established by department rule, delivery of temporary skilled nursing treatment for a minor illness, injury, or emergency.

(3) Chemical Dependency Facility

Per the Texas Health & Safety Code, Section 464.001:

(A) “Chemical dependency" means:

(i) Abuse of alcohol or a controlled substance;

(ii) Psychological or physical dependence on alcohol or a controlled substance; or

(iii) Addiction to alcohol or a controlled substance.

(B) “Facility” means:

(i) A public or private hospital;

(ii) A detoxification facility;

(iii) A primary care facility;

(iv) An intensive care facility;

(v) A long-term care facility;

(vi) An outpatient care facility;

(vii) A community mental health center;

(viii) A health maintenance organization;

(ix) A recovery center;

(x) A halfway house;

(xi) An ambulatory care facility; or

(xii) Any other facility that offers or purports to offer treatment.

(4) Child Care Facility, Children’s Home

A business for the care of children at a location other than a caretaker’s residence for more than 24 hours a day. See Chapter 42 of the Human Resources Code.

(5) Child Care Facility, Daycare

An establishment providing care for seven (7) or more children for less than twenty-four (24) hours a day at a location other than the permit holder’s home. A State license is required. Also includes similar terms such as nursery and child care center. See Chapter 42 of the Human Resources Code.

(6) Child Care Home (≤6 Children)

A private residence where state-licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than six (6) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day. See Chapter 42 of the Human Resources Code.

(7) Child Care Home (≥7 Children)

A private residence where state-licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than twelve (12) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day. See Chapter 42 of the Human Resources Code.

(8) Community Home for Persons with Disabilities

A residence for not more than six (6) persons with disabilities and two (2) supervisors. Such entity must be licensed and comply with Chapter 123 of the Human Resources Code. Per Section 123.002, a " person with a disability"" means a person whose ability to care for himself or herself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the person has:

(A) An orthopedic, visual, speech, or hearing impairment;

(B) Alzheimer's disease;

(C) Pre-senile dementia;

(D) Cerebral palsy;

(E) Epilepsy;

(F) Muscular dystrophy;

(G) Multiple sclerosis;

(H) Cancer;

(I) Heart disease;

(J) Diabetes;

(K) Autism; or

(L) Mental illness.

Per Section 123.003, "The use and operation of a community home that meets the qualifications imposed under this chapter is a use by right that is authorized in any district zoned as residential."

(9) Funeral Services

An establishment used primarily for human funeral services, which may or may not include facilities on the premises for embalming and performing of autopsies or other surgical procedures. Examples include funeral homes, mortuaries, crematoriums, or columbaria.

(10) Halfway House

A licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently.

(11) Medical Care Facility

A facility, whether or not licensed or required to be licensed by the State of Texas, by or in which facilities are maintained, furnished, conducted, operated, or offered to prevent, diagnose, or treat human disease, pain, injury, deformity, or physical condition, whether medical or surgical, of two or more non-related mentally or physically sick or injured persons; or for the care of two or more non-related persons requiring or receiving medical, surgical, or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled. This use includes an intermediate care facility, mental facility, outpatient surgery center, birthing facility, diagnostic imaging facility, radiation therapy facility, dialysis facility, medical/physical rehabilitation and trauma unit, or related institution or facility that offers treatment on an outpatient basis. This use may be operated for profit or nonprofit, privately owned, or operated by a local government unit. This use includes any hospital, defined as any licensed and State of Texas accredited health care institution with an organized medical and professional staff and with inpatient

beds available around-the-clock, whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services (such as emergency care).

(12) Medical Office

A public or private, profit or nonprofit facility, office, suite for the reception and treatment of outpatient persons physically or mentally ill, injured, handicapped, or otherwise in need of physical or mental diagnosis, treatment, care, or similar service where licensed medical, dental, and other health care professionals conduct outpatient services. No overnight patients shall be kept on the premises. This use typically includes physician and dental offices.

(i) Transportation Uses

(1) Airport

A place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers and/or freight.

(2) Bus Terminal

Any premises for the transient housing or parking of motor-driven buses and the loading and unloading of passengers.

(3) Parking Facility

An area for parking light or heavy load vehicles.

(4) Railroad Station

Any premises for the transient parking of trains and the loading and unloading of passengers.

(5) Railroad Team Track and Right-of-Way

A facility/place for the loading and unloading of materials on trains.

(6) Transit Station

An area or Facility where people wait for transportation services.

(7) Truck or Motor Freight Terminal

A building or area in which freight brought by motor truck is assembled and/or stored for shipping by motor truck.

(j) Infrastructure Uses

(1) Electrical Substation

A subsidiary station in which electric current is transformed.

(2) Gas Metering Station

A facility at which natural gas flows are regulated and recorded.

(3) Gas Metering Station with Odorizer

A facility at which natural gas flows are regulated and recorded that may use a device to odorize gas at the facility.

(4) Governmental Service Yard

An area for the servicing and storing vehicles or other property of a governmental agency.

(5) Power Plant

An industrial facility using solar, wind, water, electric, or other sources to generate electric power.

(6) Radio, TV, or Microwave Operations, Amateur

The transmission and retransmission of radio, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or for financial gain.

(7) Radio, TV, or Microwave Operations, Commercial

The transmission and retransmission of radio, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or financial gain.

(8) Recycling Facility

A facility used for the collection and/or processing of recyclable material. Processing means the preparation of material for efficient shipment by such means as baling, compacting, flattening, grinding, crushing, mechanical sorting, or cleaning. Such a facility, if entirely enclosed within a building or buildings, shall be considered a warehouse.

(9) Solid Waste Facility / Landfill

A facility where non-hazardous wastes are taken from collection vehicles, temporarily stored, and ultimately relocated to a permanent disposal site. This includes any facility, incinerator, landfill, materials recovery facility, municipal solid waste landfill, private or public solid waste management facility, recovered materials processing facility, sanitary landfill, or solid waste management facility.

(10) Solid Waste Transfer Station

A facility and/or premises at which solid waste is temporarily deposited prior to ultimate removal to a permanent solid waste storage site.

(11) Telephone Exchange

A switching or transmitting station owned by a public utility but not including business offices, storage, or repair shops or yards.

(12) Utility Shop

The pole yard, maintenance yard, and/or administrative offices of a municipality or franchised utility.

(k) Agriculture Uses

(1) Agriculture

The use of land for the production of plants and animals useful to humans, including, to a variable extent, the preparation of these products for human use and their disposal by marketing or otherwise, and includes horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bee, hatcheries, and any

and all forms of farm products and farm production. This includes accessory uses for treating or storing farm products and equipment.

(2) Agritainment

Events and activities that allow for recreation, entertainment, and tourism that is in conjunction with on-going agricultural activities on-site (examples include corn mazes, hayrides, and petting zoos).

(3) Feedlot

An area or facility primarily engaged in feeding animals. These animals are kept for the products they produce or for eventual sale.

(4) Stable, Commercial

A structure housing horses that are boarded or rented to the public or any stable other than a private stable, but not including a sale barn, auction, or similar trading activity. Accessory uses are permitted and include but are not limited to offices, storage areas, caretaker's quarters, educating and training in equitation, and caring for, breeding, or training horses associated with the stable use.

(l) Accessory Uses

(1) Accessory Building

An accessory building or use is one that:

(A) Is subordinate to and serves a principal building or principal use; and

(B) Is subordinate in area, extent, or purpose to the principal building or principal use served; and

(C) Contributes to the comfort, convenience, and necessity of occupants of the principal building or principal use served; and

(D) Is located on the same building lot as the principal use served. If connected to the principal building, an open-air structure with three or fewer walls is not considered a building addition to the main building.

(2) Accessory Dwelling Unit

An additional dwelling unit integrated within a single-family dwelling, or located in a detached accessory building, such as carriage houses or agricultural-type outbuildings, located on the same lot as single-family dwellings. This use also includes similar uses like servant's quarters and guard residences.

(3) Barndominium

An accessory structure that includes living space and barn space on an agricultural property. This definition does not include barns detached from the living space operating as a separate structure.

(4) Carport

A structure open on a minimum of three sides designed or used to shelter vehicles, not to exceed 24 feet on its longest dimension.

(5) Donation Collection Bin

An accessory structure where clothes, goods, products, and other items are placed for donation and are subsequently delivered to a charitable organization for public consumption.

(6) Fuel Pump

A stand-alone fuel dispenser that has one (1) or more nozzles or sets of nozzles, which in turn are separately connected to a distinct system that records the fuel pumped by a single vehicle and the corresponding payment owed for that fuel.

(7) Home Occupation

An occupation, profession, domestic craft, or economic enterprise that is customarily conducted in a "residential dwelling" as hereinafter defined, subject to compliance with each of the conditions established in Division 3.

(8) Garage

A detached accessory building or portion of the main building for the parking or temporary storage of automobiles of the occupants of the premises; if occupied by vehicles of others, it is a storage space.

(9) Outdoor Dining

An outdoor accessory space reserved for customers at a restaurant, which may be uncovered or covered by a canopy, awning, or similar design feature.

(10) Outdoor Display

The outside arrangement of goods, materials, products, or other equipment on a lot for consumer sales.

(11) Outdoor Storage

The outside keeping of goods, materials, products, containers, or other equipment on a lot.

(12) Retail Ice and Dispensed Water Sales

Establishment offering automated retail sale of bagged or bulk ice, and dispensed water through a coin-operated machine enclosed in a masonry structure; ice is frozen and bagged on-site.

(13) Service Bay

An opening in a wall or building, whether with or without bay doors, which is designed to allow vehicle access.

(14) Stable, Private

An accessory use designated for quartering horses on private property.

(15) Swimming Pool, Private

A swimming pool on private property for the use of the property owner, including family and guests.

(16) Wind Energy Conversion System

A wind-driven turbine (whether roof or tower mounted), and associated control or conversion electronics for the purpose of providing electrical power to a privately owned lot or parcel. These systems are considered accessory uses in all zoning districts.

(m) Temporary Uses

(1) Batching Plant

A temporary manufacturing facility for the production of concrete or asphalt during construction of a project and to be removed when the project is completed.

(2) Construction Yard

A storage yard or assembly yard for building materials and equipment directly related to a construction project and subject to removal at the completion of construction and subject to the same restrictions as field office.

(3) Farmers Market

A site or an area where space is rented to individual vendors who sell agricultural or horticultural goods. Vendors may also include specialty food producers selling baked goods, candies, chocolates, jams, jellies, spices, condiments, cheeses, eggs, milk, honey, meats, fish, pasta, and the like, but this definition does not include the sale of arts and crafts products, or any other item as specified in the "flea market" definition.

(4) Field or Sales Office

A building or structure, of either permanent or temporary construction, used in connection with a development or construction project for display purposes or for housing temporary supervisory or administrative functions related to development, construction or the sale of real estate properties within the active development or construction project. Permits for "temporary buildings" shall be issued for a period of time not to exceed 18 months. Extensions may be granted only by the City Council. Upon due notice and hearing by and before the City Council, any such permits granted may be revoked if the City Council finds the use of the building or structure is contrary to the intent of this article or results in increased noise, traffic, or other conditions considered to be a nuisance or hazard.

(5) Flea Market

A site where space inside or outside a building is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, artwork, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term "flea market" shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.

(6) Itinerant Vendor

Any person, whether principal or agent, who engages in a temporary or transient business, either in one locality or in traveling from place to place, selling goods, wares, merchandise, and/or services and who, for the purpose of carrying on such business, hires, leases or occupies land for the exhibition and sale of such goods, wares, merchandise, and/or services.

(7) Seasonal Roadside Stand

Any structure or land used by the property owner, their family, or tenants to sell agricultural or horticultural produce, livestock, or merchandise principally produced on that farm, that is clearly an accessory use of the premises and does not change its character. This may also include the sale of produce grown on other farms and accessory products.

Sec. 9.04.082. Key Terms

(a) A Terms

(1) Administrative Official

The officer or other designated authority charged with administering and enforcing this Zoning Ordinance, or their duly authorized representative.

(2) Alley

A public minor way, which is used primarily for secondary vehicular service access to the back or side of properties otherwise abutting on a street or highway.

(3) Amenity

Specific items for multi-family development that provide opportunities for residents to participate in on-site leisure or recreational activities.

(4) Anna Code

The Anna City Code of Ordinances.

(5) Applicant

See Property Owner or Developer.

(6) Application

A written request for approval required by this Zoning Ordinance.

(7) Average Maintained Horizontal Illuminance

The density of light flux in an outdoor area or areas calculated:

(A) On a horizontal plane at ground level;

(B) As an average flux density over the surface of the outdoor area or areas; and

(C) Applying a light loss factor calculated by methods prescribed by the lighting handbook of the Illuminating Engineering Society or any successor publication; with calculations made by, or on the basis of lighting plans other information provided by, manufacturers or suppliers of outdoor light fixtures and made in a manner consistent with the lighting handbook of the Illuminating Engineering Society or any successor publication.

(8) Awning

A roof-like cover that can be removed that projects from the wall of a building.

(b) B Terms

(1) Balcony

An elevated platform projecting from the wall of a building and enclosed by a railing or parapet.

(2) Block

That property abutting on one side of the street and lying between the nearest intersecting or intercepting streets or nearest intersecting or intercepting street and railroad right-of-way, waterway, or other barrier to or gap in the continuity of development along such street.

(3) Board of Adjustment

The City of Anna's appointed Board of Adjustment.

(4) Building

Any structure built for the support, shelter, or enclosure of persons, chattels, or movable property of any kind. When such structure is divided into separate parts by one or more unpierced walls extending from the ground up, each part is deemed a separate building, except as regards minimum side yards.

(5) Building Line

A line parallel or approximately parallel to the street line at a specific distance therefrom marking the minimum distance from the street line that a building may be erected.

(6) Building Permit

A permit issued by the City before a building or structure is started, improved, enlarged, or altered as proof that such action complies with the Anna code.

(c) C Terms

(1) Caliper

The diameter of the trunk of a tree measured from breast height. This measurement is typically taken between four (4) to six (6) feet above ground level.

(2) Canopy

See Awning.

(3) Canopy Tree

A large tree that reaches a 25-foot minimum crown spread at maturity.

(4) Carport

A structure that is open on at least two (2) sides, covered with a roof and constructed specifically for the storage of one or more automobiles; utility room may be included.

(5) Certificate of Occupancy

An official certificate issued by the building inspector that indicates conformance with or approved conditional waiver from the zoning regulations and authorized legal use of the premises for which it is issued.

(6) City

The City of Anna, Texas, unless otherwise expressly stated.

(7) City Council

The duly elected governing body of the City of Anna, Texas.

(8) City Engineer

A licensed professional engineer, or firm of licensed professional consulting engineers, that has been specifically employed by the City to assist in engineering-related matters. The City Manager may assign the duties of the City Engineer to another City official whether or not licensed as a professional engineer.

(9) City Manager

The person holding the position of the City's chief executive officer (e.g., City Manager), as appointed by the City Council.

(10) Class 1 Lighting

All outdoor lighting used for, but not limited to, outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities, and other similar applications where color rendition is important to preserve the effectiveness of the activity. Recognized class 1 uses are: outdoor eating and retail food or beverage service areas; outdoor maintenance areas; display lots; assembly areas such as concert or theater amphitheaters.

(11) Class 2 Lighting

All outdoor lighting used for, but not limited to, illumination for walkways, roadways, equipment yards, parking lots, and outdoor security where general illumination for safety or security of the grounds is the primary concern.

(12) Class 3 Lighting

Any outdoor lighting used for decorative effects including, but not limited to, architectural illumination, flag and monument lighting, and illumination of trees, bushes, etc.

(13) Comprehensive Plan

The long-range planning and development policy of the City and adjoining areas as adopted by the City Council, including all its revisions and plan elements (including, but not limited to, the future land use plan, thoroughfare plan, parks master plan, etc.). This plan indicates the general locations recommended for various land uses, transportation routes, public and private buildings, streets, parks, water and wastewater facilities, and other public and private developments and improvements. The comprehensive plan is titled the Anna 2050 Comprehensive Plan.

(14) Contiguous

Lots are contiguous when at least one boundary line or point of one lot touches a boundary line, or lines, or point of another lot.

(15) Corner Lot

A lot that has more than one intersecting street frontage (with the exception of alleys).

(16) Corner Side Yard

The yard abutting a street on a corner lot perpendicular to where the primary building entrance is to be located.

(17) Cornices

The uppermost member of a classical entablature, consisting typically of a cymatium, corona, and bed molding.

(18) County

The department, offices, and services of Collin County, Texas.

(19) County Clerk

The person holding the office of County Clerk where they are responsible for local elections and maintaining public records. This term shall also include any designee of the County Clerk.

(20) Covered Parking

Any type of structure that provides cover over the length of a vehicle and shall be at least 10 feet wide and 20 feet deep. This includes carports, car garages, and any other structure that may cover a vehicle.

(21) Crown Spread

The average horizontal width of the tree's crown taken from dripline to dripline.

(22) Cul-de-sac

A street having only one outlet to another street, and that terminates on the opposite end by a vehicular turnaround or "bulb." The length of a cul-de-sac is to be measured from the intersection center point of the adjoining through street to the midpoint of the cul-de-sac bulb.

(23) Cutoff Light Fixture

A luminaire light distribution where no more than 25 candela per 1,000 lamp lumens is emitted above the horizontal.

(d) D Terms

(1) DBH

The abbreviation for diameter at breast height that measures the caliper of a tree.

(2) Decision-Making Body

The person or body responsible for acting on a development application.

(3) Density

The ratio of dwelling units per gross acre of platted area being developed.

(4) Developer

The owner of land proposed to be developed as a residential or nonresidential subdivision, or the owner's authorized representative. The developer may as be referred to as an applicant.

(5) Development

Any activity that requires the submission of a subdivision plat or the securing of a building permit.

(6) Directly Visible

Allowing a direct line-of-sight to the light source or lamp.

(7) Director

A person hired or designated by the City Manager to supervise or oversee the City's Development Services Department, and to exercise the authority of the Director. This includes the Director's designee.

(8) Dormer

An opening in a sloping roof, the framing of which projects out to form a vertical wall suitable for windows or other openings.

(9) Downspout

A pipe for carrying rainwater down from the roof's horizontal gutters.

(10) Downtown Arterial

A street classification identified in the Anna Master Thoroughfare Plan intended to primarily serve Downtown Anna. This street classification is reserved for State Highway 5/Powell Parkway.

(11) Downtown Type A Street

A street classification identified in the Anna Downtown Plan intended to primarily serve the Downtown Anna area.

(12) Downtown Type B Street

A street classification identified in the Anna Downtown Plan intended to primarily serve the Downtown Anna area.

(13) Downtown Type C Street

A street classification identified in the Anna Downtown Plan intended to primarily serve the Downtown Anna area.

(14) Downtown Type D Street

A street classification identified in the Anna Downtown Plan intended to primarily serve the Downtown Anna area.

(15) Dwelling Unit

A room or a group of rooms including cooking accommodations, occupied by one family, and in which not more than two persons, other than members of the family, are lodged or boarded for compensation at any one time.

(e) E Terms

(1) Easement

Any area within, on, over, and/or under real property in which the City (and/or another entity, such as a franchised utility) has an interest involving a right of use of the property and/or right to exclude uses of the property–such as requiring removal of all or any part of any buildings, fences, trees, shrubs, or other improvements or uses that interfere with the lawful purpose of the holder of the easement–including but not limited to those required for provision of sidewalks, utility services, or access to property or equipment owned and/or maintained by the City.

(2) Elevation

See Façade.

(3) Extraterritorial Jurisdiction (ETJ)

The area of land lying outside and adjacent to the corporate limits of the City over which the City has legal control as set forth in Chapter 42 of the Texas Local Government Code.

(f) F Terms

(1) Façade

The exterior of a building.

(2) Family

One or more persons, related by blood, marriage, or adoption, occupying a dwelling unit as a single, nonprofit housekeeping unit, but not including a group occupying a hotel, boardinghouse, club, dormitory, fraternity or sorority house.

(3) Fence

A permanent barrier that is not a screening device but offers privacy between uses. Fences are typically located on residential lots and are wood constructed. All fences shall comply with the requirements established in Sec. 9.04.046(d).

(4) Fenestration

The design, proportioning, and disposition of windows and other exterior openings of a building.

(5) Flat Roof

A roof laid horizontally at an angle of less than 10 degrees.

(6) Flood Lamp

A specific form of lamp designed to direct its output in a specific direction (a beam) with a reflector formed from the glass envelope of the lamp itself, and with a diffusing glass envelope.

(7) Floodplain

The land adjoining the channel of a river, stream, or watercourse that has been or may be covered by floodwater. Any land covered by the water of a 100-year frequency storm is considered in the floodplain and must comply with the engineering criteria found in the subdivision regulations and other relevant regulations of the City.

(8) Floodway

Area regulated by federal, state, or local requirements to provide for discharge for the base flow, so that the cumulative increase in water surface elevation is no more than a designated amount within the 100-year floodplain. A river, channel, or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Normally, the floodway will include the stream channel and that portion of the adjacent land areas required to pass the base flood (100-year flood) discharge without cumulatively increasing the water surface elevation at any point more than one foot above that of the pre-floodway condition, including those designated on the flood insurance rate map.

(9) Footcandle

One lumen per square foot. Unit of illuminance. It is the luminous flux per unit area in the Imperial system. One footcandle equals approximately 10 (10.76) lux.

(10) Front Yard

A yard across the full width of the lot extending from the front line of the primary building to the front property line.

(11) Frontage

All the property abutting on one side of a street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of a dead-end street, or village boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts. Where a lot abuts more than one street, the Planning and Zoning Commission shall determine the frontage for purposes of this Article.

(12) Frontage Buildout

The required location where a building, or portion of a building must front.

(13) Full Cutoff Light Fixture

A luminaire with light distribution such that no light is emitted above the horizontal.

(g) G Terms

(1) Gable Roof

A roof with two slopes – front and rear – joining at a single ridge line parallel to the entrance façade.

(2) Gambrel Roof

A ridged roof with two slopes at each side, the lower slopes being steeper than the upper slopes.

(3) Garbage, trash, or refuse container

A container used for, but not limited to, receiving garbage designed and intended to be lifted by forks or other device mounted on a vehicle and the contents emptied into that part of the vehicle designed to receive the same.

(4) Glare

The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility; blinding light. The magnitude of glare depends on such factors as the size, position, brightness of the source, and on the brightness level to which the eyes are adapted.

(5) Grade

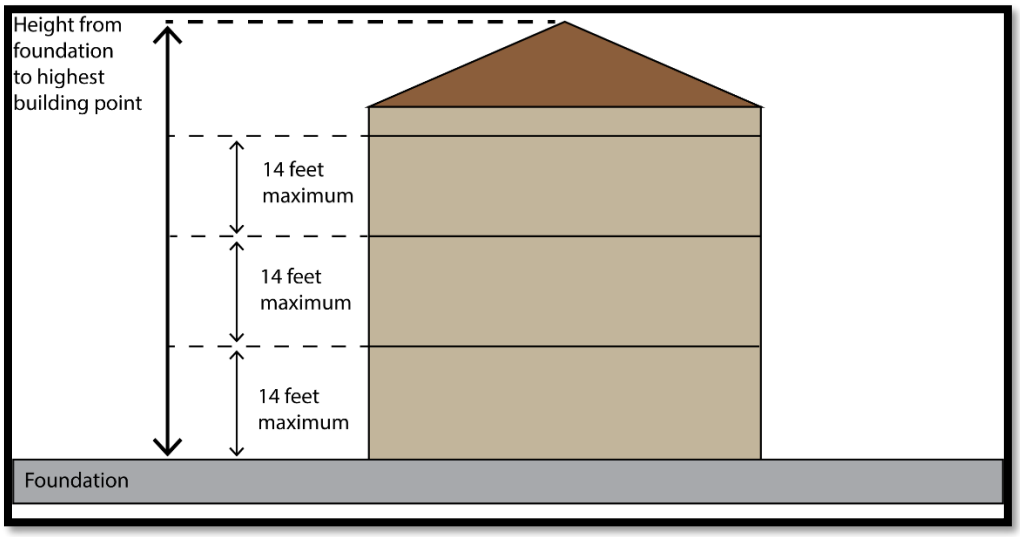
When used as a reference point in measuring height of a building, the “grade” shall be the average elevation of the finished ground at the exterior walls of the primary building.

(h) H Terms

(1) Height

The vertical distance from the top of the building or structure's foundation to either the highest point of that building or highest point of any permanent part of that structure other than the building. Height, where not regulated in feet, is regulated by stories. A story is equal to fourteen (14) feet measured vertically for purposes of measuring structures (see Figure 18: Height Measurement).

Figure 18: Height Measurement



(2) Highway

A street classification identified in the Anna Master Thoroughfare Plan reserved for streets that have consistent speeds of 55 mph or more and have, or are planned to have, frontage streets for access.

(3) Hip Roof

A roof with four sloped sides. The sides meet at a ridge at the center of the roof. Two of the sides are trapezoidal in shape, while the remaining two sides are triangular, and thus meet the ridge at its end-point.

(4) Homeowners Association

A formal nonprofit organization operating under recorded land agreements through which:

(A) Each lot and/or property owner in a specific area is automatically a member; and

(B) Each lot or property interest is automatically subject to a charge for a proportionate share of the expense for the organization's activities, such as the maintenance of common property; and

(C) The charge, if unpaid, becomes a lien against the nonpaying member's property.

This term is synonymous with Property Owners Association.

(i) I Terms

(1) IESNA

The acronym for the Illuminating Engineering Society of North America (IESNA).

(2) Illuminance

The amount of light falling onto a unit area of surface (luminous flux per unit area), measured in lumens per square meter (lux) or lumens per square foot (footcandles).

(3) Installed

The attachment, or assembly fixed in place, connected to a power source, of any outdoor light fixture.

(4) Internal Landscape Area

The remaining property exclusive of the street yard and required landscape buffers.

(5) Intersection Visibility Triangle

The triangular-shaped area at the intersection of two streets that must be kept clear to ensure visibility at the intersection.

(j) J Terms

(1) Junk

Those materials and products of older scrap copper; brass; rope; rags; batteries; paper; trash; rubber; debris; waste; junked, dismantled, scrapped or wrecked motor vehicle or associated parts; iron; steel; or other old or scrap materials.

(k) K terms

(1) Key Lot

An interior lot, one side of which is contiguous, or separated only by an alley, to the rear line of a corner lot.

(l) L Terms

(1) Landscape Plan

An independent plan that is a part of the site plan process that shows a site's required landscaping.

(2) Light Trespass

Light falling where it is not wanted or needed, typically across property boundaries.

(3) Lighting Zones

The four lighting zones are based on the zoning districts or overlays established by the zoning ordinance.

(4) Loading Space

An off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley, or other appropriate means of access.

(5) Local Street

A street classification identified in the Anna Master Thoroughfare Plan intended to provide users with a high amount of access. All streets that are not identified in the Anna 2045 Master Thoroughfare Plan are considered Local Streets. A Local Street typically has a design of 31 feet of pavement width that allows one lane in each direction and parking on both sides of the street.

(6) Lot

A divided or undivided tract or parcel of land having frontage on a public or private street, and which is, or which may in the future be, offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract; and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed of record at the County.

(7) Lot Coverage

The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot.

(8) Lot Depth

The distance between the front lot line and the rear lot line.

(9) Lot of Record

A lot, which is part of a subdivision, the plat of which has been recorded in the office of the county clerk of Collin County, or a parcel of land, the deed for which was recorded in the office of the county clerk, Collin County, prior to January 1, 1986. A lot of record is an official lot having less area, width, or depth than the requirements of this Zoning Ordinance prior its adoption.

(10) Lot Width

The distance parallel to the front lot line, measured at the front building setback line. Lot width on a curving front lot line means the distance parallel to the tangent of the front lot line at the building setback line. The lot width and the lot frontage may have different lengths on an irregularly shaped lot as they are measured at different points on the lot.

(11) Louver

A window blind or shutter with horizontal slats angled to let in light and air, but keep out the rain, direct sunshine, and noise.

(12) Lumen

A unit of luminous flux; used to measure the amount of light emitted by lamps.

(13) Luminaire

The complete lighting assembly (including the lamp, housing, reflectors, lenses and shields), less the support assembly (pole or mounting bracket); a light fixture. For purposes of determining total light output from a luminaire or light fixture (see under this section, “Outdoor light output, total”), lighting assemblies that include multiple unshielded or partially shielded lamps on a single pole or standard shall be considered as a single unit.

(14) Luminous Tube

A glass tube filled with a gas or gas mixture (including neon, argon, mercury, or other gases), usually of small diameter (10-15 millimeter), caused to emit light by the passage of an electric current, and commonly bent into various forms for use as decoration or signs. A neon tube does not include common fluorescent tubes.

(15) Lux

A unit of illuminance equal to one lumen per square meter. One lux equals approximately 0.1 (0.093) footcandles.

(m) M Terms

(1) Major Arterial

A street classification identified in the Anna Master Thoroughfare Plan intended to provide mobility to nearby areas outside the City while also providing access to major developments. The typical cross-section is a six-lane divided design within 120 feet of total right-of-way (ROW) width.

(2) Major Collector

A street classification identified in the Anna Master Thoroughfare Plan intended to connect neighborhoods to each other with a high amount of access, but a low amount of mobility compared to arterials or highways. A Major Collector typically has no dwellings fronting on it, and are designed within 80 feet of ROW with a higher travel speed than a Minor Collector.

(3) Major Recreational Equipment

Includes boats and boat trailers, travel trailers, pickup campers, or coaches (designed to be mounted on automotive vehicles), motorized dwellings including motor homes, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.

(4) Major Revisions/Amendments

Any revision(s) that the Director determines is not a minor revision. A major revision constitutes a new application submittal.

(5) Mansard Roof

A roof with two slopes on each side, with the lower slope being nearly vertical and the upper slope nearly horizontal.

(6) Mayor

The elected person who is the presiding officer of all Council meetings, is the official head of the City government, and is entitled to vote on all items before the City Council, except as otherwise restricted by the Anna Charter.

(7) Mechanical Equipment

Equipment such as air-conditioning compressors, swimming pool pumps and filters, and similar devices that are intended to provide a performative function for a use, building, or structure.

(8) Minor Arterial

A street classification identified in the Anna Master Thoroughfare Plan intended to provide connections between major developments and neighborhoods and are best suited for roads with moderate speeds. The typical cross section is a 4-lane divided design within 90 feet of total ROW width.

(9) Minor Collector

A street classification identified in the Anna Master Thoroughfare Plan intended to connect neighborhoods to each other with a high amount of access, but a low amount of mobility compared to arterials or highways. A Minor Collector typically provides mobility within a neighborhood but does not

have houses fronting them, and are designed as a 3-lane undivided roadway within 60 feet of ROW with a lower travel speed than a Major Collector.

(10) Minor Revisions/Amendments

Those revisions that are necessary in light of technical considerations discovered after the decision on the development application, and which do not substantively change the character of the development approval.

(11) Molding

A decorative strip of wood used for architectural purposes.

(12) Multi-class Lighting

Any outdoor lighting used for more than one purpose, such as security and decoration, such that its use falls under the definition of two or more classes as defined for class 1, 2, and 3 lighting.

(n) N Terms

(1) Net Acreage

The total area of the development project.

(2) Network Node

A type of telecommunications facility, also known as small wireless facility.

(3) Nonconforming Lot

A lot that does not conform to the regulations of this Zoning Ordinance, but that was lawfully established under the regulations in force at the time the lot was established and has been in regular use since that time.

(4) Nonconforming Site Feature

A site plan feature, such as landscaping, parking, setbacks, etc., that does not conform to the regulations of this Zoning Ordinance, but that was lawfully established under the regulations in force at the time the site plan was approved and has been in regular use since that time.

(5) Nonconforming Structure

A building or structure, or portion thereof, that does not conform to the regulations of this Zoning Ordinance, but that was lawfully constructed under the regulations in force at the time of construction.

(6) Nonconforming Use

A use that does not conform to the use regulations of this Zoning Ordinance, but that was lawfully established under the regulations in force at the time the use was established and has been in regular use since that time.

(7) Nonconformity

The collective term for all nonconforming situations.

(o) O Terms

(1) Offset

A specified projection or recession that runs vertically along the entirety of a building wall.

(2) Opaque

That a material does not transmit light from an internal illumination source.

(3) Oriel

A bay window supported from below by corbels or brackets.

(4) Ornamental Tree

A small tree that reaches a 15-foot minimum crown spread at maturity.

(5) Outdoor Light Fixture

An outdoor illuminating device, outdoor lighting or reflective surface, luminous tube, lamp or similar device, permanently installed or portable, used for illumination, decoration, or advertisement. Such devices shall include, but are not limited to lights used for:

(A) Parking lot lighting;

(B) Roadway lighting;

(C) Buildings and structures;

(D) Recreational areas;

(E) Landscape lighting;

(F) Billboards and other signs (advertising or other);

(G) Product display area lighting;

(H) Building or structure decoration; and

(I) Building overhangs and open canopies.

(6) Outdoor Light Output, Total

The initial total amount of light, measured in lumens, from all lamps used in outdoor light fixtures. The term includes all lights and luminous tubing used for class 1, class 2, class 3, and multi-class lighting, and lights used for external illumination of signs, but does not include lights used to illuminate internally illuminated signs or luminous tubing used in neon signs. For lamp types that vary in their output as they age (such as high-pressure sodium, fluorescent, and metal halide), the initial lamp output, as defined by the manufacturer, is the value to be considered. For determining compliance, total outdoor light output standards, the light emitted from lamps in outdoor light fixtures is to be included in the total output as follows:

(A) Outdoor light fixtures installed on poles (such as parking lot luminaires) and light fixtures installed on the sides of buildings or other structures, when not shielded from above by the structure itself as defined in subsections (B), (C), and (D) of this definition, are to be included in the total outdoor light output by simply adding the initial lumen outputs of the lamps;

(B) Outdoor light fixtures installed under canopies, buildings (including parking garage decks), overhangs or roof eaves where all parts of the lamp or luminaire are located at least five feet but less than 10 feet from the nearest edge of the canopy or overhang are to be included in the total outdoor light output as though they produced only one-quarter of the lamp's rated initial lumen output;

(C) Outdoor light fixtures installed under canopies, buildings (including parking garage decks), overhangs or roof eaves where all parts of the lamp or luminaire are located at least 10 feet but less than 30 feet

from the nearest edge of the canopy or overhang are to be included in the total outdoor light output as though they produced only one-tenth of the lamp's rated initial lumen output; and

(D) Outdoor light fixtures installed under canopies, buildings (including parking garage decks), overhangs, or roof eaves where all parts of the lamp or luminaire are located 30 or more feet from the nearest edge of the canopy or overhang are not to be included in the total outdoor light output. Such lamps must however conform to the lamp source and shielding requirements of subsection (g) of this section.

(7) Outside Runs

Those associated animal facilities that are fenced in and designated as an area where animals run, play, and exercise.

(p) P Terms

(1) PAM

The abbreviation for a Pre-Application Meeting that is optional for application submittal.

(2) Parapet

A low, protective wall at the edge of a terrace, balcony, or roof, especially that part of an exterior wall, fire wall, or party wall that rises above the roof.

(3) Parking Space

A permanently surfaced area either within a structure or in the open, not on public right-of-way, exclusive of driveways or access drives, for the parking of one vehicle.

(4) Permeable Surface

A surface that does not impede the absorption of water.

(5) Person

An individual, company, joint stock company, firm, proprietorship, business, corporation, organization, government or governmental subdivision or agency, business trust, estate, trust, partnership, co-partnership, association, and any other legal entity or their legal representatives, agents or assigns. Notwithstanding any other provision of the code, each and every code provision–including but not limited to every prohibition, requirement, and penalty–applies to both natural persons and corporations, partnerships, and all other legal entities or organizations.

(6) Pitched Roof

A roof that has a slope.

(7) Planned Development

(A) Land under unified control, including developed as a whole; in a single development operation or a definitely programmed series of development operations, including all lands and buildings; for principal and accessory structures and uses substantially related to the character of the district; according to comprehensive and detailed plans which include not only streets, utilities, and lots or building sites, but also site plans, floor plans, and elevations of all buildings as intended be located, constructed, used, and related to each other, and detailed plans for other uses and improvements on the land as related to the buildings; and with a program for provision, operation and maintenance of

such areas, improvements, facilities, and services as will be for common use by some or all of the occupants of the district, but will not be provided, operated, or maintained at general public expense.

(B) A concept and a zoning classification that may include, in addition to planned unit development, commercial, shopping center, and industrial uses or combination thereof, which may be intended to serve areas within the district and areas without the district.

(8) Planning and Development Regulations

Chapter/Article 9 on the Anna Code of Ordinances.

(9) Planning and Zoning Commission

The City of Anna's appointed Planning and Zoning Commission.

(10) Planning Department

The City's department, and related employees, that have been specifically created and maintained by the City to assist in planning and zoning related matters. This term shall also apply to any official City employee in the Planning Department, including any practicing, professional land planner, administrative support, and/or firm of professional land planners.

(11) Plat

A preliminary plat of a subdivision, a final plat of a subdivision, a development plat, or an amending plat or replat, as determined by the context.

(12) Plinth

The usually square slab beneath the base of a column, pier, or pedestal. Also, a continuous, usually projecting course of stones forming the base or foundation of a wall.

(13) Porte-cochere

A permanent structure that is structurally and aesthetically integrated into a residence, and that is erected over a driveway to allow for the parking of vehicles. Such structure is open on two (2) sides and provides covered, direct access to a primary or secondary entrance to the structure.

(14) Primary Building

A building in which is conducted the principal use of the lot on which it is situated.

(15) Private Street

A classification of streets that are owned and maintained by a homeowners' association or property owner's association, and which are not dedicated to the public.

(16) Property Owner

Any person or firm, association, syndicate, general or limited partnership, corporation, trust or other legal entity, or any agent thereof, that has sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these subdivision regulations. In any event, the term "property owner" shall be restricted to include only the owner(s) or authorized agent(s) of such owner(s), such as a developer, of land sought to be subdivided.

(17) Public Hearing

A meeting held by the Planning and Zoning Commission, Board of Adjustment, or City Council where action is conducted on an application after public commentary is heard.

(18) Public Improvements

Facilities, infrastructure, and other appurtenances, typically owned and maintained by the City (but not necessarily located upon City-owned property or right-of-way). Public improvements can be located upon public property or upon private property in a public easement. Public improvements serve a public purpose in providing a needed service or commodity, such as wastewater collection and treatment and water storage and distribution, and protect the general health, safety, welfare and convenience of the City's residents, including efficiency in traffic circulation and access for emergency services. The term "public improvements" shall not include facilities or infrastructure of private providers of utility services other than water and wastewater, but shall be deemed to include facilities and infrastructure that the City would normally require of a development but which will be owned and maintained by an entity such as a homeowners' association, as in the case of private streets.

(19) Public View

A view from any public or City right-of-way or access easement.

(q) Q Terms

(1) Quoin

An external solid angle of a wall, or one of the stones forming such an angle, usually differentiated from the adjoining surfaces by material, texture, color, size, or projection.

(r) R Terms

(1) Rear Yard

A yard between the rear property line and the rear line of the primary building and the side property lines.

(2) Recreational Vehicle

A vehicular, portable item that can be transported over the highways and containing living or sleeping accommodations, such structure being designed and actually used as a temporary dwelling during travel for recreation and pleasure purposes, and not exceeding eight feet in width and not exceeding 22 feet in length.

(3) Residential District

Those zoning districts where residential uses are the primary uses. Residential Districts are those designated as SF-20.0, SF-14.5, SF-20.0, SF-12.0, SF-10.5, SF-8.4, SF-7.2, SF-6.0, MD, and MF, unless specified otherwise.

(4) Rezoning

An amendment to the Official Zoning Map to effect a change in the nature, density, or intensity of uses and development characteristics allowed on a property.

(5) Right-of-Way

A parcel of land occupied, or intended to be occupied, by a street or alley. Where appropriate, "right-of-way" may include other facilities and utilities such as sidewalks; railroad crossings; electrical, communication, oil and gas facilities; water and sanitary and storm sewer facilities; street improvements; and any other special use. The use of right-of-way shall also include parkways and medians outside of the paved portion of the street. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from

the lots or parcels adjoining such right-of-way and shall not be included within the dimensions or areas of such lots or parcels.

(6) Roof

The external upper covering of a building, including the frame for supporting the roofing.

(7) Roof Line

The height that is defined by the intersection of the roof of the building and the wall of the building; except, for mansard-type roofs, the roof line means the top of the lower slope of the roof. Roofs with parapet walls completely around the building and not exceeding four feet in height may be considered as the roof line.

(s) S Terms

(1) Screening Device

A barrier of permanent material of sufficient height and density so that the objects being screened are not visible from any point on the lot line when viewed from the ground level. All screening devices shall comply with the requirements established in Sec. 9.04.046(c).

(2) Searchlight

A lighting assembly designed to direct the output of a contained lamp in a specific tightly focused direction (a beam) with a reflector located external to the lamp, and with a swiveled or gimbaled mount to allow the assembly to be easily redirected. Searchlights include such lights that are used commonly to sweep the sky for advertisement purposes.

(3) Setback

A line, generally parallel with and measured from the property line, defining the limits of a yard in which no building, other than accessory buildings nor structure may be located above ground, except as may be provided in this Zoning Ordinance. See definition of "Yard."

(4) Shielding

When the light emitted from the fixture is projected below a horizontal plane running through the lowest point of the fixture where light is emitted.

(5) Shutters

Pairs of solid or slatted window coverings, traditionally hinged to the exterior of a building to either side of a window, used to block light or wind from the interior of a building.

(6) Side Yard

A yard between the primary building and the adjacent side property line, and extending entirely from a front yard to the rear yard.

(7) Site Plan

A detailed, scaled drawing of all surface improvements, structures, uses, and utilities proposed for development associated with this Zoning Ordinance.

(8) Specific Use Permit

A permit granted on a discretionary and conditional basis by the City Council, which authorizes a land use in a zoning district in which that use is not normally permitted. All requirements of a Specific Use Permit are in addition to and supplement Zoning Ordinance requirements.

(9) Specified Anatomical Area

Less than opaquely covered human genitals, pubic region, or pubic hair; or less than opaquely covered perineum, buttock, or anus; or less than opaquely covered female breast below a point immediately above the top of the areola.

(10) Specified Sexual Activities

Human genitals in a discernible state of sexual stimulation or arousal; or acts or representations of human masturbation, sexual intercourse, sodomy, bestiality, excretory functions, sadism, masochism, lewd exhibition of genitals; or fondling or other erotic touching of human genitals, pubic region or pubic hair, perineum, buttock or anus, or female breast.

(11) Spot Lamp

A specific form of lamp designed to direct its output in a specific direction (a beam) with a reflector formed from the glass envelope of the lamp itself, and with a clear or nearly clear glass envelope. Spot lamps are those lamps so designated by the manufacturers.

(12) Spot Light

A lighting assembly designed to direct the output of a contained lamp in a specific tightly focused direction (a beam) with a reflector located external to the lamp.

(13) Staff Committee

The committee responsible for providing commentary and insight at Pre-Application Meetings.

(14) Stealth Design

Any telecommunication facility that is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to look like another object, such as a light pole, clock towers, bell steeples, or a tree.

(15) Stepback

A line, generally parallel with and measured from the property line, in which a structure's third or greater story is set back.

(16) Story

That portion of a building included between the surface of a floor and the surface of a floor next above it, or if there is no floor above it, then the portion of the building between the surface of a floor and the ceiling or roof above it. A basement shall be counted as a story for the purposes of height regulations, if the vertical distance from grade to the ceiling is more than seven feet.

(17) Street

That part of a right-of-way, whether public or private and however designated, which provides vehicular access to adjacent land and other streets and may include additional facilities for transportation of persons, utilities, drainage, and other street improvements.

(18) Street Yard

The area between the front property line and the minimum front setback line.

(19) Street, Downtown Arterial

See Downtown Arterial.

(20) Street, Downtown Type A

See Downtown Type A Street.

(21) Street, Downtown Type B

See Downtown Type B Street.

(22) Street, Downtown Type C

See Downtown Type C Street.

(23) Street, Downtown Type D

See Downtown Type D Street.

(24) Street, Highway

See Highway.

(25) Street, Local

See Local Street.

(26) Street, Major Arterial

See Major Arterial.

(27) Street, Major Collector

See Major Collector.

(28) Street, Minor Arterial

See Minor Arterial.

(29) Street, Minor Collector

See Minor Collector.

(30) Stringcourse

A horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the wall.

(31) Structural Alteration

Any change, addition, or modification in construction in the supporting members of a building, such as exterior walls, bearing walls, beams, columns, foundations, girders, floor joists, roof joists, rafters, or trusses.

(32) Subdivision

A division or re-division of any tract of land situated within the City's corporate limits or its extraterritorial jurisdiction into two or more parts, lots or sites, for the purpose, whether immediate or future, of sale, division of ownership, or building development. "Subdivision" includes re-subdivisions of land or lots that are part of a previously recorded subdivision.

(33) Submittal

See Application.

(34) Submittal Date

The date when forms, fees, plans, information, and copies have been submitted to the City (or other employee authorized to received applications) for the purposes of meeting requirements for a development application.

(t) T Terms

(1) TCEQ

The Texas Commission on Environmental Quality or any successor agency of the State of Texas.

(2) Temporary Lighting

Lighting which does not conform to the provisions of this section and which will not be used for more than one 30-day period within a calendar year, with one 30-day extension. Temporary lighting is intended for uses that by their nature are of limited duration, for example, holiday decorations, civic events, or construction projects.

(3) Tenant

A distinct user that occupies a portion of a multi-tenant building, lot, or development, regardless of the legal arrangement allowing occupancy between the owner of the building, lot, or development and the user.

(u) U Terms

(1) Uplighting

Lighting that is directed in such a manner as to shine light rays above the horizontal plane.

(2) Use

The purpose for which land or a building or structure thereon is designed, arranged, intended, or maintained or for which it is or may be used or occupied. This definition does not alter or affect the definition of nonconforming use.

(v) V Terms

(1) Variance

An adjustment in application of the specific regulations of the zoning regulations to a particular parcel of property which, because of special conditions or circumstances, peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district.

(2) Vehicle

Any automobile, truck, camper, van, trailer, or any device capable of transporting persons or property and shall be considered a "vehicle" in both moving and stationary modes, irrespective of condition.

(3) Visible Light Reflectance

The amount of light reflected away by a glass window's film.

(w) W Terms (Reserved)

(x) X Terms

(1) Xeriscape

A type of landscaping design that uses a combination of native plants and grasses, approved hardscapes, and drought-tolerant ground covers and planting materials for the purpose of conserving water and protecting the local environment.

(y) Y Terms

(1) Yard

The open area between building setback lines and lot lines.

(z) Z Terms

(1) Zoning District

A portion of the territory of the city within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of the city's zoning ordinance, as amended.

(2) Zoning Map

The official map of Anna upon which the boundaries of the various zoning districts are drawn and which is an integral part of the Zoning Ordinance, which may also be cited as the Official Zoning Map.

(3) Zoning Ordinance

The City of Anna's zoning regulations as codified in Article 9.04 of the Anna Code, as amended, as well as zoning ordinances not codified in this code that zone or rezone particular tracts of property.

Item No. 33.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/7/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone two vacant lots on 0.5± acre located at the southwest corner of W. Second Street and N. Riggins Street from SF-1 Single-Family Residential to Downtown (DT) District to allow for future development of a Health Club. Applicant: 7th Day Investments LLC – William Tyler.

SUMMARY:
The applicant is requesting to rezone the property to the Downtown (DT) zoning district to allow for commercial development within the Core (CE) zone.

The intent of the DT zoning district is to enhance the significance of the City's authentic core to residents, tourists, and visitors and serve as a support and stimulus to business and industry and to create an attractive and functional downtown as envisioned in the Anna 2050 Downtown Master Plan.

Surrounding Land Use and Zoning

North	Vacant lot, zone SF-1 Single-Family Residential
East	Dallas Area Rapid Transit ROW and railroad, zoned SF-1 Single-Family Residential
South	Single-family, detached dwelling, zoned SF-1 Single-Family Residential
West	Religious facility, zoned SF-1 Single-Family Residential

Future Land Use Plan – The subject property is located within the Downtown Core zone as defined by the Anna 2050 Downtown Master Plan, and identified as Adaptive Reuse/Infill.

The Anna 2050 Downtown Master Plan suggests that future land use decisions for Adaptive Reuse/Infill development should accommodate the existing neighborhood fabric, while encouraging a transition to a more active environment and a more diverse building stock.

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

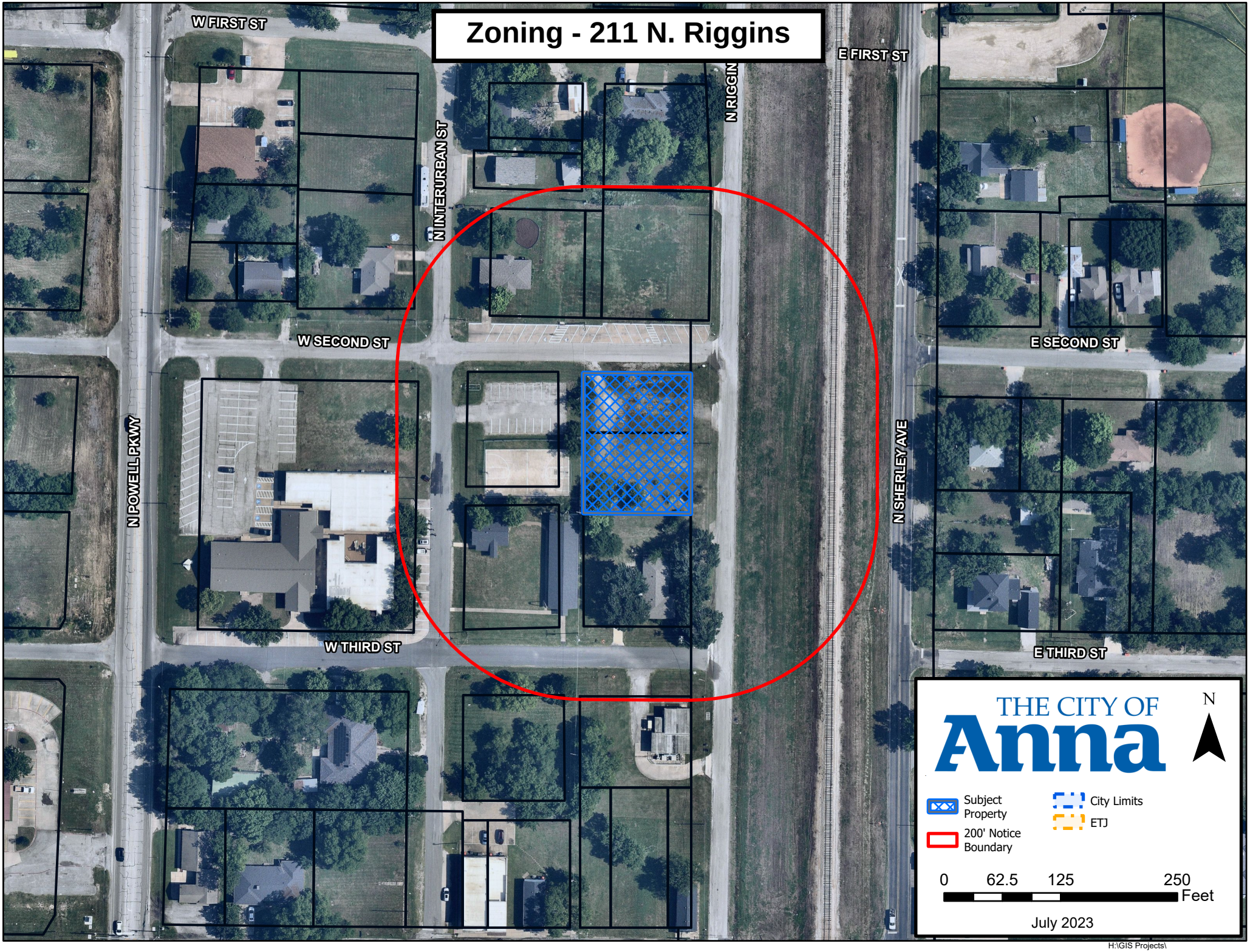
FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:

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

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

ATTACHMENTS:
1. 211 N Riggins Zoning Locator Map
2. P&Z Application


Zoning - 211 N. Riggins
W FIRST ST
E FIRST ST
N INTERURBAN ST
N RIGGIN
W SECOND ST
E SECOND ST
N POWELL PKWY
N SHERLEY AVE
W THIRD ST
E THIRD ST
THE CITY OF
Anna
N
Subject Property
200' Notice Boundary
City Limits
ETJ
0 62.5 125 250
Feet
July 2023
H:\GIS Projects\

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Original Donation Total Number of Acres: 0.459

Zoning Classification(s): SF-1 Total Number of Lots: 3

Location: SWC of W. Second Street & N. Riggins Street

Property Owner Information & Authorization

Name/Company: 7th Day Investments LLC - William Tyler

Address: PO Box 349

City: Melissa State: TX Zip Code: 75454

Phone: 972-741-4745 Email: joe@7thdayinvestments.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Casey McBroom *(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: 7-5-23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared mgp William Tyler Joseph *(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 July, 2023

MARIA GENOVEVA PEREZ
Notary Public, State of Texas
Comm. Expires 01-27-2027
Notary ID 13417078-8

[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: CASEY MCBROOM

Company: CROSS ENGINEERING CONSULTANTS

Address: 1720 W. VIRGINIA STREET

City: MCKINNEY State: TX Zip Code: 75069

Phone: 972-562-4409 Email: CMCBROOM@CROSSENGINEERING.BIZ