



AGENDA
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 1, 2020 @ 7:00 P.M.

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Tuesday, September 1, 2020, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items.

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Planner II Lauren Mecke (LMECKE@annatexas.gov) by September 1, 2020, no later than 5:00 PM so it may be read into the record.

No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Location Map**

Consent Items

5. Consider/Discuss/Action on a recommendation regarding the White Oaks Addition, Block A, Lot 1-5 Final Plat. Applicant: Tyler Rank
6. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek Revised Preliminary Plat. Applicant: Jay Reissig, Peloton Land Solutions
7. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek - North Preliminary Plat. Applicant: Jay Reissig, Peloton Land Solutions
8. Consider/Discuss/Action to approve minutes of the August 3, 2020 Planning and Zoning Commission meeting.

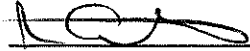
Public Hearing Items

9. A) Conduct a public hearing regarding a request to amend Article 9.04 Zoning Ordinance and Article 9.05 Signs of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances in order to amend regulations pertaining to sign variances.

B) Consider/Discuss/Action on a recommendation regarding a request to amend Article 9.04 Zoning Ordinance and Article 9.05 Signs of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances in order to amend regulations pertaining to sign variances.

Adjorn

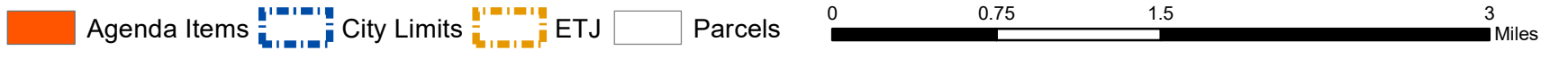
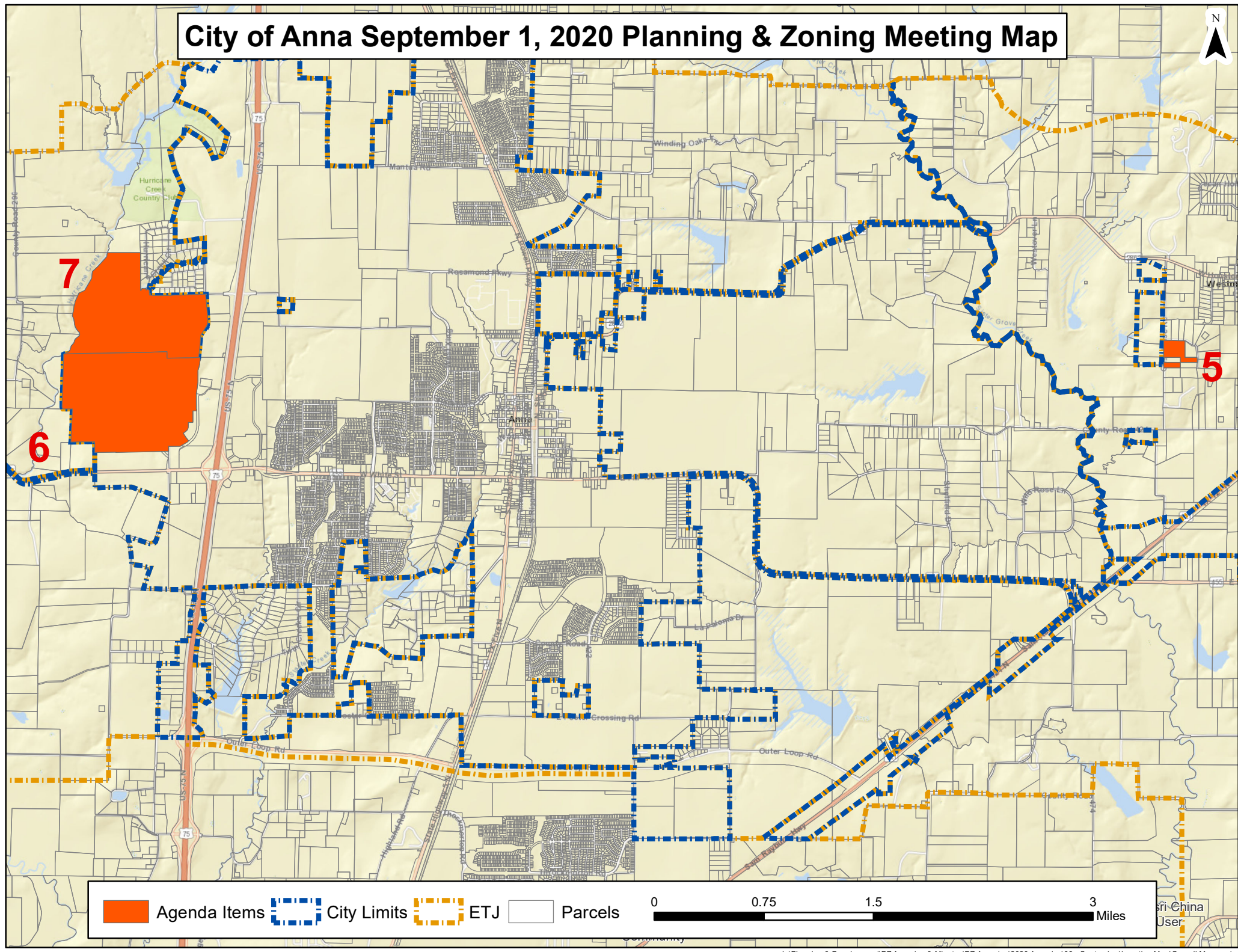
This is to certify that I, Ross Altobelli, Director of Development Services, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. August 28, 2020.



Ross Altobelli
Director of Development Services

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 9729243325 two working days prior to the meeting so that appropriate arrangements can be made

City of Anna September 1, 2020 Planning & Zoning Meeting Map



CITY OF ANNA
Planning & Zoning Commission
September 1, 2020

Final Plat: White Oak Addition, Block A, Lots 1-5

Applicant: Tyler Rank

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the White Oak Addition, Block A, Lots 1-5 Final Plat.

SUMMARY:

Five lots on 15.9± acres located at the southeast corner of CR 511 and White Oak Circle.
Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

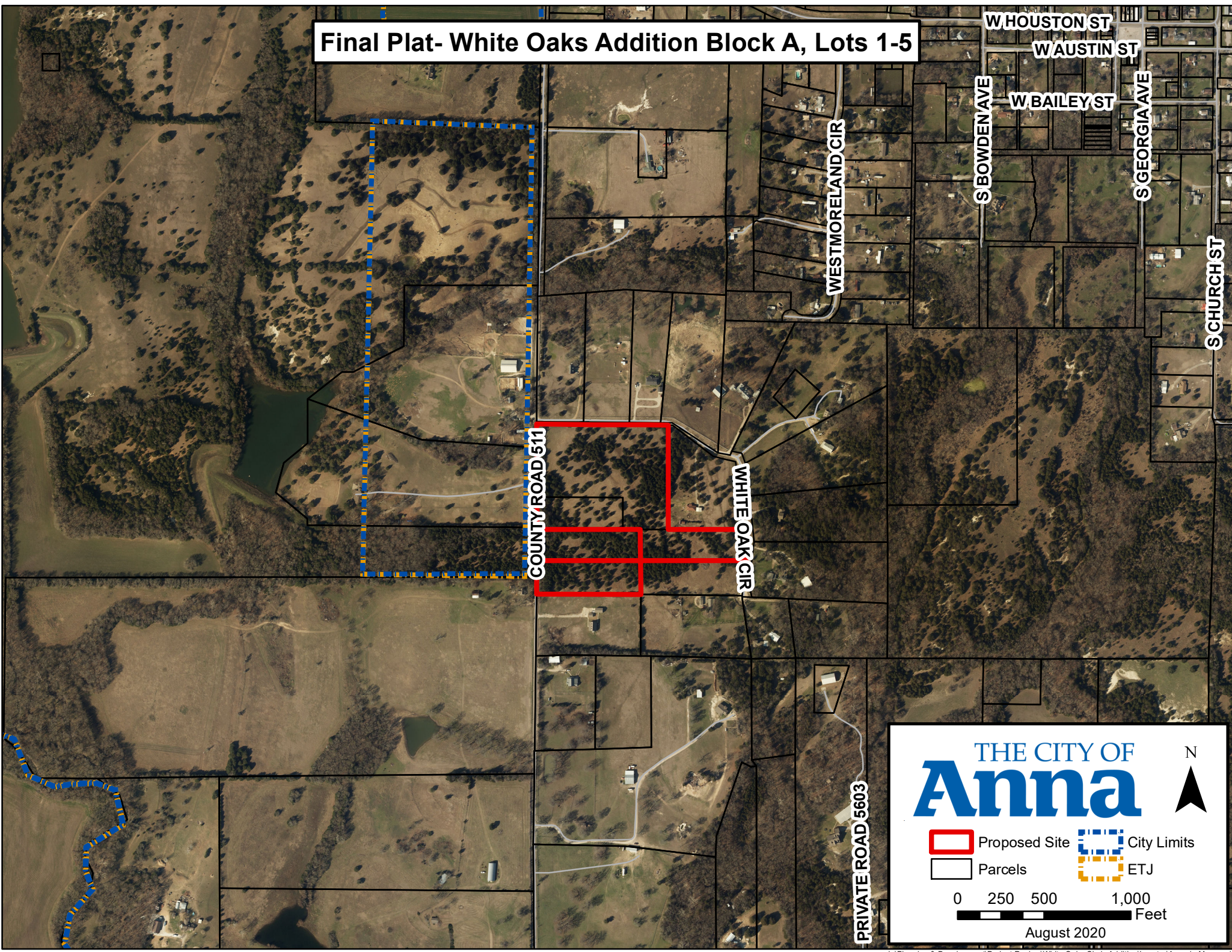
Recommended for approval subject to the addition of language from the on-site sewage facility review by Collin County Development Services.

ATTACHMENTS:

Locator

Exhibit

Final Plat- White Oaks Addition Block A, Lots 1-5



THE CITY OF
Anna



- Proposed Site
- City Limits
- Parcels
- ETJ

0 250 500 1,000
Feet

August 2020

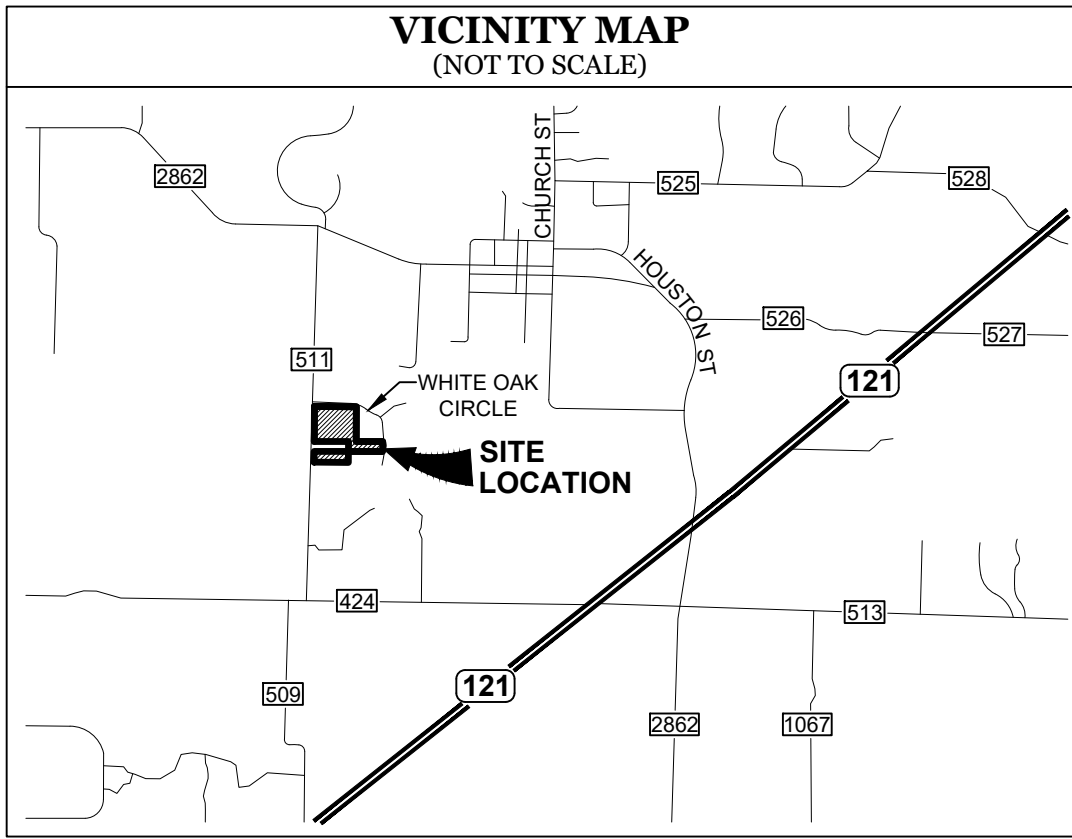


EXHIBIT A

- GENERAL NOTES**
- 1.) The purpose of this plat is to create 5 official lots of record from 3 tracts of land.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0180J.
 - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Anna, Collin County, 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

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas _____
CHAPEL HILL INVESTMENTS, LTD
VOL. 4613, PG. 879
(DOCUMENT NO. 00-0018302)
O.P.R.C.C.T.

LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Project	2003.011	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	08/17/2020	
Drafter	TAR	

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

OWNER
Brunhild Investments, Inc.
Contact: Steve Brunhild
P.O. Box 6062
McKinney, TX 75071
(972) 800-9831

OWNER
Bobby and Victoria Melton
5305 Oakley Road
McKinney, Texas 75070
(214) 924-1894

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
Collin County Development Services

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2020
by the City Council, City of Anna, Texas.

Mayor _____
ATTEST: _____
City Secretary _____

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **Brunhild Investments, Inc., Bobby Melton and Victoria Melton**, are the owners of a total of 18.43 acres of land out of the **JOHN ROWLAND SURVEY, ABSTRACT NUMBER 784**, situated in Denton County, Texas and being a portion of a called 10.7096 acre tract of land conveyed to Brunhild Investments, Inc. by deed of record in Volume 4206, Page 1919 - (Document No. 98-0073879) of the Official Public Records of Collin County, Texas, also being all of a called 2.100 acre tract of land conveyed to Bobby and Victoria Melton by deed of record in Document No. 20200116000072810 of said Official Public Records, and a portion of a called 10.429 acre tract of land conveyed to Brunhild Inv., Inc. by deed of record in Volume 4551, Page 927 - (Document No. 99-0143708) of said Official Public Records, and being more particularly described in two (2) parts, by metes and bounds as follows:

PART 1 - LOTS 1-4, BLOCK A:

BEGINNING, at a Mag nail found at or near the intersection of the center of County Road 511 and the center of White Oak Circle, being in the East line of a called 19.28 acre tract of land conveyed to Kile Publishing, Inc. by deed of record in Document No. 92-0026238 of said Official Public Records, also being the Southwest corner of a called 4.610 acre tract of land conveyed to Daniella Pappas by deed of record in Document No. 20161108001521390 of said Official Public Records, also being the Northwest corner of said 10.7096 acre tract and hereof;

THENCE, S89°36'29"E, leaving the East line of said 19.28 acre tract, along or near the center of White Oak Circle, along the North line of said 10.7096 acre tract and in part, the common South line of said 4.610 acre tract, in part, the common South line of a called Tract 2 - 4.716 acre tract of land conveyed to Daniel and Niki Jackson by deed of record in Document No. 20140707000693750 of said Official Public Records, in part, the common South line of a called 3.559 acre tract of land conveyed to Philip and Jonnye Bower by deed of record in Document No. 20190808000952470 of said Official Public Records, and in part, the common South line of a called Tract 2 - 6.087 acre tract of land conveyed to Andria Lai by deed of record in Document No. 20160331000383300 of said Official Public Records, passing at a distance of 715.90 feet, a 1/2 inch iron rod found at the common South corner of said 3.559 acre tract and said 6.087 acre tract, and continuing a total distance of 749.23 feet to a 1/2 inch iron rod with orange plastic cap stamped "Premier Surveying" found at the Northwest corner of a called 5.148 acre tract of land conveyed to Julio and Armida Tanguma by deed of record in Document No. 98-0095435 of said Official Public Records, being the Northeast corner of said 10.7096 acre tract, for the most Northerly Northeast corner hereof;

THENCE, S00°15'21"W, leaving the South line of said 6.087 acre tract and White Oak Circle, along the East line of said 10.7096 acre tract and the common West line of said 5.148 acre tract, passing at a distance of 30.14 feet, a 3/4 inch iron rod found and continuing a total distance of 620.77 feet to a 1/2 inch iron rod with orange plastic cap stamped "Premier Surveying" found in the North line of said 10.429 acre tract, being the Southwest corner of said 5.148 acre tract, for an inner ell corner hereof;

THENCE, S89°55'31"E, along the North line of said 10.429 acre tract and the common South line of said 5.148 acre tract, passing at a distance of 443.46 feet, a 3/4 inch iron rod found and continuing a total distance of 473.57 feet to a 1/2 inch iron rod with orange plastic cap stamped "Premier Surveying" found at the Northeast corner of said 2.715 acre tract of land conveyed to David and Angela Huth by deed of record in Document No. 20100811000833490 of said Official Public Records, also being the Southeast corner of said 5.148 acre tract, also being the Northeast corner of said 10.429 acre tract, for the most Easterly Southeast corner hereof;

THENCE, S06°07'39"E, along the East line of said 10.429 acre tract and the common West line of said 5.6874 acre tract, along White Oak Circle, a distance of 72.36 feet to a 1/2 inch iron rod found at the Northwest corner of a called 6.1297 acre tract of land conveyed to Terry and Lezlee Kocian by deed of record in Volume 4692, Page 2252 (Document No. 2000-0063790) of said Official Public Records, being the Southwest corner of said 5.6874 acre tract;

THENCE, S06°46'49"W, along White Oak Circle, along the East line of said 10.429 acre tract and the common West line of said 6.1297 acre tract, a distance of 106.55 feet to a 1/2 inch iron rod with orange plastic cap stamped "Premier Surveying" found at the Northeast corner of a called 2.715 acre tract of land conveyed to David and Angela Huth by deed of record in Document No. 20200108000031990 of said Official Public Records, for the Most Easterly Southeast corner hereof;

THENCE, N89°54'23"W, leaving the West line of said 6.1297 acre tract, along the North line of said 2.715 acre tract, passing at a distance of 19.82 feet, a cotton spindle found and continuing a total distance of 607.14 feet to a 1/2 inch iron rod with orange plastic cap stamped "Premier Surveying" found at the Northwest corner of said 2.715 acre tract, being the Southeast corner of a called 2.500 acre tract of land conveyed to Daniel Rojas by deed of record in Document No. 20200518000718480 of said Official Public Records;

THENCE, N00°46'46"E, along the East line of said 2.500 acre tract, a distance of 177.58 feet to a 1/2 inch iron rod with orange plastic cap stamped "Premier Surveying" found in the South line of said 10.7096 acre tract, being the Northeast corner of said 2.500 acre tract;

THENCE, N89°55'31"W, along the North line of said 2.500 acre tract, being in part, the common South line of said 10.7096 acre tract and in part, the common South line of said 2.100 acre tract, passing at a distance of 116.93 feet, a 1/2 inch iron rod with orange plastic cap stamped "Premier Surveying" found at the Southeast corner of said 2.100 acre tract and continuing a total distance of 613.18 feet to a Mag nail found at or near the center of County Road 511, being the Southeast corner of a called 18.06 acre tract of land conveyed to Glen Davis by deed of record in Document No. 2011830000915630 of said Official Public Records, also being the Northwest corner of said 2.500 acre tract, also being the Southwest corner of said 2.100 acre tract for the most Westerly Southwest corner hereof;

THENCE, N00°15'09"E, along or near the center of County Road 511, being the West lines of said 2.100 acre tract and said 10.7096 acre tract, also being the common East lines of said 18.06 acre tract and said 19.28 acre tract, a distance of 624.92 feet to the **POINT OF BEGINNING**, and enclosing 13.21 acres (575,584 square feet) of land, more or less.

PART 2 - LOT 5, BLOCK A:

BEGINNING, at a Mag nail found at or near the center of County Road 511, being in the East line of a called North Tract - 39.197 acre tract of land conveyed to Chapel Hill Investments, LTD by deed of record in Volume 4613, Page 879 - (Document No. 00-0018302) of said Official Public Records, also being the Northeast corner of a called 4.928 acre tract of land conveyed to Jason W. Pipkin by deed of record in Document No. 20150917001184860 of said Official Public Records, also being the Southwest corner of said 10.429 acre tract and hereof;

THENCE, N00°15'09"E, along or near the center of County Road 511, being the West line of said 10.429 acre tract, and in part, the common East line of said 39.197 acre tract and in part, the common East line of a called 399.6595 acre tract of land conveyed to Brunhild Investments, Inc. by deed of record in Document No. 92-0033855 of said Official Public Records, a distance of 190.95 feet to a Mag nail found at the Southwest corner of a called 2.500 acre tract of land conveyed to Daniel Rojas by deed of record in Document No. 20200518000718480 of said Official Public Records, for the Northwest corner hereof;

THENCE, S89°56'48"E, leaving the East line of said 399.6595 acre tract and County Road 511, along the South line of said 2.500 acre tract, a distance of 611.55 feet to a 1/2 inch iron rod with orange plastic cap stamped "Premier Surveying" found at the Southeast corner of said 2.500 acre tract, being the Northwest corner of a called 2.715 acre tract of land conveyed to David and Angela Huth by deed of record in Document No. 20200108000031990 of said Official Public Records, for the Northeast corner hereof;

THENCE, S00°19'22"W, along the West line of said 2.715 acre tract, a distance of 196.09 feet to a 1/2 inch iron rod with orange plastic cap stamped "Premier Surveying" found in the North line of a called 5.025 acre tract of land conveyed to James J. Patterson and wife, Lavona S. Patterson by deed of record in Volume 1812, Page 965 of the Deed Records of Collin County, Texas, being the South line of said 10.429 acre tract, also being the Southwest corner of said 2.715 acre tract, for the Southeast corner hereof;

THENCE, N89°27'57"W, along the South line of said 10.429 acre tract, being in part, the common North line of said 5.025 acre tract and in part, the common North line of said 4.928 acre tract, a distance of 611.32 feet to the **POINT OF BEGINNING**, and enclosing 2.72 acres (118,325 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Brunhild Investments, Inc., Bobby Melton and Victoria Melton**, do hereby adopt this plat, designating herein described property as **WHITE OAKS ADDITION**, an addition to the City of Anna, Collin County, Texas, and do hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility 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 its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **Brunhild Investments, Inc.**

OWNER: **Bobby Melton**

OWNER: **Victoria Melton**

BY: _____ Date _____
Steve Brunhild

BY: _____ Date _____
Bobby Melton

BY: _____ Date _____
Victoria Melton

STATE OF _____ §
COUNTY OF _____ §

STATE OF _____ §
COUNTY OF _____ §

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Steve Brunhild**, 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 considerations therein expressed and in the capacity therein stated.

BEFORE ME, the undersigned authority, on this day personally appeared **Bobby Melton**, 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 considerations therein expressed and in the capacity therein stated.

BEFORE ME, the undersigned authority, on this day personally appeared **Victoria Melton**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas _____

Notary Public in and for the State of Texas _____

Notary Public in and for the State of Texas _____

FINAL PLAT WHITE OAKS ADDITION LOTS 1-5, BLOCK A

BEING 15.93 ACRES OF LAND SITUATED IN THE
JOHN ROWLAND SURVEY, ABSTRACT No. 784
CITY OF ANNA, COLLIN COUNTY, 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

CITY OF ANNA
Planning & Zoning Commission
September 1, 2020

Revised Preliminary Plat: The Villages of Hurricane Creek
Applicant: Jay Reissig

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek Revised Preliminary Plat.

SUMMARY:

615 single-family residential lots, 22 common area lots, two parkland lots, one amenity center, and one civic center (fire station) lot on 368.2± acres located on the west side of future Standridge Boulevard 662± feet north of West White Street (FM 455). Zoned Planned Development 689-2015.

RECOMMENDATION:

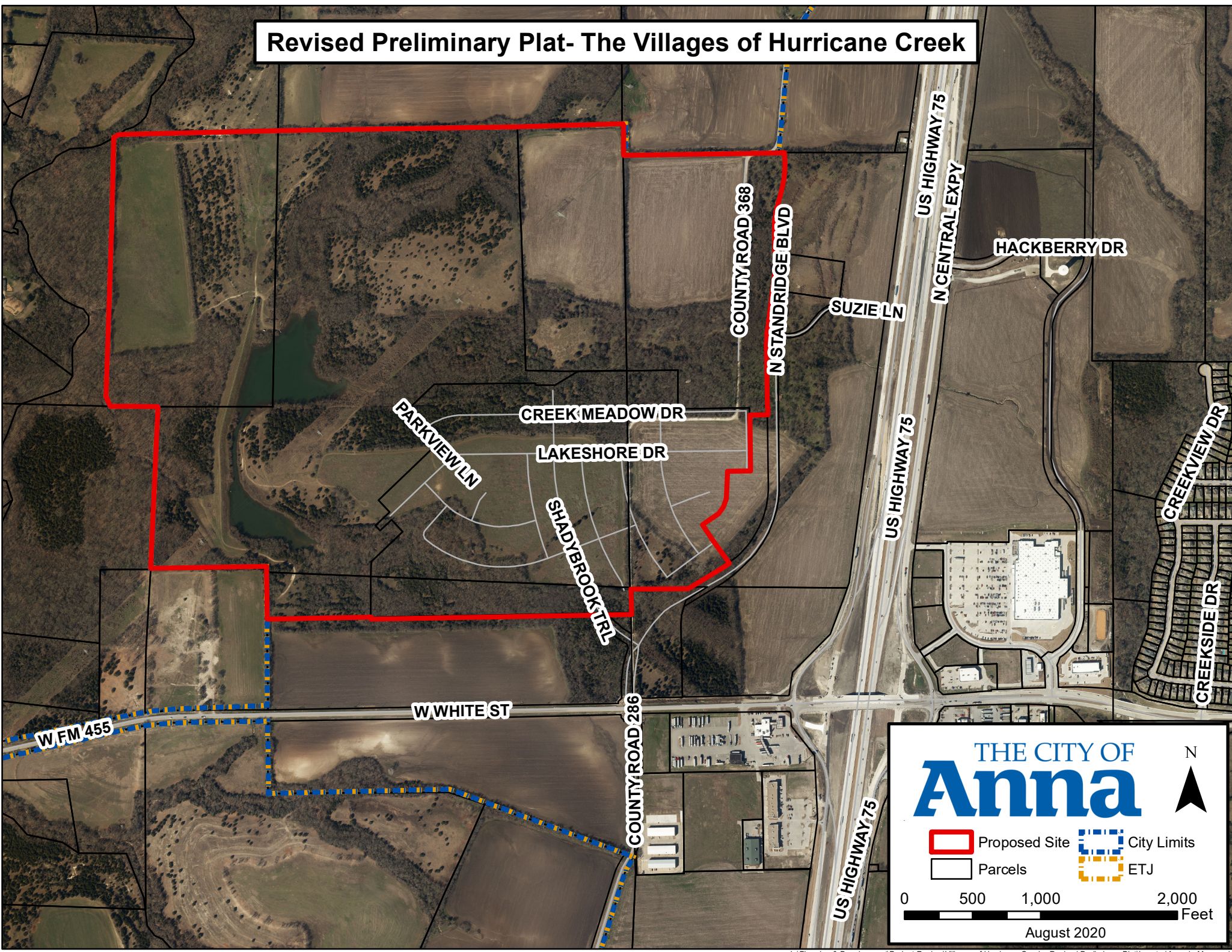
Recommend for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Revised Preliminary Plat- The Villages of Hurricane Creek



THE CITY OF
Anna

- Proposed Site
- City Limits
- Parcels
- ETJ

0 500 1,000 2,000 Feet

August 2020

LEGEND	
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
TYP	TYPICAL
ROW	RIGHT OF WAY
①	BLOCK DESIGNATION
	EXISTING TREE CANOPY
	PRE-PROJECT 100 YEAR FLOODPLAIN
	EXISTING FEMA 100 YEAR FLOODPLAIN
PROCT	PLAT RECORDS, COLLIN COUNTY, TEXAS

DESCRIPTION:

BEING that certain tract of land situated in the Joseph Boyle Survey, Abstract Number 105, the John Coffman Survey, Abstract Number 197, the J.M. Kincade Survey, Abstract Number 509, the J.W. Mitchell Survey, Abstract Number 565, and the W. Rattan Survey, Abstract Number 752, Collin County, Texas, and being a portion of those tracts of land referred to as Tract 1 and Tract 2 in deed to CADG Hurricane Creek LLC recorded in Instrument Number 20150529000631020 of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "PELTON" found for the most southerly southwest corner of said CADG Tract 1, being the northwest corner of a tract of land described by deed to WBK Partners LTD. recorded in Volume 4292, Page 27 and being in the east line of a tract of land described by deed to Sunlit Holdings LLC recorded in Instrument Number 20180925001201240 referred to as Tract 2 of said (O.P.R.C.C.T.);

THENCE N 01° 00' 29" W, 387.21 feet with the common line between said CADG Tract 1 and said Sunlit Holdings to a fence corner post;

THENCE S 89° 10' 05" W, 849.68 feet continuing with said common line to a fence corner post being the northwest corner of said Sunlit Holdings and the southeast corner of that tract of land described by deed to J. L. Rattan Estate recorded in Volume 343, Page 327 of said (O.P.R.C.C.T.);

THENCE with the common line between said CADG Tract 1 and said J.L. Sunlit Rattan Estate Tract the following bearings and distances:

N 02° 34' 09" E, 1,187.49 feet to a 1/2 inch iron rod found;

N 89° 26' 01" W, 350.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 24° 08' 02" W, 75.72 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

THENCE N 01° 42' 50" E, 1,801.15 feet passing a 5/8 inch iron rod with cap stamped with "Peloton" found and continuing in all a total distance of 1,901.15 feet to the approximate center of Hurricane Creek, being the northeast corner of said J.L. Sunlit Rattan Estate Tract and being the most southerly southeast corner of that tract of land described by deed to Blue Spruce LTD Partnership recorded in Instrument Number 19940826000793830 of said (O.P.R.C.C.T.);

THENCE N 56° 39' 59" E, 41.71 feet following the center of said Hurricane Creek to the southeast corner of said Blue Spruce Tract and the southwest corner of that tract of land described by deed to MM Anna 325 LLC recorded in Instrument Number 20190411000386110 of said (O.P.R.C.C.T.);

THENCE with the common line between said CADG Tract 1 and said MM Anna 325 Tract the following bearings and distances:

N 88° 59' 33" E, passing at a distance of 100 feet a 5/8 inch iron rod with cap stamped "PELTON" found continuing for a total distance of 427.30 feet to a 1/2 inch iron rod with cap stamped "ILLEG" found;

N 88° 18' 31" E, 742.84 feet to a 5/8 inch iron rod with cap stamped "PELTON" found;

N 89° 05' 29" E, 1,757.67 feet to a 3/8 inch iron rod found for the northeast corner of said CADG Tract 1 and the northwest corner of said CADG Tract 2;

N 88° 18' 50" E, 793.96 feet continuing with the common line to a 1/2 inch iron rod found;

S 00° 42' 12" E, 232.26 feet to a 1/2 iron rod found;

THENCE N 89° 04' 42" E, 1,184.38 feet to a 1/2 inch iron rod found for the northeast corner of said CADG Tract 2 and the northwest corner of that tract of land described by deed to Anna Investments LLC recorded in Instrument Number 20180622000777080 of said (O.P.R.C.C.T.);

THENCE with the common line between said CADG Tract and said Anna Investments Tract the following bearings and distances:

S 02° 05' 39" E, 55.77 feet to a 1/2 inch iron rod found and being the beginning of a curve to the right;

With said curve to the right, having an arc distance of 205.60 feet, through a central angle of 16° 49' 44", having a radius of 700.00 feet, the long chords which bears

S 06° 27' 08" W, 204.87 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found;

S 14° 47' 37" W, 121.39 feet to a 1/2 inch iron rod found and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 205.59 feet, through a central angle of 16° 49' 39", having a radius of 700.00 feet, the long chord which bears

S 06° 28' 09" W, 204.85 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found;

S 02° 00' 44.4" E, 201.29 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 116.43 feet, through a central angle of 09° 31' 48", having a radius of 699.99 feet, the long chord which bears

S 02° 49' 59" W, 116.30 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found for the northwest corner of a tract of land to One Anna Two recorded in Instrument Number 20070201000151610 of said (O.P.R.C.C.T.);

THENCE with the common line of said CADG Tract 2 and said One Anna Two Tract the following bearings and distances:

S 07° 36' 10" W, 394.08 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 101.69 feet, through a central angle of 08° 19' 18", having a radius of 700.15 feet, the long chord which bears

S 03° 23' 47" W, 101.60 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found;

S 00° 46' 53" E, 471.72 feet to a 5/8 inch iron rod with cap stamped "PELTON" found;

THENCE departing said common line over and across said CADG Tract 2 the following bearings and distances:

S 89° 13' 07" W, 660.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 00° 46' 53" W, 284.46 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 89° 13' 07" W, 731.48 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 59° 26' 33" W, passing at a distance of 15.47 feet the tract line for Tract 2 to said CAGD Tract 1 continuing in total a distance of 195.37 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

THENCE continuing over and across said CADG Tract 1 the following bearings and distances:

S 89° 13' 07" W, 140.84 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 23° 12' 58" W, 16.58 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 89° 13' 07" W, 741.15 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 259.24 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 163.78 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 49° 15' 56" W, 47.89 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 42° 57' 17" E, 170.01 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 570.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 145.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 46° 18' 49" E, 117.06 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 320.76 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 00° 15' 27" W, 421.11 feet to a 5/8 inch iron rod stamped "PELTON" found for the north line of said WBK Partners Tract and the south line of said CADG tract;

THENCE S 88° 58' 26" W, 777.53 feet to the Point of Beginning and containing 11,785,601 square feet or 270.560 acres of land more or less.

OWNERS

CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DEVELOPER

CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: 469-892-7200
FAX: 817886-3626

PLANNER / ENGINEER

PLANNER / ENGINEER / SURVEYOR



TEXAS FIRM NO. 12207

PRELIMINARY – FOR REVIEW ONLY

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:

MARC PASQUETTE 04038 08-10-2020
Type or Print Name PE Title Date

PROJECT NO.	CEN13023
FILE PATH	J:\JOB\CEN13023\ENT
DRAWN BY	JAK
REVIEWED BY	MP
DATE	SEPTEMBER 2014
REV:	NOVEMBER 2014
REV:	AUGUST 2017
REV:	AUGUST 2020

A LEGAL DESCRIPTION FOR

THE VILLAGES OF HURRICANE CREEK

ANNA, COLLIN COUNTY, TX

CURRENT ZONING: "PD-689-2015"

651 RESIDENTIAL LOTS
22 PRIVATE OPEN SPACE LOTS
2 PUBLIC OPEN SPACE LOTS (PARKS)
1 FIRE STATION (± 2.22 ACRES)
1 AMENITY CENTER (± 2.25 ACRES)

BEING A ±368.2 ACRE TRACT OF LAND SITUATED IN THE FOLLOWING COLLIN COUNTY, TX SURVEYS: JOSEPH BOYLE SURVEY, ABSTRACT NUMBER 105 JOHN COFFMAN SURVEY, ABSTRACT NUMBER 197 J. M. KINCADE SURVEY, ABSTRACT NUMBER 509 J. W. MITCHEL SURVEY, ABSTRACT NUMBER 565 W. RATTAN SURVEY, ABSTRACT NUMBER 752 T. RATTAN SURVEY, ABSTRACT NUMBER 785 AND BEING ALL OF A CALLED 262.41 ACRE TRACT AS DESCRIBED BY DEED TO VILLAGES OF HURRICANE CREEK, LP RECORDED IN VOL. 5430, PG 9864 AND BEING PART OF A CALLED 114.252 ACRE TRACT AS DESCRIBED BY DEED TO DON COLLINS, ET AL RECORDED IN VOL 5257, PG 4877, COLLIN COUNTY, TX

SHEET NO. 2 OF 2

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG HURRICANE CREEK, LLC, BEING THE SOLE OWNER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE, DESCRIBED REAL PROPERTY AS THE VILLAGES OF HURRICANE CREEK NORTH, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS AND WE DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS SHOWN THEREON. THE STREETS 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 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.

BY: MM ANNA 325, LLC

BY: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

PRINTED NAME _____

MY COMMISSION EXPIRES: _____

CITY OF ANNA
Planning & Zoning Commission
September 1, 2020

Preliminary Plat: The Villages of Hurricane Creek - North
Applicant: Jay Reissig

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek - North Preliminary Plat.

SUMMARY:

829 single-family residential lots and 29 common area lots on 291.4± acres located on the west side of future Standridge Boulevard and 4,255± feet north of White Street (FM 455). Zoned Planned Development-860-2020 and primarily located within the extraterritorial jurisdiction (Resolution No. 2020-06-733).

ISSUES:

Waiver for overlength streets

The applicant is requesting a waiver from the 1,200 foot maximum block length requirement in both [Subsection 9.02.081\(o\)](#) of the Subdivision Regulations and [Section 2.7 Block Lengths](#) of the Anna Engineering Design Standards. The subdivision layout will create two overlength blocks along Lake Hills Drive and North Shore Drive. These roads run across floodplain/Soil Conservation Site lake easement area, so the length cannot be reduced. In addition, these adjacent areas will become open space and community areas; providing a vehicular cross-access to meet the maximum block length requirement would significantly diminish the area to be reserved for these amenities.

Please see the attached waiver request. The Director of Public Works is in support of these overlength streets but expressed a public safety concern as a long road may encourage speeding. Staff recommends traffic calming measures be discussed/considered during the civil plan review.

Waiver for Cul-de-Sac length of 600 feet

The applicant is requesting a waiver from the 600 foot maximum cul-de-sac length requirement in both [Subsection 9.02.0281\(p\)](#) of the Subdivision Regulations and [Section 2.10 Dead End Streets, Cul-de-sacs and courts](#) of the Anna Engineering Design Standards. Autumnwood Drive, south of Lake Hills Drive, is shown as being 690 feet from the furthest bulb to the intersection.

Please see the attached waiver request.

Neighborhood Entry and Interior Features Point System (Neighborhood Design)

In 2019, the city adopted the Neighborhood Design Committee's recommended changes to the Subdivision Regulations including a Neighborhood Entry and Interior Features Point System. The intent of the point system is to ensure neighborhoods are provided with quality features and amenities. The Ordinance lacks a defined process for when the required point total should be reviewed. In most cases, when a developer submits a Preliminary Plat it shows the entire development whereas a Final Plat may only show one phase. Direction is needed on when the Planning and Zoning Commission would like for applicants to submit this information.

Current staff was not part of the discussions on the Neighborhood Design Guidelines and want to ensure that we are implementing these as intended.

RECOMMENDATION:

Staff is in support of waiving the overlength street requirement and is looking for direction from the Planning & Zoning Commission to ensure the intent of the Neighborhood Design Guidelines are being met.

ATTACHMENTS:

Locator

Exhibit

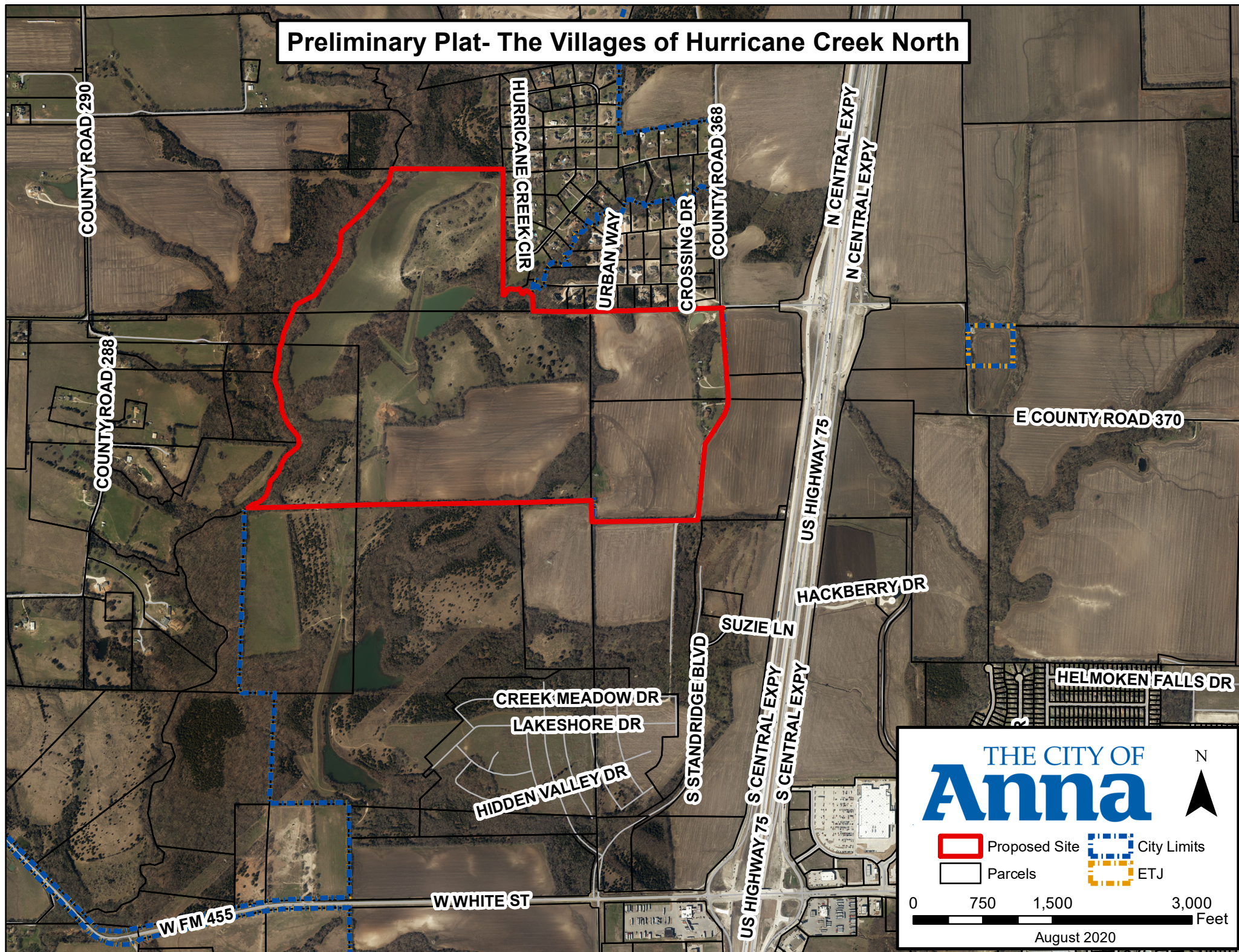
Neighborhood Design Point Total

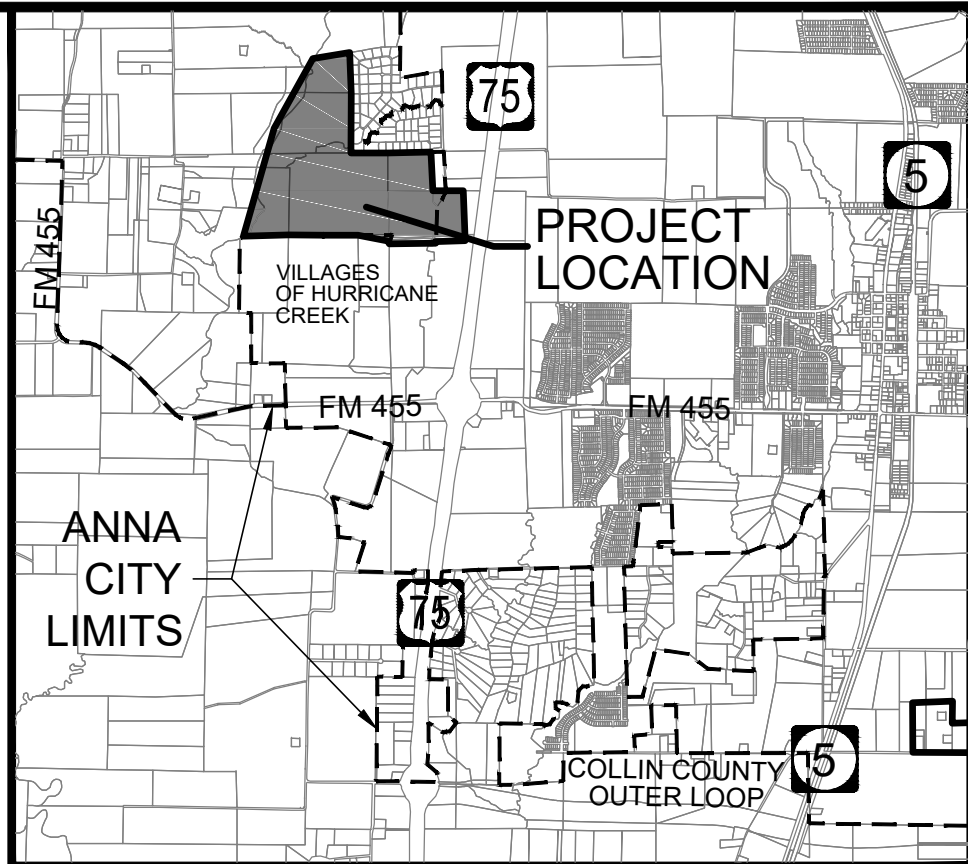
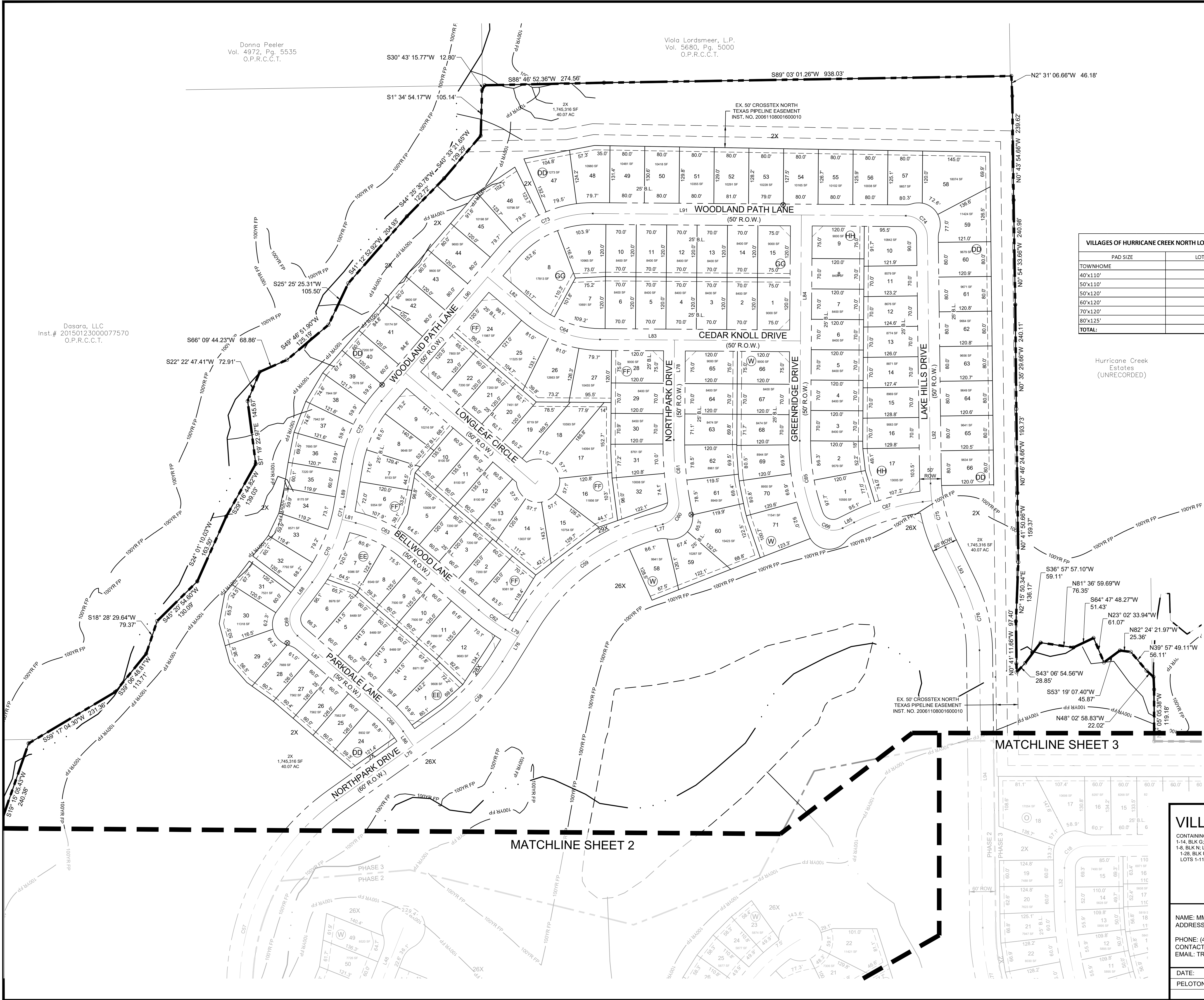
Waiver for Overlength Streets

Waiver for Cul-de-Sac Length

Exhibits C-1 & C-2 from SIA Res. No. 2020-06-733

Preliminary Plat- The Villages of Hurricane Creek North



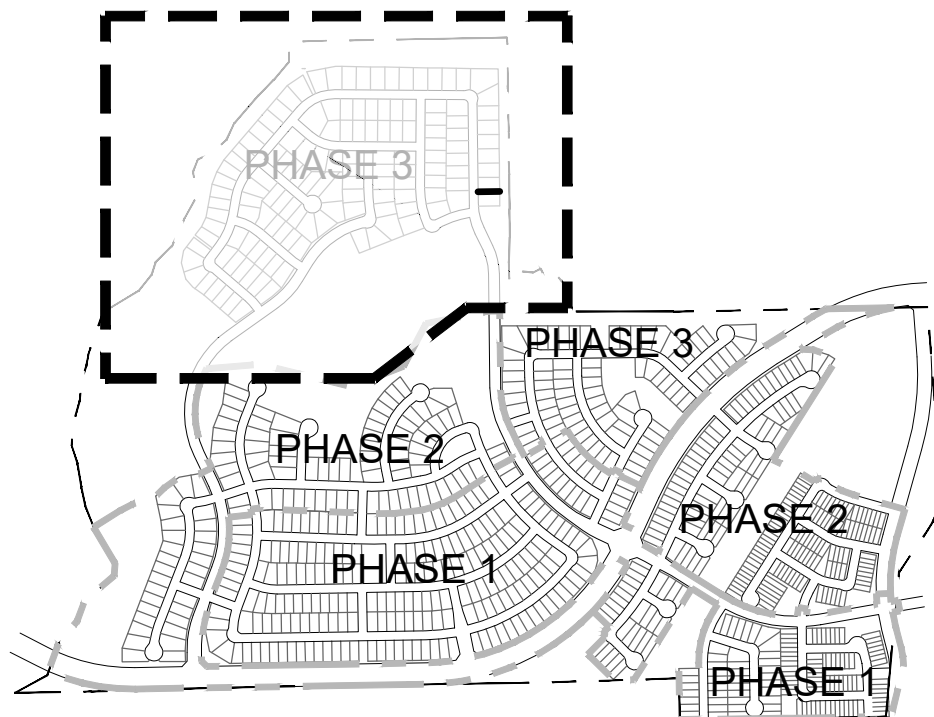


0 100' 200'
SCALE: 1" = 100'

LEGEND

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- PHASE BOUNDARY LINE
- 100' YR FLOODPLAIN BOUNDARY
- 5' PRIVATE WALL
- MAINTENANCE EASEMENT
- PROPOSED LOCATION OF MAIL KIOSKS
- EXISTING ELECTRICAL TOWERS

- NOTES:
- NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 - A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48085C0155J, DATED JUNE 2, 2009.
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KEY MAP
N.T.S.

VILLAGES OF HURRICANE CREEK NORTH LOT TABULATION	
PAD SIZE	LOT COUNT
TOWNHOME	184
40'x110'	141
50'x110'	236
50'x120'	55
60'x120'	132
70'x120'	55
80'x125'	26
TOTAL:	829

Hurricane Creek
Estates
(UNRECORDED)

MATCHLINE SHEET 3

MATCHLINE SHEET 2

VILLAGES OF HURRICANE CREEK, NORTH

CONTAINING LOTS 1-8, BLK A; LOTS 1-15, BLK B; LOTS 1-21, BLK C; LOTS 1-53, BLK D; LOTS 1-7, BLK E; LOTS 1-30, BLK F; LOTS 1-14, BLK G; LOTS 1-14, BLK H; LOTS 1-27, BLK I; LOTS 1-30, BLK J; LOTS 1-32, BLK K; LOTS 1-53, BLK L; LOTS 1-19, BLK M; LOTS 1-8, BLK N; LOTS 1-23, BLK O; LOTS 1-30, BLK P; LOTS 1-28, BLK Q; LOTS 1-12, BLK R; LOTS 1-25, BLK S; LOTS 1-23, BLK T; LOTS 1-28, BLK U; LOTS 1-26, BLK V; LOTS 1-71, BLK W; LOTS 1-19, BLK X; LOTS 1-24, BLK Y; LOTS 1-32, BLK Z; LOTS 1-27, BLK AA; LOTS 1-11, BLK BB; LOTS 1-7, BLK CC; LOTS 1-46, BLK DD; LOTS 1-12, BLK EE; LOTS 1-32, BLK FF; LOTS 1-15, BLK GG; LOTS 1-17, BLK HH; LOTS 1-18, BLK II; 29 X LOTS.

FOR A TOTAL OF 829 RESIDENTIAL LOTS AND 29 OPEN SPACE LOTS.

291.45 ACRES ZONED "SIA RES. NO. 2020-06-733"

& "PD-860-2020"

ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
NAME: MM ANNA 325, LLC
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FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200
CONTACT: TREVOR KOLLINGER
EMAIL: TREVOR@CENTURIONAMERICA.COM

PLANNER / ENGINEER / SURVEYOR
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LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 233-1800

DATE: AUGUST 2020

PELOTON PROJECT #: CEN18001

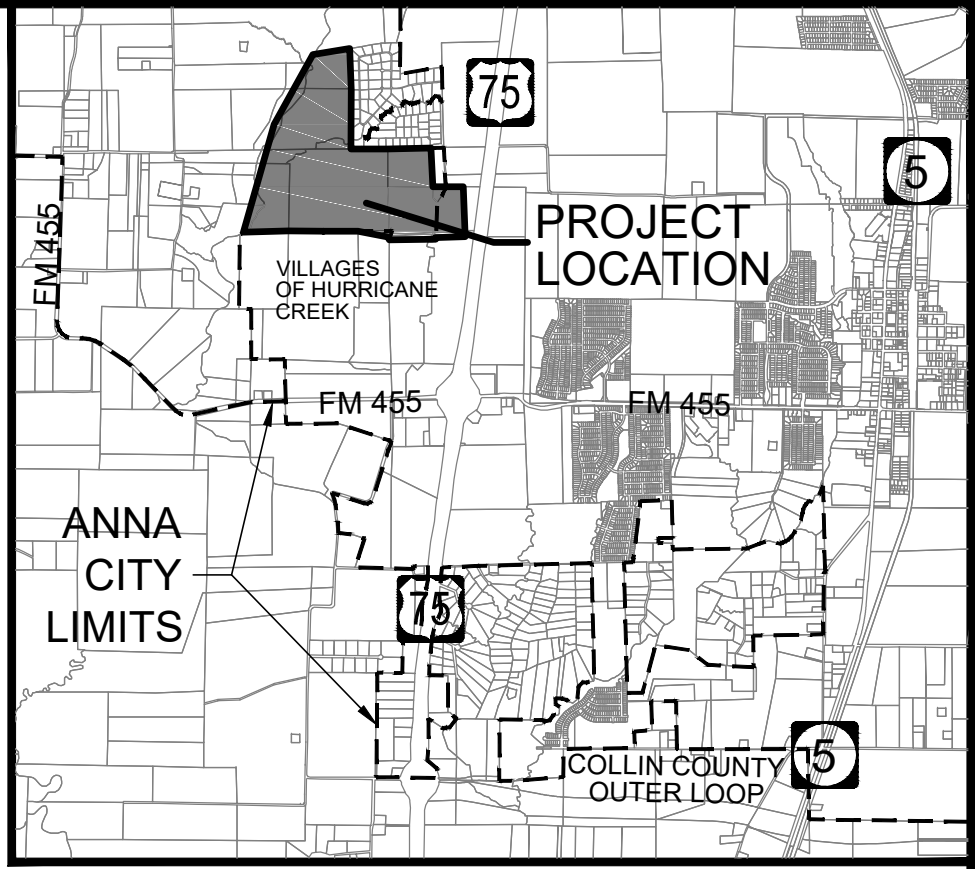
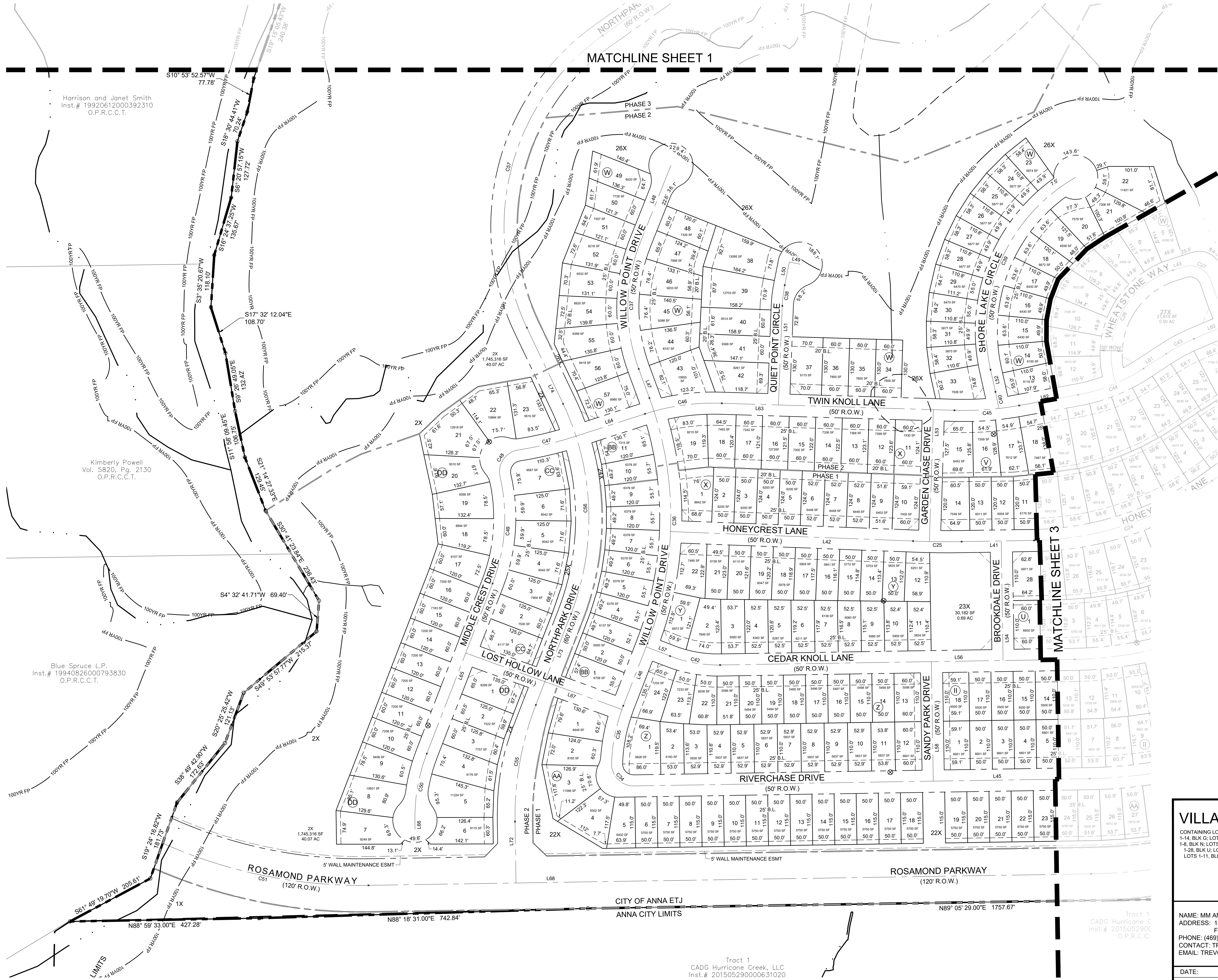
DESIGNED: BAW

DRAWN: JRG

REVIEWER: XXX

SHEET

1 OF 7

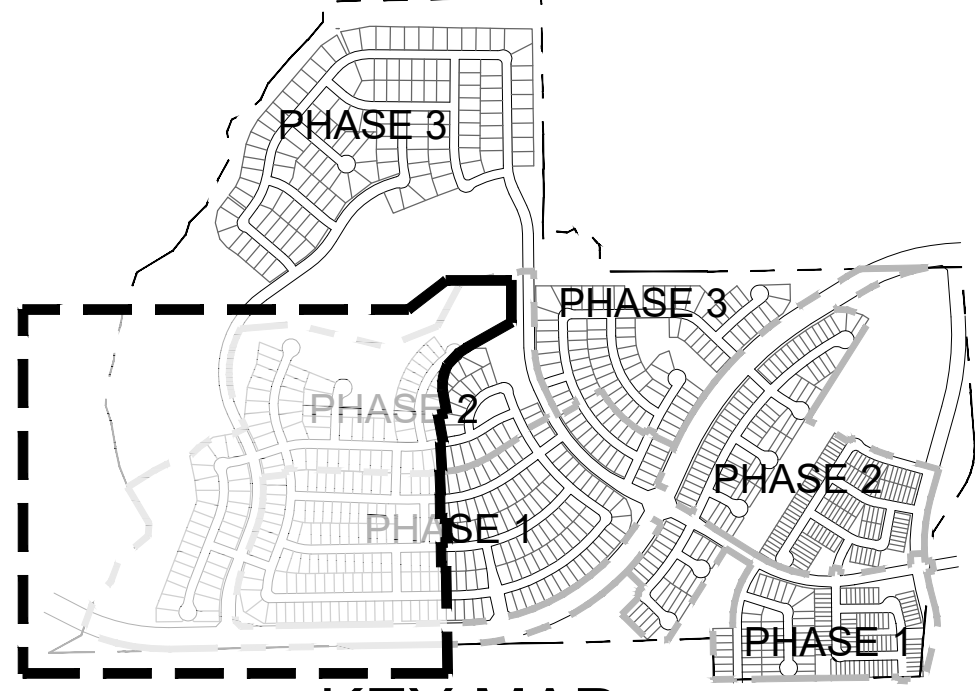


0 100' 200'
SCALE: 1" = 100'

LEGEND

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- 5' PRIVATE WALL
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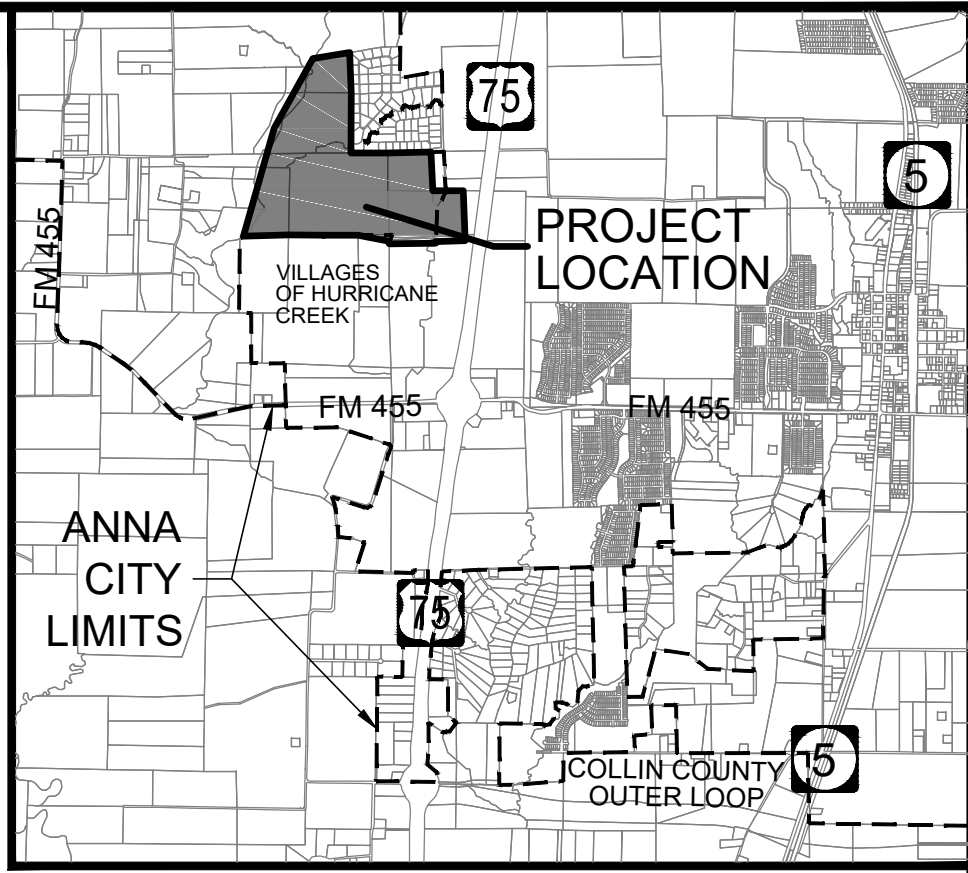
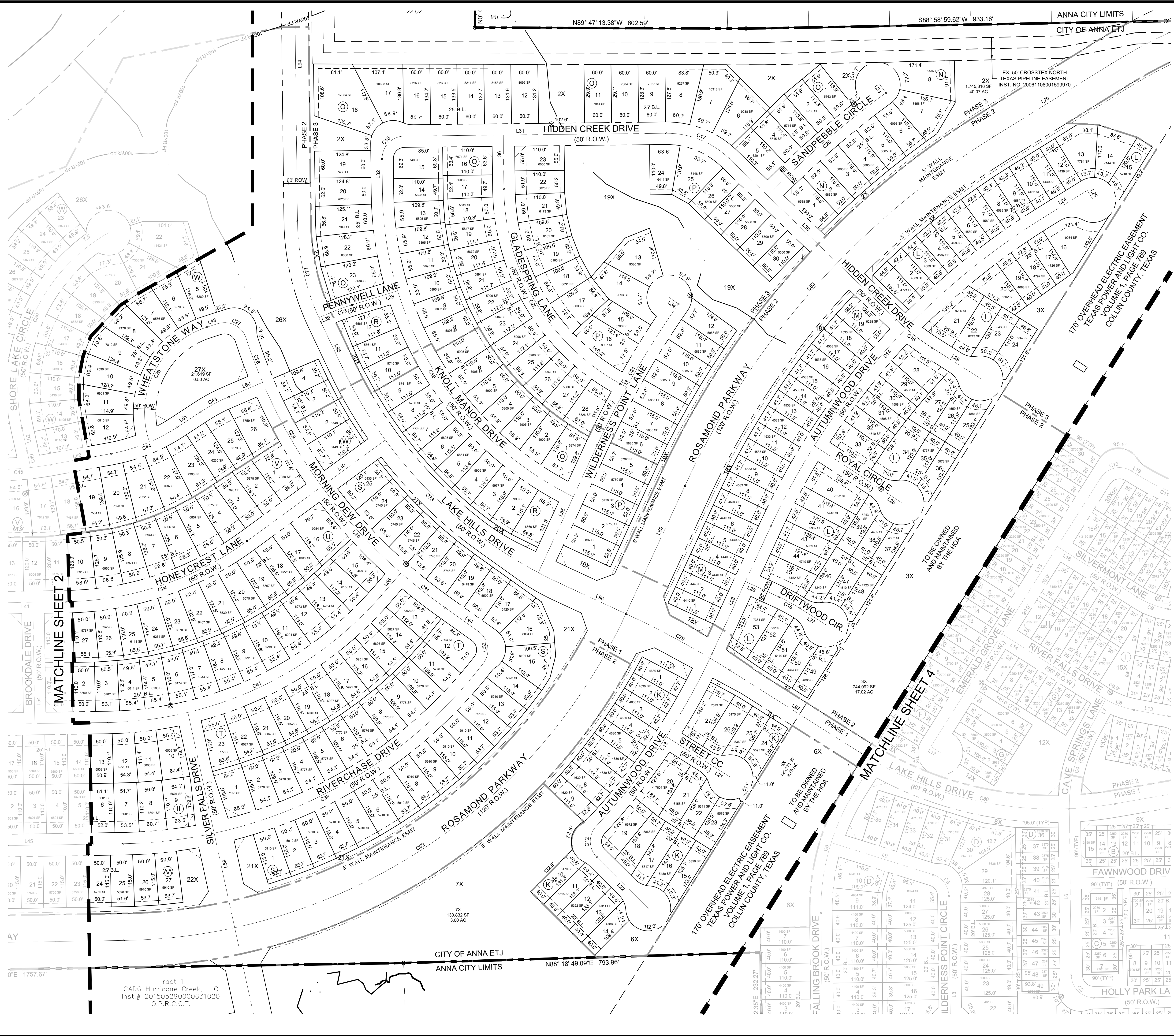
DATE: AUGUST 2020
PELOTON PROJECT #: CEN18001

DESIGNED: BAW
DRAWN: JRG
REVIEWER: XXX

SHEET
2 OF 7

Tract 1
CADG Hurricane Creek, LLC
Inst. # 20150529000631020

Tract 1
CADG Hurricane Creek, LLC
Inst. # 20150529000631020
O.P.R.C.C.T.

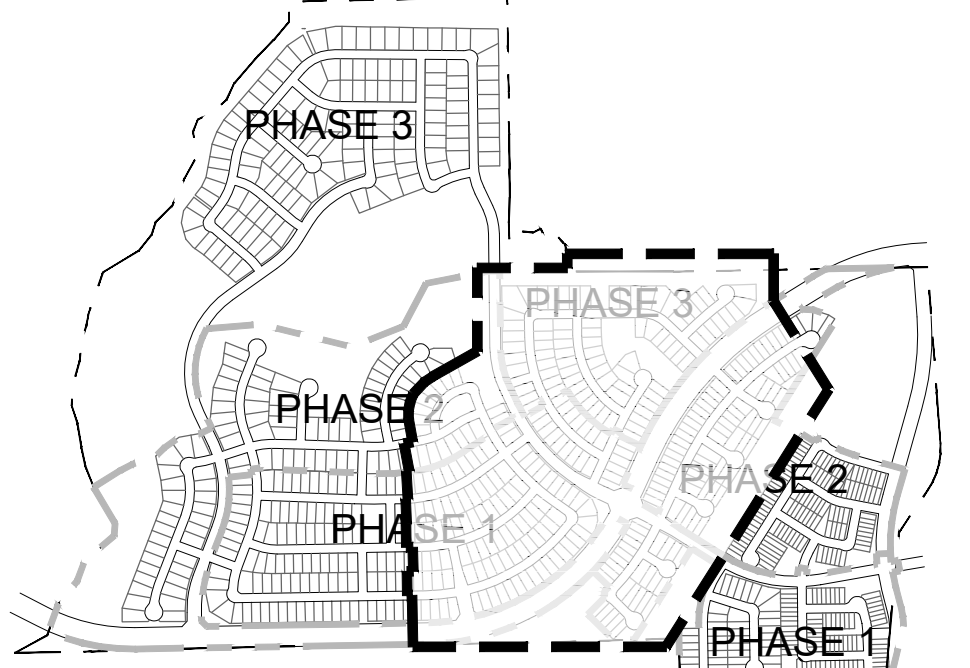


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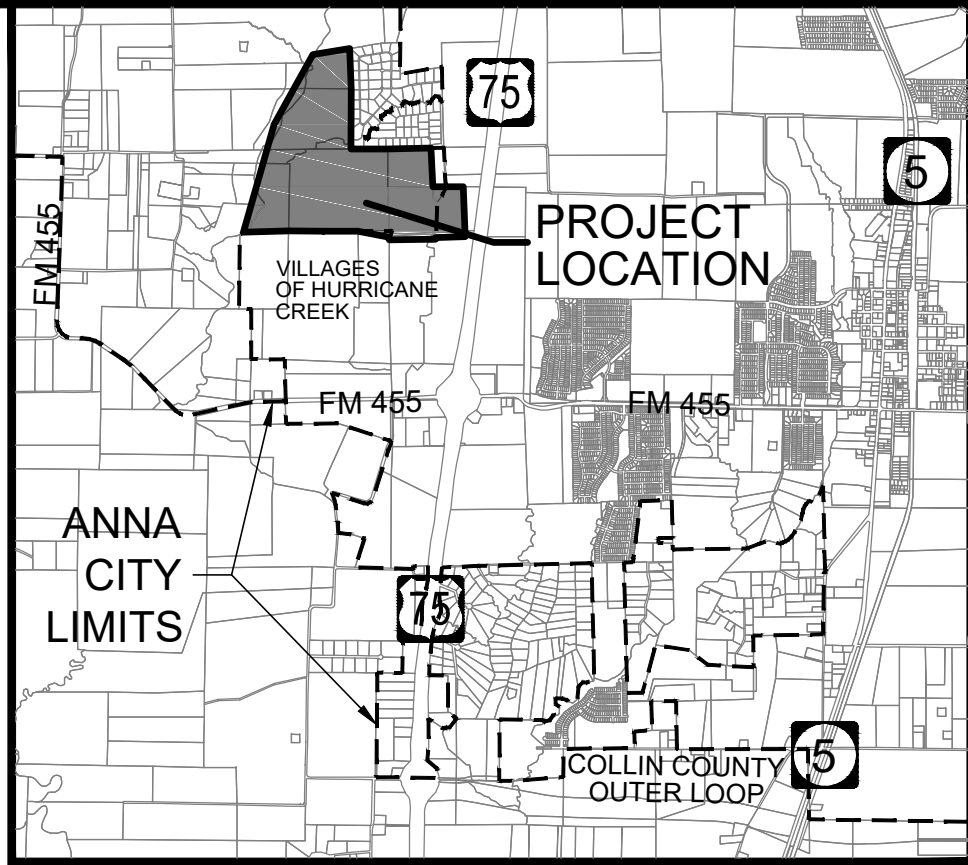
DESIGNED: BAW

DRAWN: JRG

REVIEWER: XXX

SHEET

3 OF 7

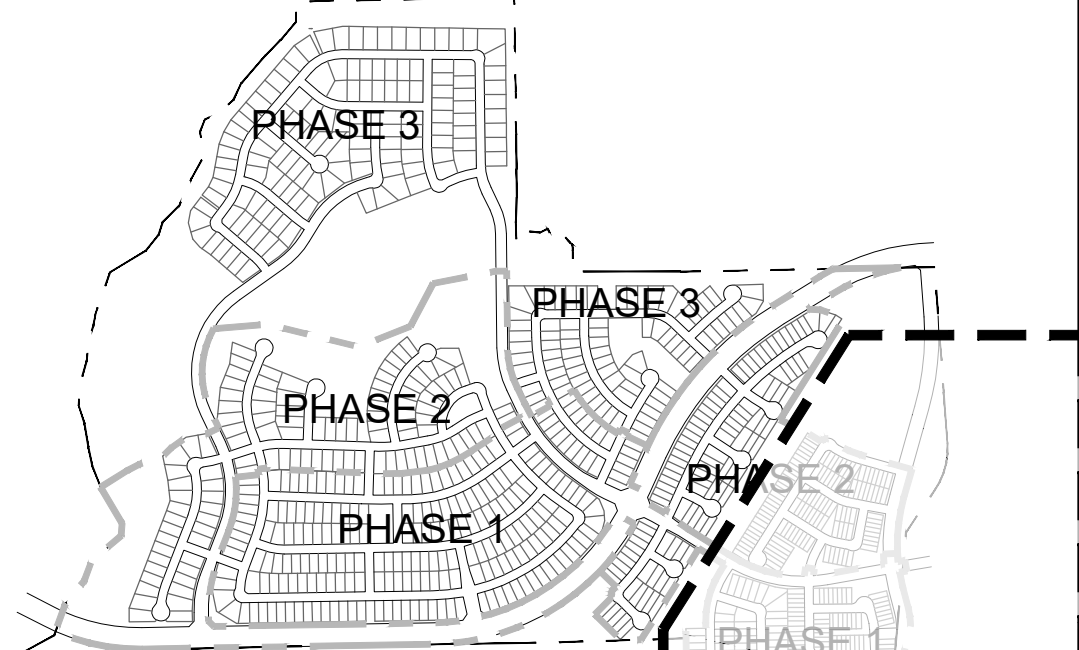


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KEY MAP
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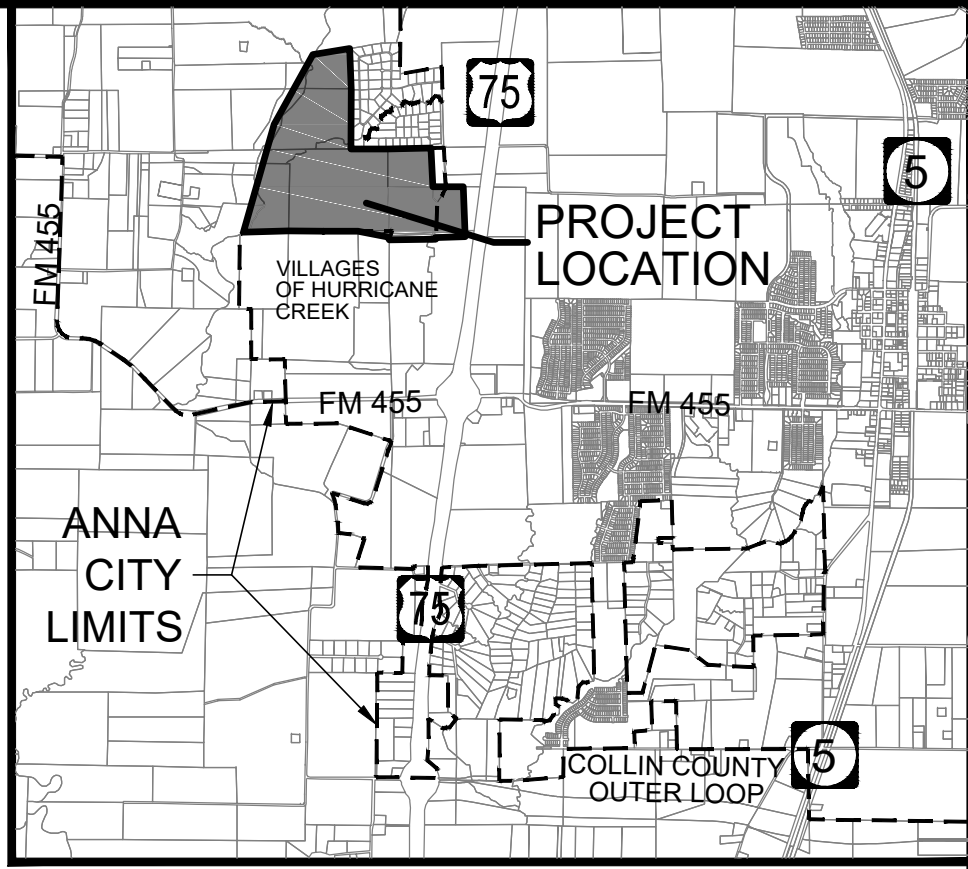
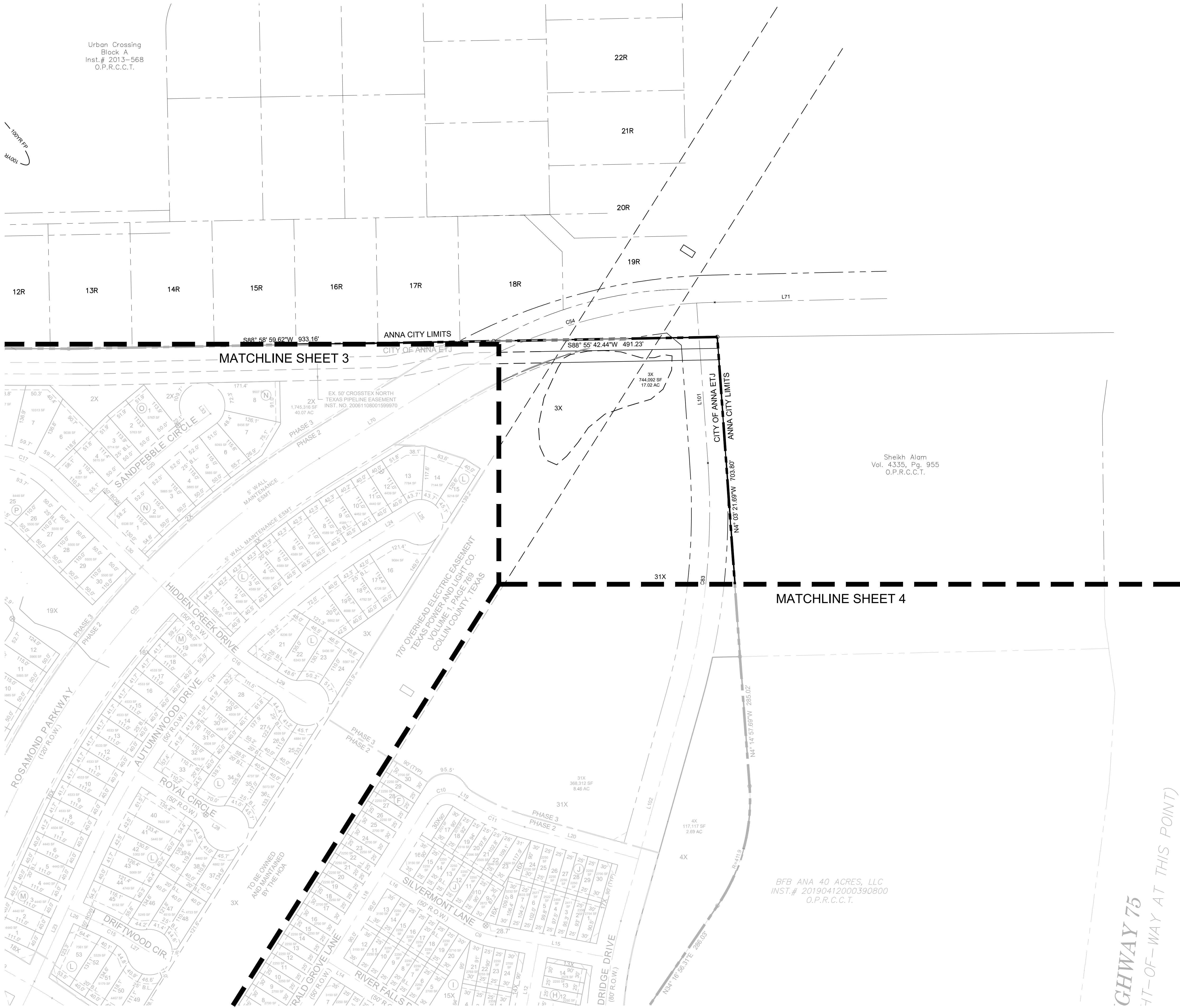
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DATE:	AUGUST 2020	DESIGNED:	BAW
PELTON PROJECT #:	CEN18001	DRAWN:	JRG
		REVIEWER:	XXX
			4 OF 7

Drawing: J:\WORK\18001_Sherry_325_Architect\Draws\Entirement\Primary\PCEN18001.CPP\PLAT
Last Saved: 8/10/2020 1:45 PM
Last Saved By: JRG



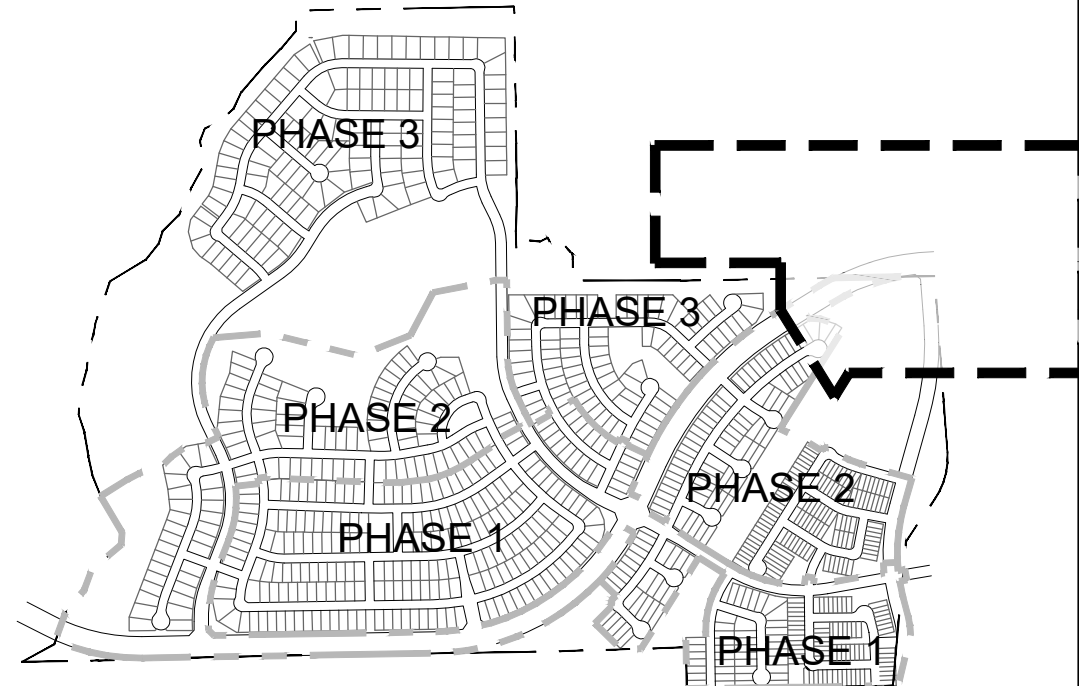
0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- PHASE BOUNDARY LINE
- 100YR FP
- 100' YR FLOODPLAIN BOUNDARY
- 5' PRIVATE WALL
- MAINTENANCE EASEMENT
- PROPOSED LOCATION OF MAIL KIOSKS
- EXISTING ELECTRICAL TOWERS

NOTES:

- NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48085C0155J, DATED JUNE 2, 2009.
- ALL CORNER CLIPS TO BE 10'x10', EXCEPT ALONG PRAIRIE RIDGE BOULEVARD AND COUNTY ROAD 506 WHERE THEY WILL BE 25'x25'.
- ALL CURB RADII AT INTERSECTIONS TO BE 25', EXCEPT ALONG PRAIRIE RIDGE BOULEVARD WHERE THEY WILL BE 50'.
- ALL REAR YARD BUILDING LINE SETBACKS ARE 10' UNLESS OTHERWISE NOTED.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



KEY MAP
N.T.S.

A PRELIMINARY PLAT FOR VILLAGES OF HURRICANE CREEK, NORTH

CONTAINING LOTS 1-8, BLK A; LOTS 1-15, BLK B; LOTS 1-21, BLK C; LOTS 1-53, BLK D; LOTS 1-7, BLK E; LOTS 1-30, BLK F; LOTS 1-14, BLK G; LOTS 1-14, BLK H; LOTS 1-24, BLK I; LOTS 1-30, BLK J; LOTS 1-27, BLK K; LOTS 1-53, BLK L; LOTS 1-19, BLK M; LOTS 1-8, BLK N; LOTS 1-23, BLK O; LOTS 1-30, BLK P; LOTS 1-28, BLK Q; LOTS 1-12, BLK R; LOTS 1-25, BLK S; LOTS 1-23, BLK T; LOTS 1-28, BLK U; LOTS 1-26, BLK V; LOTS 1-71, BLK W; LOTS 1-19, BLK X; LOTS 1-22, BLK Y; LOTS 1-24, BLK Z; LOTS 1-27, BLK AA; LOTS 1-28, BLK BB; LOTS 1-7, BLK CC; LOTS 1-46, BLK DD; LOTS 1-12, BLK EE; LOTS 1-32, BLK FF; LOTS 1-15, BLK GG; LOTS 1-17, BLK HH; LOTS 1-18, BLK II; 29 X LOTS.

FOR A TOTAL OF 829 RESIDENTIAL LOTS AND 29 OPEN SPACE LOTS.

291.45 ACRES ZONED "SIA RES. NO. 2020-06-733"

& "PD-860-2020"

ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: MM ANNA 325, LLC		 TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 233-1800	
ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300			
FARMERS BRANCH, TEXAS 75234			
PHONE: (469) 892-7200			
CONTACT: TREVOR KOLLINGER			
EMAIL: TREVOR@CENTURIONAMERICA.COM			
DATE:	AUGUST 2020	DESIGNED: BAW	SHEET
PELTON PROJECT #:	CEN18001	DRAWN: JRG	5 OF 7
		REVIEWER: XXX	

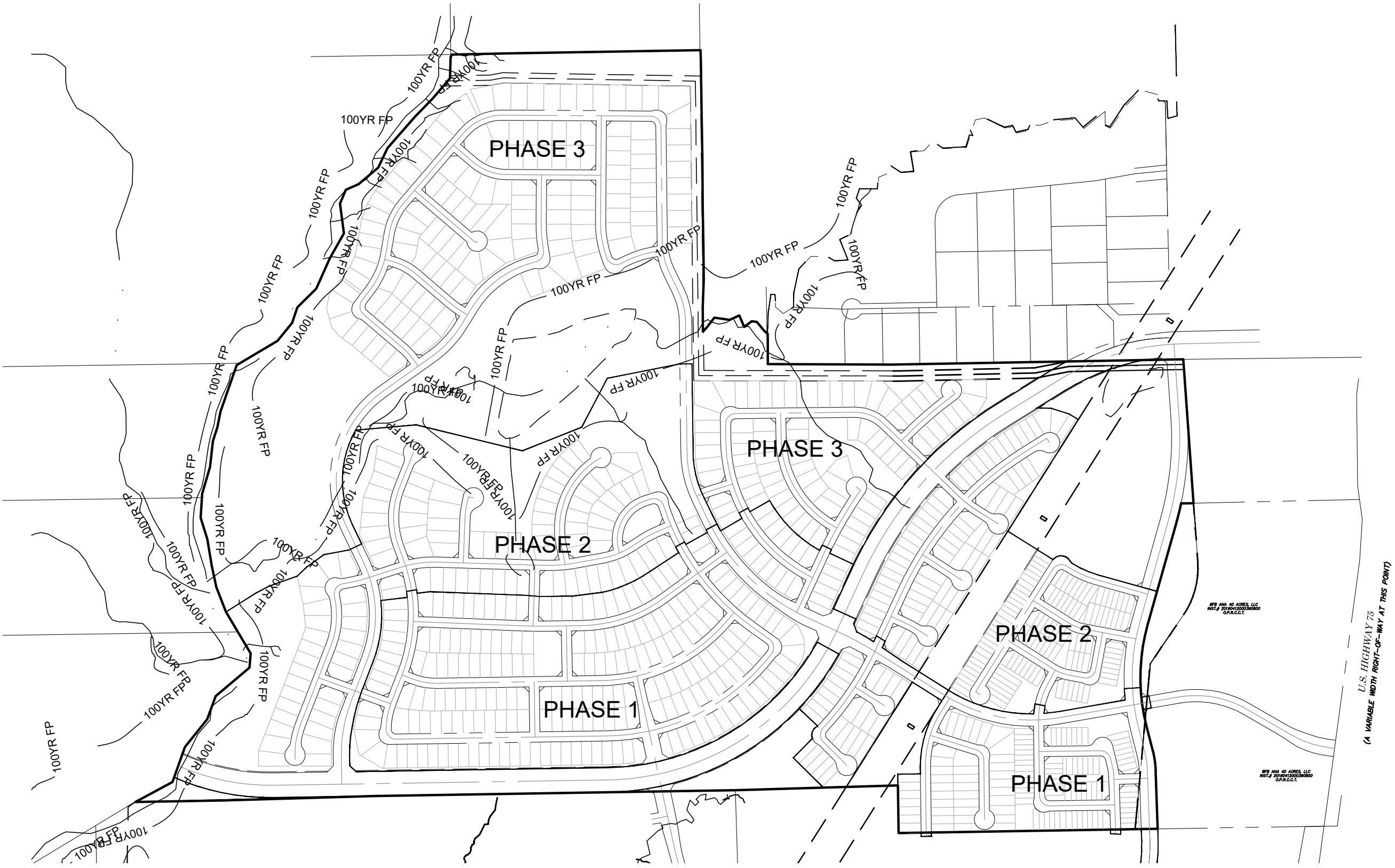
VILLAGES OF HURRICANE CREEK, NORTH - PRELIMINARY PLAT

Drawing: J:\306CEN18001_Site\1801_325_ArchMaster\Draw_End\1801\1801-CEN18001-CP-PLAT
Last Saved: 8/2/2020 1:45 PM
Drawn By: JRG
Checked By: JRG

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	011° 46' 42"	200.00'	20.63'	41.11'	41.04'	S07° 51' 25"E
C2	076° 57' 26"	50.00'	39.74'	67.16'	62.22'	S52° 13' 29"E
C3	090° 13' 06"	50.00'	50.19'	78.73'	70.85'	S45° 48' 45"E
C4	029° 03' 08"	350.00'	90.69'	177.47'	175.57'	S13° 49' 22"W
C5	071° 50' 55"	50.00'	36.23'	62.70'	58.67'	S36° 37' 39"E
C6	032° 59' 01"	500.00'	148.03'	287.84'	283.88'	N15° 47' 19"E
C7	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N55° 39' 14"E
C8	021° 37' 35"	200.00'	38.20'	75.49'	75.04'	S68° 31' 59"E
C9	021° 37' 35"	200.00'	38.20'	75.49'	75.04'	S68° 31' 59"E
C10	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N77° 16' 49"E
C11	016° 33' 42"	500.00'	72.77'	144.53'	144.03'	S66° 00' 02"E
C12	088° 06' 13"	50.00'	48.37'	76.88'	69.53'	N01° 05' 51"W
C13	018° 11' 22"	1461.00'	233.88'	463.82'	461.87'	N33° 51' 35"E
C14	033° 26' 11"	1589.00'	477.27'	927.30'	914.19'	N41° 28' 59"E
C15	007° 30' 55"	400.00'	26.27'	52.47'	52.43'	S61° 28' 39"E
C16	011° 41' 22"	500.00'	51.18'	102.01'	101.83'	S51° 52' 30"E
C17	044° 35' 27"	200.00'	82.01'	155.65'	151.75'	S68° 19' 32"E
C18	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S44° 22' 45"W
C19	063° 10' 33"	760.00'	467.33'	837.99'	796.18'	S32° 12' 32"E
C20	009° 55' 04"	2015.00'	174.83'	348.79'	348.36'	N48° 55' 43"E
C21	010° 19' 41"	2015.00'	182.11'	363.22'	362.73'	N29° 55' 44"E
C22	060° 31' 32"	500.00'	291.74'	528.18'	503.97'	S30° 53' 01"E
C23	005° 49' 56"	500.00'	25.47'	50.90'	50.87'	N69° 56' 29"E
C24	035° 15' 13"	700.00'	222.41'	430.70'	423.94'	N71° 27' 52"E
C25	003° 08' 34"	2000.00'	54.86'	109.70'	109.69'	S89° 20' 14"E
C26	091° 26' 22"	200.00'	205.09'	319.18'	286.37'	N26° 40' 25"E
C27	089° 38' 35"	50.00'	49.69'	78.23'	70.49'	S62° 47' 06"E
C28	005° 07' 19"	1175.00'	52.56'	105.04'	105.01'	S20° 31' 29"E
C29	013° 00' 12"	1175.00'	133.91'	266.67'	266.09'	S29° 35' 14"E
C30	012° 44' 22"	1175.00'	131.17'	261.26'	260.72'	S42° 27' 31"E

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C31	005° 03' 22"	1423.79'	62.86'	125.64'	125.60'	S51° 53' 32"E
C32	091° 41' 12"	50.00'	51.49'	80.01'	71.74'	N08° 02' 24"W
C33	051° 17' 17"	1035.00'	496.87'	926.47'	895.85'	N63° 26' 51"E
C34	093° 04' 40"	50.00'	52.76'	81.23'	72.58'	S44° 22' 11"E
C35	018° 57' 51"	400.00'	66.81'	132.40'	131.79'	S11° 39' 04"W
C36	041° 20' 51"	785.00'	296.22'	566.50'	554.28'	S00° 27' 34"W
C37	041° 54' 22"	400.00'	153.17'	292.56'	286.08'	S00° 44' 20"W
C38	008° 57' 47"	300.00'	23.51'	46.93'	46.88'	N06° 42' 56"E
C39	072° 54' 02"	400.00'	295.45'	508.94'	475.30'	S23° 52' 28"W
C40	002° 12' 27"	1000.00'	19.27'	38.53'	38.53'	S11° 28' 20"E
C41	048° 00' 38"	825.00'	367.40'	691.30'	671.25'	N65° 05' 10"E
C42	022° 02' 31"	300.00'	58.43'	115.41'	114.70'	S79° 53' 15"E
C43	010° 12' 13"	400.00'	35.71'	71.23'	71.14'	N61° 48' 45"E
C44	023° 00' 32"	400.00'	81.41'	160.63'	159.56'	N68° 12' 55"E
C45	012° 00' 51"	700.00'	73.66'	146.78'	146.51'	N85° 43' 37"E
C46	020° 10' 45"	500.00'	88.97'	176.10'	175.19'	N82° 08' 40"E
C47	009° 03' 17"	850.00'	67.30'	134.33'	134.19'	N76° 34' 56"E
C48	094° 13' 05"	50.00'	53.82'	82.22'	73.26'	N34° 00' 02"E
C49	034° 14' 31"	410.00'	126.30'	245.03'	245.01'	N04° 00' 45"E
C50	022° 02' 31"	400.00'	77.90'	153.88'	152.93'	N10° 06' 45"E
C51	024° 54' 28"	1100.00'	242.94'	478.20'	474.44'	S78° 27' 17"E
C52	064° 19' 35"	1250.00'	786.05'	1403.39'	1330.83'	N56° 55' 41"E
C53	033° 26' 11"	1800.00'	540.65'	1050.43'	1035.59'	N41° 28' 59"E
C54	030° 32' 17"	1200.00'	327.59'	639.59'	632.04'	N73° 28' 13"E
C55	022° 02' 31"	700.00'	136.33'	269.29'	267.64'	N10° 06' 45"E
C56	046° 36' 00"	600.00'	258.40'	487.99'	474.65'	N02° 10' 00"W
C57	080° 03' 04"	530.00'	445.13'	740.49'	681.72'	N14° 33' 32"E
C58	022° 45' 23"	500.00'	100.62'	198.59'	197.28'	N43° 12' 23"E
C59	043° 08' 52"	500.00'	197.70'	376.54'	367.70'	N53° 24' 08"E
C60	084° 35' 44"	50.00'	45.49'	73.82'	67.30'	N32° 40' 42"E

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C61	010° 01' 45"	790.00'	69.32'	138.28'	138.11'	N04° 36' 17"W
C62	008° 44' 00"	500.00'	38.18'	76.21'	76.14'	S53° 48' 18"E
C63	026° 37' 30"	300.00'	70.99'	139.41'	138.16'	S62° 45' 03"E
C64	040° 09' 07"	250.00'	91.37'	175.20'	171.63'	S69° 30' 51"E
C65	020° 14' 15"	500.00'	89.23'	176.60'	175.69'	S09° 42' 32"E
C66	096° 22' 46"	50.00'	55.90'	84.11'	74.54'	S68° 01' 02"E
C67	018° 57' 56"	500.00'	83.52'	165.51'	164.75'	N73° 16' 33"E
C68	014° 01' 22"	300.00'	36.90'	73.42'	73.24'	N42° 25' 37"W
C69	086° 26' 04"	50.00'	46.98'	75.43'	68.48'	N06° 13' 15"W
C70	023° 03' 35"	400.00'	81.60'	160.99'	159.90'	N25° 27' 59"E
C71	004° 18' 19"	400.00'	15.04'	30.06'	30.05'	N11° 47' 03"E
C72	030° 55' 49"	300.00'	83.00'	161.95'	159.99'	N25° 05' 48"E
C73	049° 50' 53"	250.00'	116.17'	217.50'	210.71'	N65° 29' 09"E
C74	088° 51' 33"	50.00'	49.01'	77.54'	70.00'	S45° 09' 38"E
C75	025° 02' 36"	350.00'	77.73'	152.98'	151.77'	S13° 15' 09"E
C76	025° 06' 16"	345.00'	76.81'	151.16'	149.96'	S13° 13' 20"E
C77	024° 37' 53"	540.00'	117.89'	232.14'	230.36'	S12° 59' 08"E
C78	039° 56' 02"	1000.00'	363.32'	696.98'	682.96'	S45° 16' 05"E
C79	007° 30' 55"	2000.00'	131.36'	262.34'	262.15'	S61° 28' 39"E
C80	042° 06' 46"	800.00'	308.00'	588.01'	574.86'	S78° 46' 34"E
C81	039° 56' 48"	500.00'	181.72'	348.60'	341.58'	S79° 51' 33"E
C82	022° 30' 53"	500.00'	99.52'	196.48'	195.22'	S71° 08' 35"E
C83	019° 46' 28"	1500.00'	261.45'	517.70'	515.13'	N05° 49' 52"E
C84	030° 06' 13"	1000.00'	268.92'	525.41'	519.39'	N00° 40' 00"E
C85	012° 21' 25"	425.00'	46.01'	91.66'	91.48'	N08° 12' 24"W



VICINITY MAP
1"=500'

LINE TABLE		
LINE	LENGTH	BEARING
L1	263.90'	S01° 58' 04"E
L2	43.42'	S13° 44' 46"E
L3	299.61'	N89° 17' 48"E
L4	165.00'	N88° 01' 56"E
L5	316.22'	N89° 04' 42"E
L6	370.69'	S00° 42' 12"E
L7	82.41'	S28° 20' 56"W
L8	291.43'	S00° 42' 11"E
L9	237.51'	S72° 33' 07"E
L10	318.26'	N00° 42' 12"W
L11	76.28'	N32° 16' 49"E
L12	184.32'	N10° 39' 14"E
L13	77.07'	S79° 20' 46"E
L14	264.81'	S57° 43' 11"E
L15	259.04'	S79° 20' 46"E
L16	209.17'	S57° 43' 11"E
L17	25.00'	N57° 43' 11"W
L18	706.19'	N32° 16' 49"E
L19	14.70'	S57° 43' 11"E
L20	259.56'	S74° 16' 53"E
L21	169.02'	N57° 43' 11"W
L22	160.97'	N45° 08' 58"W
L23	220.34'	N24° 45' 54"E
L24	114.60'	N58° 12' 04"E
L25	25.00'	S31° 47' 56"E
L26	83.25'	S65° 14' 06"E
L27	67.49'	S57° 43' 11"E
L28	231.08'	S56° 51' 47"E
L29	126.53'	S57° 43' 11"E
L30	516.45'	S46° 01' 49"E

LINE TABLE		
LINE	LENGTH	BEARING
L31	581.03'	N89° 22' 45"E
L32	77.62'	S00° 37' 15"E
L33	25.00'	N36° 06' 45"W
L34	25.00'	N54° 54' 25"W
L35	311.60'	N24° 45' 54"E
L36	120.63'	S00° 37' 15"E
L37	15.77'	S61° 08' 47"E
L38	106.37'	N72° 51' 27"E
L39	27.59'	N67° 01' 31"E
L40	380.89'	N53° 50' 16"E
L41	163.50'	N89° 05' 29"E
L42	548.20'	S87° 45' 57"E
L43	24.80'	N72° 23' 36"E
L44	90.91'	S54° 25' 10"E
L45	1029.17'	N89° 05' 29"E
L46	151.23'	S21° 08' 00"W
L47	69.88'	S20° 12' 51"E
L48	186.94'	N21° 41' 31"E
L49	25.00'	S78° 48' 10"E
L50	53.28'	N11° 11' 50"E
L51	224.19'	N02° 14' 03"E
L52	50.99'	S12° 34' 33"E
L53	297.99'	N01° 44' 03"E
L54	270.00'	S00° 54' 31"E
L55	65.85'	N41° 04' 51"E
L56	801.15'	N89° 05' 29"E
L57	58.11'	S68° 52' 00"E
L58	270.00'	N00° 54' 31"W
L59	575.88'	S12° 15' 52"E
L60	82.14'	N66° 54' 52"E

LINE TABLE		
LINE	LENGTH	BEARING
L61	61.19'	N56° 42' 39"E
L62	134.82'	N79° 43' 11"E
L63	525.82'	S88° 15' 57"E
L64	163.72'	N72° 03' 17"E
L65	412.07'	N21° 08' 00"E
L66	20.20'	S00° 54' 31"E
L67	375.19'	S70° 08' 13"E
L68	1632.23'	N89° 05' 29"E
L69	313.11'	N24° 45' 54"E
L70	309.02'	N58° 12' 04"E
L71	378.11'	N88° 44' 21"E
L72	138.75'	N00° 54' 31"W
L73	220.60'	N21° 08' 00"E
L74	190.50'	N25° 28' 00"W
L75	303.53'	N54° 35' 04"E
L76	108.63'	N31° 49' 42"E
L77	17.23'	N74° 58' 34"E
L78	230.00'	N00° 24' 36"E
L79	33.09'	S58° 10' 18"E
L80	211.15'	S49° 26' 18"E
L81	32.35'	S76° 03' 48"E
L82	128.92'	S49° 26' 18"E
L83	461.56'	S89° 35' 24"E
L84	520.00'	S00° 24' 36"W
L85	29.51'	N63° 47' 35"E
L86	40.41'	N35° 24' 56"W
L87	255.39'	N49° 26' 18"W
L88	69.03'	N36° 59' 47"E
L89	100.19'	N09° 37' 53"E
L90	453.23'	N40° 33' 42"E

LINE TABLE		
LINE	LENGTH	BEARING
L91	720.85'	S89° 35' 24"E
L92	567.28'	S00° 43' 51"E
L93	100.37'	S25° 46' 27"E
L94	639.08'	S00° 40' 12"E
L95	112.41'	S25° 18' 05"E
L96	159.92'	S65° 14' 06"E
L97	346.89'	S57° 43' 11"E
L98	588.88'	N80° 10' 03"E
L99	246.07'	S59° 53' 09"E
L100	28.26'	S82° 24' 02"E
L101	352.15'	N04° 03' 22"W
L102	512.37'	N15° 43' 07"E
L103	120.29'	N14° 23' 07"W
L104	283.64'	N02° 01' 42"W

A PRELIMINARY PLAT FOR
VILLAGES OF HURRICANE CREEK, NORTH</

BEGINNING at a 1/2 inch iron rod found for the most southerly line of said MM Anna 325, LLC Tract 1 and being in the north line of that tract of land described in deed to CADG Hurricane Creek, LLC Tract 2 recorded in Instrument Number 201505290000631020 of said O.P.R.C.C.T.; THENCE N 00° 42' 12" W, 232.26 feet to a 1/2 inch iron rod found;

THENCE along the common line between said MM Anna 325, LLC Tract 1 and said CADG Hurricane Creek LLC (Tract 1) the following bearings and distances:

THENCE departing said CADG Hurricane Creek, LLC Tract 1 along the common line between said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Blue Spruce L.P. recorded in Instrument Number 19940826000793830 of the O.P.R.C.C.T. the following bearings and distances:

THENCE N 30° 41' 24" W, 236.43 feet departing said Blue Spruce L.P. tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Kimberly Powell recorded in Volume 5820 Page 2130 of the O.P.R.C.C.T.,

THENCE N 03° 35' 21" E, 118.10 feet departing said Kimberly Powell tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Harrison and Janet Smith recorded in Instrument Number 19920612000392310 of the O.P.R.C.C.T.,

THENCE departing said Harrison and Janet Smith tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Dasara, LLC recorded in Instrument Number 20150123000077570 of the O.P.R.C.T. the following bearings and distances:

THENCE N 30° 43' 16" E, 12.80 feet departing said Dasara, LLC tract across the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Donna Peeler recorded in Volume 4972 Page 5535 of the O.P.R.C.C.T.;

N 88° 46' 52" E, 274.56 feet to a 1/2 inch iron rod stamped "GEER" found;
N 89° 03' 01" E, 938.03 feet to a 1/2 inch iron rod stamped "GEER" found;

N 36° 57' 57" E, 59.11 feet;
S 81° 37' 00" E, 76.35 feet;
N 64° 47' 48" E, 51.43 feet;
S 23° 02' 34" E, 61.07 feet;
N 53° 19' 07" E, 45.87 feet;
S 82° 24' 22" E, 25.36 feet;
S 39° 57' 49" E, 56.11 feet;
S 48° 02' 59" E, 22.02 feet;

S 02° 04' 20" E, 28.82 feet to a 1/2 inch iron rod stamped "G.M. GEER" found;
S 00° 05' 05" E, 119.18 feet to a 1/2 inch iron rod stamped "G.M. GEER" found;
S 89° 47' 13" E, 602.59 feet to a 1/2 inch iron rod found;
N 88° 59' 00" E, 933.16 feet to a 1/2 inch iron rod stamped "CORWIN" found;
N 88° 55' 42" E, 491.23 feet;

THENCE departing said Sheikh Alam tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to BFB Ana 40 Acres, LLC tract recorded in Instrument Number 20190412000390800 of the O.P.R.C.T. the following bearings and distances:

S 15° 43' 07" W, 512.37 feet for the beginning of a curve to the left.

With said curve to the left, having an arc distance of 473.61 feet, through a central angle of 28° 16' 00", having a radius of 960.00 feet, and the long chord which bears S 01° 35' 07" W, 468.82 feet;

THENCE S 05° 15' 18" W, 533.77 feet to the most southerly southeast corner of said MM Anna 325, LLC Tract 1 and the northeast corner of said CADG Hurricane Creek, LLC Tract 2 to an iron rod found;
THENCE S 89° 04' 42" W, 1,154.08 feet to the POINT OF BEGINNING and containing 288.918 acres or 12,585,251 square feet more or less.

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN xxxxxxxx, 20xx AND THAT ALL CORNERS ARE AS SHOWN.

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

"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" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 8/21/2020

"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" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 8/21/2020

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG HURRICANE CRK, LLC, BEING THE SOLE OWNER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE. DESCRIBED REAL PROPERTY AS THE VILLAGES OF HURRICANE CREEK NORTH, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS AND WE DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS SHOWN THEREON, THE STREETS 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 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.

BY: MM ANNA 325, LLC

BY: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____
2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

CONTAINING LOTS 1-8, BLK A; LOTS 1-15, BLK B; LOTS 1-21, BLK C; LOTS 1-63, BLK D; LOTS 1-7, BLK E; LOTS 1-30, BLK F; LOTS 1-14, BLK G; LOTS 1-14, BLK H; LOTS 1-24, BLK I; LOTS 1-30, BLK J; LOTS 1-27, BLK K; LOTS 1-63, BLK L; LOTS 1-19, BLK M; LOTS 1-8, BLK N; LOTS 1-23, BLK O; LOTS 1-30, BLK P; LOTS 1-28, BLK Q; LOTS 1-12, BLK R; LOTS 1-25, BLK S; LOTS 1-23, BLK T; LOTS 1-28, BLK U; LOTS 1-26, BLK V; LOTS 1-71, BLK W; LOTS 1-19, BLK X; LOTS 1-22, BLK Y; LOTS 1-24, BLK Z; LOTS 1-27, BLK AA; LOTS 1-11, BLK BB; LOTS 1-7, BLK CC; LOTS 1-66, BLK DD; LOTS 1-12, BLK EE; LOTS 1-32, BLK FF; LOTS 1-15, BLK GG; LOTS

FOR A TOTAL OF 829 RESIDENTIAL LOTS AND 29 OPEN SPACE LOTS

291.45 ACRES ZONED "SIA RES. NO. 2020-06-733"
& "PD-860-2020"
ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
NAME: MM ANNA 325, LLC
ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200
CONTACT: TREVOR KOLLINGER
EMAIL: TREVOR@CENTURIONAMERICA.COM

PLANNER / ENGINEER / SURVEYOR

 **PELOTON**
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

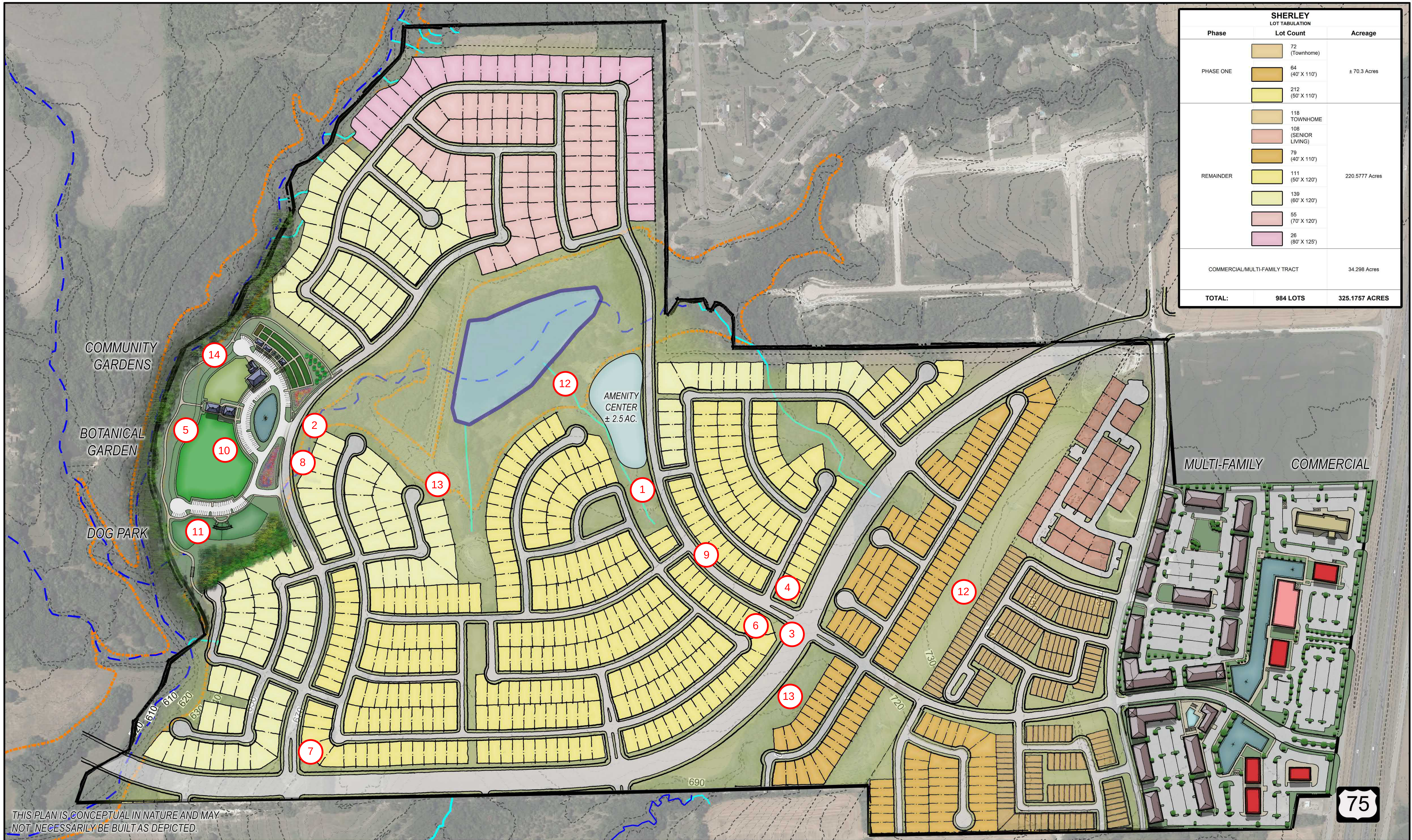
DATE:	AUGUST 2020
PELTON PROJECT #:	CEN18001

DESIGNED: BAW	SHEET
DRAWN: JRG	3 of 35

Neighborhood Entry and Interior Features Point System- 35 points total

		Suggested Points	Notes/Comments
20 points	T-Intersection Options		
	Additional green space	1/2 lot= 2 points 1 full lot= 4 points	
	Amenity Center (min 3,000 sq. ft)**	1 5 points Max	3 points with 1 point per additional 1,000 sq. ft. 5 pt. Max **Points for the amenity center may be counted for at the terminal vista or within the subdivision, but not both
	Round-a-bout with landscaping that matches the entry	2 points	
	Water feature (Lit at night with a min of 15' wide and 8' tall)	3 points	
	Gazebo	1 point	
	Boulevard with enhanced landscaping with seasonal color	1 point	Maintained by HOA
	Sculpture or other artistry (lit at night)	up to 2 points	
	Additional Main Entry Options		
	Water Feature	1 point	
	Significant floral focal point	2 2 points	Maintained by HOA
	Any structure integrated as identification that exceeds 15'	3 3 points	
	Modern art or sculptures	1 point	Minimum height of 8 feet
	Landscaping in median for the divided entry	4 2 points	Maintained by HOA
	For every 5' increase past the 15' landscape buffer	4 1 point x 5 = 5 points	5 point Max
	Increased amount of large trees for curvilinear sidewalks	5 2 points	
	Additional landscaping above and beyond the requirements	6 2 points	Must be annual and increased quality
	*Additional upgrades per the discretion of the Planning Director		

		Suggested Points	Notes/Comments
15 points	Secondary Entrance		
	Divided secondary entry	7 1 point	
	Roundabout at the secondary entrance	1 point	
	Addition and Maintenance of seasonal landscaping (HOA)	8 1 point	Maintained by HOA and landscaping that matches the main entry & neighborhood landscaping
	Extended entry length (greater than 1/2 lot length)	1 point	Minimum of 1/2 lot length. No additional points for additional length.
	Additional landscaping throughout the length of the extended drive	9 1 point	Maintained by HOA and landscaping that matches the main entry & neighborhood landscaping
	Open space at the terminus	1/2 lot= 1 point 1 full lot= 2 points	2 point Max
	Interior Upgrades		
	Internal Parking Spaces	2 points	For 5 additional parking spots at major, neighborhood focal points
	Upgraded pools and amenity centers	10 2 points	Per the discretion of the Planning & Development Director
	Splash Pad-Min of 3 fixtures per 1,000 sq. ft	3 points	1 point for every additional 1,000 sq. ft & 3 fixtures Maintained by HOA
	Dog Park- Min of 3 acres	11 8 points	1 point for every additional acre (5 acres max) Maintained by HOA
	Walking trail	12 2 points	Min of 8 ft wide, 1 bench, & one trash can per 1,000 feet Trash to be maintained by HOA
	Additional bench & trash can in common areas	13 1 point	To be maintained by HOA
	Amenity Center (min 3,000 sq. ft)**	14 5 points Max	3 points with 1 point per additional 1,000 sq. ft. 5 pt. Max **Points for the amenity center may be counted for at the terminal vista or within the subdivision, but not both



SHERLEY LOT TABULATION		
Phase	Lot Count	Acreage
PHASE ONE	72 (Townhome)	± 70.3 Acres
	64 (40' X 110')	
	212 (50' X 110')	
REMAINDER	118 TOWNHOME	220.5777 Acres
	108 (SENIOR LIVING)	
	79 (40' X 110')	
	111 (50' X 120')	
	139 (60' X 120')	
	55 (70' X 120')	
	26 (80' X 125')	
COMMERCIAL/MULTI-FAMILY TRACT		34.298 Acres
TOTAL:	984 LOTS	325.1757 ACRES

THIS PLAN IS CONCEPTUAL IN NATURE AND MAY NOT NECESSARILY BE BUILT AS DEPICTED.

August 26, 2020

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

Re: Preliminary Plat for Villages of Hurricane Creek – North Waiver Requests

Council Members:

On behalf of the Developer, MM Anna 325, LLC, Peloton Land Solutions has submitted a Preliminary Plat for Villages of Hurricane Creek - North. The plat is expected to be heard at the September 1, 2020 Planning & Zoning Commission meeting.

We are respectfully requesting this Preliminary Plat be approved with the following waiver:

- **Design Standards Section 2.7: Waive the maximum block length of 1,200 feet.** This project will create two overlength blocks along Lake Hills Drive and North Shore Drive. These roads run across floodplain/SCS lake easement area, so the length cannot be reduced. In addition, these adjacent areas will become focal amenities, open space, and community areas; providing a vehicular cross-access through these would significantly diminish the area to be reserved for these amenities.

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

Sincerely,

Peloton Land Solutions, Inc.



Marc Paquette, P.E.

Project Manager/Associate Principal

August 26, 2020

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

Re: Preliminary Plat for Villages of Hurricane Creek – North Waiver Requests

Mayor and Members of the City Council:

On behalf of the Developer, MM Anna 325, LLC, Peloton Land Solutions has submitted a Preliminary Plat for Villages of Hurricane Creek - North. The plat is expected to be heard at the September 1, 2020 Planning & Zoning Commission meeting.

We are respectfully requesting this Preliminary Plat be approved with the following waiver:

- **Design Standards Section 2.10: Waive the maximum Cul-De-Sac length of 600 feet.** This project creates one overlength Cul-De-Sac along Autumnwood Drive. This street and development area lies between Rosamond Parkway to the west, the existing overhead electric easement to the east and an environmentally sensitive area to the south. In order to provide a second point of connection, Autumnwood Drive would need to turn and connect to Rosamond. This would create an intersection very close to the Lake Hills Drive intersection and would not meet City spacing requirements. In addition, this connection would not follow Section 2.2 which states that the street arrangement should develop only a limited number of access points to arterial streets bordering the subdivision.

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

Sincerely,

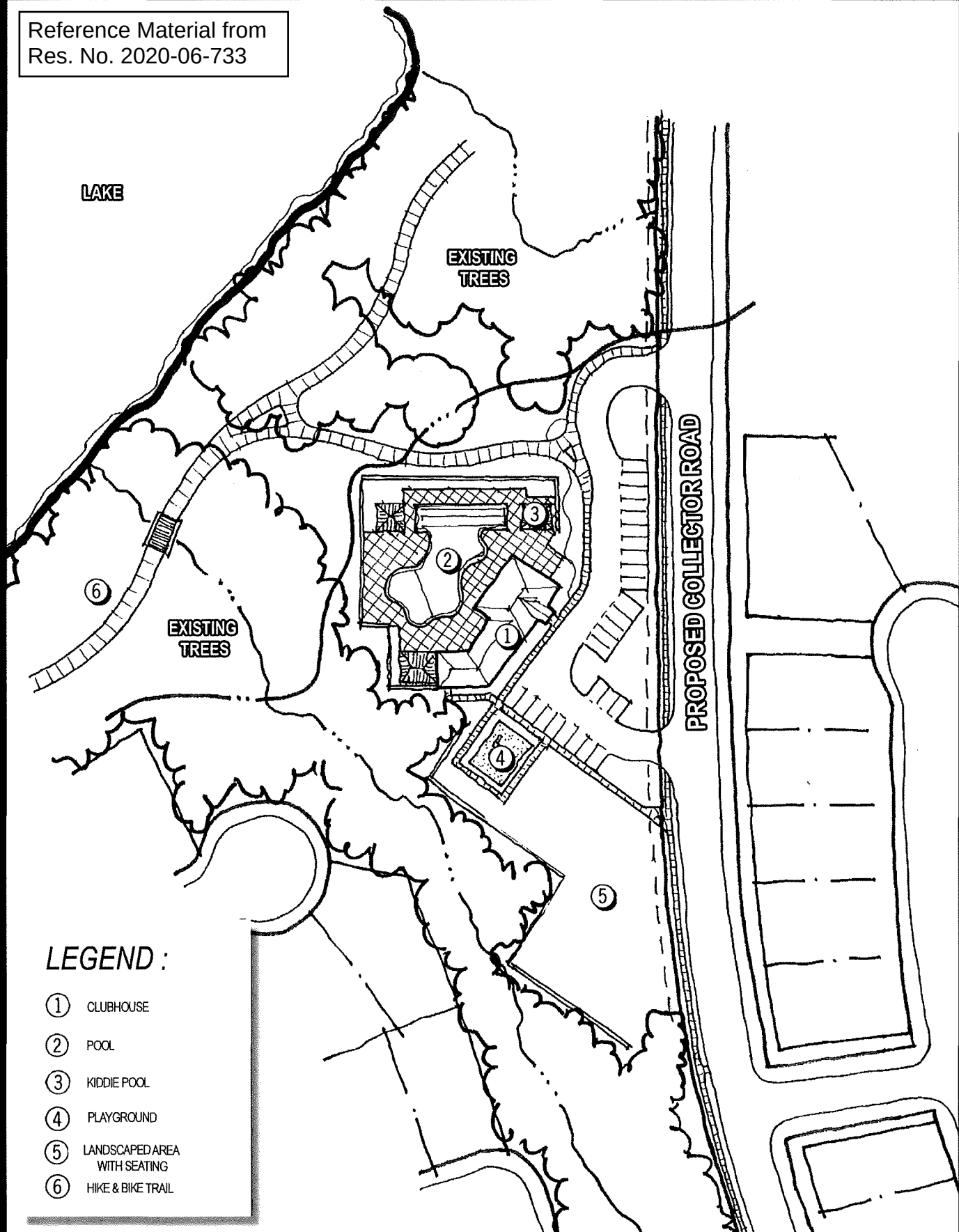
Peloton Land Solutions, Inc.



Marc Paquette, P.E.

Project Manager/Associate Principal

Reference Material from
Res. No. 2020-06-733



NOTE:
THIS PLAN IS CONCEPTUAL IN NATURE AND MAY
NOT NECESSARILY BE BUILT AS DEPICTED.

TRAILS TO BE CONSTRUCTED IN PHASES CONCURRENT
WITH ADJACENT RESIDENTIAL DEVELOPMENT.

THE ULTIMATE LOCATION OF TRAILS SHALL BE
DETERMINED DURING THE FINAL DESIGN PROCESS.

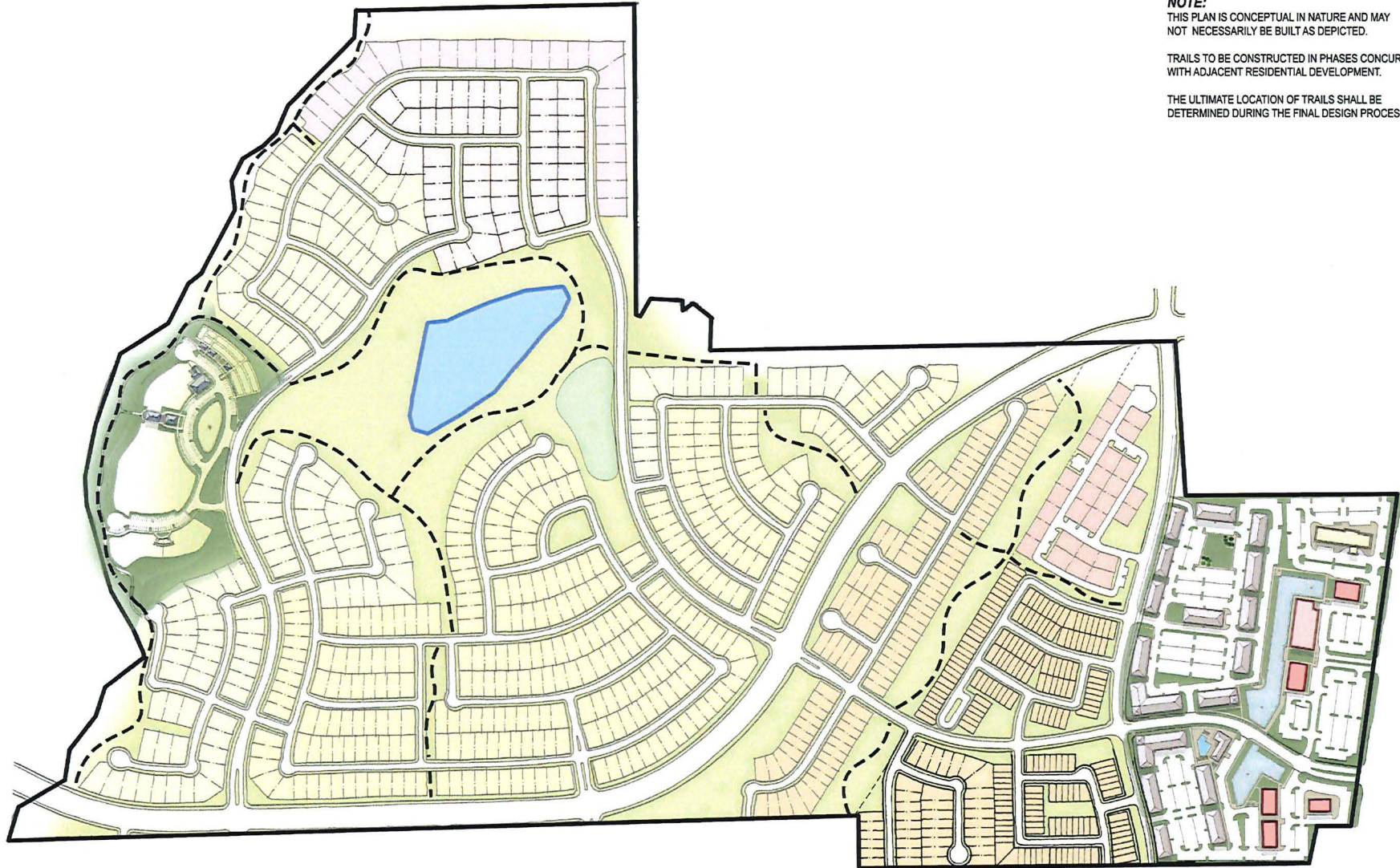


EXHIBIT C-2
ANNA, TEXAS

MINUTES
PLANNING AND ZONING COMMISSION
August 3, 2020

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on August 3, 2020, at 111 N. Powell Parkway, Anna City Hall, to consider the following items.

1. Call to Order and Establishment of Quorum

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

Members present were Wayne Barton, Alonzo Tutson, Danny Ussery, Donald Henke, Brent Thomas, and Nick Rubits. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings, and Kevin Johnson.

2. Invocation and Pledge of Allegiance

Commissioner Barton 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 citizen comments.

4. Location Map

5. Consider/Discuss/Action on a recommendation regarding the 2826 Storage Addition, Block A, Lot 1 Development Plat. Applicant: David Surdukan.

Mrs. Demings gave a brief presentation and answered questions from the Commission. This submittal is a Development Plat for RV parking and storage facilities located in the ETJ. It is recommended for approval as submitted.

A motion was made by Commissioner Henke seconded by Commissioner Ussery to recommend approval of the development plat. The vote was unanimous

6. Consider/Discuss/Action on a recommendation regarding the Froehlich Estate, Block A, Lot 1, Development Plat. Applicant: Karel Froehlich

Mrs. Demings gave a brief presentation and answered questions from the Commission. This submittal is a Development Plat for a single-family home located in the ETJ. It is recommended for approval as submitted.

A motion was made by Commissioner Thomas seconded by Commissioner Rubits to recommend approval of the development plat. The vote was unanimous.

7. Consider/Discuss/Action on a recommendation regarding the Vaclavik Estates, Block A, Lot 1 Development Plat. Applicant: David Surdukan.

Mrs. Demings gave a brief presentation and answered questions from the Commission. This submittal is a Development Plat for a single-family home located in the ETJ. It is recommended for approval as submitted.

A motion was made by Commissioner Rubits seconded by Commissioner Ussery to recommend approval of the development plat. The vote was unanimous.

8. Consider/Discuss/Action on a recommendation regarding the Rojas Estates, Block A, Lot 1 Minor Plat. Applicant: David Surdukan.

Mrs. Demings gave a brief presentation and answered questions from the Commission. This submittal is a Minor Plat for a single-family home located in the ETJ. It is recommended for approval as submitted.

Mr. Henke inquired as to why a minor plat was required instead of development plat.

Staff responded that a minor plat was required because the land was illegally sold by metes and bounds and without proper subdivision platting.

A motion was made by Commissioner Henke seconded by Commissioner Ussery to recommend approval of the development plat. The vote was unanimous.

9. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 1R Replat. Applicant: David Cox.

Ms. Mecke gave a brief presentation and answered questions from the Commission. The purpose of this replat is to modify the limits of the private drainage and detention easement.

Commissioner Thomas asked about the purpose of the replat.

Staff responded that the applicant intends to increase parking spaces and is making the area of the pond smaller to do so.

Commissioner Barton stated that he wanted to condition the approval of the replat subject to the condition of turning in civil plans.

Commissioner Rubits asked if with the addition of more concrete, would the pond still be able to handle the water runoff.

Mr. Altobelli responded that the detention pond will be designed to meet new demands.

A motion was made by Commissioner Barton seconded by Commissioner Thomas to recommend approval of the replat subject to approval of civil plans for the redesign of the detention facility. The vote was unanimous.

10. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 1R Site Plat. Applicant: David Cox.

Commissioner Rubits asked if the increase in parking spaces was to meet shopping center regulations.

Mr. Altobelli responded that it currently meets standards but the tenant types such as restaurants and gyms are creating a need for more parking.

A motion was made by Commissioner Tutson seconded by Commissioner Rubits to recommend approval of the site plan subject to approval of civil plans. The vote was unanimous.

11. Consider/Discuss/Action on setting the 2021 Planning & Zoning Commission calendar.

A motion was made by Commissioner Ussery seconded by Commissioner Rubits to recommend approval of the 2021 Planning & Zoning Commission calendar. The vote was unanimous.

12. Consider action to approve minutes of the July 6, 2020 Planning and Zoning meeting.

Chairman Tutson thanked staff for detailed minutes.

A motion was made by Commissioner Rubits to approve the minutes, seconded by Commissioner Thomas. The vote was unanimous.

13. A) Conduct a public hearing regarding a request to amend Planned Development-846-2020 located at the northwest corner of U.S. Highway 75 frontage road and White Street (FM 455) in order to incorporate additional land.

The public hearing opened at 7:28 p.m.

Ms. Mecke stated that the property owner was able to obtain additional land from TXDOT R.O.W. abandonment. The land is to be added to the Planned Development.

Commissioner Henke asked if the land was being purchased from the state.

Tommy Vilbig, 517 W. Woodard Street, Denison, TX, 75002, represented for QT and Standridge responded that yes, the land is under contract with TXDOT for purchase.

Commissioner Henke clarified that the additional land will be absorbed into the Planned Development 846-2020 zoning and that no new standards were being introduced.

The public hearing closed at 7:33 p.m.

B) Consider/ Discuss/ Action on a recommendation regarding the request to amend zoning of the current planned development to incorporate additional acreage resulting from TXDOT right-of-way abandonment.

Commissioner Barton confirmed with staff that the Planned Development stipulations allowed for this design.

A motion was made by Commissioner Henke seconded by Commissioner Rubits to recommend approval of amending zoning. The vote was unanimous.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, One Two Anna Addition, Block A, Lot 1 associated with the rezoning request.

Commissioner Rubits confirmed with staff that approval of the concept plan did not constitute approval of the sign variance.

Commissioner Barton expressed concern about the grading and retaining walls that would be required to make the site buildable.

Tommy Vilbig responded that they are aware grading will be a change and they are in the preliminary engineering stage.

Jake Petras, 1120 N. Industrial Blvd, Euless, TX 76039, representative of QT expressed that they see a lot of continuing growth in Anna and believe this intersection to be a good location to catch south bound traffic.

A motion was made by Commissioner Henke seconded by Chairman Tutston to recommend approval of the concept plan. The vote was unanimous.

14. Adjourn

A motion was made by Commissioner Thomas seconded by Commissioner Ussery to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:44 p.m.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:

CITY OF ANNA
PLANNING & ZONING COMMISSION

September 1, 2020

Text Amendment Sign Variances

DESCRIPTION:

Request a recommendation to amend Article 9.04 Zoning Ordinance and Article 9.05 Signs of Chapter 9 Planning and Development Regulations of the City of Anna Code of Ordinances in order to amend regulations pertaining to sign variances.

HISTORY:

The City of Anna adopted signage regulations on January 9, 2001 (Ord. No. 2001-01). As part of these regulations was the establishment of a Sign Control Board whose powers and duties were to consider variations to the requirements of the signage regulations.

On March 11, 2008 the City Council amended the sign ordinance and zoning ordinance (Ord. No. 370-2008) by eliminating the Sign Board and amending the duties of the Board of Adjustments so that all matters related to appeals or variances to the signage regulations would be considered by the City of Anna Board of Adjustments.

Included within both ordinances was language that gave final authority to City Council on all signage related variance requests:

“All actions taken on variance request shall be submitted to the City Council for review. Such actions of the Board of Adjustment shall become final unless reversed or modified by the City council at the City Council meeting following the Board of Adjustment meeting at which formal action was taken by the Board of Adjustment. In reviewing the action of the Board of Adjustment or variance requests, the City Council shall consider the records made at the hearing before the Board of Adjustment.”

When the City of Anna Ordinances were recodified later in 2008 that section/language which gave City Council final authority and review of signage variance requests was not included. City staff has been unable to find information as to why this language was removed.

REMARKS:

The intent of the ordinance amendment is to give the City Council exclusive authority to hear appeals and variances on all sign issues as staff is recommending that such decisions should not be considered as zoning variances normally decided by the Board of Adjustment. Additionally,

the proposed amendment will allow variations to the signage regulations to be included within development standards as part of adoption of a Planned Development District (PD).

A PD 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.

Currently, existing zoning language states that when granting a PD the city council may consider development standards that include signs.

“Development standards for each separate PD district shall be set forth in the ordinance granting the 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.”

SUMMARY:

Repeal Zoning Ordinance 9.04.042(d) in its entirety and amend Signage Ordinances 9.05.012, 9.05.015, and 9.05.085 to give the City Council exclusive authority to hear all matters related to appeals or variances of the sign regulations.

RECOMMENDATION:

Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

ARTICLE 9.04 ZONING ORDINANCE

[...]

Sec. 9.04.042 Board of adjustment

[...]

(d) — Appeals related to signs.

~~(1) — The board of adjustment shall sit as a board of appeals in public hearings for purposes of the sign ordinance (Ordinance No. 2001-01). In considering requests for variances from the requirements of the sign ordinance, the board of adjustment shall consider the following factors, including but not limited to:~~

~~(A) — The degree of the requested variance;~~

~~(B) — The reason for the requested variance;~~

- ~~(C) — The location of the requested variance;~~
- ~~(D) — The duration of the requested variance;~~
- ~~(E) — The effect of the requested variance on public safety;~~
- ~~(F) — The effect of the requested variance on the general plan for signage within the city;~~
- ~~(G) — The protection of neighborhood property and property values; and~~
- ~~(H) — The degree of hardship or injustice involved.~~

~~(2) — The board of adjustment shall either: grant the requested variance, deny the requested variance, or grant a variance of a greater or lesser nature than the requested variance.~~

~~(e) (d) Appeals not related to signs.~~

~~[...]~~

~~(f) (e) Variances~~

~~[...]~~

~~(g) (f) Changes.~~

~~[...]~~

ARTICLE 9.05 SIGNS

~~[...]~~

Sec. 9.05.012 Variances

~~An application for a variation to the conditions of these sign regulations shall be accompanied by a variance application fee in the amount in the amount set forth in [section A5.003](#) of the fee schedule in [appendix A](#) of this code. Such application for a variance may cover more than one sign, but shall apply to one applicant and one location. The notification for a variance application must appear in the official newspaper of the city at least seven days prior to the date on which the request is heard by the city's board of adjustment. The variation application must contain the following information:~~

~~(a) City council has the authority to approve variations to the conditions of these sign regulations. Variations shall be accomplished through either of the following procedures:~~

~~(1) Variance application and fee in the amount in the amount set forth in [section A5.003](#) of the fee schedule in [appendix A](#) of this code, or;~~

(2) Development standards set forth in an ordinance granting a Planned Development District.

(b) A application for a variation of the sign regulations shall be submitted no later than 30 days prior to a City Council meeting. Such application may cover more than one sign, but shall apply to only one applicant and one location.

(c) In considering requests for variations from the requirements of the sign ordinance, the city council shall consider the following factors, including but not limited to:

(1) The degree of the requested variance;

(2) The reason for the requested variance;

(3) The location of the requested variance;

(4) The duration of the requested variance;

(5) The effect of the requested variance on public safety;

(6) The effect of the requested variance on the general plan for signage within the city;

(7) The protection of neighborhood property and property values; and

(8) The degree of hardship or injustice involved.

(d) For either variation process the applicant must provide the following information:

(1) Name, address, and telephone number of the applicant.

(2) Location of building, structure, or lot to which or upon which the sign is to be attached or erected.

(3) Position of the sign in relation to nearby buildings or structures, including other signs.

(4) The zoning classification of the property on which the sign is to be located, and the zoning classification of all property within 250 feet of the sign location.

(5) The specific variation requested and the reasons and justification for such requests.

(6) ~~Ten~~ Two copies of the signage and site plan shall be required.

[...]

Sec. 9.05.015 Appeals

All matters related to appeals or variances from the requirements of these sign regulations shall be brought before the ~~city's board of adjustments~~ city council and the city council's decision shall be final in accordance with the city's zoning ordinance.

[...]

Sec. 9.05.085 Office, retail and commercial districts

[...]

(5) Class 5. To the extent permitted under [section 9.05.056](#)(a) of these sign regulations, major free-standing signs shall be permitted in these districts. Single-usage major free-standing signs, as described in [division 2](#) of this article, shall not exceed the standards set forth in table 1. The number of signs shall be limited by the following:

[...]

(E) For sites exceeding 15 acres on which signs are desired in excess of the above regulations, a total sign plan for the site may be submitted to the ~~board of adjustments~~ city council for consideration as a variance from the requirements of this section.

[...]