AGENDA

PLANNING AND ZONING COMMISSION

Monday, October 2, 2023 @ 6:00 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 10/02/2023 at 6:00 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. Approve minutes of the September 6, 2023 Planning & Zoning Commission Meeting.
6. Approve a Resolution regarding the Shops at Avery Pointe, Block A, Lots 1 & 2, Preliminary Plat. Applicant: NOVUS NDT REALTY LLC
7. Approve a Resolution regarding the One Anna Two Addition, Block A, Lot 4R, Site Plan. Applicant: North Texas HOCO LLC
8. Approve a Resolution regarding the Villages of Hurricane Creek - North, Phase 1, Blocks A, B, C, & D (Townhomes), Site Plan. Applicant: MM Anna 325, LLC
9. Approve a Resolution regarding the Blacklock Storage, Block A, Lot 1, Final Plat. Applicant: 926 Powell Anna TX, LLC
10. Approve a Resolution regarding the Blacklock Storage, Block A, Lot 1, Site Plan. Applicant: 926 Powell Anna TX, LLC
11. Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 9R, Preliminary Replat. Applicant: Anna 31 Retail LP
12. Approve a Resolution regarding the Rasmussen Place, Block A, Lots 1, 2, & 3, Final Plat. Applicant: Ronald & Linda Rasmussen

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.

Items for Individual Consideration

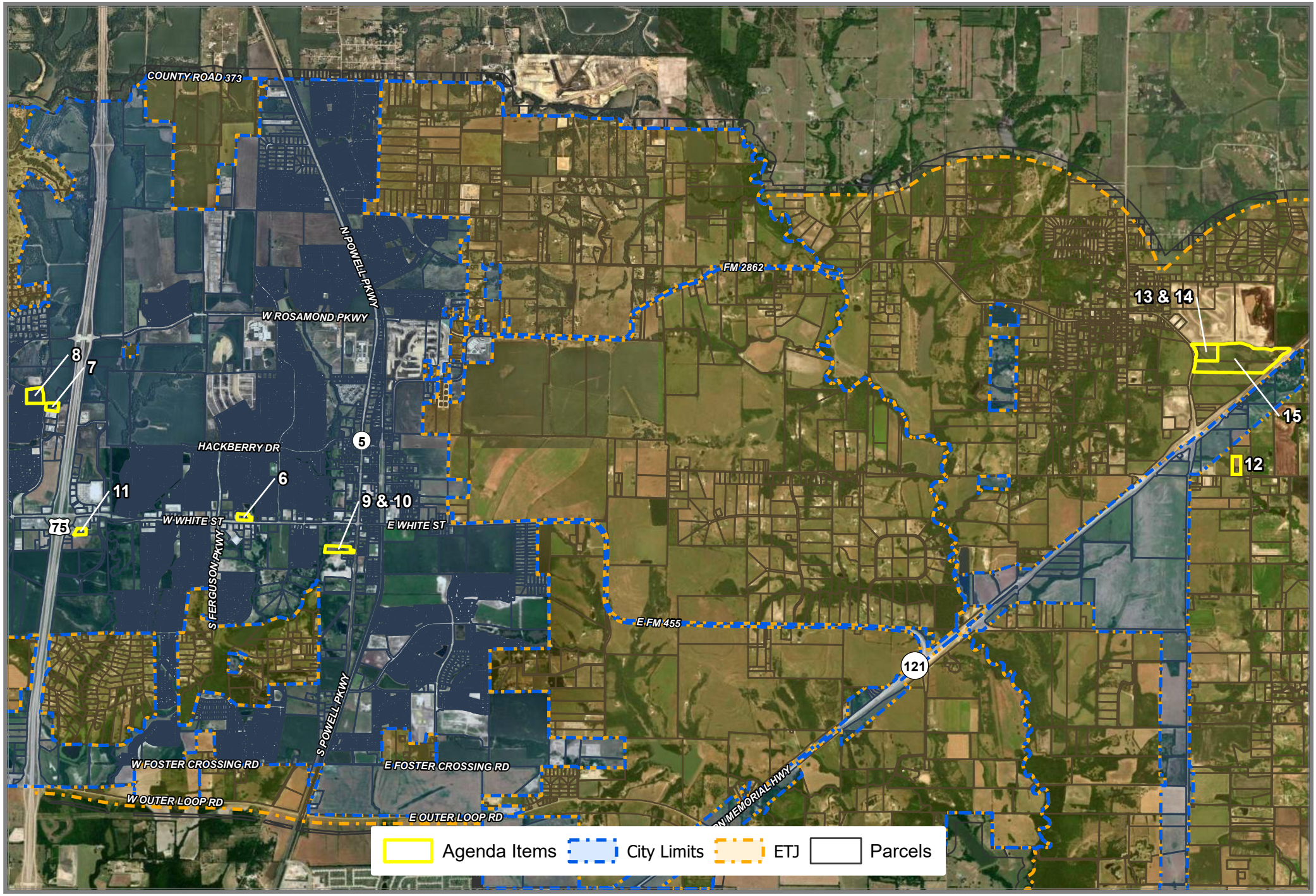
13. Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning on 11.0± acres located at the southeast corner of Farm to Market Road 2862 and County Road 526 to Multi-Family Residential (MF) district. Currently located in the Extraterritorial Jurisdiction (ETJ). Applicant: Anna/121 Holdings LLC.
14. Consider/Discuss/Action on the Anna/121 Apartments Addition, Block A, Lot 1R, Preliminary Site Plan. Applicant: Anna/121 Holdings LLC.
15. Approve a Resolution regarding the Anna/121 Apartments Addition, Block A, Lot 1R, Preliminary Replat. Applicant: Anna/121 Holdings LLC.

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 6:00 PM 09/29/2023.

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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1:52,000

City of Anna, October 2, 2023
Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 9/22/2023

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

THE CITY OF Anna

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

Item No. 5.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve minutes of the September 6, 2023 Planning & Zoning Commission Meeting.

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

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:

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

ATTACHMENTS:
1. 09-06-2023 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
September 6, 2023

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

1. Call to Order and Establishment of Quorum

   The meeting was called to order at 6:00 pm.

   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, and Interim Assistant City Manager, Greg Peters.

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

Consent Items

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval of consent items 5-13. The vote was unanimous.

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

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

7. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 9R, Preliminary Replat. Applicant: Anna 31 Retail LP.

8. Consider/Discuss/Action on the Blacklock Storage, Block A, Lot 1, Final Plat. Applicant: 926 Powell Anna TX, LLC.

9. Consider/Discuss/Action on the Blacklock Storage, Block A, Lot 1, Site Plan. Applicant: 926 Powell Anna TX, LLC.

10. Consider/Discuss/Action on the Crystal Park, Phase 1, Final Plat. Applicant: Bloomfield Homes, LP.

11. Consider/Discuss/Action on the F.D. Hall Addition, Block A, Lot 1, Final Plat. Applicant: Frankie Dale Hall.

12. Consider/Discuss/Action on the Lorenzo Dow Hendricks Elementary Addition, Block A, Lot 1R, Replat. Applicant: Bloomfield Homes / Anacapri Laguna Azure, LLC.

13. Consider/Discuss/Action on the Lorenzo Dow Hendricks Elementary Addition, Block A, Lot 1R, Site Plan. Applicant: Bloomfield Homes / Anacapri Laguna Azure, LLC.

Items for Individual Consideration

14. Consider/Discuss/Action on the Coyote Meadows, Phase 2, Final Plat.

Ms. Mecke Introduced the item. The applicant is requesting approval of a Final Plat with a waiver to the maximum length of a block or street segment. The applicant is showing a street length of approximately 70 feet longer than the maximum 1,200-foot allowance per the city's Subdivision Regulations. Ms. Mecke advised that after speaking with the Fire & Engineering Departments, neither department has any objection to the waiver request.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Nylec to recommend approval of the Final Plat with the requested waiver from the 1,200-foot street length maximum. The vote was unanimous.

15. Consider/Discuss/Action on Text Amendments to Article 9.02 Subdivision Regulations and Article 9.05 Signs of the City of Anna Code of Ordinances.

Mr. Altobelli introduced the item. City staff is requesting to amend Article 9.02 Subdivision Regulations and Article 9.05 Signs Regulations of the City of Anna Code of Ordinances. Mr. Altobelli introduced Freese and Nichols Consultant, Daniel Harrison, and Mr. Harrison's team.

Mr. Daniel Harrison provided a brief presentation and a summary of the revised items within both the Subdivision and Signs Regulations.

Commissioner Nylec and Chairwoman Patterson-Herndon asked for further clarification of the Neighborhood Point System outlined as one of the revised items.

Ms. Mecke advised that prior to 2019, the city had a Neighborhood Design Committee that was created to beautify the city's neighborhoods. The system was designed for developers to achieve points based on certain amenities provided. Every single-family and two-family subdivision, when created, is required to have two points of access and receive points based off features they add to that specific subdivision. The point system provided by the developer, is reviewed and approved by staff to ensure they are meeting the high-quality intent of the neighborhood point system.

Commissioner Martin asked staff if there are a minimum number of points that the city requires.

Ms. Mecke stated that currently, there is a minimum of 35 points for 200 lots and an additional 5 points for every additional lot thereafter.

Commissioner Patterson-Herndon asked if the point system was based off the size of the development.

Mr. Altobelli stated that currently right now there is a minimum threshold, however staff has modified that threshold so that once a development exceeds a certain amount, they would be required to add additional amenities due to the size of the development.

Commissioner Hermann referenced the amended Signs Regulations and advised that he noticed that murals are only allowed in the Downtown District. Commissioner Hermann also stated that he has seen areas where murals are placed in a mixed-use development, where you can take a parking garage that's just a big concrete structure and turn it into something more appealing. Commissioner Hermann asked staff what their thought was behind only allowing it in the Downtown District.

Mr. Harrison stated that the consensus amongst the team was that the Downtown District is the most appropriate place for these types of signs.

Commissioner Hermann stated that he would like to explore the option of expanding that to mixed use as it could create a place where people enjoy gathering.

Mr. Altobelli stated that City Council would be the ultimate authority to modify signage regulations if a request is made by an applicant to allow murals within a different zoning district.

Commissioner Clemens asked if the modification to detached sign regulations was for existing buildings or just new buildings.

Mr. Harrison confirmed that this only applies to new buildings. He further explained that if an existing building did not conform to the new regulations, it would be a legal non-conforming sign which means it does not meet current standards of the sign regulations but would be allowed to continue.

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

16. Conduct a Public Hearing/Consider/Discuss/Action on amendments to the Master Thoroughfare Plan of the Anna 2050 Comprehensive Plan.

Mr. Peters introduced the item and outlined some minor changes made to the Master Thoroughfare Plan due to safety reasons and adjustment to the growth seen within the city.

The Public Hearing was opened at 6:32 pm.

The Public Hearing was closed at 6:32 pm.

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

17. Discussion on proposed changes to the Water Master Plan and Wastewater Master Plan.

Mr. Peters introduced the item. City staff is proposing minor modifications to the Water Master Plan and Wastewater Master Plan to accommodate phasing related to the Grayson and Shirley Pump Stations, and minor line size changes. Modifications also include a new basin to the Sewer Wastewater Master Plan to accommodate the growth and provide the most cost-effective way to meet demand.

Chairwoman Patterson-Herndon stated that she could see there are lift stations on the west side of Hwy 75 and that they are right next to each other. She also explained that there is also a lift station for the

existing Camden Parc with the new Coyote Meadows coming, but that those are a little farther apart. Chairwoman Patterson-Herndon asked if they work in unison this way.

Mr. Peters responded that the lift stations at FM 455 and Hwy 75 are two small existing lift stations that have been there for a long time. Eventually, the goal is for those to come offline completely. Currently, the QT and truck stop are sewered into that as well and the Caliber Collision that just opened. Mr. Peters advised the Commission that a lot of that infrastructure will go away when the Hurricane Creek Sewer Line B and the wastewater treatment plant all come online. Mr. Peters explained that the reason they are so close together is because the existing station prior to QT being built was not large enough to handle both businesses.

Commissioner Walden asked if Mr. Peters could go back to the Master Water Plan slide on his presentation, and ask if the stations highlighted in red were all coming online at a future date? And if so, how was that calculated.

Mr. Peters responded that they have a water model and that they run two different scenarios to meet TCEQ requirements. He further detailed that they look at the requirement for elevated storage versus pumping capacity with ground storage to see what is needed to have at a given growth.

Commissioner Walden asked about the current impact fees and, with the changes to the Water and Wastewater Master Plan, would we expect to see any increases or decreases to the fees? If so, how far out are we going to see that.

Mr. Peters responded that they had just done a water, sewer, and roadway impact study last year. Typically, these studies are done every 5 years based on state law but are presumed to be back sooner than that with the growth and cost. Mr. Peters said that he does expect that in the next budget year and every year there after it will be a strong consideration until prices flatline, or development flattens out a little bit.

Chairwoman Patterson-Herndon asked if the numerical order shown on his exhibit was going to be the numerical order that they are built.

Mr. Peters responded yes and said that is the idea behind it. They are numbered in the order of importance based on what the water model shows for development.

There were no further questions from the Commission.

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 6:49 p.m.

_____

Chairwoman Kelly Patterson-Herndon

ATTEST:

_____

Salena Tittle, Planner II

Item No. 6.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve a Resolution regarding the Shops at Avery Pointe, Block A, Lots 1 & 2, Preliminary Plat. Applicant: NOVUS NDT REALTY LLC

SUMMARY:
Retail, restaurant, and office on two lots on 2.4± acres located on the north side of W. White Street, 635± feet east of Ferguson Parkway. Zoned: Local Commercial (C-1) District.

The purpose of the Preliminary Plat is to propose lot and block boundaries and easements necessary for the future construction of the retail, restaurant, and office development.

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The Preliminary Plat is in conformance with the city's Subdivision Regulations and Zoning Ordinances.

Recommend approval 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. Shops at Avery Pointe, Block A, Lots 1 & 2 Locator Map
2. RESOLUTION - (PP) Shops at Avery Pointe, Bl A, Lts 1 & 2
3. EXHIBIT A (STAMPED) - PP (Shops at Avery Point, Block A, Lots 1 & 2)
4. Application

Preliminary Plat - Shops at Avery Pointe, Block A, Lot 1 & 2

H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHOPS AT AVERY POINTE, BLOCK A, LOTS 1 & 2, PRELIMINARY PLAT.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, NOVUS NDT REALITY LLC has submitted an application for the approval of Shops at Avery Pointe, Block A, Lots 1 & 2, Preliminary Plat; and

WHEREAS, the Preliminary Plat conforms to the city's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Preliminary Plat

The Planning & Zoning Commission hereby approves Shops at Avery Pointe, Block A, Lots 1 & 2, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of October, 2023.

ATTEST:

_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

VICINITY MAP - NOT TO SCALE

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

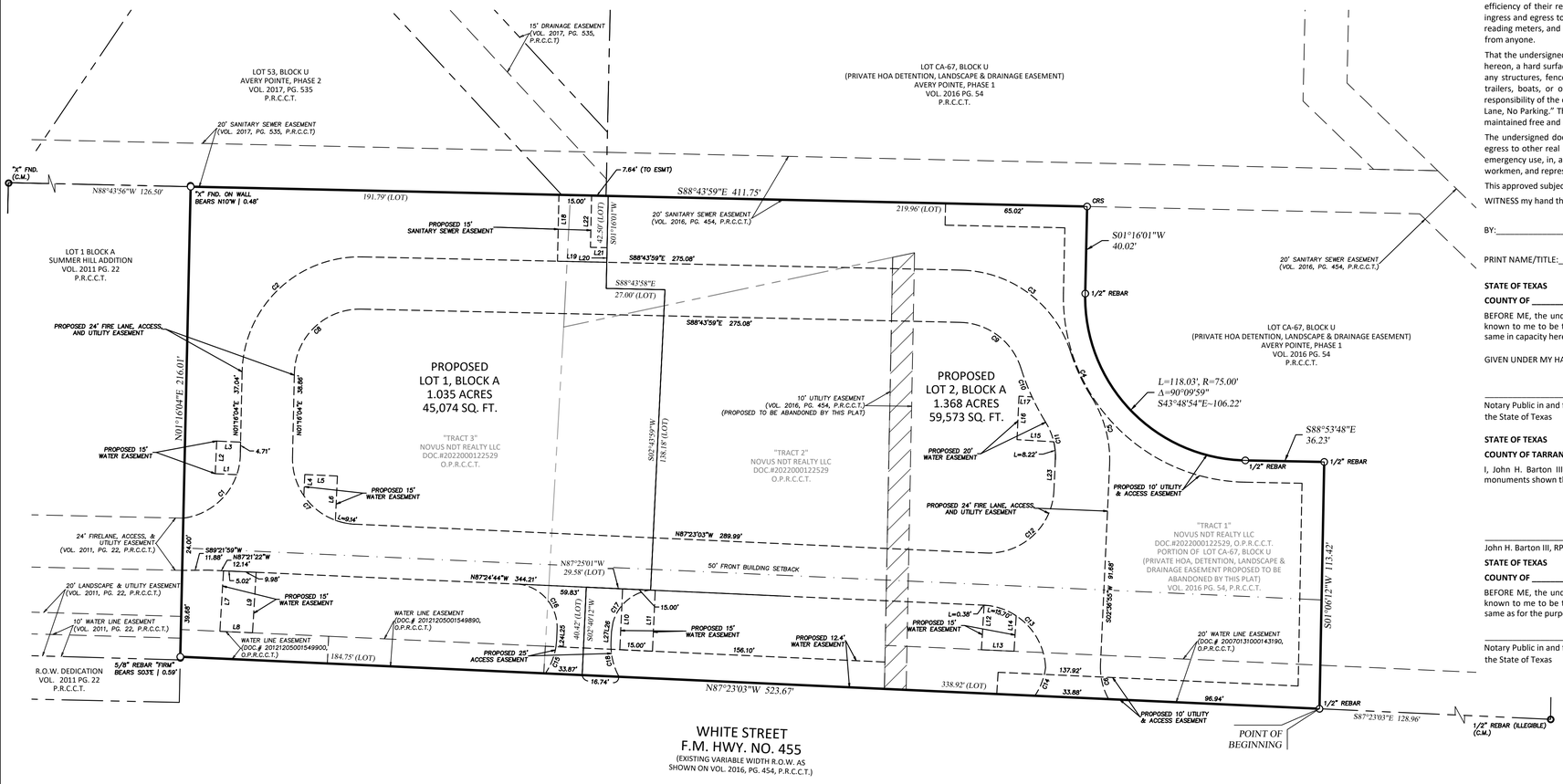
1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0155J, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT 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.

30' 0 15' 30' 60'

SCALE: 1" = 30'



Line Data Table			Line Data Table			Line Data Table		
Line #	Distance	Bearing	Line #	Distance	Bearing	Line #	Distance	Bearing
L1	9.91'	S87°23'03"E	L10	27.97'	N02°36'57"E	L19	22.64'	S88°43'59"E
L2	15.00'	S02°36'57"W	L11	27.99'	S02°36'57"W	L20	6.71'	N01°16'02"E
L3	10.96'	N87°23'03"W	L12	20.51'	S03°26'21"W	L21	7.64'	N88°43'58"W
L4	9.75'	N02°36'57"E	L13	15.00'	S87°23'05"E	L22	23.79'	N01°16'00"E
L5	15.00'	S87°23'03"E	L14	16.31'	N03°26'21"E	L23	14.33'	S02°36'55"W
L6	20.36'	S02°36'57"W	L15	16.88'	S86°33'39"E	**L24**	**3.26'**	**N05°43'48"E**
L7	27.85'	S03°26'21"W	L16	20.00'	S02°36'57"W	**L25**	**4.75'**	**N02°36'57"E**
L8	15.00'	S87°23'03"E	L17	5.98'	N86°33'39"W	**L26**	**4.49'**	**S09°03'55"W**
L9	27.85'	N03°26'21"E	L18	30.50'	S01°16'00"W	**L27**	**4.84'**	**S02°36'57"W**

Curve Data Table						Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	43.75'	30.00'	083°33'46"	N40°54'02"E	39.98'	C10	27.41'	109.50'	014°20'39"	S24°33'09"E	27.34'
C2	84.82'	54.00'	089°59'57"	N46°16'03"E	76.37'	C11	17.98'	30.00'	034°20'24"	S14°33'17"E	17.71'
C3	67.25'	54.00'	071°21'09"	S53°03'24"E	62.99'	C12	47.12'	30.00'	090°00'02"	S47°36'56"W	42.43'
C4	22.48'	85.50'	015°03'56"	S24°54'48"E	22.42'	C13	44.53'	30.00'	085°03'09"	N44°53'09"W	40.56'
C5	33.04'	54.00'	035°03'41"	S14°54'55"E	32.53'	C14	13.93'	30.00'	026°35'58"	N20°53'25"E	13.80'
C6	16.53'	30.00'	031°33'52"	S13°10'01"E	16.32'	C15	13.31'	30.00'	025°24'54"	N21°33'06"E	13.20'
C7	46.42'	30.00'	088°39'07"	N43°03'29"W	41.92'	C16	29.54'	20.00'	084°37'40"	N39°41'53"W	26.93'
C8	47.12'	30.00'	089°59'57"	N46°16'03"E	42.43'	C17	23.67'	20.62'	065°46'31"	S48°56'21"W	22.39'
C9	37.36'	30.00'	071°21'09"	S53°03'24"E	34.99'	C18	16.48'	30.00'	031°27'59"	S13°07'02"E	16.27'

Approved this _____ day of _____, 20____
by the Planning and Zoning Commission of the City of Anna, Texas.

_____
CHAIR

_____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS NOVUS NDT REALTY, LLC is the owner of a tract situated in the F.T. Duffau survey, abstract number 288, City of Anna, Collin County, Texas, being all of Tract 1, 2, and 3, described in the deed to NOVUS NDT REALTY, LLC, recorded in document number 2022000122529, Official Public Records Collin County, Texas, inclusive of part of Lot CA-67, Block U, Avery Pointe, Phase 1, recorded in document number 2016-454, Plat Records Collin County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central zone, North American Datum of 1983):

BEGINNING at a 1/2 inch rebar found in the south line of said Lot CA-67, from which a 1/2 inch rebar with illegible cap found at its southeast corner bears SOUTH 87 degrees 23 minutes 03 seconds EAST, 128.96 feet, lying in the north right-of-way of White Street (FM 455):

THENCE with said north right-of-way, NORTH 87 degrees 23 minutes 03 seconds WEST, a distance of 523.67 feet to a point in the east line of Lot 1, Block 1, Summer Hill Addition, recorded in document number 2011-22, of said Plat Records, from which a 5/8 inch rebar found at its southeast corner bears SOUTH 03 degrees EAST, 0.59 feet;

THENCE with the east line of said Lot 1, NORTH 01 degree 16 minutes 04 seconds EAST, a distance of 216.01 feet to its northeast corner, from which an "X" cut found on wall bears NORTH 10 degrees WEST, 0.48 feet;

THENCE with the north line of said Tract 1 and 2, SOUTH 88 degrees 43 minutes 59 seconds EAST, a distance of 411.75 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set;

THENCE through the interior of said Lot CA-67, SOUTH 01 degree 16 minutes 01 second WEST, a distance of 40.02 feet to a 1/2 inch rebar found at the beginning of a tangent curve to the left, having a radius of 75.00 feet, a central angle of 90 degrees 09 minutes 59 seconds EAST, and a chord bearing and distance of SOUTH 43 degrees 48 minutes 54 seconds EAST, 106.22 feet;

THENCE along the arc of said curve, an arc distance of 118.03 feet to a 1/2 inch rebar found;

THENCE through the interior of said Lot CA-67, SOUTH 88 degrees 53 minutes 48 seconds EAST, a distance of 36.23 feet to a 1/2 inch rebar found;

THENCE through the interior of said Lot CA-67, SOUTH 01 degree 06 minutes 12 seconds WEST, a distance of 113.42 feet, returning to the **POINT OF BEGINNING** and enclosing 2.402 acres (104,648 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NOVUS NDT REALTY, LLC acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOTS 1 & 2, BLOCK A, SHOPS AT AVERY POINTE**, 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:_____

PRINT NAME/TITLE:_____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 20___

_____
Notary Public in and for
the State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

I, John H. Barton III, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as "set" were properly placed under my supervision.

_____
John H. Barton III, RPLS No. 6737

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____
Notary Public in and for
the State of Texas

EXHIBIT A

APPROVED
OCTOBER 2, 2023
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK A
SHOPS AT AVERY POINTE

BEING 2.402 ACRES OUT OF THE F. T. DUFFAU SURVEY, ABSTRACT #288 AND A PORTION OF LOT CA-67, BLOCK U OF AVERY POINTE, PHASE 1, AN ADDITION IN THE CITY OF ANNA, COLLIN COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOL. 2016, PG. 454, P.R.C.C.T.
PREPARED AUGUST 2023

ENGINEER/PREPARER
kirkman ENGINEERING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
Contact: Sandy Brantley
512.428.8586
sandy.brantley@trustke.com

SURVEYOR
Barton Chapa Surveying
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474
Contact: John H. Barton, III

OWNER/DEVELOPER
NOVUS NDT REALTY, LLC
10941 Pattison Drive
Frisco, TX 75035

JOB NO.	2023.001.309
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

SHEET:
VO1

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121, COLLEYVILLE, TX, 76034 TBPLS FIRM #10194474

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: N/A Total Number of Acres: 2.403

Zoning Classification(s): C1 Total Number of Lots: 3

Location: 1234 W White St Anna, TX 75409

Property Owner Information & Authorization

Name/Company: NOVUS NDT REALTY LLC

Address: 10941 Pattison Dr.

City: Frisco State: TX Zip Code: 75035-1136

Phone: (614) 204 - 6252 Email: venkatgajjala@yahoo.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: Date: 09/01/2023

STATE OF: TEXAS.

COUNTY OF: COLLIN.

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

SUBSCRIBED AND SWORN TO before me, this the 1 day of September, 2023

K.S. Sankar Shekar

NOTARY PUBLIC in and for the State of Texas

SATHASHISHEKAR SOMASHEKARA KRISHNARAJANAGAR NOTARY PUBLIC STATE OF TEXAS ID 132450008 EXP. 04-23-2024

Project Representative Information (complete if designated by owner)

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

Name: Sandy Brantley

Company: Kirkman Engineering

Address: 1130 Cottonwood Creek Trail, Ste C3

City: Cedar Park State: TX Zip Code: 78613

Phone: 512-428-8586 Email: sandy.brantley@trustke.com

Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve a Resolution regarding the One Anna Two Addition, Block A, Lot 4R, Site Plan. Applicant: North Texas HOCO LLC

SUMMARY:
Hotel on one lot on 3.0± acres located on the east side of Standridge Boulevard, 1,040± feet north of Suzie Lane. Zoned: Planned Development (Ord. No. 765-2018, Ord. No. 846-2020, & Ord. No. 1021-2022).

The purpose of the Site Plan is to show the proposed hotel development and related 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.

Recommend approval 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 A, Lot 4R Locator Map
2. RESOLUTION - (SP) One Anna Two Addition, Bl A, Lt 4R
3. EXHIBIT A (STAMPED) - SP (One Anna Two Addn, Bl A, Lt 4R)
4. Signed Application

Site Plan - One Anna Two Addition, Block A, Lot 4R

H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ONE ANNA TWO ADDITION, BLOCK A, LOT 4R, SITE PLAN.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, North Texas HOCO LLC has submitted an application for the approval of One Anna Two Addition, Block A, Lot 4R, Site Plan; and

WHEREAS, the Site Plan conforms to the city's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The Planning & Zoning Commission hereby approves One Anna Two Addition, Block A, Lot 4R, Site Plan, attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

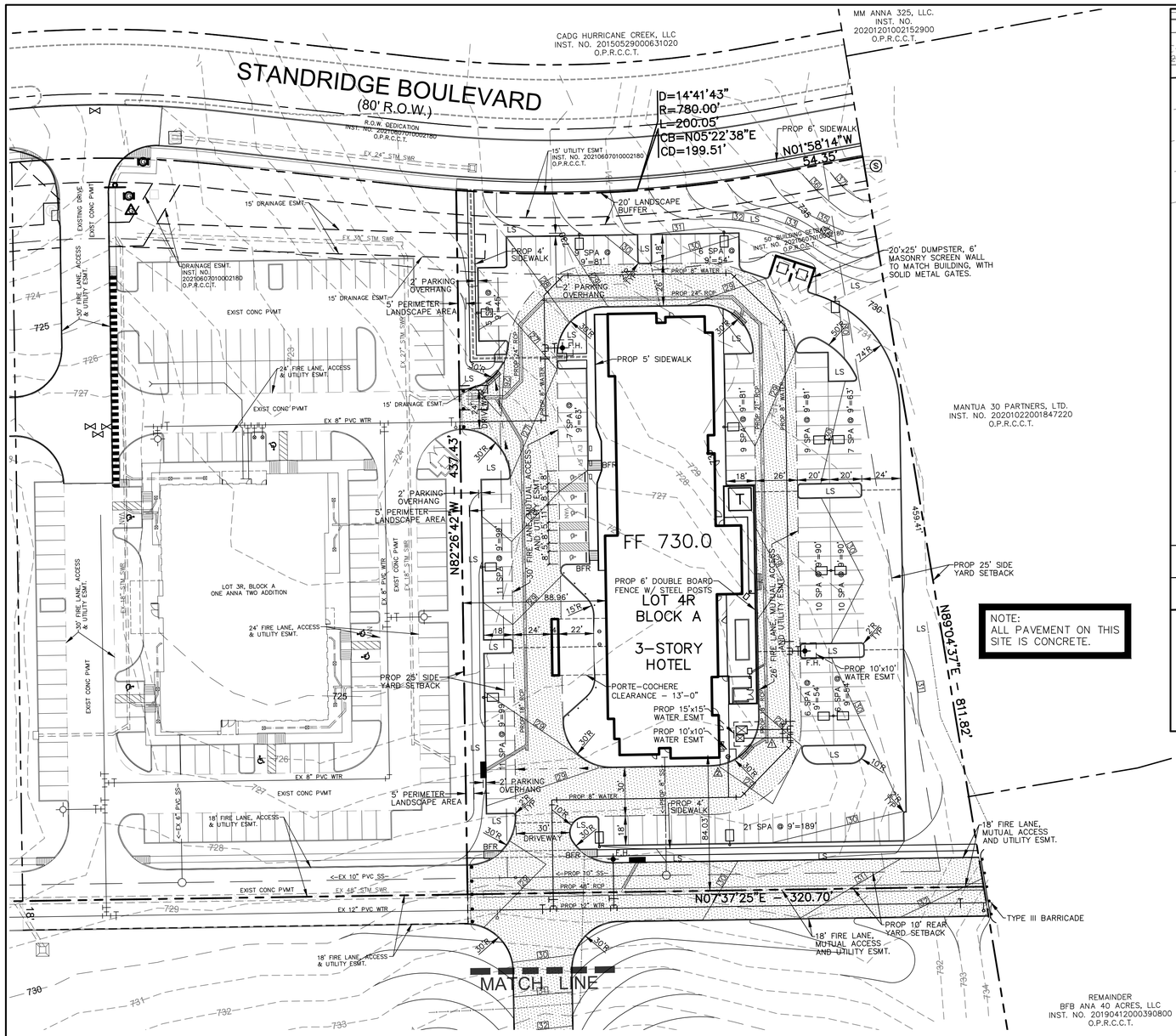
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of October, 2023.

ATTEST:

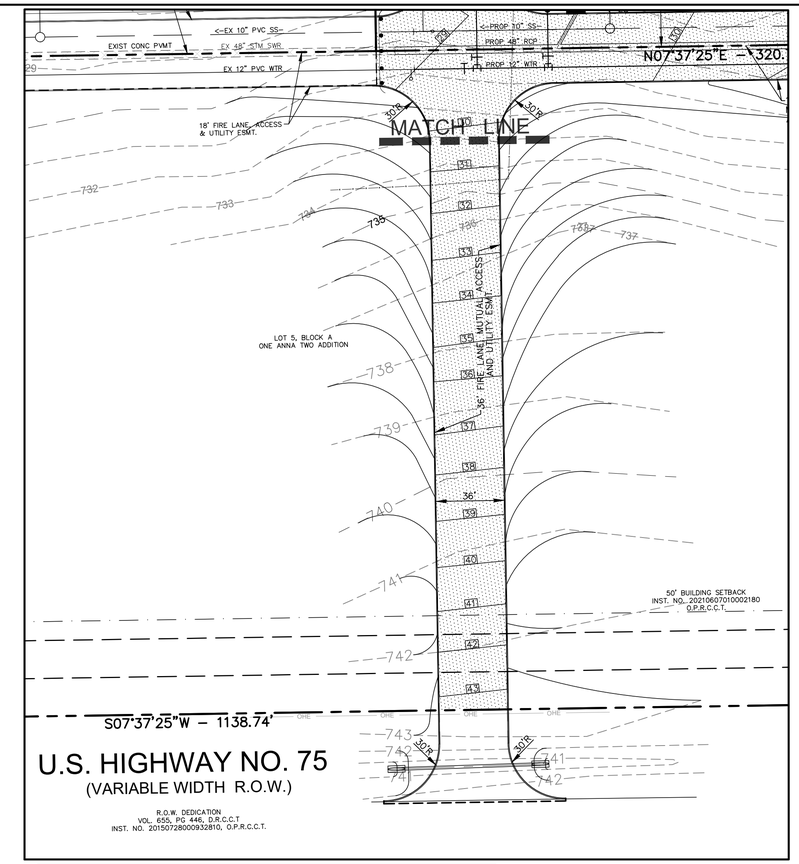
_____
Director of Development Services,
Ross Altobelli

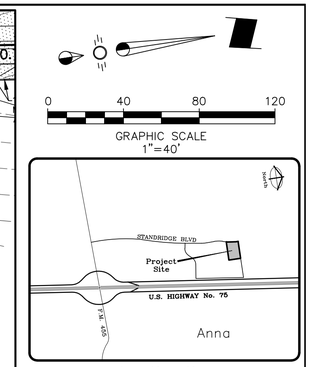
APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



NOTE:
ALL PAVEMENT ON THIS SITE IS CONCRETE.





Location Map
Not to Scale

EXHIBIT A

SITE DATA SUMMARY TABLE

LEGAL DESCRIPTION	LOT 4R, BLOCK A ONE ANNA TWO ADDITION
ZONING:	PD # (765–2018) AND ORDINACE NO. 1021–2022
PROPOSED USE:	HOTEL
GROSS LOT AREA	126,627 SQ. FT. 2.907 ACRES
BUILDING FOOTPRINT	18,221 SQ. FT.
BUILDING SQUARE FOOTAGE	51,528 SQ. FT. (3 STORIES)
BUILDING HEIGHT	47'–8"
PARKING REQUIRED (95 ROOMS)(1.25 PER ROOM) RESTAURANT – (1,450 SF)(1SP/200 SF) CONFERENCE – (900 SF)(1 SP/200 SF)	 119 SPACES 8 SPACES 5 SPACES
TOTAL	132 SPACES
PARKING PROVIDED	127
HANDICAP PARKING PROVIDED	5
TOTAL PARKING PROVIDED	132
PARKING LOT LANDSCAPE AREA	REQUIRED (8 S.F./PARKING)(1,040 S.F.) PROVIDED 4,475 SQ. FT.
SITE LANDSCAPE AREA (10% SITE)	REQUIRED (12,663 S.F.) PROVIDED 37,103 SQ. FT. (29.3%)

LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- R.O.W. LINE
- LS – LANDSCAPE AREA
- ACCESS TO PUBLIC R.O.W.
- PROPOSED LIGHT STANDARD
- PROPOSED FIRELANE

WATER METER SCHEDULE

NO.	SIZE	DESCRIPTION
1	4"	DOMESTIC
2	2"	IRRIGATION

NOTE:
NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

NOTE:
TYPE III STREET BARRICADES SHALL HAVE NO WOODEN PIECES.

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN PANEL 48085C0155J DATED 06/02/2009.

BENCHMARKS

BENCHMARK #1

Square with "X" cut on concrete culvert, West side of the Southbound service road for US Highway No. 75, ±231 feet South of the centerline intersection of the Southbound service road for US Highway No. 75 and West County Road No. 370.

ELEVATION = 744.38

BENCHMARK #2

Square with "X" cut on the centerline of the Southbound service road for US Highway No. 75, ±975 feet north of the centerline intersection of the Southbound service road for US Highway No. 75 and County Road No. 455, ± 121 feet Northeast of a sanitary sewer manhole.

ELEVATION = 720.22

STATE OF TEXAS
JAMES A. RILEY
73231
LICENSED
PROFESSIONAL ENGINEER
09/22/23

APPROVED
OCTOBER 2, 2023
P&Z COMMISSION
CITY OF ANNA

SITE PLAN
ONE ANNA TWO ADDITION
LOTS 4R, BLOCK A
2.907 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
W.S. RATTAN SURVEY, ABSTRACT NO. 752
SEPTEMBER 2023

OWNER	DEVELOPER	ARCHITECT	LANDSCAPE	ENGINEER	SURVEYOR
NORTH TEXAS HOCO, LLC 4300 MACARTHUR AVE., SUITE 175 IRVING, TEXAS 75209 (917)912–6889	IVY GROUP 4300 MACARTHUR AVE., SUITE 175 IRVING, TEXAS 75209 (813)391–3801	5G STUDIO COLLABORATIVE 1217 MAIN STREET SUITE 500 DALLAS, TEXAS 75202 (214)670–0050	SMR LANDSCAPE ARCHITECTS, INC 1708 NORTH GRIFFIN STREET DALLAS, TEXAS 75202 (214)871–0083	BROCKETTE DAVIS DRAKE, INC 12377 MERIT DRIVE SUITE 1100 DALLAS, TEXAS 75251 (214)824–3647	VOTEX SURVEYING 10440 N. CENTRAL EXPRESSWAY SUITE 800 DALLAS, TEXAS 75231 (469)333–8831

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Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: One Anna Two Addition

Total Number of Acres: 12.0 (plat); 3.0 (Site Plan)

Zoning Classification(s): PD 795-2018

Total Number of Lots: 2 (Plat)

Location: Suzie Lane at US 75

Property Owner Information & Authorization

Name/Company: North Texas HOCO, LLC

Address: 4300 MacArthur Blvd. Suite 175

City: Irving State: Tx Zip Code: 75209

Phone: 917 912-6889 Email: adbossen@gmail.com

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Jim Riley *(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: Andrew Bossen Date: 4/26/23

STATE OF: Texas

COUNTY OF: Grayson

BEFORE ME, a Notary Public, on this day personally appeared Andrew Bossen *(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 26 day of April, 2023

SHELLY LEEANN DEATON
Notary ID #132425730
My Commission Expires
April 3, 2024

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Jim Riley

Company: Brockette/Davis/Drake, Inc.

Address: 12377 Merit Drive, Suite 1100

City: Dallas State: TX Zip Code: 75251

Phone: 214-824-3647 Email: jriley@bddeng.com

Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Approve a Resolution regarding the Villages of Hurricane Creek - North, Phase 1, Blocks A, B, C, & D (Townhomes), Site Plan. Applicant: MM Anna 325, LLC

SUMMARY:
72 Single-family dwelling, attached lots and four common area lots on 7.3± acres located at the southwest corner of Stockport Drive and N. Standridge Boulevard. Zoned: Planned Development (Ord. No. 932-2021 and Ord. No. 860-2020).

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

FINANCIAL IMPACT:
This item has no financial impact.

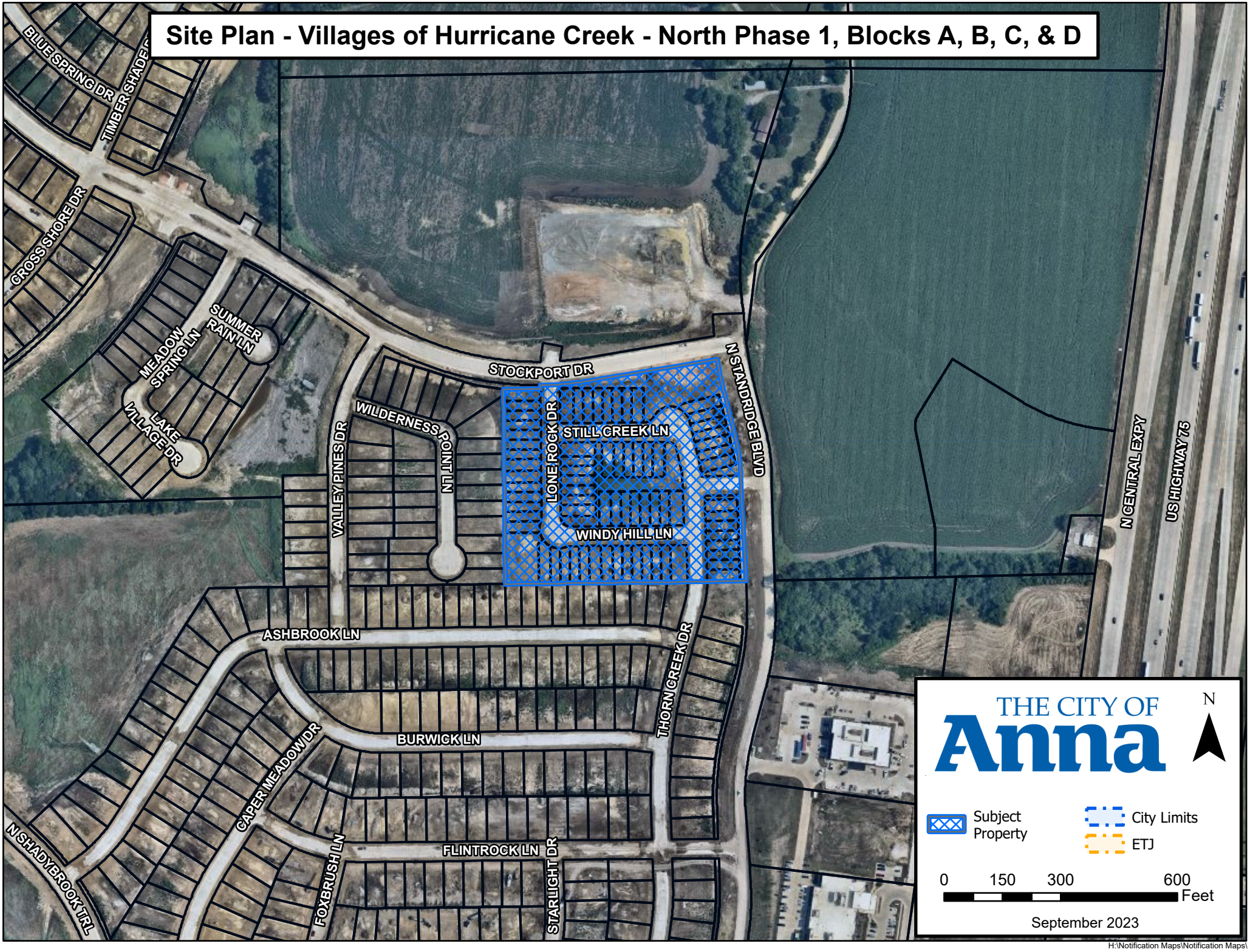
BACKGROUND:
The Site Plan is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances.

Recommend approval 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. Villages of Hurricane Creek North Townhomes Locator Map
2. RESOLUTION - (SP) Villages of Hurricane Creek North Phase 1, Blocks, A,BC, & D Site Plan
3. EXHIBIT A (SP) Villages of Hurricane Creek - North Townhomes
4. Application

Site Plan - Villages of Hurricane Creek - North Phase 1, Blocks A, B, C, & D



H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING VILLAGES OF HURRICANE CREEK - NORTH, PHASE 1, BLOCKS A, B, C, & D SITE PLAN.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, MM ANNA 325, LLC has submitted an application for the approval of Villages of Hurricane Creek – North, Phase 1, Blocks A, B, C, & D, Site Plan; and

WHEREAS, the Site Plan conforms to the city's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The Planning & Zoning Commission hereby approves Villages of Hurricane Creek – North, Phase 1, Blocks A, B, C, & D, Site Plan, attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of October, 2023.

ATTEST:

_____
Director of Development Services,
Ross Altobelli

APPROVED:

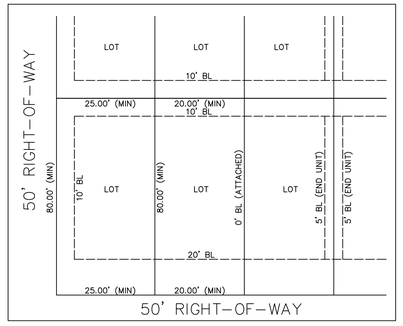
_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

NOTES:

1. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 – NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TC GRID SCALE FACTOR OR 0.999856260700.
2. ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELOTON" SET, UNLESS NOTED OTHERWISE.
3. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
5. 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.
6. THE 15' WATER EASEMENT IS DEDICATED FOR THE PUBLIC USE FOR THE PURPOSE INDICATED ON THE RECORDED PLAT
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLANNING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
8. DRIVEWAYS SHALL BE SEPARATED FROM ONE ANOTHER BY A DISTANCE OF AT LEAST TEN (10) FEET. THE RADII OF ALL RESIDENTIAL DRIVEWAY RETURNS SHALL BE A MINIMUM OF FIVE (5) FEET AND SHALL NOT EXTEND PAST THE ADJOINING PROPERTY LINE.

LOCATION MAP

NOT-TO-SCALE



TYPICAL LOT DETAIL
TOWNHOME – 25'X80' LOT
NOT TO SCALE

LEGEND

(A)	BLOCK LETTER
	BUILDING FOOTPRINT
660	EXISTING CONTOURS
	PROPERTY BOUNDARY
LS BUFFER	LANDSCAPE BUFFER
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
ROW	RIGHT-OF-WAY
V.A.M.	VISIBILITY ACCESS MAINTENANCE
U.E.	UTILITY EASEMENT
SF-TH	SINGLE FAMILY – TOWNHOME ZONING
	SANITARY SEWER CLEANOUT
	WATER METER
	FIRE HYDRANT
	STORM INLET

LOT AREA TABLE

LOT #	SQ. FT.	ACRES
BLOCK A, LOT 1	2,774	0.06
BLOCK A, LOT 2	2,250	0.05
BLOCK A, LOT 3	2,250	0.05
BLOCK A, LOT 4	2,250	0.05
BLOCK A, LOT 5	2,250	0.05
BLOCK A, LOT 6	2,250	0.05
BLOCK A, LOT 7	2,250	0.05
BLOCK A, LOT 8	2,700	0.06
BLOCK A, LOT 10X	3,174	0.07
BLOCK B, LOT 1	2,721	0.06
BLOCK B, LOT 2	2,250	0.05
BLOCK B, LOT 3	2,250	0.05
BLOCK B, LOT 4	2,250	0.05
BLOCK B, LOT 5	2,250	0.05
BLOCK B, LOT 6	2,276	0.05
BLOCK B, LOT 7	3,060	0.07
BLOCK B, LOT 8	2,700	0.06
BLOCK B, LOT 9	2,250	0.05
BLOCK B, LOT 9X	30,115	0.69
BLOCK B, LOT 10	2,250	0.05
BLOCK B, LOT 11	2,250	0.05
BLOCK B, LOT 12	2,250	0.05
BLOCK B, LOT 13	2,250	0.05
BLOCK B, LOT 14	2,250	0.05
BLOCK B, LOT 15	3,150	0.07
BLOCK C, LOT 1	3,151	0.07
BLOCK C, LOT 2	2,250	0.05
BLOCK C, LOT 3	2,250	0.05
BLOCK C, LOT 4	2,250	0.05
BLOCK C, LOT 5	2,250	0.05
BLOCK C, LOT 6	2,250	0.05
BLOCK C, LOT 7	2,701	0.06
BLOCK C, LOT 8	2,700	0.06
BLOCK C, LOT 9	2,250	0.05
BLOCK C, LOT 10	2,250	0.05
BLOCK C, LOT 11	2,250	0.05
BLOCK C, LOT 11X	15,998	0.37
BLOCK C, LOT 12	2,250	0.05
BLOCK C, LOT 13	2,250	0.05
BLOCK C, LOT 14	2,250	0.05
BLOCK C, LOT 15	3,216	0.07
BLOCK C, LOT 16	2,700	0.06
BLOCK C, LOT 17	2,250	0.05
BLOCK C, LOT 18	2,250	0.05
BLOCK C, LOT 19	2,250	0.05
BLOCK C, LOT 20	2,250	0.05
BLOCK C, LOT 21	2,700	0.06
BLOCK D, LOT 36	2,850	0.07
BLOCK D, LOT 37	2,375	0.05
BLOCK D, LOT 38	2,375	0.05
BLOCK D, LOT 39	2,375	0.05
BLOCK D, LOT 40	2,375	0.05
BLOCK D, LOT 41	2,375	0.05
BLOCK D, LOT 42	2,375	0.05
BLOCK D, LOT 43	2,850	0.07
BLOCK D, LOT 44	2,850	0.07
BLOCK D, LOT 45	2,375	0.05
BLOCK D, LOT 46	2,375	0.05
BLOCK D, LOT 47	2,375	0.05
BLOCK D, LOT 48	2,371	0.05
BLOCK D, LOT 49	2,731	0.06
BLOCK D, LOT 50	3,139	0.07
BLOCK D, LOT 51	2,293	0.05
BLOCK D, LOT 52	2,306	0.05
BLOCK D, LOT 53	2,375	0.05
BLOCK D, LOT 54	2,375	0.05
BLOCK D, LOT 55	2,850	0.07
BLOCK D, LOT 56	2,850	0.07
BLOCK D, LOT 57	2,375	0.05
BLOCK D, LOT 58	2,375	0.05
BLOCK D, LOT 59	2,375	0.05
BLOCK D, LOT 60	2,375	0.05
BLOCK D, LOT 61	2,375	0.05
BLOCK D, LOT 62	2,375	0.05
BLOCK D, LOT 63	3,407	0.08
BLOCK D, LOT 5X	11,569	0.27

Site Data Summary Table

General Site Data	Townhome
Zoning	SF-TH
Land-Use	Townhome
Minimum Lot Area	2000 sf per unit
Building Size	900 sqft
Maximum Height	35 ft
Maximum Lot Coverage	70%
Total Land Area	7.30 ac
Minimum Lot Width	20
Minimum Lot Depth	80
Number of Lots	72

Open Space Summary

Lot	Block	Area (SF)	Area (AC)
5X	D	11,569	0.27
9X	B	30,115	0.69
10X	A	3,174	0.07
11X	C	15,998	0.37

Water Meter Schedule

	Water		Sewer	
Use	Quantity	Size	Quantity	Size
Townhome	72	1"	72	4"

DEVELOPER / OWNER:

D.R. HORTON – TEXAS, LTD.
4306 MILLER ROAD, SUITE A
ROWLETT, TEXAS 75088
PHONE: 214–607–4244

ENGINEER:

KYLE WHITIS, P.E.
STRAND SYSTEMS ENGINEERING
10003 TECHNOLOGY BLVD, WEST
DALLAS, TEXAS 75220
PHONE: 972–620–8204

APPROVED
October 2, 2023
P&Z COMMISSION
CITY OF ANNA

STRAND
10003 TECHNOLOGY BLVD. WEST
DALLAS, TX 75220
972-620-8204
REGISTRATION NO: F-1629

DATE: 9/25/2023

DRAWN BY: JS
DATE: 9/25/2023

SCALE: 1" = 40'
JOB No.: 2336953

SITE PLAN
VILLAGES OF HURRICANE CREEK
NORTH, PHASE 1, BLOCKS A, B, C, & D

7.3 ACRES TOTAL
(72 SF–TH LOTS AND 4 COMMON AREA LOTS)
SITUATED IN THE
J. KINCADE SURVEY, ABSTRACT NO. 509
J. BOYLE SURVEY, ABSTRACT NO. 105,
& W. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Villages of Hurricane Creek North, Phase 1 Total Number of Acres: 70.779

Zoning Classification(s): SF-TH Total Number of Lots: 344-Res. Lots, 12-Common Areas

Location: SWC of Stockport Drive and Standridge Boulevard (Site Plan only for SF-TH product)

Property Owner Information & Authorization

Name/Company: MM Anna 325, LLC

Address: 1800 Valley View #300

City: Dallas State: TX Zip Code: 75234

Phone: (214) 728-8383 Email: trevor@centurionamerican.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Kyle Whitis, PE (Strand) *(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: T.K. Date: 9-5-23

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Trevor Kollins *(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 September, 20

JESSICA LEIGH KING
Notary ID #129806619
My Commission Expires
June 29, 2026

Jessica King
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Kyle Whitis, PE

Company: Strand Systems Engineering, Inc.

Address: 10003 Technology Boulevard West

City: Dallas State: TX Zip Code: 75220

Phone: (214) 578-2286 Email: kyle.whitis@strandae.com

Item No. 9.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Approve a Resolution regarding the Blacklock Storage, Block A, Lot 1, Final Plat.
Applicant: 926 Powell Anna TX, LLC

SUMMARY:
Self-Storage, mini-warehouse on one lot on 4.8± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Zoned: Planned Development (Ord. No. 981-2022).

The purpose of the Final Plat is to dedicate lot and block boundaries, and easements necessary for the construction of the Self-Storage, mini-warehouse development.

FINANCIAL IMPACT:
This item has no financial impact.

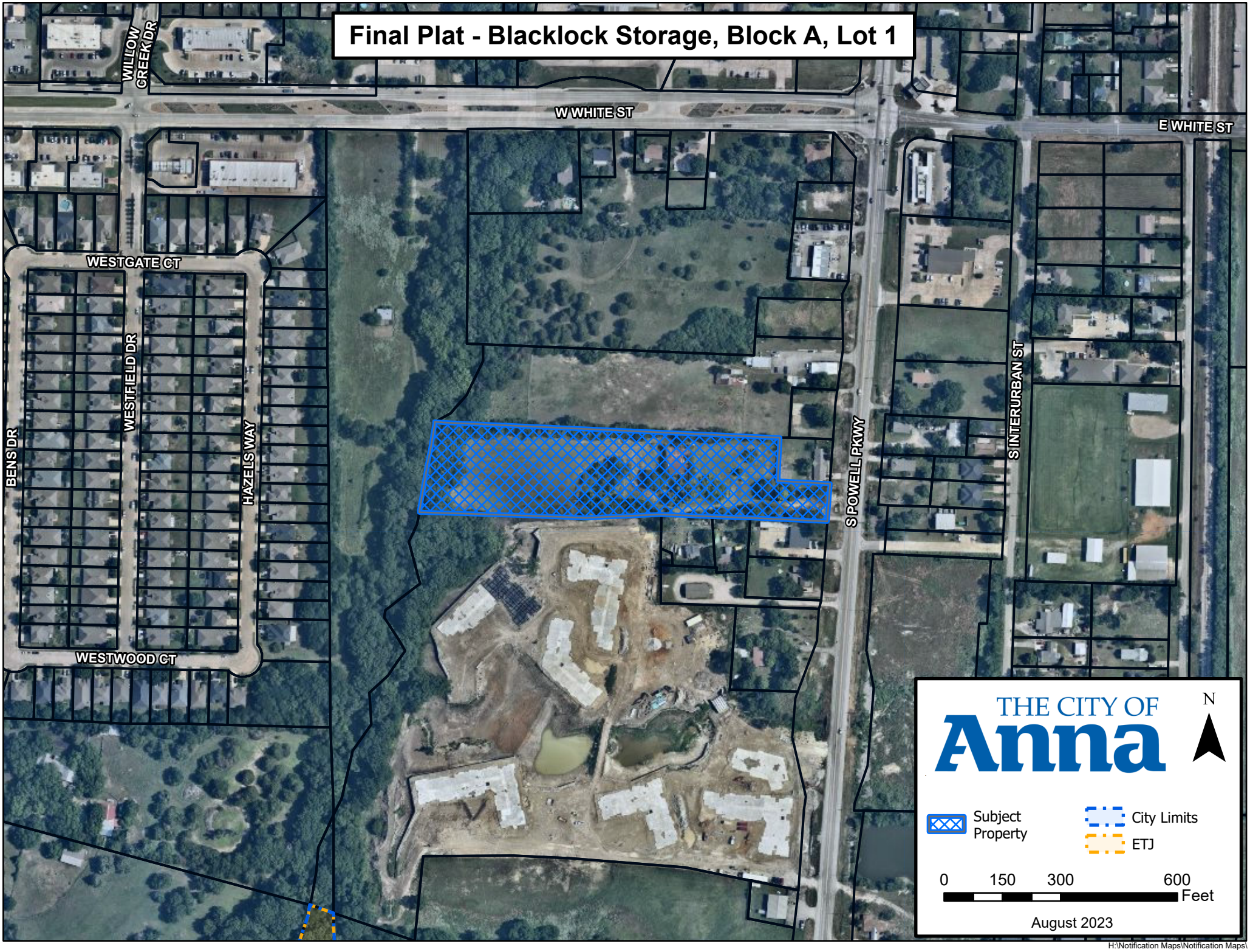
BACKGROUND:
The Final Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances.

Recommended for approval 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. Blacklock Storage, Block A, Lot 1 Final Plat Locator Map
2. RESOLUTION - (FP) Blacklock Storage, Block A, Lot 1
3. Exhibit A (STAMPED) - (FP) Blacklock Storage, Block A, Lot 1
4. P&Z Application

Final Plat - Blacklock Storage, Block A, Lot 1



H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING BLACKLOCK STORAGE, BLOCK A, LOT 1, FINAL PLAT.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, 926 Powell Anna TX, LLC has submitted an application for the approval of Blacklock Storage, Block A, Lot 1, Final Plat; and

WHEREAS, the Final Plat conforms to the city's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The Planning & Zoning Commission hereby approves the Blacklock Storage, Block A, Lot 1, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

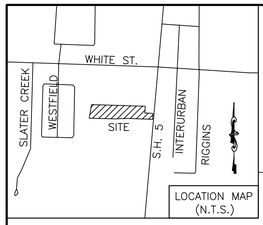
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of October, 2023.

ATTEST:

_____
Director of Development Services,
Ross Altobelli

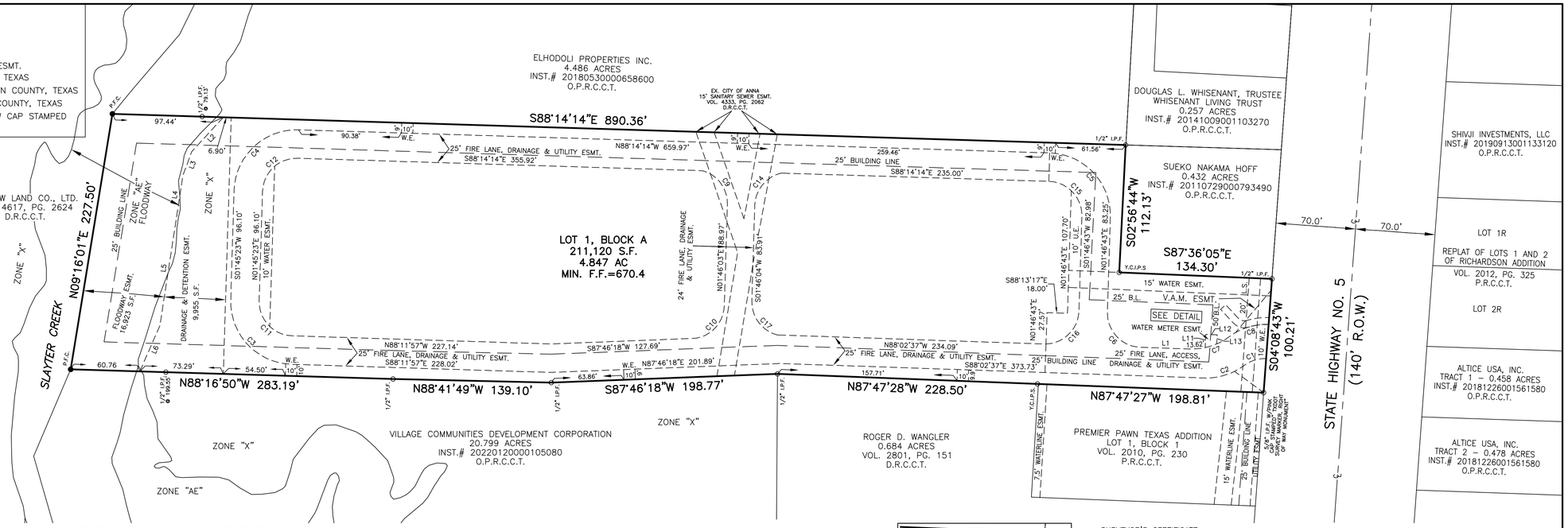
APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



LEGEND

P.E. – PEDESTRIAN EASEMENT
L.S. – LANDSCAPE SETBACK
W.E. – WATER EASEMENT
I.P.F. – IRON PIN FOUND
V.A.M. – VISIBILITY ACCESS MAINTENANCE ESMT.
D.R.C.C.T. – DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. – OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. – PLAT PUBLIC RECORDS, COLLIN COUNTY, TEXAS
Y.C.I.P.S. – 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"



NOTES:

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.

Bearings based on the deed recorded in Instrument No. 2022000101799, Official Public Records, Collin County, Texas.

All easements shall be dedicated by this plat unless otherwise noted.

FLOOD NOTE:

According to my interpretations of Community Panel No. 48085C0160J, dated JUNE 2, 2009 and as revised by LOMR dated April 16, 2018, of the National Flood Insurance Rate Maps for Collin County, Texas, a portion of the subject property lies within Zone "X" and is not shown to be within a special flood hazard area and a portion lies within the Regulatory Floodway area in Zone "AE" (special flood hazard areas subject to inundation by the 1% annual chance flood; base flood elevations determined). This statement does not imply that the property and/or 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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, 926 Powell Anna TX, LLC 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 the same 4.85 acre tract of land conveyed to 926 Powell Anna TX, LLC by deed recorded in Instrument Number 2022000101543, Official Public Records, Collin County, Texas and with a correction instrument recorded in Instrument No. 2022000101799, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron pin found with pink cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" on the west right–of–way line of State Highway No. 5 (140' R.O.W.) for the southeast corner of said 4.85 acre tract and on the north line of Lot 1, Block 1 of Premier Pawn Texas Addition, an addition to the City of Anna, Texas, according to the plat thereof recorded in Volume 2010, Page 230, Plat Records, Collin County, Texas;

Thence, North 87°4'27" West, along the south line of said 4.85 acre tract and the north line of said Lot 1, a distance of 198.81 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the northwest corner of said Lot 1 and the northeast corner of a 0.684 acre tract of land conveyed to Roger D. Wangler by deed recorded in Volume 2801, Page 151, Deed Records, Collin County, Texas;

Thence, North 87°47'28" West, along the south line of said 4.85 acre tract and the north line of said Wangler tract, a distance of 228.50 feet to a 1/2" iron pin found for the northwest corner of said Wangler tract and the most northerly northeast corner of a 20.799 acre tract of land conveyed to Village Communities Development Corporation by deed recorded in Instrument No. 20220120000105080, Official Public Records, Collin County, Texas;

Thence, South 87°46'18" West, along the south line of said 4.85 acre tract and the north line of said 20.799 acre tract, a distance of 198.77 feet to a 1/2" iron pin found for corner;

Thence, North 88°41'49" West, along the south line of said 4.85 acre tract and the north line of said 20.799 acre tract, a distance of 139.10 feet to a 1/2" iron pin found for corner;

Thence, North 88°16'50" West, along the south line of said 4.85 acre tract and the north line of said 20.799 acre tract, passing at a distance of 199.55 feet a 1/2" iron pin found for reference and for a total distance of 283.19 feet to a point for the southwest corner of said 4.85 acre tract, the northwest corner of said 20.799 acre tract, on the east line of a tract of land conveyed to Harlow Land Co., Ltd. by deed recorded in Volume 4617, Page 2624, Deed Records, Collin County, Texas and being in the centerline of Slayter Creek;

Thence, North 09°16'01" East, along the west line of said 4.85 acre tract, the east line of said Harlow tract and said centerline of Slayter Creek, a distance of 227.50 feet to a point for the northwest corner of said 4.85 acre tract and the southwest corner of a 4.486 acre tract of land conveyed to Elhodoli Properties Inc. by deed recorded in Instrument No. 20180530000658600, Official Public Records, Collin County, Texas;

Thence, South 88°14'14" East, along the north line of said 4.85 acre tract and the south line of said 4.486 acre tract, passing at a distance of 79.13 feet a 1/2" iron pin found for reference and for a total distance of 890.36 feet to a 1/2" iron pin found for the most northerly northeast corner of said 4.85 acre tract, the southeast corner of said 4.486 acre tract, the northwest corner of a 0.432 acre tract of land conveyed to Sueko Nakama Hoff by deed recorded in Instrument No. 20110729000793490, Official Public Records, Collin County, Texas and the southwest corner of a 0.257 acre tract of land conveyed to Douglas L. Whisenant, Trustee of the Whisenant Living Trust by deed Recorded in Instrument No. 20141009001103270, Official Public Records, Collin County, Texas;

Thence, South 02°56'44" West, along an east line of said 4.85 acre tract and the west line of said 0.432 acre tract, a distance of 112.13 feet to a 1/2" iron pin set with yellow cap stamped
"CCG INC RPLS 5129" a re–entrant corner of said 4.85 acre tract and the southwest corner of said 0.432 acre tract;

Thence, South 87°36'05" East, along a north line of said 4.85 acre tract and the south line of said 0.432 acre tract, a distance of 134.30 feet to a 1/2" iron pin found for the most easterly northeast corner of said 4.85 acre tract and being on the west right–of–way line of State Highway No. 5 (140' R.O.W.);

Thence, South 04°08'43" West, along the east line of said 4.85 acre tract and the west right–of–way line of State Highway No. 5 (140' R.O.W.), a distance of 100.21 feet to the Point of Beginning and containing 211,120 square feet or 4.847 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 926 Powell Anna TX, LLC, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as BLACKLOCK STORAGE LOT 1, BLOCK A, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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 is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Lot 1, 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.

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

WITNESS, my hand, this the ___ day of _____, 2023.

_____
926 Powell Anna TX, LLC, Owner

By:_____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date 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 purpose and considerations therein expressed.

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

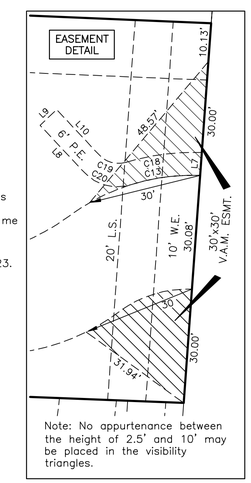
_____
Notary Public for the State of Texas
My Commission expires _____

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	20.15'	30.00'	38°29'07"	N73°06'13"E, 19.77'
C2	36.57'	55.50'	37°45'27"	N71°34'29"E, 35.92'
C3	86.35'	55.00'	89°57'20"	S43°13'17"E, 77.75'
C4	86.40'	55.00'	90°00'23"	S46°45'35"W, 77.79'
C5	86.41'	55.00'	90°00'57"	N43°13'46"W, 77.79'
C6	47.03'	30.00'	89°49'20"	N43°07'57"W, 42.36'
C7	37.00'	55.00'	38°32'25"	S72°41'10"W, 36.30'
C8	36.91'	55.00'	38°27'21"	S72°39'08"W, 36.23'
C9	39.62'	30.00'	75°40'20"	N36°04'06"W, 36.80'
C10	40.99'	30.00'	78°17'33"	N41°01'14"E, 37.88'
C11	47.10'	30.00'	89°57'20"	N43°13'17"W, 42.41'
C12	47.13'	30.00'	90°00'23"	N46°45'35"E, 42.43'
C13	18.45'	55.00'	19°12'59"	S82°16'19"W, 18.36'
C14	39.52'	30.00'	75°29'06"	S39°30'36"W, 36.73'
C15	47.13'	30.00'	90°00'57"	S43°13'46"E, 42.43'
C16	45.12'	30.00'	86°10'39"	S44°52'02"W, 40.99'
C17	40.35'	30.00'	77°03'22"	S36°45'38"E, 37.37'
C18	20.13'	61.00'	18°54'35"	N82°38'53"E, 20.04'
C19	7.78'	7.00'	63°38'50"	S74°59'00"E, 7.38'
C20	13.44'	12.00'	64°10'36"	N75°14'53"W, 12.75'

Line Table		
Line #	Direction	Length
L1	N88°02'37"W	43.43'
L2	S42°30'17"W	41.02'
L3	S20°36'25"W	22.12'
L4	S08°41'55"W	40.76'

Line Table		
Line #	Direction	Length
L5	S08°41'55"W	92.68'
L6	S23°29'56"W	44.18'
L7	S04°08'43"W	6.00'
L8	N43°09'35"W	17.01'

Line Table		
Line #	Direction	Length
L9	N46°50'25"E	6.00'
L10	S43°09'35"E	16.38'
L11	N02°12'33"E	11.64'
L12	S87°47'27"E	10.00'



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

APPROVED on this the _____day of _____, 20_____, by the Planning & Zoning Commission, City of Anna, Texas.

_____ _____
Chair Director of Development Services

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

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 James Bart Carroll, 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 in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas.
My commission expires: _____

APPROVED
OCTOBER 2, 2023
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

FINAL PLAT
BLACKLOCK STORAGE
LOT 1, BLOCK A
4.847 ACRES SITUATED IN THE
G. STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

OWNER:
926 POWELL ANNA TX, LLC
926 S. POWELL STREET
ANNA, TEXAS 75409

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 972–742–4411
LAVON, TEXAS 75166
TBPELS REGISTRATION NO.: F–21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3227–22	1"=50'	SEPTEMBER 26, 2023	CP

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: BLACKLOCK STORAGE Total Number of Acres: 4.847 AC

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

Location: 926 S. POWELL STREET, ANNA, TX 75409

Property Owner Information & Authorization

Name/Company: 926 POWELL ANNA TX, LLC

Address: 926 S. POWELL STREET

City: ANNA State: TX Zip Code: 75409

Phone: Email: OFFICE@BLACKLOCKPARTNERS.COM

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate CARROLL CONSULTING GROUP, 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: J.D. Blacklock Date: 8/11/23

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared John Blacklock *(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 11th day of August, 2023

AIMEE RANGEL
Notary ID #134131973
My Commission Expires
January 6, 2027

Aimee Rangel
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: SAM CARROLL - PROJECT MANAGER

Company: CARROLL CONSULTING GROUP, INC - HENRY NIBLO, P.E.

Address: PO BOX 11

City: LAVON State: TX Zip Code: 75166

Phone: 469-600-2571 Email: ORDERS@LANDSURVEYTX.COM

Item No. 10.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Approve a Resolution regarding the Blacklock Storage, Block A, Lot 1, Site Plan.
Applicant: 926 Powell Anna TX, LLC

SUMMARY:
Self-Storage, mini-warehouse on one lot on 4.8± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Zoned: Planned Development (Ord. No. 981-2022).

The purpose of the Site Plan is to show the proposed Self-Storage, mini-warehouse development and related site improvements.

FINANCIAL IMPACT:
This item has no financial impact.

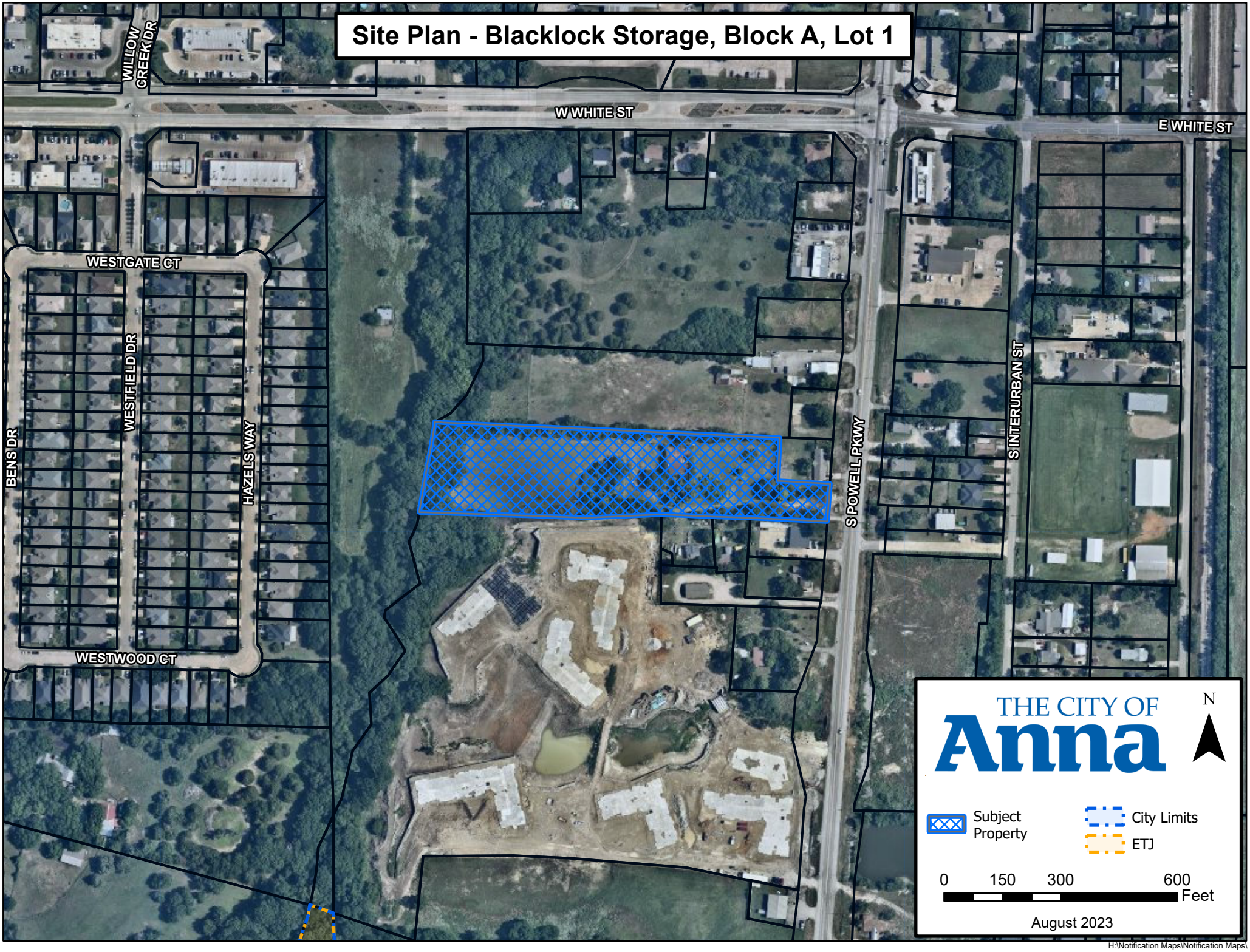
BACKGROUND:
The Site Plan is in conformance with the adopted Planned Development standards and the city's Subdivision Regulations and Zoning Ordinances.

Recommend approval 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. Blacklock Storage, Block A, Lot 1 Site Plan Locator Map
2. RESOLUTION - (SP) Blacklock Storage, Block A, Lot 1
3. Exhibit A (STAMPED) - (SP) Blacklock Storage, Block A, Lot 1
4. P&Z Application

Site Plan - Blacklock Storage, Block A, Lot 1



H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING BLACKLOCK STORAGE, BLOCK A, LOT 1, SITE PLAN.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, 926 Powell Anna TX, LLC has submitted an application for the approval of Blacklock Storage, Block A, Lot 1, Site Plan; and

WHEREAS, the Site Plan conforms to the city's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The Planning & Zoning Commission hereby approves Blacklock Storage, Block A, Lot 1, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

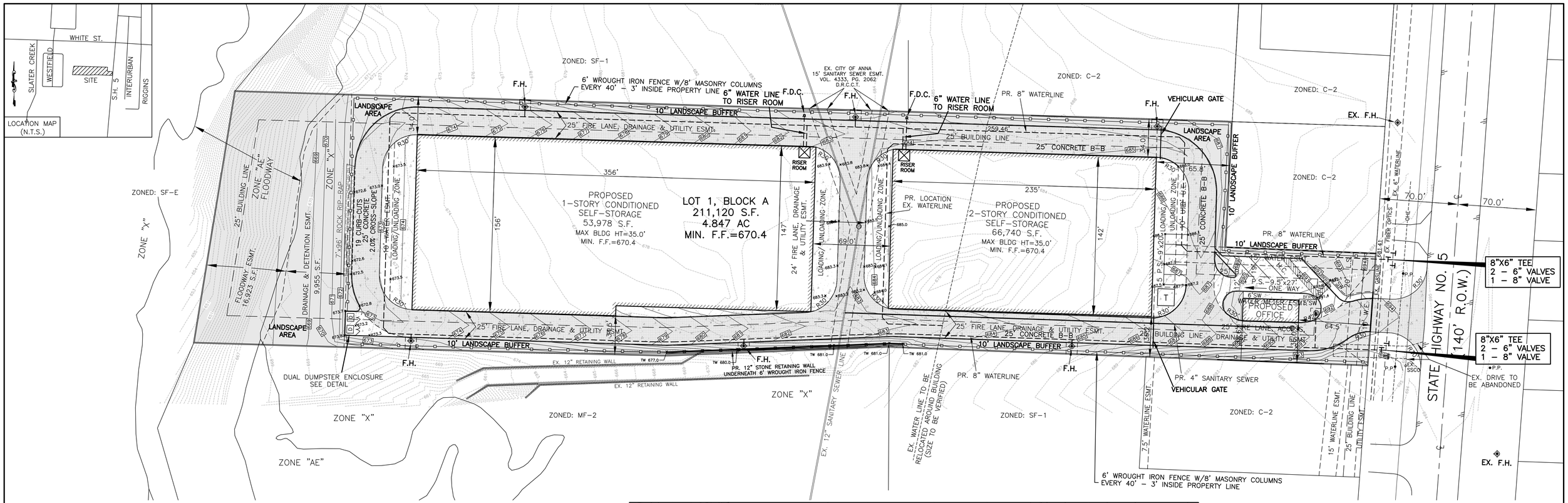
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of October, 2023.

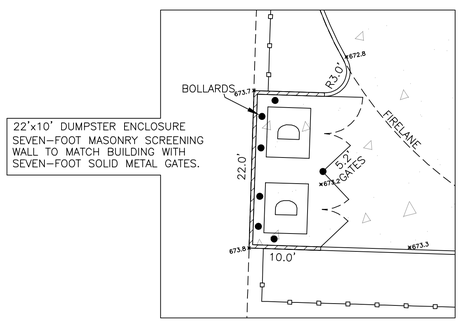
ATTEST:

_____
Director of Development Services,
Ross Altobelli

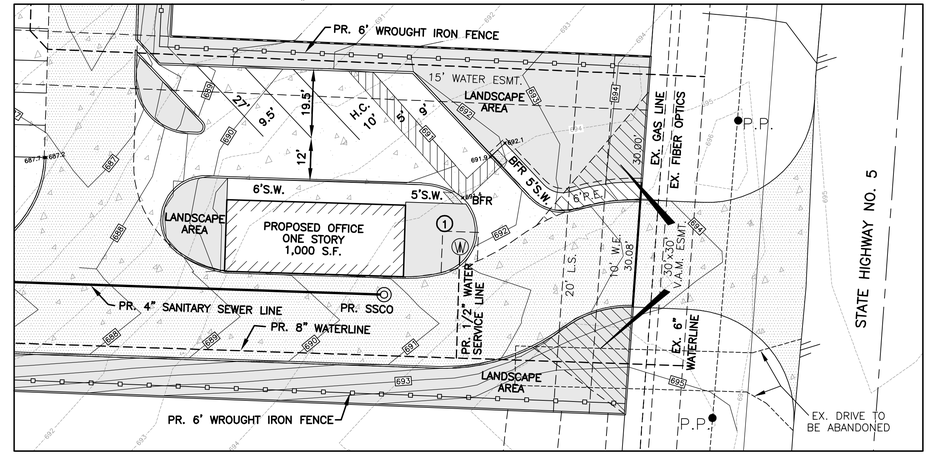
APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon





WATER METER SCHEDULE			
I.D.	TYPE	SIZE	NO.
1	DOMESTIC	1/2"	1



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

LEGEND

- F.D.C. – REMOTE FIRE DEPARTMENT CONNECTION
- – PROPOSED FIRE HYDRANT
- – PROPOSED 1/2" WATER METER
- – EXISTING SANITARY SEWER MANHOLE
- H.C. – HANDICAP PARKING SPACE
- P.S. – REGULAR PARKING SPACES
- – PR. 6' WROUGHT IRON FENCE W/8' MASONRY COLUMNS EVERY 40'
- – PROPOSED CONCRETE
- – PROPOSED FIRE LANE

FLOOD NOTE:

According to my interpretations of Community Panel No. 48085C0160J, dated JUNE 2, 2009 and as revised by LOMR dated April 16, 2018, of the National Flood Insurance Rate Maps for Collin County, Texas, a portion of the subject property lies within Zone "X" and is not shown to be within a special flood hazard area and a portion lies within the Regulatory Floodway area in Zone "AE" (special flood hazard areas subject to inundation by the 1% annual chance flood; base flood elevations determined). This statement does not imply that the property and/or 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.

SITE PLAN COMPLIES WITH ORDINANCES AND GUIDELINES AS DEFINED BY THOR–THOROUGHFARE OVERLAY DISTRICT.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
ZONING: ORDINANCE NO. 981-2022	PD-I-1
LAND USE	SELF-STORAGE, MINI-WAREHOUSE
LOT AREA	211,120 S.F. - 4.847 AC
BUILDING FOOTPRINT AREA	86,092 S.F.
BUILDING HEIGHT	1 & 2 STORIES
BUILDING HEIGHT	20' - MAX 35'
LOT COVERAGE	40.80%
PARKING	
PARKIING RATIO	1 PER 100 STORAGE CUBICLES PLUS 1 PER 1,000 S.F. OF GROSS FLOOR AREA OF OFFICE
NUMBER OF STORAGE UNITS	800
NUMBER OF OFFICES	1 (1,000 S.F.)
REQUIRED PARKING	9
PROVIDED PARKING	9
ACCESSIBLE PARKING REQUIRED	1
ACCESSIBLE PARKING PROVIDED	1
LANSCAPE AREA	
REQUIRED INTERNAL LANDSCAPE AREA	48 S.F.
TOTAL LANDSCAPE AREA PROVIDED	37,625 S.F.

PRELIMINARY REVIEW
THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW UNDER THE
AUTHORITY OF:
HENRY G. NIBLO, P.E. NO. 68739
SEPTEMBER 26, 2023
IT IS NOT TO BE USED FOR CONSTRUCTION,
BIDDING, PERMIT PURPOSES.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

APPROVED
OCTOBER 2, 2023
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

SITE PLAN
BLACKLOCK STORAGE
LOT 1, BLOCK A
4.847 ACRES SITUATED IN THE
G. STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

4

OWNER:
926 POWELL ANNA TX, LLC
926 S. POWELL STREET
ANNA, TEXAS 75409

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 972–742–4411
LAVON, TEXAS 75166
TBPELS REGISTRATION NO.: F–21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3227–22	1"=40'	SEPTEMBER 26, 2023	CP

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: BLACKLOCK STORAGE Total Number of Acres: 4.847 AC

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

Location: 926 S. POWELL STREET, ANNA, TX 75409

Property Owner Information & Authorization

Name/Company: 926 POWELL ANNA TX, LLC

Address: 926 S. POWELL STREET

City: ANNA State: TX Zip Code: 75409

Phone: Email: OFFICE@BLACKLOCKPARTNERS.COM

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate CARROLL CONSULTING GROUP, 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: J.D. Blacklock Date: 8/11/23

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared John Blacklock *(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 11th day of August, 2023

AIMEE RANGEL
Notary ID #134131973
My Commission Expires
January 6, 2027

Aimee Rangel
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: SAM CARROLL - PROJECT MANAGER

Company: CARROLL CONSULTING GROUP, INC - HENRY NIBLO, P.E.

Address: PO BOX 11

City: LAVON State: TX Zip Code: 75166

Phone: 469-600-2571 Email: ORDERS@LANDSURVEYTX.COM

Item No. 11.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 9R, Preliminary Replat. Applicant: Anna 31 Retail LP

SUMMARY:
Self-Storage, mini-warehouse on one lot on 2.0± acres located 370± feet east of U.S. Highway 75, 510± feet south of W. White Street. Zoned: Planned Development (Ord. No. 1061-2023-07).

The purpose of the Preliminary Replat is to propose easements necessary for the construction of the Self-Storage, mini-warehouse development.

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The Preliminary Replat is in conformance with the adopted Planned Development standards and the city's Subdivision Regulations and Zoning Ordinances.

Recommend approval 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 Retail Addition, Block A, Lot 9R Locator Map
2. RESOLUTION (PR) Anna Retail Addition, Block A, Lot 9R
3. Exhibit A (STAMPED) - (PR) Anna Retail Addition, Block A, Lot 9R
4. P&Z Application

Preliminary Replat - Anna Retail Addition, Block A, Lot 9R

H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RETAIL ADDITION, BLOCK A, 9R, PRELIMINARY REPLAT.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, a plat for the subject property was previously recorded with the Collin County Clerk's Office; and

WHEREAS, Anna 31 Retail LP has submitted an application for the approval of Anna Retail Addition, Block A, Lot 9R, Preliminary Replat; and

WHEREAS, the Preliminary Replat conforms to the city's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Preliminary Replat

The Planning & Zoning Commission hereby approves the Anna Retail Addition, Block A, Lot 9R, Preliminary Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of October, 2023.

ATTEST:

_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

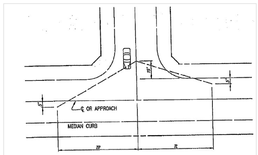


TABLE 9

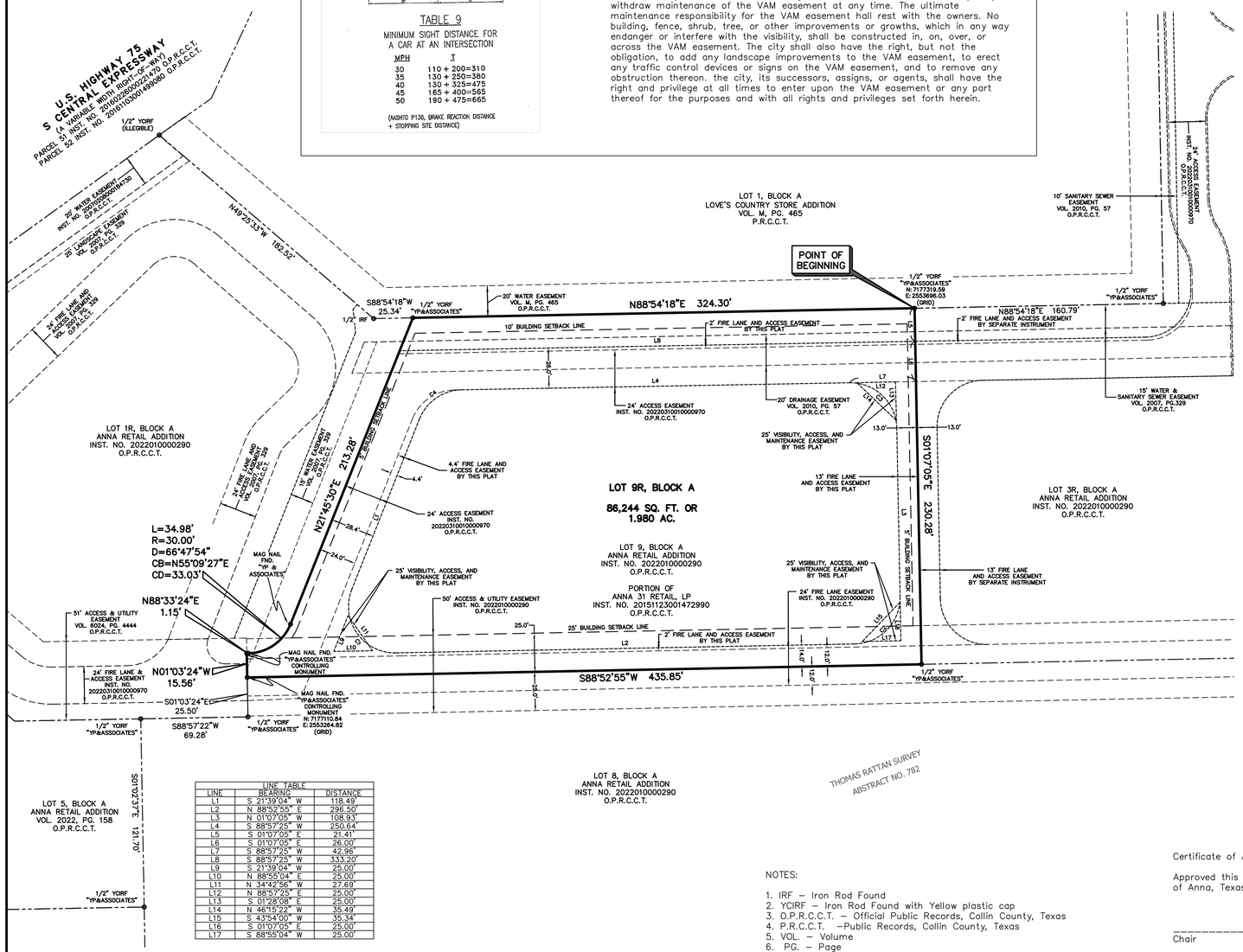
MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION

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

(AASHTO P138, BRAKE REACTION DISTANCE + STOPPING SITE DISTANCE)

VAM EASEMENTS

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easements are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement hall 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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 21°39'04" W	118.49'
L2	N 88°52'55" E	296.50'
L3	N 01°07'05" W	108.93'
L4	S 88°57'25" W	250.64'
L5	S 01°07'05" E	21.41'
L6	S 01°07'05" E	26.00'
L7	S 88°57'25" W	42.96'
L8	S 88°57'25" W	333.20'
L9	S 21°39'04" W	25.00'
L10	N 88°55'04" E	25.00'
L11	N 34°42'56" W	27.69'
L12	N 88°57'25" E	25.00'
L13	S 01°28'08" E	25.00'
L14	N 46°15'22" W	35.49'
L15	S 43°54'00" W	35.34'
L16	S 01°07'05" E	25.00'
L17	S 88°55'04" W	25.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	59.05'	30.00'	112°46'08"	S 34°44'00" E	49.97'
C2	47.12'	30.00'	090°00'00"	N 43°52'55" E	42.43'
C3	47.08'	30.00'	089°55'30"	N 46°04'50" W	42.40'
C4	35.24'	30.00'	067°18'21"	S 55°18'14" W	33.25'

The purpose of this replat is to dedicate easements necessary for the development of Lot 9.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 48085C0155J subject lot is located in Zone 'X'.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.

NORTH

GRAPHIC SCALE

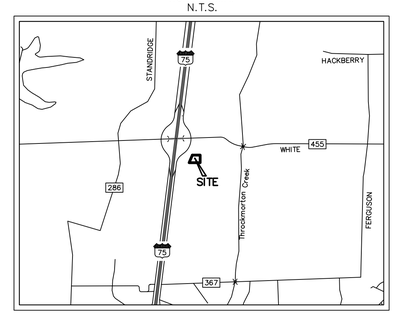
40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

NOTES:

1. IRF – Iron Rod Found
2. YCIRF – Iron Rod Found with Yellow plastic cap
3. O.P.R.C.C.T. – Official Public Records, Collin County, Texas
4. P.R.C.C.T. –Public Records, Collin County, Texas
5. VOL. – Volume
6. PG. – Page
7. SQ. FT. – Square Feet
8. AC. – Acres
9. INST. NO. – Instrument Number
10. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00014443, was used to scale grid coordinates and distances to surface.
11. All private on-site storm sewer system shall be maintained by the property owner.
12. 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.
13. Fire Lane Easements shall maintain 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 the Fire Department and emergency use.
14. Access Easements 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 access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privelege 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.
15. No appurtenance between 2.5' and 10' may be placed in a Visibility, Access and Maintenance Easement.

VICINITY MAP
N.T.S.



STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS, ANNA 31 RETAIL, LP is the owner of a tract of land located in the City of Anna, Collin County, Texas, being all that certain 1.980 acre tract of land situated in the Thomas Rattan Survey, Abstract Number 782, City of Anna, Collin County, Texas, and being part of that certain tract described in deed to Anna 31 Retail, LP, as recorded in Instrument Number 20151123001472990, Official Public Records, Collin County, Texas, and being all of Lot 9, Block A, Anna Retail Addition, an addition to the City of Anna, Collin County, Texas, according to the plat thereof recorded in Instrument Number 2022010000290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "YP & Associates" found for the northeast corner of said Lot 9, same being the northwest corner of Lot 3R, Block A, said Anna Retail Addition, same being in the south line of Block A, Lot 1, Love's Country Store Addition, an addition to the City of Anna, Collin County, Texas, according to the plat thereof recorded in Volume M, Page 465, Plat Records, Collin County, Texas;

THENCE South 01 deg. 07 min. 05 sec. East, along the common line of said Lot 9 and said Lot 3R, a distance of 230.28 feet to a 1/2 inch iron rod with yellow plastic cap stamped "YP & Associates" found for the southeast corner of said Lot 9, same being the southwest corner of said Lot 3R, same being in the north line of Lot 8, Block A, said Anna Retail Addition;

THENCE South 88 deg. 52 min. 55 sec. West, along the common line of said Lot 9 and said Lot 8, a distance of 435.85 feet to a mag nail with washer stamped "YP & Associates" found for the most southerly southwest corner of said Lot 9, same being the most northerly northwest corner of said Lot 8, same being in an easterly line of Lot 1R, Block A, said Anna Retail Addition;

THENCE along the common line of said Lot 9 and said Lot 1R as follows:

North 01 deg. 03 min. 24 sec. West, a distance of 15.56 feet to a mag nail with washer stamped "YP & Associates" found for corner;

North 88 deg. 33 min. 24 sec. East, a distance of 1.15 feet to a mag nail with washer stamped "YP & Associates" found for the beginning of a curve to the left, having a radius of 30.00 feet and a delta angle of 66 deg. 47 min. 54 sec.;

Along said curve to the left, an arc distance of 34.98 feet and a chord bearing and distance of North 55 deg. 09 min. 27 sec. East, 33.03 feet to a mag nail with washer stamped "YP & Associates" found for corner;

North 21 deg. 45 min. 30 sec. East, a distance of 213.28 feet to a 1/2 inch iron rod with yellow plastic cap stamped "YP & Associates" found for the northwest corner of said Lot 9, same being the most easterly corner of said Lot 1R, same being in the south line of aforesaid Lot 1;

THENCE North 88 deg. 54 min. 18 sec. East, along the common line of said Lot 9 and said Lot 1, a distance of 324.30 feet to the POINT OF BEGINNING and containing 86,244 square feet or 1.980 acres of computed land, more or less.

Certificate of Approval

Approved this _____ day of _____, 2023, by the Planning & Zoning Commission of the City of Anna, Texas

_____ _____
Chair

_____
Director of Development Services

OWNER'S DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **ANNA 31 RETAIL, LP** is the owner of the above describe property and does hereby adopt this plat designating the herein above described property as **ANNA RETAIL ADDITION, LOT 9R, BLOCK A**, an addition to the City of Anna, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodating of the City of Anna and all public utilities desiring to use or using same. all and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements' and the City of Anna and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.
Witness my hand, this the _____ day of _____, 2023.

ANNA 31 RETAIL, LP
By: DEC Properties, L.L.C.
a Texas limited liability company
its general partner

By: David E. Claassen
Its: Manager

_____ _____ Date: _____

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared David E. Claassen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2023

_____
NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Timothy R. Mankin, do hereby certify that I prepared this plat from the actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance to the Platting Rules and Regulations of City of Anna, Collin County, Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____ Date: _____
Timothy R. Mankin
Register Professional Land Surveyor
Texas Registration No. 6122

COUNTY OF TARRANT)(
STATE OF TEXAS)(
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the ____ day of _____, 2023

_____
NOTARY PUBLIC in and for the State of Texas

APPROVED
OCTOBER 2, 2023
P&Z COMMISSION
CITY OF ANNA

ANNA RETAIL ADDITION
LOT 9R, BLOCK A

PRELIMINARY REPLAT OF BLOCK A, LOT 9
ANNA RETAIL ADDITION,
RECORDED IN INSTRUMENT NUMBER 2022010000290,
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

EXHIBIT A

1.980 ACRES
OUT OF THE
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
CITY OF ANNA, COLLIN COUNTY, TEXAS
AUGUST 2023

Engineer:
Paul Cragun
Cumulus Design
2080 North Highway 360
Grand Prairie, TX 75050-1493
Office: 214-235-0367 x104

Owner/Developer:
Anna 31 Retail, LP
David Claassen
8400 Westchester, Suite 300
Dallas, TX 75225

JOB NO.:	22-0515
DATE:	08/08/2023
FIELD DATE:	08/03/2023
SCALE:	1" = 40'
FIELD:	J.D.H.
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET,
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977
FIRM No. 100999-00

SHEET 1 OF 1

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna Retail Addition Total Number of Acres: 1.98

Zoning Classification(s): PD-C2 Total Number of Lots: 1

Location: Lot 9 Block A

Property Owner Information & Authorization

Name/Company: Anna 31 Retail LP

Address: 8400 Westchester Suite 300

City: Dallas State: Texas Zip Code: 75225

Phone: 214.361.8300 Email: david@claasseninvestments.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: _____ Date: 8-8-23

STATE OF: Texas

COUNTY OF: Dallas

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

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

KYMBERLY JANE DONACHIE
My Notary ID # 128809066
Expires November 22, 2023

Kymberly Jane Donachie
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Tyler Adams

Company: Greenlight Studio LLC

Address: 100 N Cottonwood Drive Suite 104

City: Richardson State: Texas Zip Code: 75080

Phone: 214.810.4535 Email: tyler@gldevco.com

Item No. 12.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Approve a Resolution regarding the Rasmussen Place, Block A, Lots 1, 2, & 3, Final Plat. Applicant: Ronald & Linda Rasmussen

SUMMARY:
Three lots on 7.7± acres located on the north side of County Road 513, 1,465± feet east of Farm-to-Market Road 2862. Located in the Extraterritorial Jurisdiction (ETJ).

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

FINANCIAL IMPACT:
This item has no financial impact.

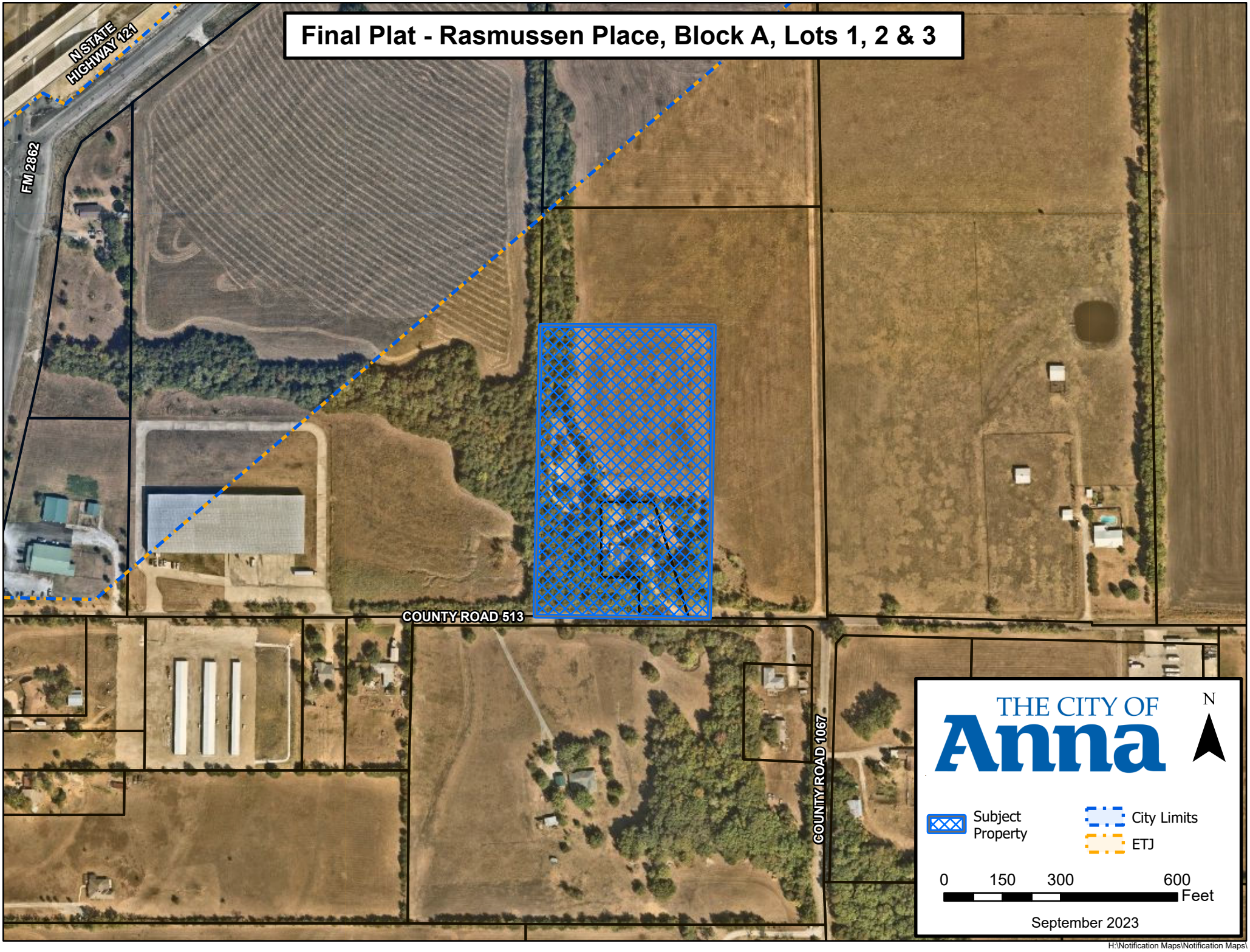
BACKGROUND:
The Final Plat is in conformance with the city's Subdivision Regulations.

Recommend approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department and the On-Site Sewage Facility (OSSF) review by Collin County Development Services.

STRATEGIC CONNECTIONS:
This item has no strategic connection.

ATTACHMENTS:
1. Rasmussen Place, Block A, Lots 1, 2 & 3 Locator Map
2. RESOLUTION (FP) Rasmussen Place
3. Exhibit A (FP) Rasmussen Place, BL A, Lts 1, 2 & 3
4. Application

Final Plat - Rasmussen Place, Block A, Lots 1, 2 & 3



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CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING RASMUSSEN PLACE, BLOCK A, LOTS 1, 2, & 3, FINAL PLAT.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas has adopted Article 9.02 ("Subdivision Regulation") of the Anna City Code of Ordinances; and

WHEREAS, Ronald and Linda Rasmussen have submitted an application for the approval of Rasmussen Place, Block A, Lots 1, 2, & 3, Final Plat; and

WHEREAS, the Final Plat conforms to the city's Subdivision Regulations; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The Planning & Zoning Commission hereby approves Rasmussen Place, Block A, Lots 1, 2, & 3, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department and the On-Site Sewage Facility (OSSF) review by Collin County Development Services.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of October, 2023.

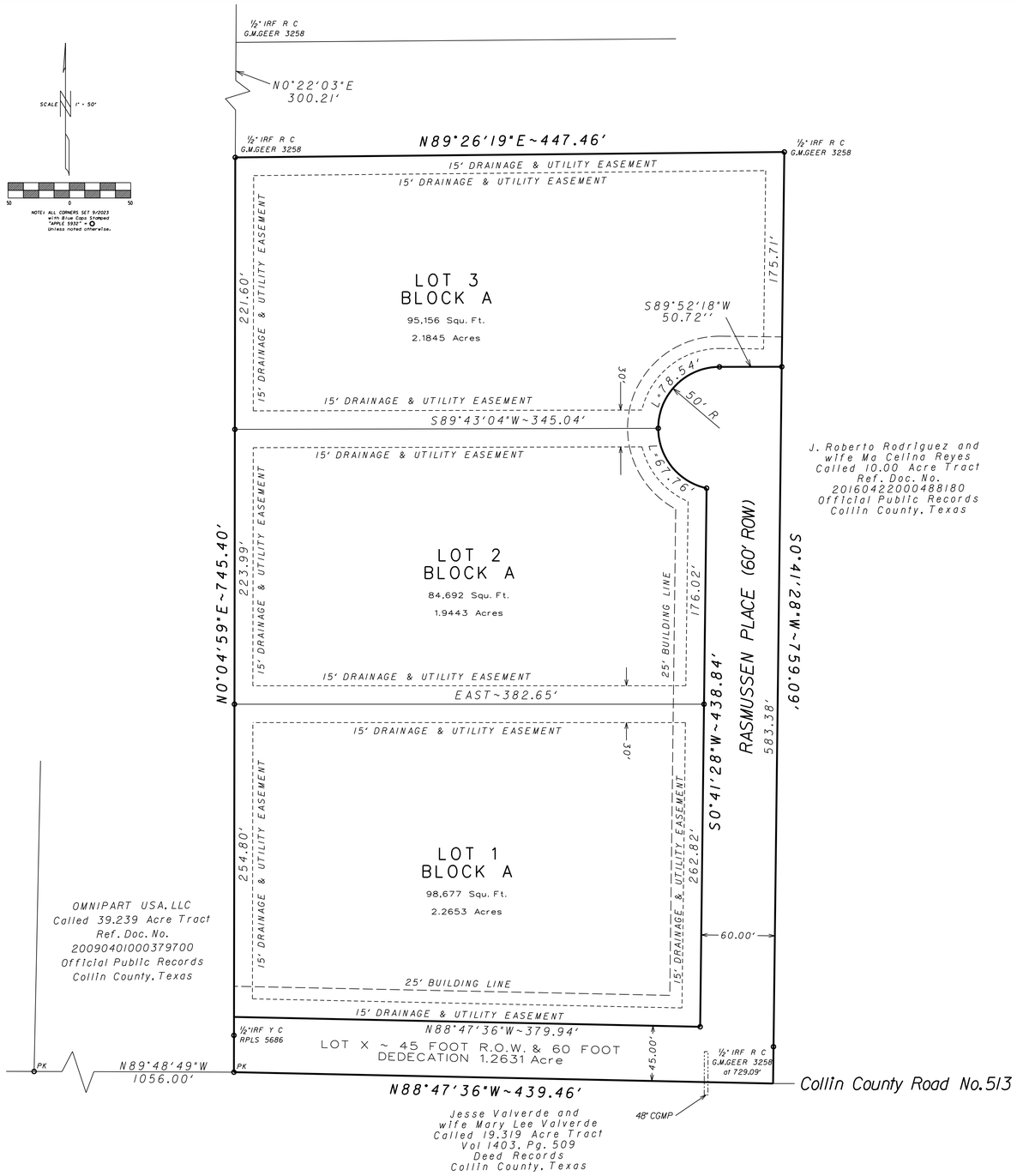
ATTEST:

_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

EXHIBIT A



OWNER CERTIFICATION
STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Ronald B. Rasmussen and wife Linda J. Rasmussen are the owners of a tract of land situated in the Samuel Craft Survey, Abstract No. 165, Collin County, Texas, and being out of a called 79.665 acre tract conveyed to them by Comegys Investment Limited, June 2, 1997, recorded in volume 3927, page 657, land records of said county and being described by metes and bounds as follows:

BEGINNING a PK Nail found for the southwest corner of said 79.665 acre tract and being the southeast corner of a called 39.239 acre tract of land conveyed to OMNIPART USA, LLC, recorded in document number 20090401000379700, Official Public Records of said county and being near the center of Collin County Road No. 513;

THENCE North 0 degrees 04 minutes 59 seconds East departing said road passing a½" iron rod found with a yellow cap stamped "RPLS 5686" at 30.00 feet in all a total distance of 745.40 feet with west line of said 79.665 acre tract, generally with a fence to a½" iron rod found with red cap stamped "G.M. GEER 3258" by a wood post for a corner of a 10.00 described in a deed to J. Roberto Rodriguez and wife, Ma Celina Reyes, recorded in document number 20160422000488180, Official Public Records of said county;

THENCE South 89 degrees 26 minutes 19 seconds East with a south line of said 10.00 acre tract and along a line of T-post a distance of 447.46 feet to a½" iron rod found with red cap stamped "G.M. GEER 3258" by a wood post for a corner of said 10.00 acre tract;

THENCE South 0 degrees 41 minutes 28 seconds West with a west line of said 10.00 acre tract and along a line of T-post, at 729.09 feet passing a½" iron rod found with red cap stamped "G.M. GEER 3258" in all a total distance of 759.09 to point for a corner of said 10.00 acre tract and being near the center of said county road;

THENCE North 88 degrees 47 minutes 36 seconds West along the south line of said 79.665 acre tract and said county road a distance of 439.46 feet to the PLACE OF BEGINNING and containing (333.546 Squ. Ft.) 7.6572 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Ronald B. Rasmussen and wife Linda J. Rasmussen acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as

RASMUSSEN PLACE

an addition to Collin County, Texas.
The owner(s) of the property described above and wish to subdivide same into LOTS 1, 2 & 3, BLOCK A, do hereby adopt this plat attached hereto and titled "RASMUSSEN PLACE to Collin County, Texas" as our legal subdivision of same and do hereby dedicate to the owners of the lots in said subdivision, public utilities serving said subdivision, emergency services providers with jurisdiction and public service agencies, the use of all the private streets and other easements shown hereon and do hereby grant an express easement across said private streets shown hereon for the use, benefit and accommodation of the County for any purpose related to the exercise of a governmental service or function, including, but not limited to emergency vehicle access, inspection services and code enforcement and for the mutual benefit, use and accommodation of all public utility entities. All streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. The sale of the lot(s) shown on this plat shall be made subject to the restrictions and conditions recorded in the Official Public Records of Collin County
By filing this plat of record, owner(s) and all future owners by purchasing lots with reference to this plat acknowledge and covenant that Collin County is not accepting the Subdivision Roadways for maintenance and shall have no obligation to maintain or repair the Roadways in this Subdivision.
That Utility easements may be used for the mutual use and accommodation of the all public utilities desiring to use or using the same unless the easement limits the use to particular utilities.
That the public utilities 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.
That the Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement 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 owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
That Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary for emergency repair if the drainage system in that easement is causing flooding or damage downstream.
A homeowner's association will be created upon recordation of this plat. Membership is mandatory for each lot owner. The homeowner's association shall be responsible for maintenance of the roads in this Subdivision in perpetuity with such maintenance to be funded by dues collected from members.
Roads will be maintained to such a standard that will allow access by police, fire, and emergency service agencies. This, at a minimum, requires a travelable causeway with an all-weather surface capable of supporting 75,000 pounds.

_____
Ronald B. Rasmussen

WITNESS, my hand, this the _____day of _____, 20 .
BY:
Authorized signature.
Printed name and title.
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____.

_____
Notary Public, State of Texas
My commission expires: .....

_____
Linda J. Rasmussen

WITNESS, my hand, this the _____day of _____, 20 .
BY:
Authorized signature.
Printed name and title.
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____.

_____
Notary Public, State of Texas
My commission expires: .....

Health Department Certification:
I, as a representative of Collin County Development Services, do 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.

_____
Designated Representative for Collin County Development Services

SURVEYOR'S CERTIFICATE

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this____ day of _____, 2023, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

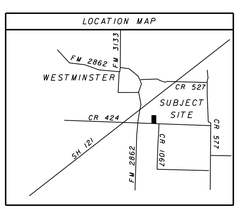
_____
David Apple R.P.L.S. No. 5932

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

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

_____
Notary Public in and for Collin County, Texas



CERTIFICATE OF APPROVAL

APPROVED on this the _____day of _____20___, by the City of Anna, Texas

_____
Planning & Zoning Commission, Chair

_____
Director of Development Services

APPROVED
October 2, 2023
P&Z COMMISSION
CITY OF ANNA

BEARINGS BASED ON NAD 83, North Central Texas Zone 4202

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C0180J and 48085C0185J DATED June 2, 2009.

OWNER:
Ronald B. Rasmussen and
Linda J. Rasmussen
7967 C.R. 513
Anna, Texas 75409

SURVEYOR:
David Apple, RPLS 5932
402 South Morrow
Blue Ridge, Texas 75424
469-667-3430

FINAL PLAT
RASMUSSEN PLACE
LOTS 1, 2 & 3, BLOCK A
7.6572 ACRES
CITY OF ANNA ETJ
SAMUEL CRAFT SURVEY, ABSTRACT No. 165
COLLIN COUNTY, TEXAS

...\2054 Ron\CAD\2054 Plat R2.dgn 9/20/2023 1:43:23 PM

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: RASMUSSEN PLACE Total Number of Acres: 4.578

Zoning Classification(s): Total Number of Lots: 2 (LOT 2 + LOT 3)

Location: TBD County Road 513 ANNA, TEXAS 75409

Property Owner Information & Authorization

Name/Company: Ronald B. RASMUSSEN + LINDA J. RASMUSSEN

Address: 7967 COUNTY ROAD 513

City: ANNA State: TX Zip Code: 75409

Phone: 214-801-7227 Email: ronb521@gmail.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Manuel Guiterrez JR. *(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: Ronald B Rasmussen Linda J Rasmussen Date: 8/29/2023

STATE OF: TEXAS

COUNTY OF: collin

BEFORE ME, a Notary Public, on this day personally appeared Ronald Rasmussen & Linda Rasmussen *(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 29th day of August, 2023

RENITA BREWER
Notary Public, State of Texas
Comm. Expires 08-31-2026
Notary ID 129509184

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Manuel Gutierrez

Company: Edwards Construction

Address: 2226 Wolf Front Rd

City: Van Alstyne State: TX Zip Code: 75495

Phone: 214-642-6200 Email: edwardsc214@outlook.com

Item No. 13.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning on 11.0± acres located at the southeast corner of Farm to Market Road 2862 and County Road 526 to Multi-Family Residential (MF) district. Currently located in the Extraterritorial Jurisdiction (ETJ). Applicant: Anna/121 Holdings LLC.

SUMMARY:

The applicant is requesting to establish zoning of the property to the Multi-Family Residential (MF) zoning district to allow for multi-family dwellings and is associated with an annexation case.

The intent of the MF zoning district is to provide 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 implements the character and intent of the Comprehensive Plan's Urban Living PlaceType.

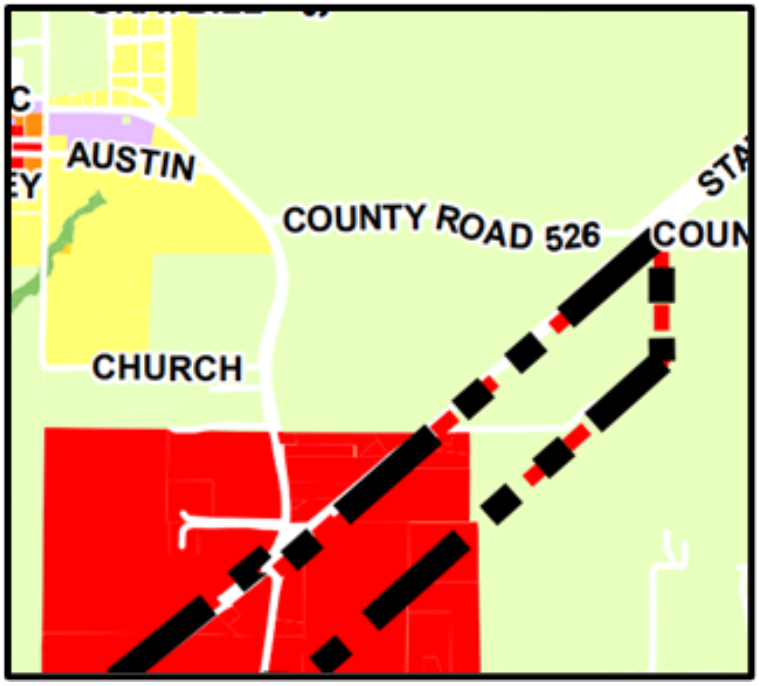
A concept plan, Anna/121 Apartments Addition, Block A, Lot 1R, and Preliminary Replat, Anna/121 Apartments Addition, Block A, Lots 1R & 2, accompanies this request.

Surrounding Land Use and Zoning

North	Racetrack and vacant land across CR 526 located in the ETJ
East	Vacant land across S.H. 121 zoned SF-E
South	Vacant land located in the ETJ
West	Vacant land across FM 2862 located in the ETJ

Conformance with the Anna2050 Comprehensive Plan

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



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

Land Use Considerations

Primary Land Use
Farming, ranching and wildlife management

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

Preferred Scenario Diagram
The Preferred Scenario Diagram designated this property as Rural Living and within the Westminster – Future Key Center.

Character & Intent *Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high degree of separation between buildings. Lots are typically larger than 5 acres in size and residential home sites are located randomly throughout the countryside and the surrounding area. These lots typically utilize private well water and septic systems*

Westminster – Future Key Center *Future development in the area should attract visitors who want to experience the quaint agricultural community center as a part of the overall experience in Westminster. Additional destinations in this area could be focused on the outdoors, sports and other sorts of entertainment. Entertainment Center, Community Commercial and Cluster Residential are among the PlaceTypes that are envisioned to contribute to an entertainment node along the SH 121 Corridor.*

The Anna 2050 Future Land Use Plan identifies areas that require significant infrastructure improvements as Ranching & Agricultural but could develop as Cluster Residential if the amount of open space equals that of the platted lots (50% open space). The Preferred Scenario Diagram goes beyond 2050 and describes how the ultimate build-out envisions this area with rural residential and compatible land uses that would support the future economic activities along S.H. 121 and FM 2862.

ISSUES:

Utilities

The City does not currently provide water or sewer service in the Westminster area. The nearest existing water and sewer lines are over 4.5 miles in a straight line at the Rosamond Sherley Elementary School and the Anna Town Square (Anna Crossing) subdivisions. This area is currently served by the Westminster Special Utility District for water.

In speaking with Collin County staff about similar projects, the County regulations would not permit this type of development on a septic system. The applicant would be required to provide private facilities or work with the city to construct public wastewater treatment prior to any building permits being issued.

Noise

It is difficult to say if a multi-family dwelling is an appropriate use at this location based on noise. This property is south of a future racetrack and automobile storage called G2 Motorsports Park. The racetrack is currently under construction; therefore, it is unknown how often the racetrack will be utilized or how loud it will be. With the location of the racetrack being in the ETJ, the city cannot require noise abatement that would reduce the impact on this site. However, there are people who may enjoy living adjacent to a racetrack. There are a handful of examples of residential uses associated with racetracks such as Cresson, TX and Thermal, CA where single-family dwellings were built on the property and in close proximity to the course pavement.

The location is over 1,500 feet from S.H. 121, therefore noise from the highway is not a concern.

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
Request to zone 11.0± acres to Multi-Family Residential (MF) to allow for multi-family dwellings.

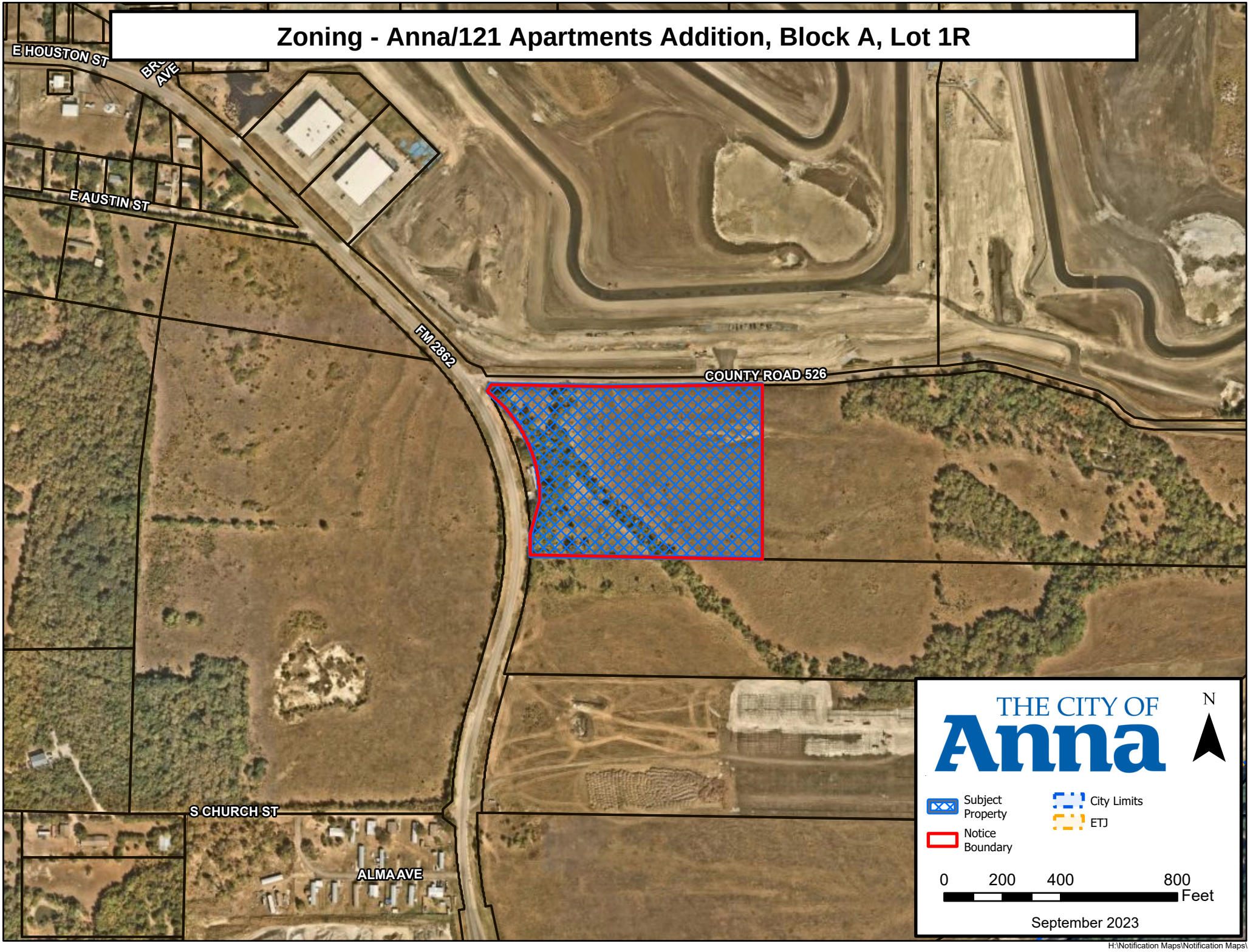
The requested zoning is not in conformance with the Anna 2050 Future Land Use Plan nor the Preferred Scenario Diagram. Significant improvements are needed for utilities before development can occur in this area.

If the Planning & Zoning Commission votes in favor of the zoning, it is recommended for approval subject to City Council approval of the associated annexation.

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

ATTACHMENTS:
1. Anna-121 Apartments Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) Anna-121 Holidings Addition, BL A Lt 1
3. Application

Zoning - Anna/121 Apartments Addition, Block A, Lot 1R



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CITY OF ANNA

Planning & Zoning Commission

October 2, 2023

Public Hearing: Zoning - Anna/121 Apartments Addition, Block A, Lot 1R

Applicant: Anna/121 Land Holdings LLC

DESCRIPTION:

Request to zone 11.0± acres located at the southeast corner of Farm to Market Road 2862 and County Road 526. Currently, the property is within the Extraterritorial Jurisdiction (ETJ).

REMARKS:

The applicant is requesting to establish zoning of the property to the Multi-Family Residential (MF) zoning district to allow for multi-family dwellings and is associated with an annexation case.

The intent of the MF zoning district is to provide 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 implements the character and intent of the Comprehensive Plan's Urban Living PlaceType.

A concept plan, Anna/121 Apartments Addition, Block A, Lot 1R, and Preliminary Replat, Anna/121 Apartments Addition, Block A, Lots 1R & 2, accompanies this request.

Surrounding Land Use and Zoning

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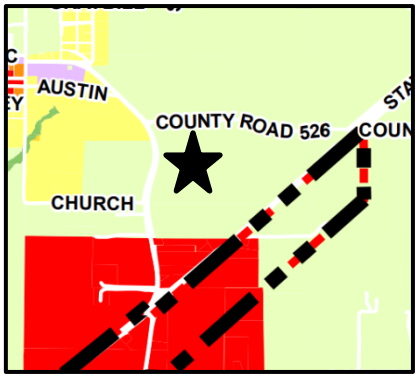
East	Vacant land across S.H. 121 zoned SF-E
South	Vacant land located in the ETJ
West	Vacant land across FM 2862 located in the ETJ

Conformance with the Anna2050 Comprehensive Plan



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

Character & Intent *Agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management or ranching,*

including the raising of livestock. There are opportunities for additional uses that support the character and economic viability of agriculture.

Land Use Considerations

Primary Land Use

Farming, ranching and wildlife management

Secondary Land Use

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

Preferred Scenario Diagram

The Preferred Scenario Diagram designated this property as Rural Living and within the Westminster – Future Key Center.

Character & Intent *Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high degree of separation between buildings. Lots are typically larger than 5 acres in size and residential home sites are located randomly throughout the countryside and the surrounding area. These lots typically utilize private well water and septic systems*

Westminster – Future Key Center *Future development in the area should attract visitors who want to experience the quaint agricultural community center as a part of the overall experience in Westminster. Additional destinations in this area could be focused on the outdoors, sports and other sorts of entertainment. Entertainment Center, Community Commercial and Cluster Residential are among the PlaceTypes that are envisioned to contribute to an entertainment node along the SH 121 Corridor.*

The Anna 2050 Future Land Use Plan identifies areas that require significant infrastructure improvements as Ranching & Agricultural but could develop as Cluster Residential if the amount of open space equals that of the platted lots (50% open space). The Preferred Scenario Diagram goes beyond 2050 and describes how the ultimate build-out envisions this area with rural residential and compatible land uses that would support the future economic activities along S.H. 121 and FM 2862.

ISSUES:

Utilities

The City does not currently provide water or sewer service in the Westminster area. The nearest existing water and sewer lines are over 4.5 miles in a straight line at the Rosamond Sherley Elementary School and the Anna Town Square (Anna Crossing) subdivisions. This area is currently served by the Westminster Special Utility District for water.

In speaking with Collin County staff about similar projects, the County regulations would not permit this type of development on a septic system. The applicant would be required to provide private facilities or work with the city to construct public wastewater treatment prior to any building permits being issued.

Noise

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The location is over 1,500 feet from S.H. 121, therefore noise from the highway is not a concern.

SUMMARY:

Request to zone 11.0± acres to Multi-Family Residential (MF) to allow for multi-family dwellings.

The requested zoning is not in conformance with the Anna2050 Future Land Use Plan nor the Preferred Scenario Diagram. Significant improvements are needed for utilities before development can occur in this area.

If the Planning & Zoning Commission votes in favor of the zoning, it is recommended for approval subject to City Council approval of the associated annexation.

ATTACHMENTS:
Locator

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna/121 Land Holdings Addition Total Number of Acres: ~~9.47~~ 11.04

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

Location: 318+/- feet south of the southeast corner of FM 2862 and FM 526

Property Owner Information & Authorization

Name/Company: Anna/121 Land Holdings LLC

Address: 1455 Mac Arthur Dirve #136

City: Carrolron State: TX Zip Code: 75007

Phone: 214-350-0453 Email: sbhagat105@gmail.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Cross Engineers *(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: 6/7/23

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared Shawn Bhagat member Anna/121 Land Holdings LLC *(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 June, 2023

SHERMIN BHAGAT MURPHY
Notary ID #126156693
My Commission Expires
June 22, 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: Casey McBroom

Company: Cross Engineers

Address: 1720 W. Virginia Street

City: McKinney State: TX Zip Code: 75069

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

Item No. 14.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Anna/121 Apartments Addition, Block A, Lot 1R, Preliminary Site Plan. Applicant: Anna/121 Holdings LLC.

SUMMARY:
215 multi-family dwellings on one lot on 11.0± acres located at the southeast corner of Farm to Market Road 2862 and County Road 526. Currently, the property is within the Extraterritorial Jurisdiction (ETJ).

This Preliminary Site Plan is associated with the zoning case and is contingent upon approval of annexation and zoning. The purpose for the Preliminary Site Plan is to show the conceptual layout and related site improvements associated with the future age-restricted multi-family dwelling development. The Preliminary Site Plan complies with the zoning district's area regulations as requested by the zoning case.

FINANCIAL IMPACT:
This item has no financial impact.

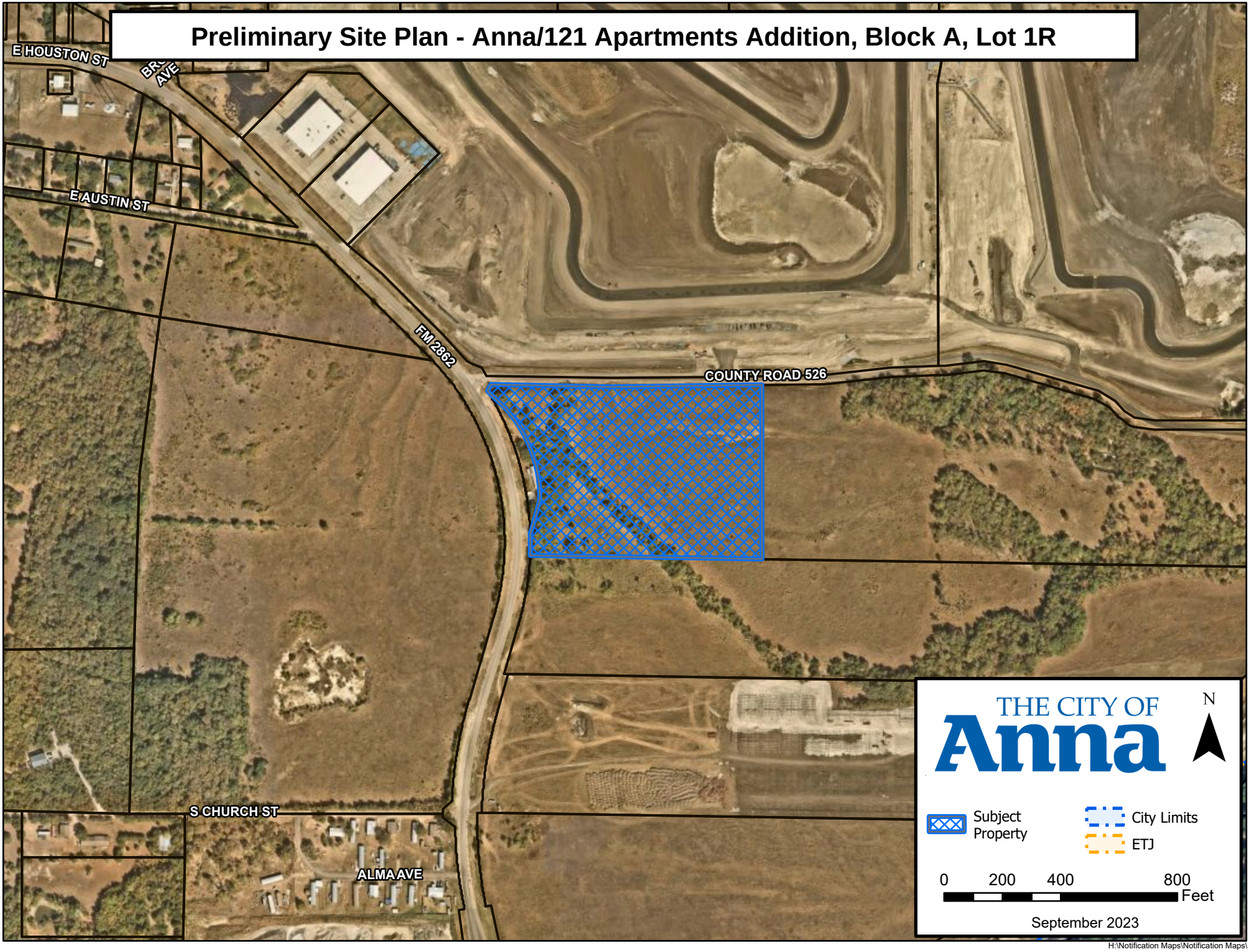
BACKGROUND:
Preliminary Site Plans associated with a Zoning Case require City Council approval. If the zoning case is recommended for approval, the Preliminary Site Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinance and recommended for approval subject to:

1. City Council approval of the annexation request and the zoning request;
2. Additions and/or alterations to the engineering plans as required by the Public Works Department; and
3. Approval of a driveway permit from the Texas Department of Transportation.

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

ATTACHMENTS:
1. Anna-121 Apartments Preliminary Site Plan Locator Map
2. Exhibit A (PSP) Anna-121 Apartments Addn, BL A, Lt 1R
3. Application

Preliminary Site Plan - Anna/121 Apartments Addition, Block A, Lot 1R



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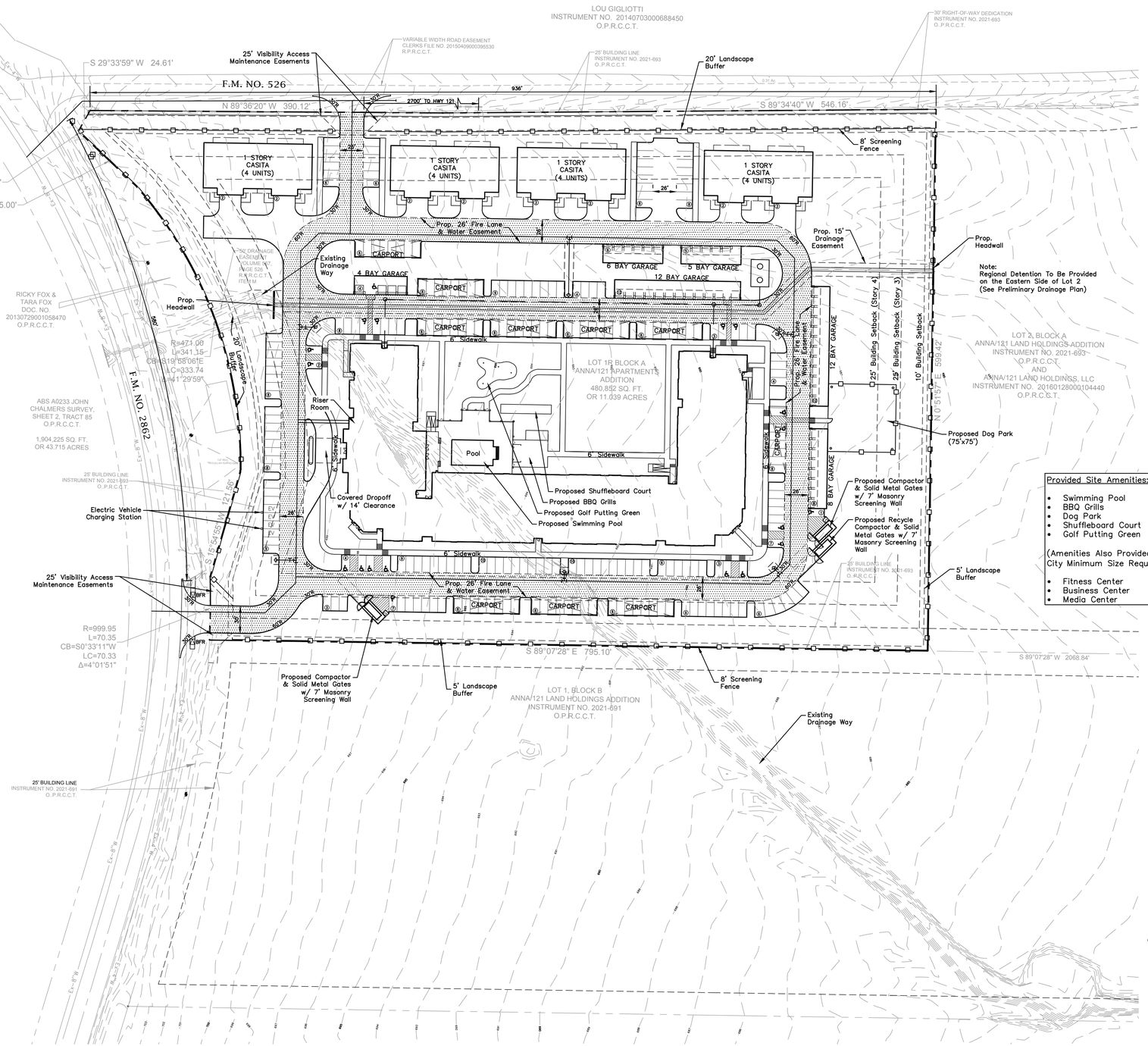


VICINITY MAP
NTS

0 60 100 200
GRAPHIC SCALE
1"=60'

Item	Multi-Family	Casitas	Total
General Site Data			
Zoning	MF		
Land Use	Multi-Family		
Lot Area (sf)	480,852		
Building Footprint Area (sf)	53,191	25,700	78,891
Total Building Area (sf)	202,135	25,700	227,836
Building Height (stories)	4	1	
Building Height (ft)	55	20.5	
Lot Coverage (%)	16.41%		
Multifamily Units			
1 Bedroom Units (inc. Studio)	167	16	183
2 Bedroom Units	32		32
Total Unit Count	199	16	215
Parking			
Required Parking 1 Bedroom (1 per Unit)	183		
Required Parking 2 Bedroom (2 per Unit)	64		
Required Guest Parking (0.25 per Unit)	54		
Total Required Parking	301		
Required Covered Parking (50%)	124		
Uncovered Parking Provided	176		
Covered Parking Provided (inc. Garage)	126		
Garage Parking Provided	47		
Total Parking Provided	302		
Accessible Parking Required	8		
Accessible Parking Provided	23		
Landscape Area (including turf areas)			
Required Internal Landscape Area (8 sf per parking space)	2,416		
Additional Interior Landscape Area Provided (square feet)	81,370		
Total Landscape Area (square feet)	245,800		
Open Space Required (square feet)	129,000	9,600	138,600
Open Space Provided (square feet)	212,900		

Additional Site Information:
Parking Stalls: 9'x18' w/ 2' Overhang Provided
Fire Lanes: 26' Wide w/ 30' Radii Provided
Riser Room: 10'x10' Minimum Provided

Provided Site Amenities: (4 Required)

- Swimming Pool
- BBQ Grills
- Dog Park
- Shuffleboard Court
- Golf Putting Green

(Amenities Also Provided But Not Meeting City Minimum Size Requirements)

- Fitness Center
- Business Center
- Media Center

Proposed Fire Hydrant
EV Electric Vehicle Parking
Proposed Fire Lane

OWNER:
Anna Reserve TC I, LP
P.O. Box 542404
Dallas, Texas 75354
Phone (214) 563-3273
Contact: Richard Ashton, HCCP

SURVEYOR:
L-R Surveying, LLC
1475 Heritage Pkwy., Ste 217
Mansfield, Texas 76063
Phone (817) 354-1445
Contact:

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

ARCHITECT:
Fiedler Group Architects
Phone (859) 806-2000
Contact: Tom Fiedler, AIA

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

PRELIMINARY SITE PLAN
LOT 1R, BLOCK A
ANNA/121 APARTMENTS ADDITION
CITY OF ANNA, COLLIN COUNTY, TEXAS
11.039 ACRES

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=60'

PRELIMINIARY SITE PLAN
THE RESERVE AT ANNA
ANNA RESERVE TC I, LP
CITY OF ANNA, TEXAS

Sheet No.
PSP

Project No.
22086

THE RESERVE AT ANNA

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna/121 Land Holdings Addition Total Number of Acres: ~~9.47~~ 11.04

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

Location: 318+/- feet south of the southeast corner of FM 2862 and FM 526

Property Owner Information & Authorization

Name/Company: Anna/121 Land Holdings LLC

Address: 1455 Mac Arthur Dirve #136

City: Carrolron State: TX Zip Code: 75007

Phone: 214-350-0453 Email: sbhagat105@gmail.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Cross Engineers *(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: 6/7/23

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared Shawn Bhagat member Anna/121 Land Holdings LLC *(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 June, 2023

SHERMIN BHAGAT MURPHY
Notary ID #126156693
My Commission Expires
June 22, 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: Casey McBroom

Company: Cross Engineers

Address: 1720 W. Virginia Street

City: McKinney State: TX Zip Code: 75069

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

Item No. 15.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/2/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Approve a Resolution regarding the Anna/121 Apartments Addition, Block A, Lot 1R, Preliminary Replat. Applicant: Anna/121 Holdings LLC.

SUMMARY:
215 multi-family dwellings on one lot and vacant lot on 39.8± acres located at the southeast corner of Farm to Market Road 2862 and County Road 526. Currently, the property is within the Extraterritorial Jurisdiction (ETJ).

This Preliminary Replat is associated with the zoning case and is contingent upon approval of annexation and zoning. 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 age restricted multi-family dwelling development. The Preliminary Replat complies with the proposed zoning district's area regulations as requested by the zoning case.

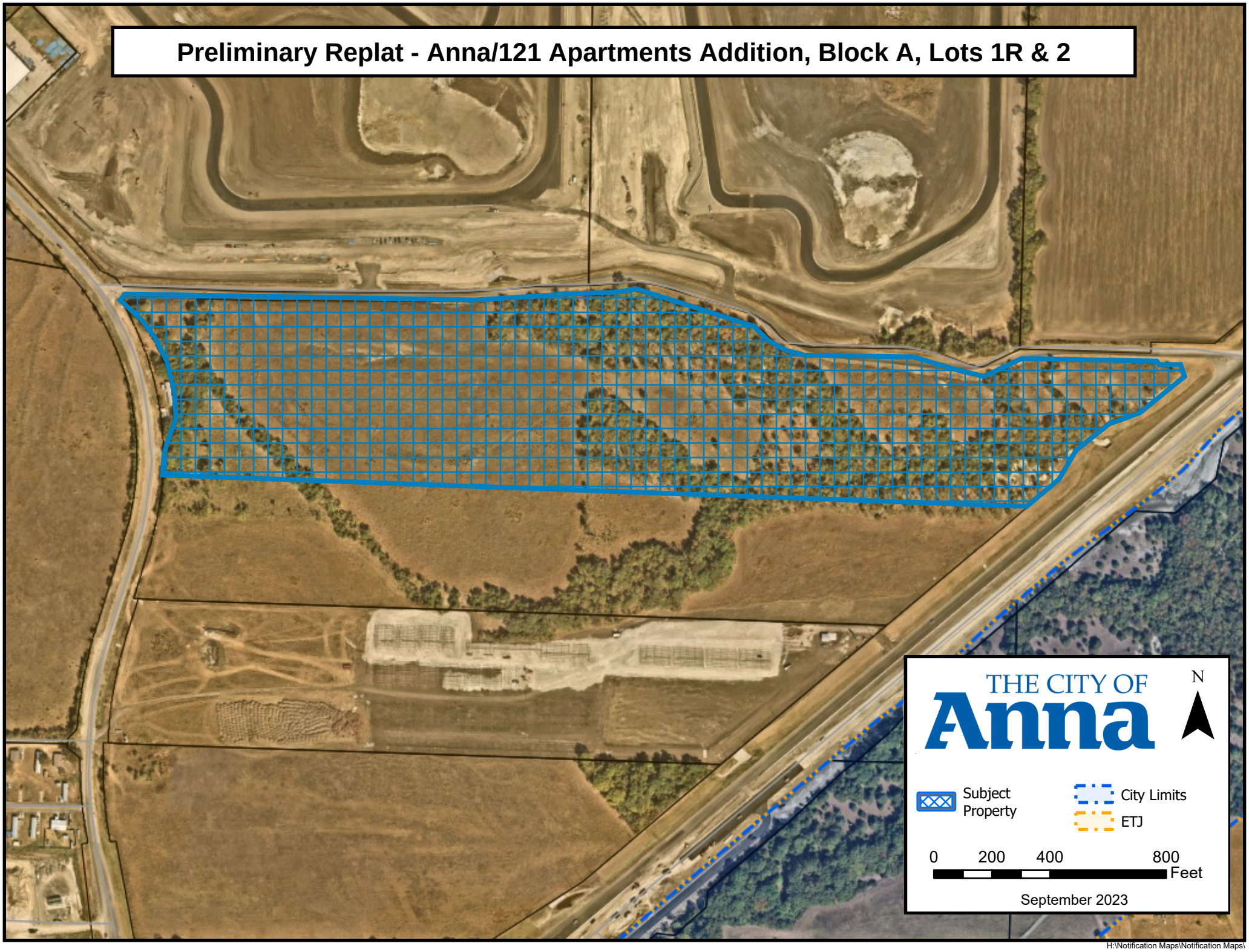
FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
If the zoning case is recommended for approval, the Preliminary Replat is in conformance with the city's Subdivision Regulations and Zoning Ordinance and recommended for approval subject to:
1. City Council approval of the annexation request and the zoning request;
2. additions and/or alterations to the engineering plans as required by the Public Works Department; and
3. approval of a driveway permit from the Texas Department of Transportation.

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

ATTACHMENTS:
1. Anna-121 Apartments Preliminary Replat Locator Map
2. RESOLUTION - (PR) Anna-121 Apartments Addn
3. Exhibit A (PR) Anna-121 Apartments Addn BL A, Lt 1R
4. Application

Preliminary Replat - Anna/121 Apartments Addition, Block A, Lots 1R & 2



H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA/121 APARTMENTS ADDITION, BLOCK A, LOTS 1R & 2, PRELIMINARY REPLAT.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Anna/121 Land Holdings LLC has submitted an application for the approval of Anna/121 Apartments Addition, Block A, Lots 1R & 2, Preliminary Replat; and

WHEREAS, the Preliminary Replat conforms to the city's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Preliminary Replat

The Planning & Zoning Commission hereby approves Anna/121 Apartments Addition, Block A, Lots 1R & 2, Preliminary Replat attached hereto as Exhibit A subject to:

1. City Council approval of the annexation request and the zoning request;

2. additions and/or alterations to the engineering plans as required by the Public Works Department; and

3. approval of a driveway permit from the Texas Department of Transportation.

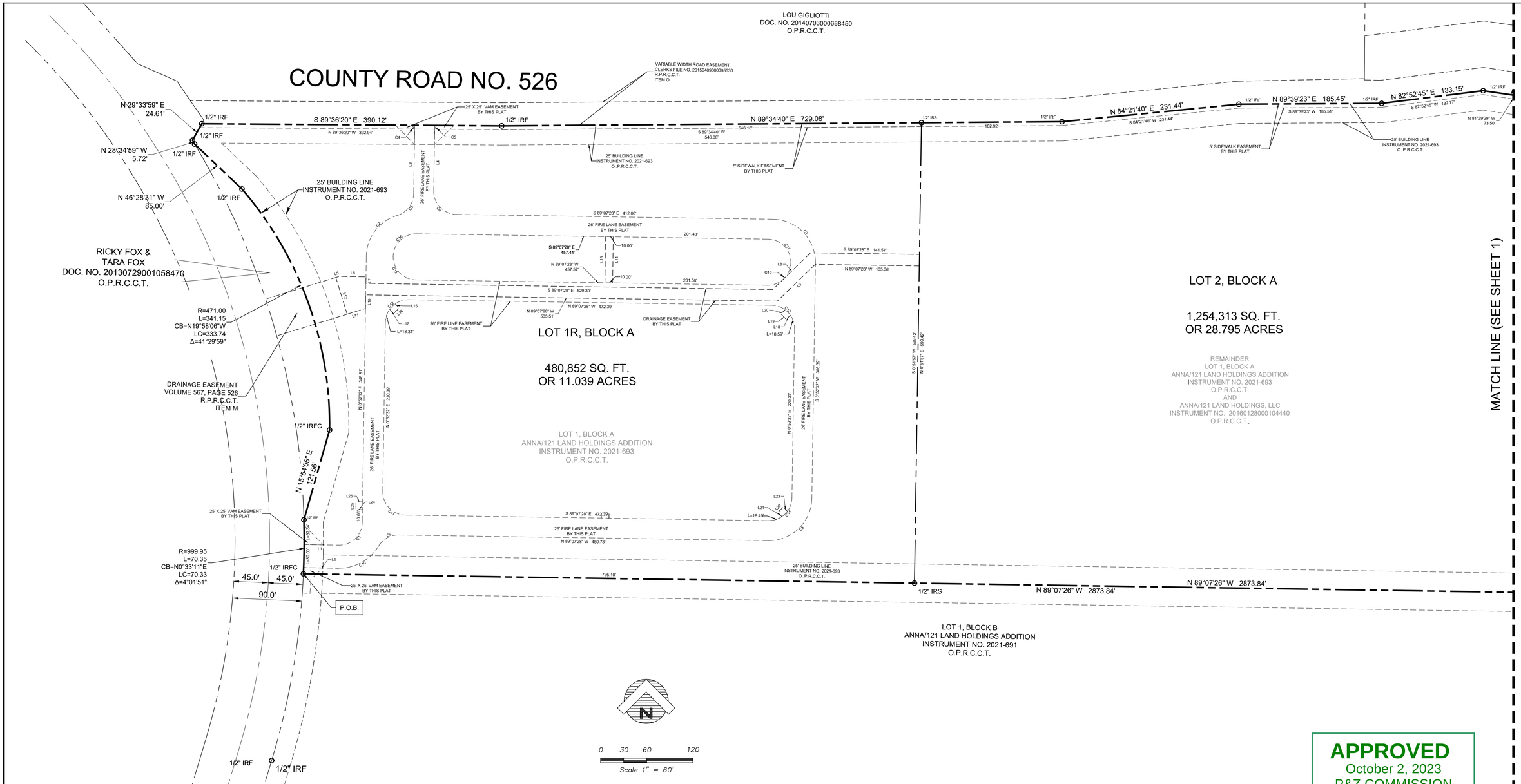
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of October, 2023.

ATTEST:

_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



APPROVED
October 2, 2023
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY REPLAT
LOT 1R AND LOT 2, BLOCK A
ANNA/121 APARTMENTS ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A
ANNA/121 HOLDINGS ADDITION
INSTRUMENT NO. 2021-693
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS
39.834 ACRES

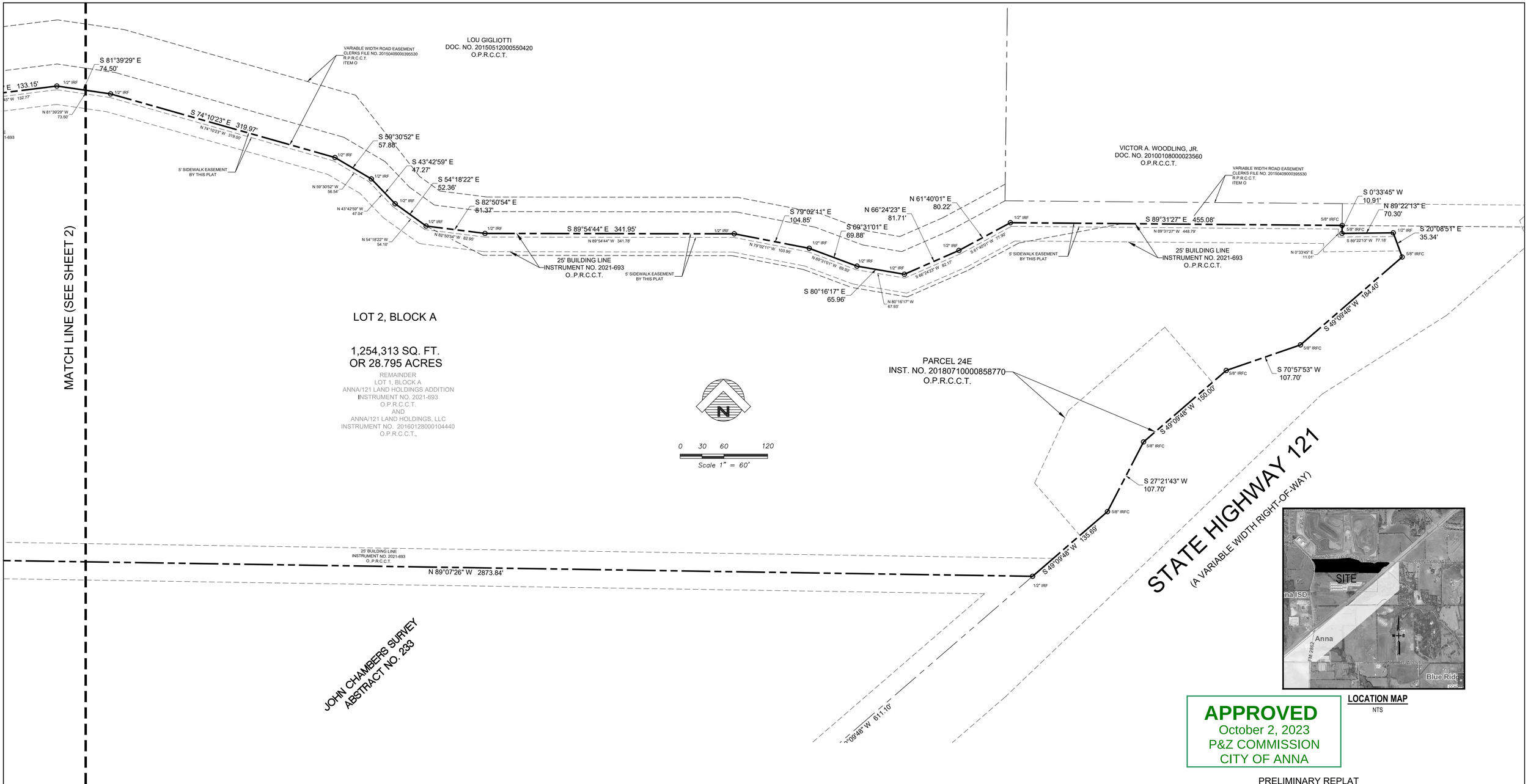
LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		WATER VALVE		TRAFFIC SIGNAL BOX	-O-	IRON PIPE FENCE
	POWER POLE		FUEL PORT		SWB MAN HOLE	-OHE-	OVER HEAD ELECTRIC
	DOWN GUY		TRANSFORMER PAD		GAS MAN HOLE		TREE
	S.S. MAN HOLE		ELECTRIC METER		VAULT		
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

CENTRO RESOURCES
TBPS No. 10193888
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.: 16-134 - LOT 1, BLOCK A
DATE: 09/01/2023
SCALE: 1" = 100'
DRAWN BY: R.M.

EXHIBIT A



LOCATION MAP
NTS

APPROVED
October 2, 2023
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY REPLAT
LOT 1R AND LOT 2, BLOCK A
ANNA/121 APARTMENTS ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A
ANNA/121 HOLDINGS ADDITION
INSTRUMENT NO. 2021-693
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS
39.834 ACRES

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX	-O-	IRON PIPE FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE	-OHE-	OVER HEAD ELECTRIC
	DOWN GUY		TRANSFORMER PAD		GAS MAN HOLE		TREE
	S.S. MAN HOLE		ELECTRIC METER		VAULT		
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

CENTRO RESOURCES
TBPS No. 10193888
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	16-134 - LOT 1, BLOCK A
DATE:	09/01/2023
SCALE:	1" = 100'
DRAWN BY:	R.M.

EXHIBIT A

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Anna/121 Land Holdings, LLC is the sole owner of a 39.834 acre tract of land situated in the John Chalmers Survey, Abstract No. 233 and the Samuel Craft Survey, Abstract No. 165, in the City of Anna, Collin County, Texas, being all of Lot 1, Block A, Anna/121 Land Holdings Addition, an addition to the City of Anna, according to the plat thereof recorded in Document No. 2021-693, Official Public Records, Collin county, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner with cap stamped "RPLS 1740", said point being the northwest corner of Lot 1, Block B, Anna/121 Land Holdings Addition, addition to the City of Anna, according to the plat thereof recorded in Document No. 2021-6903, Official Public Records, Collin county, Texas, addition to the City of Anna, according to the plat thereof recorded in Document No. 2021-693, Official Public Records, Collin county, Texas , same point being the southwest corner of said Lot 1, Block A, Anna Storage Addition, said point being in the east line of Farm Road No. 2862, said point also being the beginning of a curve to the left having a radius of 999.95 feet, a delta angle of 04 degrees 01 minutes 51 seconds, and a chord bearing and distance of North 00 degrees 33 minutes 11 seconds West, 70.33 feet;

THENCE in a northwesterly direction along said curve to the left, and along the east right-of-way line of said Farm Road No. 2862, an arc distance of 70.35 feet to a 1/2 inch iron rod found with cap for corner, said point being in the south corner of that certain tract of land conveyed to Ricky Fox and Tara Fox by deed as recorded in Instrument No. 20130729001058470, Official Public Records Collin County, Texas;

THENCE North 15 degrees 54 minutes 55 seconds East, along the common line of said Fox tract and said Lot 1, Block A, a distance 121.56 feet to a 1/2 inch iron rod found with cap for corner, said point being the beginning of a non - tangent curve to the left having a radius of 471.00 feet, a delta angle of 41 degrees 29 minutes 59 seconds, and a chord bearing and distance of North 19 degrees 58 minutes 06 seconds West, 333.74 feet;

THENCE in a northwesterly direction along said curve to the left, continuing along the common line of said Fox tract and said Lot 1, Block A, an arc distance of 341.15 feet to a 1/2 inch iron rod found for corner;

THENCE North 46 degrees 28 minutes 31 seconds West, continuing along the common line of said Fox tract and said Lot 1, Block A, a distance 85.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 28 degrees 34 minutes 59 seconds West, continuing along the east right-of-way line of said Farm Road No. 2862, a distance 5.72 feet to a 1/2 inch iron rod found for corner;

THENCE North 29 degrees 33 minutes 59 seconds East, continuing along the east right-of-way line of said Farm Road No. 2862, a distance 24.61 feet to a 1/2 inch iron rod found for corner, said point being at the intersection of the east right-of-way line of said Farm Road No. 2862 and at the south right-of-way line of said Farm Road No. 526, same point being the northwest corner of said Lot 1, Block A, Anna/121 Land Holdings Addition;

THENCE South 89 degrees 36 minutes 20 seconds East, continuing along the south right-of-way line of said County Road No. 526, a distance 390.12 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 34 minutes 40 seconds East, continuing along the south line of said County Road No. 526, a distance 729.08 feet to a 1/2 inch iron rod found for corner;

THENCE North 84 degrees 21 minutes 40 seconds East, continuing along the south line of said County Road No. 526, a distance 231.44 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 39 minutes 23 seconds East, continuing along the south line of said County Road No. 526, a distance 185.45 feet to a 1/2 inch iron rod found for corner;

THENCE North 82 degrees 52 minutes 45 seconds East, continuing along the south line of said County Road No. 526, a distance 133.15 feet to a 1/2 inch iron rod found for corner;

THENCE South 81 degrees 39 minutes 29 seconds East, continuing along the south line of said County Road No. 526, a distance 74.50 feet to a 1/2 inch iron rod found for corner;

THENCE South 74 degrees 10 minutes 23 seconds East, continuing along the south line of said County Road No. 526, a distance 319.97 feet to a 1/2 inch iron rod found for corner;

THENCE South 59 degrees 30 minutes 52 seconds East, continuing along the south line of said County Road No. 526, a distance 57.88 feet to a 1/2 inch iron rod found for corner;

THENCE South 43 degrees 42 minutes 59 seconds East, continuing along the south line of said County Road No. 526, a distance 47.27 feet to a 1/2 inch iron rod found for corner;

THENCE South 54 degrees 18 minutes 22 seconds East, continuing along the south line of said County Road No. 526, a distance 52.36 feet to a 1/2 inch iron rod found for corner;

THENCE South 82 degrees 50 minutes 54 seconds East, continuing along the south line of said County Road No. 526, a distance 81.37 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 54 minutes 44 seconds East, continuing along the south line of said County Road No. 526, a distance 341.95 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 02 minutes 11 seconds East, continuing along the south line of said County Road No. 526, a distance 104.85 feet to a 1/2 inch iron rod found for corner;

THENCE South 69 degrees 31 minutes 01 seconds East, continuing along the south line of said County Road No. 526, a distance 69.88 feet to a 1/2 inch iron rod found for corner;

THENCE North 66 degrees 24 minutes 23 seconds East, continuing along the south line of said County Road No. 526, a distance 81.71 feet to a 1/2 inch iron rod found for corner;

THENCE North 80 degrees 16 minutes 17 seconds East, continuing along the south line of said County Road No. 526, a distance 65.96 feet to a 1/2 inch iron rod found for corner;

THENCE North 61 degrees 40 minutes 01 seconds East, continuing along the south line of said County Road No. 526, a distance 80.22 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 31 minutes 27 seconds East, continuing along the south line of said County Road No. 526, a distance 455.08 feet to a 5/8 inch iron rod found with cap for corner, said point being in the most northerly northeast corner of said Lot 1, Block A;

THENCE South 00 degrees 33 minutes 45 seconds West, continuing along the south line of said County Road No. 526, a distance 10.91 feet to a 5/8 inch iron rod found with cap for corner;

THENCE North 89 degrees 22 minutes 13 seconds East, continuing along the south line of said County Road No. 526, a distance 70.30 feet to a 1/2 inch iron rod found for corner, said point being in the most northerly northeast corner of said Lot 1, Block A;

THENCE South 20 degrees 08 minutes 51 seconds East, continuing along the south line of said County Road No. 526, a distance 35.34 feet to a 5/8 inch iron rod found with cap for corner, said point being in the most easterly northeast corner of said Lot 1, Block A, same point being at the intersection of the south line of said County Road No. 526 and the northwest right-of-way of State Highway 121 (a variable width right of way);

THENCE South 49 degrees 09 minutes 48 seconds West, along the northwest line of said State Highway 121, a distance 184.40 feet to a 5/8 inch iron rod found with cap for corner;

THENCE South 70 degrees 57 minutes 53 seconds West, continuing along the northwest line of said State Highway 121, a distance 107.70 feet to a 5/8 inch iron rod found with cap for corner;

THENCE South 49 degrees 09 minutes 48 seconds West, continuing along the northwest line of said State Highway 121, a distance 150.00 feet to a 5/8 inch iron rod found with cap for corner;

THENCE South 27 degrees 21 minutes 43 seconds West, continuing along the northwest line of said State Highway 121, a distance 107.70 feet to a 5/8 inch iron rod found with cap for corner;

THENCE South 49 degrees 09 minutes 48 seconds West, continuing along the northwest line of said State Highway 121, a distance 135.69 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of said Lot 1, Block A, same point being the northeast corner of said Lot 1, Block B;

South 89 degrees 07 minutes 26 seconds West, departing the northwesterly line of said right-of-way line of said State Highway 121, a distance 2873.84 feet to the POINT OF BEGINNING and containing 1,735,165 square feet or 39.834 acres of computed land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Larry Turman, 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.

_____
Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Larry Turman, known to me to be the person whose name is subscribed to the foregoing instrument and ackowledged to me that he executed the same in the capacity indicated, and for the purposes 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

My Commission Expires_____

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, Texas, the subject property is located in Zone "X" and Does Not lie within a Special Flood Hazard Area (100 Year Flood), Community Panel No. 48085C180J, dated June 2, 2009.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

PARCEL CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	30.00'	47.12'	N45°52'32"E	42.43'
C2	72°40'19"	56.00'	71.03'	S37°12'42"W	66.36'
C3	72°40'19"	30.00'	38.05'	N37°12'42"E	35.55'
C4	25°35'25"	30.00'	13.40'	N11°55'10"W	13.29'
C5	22°09'36"	30.00'	11.60'	S11°57'20"W	11.53'
C6	90°00'00"	30.00'	47.12'	S44°07'28"E	42.43'
C7	90°00'00"	56.00'	87.96'	N44°07'28"W	79.20'
C8	90°00'00"	56.00'	87.96'	N45°52'32"E	79.20'
C9	59°34'31"	30.00'	31.19'	S61°05'17"W	29.81'
C11	90°00'00"	30.00'	47.12'	S44°07'28"E	42.43'
C12	90°00'00"	30.00'	47.12'	S45°52'32"W	42.43'
C13	90°00'00"	30.00'	47.12'	N44°07'28"W	42.43'
C14	90°00'00"	30.00'	47.12'	N45°52'32"E	42.43'
C15	90°02'03"	30.00'	47.14'	N44°08'29"W	42.44'
C16	90°00'00"	30.00'	47.12'	S45°52'32"W	42.43'
C17	90°00'00"	30.00'	47.12'	N44°07'28"W	42.43'
C18	89°48'30"	30.00'	47.02'	N45°46'48"E	42.36'

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°07'28"E	45.10'
L2	N89°07'28"W	45.30'
L3	N0°52'32"E	76.21'
L4	S0°52'32"W	74.22'
L5	N72°52'26"E	4.65'
L6	S89°07'28"E	34.81'
L7	S0°52'32"W	8.50'
L8	N45°52'32"E	68.81'
L9	S45°52'32"W	68.81'
L10	S0°52'32"W	17.76'
L11	S72°52'26"W	25.01'
L12	S17°07'34"E	50.00'
L13	N0°52'25"E	60.00'
L14	S0°52'25"W	60.00'
L15	S44°07'35"E	7.52'
L16	S45°52'25"W	10.00'
L17	N44°07'35"W	7.50'
L18	S45°52'25"W	7.58'
L19	N44°07'35"W	10.00'
L20	N45°52'25"E	7.58'
L21	N44°07'35"W	7.58'
L22	N45°52'25"E	10.00'
L23	S44°07'35"E	7.58'
L24	S89°07'35"E	8.50'
L25	S0°52'25"W	10.00'
L26	N89°07'35"W	8.16'

KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA/121 LAND HOLDINGS, LLC, **BY AND THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PRELIMINARY REPLAT DESIGNATING THE DESCRIBED PROPERTY AS LOT 1R AND LOT 2, BLOCK A, ANNA/121 APARTMENTS ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND ALLEYS THEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. 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 IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.**

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.

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.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ANNA, TEXAS.

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

ANNA/121 LAND HOLDINGS, LLC

_____
Shanali N. Bhagat

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Shanali N. Bhagat, Owner of ANNA/121 LAND HOLDINGS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity indicated, and for the purposes 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

My Commission Expires_____

APPROVED
October 2, 2023
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY REPLAT
LOT 1R AND LOT 2, BLOCK A
ANNA/121 APARTMENTS ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A
ANNA/121 HOLDINGS ADDITION
INSTRUMENT NO. 2021-693
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS
39.834 ACRES

LEGEND

GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TRAFFIC SIGNAL BOX	-O- IRON PIPE FENCE
POWER POLE	WATER VALVE	SWB MAN HOLE	-OHE- OVER HEAD ELECTRIC
DOWN GUY	TRANSFORMER PAD	GAS MAN HOLE	TREE
S.S. MAN HOLE	ELECTRIC METER	VAULT	
CLEAN OUT	STORM DRAIN MAN HOLE	TELEPHONE MANHOLE	

GENERAL NOTES:

1. The purpose of this Preliminary Replat is to divide one Lot into two lots and for development of proposed Lot 1R.

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.

CERTIFICATE OF APPROVAL

APPROVED on this _____ day of _____, 20___, by the Planning & Zoning Commission, City of Anna, Texas.

_____
Planning & Zoning Commission, Chair

_____
Director of Development Services

CENTRO RESOURCES
TBPS No. 10193888
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.: 16-134 - LOT 1, BLOCK A
DATE: 09/01/2023
SCALE: 1" = 100'
DRAWN BY: R.M.

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna/121 Land Holdings Addition Total Number of Acres: ~~9.47~~ 11.04

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

Location: 318+/- feet south of the southeast corner of FM 2862 and FM 526

Property Owner Information & Authorization

Name/Company: Anna/121 Land Holdings LLC

Address: 1455 Mac Arthur Dirve #136

City: Carrolron State: TX Zip Code: 75007

Phone: 214-350-0453 Email: sbhagat105@gmail.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Cross Engineers *(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: 6/7/23

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared Shawn Bhagat member Anna/121 Land Holdings LLC *(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 June, 2023

SHERMIN BHAGAT MURPHY
Notary ID #126156693
My Commission Expires
June 22, 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: Casey McBroom

Company: Cross Engineers

Address: 1720 W. Virginia Street

City: McKinney State: TX Zip Code: 75069

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