AGENDA

PLANNING AND ZONING COMMISSION

Monday, November 6, 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 11/06/2023 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 October 2, 2023 Planning & Zoning Commission Meeting.
6. Approve a Resolution regarding the Anna Crossing, Phase 10, Preliminary Plat. Applicant: Kendall Hamrick/Pulte Homes of Texas. LP
7. Approve a Resolution regarding the Anna ISD Park Addition, Block A, Lot 3, Preliminary Site Plan. Applicant: Anna ISD
8. Approve a Resolution regarding the Dreamville Anna, Block A, Lot 1, Final Plat. Applicant: Alvin Johnson/HHF Dreamville Anna, LLC
9. Approve a Resolution regarding the Dreamville Anna, Block A, Lot 1, Site Plan. Applicant: Alvin Johnson/HHF Dreamville Anna, LLC
10. Approve a Resolution regarding the Grey Addition, Block A, Lot 1, Final Plat. Applicant: Daniel Grey
11. Approve a Resolution regarding the Lakeview Estates Commercial, Block A, Lot 1, Preliminary Replat. Applicant: California Orange Textile LLC
12. Approve a Resolution regarding the Lakeview Estates Commercial, Block A, Lot 1, Preliminary Site Plan. Applicant: California Orange Textile LLC
13. Approve a Resolution regarding the Leonard Avenue Extension, Final Plat. Applicant: Harlan Properties, Inc.
14. Approve a Resolution regarding the Meadow Vista, Phase 1, Block D, Lots 1X & 2X, Site Plan. Applicant: Bloomfield Homes, LP

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

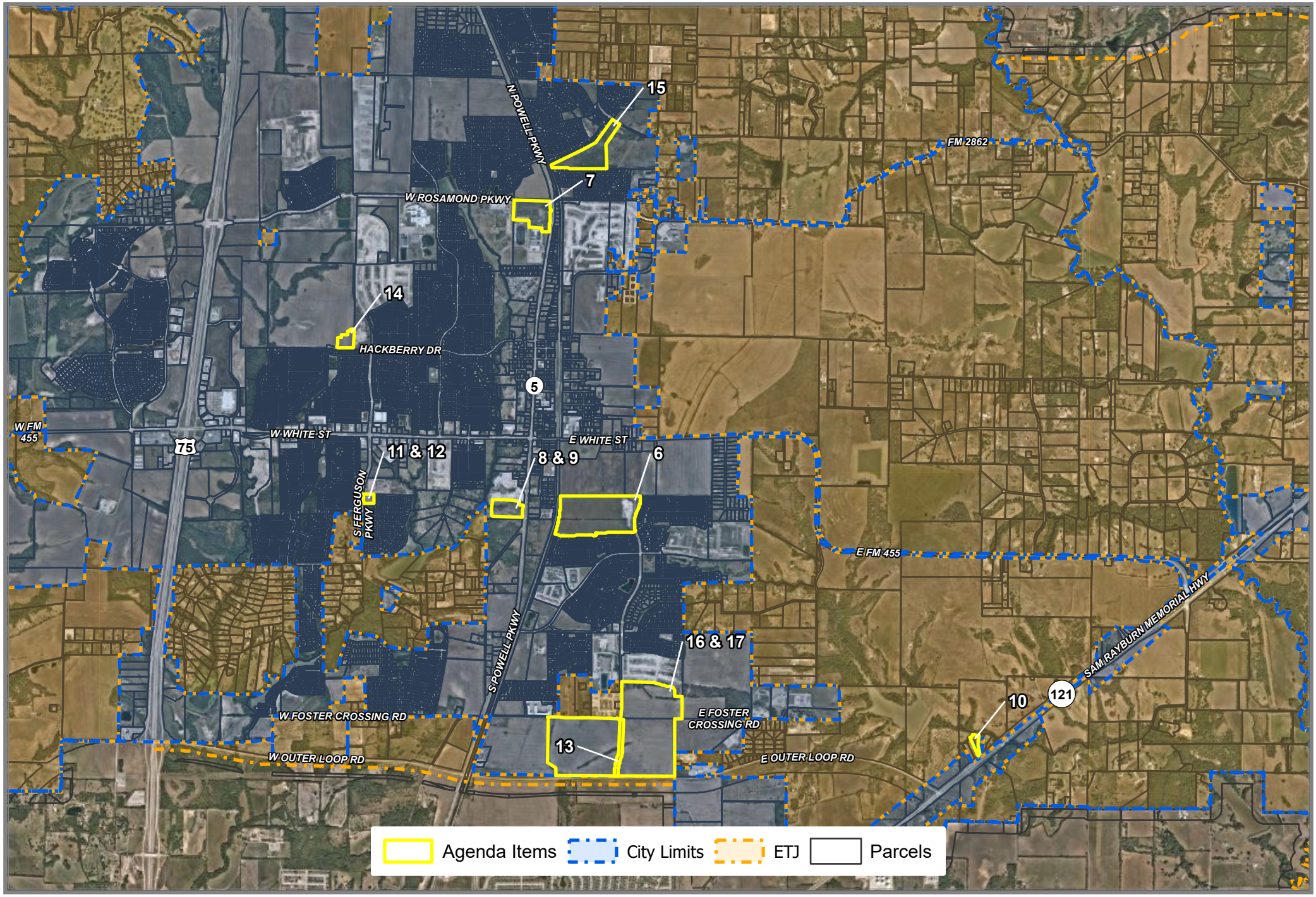
15. Consider/Discuss/Action on the Cedar Ridge Estates, Phase 2, Preliminary Plat. Applicant: Saginaw 106 LTD
16. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 333-2021 & Ordinance No. 323-2007 on 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of Leonard Avenue (CR 422) and E Foster Crossing Road (CR 421).
17. Consider/Discuss/Action on the Anna Ranch, Phases 2, 3, Commercial, Multifamily, & Industrial, Revised Concept Plan. Applicant: Harlan Properties

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 11/03/2023.

_____
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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1:45,000

City of Anna, November 6, 2023
Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 10/31/2023

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

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Item No. 5.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve minutes of the October 2, 2023 Planning & Zoning Commission Meeting.

SUMMARY:
Minutes from the October 2, 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. 10-02-2023 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
October 2, 2023

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on October 2, 2023, at the Municipal Complex located at 120 W. 7TH Street, to consider the following items.

1. Call to Order and Establishment of Quorum

   The meeting was called to order at 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, Salena Tittle, and Interim Assistant City Manager, Greg Peters. Also in attendance was Mayor Pro-Tem, Lee Miller.

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.

   Ms. Jeanne Kaetzel, residing at 616 Liliana Lane, voiced her concerns regarding the overabundant amount of approved multi-family projects within the City of Anna. Ms. Kaetzel suggested there are better ways and use of land within the city rather than constantly building apartments.

4. Location Map

Consent Items

A motion was made by Commissioner Walden, seconded by Commissioner Blanscet to recommend approval of consent items 5-12. The vote was unanimous.

5. Consider/Discuss/Action to approve the 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.

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 on the Extraterritorial Jurisdiction (ETJ).

The Public Hearing opened at 6:04 pm.

Ms. Mecke Introduced the item. The applicant is requesting to establish zoning for a multi-family residential development for seniors on 11.0± acres currently located within the city's extraterritorial jurisdiction (ETJ). Ms. Mecke explained that the city's comprehensive plan identifies this property as ranching and agriculture and the applicant's request does not conform with the Future Land Use Plan nor does it align with the preferred scenario diagrams for the future key center area.

Commissioner Blanscet asked for clarification regarding the definition of a future key center.

Ms. Mecke explained that within the Anna 2050 Comprehensive Plan and the preferred scenario diagram, there are four key centers. The purpose of these key centers is to identify locations within the city that are identified for more development and the types of development that are the primary focus.

Commissioner Hermann asked if they will they be using city sewer and water if the property is annexed into the city?

Ms. Mecke deferred the question to Interim Assistant City Manager, Greg Peters.

Mr. Peters explained that this property is currently located within the Westminster Special Utility District and that the water would come from Westminster. If they were unable to provide water to the development, there would be a process by which the developer could ask to be added to the City of Anna's CCN. He further explained that currently, there are no facilities within roughly a 5-mile radius of the location so that would all need to be sorted out.

Commissioner Nylec asked who would respond if there was a fire emergency?

Mr. Altobelli said that this area is currently in the City of Anna's fire service area and that it would be our fire department that would respond.

Commissioner Martin asked what would happen if the property owner and the city entered into an agreement and the property owner decided to sell?

Mr. Peters stated the service agreement would carry with the property rather than the person who owns the property. Should the owner choose to sell, the agreement would transfer with the property to the new owner.

Mr. Gary Knight, the applicant's representative, gave a brief presentation further explaining the applicant's zoning request and details regarding the development. He stated that his client is aware of the utility issues and is proposing a package plant for the sanitary sewer that would open the area for development. He further explained that his client is aware of the noise that would come from the adjacent racetrack and will be designing accordingly.

Commissioner Blanscet asked for clarification on whether the development was just for senior living.

Mr. Knight replied yes.

Commissioner Walden asked how they anticipate working with the racetrack right behind it?

Mr. Knight stated it would be designed with noise mitigation and appropriate window thickness.

Commissioner Hermann asked what building materials the applicant proposed to use?

Mr. Knight replied that they would be using primarily brick and stone with some hardy board accent.

Commissioner Blanscet asked if this would be one large building or several and if the doors to the different would be on the interior or exterior to the racetrack?

Mr. Knight said that it would be one building and the doors would be interior entry.

Commissioner Blanscet asked if the units were all the same size.

Mr. Knight stated there would be 183 1-bedroom units and 32 2-bedroom units.

Mr. Glen Brown, residing at 2109 Adriana Drive, spoke in opposition of the zoning request explaining that there are already too many approved apartment projects within the city, that the area in question is some of the most beautiful area for wildlife, and that it should remain as such.

Commissioner Clemens asked how many ambulances are currently serving Anna.

Mr. Altobelli replied that there is currently one in use with one backup.

Commissioner Hermann asked the project representative what the build time would be for this project?

Mr. Richard Ashton, Project Engineer, replied stating it would be 14 to 16 months once construction begins.

The Public Hearing was closed at 6:22 pm.

The commissioners discussed amongst themselves how the applicant could proceed forward with their project, by right, and did not need city approval since it's in the ETJ. It was also discussed that by annexing, the city could benefit from development fees, permit fees, taxes, and infrastructure.

Commissioner Nylec mentioned his concerns with the added stress on the fire department and emergency services due to the increase call volume given that this will be senior living, as well as how far out the location.

Commissioner Hermann asked where the sewer would come from if the property was not annexed into the city.

Ms. Mecke replied that all properties located within the ETJ are on septic so they would be responsible for doing a package treatment plant.

Mr. Hermann asked what that would entail.

Mr. Peters explained they would have several options. One being to construct their own water treatment plant, or two, install tanks and pump and haul until sewer was available. Either choice would require council discussion on what would be allowed.

Commissioner Hermann explained that in order to get sewer out to the location, they would have to cut through many properties in order to make it work. Even if the city chose not to annex the property, we would still have the Fire and EMS burden.

Ms. Mecke explained that Westminster has a volunteer fire department so there is an agreement with Anna Fire Department if Westminster is unable to respond to the call.

Mr. Peters explained that with a development of this size, the City of Anna would be responsible for answering the emergency call.

A motion was made by Commissioner Blanscet to approve the zoning request. The motion failed to obtain a second therefore the motion failed.

A motion was then made by Commissioner Walden, seconded by Commissioner Clemens to recommend denial of the zoning request. The motion passed with a 5-2 vote. Chairwoman Patterson-Herndon and Commissioner Blanscet voted against the motion.

14. Consider/Discuss/Action on the Anna/121 Apartments Addition, Block A, Lot 1R, Preliminary Site Plan.

Ms. Mecke advised the Commission that due to the recommendation of denial to the zoning request, the Preliminary Site Plan is recommended for denial.

A motion was made by Commissioner Walden, seconded by Commissioner Nylec to recommend denial of the Preliminary Site Plan request. The motion passed with a 5-2 vote. Chairwoman Patterson-Herndon and Commissioner Blanscet voted against the motion.

15. Approve a Resolution regarding the Anna/121 Apartments Addition, Block A, Lot 1R, Preliminary Replat.

Ms. Mecke introduced the item. The applicant is requesting to divide the property from one large lot into two lots and dedicate easements necessary for development.

Mr. Altobelli explained that there is nothing tying this Preliminary Replat to the zoning case if the zoning is denied by City Council. The applicant could propose an ETJ development but would still need the Preliminary Replat and it would still be recommended for approval subject to TX Dot permit.

A motion was made by Commissioner Walden, seconded by Commissioner Martin to recommend denial of the Preliminary Replat request. The motion passed with a 5-2 vote. Chairwoman Patterson-Herndon and Commissioner Blanscet voted against the motion.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:44 p.m.

_____

Chairwoman Kelly Patterson-Herndon

ATTEST:

_____

Salena Tittle, Planner II

Item No. 6.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Approve a Resolution regarding the Anna Crossing, Phase 10, Preliminary Plat.
Applicant: Kendall Hamrick/Pulte Homes of Texas. LP

SUMMARY:
277 Single-family dwelling, detached lots and eight common area lots on 64.0± acres located on the west side of Leonard Avenue, 685± feet north of E. Finley Boulevard.
Zoned: Planned Development (Ord. No. 236-2005).

The purpose of the Preliminary Plat is to propose lot and block boundaries and easements necessary for the future construction of the single-family dwelling, detached development.

FINANCIAL IMPACT:
This item has no financial impact.

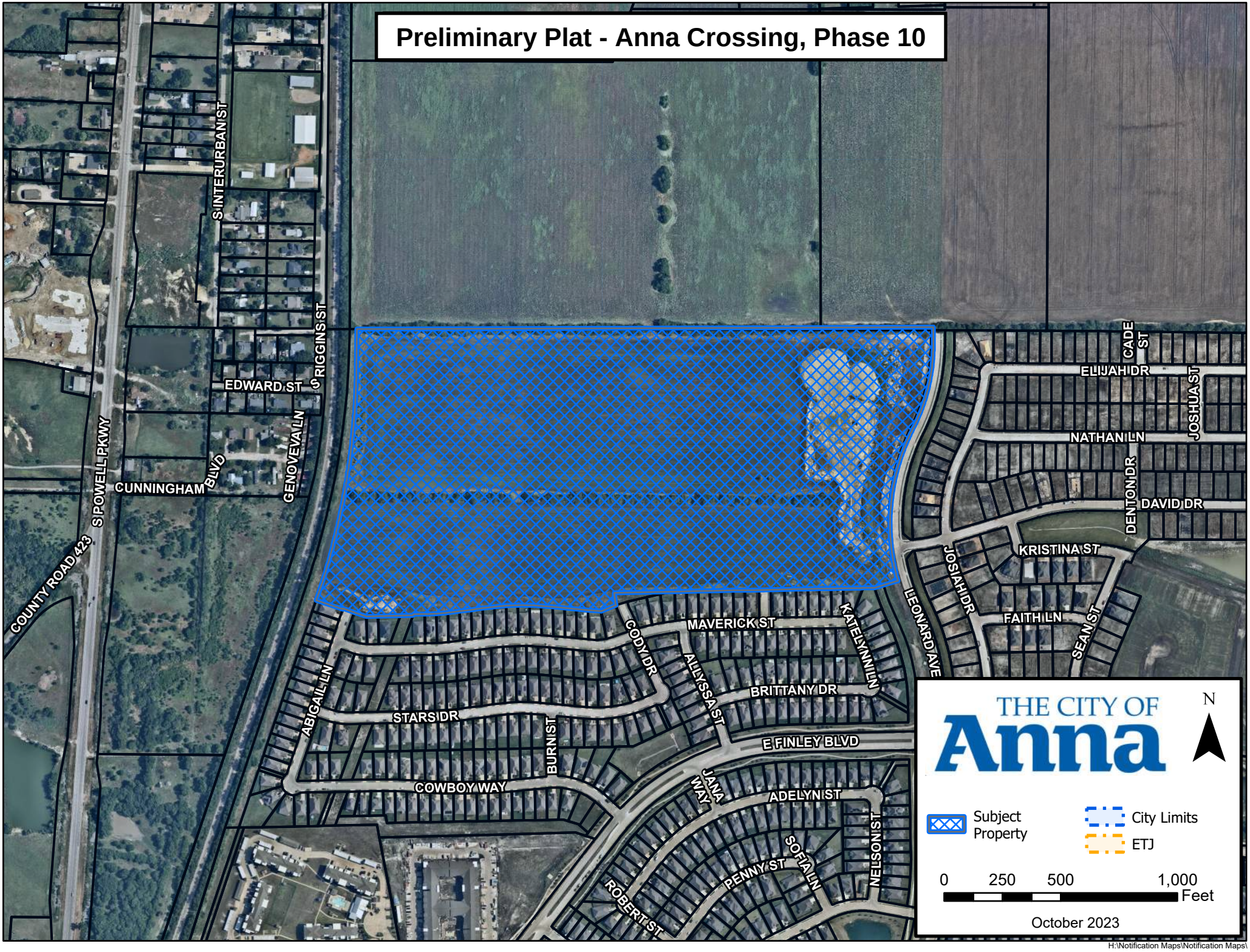
BACKGROUND:
The Preliminary Plat is in conformance with the adopted Planned Development standards and the city's Subdivision Regulations and Zoning Ordinances.

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 Crossing, Phase 10 PP Locator Map
2. RESOLUTION - (PP) ANNA CROSSING PH 10
3. Exhibit A (PP) Anna Crossing, PH 10
4. Application

Preliminary Plat - Anna Crossing, Phase 10



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CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-10-0008

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA CROSSING, PHASE 10, 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, Pulte Homes of Texas, LP has submitted an application for the approval of Anna Crossing, Phase 10, 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 Anna Crossing, Phase 10, 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 6th day of November, 2023.

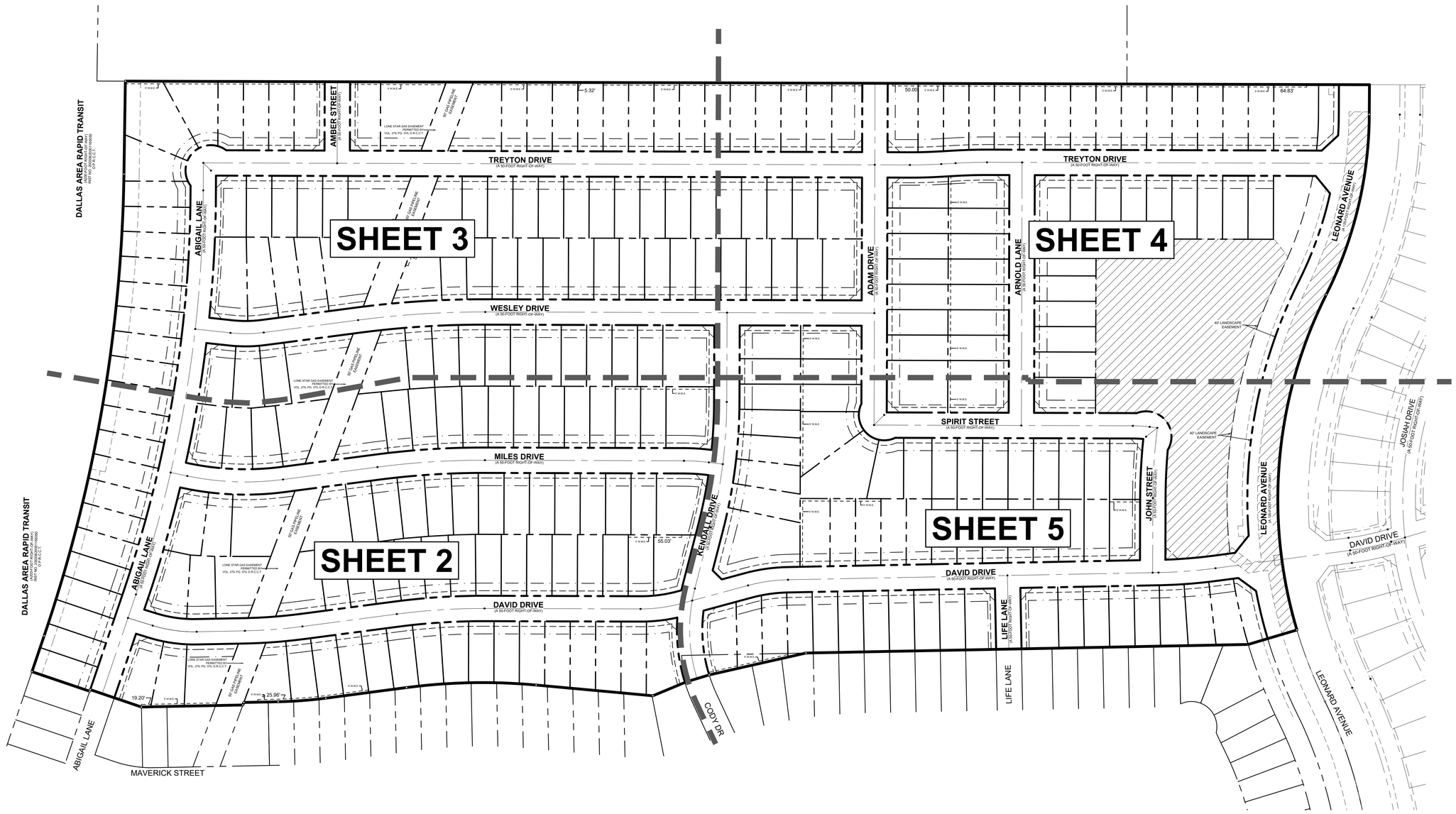
ATTEST:

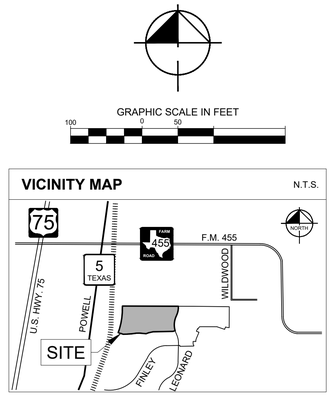
_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

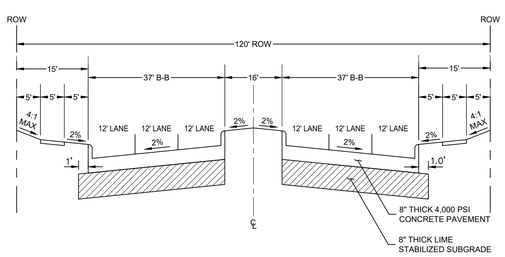
EXHIBIT A
1 OF 7





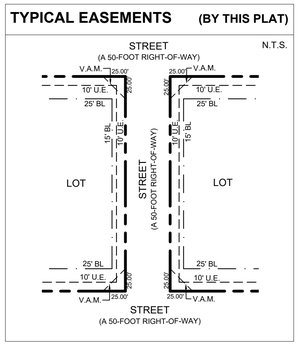
APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

KEY MAP



LEONARD AVENUE - TYPICAL SECTION

NTS



PRELIMINARY PLAT OF
ANNA CROSSING
PHASE 10
63.9258 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY,
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
277 LOTS & 8 COMMON AREA LOTS
OCTOBER 2023

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

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	MSM	OCT. 2023	067705511	1 OF 7

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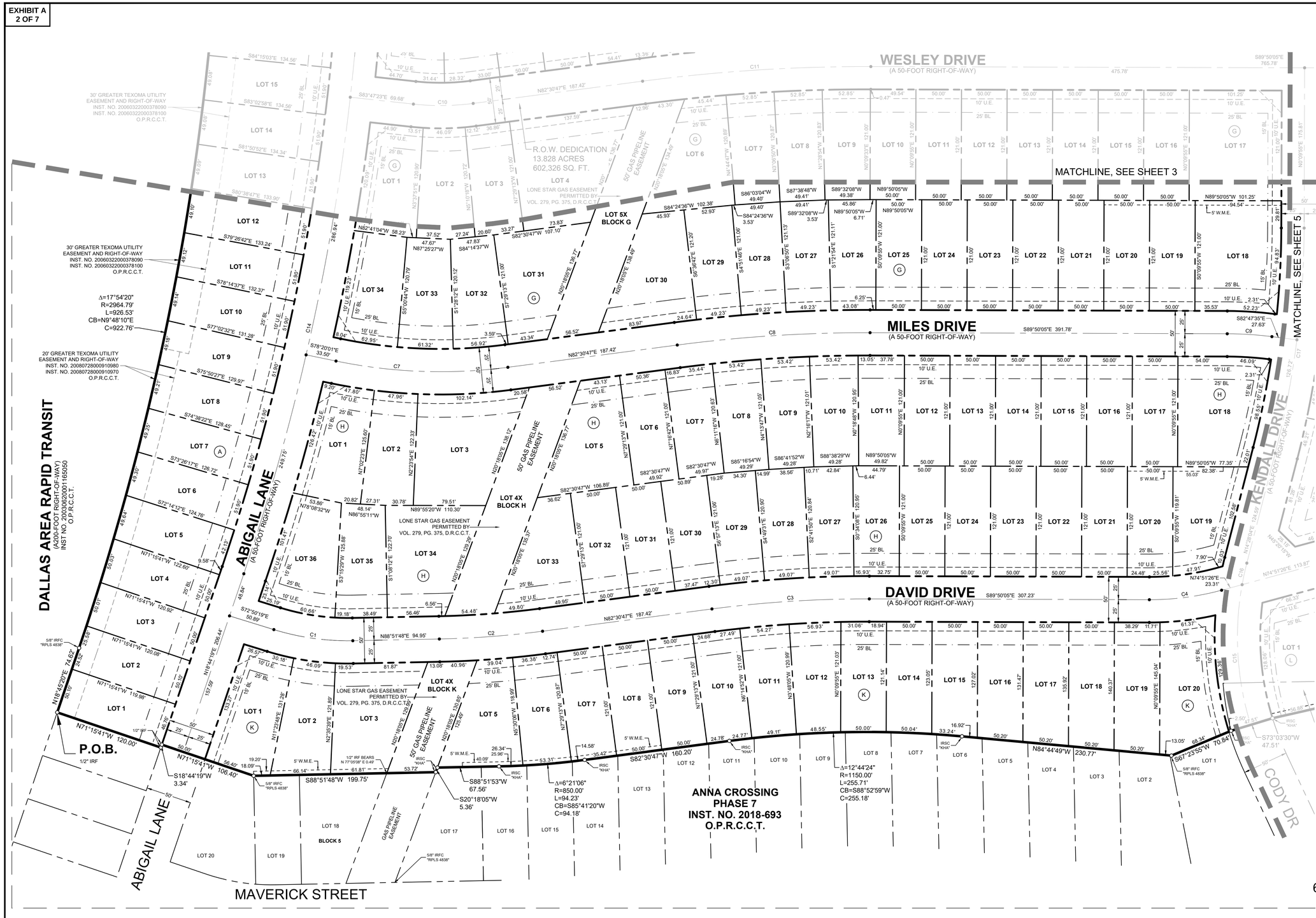
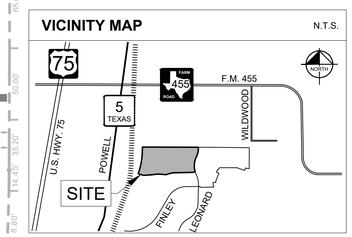
DWG NAME: K:\DAL_SURVEY\067705511-ANNA CROSSINGS\DWG\PLATS\067705511 - ANNA CROSSING - PH 10_FP.DWG PLOTTED BY PATRICK, DAVID 10/30/2023 9:59 AM LAST SAVED 8/1/2023 4:12 PM





NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
2. All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
3. **See Sheet 6 for Line & Curve Tables and Lot Area Tables**.
4. All exterior boundary corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted hereon. Internal corners will be set after construction.
5. Any and all maintenance of HOA common areas, HOA lots, private easements, screen walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association (HOA), its successors, or assigns.
6. The City of Anna is not responsible for the maintenance of the retaining walls. The H.O.A. will be responsible for the maintenance of the retaining walls over 4-feet in height.
7. No appurtenances between 2.5' and 10' may be placed within the Visibility Triangles.
8. Fence Maintenance Easements to be maintained by the HOA.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0160J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

Δ = DELTA ANGLE OR CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
XF = "X" CUT IN CONCRETE FOUND
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
IRFC = IRON ROD FOUND WITH KHA CAP
U.E. = UTILITY EASEMENT
F.M.E. = FENCE MAINTENANCE EASEMENT
W.M.E. = WALL MAINTENANCE EASEMENT
BL = BUILDING LINE
V.A.M. = VISIBILITY ACCESS & MAINTENANCE EASEMENT
M.R.C.C.T. = MAP OR PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
RP = RADIUS POINT
◆ = STREET NAME CHANGE

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY PLAT OF
ANNA CROSSING
PHASE 10

63.9258 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY,
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
277 LOTS & 8 COMMON AREA LOTS
OCTOBER 2023

OWNER:
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SUITE 100
COPPELL, TX 75019
TEL: 972.304.2800
CONTACT: MARC ZETT

ENGINEER/SURVEYOR:
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DALLAS, TX 75240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

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Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DWP	MSM	OCT. 2023	067705511	2 OF 7

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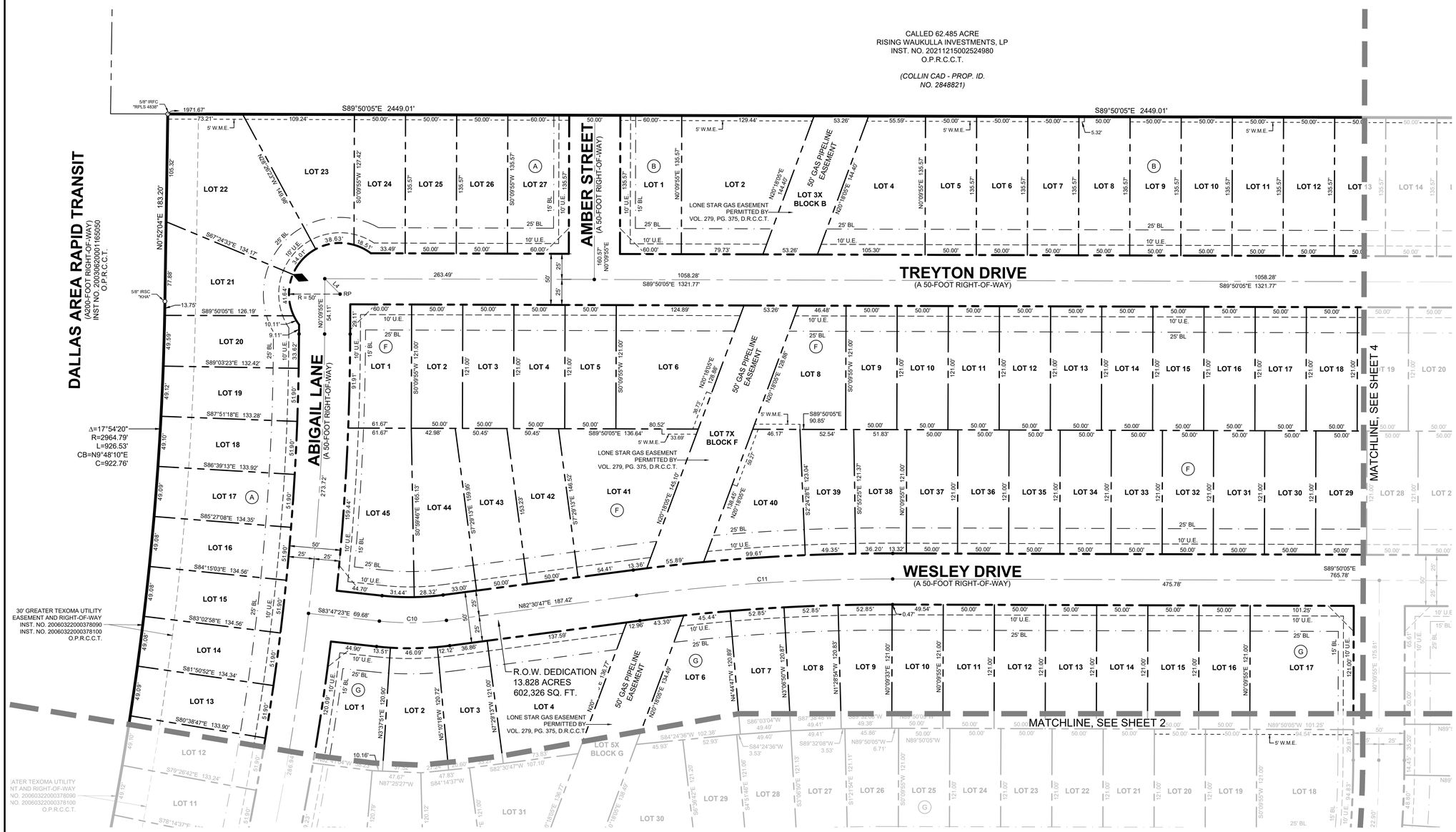
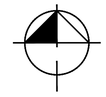
DWG NAME: K:\DAL_SURVEY\067705511-ANNA CROSSING\DWG\PLAT\S067705511 - ANNA CROSSRNG - PH 10_FP.DWG PLOTTED BY PATRICK, DAVID 10/30/2023 9:59 AM LAST SAVED 8/1/2023 4:12 PM





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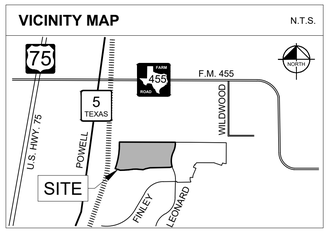

NOTES:

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8. Fence Maintenance Easements to be maintained by the HOA.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0160J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY PLAT OF
ANNA CROSSING
PHASE 10

63.9258 ACRES SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
277 LOTS & 8 COMMON AREA LOTS
OCTOBER 2023

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

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DWP	MSM	OCT. 2023	067705511	3 OF 7

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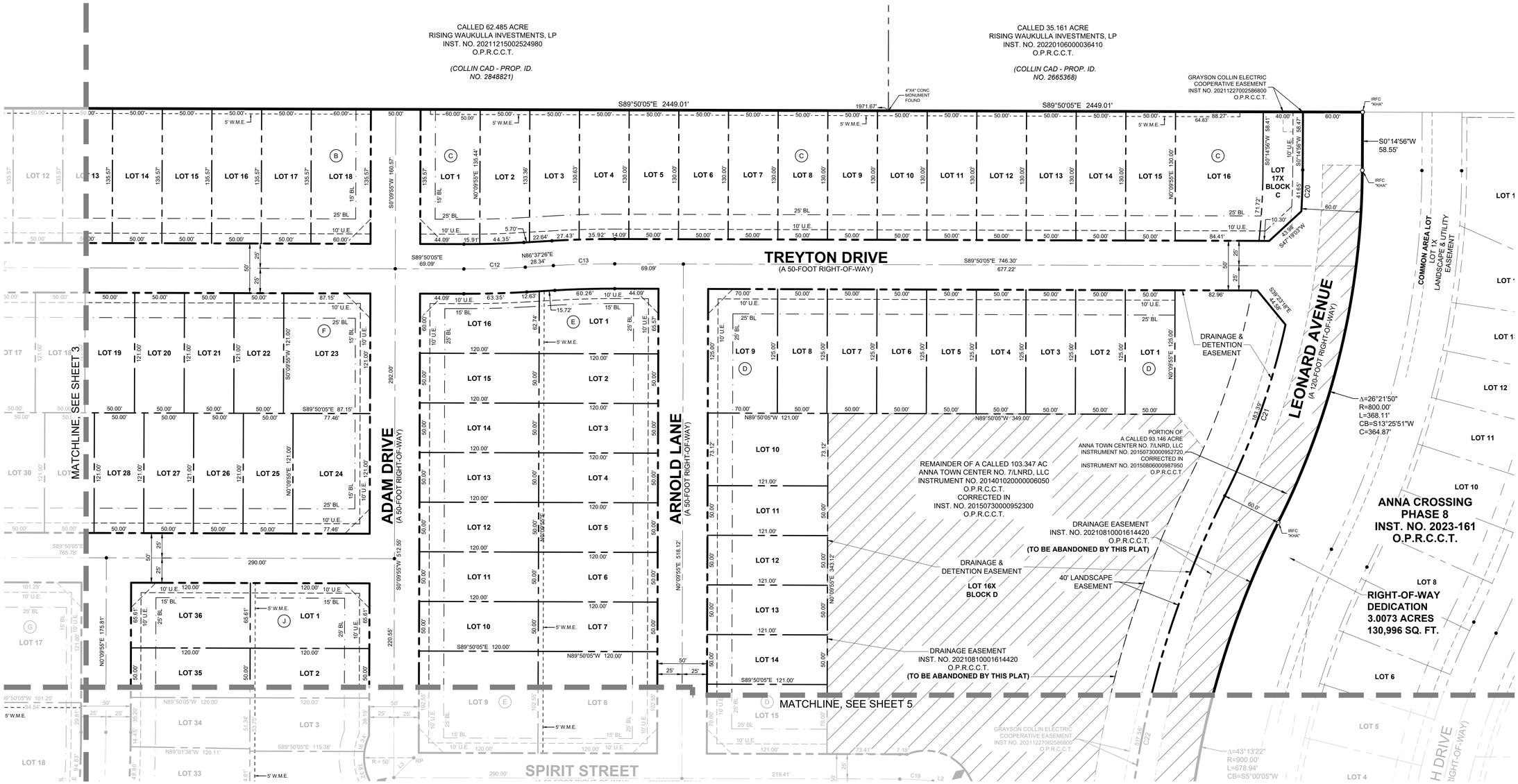
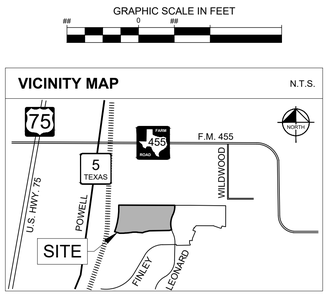
DWG NAME: K:\DAL_SURVEY\067705511-ANNA CROSSING\DWG\PLATS\067705511 - ANNA CROSSING - PH 10_FP.DWG PLOTTED BY PATRICK, DAVID 10/30/2023 9:59 AM LAST SAVED 8/1/2023 4:12 PM



GRAPHIC SCALE IN FEET



NOTES:

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3. **See Sheet 6 for Line & Curve Tables and Lot Area Tables**.
4. All exterior boundary corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted hereon. Internal corners will be set after construction.
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CITY OF ANNA

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1" = ##'	DWP	MSM	OCT. 2023	067705511	4 OF 7

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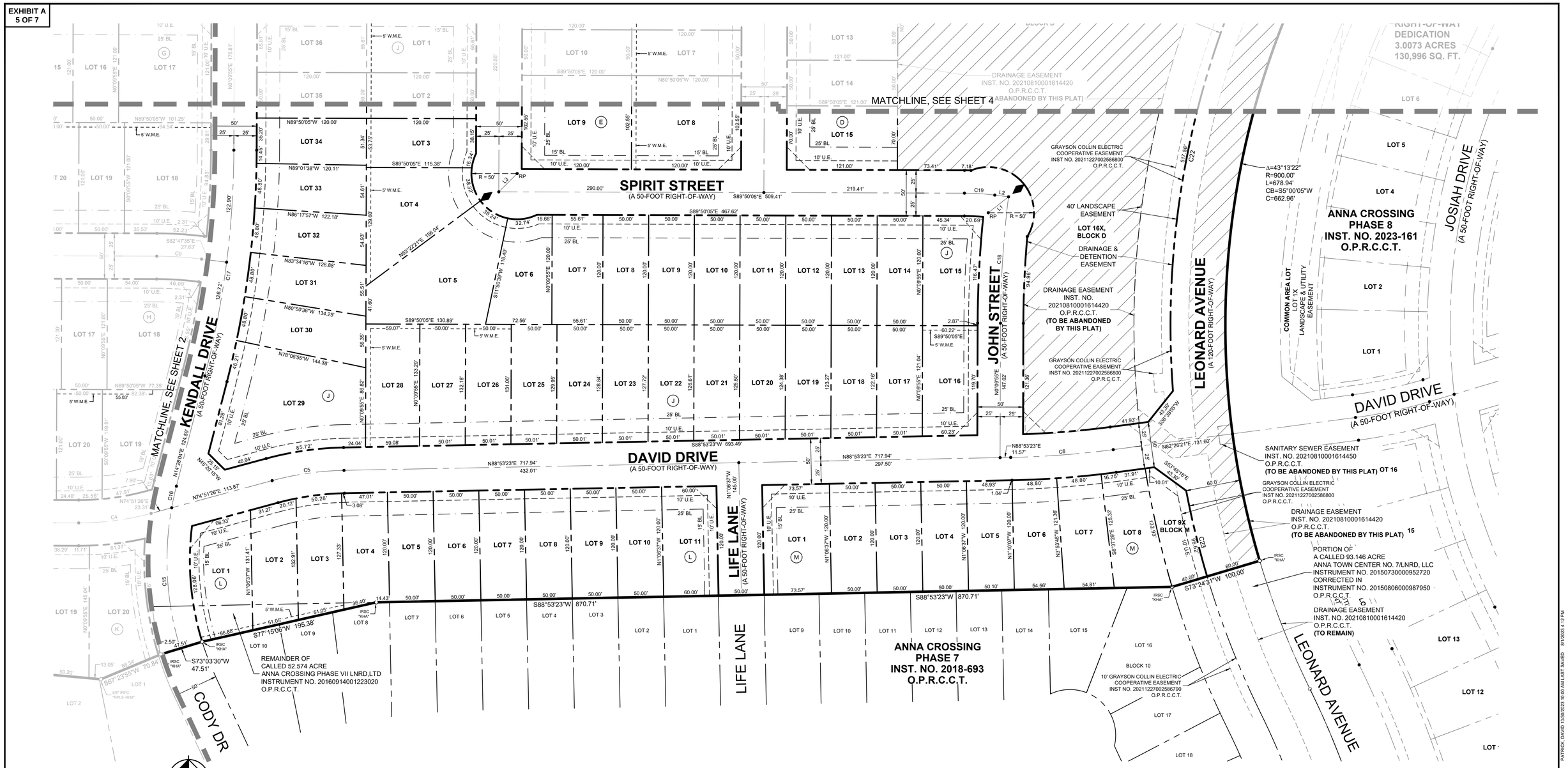
EXHIBIT A
5 OF 7



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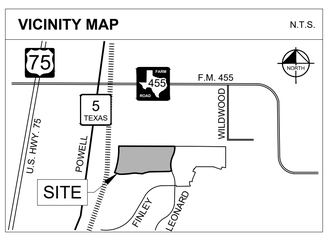

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LOT TABLE - BLK A

LOT NO.	ACRES	SQ. FT.
1	0.138	6,012
2	0.138	6,012
3	0.138	6,021
4	0.140	6,084
5	0.144	6,265
6	0.146	6,361
7	0.148	6,452
8	0.150	6,532
9	0.152	6,601
10	0.153	6,660
11	0.154	6,708
12	0.155	6,746
13	0.155	6,773
14	0.156	6,789
15	0.156	6,794
16	0.156	6,789
17	0.156	6,774
18	0.155	6,747
19	0.154	6,710
20	0.152	6,634
21	0.187	8,144
22	0.335	14,586
23	0.218	9,483
24	0.154	6,701
25	0.156	6,778
26	0.156	6,778
27	0.187	8,134

LOT TABLE - BLK B

LOT NO.	ACRES	SQ. FT.
1	0.187	8,134
2	0.325	14,178
3X	0.166	7,220
4	0.250	10,906
5	0.156	6,778
6	0.156	6,778
7	0.156	6,778
8	0.156	6,778
9	0.156	6,778
10	0.156	6,778
11	0.156	6,778
12	0.156	6,778
13	0.156	6,778
14	0.156	6,778
15	0.156	6,778
16	0.156	6,778
17	0.156	6,778
18	0.187	8,134

LOT TABLE - BLK C

LOT NO.	ACRES	SQ. FT.
1	0.187	8,134
2	0.155	6,730
3	0.151	6,594
4	0.149	6,508
5	0.149	6,500
6	0.149	6,500
7	0.149	6,500
8	0.149	6,500
9	0.149	6,500
10	0.149	6,500
11	0.149	6,500
12	0.149	6,500
13	0.149	6,500
14	0.149	6,500
15	0.149	6,500
16	0.261	11,376
17X	0.109	4,755

LOT TABLE - BLK D

LOT NO.	ACRES	SQ. FT.
1	0.143	6,250
2	0.143	6,250
3	0.143	6,250
4	0.143	6,250
5	0.143	6,250
6	0.143	6,250
7	0.143	6,250
8	0.143	6,250
9	0.201	8,750
10	0.203	8,848
11	0.139	6,050
12	0.139	6,050
13	0.139	6,050
14	0.139	6,050
15	0.194	8,470
16X	4.207	183,264

LOT TABLE - BLK E

LOT NO.	ACRES	SQ. FT.
1	0.179	7,794
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.283	12,307
9	0.283	12,307
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.138	6,000
15	0.138	6,000
16	0.167	7,271

LOT TABLE - BLK F

LOT NO.	ACRES	SQ. FT.
1	0.168	7,311
2	0.139	6,050
3	0.139	6,050
4	0.139	6,050
5	0.139	6,050
6	0.285	12,427
7X	0.310	13,525
8	0.191	8,309
9	0.139	6,050
10	0.139	6,050
11	0.139	6,050
12	0.139	6,050
13	0.139	6,050
14	0.139	6,050
15	0.139	6,050
16	0.139	6,050
17	0.139	6,050
18	0.139	6,050
19	0.139	6,050
20	0.139	6,050
21	0.139	6,050
22	0.139	6,050
23	0.242	10,545
24	0.215	9,373
25	0.139	6,050
26	0.139	6,050
27	0.139	6,050
28	0.139	6,050
29	0.139	6,050
30	0.139	6,050
31	0.139	6,050
32	0.139	6,050
33	0.139	6,050
34	0.139	6,050
35	0.139	6,050
36	0.139	6,050
37	0.139	6,050
38	0.141	6,136
39	0.143	6,218
40	0.209	9,083

LOT TABLE - BLK F

LOT NO.	ACRES	SQ. FT.
41	0.328	14,271
42	0.172	7,494
43	0.180	7,830
44	0.195	8,481
45	0.254	11,076

LOT TABLE - BLK G

LOT NO.	ACRES	SQ. FT.
1	0.174	7,590
2	0.154	6,710
3	0.143	6,219
4	0.294	12,791
5X	0.314	13,670
6	0.205	8,944
7	0.142	6,186
8	0.142	6,185
9	0.142	6,186
10	0.139	6,051
11	0.139	6,050
12	0.139	6,050
13	0.139	6,050
14	0.139	6,050
15	0.139	6,050
16	0.139	6,050
17	0.281	12,251
18	0.261	11,373
19	0.139	6,050
20	0.139	6,050
21	0.139	6,050
22	0.139	6,050
23	0.139	6,050
24	0.139	6,050
25	0.139	6,050
26	0.141	6,162
27	0.142	6,183
28	0.142	6,181
29	0.142	6,181
30	0.217	9,433
31	0.209	9,102
32	0.150	6,553
33	0.151	6,587
34	0.178	7,736

LOT TABLE - BLK H

LOT NO.	ACRES	SQ. FT.
1	0.190	8,256
2	0.151	6,567
3	0.284	12,369
4X	0.310	13,502
5	0.208	9,076
6	0.139	6,067
7	0.142	6,181
8	0.143	6,213
9	0.143	6,222
10	0.143	6,219
11	0.140	6,090
12	0.139	6,050
13	0.139	6,050
14	0.139	6,050
15	0.139	6,050
16	0.139	6,050
17	0.139	6,050
18	0.252	10,992
19	0.179	7,815
20	0.139	6,040
21	0.139	6,050
22	0.139	6,050
23	0.139	6,050
24	0.139	6,050
25	0.139	6,050
26	0.140	6,105
27	0.142	6,202
28	0.142	6,200
29	0.143	6,215
30	0.140	6,090
31	0.139	6,050
32	0.139	6,050
33	0.190	8,267
34	0.242	10,557
35	0.151	6,583
36	0.201	8,764

LOT TABLE - BLK J

LOT NO.	ACRES	SQ. FT.
1	0.181	7,873
2	0.138	6,000
3	0.147	6,407
4	0.232	10,091
5	0.306	13,324
6	0.163	7,101
7	0.153	6,673
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.138	6,000
15	0.171	7,450
16	0.166	7,249
17	0.140	6,080
18	0.141	6,136
19	0.142	6,191
20	0.143	6,247
21	0.145	6,303
22	0.146	6,358
23	0.147	6,414
24	0.149	6,470
25	0.150	6,525
26	0.151	6,581
27	0.152	6,637
28	0.182	7,912
29	0.402	17,532
30	0.166	7,248
31	0.155	6,765
32	0.148	6,435
33	0.143	6,250
34	0.139	6,060
35	0.138	6,000
36	0.181	7,873

LOT TABLE - BLK K

LOT NO.	ACRES	SQ. FT.
1	0.201	8,751
2	0.161	7,009
3	0.227	9,880
4X	0.149	6,510
5	0.179	7,807
6	0.141	6,146
7	0.139	6,049
8	0.139	6,050
9	0.139	6,050
10	0.141	6,153
11	0.144	6,254
12	0.146	6,381
13	0.139	6,051
14	0.140	6,096
15	0.143	6,245
16	0.148	6,462
17	0.153	6,685
18	0.159	6,907
19	0.164	7,131
20	0.209	9,091

LOT TABLE - BLK L

LOT NO.	ACRES	SQ. FT.
1	0.193	8,387
2	0.152	6,621
3	0.150	6,541
4	0.141	6,142
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.165	7,200

LOT TABLE - BLK M

LOT NO.	ACRES	SQ. FT.
1	0.203	8,828
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,004
6	0.143	6,224
7	0.146	6,370
8	0.160	6,963
9X	0.109	4,744

LINE TABLE

NO.	BEARING	LENGTH
L1	S51°47'34"W	28.19'
L2	S82°53'52"E	15.16'
L3	N45°09'55"E	28.28'
L4	S44°50'05"E	21.21'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°17'53"	275.00'	87.82'	S81°59'16"E	87.45'
C2	6°21'01"	1025.00'	113.60'	N85°41'17"E	113.55'
C3	7°39'08"	1296.00'	173.09'	N86°20'21"E	172.96'
C4	15°18'29"	300.00'	80.15'	N82°30'41"E	79.91'
C5	14°01'57"	325.00'	79.60'	N81°52'25"E	79.40'
C6	6°27'02"	1000.00'	112.58'	N85°39'52"E	112.52'
C7	19°09'12"	567.00'	189.54'	S87°54'37"E	188.66'
C8	7°39'08"	1588.00'	212.09'	N86°20'21"E	211.93'
C9	7°02'30"	400.00'	49.16'	S86°18'50"E	49.13'
C10	13°41'50"	275.00'	65.74'	N89°21'42"E	65.59'
C11	7°39'08"	1880.00'	251.09'	N86°20'21"E	250.90'
C12	3°32'29"	1000.00'	61.81'	N88°23'41"E	61.80'
C13	3°32'29"	1000.00'	61.81'	N88°23'41"E	61.80'
C14	18°34'24"	2500.00'	810.41'	N09°27'07"E	806.87'
C15	27°25'14"	325.00'	155.54'	N03°30'15"W	154.06'
C16	4°15'42"	325.00'	24.17'	N12°20'13"E	24.17'
C17	14°18'09"	1000.00'	249.62'	N07°18'59"E	248.98'
C18	6°56'13"	1145.00'	138.63'	N03°38'01"E	138.54'
C19	6°56'13"	275.00'	33.29'	S86°21'59"E	33.27'
C20	3°13'29"	740.00'	41.65'	S01°51'41"W	41.64'
C21	14°11'59"	740.00'	183.39'	S19°30'47"W	182.92'
C22	30°53'22"	960.00'	517.56'	S11°10'05"W	511.31'
C23	5°46'00"	960.00'	96.62'	S13°43'31"E	96.58'

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY PLAT OF
ANNA CROSSING
PHASE 10
63.9258 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY,
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
277 LOTS & 8 COMMON AREA LOTS
OCTOBER 2023

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

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	MSM	OCT. 2023	067705511	6 OF 7

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DWG NAME: K:\DAL_SURVEY\067705511-ANNA CROSSINGS\DWG\PLATS\067705511 - ANNA CROSSING - PH 10_FP.DWG PLOTTED BY PATRICK, DAVID 10/30/2023 10:00 AM LAST SAVED 8/1/2023 4:12 PM

OWNERS DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS a tract of land situated in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas and being a portion of a called 93.146 acre tract of land described in the Special Warranty Deed to Anna Town Center No. 7/LNRD, LLC, recorded in Instrument No. 20150730000952720, as corrected in Instrument No. 20150806000987950, Official Public Records, Collin County, Texas, and a portion of a called 103.347 acre tract described in the Special Warranty Deed to Anna Town Center No. 7/LNRD, LLC , recorded in Instrument No. 20140102000006050, as corrected in Instrument No. 20150730000952300, Official Public Records, Collin County, Texas, and a portion of a called 52.574 acre tract in the Special Warranty Deed with Vendor's Lien to Anna Town Center No. 7/LNRD, LLC, recorded in Instrument No. 20160914001223020, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING a 1/2-inch iron rod found for the northwest corner of Anna Crossing Phase 7, an addition to the City of Anna, Texas, according to the plat thereof recorded in Instrument No. 2018-693, Official Public Records, Collin County, Texas, and being in the east line of that tract of land assigned in the Deed to Dallas Area Rapid Transit (formerly referred to as Union Pacific Railroad right-of-way) recorded in Volume 4951, Page 819, Deed Records, Collin County;

THENCE with said east line the following courses and distances:

North 18°45'20" East, a distance of 74.62 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 4838" found at the beginning of a tangent curve to the left having a central angle of 17°54'20", a radius of 2,964.79 feet, a chord bearing and distance of North 09°48'10" East, 922.76 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 926.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°52'04" East, a distance of 183.20 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 4838" found at the northwest corner of said 103.347 acre tract and being in the south line of a called 62.485 acre tract of described in the General Warranty Deed to Rising Waukulla Investments, LP, recorded in Instrument No. 20211215002524980, Official Public Records, Collin County, Texas;

THENCE South 89°50'05" East, with the common line of said 103.347 acre tract and said 62.485 acre tract, passing at a distance of 1,971.67 feet a 4 inch x 4 inch concrete monument found for the southeast corner of said 62.485 acre tract same being the southwest corner of a called 35.161 acre tract of land described in the Special Warranty Deed to Rising Waukulla Investments, LP, recorded in Instrument No. 20220106000036410, Official Public Records, Collin County, Texas, continuing with the common line of said 103.347 acre tract and said 35.161 acre tract, a total distance of 2,449.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Anna Crossing Phase 8, an addition to the City of Anna, Texas, according to the plat thereof recorded in Instrument No. 2023-161, Official Public records, Dallas County, Texas;

THENCE with the west line of said Anna Crossing Phase 8, the following courses and distances:

South 00°14'56" West, a distance of 58.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 26°21'50", a radius of 800.00 feet, a chord bearing and distance of South 13°25'51" West, 364.87 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 368.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 43°13'22", a radius of 900.00 feet, a chord bearing and distance of South 05°00'05" West, 662.96 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 678.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 73°24'31" West, over and across said 93.146 acre tract, passing at a distance of 60.00 feet the northeast corner of said Anna Crossing Phase 7, continuing with the north line of said Phase 7, a total distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE with the north line of said Anna Crossing Phase 7, the following courses and distances:

South 88°53'23" West, a distance of 870.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°15'06" West, a distance of 195.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°03'30" West, a distance of 47.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 67°23'55" West, a distance of 70.84 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

North 84°44'49" West, a distance of 230.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left having a central angle of 12°44'24", a radius of 1,150.00 feet, a chord bearing and distance of South 88°52'59" West, 255.18 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 255.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 82°30'47" West, a distance of 160.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 06°21'06", a radius of 850.00 feet, a chord bearing and distance of South 85°41'20" West, 94.18 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 94.23 feet a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°51'53" West, a distance of 67.56 feet a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°18'05" West, a distance of 5.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°51'48" West, a distance of 199.75 feet a 5/8-inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

North 71°15'41" West, a distance of 106.40 feet a 1/2-inch found for corner;

South 18°44'19" West, a distance of 3.34 feet a 1/2-inch iron found for corner;

North 71°15'41" West, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing a computed area of 63.9258 acres or 2,784,607 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **PULTE HOMES OF TEXAS, L.P.** acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **ANNA CROSSING PHASE 10**, 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.

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: **Lot 16X, Block D**, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

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.

PULTE HOMES OF TEXAS, L.P.
a Texas limited partnership

By: Pulte Nevada I, LLC
a Delaware limited liability company
Its: General Partner

By:_____
Marc Zett
Its: Vice President of Land Development

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

_____
Notary Public in and for the State of Texas

_____
Printed Name

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2023.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT OCT. 30, 2023

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

_____
Notary Public in and for the State of Texas

_____
Printed Name

CERTIFICATE OF APPROVAL

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

_____
Planning & Zoning Commission, Chair

_____
Director of Development Services

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY PLAT OF
ANNA CROSSING
PHASE 10

63.9258 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY,
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
277 LOTS & 8 COMMON AREA LOTS
OCTOBER 2023

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

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	MSM	OCT. 2023	067705511	7 OF 7

DWG NAME: K:\DAL_SURVEY\067705511-ANNA CROSSING\DWG\PLAT\067705511 - ANNA CROSSING - PH 10_FP.DWG PLOTTED BY PATRICK, DAVID 10/30/2023 10:00 AM LAST SAVED 8/1/2023 4:12 PM

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Anna Crossing Phase 10 Total Number of Acres: 46

Zoning Classification(s): _____ Total Number of Lots: 277 SF & 8 Common Area

Location: NW corner of Finley & Leonard

Property Owner Information & Authorization

Name/Company: Kendall Hamrick / Pulte Homes of Texas, LP

Address: 9111 Cypress Waters Blvd, Suite 100

City: Coppell State: TX Zip Code: 75019

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

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: [signature] Date: 10/4/23

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 4 day of October, 20 23

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

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

Project Representative Information (complete if designated by owner)

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

Name: Matt Duenwald, P.E.

Company: Kimley-Horn & Associates, Inc.

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

City: Dallas State: TX Zip Code: 75240

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

Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Approve a Resolution regarding the Anna ISD Park Addition, Block A, Lot 3, Preliminary Site Plan. Applicant: Anna ISD

SUMMARY:
Civic center on one lot on 19.6± acres, located at the southwest corner of Rosamond Parkway and N. Powell Parkway. Zoned: Agricultural District.

The purpose of the Preliminary Site Plan is to show the proposed civic center development and related site improvements.

FINANCIAL IMPACT:
This item has no financial impact.

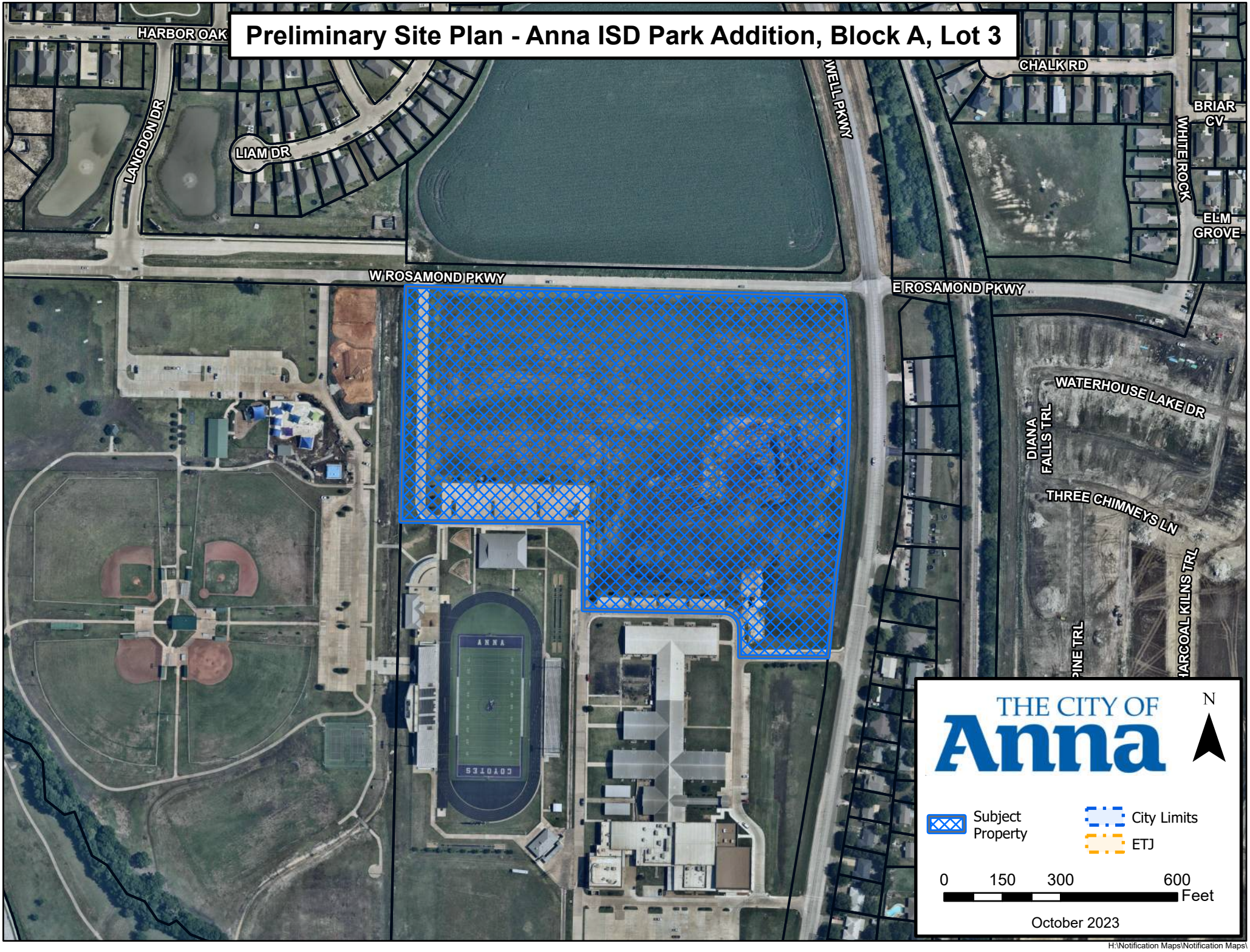
BACKGROUND:
The Preliminary Site Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinances.

Recommend approval as submitted.

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

ATTACHMENTS:
1. Anna ISD Park Addition, Block A, Lot 3 Locator Map
2. Resolution (PSP) Anna ISD Park Addn BL A Lt 3
3. Exhibit A (PSP) Anna ISD Park Addn, BL A, Lt 3
4. Application

Preliminary Site Plan - Anna ISD Park Addition, Block A, Lot 3



H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-10-0019

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA ISD PARK ADDITION, BLOCK A, LOT 3, PRELIMINARY 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, Anna ISD has submitted an application for the approval of Anna ISD Park Addition Block A, Lot 3, Preliminary Site Plan; and

WHEREAS, the Preliminary 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 Preliminary Site Plan

The Planning & Zoning Commission hereby approves Anna ISD Park Addition, Block A, Lot 3, Preliminary Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

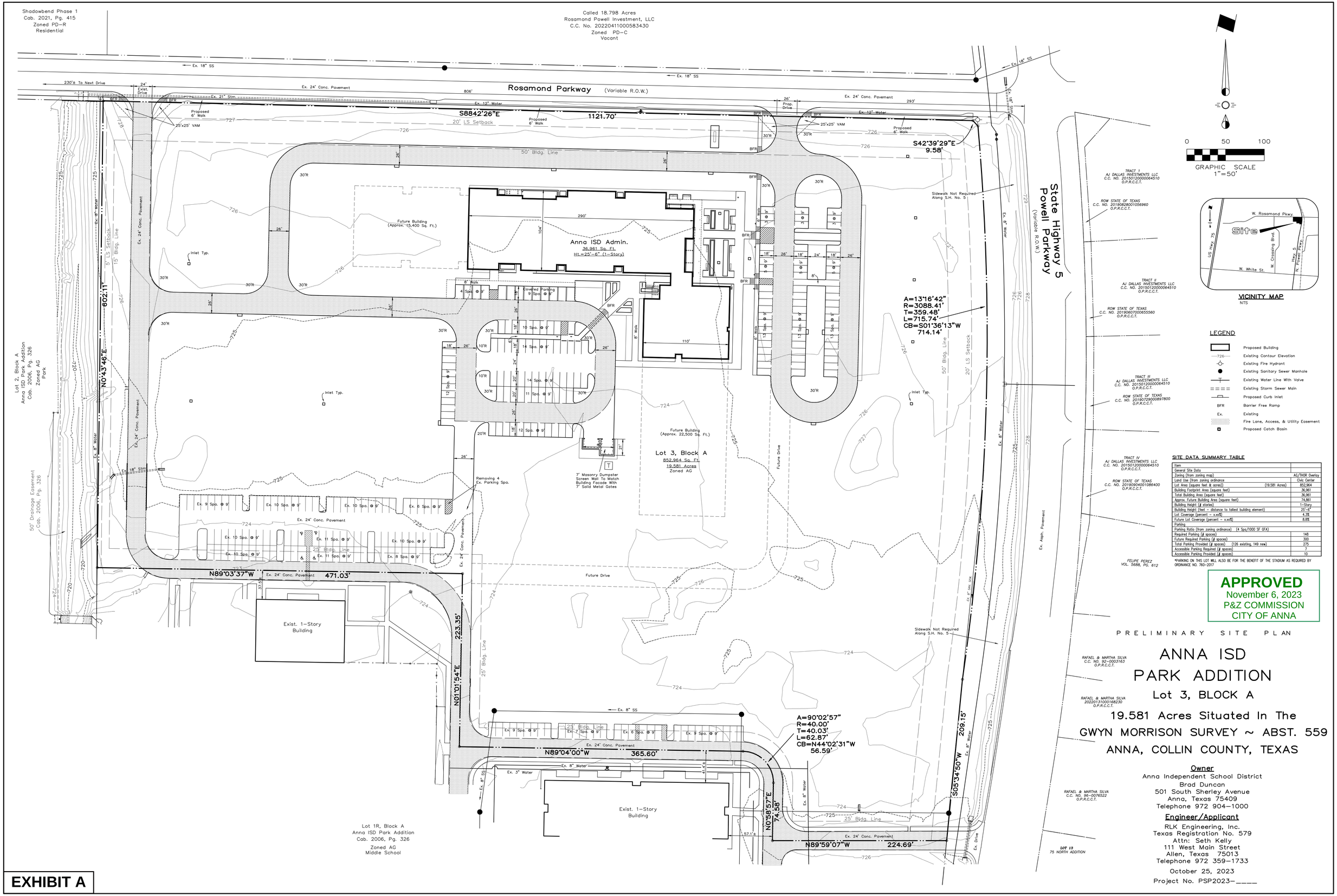
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of November, 2023.

ATTEST:

_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



SITE DATA SUMMARY TABLE

Item		
General Site Data		
Zoning (from zoning map)		AG/THOR Overlay
Land Use (from zoning ordinance		Civic Center
Lot Area (square feet & acres)	(19.581 Acres)	852,964
Building Footprint Area (square feet)		36,961
Total Building Area (square feet)		36,961
Approx. Future Building Area (square feet)		74,881
Building Height (# stories)		1-Story
Building Height (feet – distance to tallest building element)		25'-6"
Lot Coverage (percent – x.xx%)		4.3%
Future Lot Coverage (percent – x.xx%)		8.8%
Parking		
Parking Ratio (from zoning ordinance) (4 Spa/1000 SF GFA)		
Required Parking (# spaces)		148
Future Required Parking (# spaces)		300
Total Parking Provided (# spaces) (126 existing, 149 new)		275
Accessible Parking Required (# spaces)		7
Accessible Parking Provided (# spaces)		10

*PARKING ON THIS LOT WILL ALSO BE FOR THE BENEFIT OF THE STADIUM AS REQUIRED BY ORDINANCE NO. 765-2017

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision/Parcel ID: Anna ISD Park Addition Total Number of Acres: 19.581

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

Location: SW Corner of SH 5 and Rosamond Parkway

Property Owner Information & Authorization

Name/Company: Anna ISD

Address: 501 South Sherley Avenue

City: Anna State: TX Zip Code: 75409

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

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: Bradley Duncan Date: 10/11/2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Bradley Duncan *(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 October, 2023

CARRIE ELIZABETH BURNEY NOTARY PUBLIC STATE OF TEXAS ID 132084509 EXP. 07-12-2027

Carrie E. Burney
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Seth Kelly, PE

Company: RLK Engineering

Address: 111 W Main

City: Allen State: TX Zip Code: 75013

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

Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve a Resolution regarding the Dreamville Anna, Block A, Lot 1, Final Plat.
Applicant: Alvin Johnson/HHF Dreamville Anna, LLC

SUMMARY:
Multi-family dwellings on one lot on 11.0± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Zoned: Planned Development (Ord. No. 631-2013, Ord. No. 692-2015, & Ord. No. 975-2022).

The purpose of the Final Plat is to propose easements necessary for the construction of the multi-family dwelling development.

FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The Final Plat 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. Dreamville Anna, Block A, Lot 1 Final Plat Locator Map
2. RESOLUTION - (FP) Dreamville Anna, Bl A, Lt 1
3. Exhibit A (STAMPED) - (FP) Dreamville Anna, Block A, Lot 1
4. Signed Application

Final Plat - Dreamville Anna, Block A, Lot 1

H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-10-0012

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING DREAMVILLE ANNA, 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 has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, HHF Dreamville Anna, LLC has submitted an application for the approval of Dreamville Anna, 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 Dreamville Anna, 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 6th day of November, 2023.

ATTEST:

_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING A TRACT OF LAND SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798, AND BEING THAT SAME CALLED 11.226 ACRES TRACT OF LAND DESCRIBED IN DEED TO ANNA VILLAGE, LLC, AS RECORDED IN INSTRUMENT NO. 20131016001427770, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD FOUND FOR THE SOUTHWEST CORNER OF SAID ANNA VILLAGE TRACT WITH SAID ROD BEING AT THE WESTERNMOST ELL CORNER OF A CALLED 2.47 ACRES TRACT OF LAND DESCRIBED IN DEED TO JOE A. GREER, JR. AND BECKY F. GREER, HUSBAND AND WIFE, IN INSTRUMENT NO. 20020213000229590, O.P.R.C.C.T.;

THENCE NORTH 02 DEGREES 34 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF SAID ANNA VILLAGE TRACT EAST LINE OF SAID GREER TRACT, A DISTANCE OF 310.37 FEET TO A 1/2 INCH IRON ROD FOUND FOR NORTHEAST CORNER OF SAID GREER TRACT, AND ALSO BEING THE MOST SOUTHERN SOUTHEAST CORNER OF A CALLED 20.79 ACRES TRACT OF LAND DESCRIBED IN DEED TO VILLAGE COMMUNITIES DEVELOPMENT CORPORATION, RECORDED IN INSTRUMENT NO. 20220120000105080, O.P.R.C.C.T.;

THENCE NORTH 05 DEGREES 48 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID ANNA VILLAGE TRACT AND EAST LINE OF SAID VILLAGE COMMUNITIES TRACT, A DISTANCE OF 220.26 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ANNA VILLAGE TRACT AND ELL CORNER OF SAID VILLAGE COMMUNITIES TRACT;

THENCE NORTH 89 DEGREES 43 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID ANNA VILLAGE TRACT AND SOUTH LINE OF SAID VILLAGE COMMUNITIES TRACT, A DISTANCE OF 234.48 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 87 DEGREES 57 MINUTES 51 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID ANNA VILLAGE TRACT AND SOUTH LINE OF SAID VILLAGE COMMUNITIES TRACT, A DISTANCE OF 154.09 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 85 DEGREES 06 MINUTES 50 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID ANNA VILLAGE TRACT AND SOUTH LINE OF SAID VILLAGE COMMUNITIES TRACT, A DISTANCE OF 286.88 FEET TO A 5/8 INCH YELLOW-CAPPED IRON ROD FOUND FOR CORNER;

THENCE SOUTH 79 DEGREES 16 MINUTES 41 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID ANNA VILLAGE TRACT AND SOUTH LINE OF SAID VILLAGE COMMUNITIES TRACT, A DISTANCE OF 167.85 FEET TO A 5/8 INCH YELLOW-CAPPED IRON ROD FOUND FOR NORTHERLY NORTHEAST CORNER OF SAID ANNA VILLAGE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.3417 ACRE TRACT OF LAND DESCRIBED IN DEED TO U.S. AUTO TRANSMISSIONS, INC. RECORDED IN VOLUME 5924, PAGE 184, O.P.R.C.C.T.;

THENCE SOUTH 04 DEGREES 12 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID ANNA VILLAGE TRACT AND WEST LINE OF SAID U.S. AUTO TRANSMISSIONS TRACT, A DISTANCE OF 100.00 FEET TO A 5/8 INCH YELLOW-CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID U.S. AUTO TRANSMISSIONS TRACT AND NORTHEAST CORNER OF SAID ANNA VILLAGE TRACT;

THENCE SOUTH 78 DEGREES 59 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF SAID ANNA VILLAGE TRACT AND SOUTH LINE OF SAID U.S. AUTO TRANSMISSIONS TRACT, A DISTANCE OF 125.01 FEET TO 5/8 INCH PINK-CAPPED IRON ROD (STAMPED TXDOT) FOUND FOR THE SOUTHEAST CORNER OF SAID U.S. AUTO TRANSMISSIONS TRACT AND NORTHEAST CORNER OF SAID ANNA VILLAGE TRACT AND SAID POINT BEING IN THE WEST LINE OF A CALLED 0.2645 TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY (R.O.W.) DEDICATION TRACT FOR POWELL PARKWAY (A PUBLIC R.O.W., RECORDED IN INSTRUMENT NO. 20200624000959780, O.P.R.C.C.T.;

THENCE SOUTH 04 DEGREES 10 MINUTES 51 SECONDS WEST, ALONG THE WEST LINE OF SAID R.O.W. TRACT AND POWELL PARKWAY AND EAST LINE OF SAID ANNA VILLAGE TRACT, A DISTANCE OF 15.15 FEET TO A 5/8 INCH PINK-CAPPED IRON ROD (STAMPED TXDOT) FOUND FOR CORNER;

THENCE SOUTH 07 DEGREES 59 MINUTES 46 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF SAID R.O.W. TRACT AND POWELL PARKWAY AND EAST LINE OF SAID ANNA VILLAGE TRACT, A DISTANCE OF 150.50 FEET TO A 5/8 INCH PINK-CAPPED IRON ROD (STAMPED TXDOT) FOUND FOR CORNER;

THENCE SOUTH 04 DEGREES 10 MINUTES 51 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF SAID R.O.W. TRACT AND POWELL PARKWAY AND EAST LINE OF SAID ANNA VILLAGE TRACT, A DISTANCE OF 191.63 FEET TO A 5/8 INCH PINK-CAPPED IRON ROD (STAMPED TXDOT) FOUND FOR THE SOUTHEAST CORNER OF SAID ANNA VILLAGE TRACT;

THENCE NORTH 89 DEGREES 24 MINUTES 05 SECONDS WEST, A DISTANCE OF 927.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.962 ACRES (477,492 SQ. FT.) OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA VILLAGE, LLC ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK A, DREAMVILLE ANNA 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.

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 20___.

_____
OWNER

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/THEY EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20___.

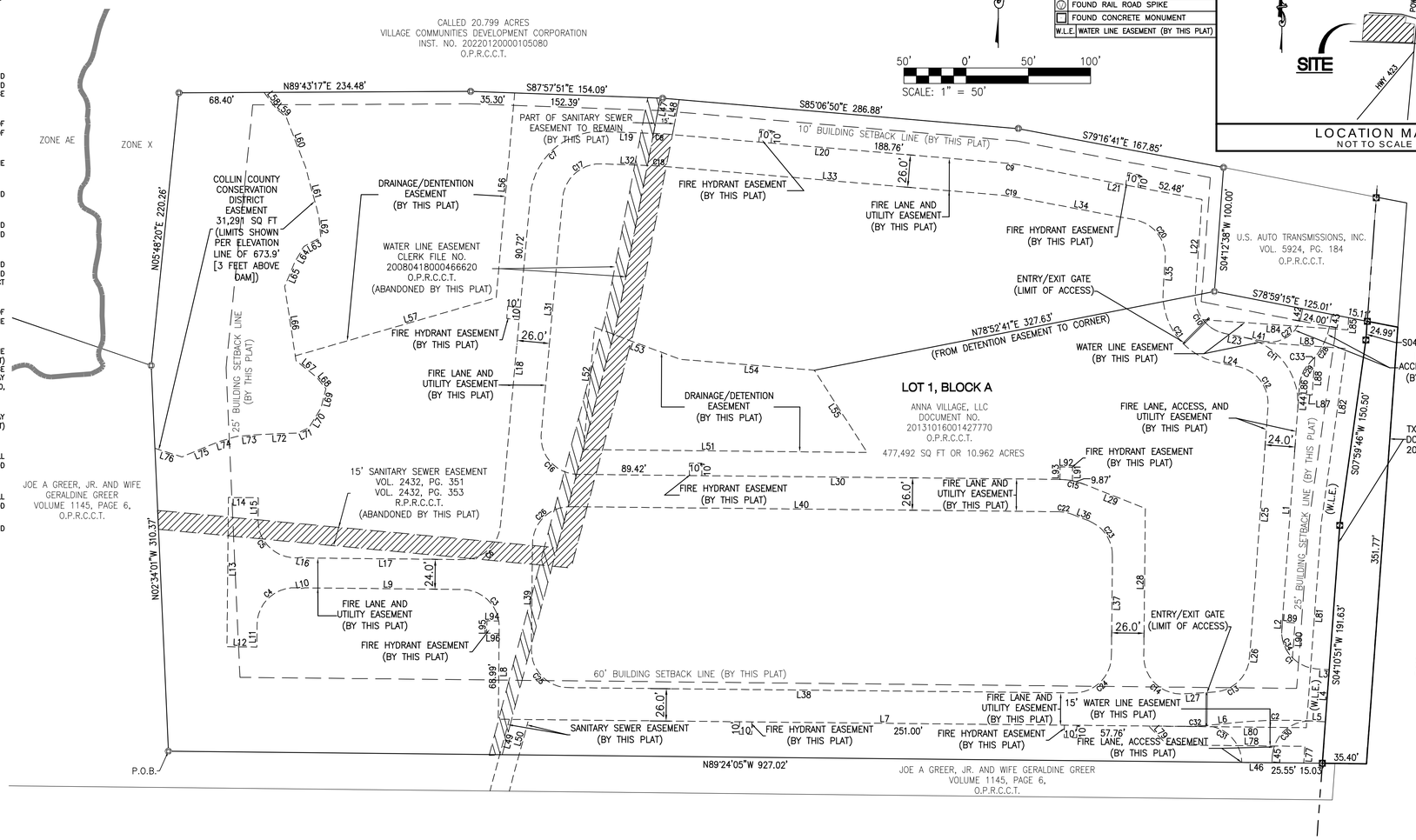
_____
NOTARY PUBLIC IN AND FOR COLLIN COUNTY

MY COMMISSION EXPIRES: _____

DRAINAGE AND DETENTION EASEMENT:

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

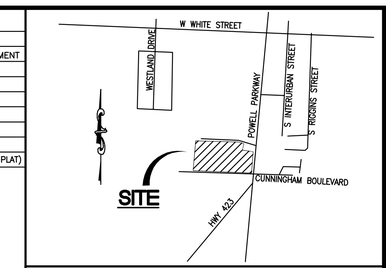
THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE 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.



LEGEND

●	SET RE-BAR W/CAP COLE
■	SET PERMANENT SURVEY MONUMENT
	FOUND RE-BAR
	FOUND ANCHOR
	FOUND CROSS
	FOUND IRON PIPE
	FOUND RAIL ROAD SPIKE
	FOUND CONCRETE MONUMENT
W.L.E.	WATER LINE EASEMENT (BY THIS PLAT)

50' 0' 50' 100'
SCALE: 1" = 50'



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. BASIS OF BEARING: GRID BEARINGS BASED ON NAD 83, TEXAS NORTH CENTRAL ZONE 4202, STATE PLANE COORDINATES, DETERMINED USING A TRIMBLE R10 GNSS RECEIVER, TRIMBLE TSC3 CONTROLLER, TRIMBLE SOFTWARE, AND RTKNET OBSERVATIONS PERFORMED ON AUGUST 25, 2022.
2. CORNER OF RECORD: FOUND 1/2 INCH IRON AT THE NORTHEAST CORNER OF PROPERTY.
3. FROM ORTHOMETRIC INFORMATION PROVIDED BY F.E.M.A., AND CONFIRMED BY GRAPHIC PLOTTING, THE PROPERTY SHOWN HEREON IS LOCATED IN A ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CITY OF ANNA AND INCORPORATED AREAS, PANEL MAP NUMBER 48085C0160J, BEARING AN EFFECTIVE DATE JUNE 2, 2009.
5. MINIMUM FINISHED FLOOR ELEVATIONS OF 675.9 FOR PROPOSED BUILDINGS ADJOINING FLOOD ZONE A.
6 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.

ACCESS EASEMENT STATEMENT:

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.

FIRE LANE EASEMENT STATEMENT:

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.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §

COUNTY OF COLLIN §

I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH SUBDIVISION REGULATIONS OF THE CITY OF ANNA, TEXAS.

_____
DANIEL L. JACKSON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5577
STATE OF TEXAS REGISTRATION NO. 5577
EMAIL: LJACKSON@COLETX.COM
COLE DESIGN GROUP, INC.
CORPORATE FIRM NUMBER 10193871
PROJECT NO. 22-0037

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE 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 COLLIN COUNTY

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

APPROVED ON THIS THE _____DAY OF _____, 20_____, BY THE PLANNING & ZONING COMMISSION, CITY OF ANNA, TEXAS.

_____
CHAIR

_____
DIRECTOR OF DEVELOPMENT SERVICES

EXHIBIT A

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

OWNER
ANNA VILLAGE, LLC
2708 WRANGLER LANE
SACHSE, TX 75048
214-842-8075

ENGINEER & SURVEYOR
COLE DESIGN GROUP, INC.
DANIEL L. JACKSON
7501 LONE STAR DRIVE
FRISCO, TX 75024
972-624-6000

NO	REVISION DESCRIPTION	DATE

OWNER:
ANNA VILLAGE, LLC
2708 WRANGLER LANE
SACHSE, TX 75048
(214) 842-8075

DEVELOPER:
1300 S. POWELL PARKWAY,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

cole®
+ DALLAS
7501 Lone Star Drive
Suite 200
Plano, TX 75024
972.624.6000 tel
www.coletx.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
/GIS / ADA TRANSITION PLANNING
Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm F-10193 Land Survey Corporate Registration #10193871
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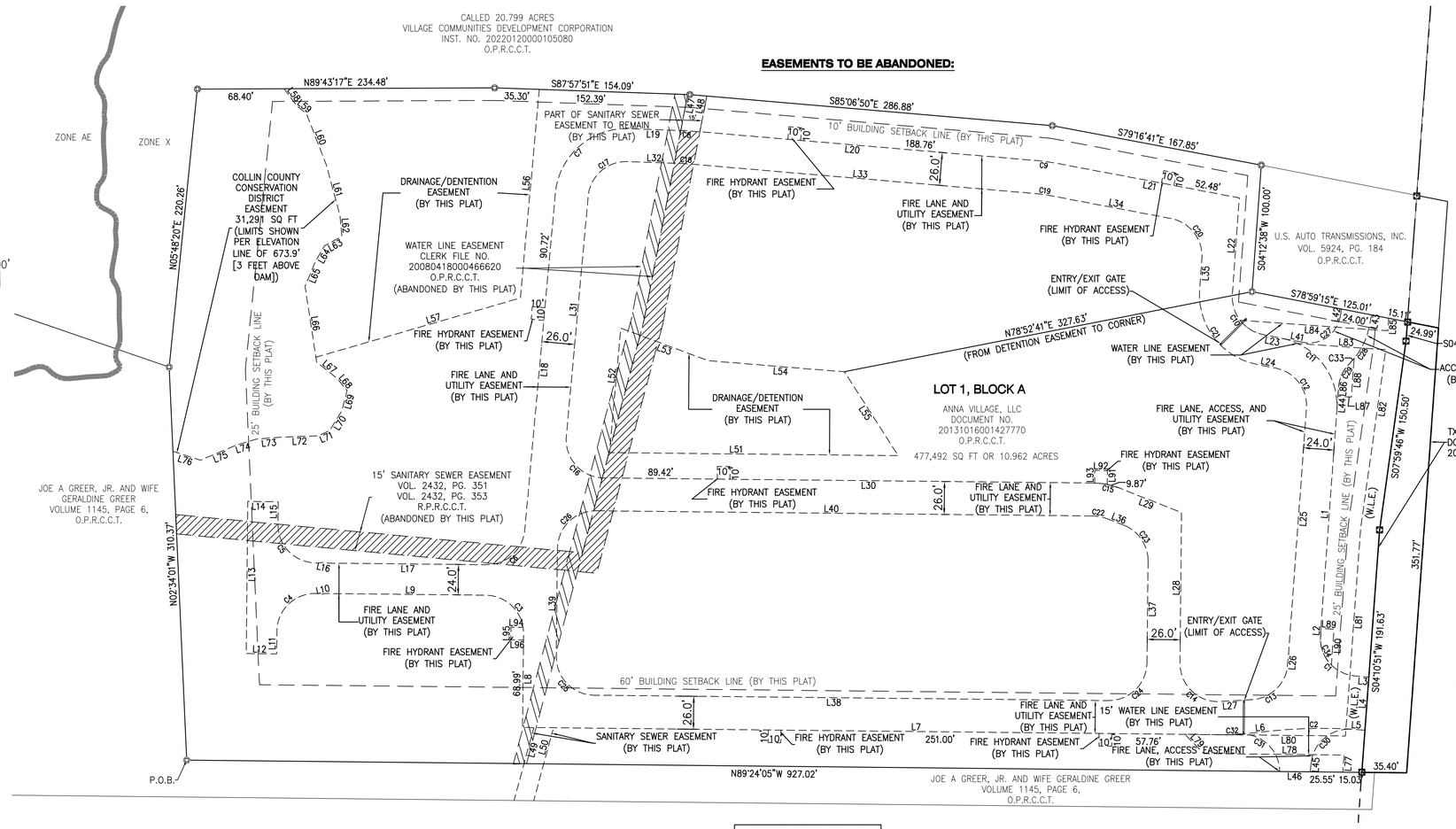
DRAWN BY: MDH/WTB
CHECKED BY: DLJ
Job Number 22-0037
Sheet Number 1 of 2

FINAL PLAT
LOT 1, BLOCK A
DREAMVILLE ANNA
BEING 10.962 ACRES
SITUATED IN THE GRANDERSON
STARK SURVEY, ABSTRACT NO. 798
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

USER: William Burt TAB: PAGE 1
DATE: October 31, 2023 – 10:02:37 AM
DRAWING: S:\JOBS\Jobs2022\22-0037\CADD\V-Work\V_PLAT_22-0037.dwg



LEGEND

- SET RE-BAR W/CAP COLE
- SET PERMANENT SURVEY MONUMENT
- FOUND RE-BAR
- FOUND ANCHOR
- FOUND CROSS
- FOUND IRON PIPE
- FOUND RAIL ROAD SPIKE
- FOUND CONCRETE MONUMENT

EASEMENTS LINE TABLES:

FIRE LANE ACCESS & UTILITY EASEMENT LINE TABLE		
Line #	Direction	Length
L1	S4° 10' 43"W	170.00
L2	S2° 39' 09"W	12.45
L3	S85° 48' 27"E	10.50
L6	S84° 02' 10"W	32.91
L7	N89° 24' 06"W	561.30
L8	N0° 35' 54"E	73.99
L9	N89° 24' 06"W	126.57
L10	S77° 33' 50"W	2.40
L11	S0° 34' 28"W	17.99
L12	N89° 24' 06"W	24.00
L13	N0° 34' 28"E	120.00
L14	S89° 24' 06"E	24.00
L15	S0° 34' 28"W	18.01
L16	S77° 11' 05"E	2.45
L17	S89° 24' 06"E	126.86
L18	N5° 11' 20"E	266.94
L19	S87° 57' 52"E	43.47
L20	S85° 06' 51"E	274.99
L21	S79° 16' 57"E	147.91
L22	S4° 05' 58"W	76.45
L23	S78° 46' 34"E	15.29
L24	S78° 46' 34"E	15.54
L25	S4° 10' 51"W	194.96
L26	S5° 52' 09"W	12.48
L27	S86° 35' 59"W	28.46
L28	N0° 35' 54"E	118.90
L29	N68° 27' 38"W	52.82
L30	N89° 24' 06"W	386.61
L31	N5° 11' 45"E	192.18
L32	S87° 57' 52"E	43.47
L33	S85° 06' 51"E	274.99
L34	S79° 16' 48"E	98.04
L35	S4° 05' 58"W	24.56
L36	N68° 27' 38"W	14.29
L37	N0° 35' 54"E	80.37
L38	S89° 24' 06"E	406.00
L39	S0° 35' 54"W	85.47
L40	N89° 24' 06"W	392.65

FIRE LANE ACCESS & UTILITY EASEMENT CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	42.65	30.00	81.46	S45° 04' 31"E	39.15
C3	47.12	30.00	90.00	N44° 24' 06"W	42.43
C4	52.84	30.00	100.93	S51° 02' 16"W	46.27
C5	52.69	30.00	100.63	S49° 44' 32"E	46.18
C6	44.72	30.00	85.41	N47° 53' 37"E	40.69
C7	84.88	56.00	86.85	N48° 36' 44"E	76.99
C8	6.27	126.00	2.85	S86° 32' 22"E	6.27
C9	12.82	126.00	5.83	S82° 11' 54"E	12.82
C10	43.39	30.00	82.88	S37° 20' 18"E	39.71
C11	78.08	54.00	82.84	S37° 21' 16"E	71.45
C12	43.44	30.00	82.96	S37° 17' 52"E	39.74
C13	37.19	30.00	71.02	S48° 46' 39"W	34.85
C14	47.12	30.00	90.00	N44° 24' 06"W	42.43
C15	20.47	56.00	20.94	S78° 55' 52"E	20.35
C16	47.76	30.00	91.22	N43° 56' 38"W	42.88
C17	45.47	30.00	86.85	N48° 36' 44"E	41.24
C18	4.97	100.00	2.85	S86° 32' 22"E	4.97
C19	10.18	100.00	5.83	S82° 11' 54"E	10.17
C20	43.65	30.00	83.36	S37° 35' 23"E	39.90
C21	81.00	56.00	82.88	S37° 20' 18"E	74.12
C22	10.96	30.00	20.94	N78° 55' 52"W	10.90
C23	36.16	30.00	69.06	N33° 55' 52"W	34.01
C24	47.12	30.00	90.00	N45° 35' 54"E	42.43
C25	47.12	30.00	90.00	S44° 24' 06"E	42.43
C26	47.12	30.00	90.00	S45° 35' 54"W	42.43

SANITARY SEWER EASEMENT LINE TABLE		
Line #	Direction	Length
L47	S10° 57' 14"W	28.83
L48	S10° 56' 39"W	28.67
L49	S15° 10' 28"W	59.63
L50	N15° 10' 28"E	57.82

DRAINAGE EASEMENT LINE TABLE		
Line #	Direction	Length
L51	N89° 24' 06"W	227.86
L52	N5° 11' 20"E	98.63
L53	S69° 30' 40"E	73.48
L54	S85° 21' 09"E	107.95
L55	S32° 43' 52"E	78.62

DETENTION EASEMENT LINE TABLE		
Line #	Direction	Length
L56	N5° 11' 20"E	165.27
L57	N73° 50' 57"E	168.18

ACCESS EASEMENT LINE TABLE		
Line #	Direction	Length
L41	S78° 46' 34"E	16.77
L42	N11° 00' 45"E	6.66
L43	N11° 00' 45"E	9.51
L44	N4° 10' 51"E	17.88
L45	S4° 10' 51"W	5.86
L46	N89° 24' 05"W	24.16

CONSERVATION DISTRICT EASEMENT LINE TABLE		
Line #	Direction	Length
L58	S36° 53' 20"E	16.64
L59	S50° 25' 18"E	10.03
L60	S21° 05' 59"E	43.23
L61	S15° 09' 14"E	41.64
L62	S4° 51' 29"E	16.33
L63	S61° 58' 04"W	15.41
L64	S30° 15' 02"W	14.14
L65	S22° 26' 56"W	21.59
L66	S8° 40' 39"E	60.38
L67	S51° 31' 07"E	20.71
L68	S39° 08' 57"E	12.34
L69	S14° 21' 29"W	16.13
L70	S31° 24' 39"W	18.57
L71	S65° 17' 31"W	10.03
L72	S87° 45' 52"W	29.58
L73	S85° 26' 50"W	19.17
L74	S73° 35' 44"W	16.04
L75	S67° 19' 26"W	31.26
L76	N72° 14' 22"W	22.79

WATER LINE EASEMENT LINE TABLE		
Line #	Direction	Length
L77	N4° 10' 51"E	13.53
L78	N89° 24' 06"W	110.62
L79	N44° 24' 05"W	21.21
L80	S89° 24' 06"E	126.58
L81	N4° 10' 29"E	164.50
L82	N7° 59' 46"E	142.07
L83	N85° 57' 10"W	69.73
L84	S85° 57' 10"E	116.85
L85	N4° 10' 51"E	9.85
L86	S4° 10' 51"W	6.59
L87	S85° 49' 09"E	10.68
L88	N4° 11' 19"E	30.50
L89	N85° 49' 09"W	10.27
L90	N4° 10' 51"E	28.21
L91	S0° 35' 54"W	11.00
L92	S89° 24' 06"E	10.00
L93	N0° 35' 54"E	10.00
L94	S89° 24' 06"E	9.58
L95	N0° 35' 54"E	10.00
L96	N89° 24' 06"W	10.00

WATER LINE EASEMENT CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C33	5.41	56.00	5.53	S42° 21' 47"W	5.40
C34	21.21	30.00	40.51	S24° 35' 52"E	20.77

ACCESS EASEMENT CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C27	39.36	25.00	90.21	N56° 07' 06"E	35.42
C28	33.34	56.00	34.12	N28° 04' 14"E	32.85
C29	21.44	30.00	40.95	N24° 39' 17"E	20.99
C30	46.64	30.00	89.08	S48° 43' 09"W	42.08
C31	47.86	30.00	91.40	N46° 32' 16"W	42.94
C32	16.00	190.59	4.81	N88° 04' 23"E	15.99

EXHIBIT A

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

FINAL PLAT
LOT 1, BLOCK A
DREAMVILLE ANNA
BEING 10.962 ACRES
SITUATED IN THE GRANDERSON
STARK SURVEY, ABSTRACT NO. 798
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

NO.	REVISION DESCRIPTION	DATE

OWNER:
ANNA VILLAGE, LLC
2708 WRANGLER LANE
SACHSE, TX 75048
(214) 842-8075

DEVELOPER:
1300 S. POWELL PARKWAY,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

cole ® + DALLAS
7501 Lone Star Drive
Suite 100
Plano, TX 75024
972.624.6000 tel
www.colelcc.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
/GIS / ADA TRANSITION PLANNING
Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm F-1023 and Land Survey Corporate Registration #10193871
© Copyright 2023 Cole Land Development, Inc. Cole Land Development, Inc. Cole Land Development, Inc. Cole

DRAWN BY: MDH/WTB
CHECKED BY: DLJ
Job Number 22-0037
Sheet Number 2 of 2

USER: William Burt TAB: PAGE 2
DATE: October 31, 2023 – 10:02:54 AM
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Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Dreamville Anna Addition Total Number of Acres: 10.961

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

Location: 1300S. Powell Parkway, Anna TX 75409

Property Owner Information & Authorization

Name/Company: Alvin Johnson/ HHF Dreamville Anna, LLC

Address: 3900 S. Stonebridge Drive, Suite 304

City: McKinney State: TX Zip Code: 75070

Phone: (214) 842-8075 Email: alvin@372hope.org

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Donald F. Warnke *(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: 9/28/23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Alvin Johnson *(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 28th day of September, 2023

JANET PICARD
My Notary ID # 124264937
Expires November 7, 2026

Janet Picard
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Donald F. Warnke

Company: Cole & Associates

Address: 7501 Lone Star Dr., Suite B250

City: Plano State: TX Zip Code: 75204

Phone: (972) 979-0758 Email: dwarnke@coletx.com

Item No. 9.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve a Resolution regarding the Dreamville Anna, Block A, Lot 1, Site Plan.
Applicant: Alvin Johnson/HHF Dreamville Anna, LLC

SUMMARY:
Multi-family dwellings on one lot on 11.0± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Zoned: Planned Development (Ord. No. 631-2013, Ord. No. 692-2015, & Ord. No. 975-2022).

The purpose of the Site Plan is to show the proposed multi-family dwelling 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. Dreamville Anna, Block A, Lot 1 Site Plan Locator Map
2. RESOLUTION - (SP) Dreamville Anna, Bl A, Lt 1
3. Exhibit A (STAMPED) - (SP) Dreamville Anna, Block A, Lot 1
4. Signed Application

Site Plan - Dreamville Anna, Block A, Lot 1

H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-10-0011

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING DREAMVILLE ANNA, 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 has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, HHF Dreamville Anna, LLC has submitted an application for the approval of Dreamville Anna, 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 Dreamville Anna, 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 6th day of November, 2023.

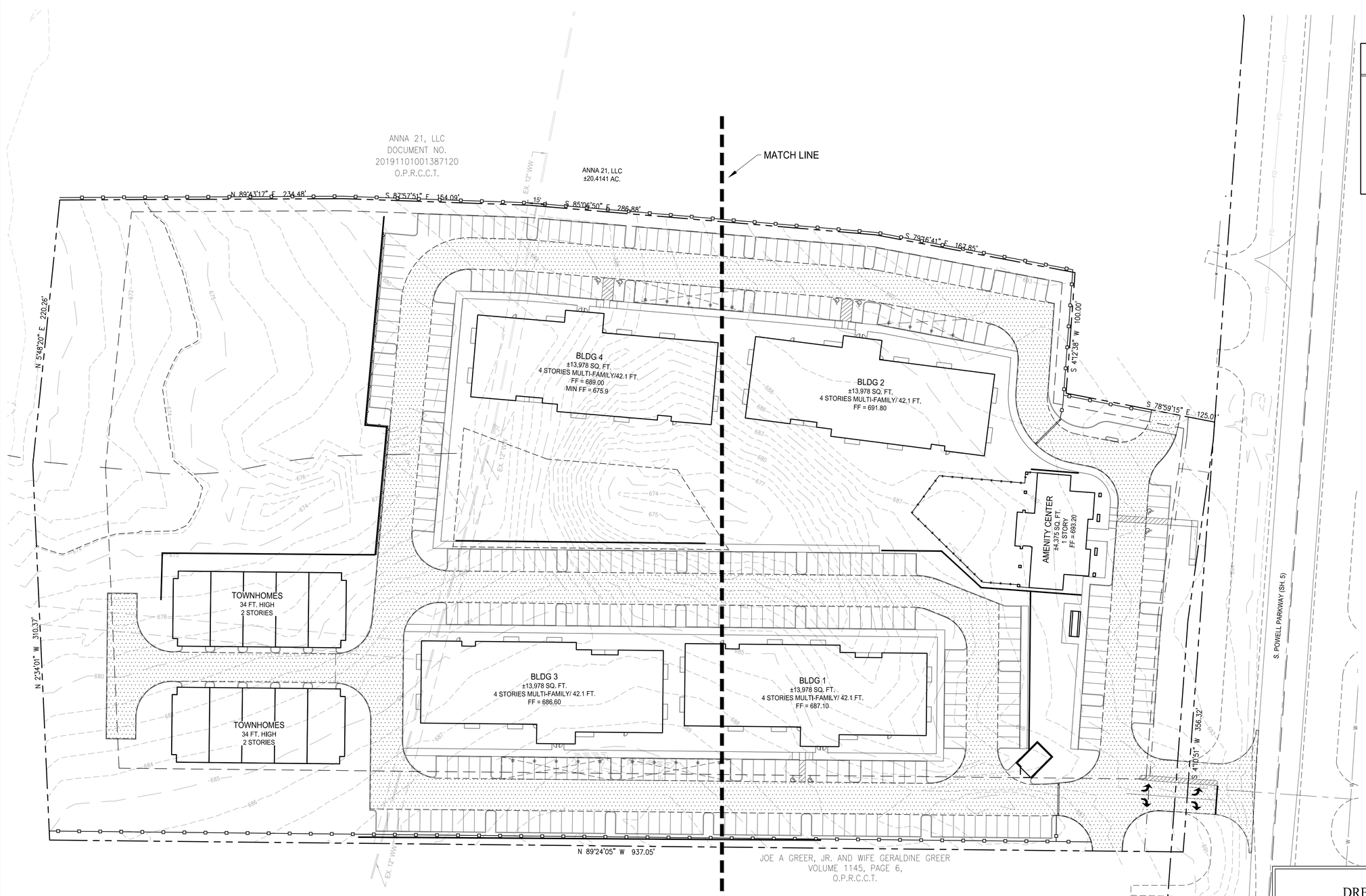
ATTEST:

_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

Exhibit A



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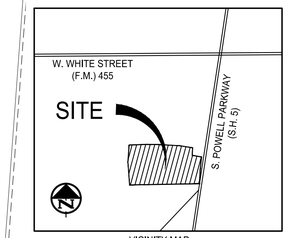

VICINITY MAP
(NOT TO SCALE)

Sheet 1 of 3

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

SITE PLAN
DREAMVILLE ANNA
BLOCK A, LOT 1
±11.023-ACRE TRACT OF LAND

OUT OF THE
G. STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

DATE: APRIL 24, 2023

OWNER	ENGINEER / PREPARER	SURVEYOR
HHF DREAMVILLE ANNA, LLC	COLE DESIGN GROUP	COLE DESIGN GROUP
3900 S. STONEBRIDGE DR.	7501 LONE STAR DR.	7501 LONE STAR DR.
SUITE 304	SUITE 250B	SUITE 250B
MCKINNEY, TX 75070	PLANO, TEXAS 75024	PLANO, TEXAS 75024
PHONE: 214.842.8075 x203	PHONE: 972.979.0758	PHONE: 940.440.2696
ALVIN JOHNSON	DONALD F. WARNKE JR., P.E.	DANIEL L. JACKSON, RPLS

DATE	NO.	REVISION DESCRIPTION

DEVELOPER/ OWNER:
ANNA VILLAGE, LLC
2708 WRANGLER LANE
SACHSE, TX 75048
PHONE (214) 842-8075 x203

This document is released for the purpose of preliminary review under the authority of DON WARNKE P.E. No. 66671 date: 10/19/2023. It is not to be used for bidding, permitting or construction purposes.

DREAMVILLE ANNA
1300 S. POWELL PARKWAY
CITY OF ANNA, TEXAS

OVERALL SITE PLAN

cole®
+ DALLAS
7501 Lone Star Drive
Suite 250B
Plano, TX 75024
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Texas Board of Professional Engineers and Land Surveyors
Registered Professional Engineering Firm F-2553 / Land Surveying Firm Corporate Registration #10193871
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DRAWN BY	LEN
CHECKED BY	DFW
DRAWING SCALE	AS SHOWN
DATE	10/19/2023

Job Number
22-037

Sheet Number
C3.0

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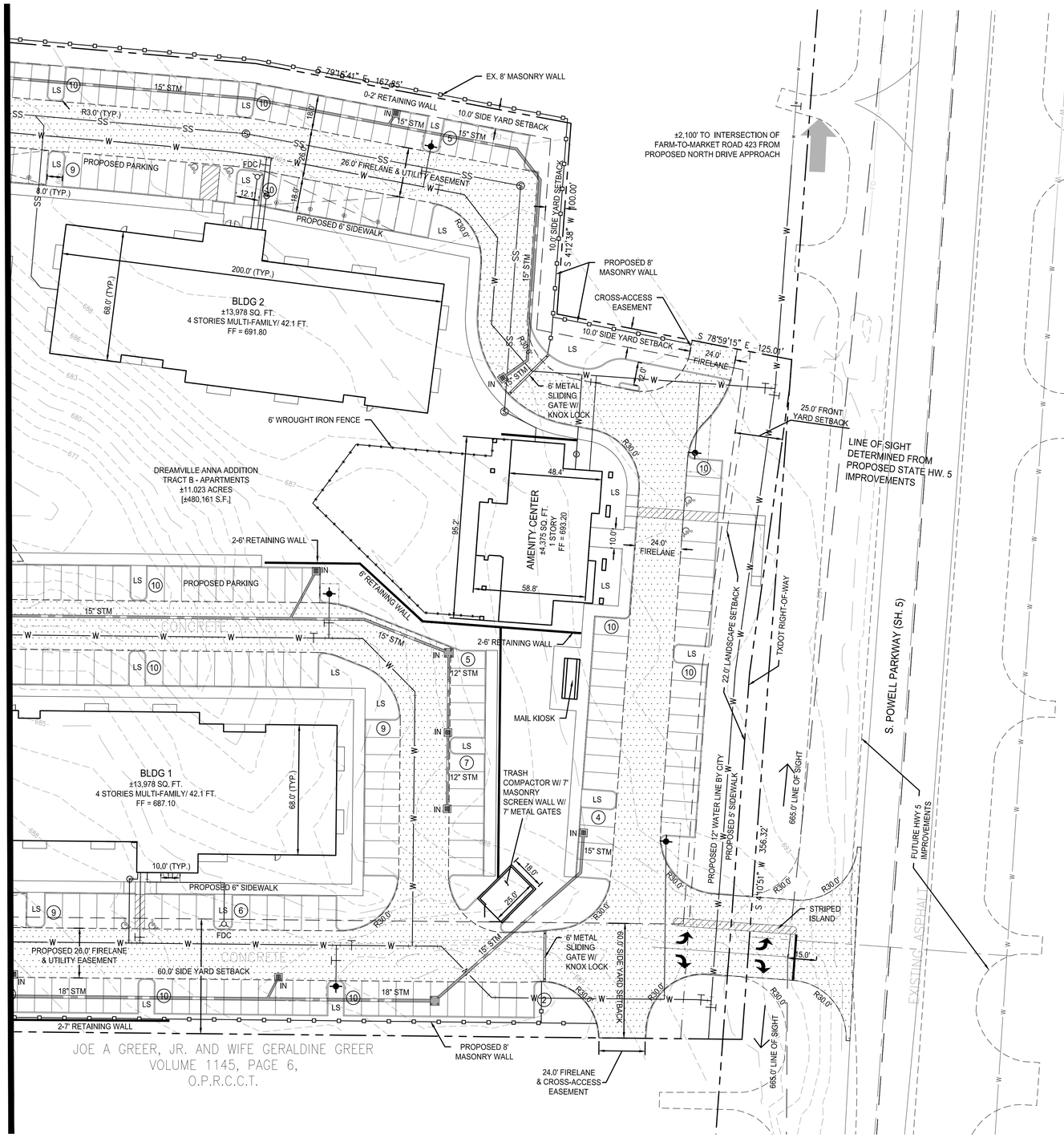
Exhibit A



FLOOD ZONE

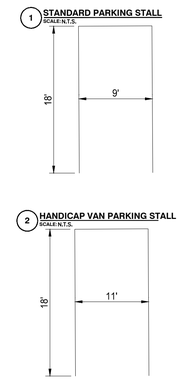
THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS: 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN. AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 48085C0160J, EFFECTIVE DATE JUNE 2, 2009

ZONING ORDINANCE

PLANNED DEVELOPMENT
ORD. NO. 631-2013
ORD. NO. 692-2015
ORD. NO. 975-2022

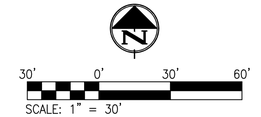
GENERAL NOTES

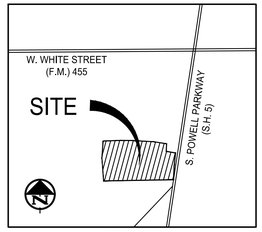
1. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
2. PER CITY OF ANNA, LINE OF SIGHT SHALL BE NO LESS THAN 665 FEET IN EITHER DIRECTION.
3. ALL EXISTING STRUCTURE TO BE REMOVED



LEGEND OF SYMBOLS

- PROPOSED FIRE LANE
- (10) PROPOSED PARKING SPACE COUNT (TYP.)
- PROPOSED EASEMENT
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING LINE
- EXISTING CENTER LINE
- SOIL CONSERVATION EASEMENT
- FIRE HYDRANT EASEMENT
- SS — PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- W — PROPOSED WATER PIPE
- W — EXISTING WATER PIPE
- PROPOSED STORM PIPE
- 8' MASONRY WALL
- HANDICAP SYMBOL
- GATE VALVE
- FIRE HYDRANT
- WATER METER
- FDC — FIRE DEPARTMENT CONNECTION
- (S) — SEWER MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- GV — GATE VALVE
- LS — LANDSCAPE BUFFER





VICINITY MAP
(NOT TO SCALE)

Sheet 2 of 3

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

Item	TRACT B	TRACT A
General Site Data		
Zoning (from zoning map)	PD (Ord. Nos. 631-2013, 692-2015, & 975-2022)	PD (Ord. Nos. 631-2013, 692-2015, & 975-2022)
Land Use (from Zoning Ordinance)	MF - 2 (Multiple Family Residential)	C-1 (Community Center, private)
Lot Area (square feet & acres)	10.961 ACRES [477,461 s.f.]	
Building Footprint Area (square feet)	13978	4375
Townhome Footprint Area (square feet)	8766.8	
Total Building Area (square foot)	73445.6	4375
Building Height (# stories)	4	1
Townhome Height (# stories)	2	
Building Height (feet - distance to tallest building element)	~42.1 FT.	
Townhome Height (feet - distance to tallest building element)	34 FT.	
Lot Coverage (percent)	15.38%	0.92%
Multifamily Units		
# of 1 Bedrooms / Minimum unit size	48	
# of 2 Bedrooms / Minimum unit size	144	
# of 3 Bedrooms / Townhome Only	10	
Total Unit Count	202	
Parking		
Parking Ratio (from Zoning Ordinance)	1.5 per 1 bedroom + 2 per 2 bedroom unit	
Required Parking (# spaces)	360	
Provided Parking (# spaces)	362	
Required Covered Parking (# of spaces)	10%=36	
Accessible Parking Required (# spaces)	8	
Accessible Parking Provided (# spaces)	8	
Landscape Area (including turf areas)		
Required internal landscape area (square feet - 8 square feet per parking spaces)	2896	
Additional interior landscape area provided (square feet)	213727.83	
Total Landscape Area (square feet)	216623.83	

OPEN SPACE AREA REQUIRED	
1 BEDROOM = 600 SF OPEN SPACE PER UNIT	28,800 SF
EACH ADDITIONAL BEDROOM OVER 1 BEDROOM = 300 SF OPEN SPACE	141,600 SF
TOTAL OPEN SPACE REQUIRED	170,400 SF
SITE LANDSCAPE	153,970.18 SF
SITE AMENITIES (POOL & PLAYGROUND) x 3SF CREDIT	6293.67 SF * 3 = 18,881.01 SF
TOTAL OPEN SPACE PROVIDED	172,851.19 SF

SITE PLAN
DREAMVILLE ANNA
BLOCK A, LOT 1
±11.023-ACRE TRACT OF LAND

OUT OF THE
G. STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

DATE: SEPTEMBER 14, 2023

OWNER	ENGINEER / PREPARER	SURVEYOR
HHF DREAMVILLE ANNA, LLC	COLE DESIGN GROUP	COLE DESIGN GROUP
3900 S. STONEBRIDGE DR.	7501 LONE STAR DR.	7501 LONE STAR DR.
SUITE 304	SUITE 250B	SUITE 250B
MCKINNEY, TX 75070	PLANO, TEXAS 75024	PLANO, TEXAS 75024
PHONE: 214.842.8075 x203	PHONE: 972.979.0758	PHONE: 940.440.2696
ALVIN JOHNSON	DONALD F. WARNKE JR., P.E.	DANIEL L. JACKSON, RPLS

NO	REVISION DESCRIPTION	DATE

DEVELOPER/ OWNER:
ANNA VILLAGE, LLC
2708 WRANGLER LANE
SACHSE, TX 75048
PHONE (214) 842-8075 x203

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DRAWN BY	LEN
CHECKED BY	DFW
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Job Number	22-037
Sheet Number	C3.1

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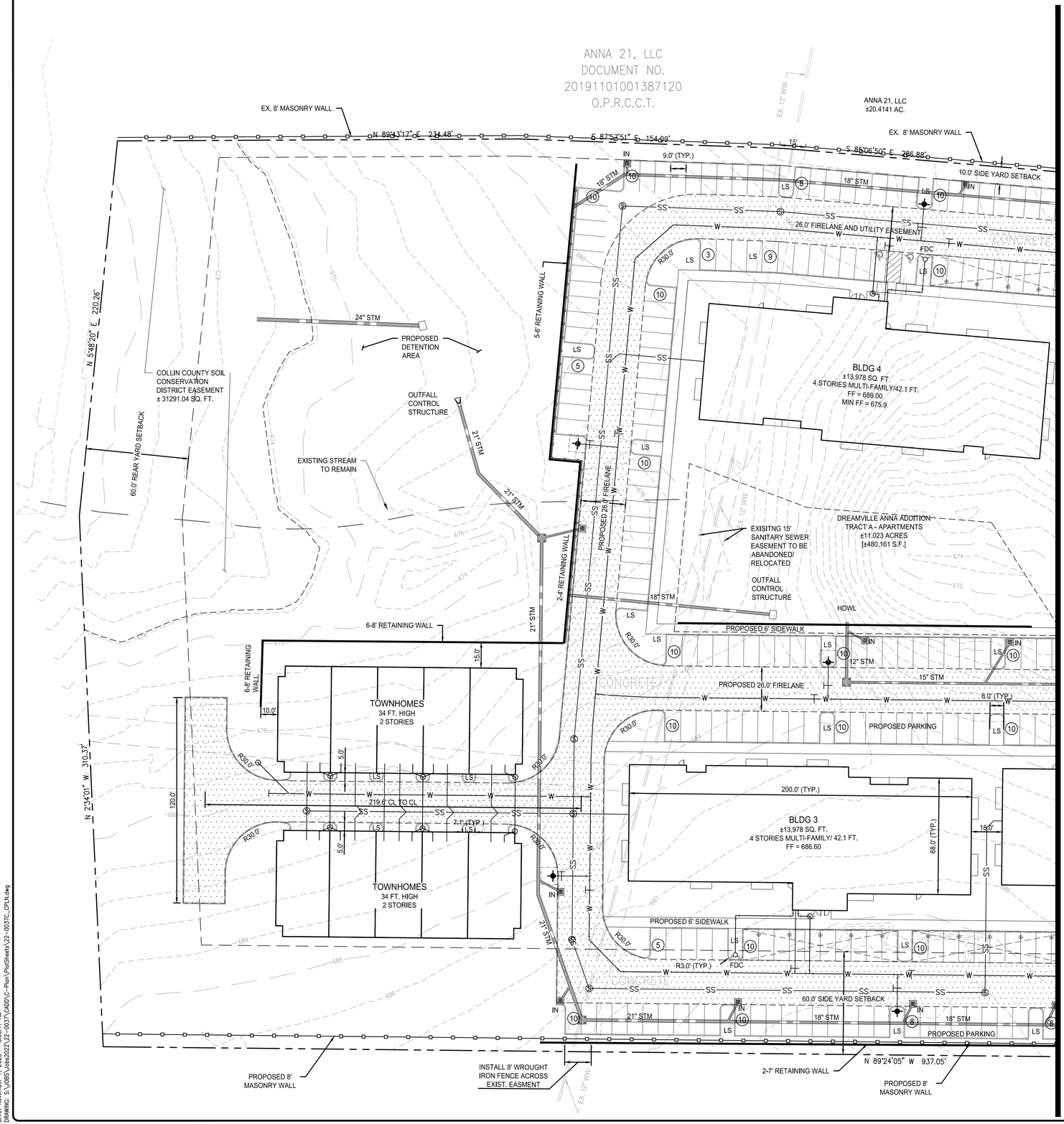
Exhibit A



MATCHLINE - SEE SHEET C3.0

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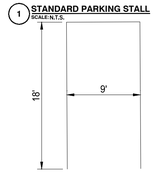
1 STANDARD PARKING STALL
SCALE:N.T.S.



2 HANDICAP VAN PARKING STALL
SCALE:N.T.S.

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N

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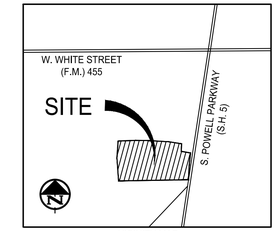

VICINITY MAP
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Sheet 3 of 3

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

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DATE: SEPTEMBER 14, 2023

OWNER	ENGINEER / PREPARER	SURVEYOR
HHF DREAMVILLE ANNA, LLC	COLE DESIGN GROUP	COLE DESIGN GROUP
3900 S. STONEBRIDGE DR.	7501 LONE STAR DR.	7501 LONE STAR DR.
SUITE 304	SUITE 250B	SUITE 250B
MCKINNEY, TX 75070	PLANO, TEXAS 75024	PLANO, TEXAS 75024
PHONE: 214.842.8075 x203	PHONE: 972.979.0758	PHONE: 940.440.2696
ALVIN JOHNSON	DONALD F. WARNKE JR., P.E.	DANIEL L. JACKSON, RPLS

NO	REVISION DESCRIPTION	DATE

DEVELOPER/ OWNER:
ANNA VILLAGE, LLC
2708 WRANGLER LANE
SACHSE, TX 75048
PHONE (214) 842-8075 x203

This document is released for the purpose of preliminary review under the authority of DON WARNKE P.E. No. 66671 date: 10/19/2023. It is not to be used for bidding, permitting or construction purposes.

DREAMVILLE ANNA
1300 S. POWELL PARKWAY
CITY OF ANNA, TEXAS
SITE PLAN

cole
+ DALLAS
7501 Lone Star Drive
Suite 250B
Plano, TX 75024
972.624.6000 tel/
www.coleks.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
/GIS / ADA TRANSITION PLANNING
Texas Board of Professional Engineers and Land Surveyors
Registered Professional Engineer Firm F-1703 / Land Surveying Firm Registration #10193871
Only if submitted, Cole is affirming Compliance of a.k.a. Civil Design Principles, as Opposed to a Time Specific Inspection or Task

DESIGN/CALC BY	DFW
DRAWN BY	LEN
CHECKED BY	DFW
DRAWING SCALE	AS SHOWN
DATE	10/19/2023
Job Number	22-037
Sheet Number	C3.2

USER: Luis Hernandez TAB: C3.2 SITE PLAN
DATE: November 1, 2023 – 8:50:17 AM
DRAWING: S:\JOBS\Active2022\22-0037\CADD\C-Plan\PlotSheets\22-0037C_CPLN.dwg

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Dreamville Anna Addition Total Number of Acres: 10.961

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

Location: 1300S. Powell Parkway, Anna TX 75409

Property Owner Information & Authorization

Name/Company: Alvin Johnson/ HHF Dreamville Anna, LLC

Address: 3900 S. Stonebridge Drive, Suite 304

City: McKinney State: TX Zip Code: 75070

Phone: (214) 842-8075 Email: alvin@372hope.org

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Donald F. Warnke *(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: 9/28/23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Alvin Johnson *(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 28th day of September, 2023

JANET PICARD
My Notary ID # 124264937
Expires November 7, 2026

Janet Picard
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Donald F. Warnke

Company: Cole & Associates

Address: 7501 Lone Star Dr., Suite B250

City: Plano State: TX Zip Code: 75204

Phone: (972) 979-0758 Email: dwarnke@coletx.com

Item No. 10.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Approve a Resolution regarding the Grey Addition, Block A, Lot 1, Final Plat. Applicant: Daniel Grey

SUMMARY:
Vacant lot on 2.2± acres located on the north side of State Highway 121, 1,600± feet east of E. Outer Loop Road. Zoned: Agricultural (AG) District and a portion of the lot is located in the Extraterritorial Jurisdiction (ETJ).

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

FINANCIAL IMPACT:
This item has no financial impact.

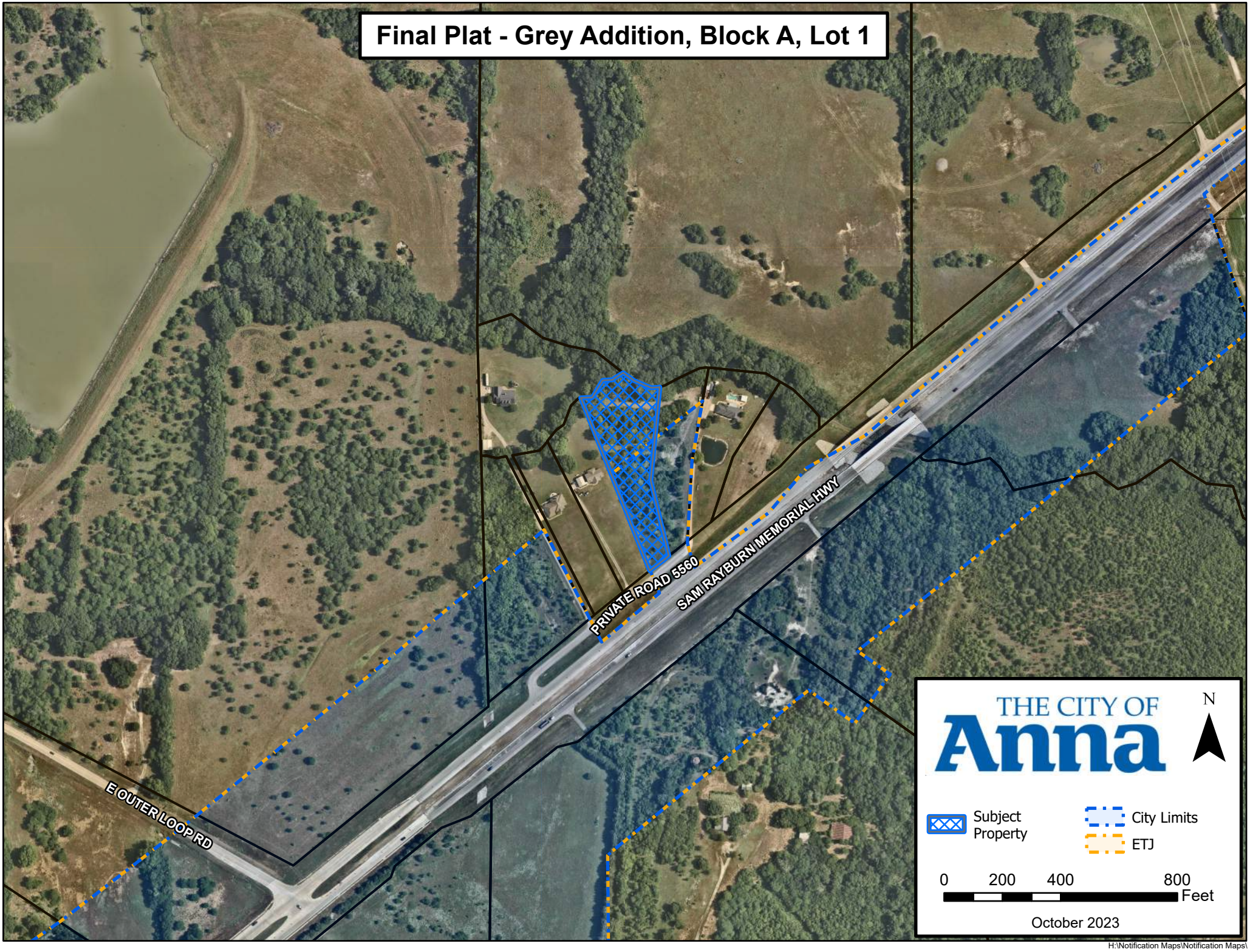
BACKGROUND:
The Final Plat is in conformance with the city's Subdivision Regulations and Zoning Ordinances.

Recommend approval subject to the on-site sewage facility review by Collin County Development Services.

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

ATTACHMENTS:
1. Grey Addition, Block A, Lot 1 Locator Map
2. RESOLUTION - (FP) Grey Addition, Block A, Lot 1
3. Exhibit A (STAMPED) - (FP) Grey Addition, Block A, Lot 1
4. P&Z Application

Final Plat - Grey Addition, Block A, Lot 1



H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-10-0013

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING GREY ADDITION, 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 has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Daniel Grey has submitted an application for the approval of Grey Addition, Block A, Lot 1, Final Plat; and

WHEREAS, the Final Plat conforms to the city's Subdivision Regulations and Zoning Ordinances; 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 Grey Addition, Block A, Lot 1, Final Plat attached hereto as Exhibit A subject to the on-site sewage facility review by Collin County Development Services.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of November, 2023.

ATTEST:

_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

NORTH
SCALE 1"= 60'
0 60 120

ABBREVIATION LEGEND

R.M. = REFERENCE MONUMENT
CIRF = CAPPED 1/2" IRON ROD FOUND
CIRS = CAPPED 1/2" IRON ROD SET STAMPED "4613"
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

FLOODPLAIN NOTE:
According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0160 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for the City of Anna, Collin County, Texas, portions of this tract lie with in Zone A (Shaded Without Base Flood Elevation) and Zone X (Unshaded).

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°49'33" W	84.15'
L2	N 88°19'54" E	41.77'
L3	N 30°22'02" E	69.17'
L4	N 85°48'17" E	33.03'
L5	N 57°18'50" E	44.50'
L6	S 55°54'43" E	77.71'
L7	S 79°27'36" E	53.72'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L8	S 22°58'13" E	63.12'
L9	N 69°14'53" E	44.97'
L10	N 37°27'48" E	41.09'
L11	N 89°20'43" E	122.51'
L12	S 34°13'43" E	34.43'
L13	S 03°29'09" E	46.05'
L14	S 44°42'44" E	27.56'
L15	N 03°35'34" E	136.42'

COLLIN COUNTY NOTES:

All lots must utilize alternative type On-Site Sewage Facilities.

Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.

There is a large creek and associated flood plain/flood plain easement along the northern portion of lot 1 to which OSSF setbacks apply.

Careful pre-planning with RS/PE is recommended for lot 1 due to potential OSSF setback constraints.

There are no easements other than those noted on the final plat.

There were no permitted/approved existing structures with associated OSSF(s) on Lot 1 at the time of approval. Any existing structures or OSSFs on Lot 1 must be reviewed and permitted by Collin County Development Services prior to any use.

Tree removal and/or grading for OSSF may be required on individual lots.

There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

A portion of Lot 1 is located within the 100-year flood plain:

Any OSSF that is located within the 100-year flood plain may be subject to special planning requirements or may be restricted from being within the flood plain.

Any future structures and OSSFs must follow Collin County Flood Plain regulations in effect at the time of permitting.

A pre-planning meeting with RS/PE and Development Services is recommended prior to any development planning.

Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

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

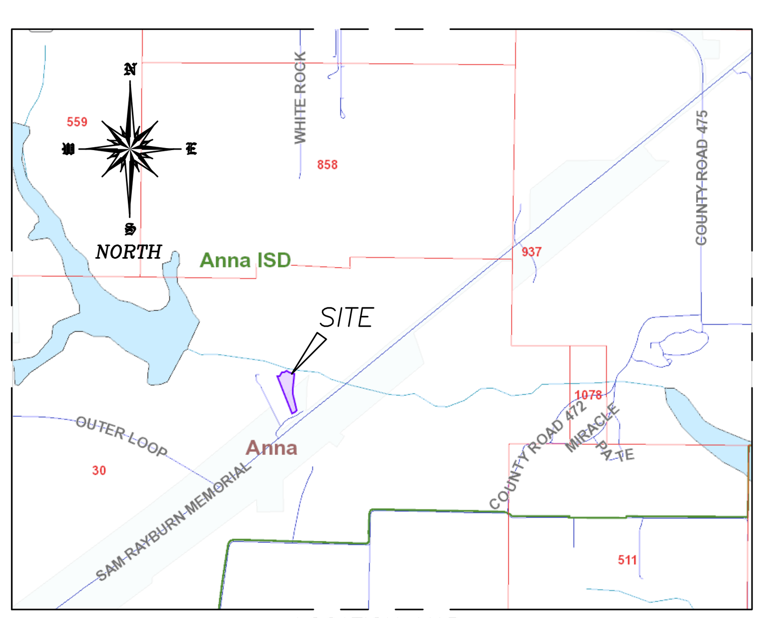
TO BE REVISED PENDING COUNTY REVIEW

PURPOSE STATEMENT:

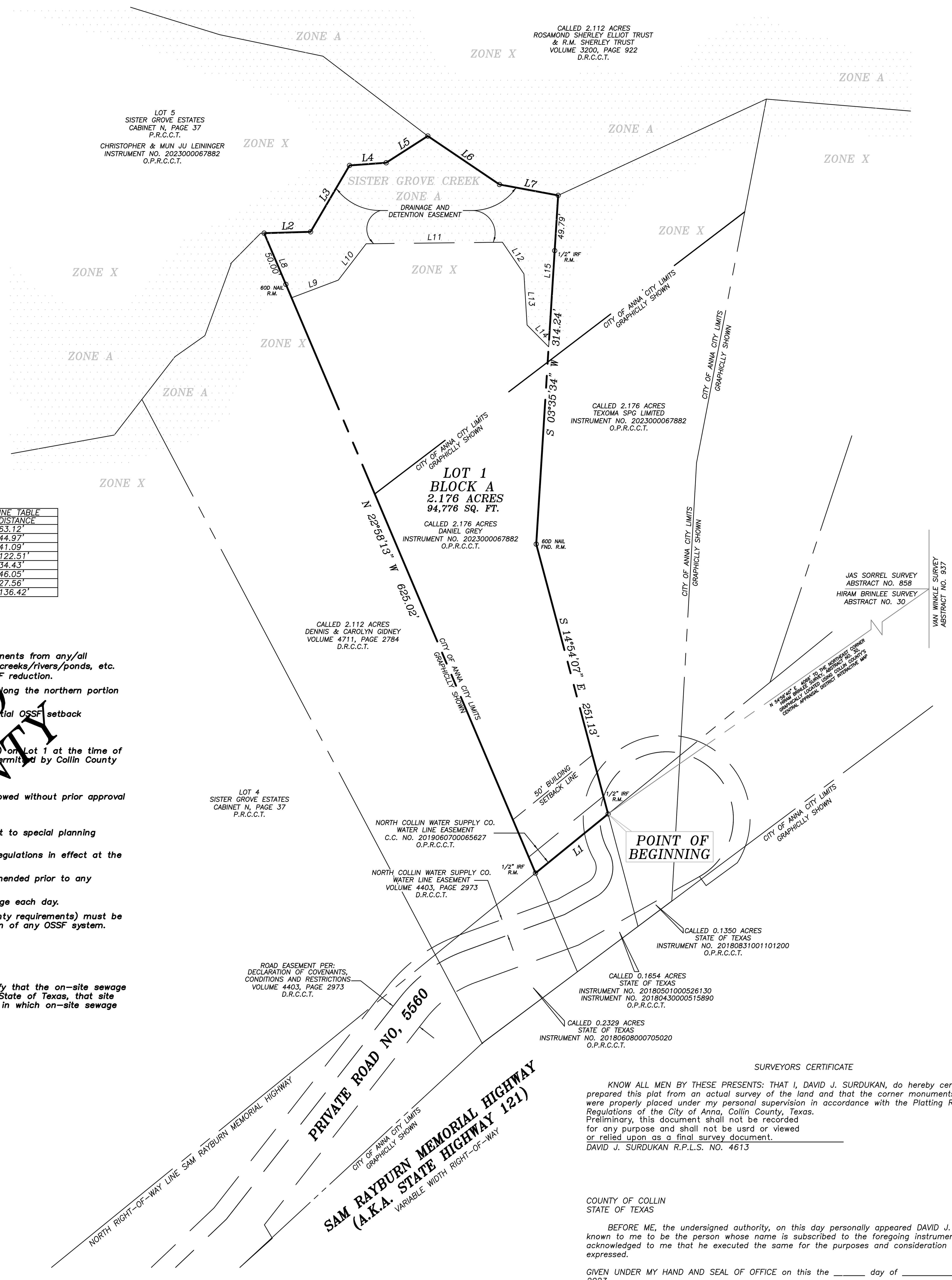
The purpose of this plat is to create one lot for development.

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.



LOCATION MAP
NTS



SURVEY NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2023, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
5. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
6. Water service to this site is provided by the North Collin Special Utility District.
7. Sanitary Sewer will be on-site.
8. Gas is provided by LP.
9. Electric is provided by Grayson-Collin Electric Company.
10. Solid waste is provided by the City of Anna.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID J. SURDUKAN, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Anna, Collin County, Texas.
Preliminary, this document shall not be recorded for any purpose and shall not be usrd or viewed or relied upon as a final survey document.
DAVID J. SURDUKAN R.P.L.S. NO. 4613

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared DAVID J. SURDUKAN, 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.

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

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EASEMENT NOTES:

1. No evidence of a 50' Easement to American Telephone and Telegraph Co., recorded in Volume 275, Page 247 of the D.R.C.C.T., was found on the ground while conducting the survey, although the easement may affect this tract.

2. No evidence of a 15' Easement to North Collin Water Supply Corp., recorded in Volume 1056, Page 894 of the D.R.C.C.T., was found on the ground while conducting the survey, although the easement may affect this tract.

3. No evidence of a 15' Easement to North Collin Water Supply Corp., recorded in Instrument No. 20190607000656270 of the O.P.R.C.C.T., was found on the ground while conducting the survey, although the easement may affect this tract.

4. No evidence of a 30' Easement to Grayson Collin Electric Cooperative, Inc., recorded in Instrument No. 20000512000490560 of the O.P.R.C.C.T., was found on the ground while conducting the survey, although the easement may affect this tract.

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Daniel Grey is the owner of a tract of land situated in Hiram Brinlee Survey, Abstract No. 30, City of Anna, Collin County, Texas, and being all of a called 2.176 acre tract of land as described in a Warranty Deed conveyed to Daniel Grey as recorded in Instrument No. 2023000067882 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the north Right-of-Way (ROW) line of Sam Rayburn Memorial Highway (a.k.a. State Highway 121), at a 1/2" iron rod found for the southeast corner of the called 2.176 acre tract of land and said 1/2" iron rod also being the northeast corner of a called 0.1654 acre tract of land conveyed to the State of Texas for the north R.O.W. line of Sam Rayburn Memorial Highway;

THENCE S 50°49'33" W with the the north R.O.W. line of Sam Rayburn Memorial Highway a distance of 84.15' to a 1/2" iron rod found for the southwest corner of the called 2.176 acre tract of land and the northwest corner of said 0.1654 acre tract of land;

THENCE N 22°58'16" W with the west line of the called 2.176 acre tract of land passing a reference 60D nail found at a distance of 575.02' and continuing for a total distance of 625.06' to a point in the centerline of a branch of Sister Grove Creek;

THENCE with the centerline of said branch of Sister Grove Creek the following six (6) calls;

THENCE N 88°19'54" E a distance of 41.77' to a point in the centerline of said branch of Sister Grove Creek;
THENCE N 30°22'02" E a distance of 69.17' to a point in the centerline of said branch of Sister Grove Creek;
THENCE N 85°48'17" E a distance of 33.03' to a point in the centerline of said branch of Sister Grove Creek;
THENCE N 57°18'50" E a distance of 44.50' to a point in the centerline of said branch of Sister Grove Creek;
THENCE S 55°54'43" E a distance of 77.71' to a point in the centerline of said branch of Sister Grove Creek;
THENCE S 79°27'36" E a distance of 53.72' to a point in the centerline of said branch of Sister Grove Creek;

THENCE S 03°35'34" W departing said branch of Sister Grove Creek and with the east line of the called 2.176 acre tract of land, passing a reference 1/2" iron rod found at a distance of 49.79' and continuing for a total distance of 314.24' to a 60D nail found for corner;
THENCE S 14°54'07" E continuing with the east line of the called 2.176 acre tract of land a distance of 251.13' to the POINT OF BEGINNING, and containing 94,776 Square Feet or 2.176 acres of land.

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.

OWNER'S CERTIFICATIONS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS my hand this the ________ day of ______________________________, 2023.

____
DANIEL GREY, OWNER

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DANIEL GREY, OWNER, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

____
Notary Public in and for Collin County

My Commission Expires: ______________________________

CERTIFICATE OF APPROVAL

Accepted this ______ day of____________________, 2023, by the Planning and Zoning Commission, City of Anna, Texas.

____
Planning and Zoning Commission Chair

____
Director of Development Services

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

FINAL PLAT
GREY ADDITION
BLOCK A, LOT 1
BEING 2.176 ACRES OUT OF THE
HIRAM BRINLEE SURVEY, ABSTRACT NO. 30
CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER
DANIEL GREY
1905 PROSPECT LN
PROVIDENCE VILLAGE, TX 76227
903-421-2331

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

EXHIBIT A

SCALE 1" = 60' DATE: OCTOBER 2, 2023 JOB No. 2023-141

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision/Parcel ID: 2088997 Total Number of Acres: 2.176

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

Location: 3643 Private Road 5560, Anna, Texas

Property Owner Information & Authorization

Name/Company: Daniel Grev

Address: 1905 Prosper Lane

City: Aubrey State: TX Zip Code: 76227

Phone: (903) 421-2331 Email: dag5183@gmail.com

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate David Surdukan - Surveyor *(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: 10/3/23

STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Daniel Grev *(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 3 day of October, 2023

SHEILA M. KING
My Notary ID # 125993050
Expires February 13, 2025

Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: David Surdukan - Surveyor

Company: Surdukan Surveying, Inc.

Address: P.O. Box 126

City: Anna State: TX Zip Code: 75409

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

Item No. 11.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve a Resolution regarding the Lakeview Estates Commercial, Block A, Lot 1, Preliminary Replat. Applicant: California Orange Textile LLC

SUMMARY:
Daycare facility on one lot on 2.0± acres located on the east side of S. Ferguson Parkway, 1,800± feet south of W. White Street. Zoned: Planned Development (Ord. No. 792-2018).

The purpose of the Preliminary Replat is to propose easements necessary for the construction of the daycare facility 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. Lakeview Estates Commercial Preliminary Replat Locator Map
2. RESOLUTION - (PR) Lakeview Estates Commercial, Bl A, Lt 1
3. Exhibit A (STAMPED) - PR (Lakes View Estates Commercial, Bl A, Lt 1)
4. Signed Development Application

Preliminary Replat - Lakeview Estates Commercial, Block A, Lot 1

H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-10-0014

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LAKEVIEW ESTATES COMMERCIAL, BLOCK A, LOT 1, 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, a plat for the subject property was previously recorded with the Collin County Clerk's Office; and

WHEREAS, California Orange Textile LLC has submitted an application for the approval of the Lakeview Estates Commercial, Block A, Lot 1, 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 Replat

The Planning & Zoning Commission hereby approves Lakeview Estates Commercial, Block A, Lot 1 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 6th day of November, 2023.

ATTEST:

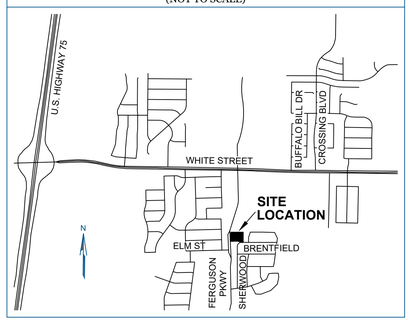
_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

EXHIBIT A

VICINITY MAP
(NOT TO SCALE)

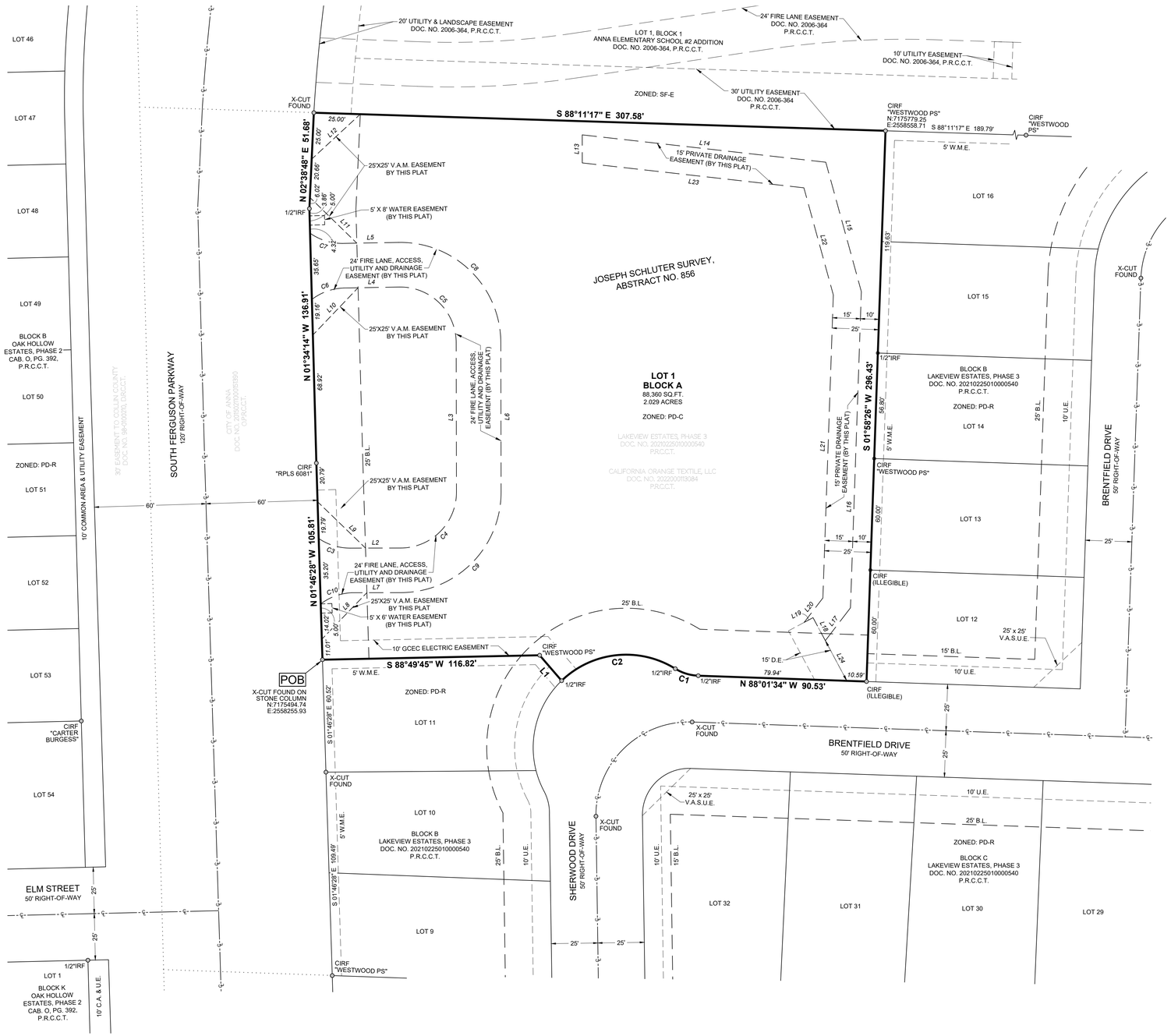


GENERAL NOTES

1. The purpose of the preliminary replat is to propose easements necessary for the daycare development.
2. This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0155J.
3. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network. North American Datum of 1983 (Adjustment Realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4. Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes, and is subject to fines and/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network. North American Datum of 1983 (Adjustment Realization 2011).
7. All existing easements shown hereon per plat recorded in Document Number 20210225010000540, P.R.C.C.T. unless otherwise noted.
8. Zoning information shown here on per City of Anna online Zoning Map accessed on 09/24/2023.

LEGEND

DOC.NO.	=	DOCUMENT NUMBER
POB	=	POINT OF BEGINNING
B.L.	=	BUILDING LINE
IRF	=	IRON ROD FOUND
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
CIRF	=	CAPPED IRON ROD FOUND STAMPED "_____"
C.A. & U.E.	=	COMMON AREA & UTILITY EASEMENT
W.M.E.	=	WALL MAINTENANCE EASEMENT
V.A.M.	=	VISIBILITY, ACCESS AND MAINTENANCE EAESEMENT
V.A.S.U.E.	=	VISIBILITY, ACCESS, SIDEWALK & UTILITY EASEMENT
GCEC	=	GRAYSON COLLIN ELECTRIC COOPERATIVE
O.P.R.C.C.T.	=	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	=	PLAT RECORDS, COLLIN COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 40°46'52" W	18.10'
L2	S 89°53'28" W	27.23'
L3	S 00°06'31" E	80.40'
L4	N 88°59'57" E	29.90'
L5	S 88°59'57" W	30.30'
L6	N 00°06'31" W	80.40'
L7	N 89°53'28" E	26.48'
L8	S 44°03'30" W	34.84'
L9	N 45°57'13" W	35.87'
L10	S 43°42'51" W	35.18'
L11	S 45°46'47" E	35.22'
L12	N 47°13'56" E	35.61'
L13	S 00°06'32" E	15.10'
L14	N 83°35'16" W	131.80'
L15	N 15°21'31" W	72.21'
L16	N 01°58'26" E	170.20'
L17	N 37°29'02" E	22.21'
L18	S 28°08'59" E	14.01'
L19	N 61°51'01" E	5.43'
L20	S 37°29'02" W	16.57'
L21	S 01°58'26" W	163.11'
L22	S 15°21'31" E	59.76'
L23	S 83°35'16" E	119.92'
L24	N 28°08'59" W	24.53'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.06'	25.00'	29°55'36"	N 73°03'47" W	12.91'
C2	66.20'	50.00'	75°51'41"	S 83°58'16" W	61.47'
C3	17.95'	30.00'	34°16'29"	N 72°58'18" W	17.68'
C4	47.12'	30.00'	89°59'58"	S 44°53'29" W	42.43'
C5	47.59'	30.00'	90°53'32"	S 45°33'17" E	42.76'
C6	18.54'	30.01'	35°23'39"	N 70°19'33" E	18.24'
C7	18.52'	30.00'	35°21'50"	N 72°25'37" W	18.22'
C8	85.66'	54.00'	90°53'32"	N 45°33'17" W	76.96'
C9	84.82'	54.00'	89°59'58"	N 44°53'29" E	76.37'
C10	17.94'	30.00'	34°15'22"	N 70°07'20" E	17.67'

N
1" = 30'
0 15 30

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

OWNER
California Orange Textile, LLC
Contact: Alex Liang
2903 Bold Ruler Road
Celina, Texas 75009
(909) 965-6606

DEVELOPER
RY Development, LLC
Contact: Alex Liang
2903 Bold Ruler Road
Celina, Texas 75009
(909) 965-6606

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Modern Engineering Solutions
Contact: Michael Groselle
809 Glendevon Drive
McKinney, Texas 75071
(214) 734-2305

PRELIMINARY REPLAT
LAKEVIEW ESTATES COMMERCIAL, BLOCK A, LOT 1

2.029 ACRES (GROSS)

BEING A REPLAT OF LOT 17, BLOCK B, LAKEVIEW ESTATES, PHASE 3
RECORDED IN DOCUMENT NUMBER 20210225010000540, P.R.C.C.T.
CITY OF ANNA, COLLIN COUNTY, TEXAS
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856

DATE OF PREPARATION: NOVEMBER 1, 2023

JOB NUMBER	2309.022
DATE	11/01/2023
REVISION	-
DRAWN BY	BE

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

EXHIBIT A

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **CALIFORNIA ORANGE TEXTILE, LLC** is the owner of a 2.029 acre tract of land out of the JOSEPH SCHLUTER SURVEY, ABSTRACT NUMBER 856, situated in the City of Anna, Collin County, Texas, being all of Lot 17, Block B, Lakeview Estates, Phase 3, a subdivision of record in Document Number 20210225010000540 of the Plat Records of Collin County, Texas, as conveyed to California Orange Textile, LLC by Warranty Deed of record in Document Number 2022000113084 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut in a stone column found in the East right-of-way line of South Ferguson Parkway (a 120' right-of-way), at the Northwest corner of Lot 11, Block B, of said Lakeview Estates, Phase 3, the Southwest corner of said Lot 17 and hereof;

THENCE, along the East right-of-way line of said South Ferguson Parkway, being the common West line of said Lot 17, the following three (3) courses and distances:

1. N01°46'28"W, a distance of 105.81 feet to a 1/2" capped iron rod stamped "RPLS 6081" found;
2. N01°34'14"W, a distance of 136.91 feet to a 1/2" iron rod found;
3. N02°38'48"E, a distance of 51.68 feet to an "X" cut in concrete found at the Southwest corner of Lot 1, Block 1, Anna Elementary School #2 Addition, a subdivision of record in Document Number 2006-364 of said Plat Records, and the Northwest corner of said Lot 17;

THENCE, S88°11'17"E, along the South line of said Lot 1, Block 1, Anna Elementary School #2 Addition, being the common North line of said Lot 17, a distance of 307.58 feet to a 1/2" capped iron rod stamped "WESTWOOD PS" found at the Northwest corner of Lot 16, Block B, of said Lakeview Estates, Phase 3, and the Northeast corner of said Lot 17;

THENCE, S01°58'26"W, along the West line of said Lot 16, in part, being the common East line of said Lot 17, a distance of 296.43 feet to a 1/2" capped iron rod found in the North right-of-way line of Brentfield Drive, at the Southwest corner of Lot 12, Block B, of said Lakeview Estates, Phase 3, and the Southeast corner of said Lot 17;

THENCE, along the North right-of-way line of said Brentfield Drive, being the common South line of said Lot 17, the following three (3) courses and distances:

1. N88°01'34"W, a distance of 90.53 feet to a 1/2" iron rod found;
2. Along said tangent curve to the right, having a radius of 25.00 feet, a chord bearing of N73°03'47"W, a chord length of 12.91 feet, a delta angle of 29°55'36", an arc length of 13.06 feet to a 1/2" iron rod found;
3. Along said reverse curve to the left, having a radius of 50.00 feet, a chord bearing of S83°58'16"W, a chord length of 61.47 feet, a delta angle of 75°51'41", an arc length of 66.20 feet to a 1/2" iron rod found at the most easterly Northeast corner of said Lot 11, being a southerly corner of said Lot 17;

THENCE, along the northerly lines of said Lot 11, being the common southerly lines of said Lot 17, the following two (2) courses and distances:

1. N40°46'52"W, a distance of 18.10 feet to a 1/2" capped iron rod stamped "WESTWOOD PS" found;
2. S88°49'45"W, a distance of 116.82 feet to the **POINT OF BEGINNING** and containing an area of 2.029 Acres, or (88360 Square Feet) of land, more or less.

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 20____,
by the Planning and Zoning Commission, 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 **CALIFORNIA ORANGE TEXTILE, LLC** acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LAKEVIEW ESTATES COMMERCIAL, BLOCK A, LOT 1**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

ACCESS EASEMENTS

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 the Fire Department and emergency us, 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.

FIRE LANE EASEMENTS

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

DRAINAGE AND DETENTION EASEMENT

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

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.

OWNER: **CALIFORNIA ORANGE TEXTILE, LLC**

BY: _____ _____
Signature Date

_____ _____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

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

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

OWNER
California Orange Textile, LLC
Contact: Alex Liang
2903 Bold Ruler Road
Celina, Texas 75009
(909) 965-6606

DEVELOPER
RY Development, LLC
Contact: Alex Liang
2903 Bold Ruler Road
Celina, Texas 75009
(909) 965-6606

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Modern Engineering Solutions
Contact: Michael Groselle
809 Glendevon Drive
McKinney, Texas 75071
(214) 734-2305

PRELIMINARY REPLAT
LAKEVIEW ESTATES COMMERCIAL, BLOCK A, LOT 1

2.029 ACRES (GROSS)

BEING A REPLAT OF LOT 17, BLOCK B, LAKEVIEW ESTATES, PHASE 3
RECORDED IN DOCUMENT NUMBER 20210225010000540, P.R.C.C.T.
CITY OF ANNA, COLLIN COUNTY, TEXAS
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856

DATE OF PREPARATION: NOVEMBER 1, 2023

JOB NUMBER	2309.022
DATE	11/01/2023
REVISION	-
DRAWN BY	BE

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: LAKEVIEW ESTATES PHASE 3 (CAN) Total Number of Acres: 2.03

Zoning Classification(s): PD-3C Total Number of Lots: 1

Location: LAKEVIEW ESTATES PHASE 3 (CAN) BLK B, LOT 17. S FERGUSON PKWY ANNA TX 75409

Property Owner Information & Authorization

Name/Company: california orange TEXTILE LLC

Address: 2903 Bold Ruler Road

City: celina State: TX Zip Code: 75009

Phone: (909) 800 - 8069 Email: Danmao Diana xu @Gmail.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: [signature] Date: 9/6/2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Baiyang Xu *(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 6th day of September, 2023

ANN MARIE ROBERTS
Notary Public, State of Texas
Comm. Expires 03-02-2025
Notary ID 8250180

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

Project Representative Information (complete if designated by owner)

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

Name: zhonghao Liang

Company: RY Development LLC

Address: 2903 Bold Ruler Road

City: celina State: TX Zip Code: 75009

Phone: (909) 965 - 6606 Email: Danmao alex Liang @ Gmail.com

Item No. 12.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:
Approve a Resolution regarding the Lakeview Estates Commercial, Block A, Lot 1, Preliminary Site Plan. Applicant: California Orange Textile LLC

SUMMARY:
Daycare facility on one lot on 2.0± acres located on the east side of S. Ferguson Parkway, 1,800± feet south of W. White Street. Zoned: Planned Development (Ord. No. 792-2018).

The purpose of the Preliminary Site Plan is to show the proposed daycare facility development and related site improvements.

FINANCIAL IMPACT:
This item has no financial impact.

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

Recommend approval as submitted.

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

ATTACHMENTS:
1. Lakeview Estates Commercial Preliminary Site Plan Locator Map
2. RESOLUTION - (PSP) Lakeview Estates Commercial, Bl A, Lt 1
3. Exhibit A (STAMPED) - PSP (Lakeview Estates Commercial, Bl A, Lt 1)
4. Signed Development Application

Preliminary Site Plan - Lakeview Estates Commercial, Block A, Lot 1

H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-10-0015

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LAKEVIEW ESTATES COMMERCIAL, BLOCK A, LOT 1, PRELIMINARY 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, California Orange Textile LLC has submitted an application for the approval of Lakeview Estates Commercial, Block A, Lot 1, Preliminary Site Plan; and

WHEREAS, the Preliminary 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 Preliminary Site Plan

The Planning & Zoning Commission hereby approves Lakeview Estates Commercial, Block A, Lot 1, Preliminary Site Plan attached hereto as Exhibit A.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of November, 2023.

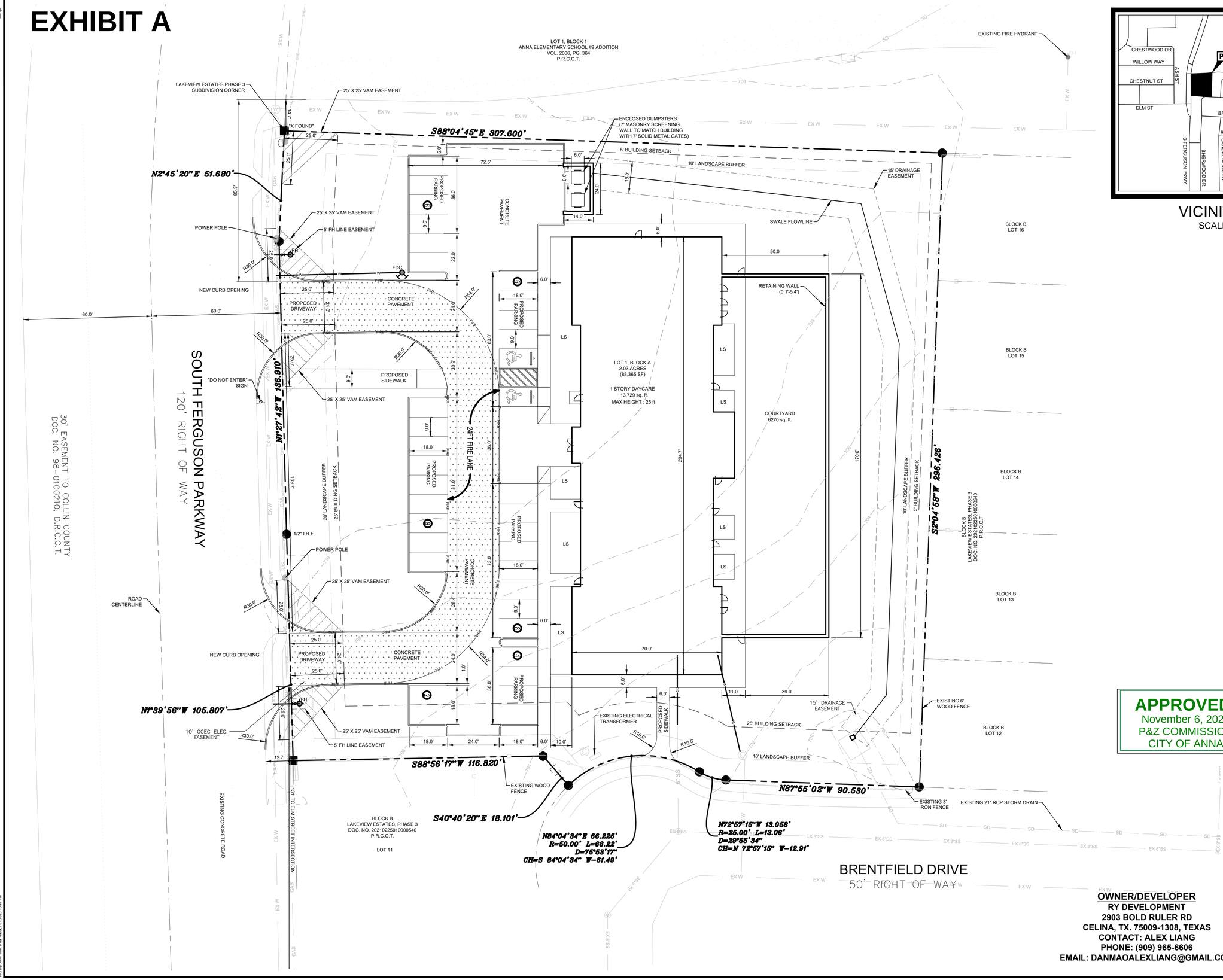
ATTEST:

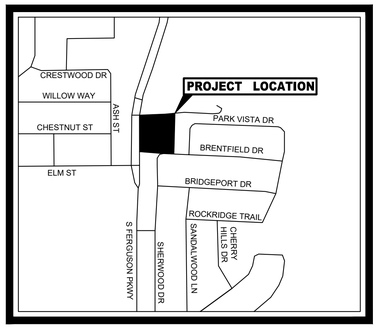
_____
Director of Development Services,
Ross Altobelli

APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

EXHIBIT A





VICINITY MAP
SCALE: N.T.S.

0 20 40 Feet
SCALE: 1" = 20'

SITE PLAN TABLE	
SITE DATA SUMMARY	
GENERAL SITE DATA	
ZONING	PD-C (Ord No. 792-2018)
LAND USE DESIGNATION	DAYCARE
LOT AREA	2.03 ACRES/88,361 SQ.FT
BUILDING FOOTPRINT AREA (S.F)	13,729
TOTAL BUILDING AREA (S.F)	13,729
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT (FT)	25
LOT COVERAGE (%)	51.69
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	1 PER 5 PUPILS
REQUIRED PARKING	32
PROVIDED PARKING	35
ACCESSIBLE PARKING REQUIRED (#SPACES)	2
ACCESSIBLE PARKING PROVIDED (#SPACES)	2

NOTE :

1. DETENTION FOR THIS DEVELOPMENT WAS PREVIOUSLY CONSIDERED IN THE DESIGN OF LAKEVIEW ESTATES PHASE 3. NO DENTETION IS REQUIRED FOR THIS SITE
2. THERE ARE NO TREES ON SITE, THEREFORE A TREE PRESERVATION PLAN IS NOT REQUIRED

GENERAL LEGEND

- FIRE LANE
- LS — LANDSCAPING
- FDC — PROPOSED FIRE DEPT. CONNECTION
- PARKING COUNT
- FH — PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

MICHAEL R. GROSELLE 125681
TYPE OR PRINT NAME PE #
2023-09-06
DATE

NO.	DATE	REVISION

PRELIMINARY SITE PLAN
LAKEVIEW ESTATES COMMERCIAL
BLOCK A, LOT 1
2.03 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
LAKEVIEW ESTATES, PHASE 3
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
OCTOBER 27, 2023

OWNER/DEVELOPER
RY DEVELOPMENT
2903 BOLD RULER RD
CELINA, TX. 75009-1308, TEXAS
CONTACT: ALEX LIANG
PHONE: (909) 965-6606
EMAIL: DANMAOALEXLIANG@GMAIL.com

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: NP	DATE	PROJECT #	SHEET
DRAWN: NP	NOVEMBER 2023	23-011	SP
REVIEWER: MG			

PLEASE RECYCLE

LAKEVIEW ESTATES COMMERCIAL

Drawing: N:\Modern Engineering Solutions\Modern Engineering Solutions\MES - Files\23-011 Anna Daycare\CAD\23-011-C-SITE
User: Michael Groselle
Last Saved: 11/07/2023 10:41 PM
Plot By:Groselle, Michael 11/09/2023 10:41 PM

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: LAKEVIEW ESTATES PHASE 3 (CAN) Total Number of Acres: 2.03

Zoning Classification(s): PD-3C Total Number of Lots: 1

Location: LAKEVIEW ESTATES PHASE 3 (CAN) BLK B, LOT 17. S FERGUSON PKWY ANNA TX 75409

Property Owner Information & Authorization

Name/Company: california orange TEXTILE LLC

Address: 2903 Bold Ruler Road

City: celina State: TX Zip Code: 75009

Phone: (909) 800 - 8069 Email: Danmao Diana xu @Gmail.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: [signature] Date: 9/6/2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Baiyang Xu *(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 6th day of September, 2023

ANN MARIE ROBERTS
Notary Public, State of Texas
Comm. Expires 03-02-2025
Notary ID 8250180

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

Project Representative Information (complete if designated by owner)

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

Name: zhonghao Liang

Company: RY Development LLC

Address: 2903 Bold Ruler Road

City: celina State: TX Zip Code: 75009

Phone: (909) 965 - 6606 Email: Danmao alex Liang @ Gmail.com

Item No. 13.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Approve a Resolution regarding the Leonard Avenue Extension, Final Plat. Applicant: Harlan Properties, Inc.

SUMMARY:
Right-of-way on 5.0± acres located on the south side of E. Foster Crossing Road and extending Leonard Avenue south. Zoned: Planned Development (Ord. No. 933-2021; 323-2007).

The purpose of the Final Plat is to dedicate rights-of-way and easements necessary for the construction of the roadway improvements.

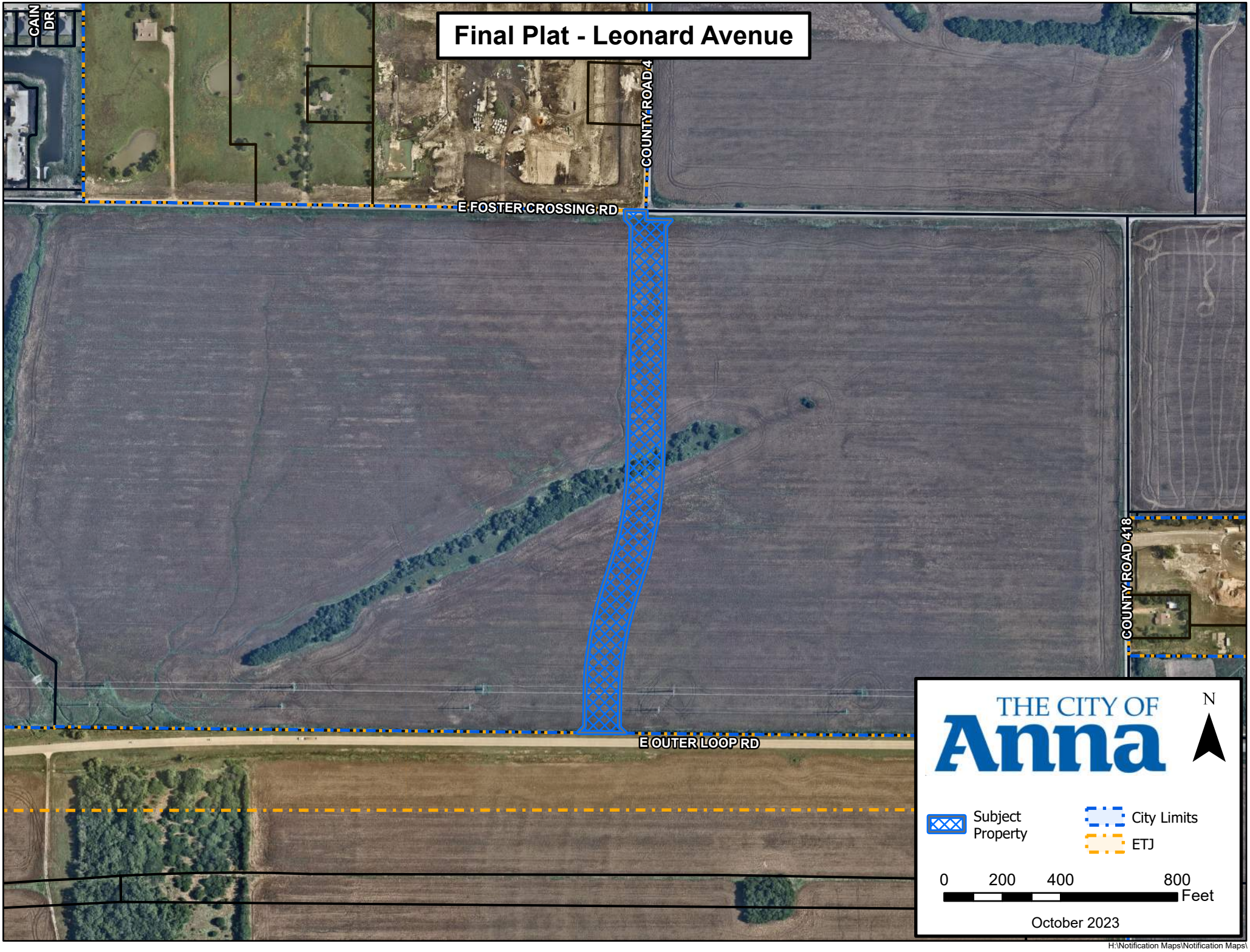
FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
The Final Plat 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. Leonard Avenue Locator Map
2. RESOLUTION Leonard Avenue Extension final plat
3. Exhibit A (FP) Leonard Ave Ext
4. Application



H:\Notification Maps\Notification Maps\

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-10-0016

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LEONARD AVENUE EXTENSION, 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") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Harlan Properties, Inc. has submitted an application for the approval of Leonard Avenue Extension, 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 Leonard Avenue Extension, 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 6th day of November 2023.

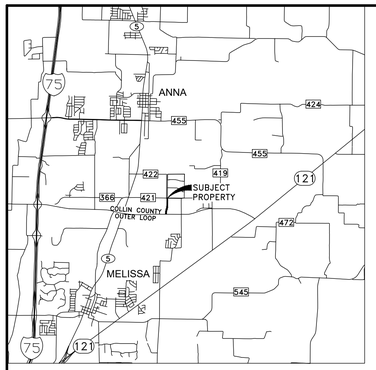
ATTEST:

_____
Director of Development Services,
Ross Altobelli

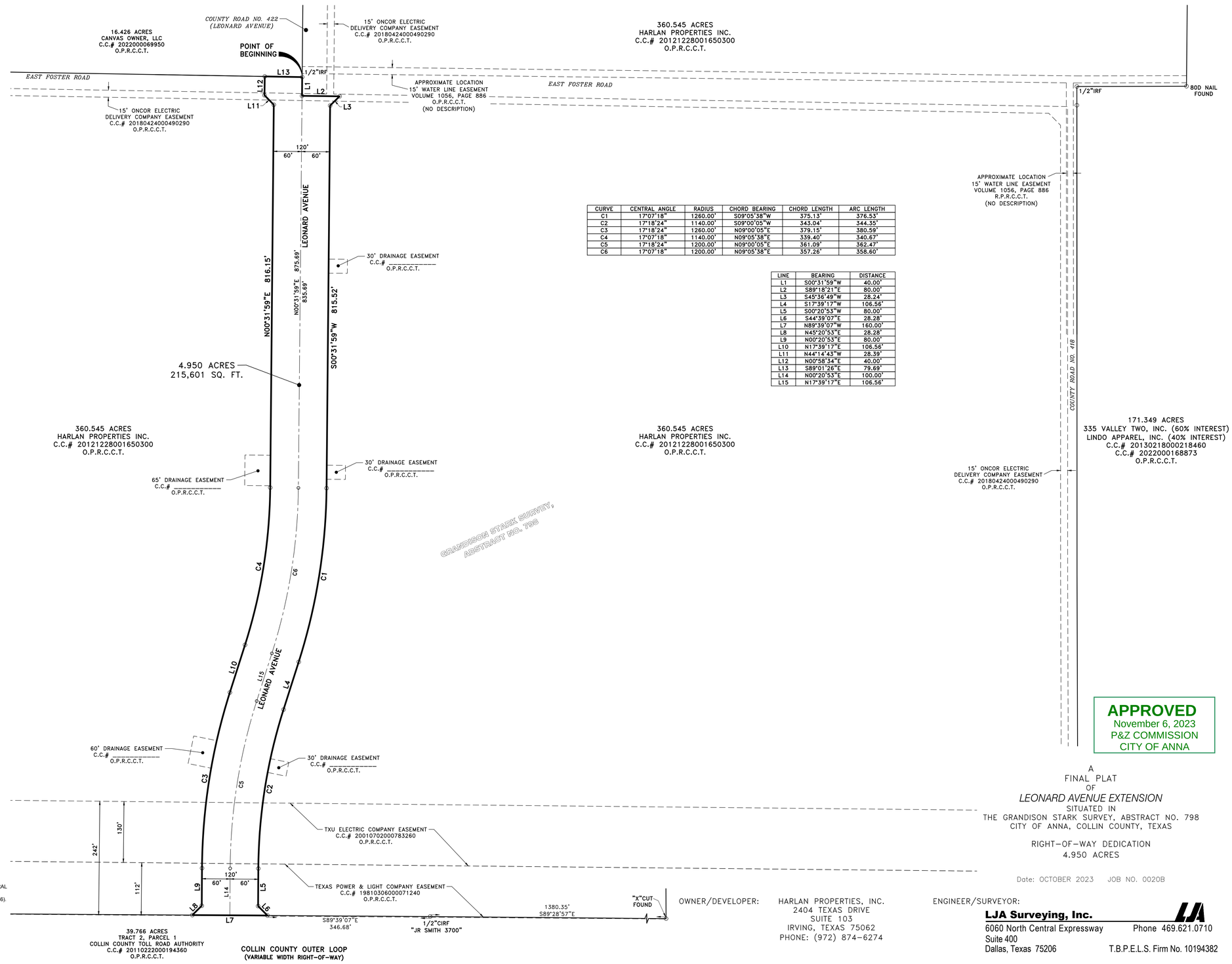
APPROVED:

_____
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

ANNA RANCH - LEONARD AVENUE



VICINITY MAP
NOT TO SCALE



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°07'18"	1260.00'	S09°05'38"W	375.13'	376.53'
C2	17°18'24"	1140.00'	S09°00'05"W	343.04'	344.35'
C3	17°18'24"	1260.00'	N09°00'05"E	379.15'	380.59'
C4	17°07'18"	1140.00'	N09°05'38"E	339.40'	340.67'
C5	17°18'24"	1200.00'	N09°00'05"E	361.09'	362.47'
C6	17°07'18"	1200.00'	N09°05'38"E	357.26'	358.60'

LINE	BEARING	DISTANCE
L1	S00°31'59"W	40.00'
L2	S89°18'21"E	80.00'
L3	S45°36'49"W	28.24'
L4	S17°39'17"W	106.56'
L5	S00°20'53"W	80.00'
L6	S44°39'07"E	28.28'
L7	N89°39'07"W	160.00'
L8	N45°20'53"E	28.28'
L9	N00°20'53"E	80.00'
L10	N17°39'17"E	106.56'
L11	N44°14'43"W	28.39'
L12	N00°58'34"E	40.00'
L13	S89°01'26"E	79.69'
L14	N00°20'53"E	100.00'
L15	N17°39'17"E	106.56'

100 50 0 100

LEGEND

IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
SVAM	SIDEWALK, VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
WME	WALL MAINTENANCE EASEMENT
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986).
2. ALL CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE NOTED.

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

A
FINAL PLAT
OF
LEONARD AVENUE EXTENSION
SITUATED IN
THE GRANDISON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

RIGHT-OF-WAY DEDICATION
4.950 ACRES

Date: OCTOBER 2023 JOB NO. 0020B

OWNER/DEVELOPER:
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE
SUITE 103
IRVING, TEXAS 75062
PHONE: (972) 874-6274

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

EXHIBIT A
1 OF 2

S:\NTX-LAND\0020\200 SURVEY\290 Mapping\0020PA05-Leonard Ave.dwg 10/23/2023

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS HARLAN PROPERTIES, INC. IS THE SOLE OWNER OF A 4.950 ACRE TRACT OF LAND SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798, IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PART OF THE REMAINDER OF A 360.545 ACRE TRACT OF LAND CONVEYED TO HARLAN PROPERTIES INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20121228001650300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 4.950 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A 16.426 ACRE TRACT OF LAND CONVEYED TO CANVAS OWNER, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022000069950, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING AN INTERIOR ELL CORNER ON THE NORTHWEST LINE OF SAID 360.545 ACRE TRACT;

THENCE, OVER AND ACROSS SAID 360.545 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 18 MINUTES 21 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 28.24 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 815.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 07 MINUTES 18 SECONDS, A RADIUS OF 1260.00 FEET AND A LONG CHORD THAT BEARS SOUTH 09 DEGREES 05 MINUTES 38 SECONDS WEST, A DISTANCE OF 375.13 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 376.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 106.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 18 MINUTES 24 SECONDS, A RADIUS OF 1140.00 FEET AND A LONG CHORD THAT BEARS SOUTH 09 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 343.04 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 344.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 20 MINUTES 53 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 39 MINUTES 07 SECONDS EAST, A DISTANCE OF 28.28 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTH LINE OF SAID 360.545 ACRE TRACT AND THE NORTH LINE OF A 39.766 ACRE TRACT OF LAND CONVEYED AS "TRACT 2, PARCEL 1" TO COLLIN COUNTY TOLL ROAD AUTHORITY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20110222000194360, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF COLLIN COUNTY OUTER LOOP (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JR SMITH 3700" FOUND BEARS SOUTH 89 DEGREES 39 MINUTES 07 SECONDS EAST, A DISTANCE OF 346.68 FEET;

THENCE, NORTH 89 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG SAID SOUTH LINE OF 360.545 ACRE TRACT, SAID NORTH LINE OF TRACT 2, PARCEL 1 AND SAID NORTH RIGHT-OF-WAY LINE OF COLLIN COUNTY OUTER LOOP, A DISTANCE OF 160.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 360.545 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 45 DEGREES 20 MINUTES 53 SECONDS EAST, A DISTANCE OF 28.28 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 20 MINUTES 53 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 18 MINUTES 24 SECONDS, A RADIUS OF 1260.00 FEET AND A LONG CHORD THAT BEARS NORTH 09 DEGREES 00 MINUTES 05 SECONDS EAST, A DISTANCE OF 379.15 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 380.59 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 17 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 106.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 07 MINUTES 18 SECONDS, A RADIUS OF 1140.00 FEET AND A LONG CHORD THAT BEARS NORTH 09 DEGREES 05 MINUTES 38 SECONDS EAST, A DISTANCE OF 339.40 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 340.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 816.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 28.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTH LINE OF SAID 360.545 ACRE TRACT AND THE SOUTH LINE OF AFORESAID 16.426 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 01 MINUTES 26 SECONDS EAST, ALONG SAID NORTH LINE OF 360.545 ACRE TRACT AND SAID SOUTH LINE OF 16.426 ACRE TRACT, A DISTANCE OF 79.69 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 4.950 ACRES, OR 215,601 SQUARE FEET OF LAND.

SURVEYOR'S CERTIFICATE

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

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

STATE OF TEXAS
REGISTERED
MICHAEL J. BAITUP
4574
PROFESSIONAL
LAND SURVEYOR

REVIEW & COMMENT ONLY

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

DATE: _____

STATE OF TEXAS)(
COUNTY OF _____)(

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **HARLAN PROPERTIES, INC.**, ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LEONARD AVENUE EXTENSION**, 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 ARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

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

HARLAN PROPERTIES, INC.

_____

BY: _____
TITLE: _____

STATE OF TEXAS)(
COUNTY OF _____)(

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL
APPROVED on this the 6th day of November, 2023, by the Planning & Zoning Commission, City of Anna, Texas.

_____
Planning & Zoning Commission Chair

_____
Director of Development Services

APPROVED
November 6, 2023
P&Z COMMISSION
CITY OF ANNA

A
FINAL PLAT
OF
LEONARD AVENUE EXTENSION
SITUATED IN
THE GRANDISON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

RIGHT-OF-WAY DEDICATION
4.950 ACRES

Date: OCTOBER 2023 JOB NO. 0020B

OWNER/DEVELOPER:
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE
SUITE 103
IRVING, TEXAS 75062
PHONE: (972) 874-6274

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

ANNA RANCH - LEONARD AVENUE

EXHIBIT A
2 OF 2

S:\NTX-LAND\0020\200 SURVEY\290 Mapping\0020PA05-Leonard Ave.dwg 10/23/2023

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision/Parcel ID: Leonard Avenue Total Number of Acres: 5

Zoning Classification(s): Right of Way Total Number of Lots: 0

Location: South of E. Foster Crossing Road and Leonard Avenue intersection to Collin County Outer Loop

Property Owner Information & Authorization

Name/Company: Harlan Properties, Inc.

Address: 2404 Texas Drive, Suite 103

City: Irving State: TX Zip Code: 75062

Phone: 972-659-0655 Email: suresh@sumeerhome.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: _____ Date: 10-6-23

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared SURESH SHRIDHARANI *(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 6th day of OCTOBER, 2023

NOTARY PUBLIC STATE OF TEXAS
GIRISH SAMARTH
My Notary ID # 132210891
Expires October 15, 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: Taylor Freeman, P.E.

Company: LJA Engineering

Address: 6060 North Central Expressway, Suite 400

City: Dallas State: TX Zip Code: 75206

Phone: 214-762-5166 Email: tfreeman@lja.com

Item No. 14.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Salena Tittle

AGENDA ITEM:
Approve a Resolution regarding the Meadow Vista, Phase 1, Block D, Lots 1X & 2X, Site Plan. Applicant: Bloomfield Homes, LP

SUMMARY:
Community Center, Private on Lot 2X and common area lot on 5.0± acres located at the northeast corner of Hackberry Drive and Parkchase Drive. Zoned: Planned Development (Ord. No. 839-2019).

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

FINANCIAL IMPACT:
This item has no financial impact.

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

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

ATTACHMENTS:
1. Meadow Vista, Phase 1, Block D, Lots 1X & 2X Locator Map
2. 30-Day Extension Request - (SP) Meadow Vista, Phase 1, Block D, Lots 1X & 2X
3. P&Z Application

Site Plan - Meadow Vista, Phase 1, Block D, Lots 1X & 2X

H:\Notification Maps\Notification Maps\

JOHNSON VOLK
CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

RECEIVED
10/30/2023
PLANNING DEPT.
CITY OF ANNA

October 30, 2023

ATTN: Planning & Development
City of Anna
Municipal Complex
120 W. 7th St, Ste # 142
Anna, TX 75409

Subject: 30-day extension request of the application for the Meadow Vista, Ph. 1 Amenity Center – HOA Open Space Lot 2X, Block D.

To whom it may concern,

As the Property Owner's Representative of the subject property, we hereby request a 30-day extension of the above-referenced application from the October 30, 202 Planning & Zoning Commission agenda in accordance with Sec. 212.009 of the Texas Local Government Code.

We will have this application for the Planning & Zoning Commission's consideration for approval at the next meeting. We will resubmit any required corrections of the application to city staff at least ten calendar days prior to the next Planning & Zoning Commission meeting date.

Sincerely,

Cody Johnson, RLA, ASLA, LI
Johnson Volk Consulting
704 Central Parkway East
Suite 1200
Plano, Texas 75074

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Meadow Vista, Ph. 1 Total Number of Acres: 4.811

Zoning Classification(s): Single Family Residential Total Number of Lots: 1

Location: City of Anna, Collin County, Texas

Property Owner Information & Authorization

Name/Company: Bloomfield Homes, LP

Address: 1050 E State Highway 114, Suite 210

City: Southlake State: Texas Zip Code: 76092

Phone: 972-422-1658 Email:

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Cody Johnson *(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.

X Property Owner's Signature: Date: 9-29-23

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Clint Vincent *(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 29 day of September, 2023

NOTARY PUBLIC STATE OF TEXAS
VANESSA VALDES
Notary Public, State of Texas
Comm. Expires 01-06-2024
Notary ID 132301944

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Cody Johnson

Company: Johnson Volk Consulting

Address: 704 Central Parkway East, Suite 1200

City: Plano State: Texas Zip Code: 75074

Phone: 972-201-3100 Email: cody.johnson@johnsonvolk.com

Item No. 15.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Cedar Ridge Estates, Phase 2, Preliminary Plat.
Applicant: Saginaw 106 LTD

SUMMARY:
96 Single-family dwelling, detached lots and three common area lots on 24.8± acres located on the south side of County Road 427, 130± feet east of Purdue Road. Zoned: Single-Family Residential (SF-7.2) District.

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

ISSUES:

The applicant is requesting a waiver from an adopted city standard located within the Subdivision Regulations Sec. 9.02.081 (Streets) and variances for the minimum lot depth and minimum lot area within the Zoning Ordinance Sec. 9.04.015 (Single-Family Residential (SF-7.2) District).

<u>Subdivision Regulation Waiver</u>
Sec. 9.02.081 - *(p) Maximum and Minimum Length of Cul-De-Sac Streets. A cul-de-sac street shall not be longer than 600 feet and be a minimum of 400 feet, and at the closed end a cul-de-sac shall have a turnaround bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the center point of the cul-de-sac bulb.*

<u>Zoning Ordinance Variance</u>
Sec. 9.04.015-

1. Minimum lot depth: 120 feet
   - Requesting to reduce 17 lots to a minimum of 110 feet.

2. Minimum lot area: 7,200 square feet
   - Requesting to reduce 13 lots to a minimum of 6,600 square feet.

As outlined in Section 9.04.042 (Board of adjustment) of the Zoning Ordinance, the Board of Adjustment has the authority to permit variances “from the terms of the Zoning Ordinance that will not be contrary to the public interest and where, owing to

special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship and so that the spirit of this article shall be observed and substantial justice done."

The Commission and Council lacks jurisdiction to approve or deny a variance from the Zoning Ordinance. The approval of the Preliminary Plat simply allows the applicant to move forward and submit the variance request, which will then follow the normal process with the Board of Adjustment. If the Board of Adjustment does not approve the requested variance, the applicant will be restricted to the SF-7.2 Single-Family Residential District regulations as written in the Zoning Ordinance.

Attached (Exhibit B) is the applicants justification letter dated October 19, 2023 associated with the waiver request.

FINDINGS:

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

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

- The proposed cul-de-sac is 356± feet in length, 44± feet shorter than the minimum length required by the regulation.
- The proposed cul-de-sac will not compromise public safety or impede emergency access.

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

- The property was subdivided prior to the current property owner.
- The City approved the developer's request to rezone the property on October 26, 2021 and was not required to have a concept plan at the time.
- The regulation for minimum cul-de-sac length was adopted on September 26, 2023.

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

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

- The triangular shape of the overall tract is unique.
- The proposed development must connect to the streets from the surrounding developments.

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

- The waiver request is specific to one standard contained within the Subdivision Ordinance.

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

- The proposed cul-de-sac will achieve the same result if it were a through street. The cul-de-sac will not compromise public safety or impede emergency access.
- Changing the cul-de-sac to a through-street would create more infrastructure for the city to maintain with less lots generating the tax revenue to maintain the infrastructure.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Neither the Fire Department nor Engineering Division have submitted an objection to the minimum length of the cul-de-sac waiver request. Upon City Council approval of the requested waiver and the Board of Adjustment approval of the variance requests, the Preliminary Plat is in conformance with the city's Subdivision Regulations and Zoning Ordinance.

Recommend approval subject to Council approval of the waiver request, Board of Adjustment granting a variance to allow for a reduced lot depth and reduced lot area on specific lots, and additions and/or alterations to the engineering plans as required by the Public Works Department.

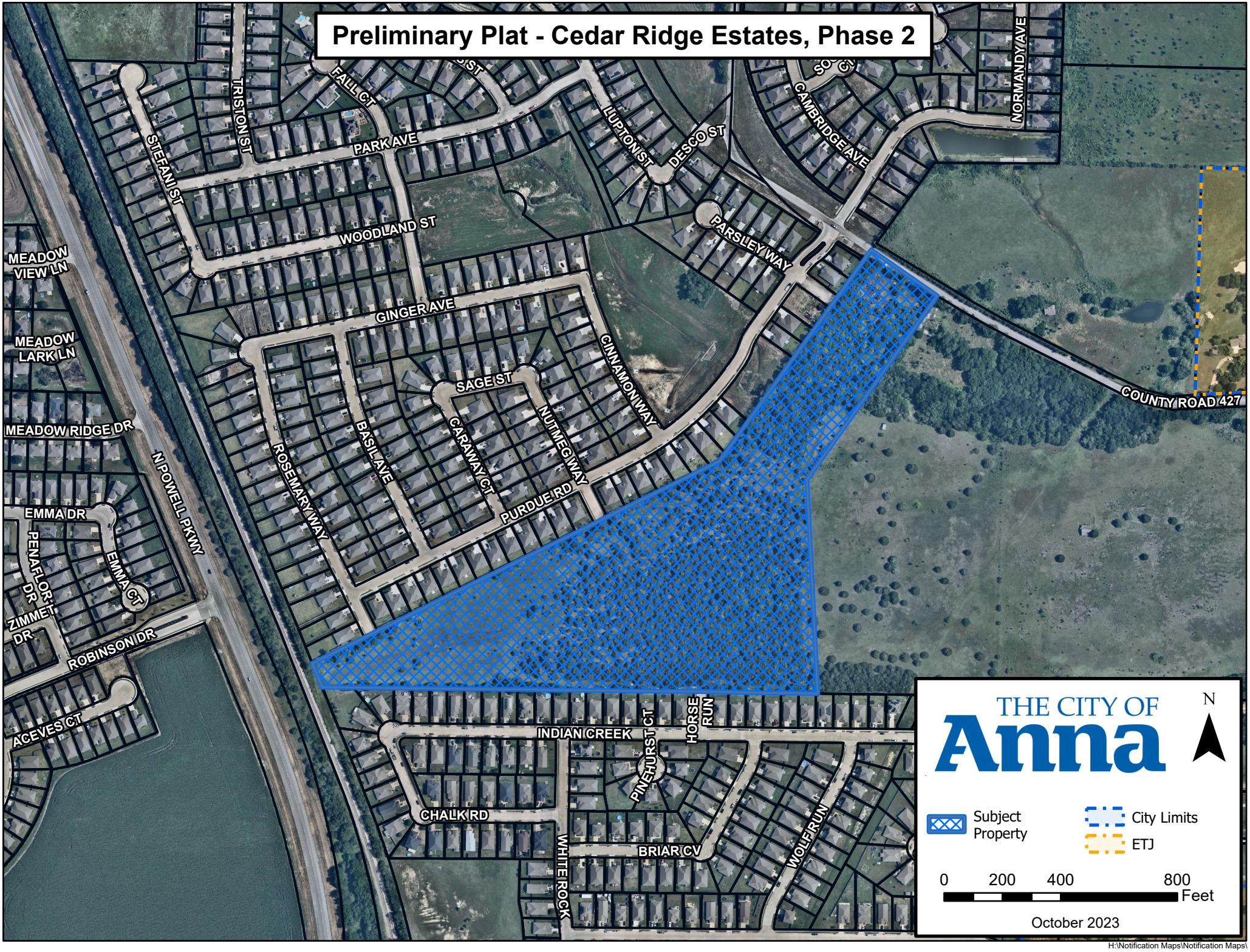
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Cedar Ridge Estates, Phase 2 Locator Map
2. Exhibit A (PP) Cedar Ridge Estates, PH 2
3. Exhibit B Waiver Request (PP) Cedar Ridge Estate, PH 2
4. Application

Preliminary Plat - Cedar Ridge Estates, Phase 2



H:\Notification Maps\Notification Maps\

24.803 ACRE PROPERTY DESCRIPTION

BEING a tract of land situated in the Josiah C. Brantley Survey, Abstract Number 114, Collin County, Texas and being all of that certain called 24.82 acre tract of land described in Special Warranty Deed to Saginaw 106 LTD., as recorded in Instrument Number 20211202002450260, 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 at the northwest corner of the plat of Sweetwater Crossing, Phase 1, as recorded in Volume R, Page 197, (Instrument Number 19000101001038500), Official Public Records, Collin County, Texas, being in the east Right-of-Way line of the Dallas Area Rapid Transit tract as recorded in Volume 5443, Page 5532, Official Public Records, Collin County, Texas;

THENCE N 21°53'33"W, a distance of 93.18 feet to a 3/8 inch iron rod found for the northwest corner of said called 24.82 acre tract;

THENCE N 63°43'52"E, along the northerly line of said called 24.82 acre tract, at 2.56 feet pass a 1/2 inch iron rod found at the southwest corner of Camden Parc in Anna, Phase 4, as recorded in Instrument Number 20220222010000710, Official Public Records, Collin County, Texas, and then along the common line of said northerly line and the southeasterly line of said Camden Parc in Anna in all a total distance of 1558.89 feet to a 1/2 inch iron rod found at an angle point in said common line;

THENCE N 35°50'20"E, a distance of 868.35 feet continuing along said common line, passing the southeasterly corner of said Camden Parc in Anna to the most northerly corner of said called 24.82 acre tract, being in the existing southwesterly Right-of-Way line of County Road 427 (generally recognized as a variable width Right-of-Way, no recording documentation found);

THENCE S 58°35'33"E, a distance of 274.57 feet along said southwesterly Right-of-Way line to a 1/2 inch iron rod found for the most northeast corner of said called 24.82 acre tract and being the northwest corner of that certain called 39.747 acre tract of land described in Special Warranty Deed to Saginaw 106 Ltd., as recorded in Instrument Number 20211101002231410, Official Public Records, Collin County, Texas;

THENCE S 35°29'37"W, a distance of 771.75 feet along the common line of the easterly line of said called 24.82 acre tract and the westerly line of said called 39.747 acre tract to 3 inch steel fence post found at an angle in said common line;

THENCE S 02°58'58"E, a distance of 733.91 feet continuing along said common line to a 1/2 inch iron rod with cap stamped "1519 Surveying" found in the northerly line of Sweetwater Crossing, Phase 2, as recorded in Instrument Number 20200512010001640, Official Public Records, Collin County, Texas;

THENCE N 89°11'21"W, a distance of 1696.20 feet along the south line of said called 24.82 acre tract and the north line of said Sweetwater Crossing, Phase 2 and then along the north line of the aforementioned Sweetwater Crossing, Phase 1 returning to the Point of Beginning and containing 1,080,433 square feet or 24.803 acres of land, more or less.

NOTES:

1. THE PROPERTY IS IN THE CITY OF ANNA.
2. EXISTING ZONING IS SF-72.
3. ALL PARK AND PRIVATE OPEN SPACE WILL BE MAINTAINED BY THE HOA.
4. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.
5. THE SUBJECT PROPERTY IS LOCATED IN DESIGNATED ZONE X AS ILLUSTRATED PER PANEL 0160J WITH AN EFFECTIVE DATE OF JUNE 2, 2009.
6. THE DEVELOPER SHALL DEDICATE ALL REQUIRED TRAIL EASEMENTS WITH THE FINAL PLAT.
7. THE FINAL LOCATION AND NUMBER OF LOTS SHOWN HEREIN ARE CONTINGENT UPON APPROVAL OF A FLOOD STUDY AND DRAINAGE PLAN DEMONSTRATING NO ADVERSE IMPACT TO ADJACENT PROPERTIES.
8. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN FILE NO. 21-608869-MM, SCHEDULE "B", ITEM 10 OF FIRST NATIONAL TILE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 30, 2021, ISSUED JULY 20, 2021.

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.

TYPICAL LOT TYPE A DIMENSION DETAIL
NOT-TO-SCALE

TYPICAL LOTTYPE B DIMENSION DETAIL
NOT-TO-SCALE

USES	LOT TYPE A	LOT TYPE B
MINIMUM LOT AREA	7,200 SF	6,600 SF
MINIMUM LOT WIDTH	60'	60'
MINIMUM LOT DEPTH	120'	110'
MINIMUM FRONT YARD	20'	20'
MINIMUM SIDE YARD	5'	5'
MINIMUM REAR YARD ADJACENT TO STREET	15'	15'
MINIMUM REAR YARD	20'	20'
MINIMUM LOT COVERAGE	50%	50%
DWELLING SIZE	3,250 SF	3,250 SF

* —— NOT STANDARD LOT PER 'SF-72' ZONING STANDARD, VARIANCE REQUESTED.

LOT SUMMARY (SQ. FT.)

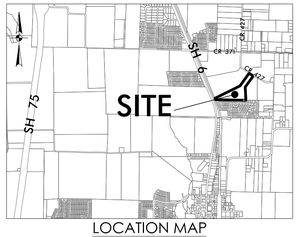
BLOCK D		BLOCK G			
LOT 27	8806	LOT 16	7520	LOT 36	9515
LOT 28	8219	LOT 17	7389	LOT 37	13013
LOT 29	8267	LOT 18	7307	LOT 38	9745
LOT 30	8376	LOT 19	7211	LOT 39	10151
LOT 31	9123	LOT 20	7200	LOT 40	12694
LOT 32	7800	LOT 21	7202	LOT 41	9549
BLOCK E		LOT 22	7233	LOT 42	7200
LOT 13	7255	LOT 23	9529	LOT 43	7200
LOT 14	7292	LOT 24	9462	LOT 44	7200
LOT 15	7570	LOT 25	8164	LOT 45	9383
LOT 16	8155	LOT 26	12462	LOT 46	11927
*LOT 16X	10790	LOT 27	11102	LOT 47	8385
		LOT 28	11591	LOT 48	6701
		LOT 29	7706	LOT 49	6729
		LOT 30	7336	LOT 50	6753
		LOT 31	7688	LOT 51	6777
		LOT 32	8130	LOT 52	6801
		LOT 33	10167	LOT 53	6825
		LOT 34	8495	*LOT 53X	10682
		LOT 35	7605	LOT 54	7929

BLOCK H		BLOCK I		BLOCK J	
LOT 1	7780	LOT 1	9267	LOT 1	10079
LOT 2	6690	LOT 2	7467	LOT 2	8188
LOT 3	6736	LOT 3	7417	LOT 3	8032
LOT 4	6782	LOT 4	11394	LOT 4	7833
LOT 5	6827	LOT 5	13398	LOT 5	7598
LOT 6	6873	LOT 6	9854	LOT 6	7477
*LOT 6X	5603	LOT 7	7569	LOT 7	7301
LOT 7	6957	LOT 8	10642	LOT 8	7327
LOT 8	7002	LOT 9	11555	LOT 9	7470
LOT 9	7461	LOT 10	8742	LOT 10	7733
LOT 10	9343	LOT 11	7668	LOT 11	8116
LOT 11	7383	LOT 12	7683	LOT 12	8593
LOT 12	7279	LOT 13	7982	LOT 13	8932
LOT 13	7349	LOT 14	8841	LOT 14	21699
LOT 14	7846			LOT 15	17564
LOT 15	8366			LOT 16	13596
LOT 16	8618				
LOT 17	10269				

*LOT 16X 10790 —— OPEN SPACE LOT

LAND USE SUMMARY

USES	RESIDENTIAL UNITS	NON RESIDENTIAL LOTS	±AC	DENSITY
DETACHED SINGLE FAMILY RESIDENTIAL	96		19.2	
R.O.W. DEDICATION			5.1	
PRIVATE OPEN SPACE		3	0.5	
TOTAL	96	3	24.8	3.9



LOCATION MAP
NOT-TO-SCALE

OWNER'S CERTIFICATE:

STATE OF TEXAS)(

COUNTY OF COLLIN)(

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SAGINAW 106 LTD, ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CEDAR RIDGE ESTATES, PHASE 2 , AN ADDITION TO THE CITY 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 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.

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

WITNESS, MY HAND, THIS THE _____ DAY OF_____, 20_____.

_____

STATE OF TEXAS)(

COUNTY OF COLLIN)(

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE_____, DAY OF_____, 20 _____.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYOR'S CERTIFICATE:

I, TERENCE A MURRAY, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE O THE GROUND UNDER MY DIRECTION AND SUPERVISION IN AUGUST 2020, AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS, OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

PIERCE - MURRAY LAND SOLUTIONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6059
FIRM REGISTRATION NO. 10194437

CERTIFICATION DATE: AUGUST 29, 2023

OWNER / DEVELOPER:
SAGINAW 106 LTD
3045 LACKLAND ROAD,
FORT WORTH, TEXAS 76116
TEL: (817) 731-7595

ENGINEER:
PAPE-DAWSON ENGINEERS
201 MAIN STREET, SUITE 901
FORT WORTH, TEXAS 76102
TEL: (817) 870-3668
TBPLS FIRM NO. 470
CONTACT: MICHELLE LASA, P.E.
EMAIL: MLasa@PAPE-DAWSON.COM

SURVEYOR:
PIERCE - MURRAY LAND SOLUTIONS
800 TALLYHO CIRCLE,
TYLER, TEXAS 75703
TEL: (817) 239-5646
TEL: (903)539-2256
TBPLS FIRM NO. 10194437
CONTACT: TERENCE A MURRAY
EMAIL: TERRY@PIERCEMURRAY.COM

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

PRELIMINARY PLAT
OF
CEDAR RIDGE ESTATES

PHASE 2
LOT 27-32, BLK D; LOT 13-16, 16X, BLK E;
LOT 16-54, 53X, BLK G; LOT 1-17, 6X, BLK H;
LOT 1-14, BLK I; LOT 1-16, BLK J

BEING A 24.803 ACRES OF LAND SITUATED IN THE JOSIAH.C. BRANTLEY SURVEY, ABSTRACT NUMBER 114, IN COLLIN COUNTY, TEXAS.

SF-72 ZONING

PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
201 MAIN STREET, STE 901, | FORT WORTH, TX 76102 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

TYPICAL STREET INTERSECTION
25'X25' V.A.M.E. & S.W.E.
NOT-TO-SCALE

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MICHELLE LASA

AUGUST 29, 2023.
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

N

0' 100' 200'
GRAPHIC SCALE

EXHIBIT A

JOB NO. 61389 – 00
PP_SUBMITTAL DATE 8-30-2023
PP_REVISION DATE _____
PP_APPROVE DATE _____
REFERENCE CASE NUMBER:
PRELIMINARY PLAT _____
ZONING _____
FINAL PLAT _____

STREET CENTERLINE CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	500.00'	05°37'52"	N89°56'35"W	49.12'	49.14'	C9	50.00'	82°47'26"	N67°54'10"W	66.13'	72.25'	C17	300.00'	22°23'29"	N40°18'15"E	116.5'	117.24
C2	1500.00'	02°04'22"	N88°9'50"W	54.26'	54.26'	C10	2000.00'	02°14'29"	N1°47'52"E	78.24'	78.24'	C18	250.00'	02°03'49"	N66°9'28"W	9.00'	9.00'
C3	5000.00'	00°40'59"	N89°32'31"W	59.61'	59.61'	C11	50.00'	62°48'55"	N32°5'5"E	52.11'	54.82'	C19	250.00'	09°57'18"	N62°11'8"W	43.38'	43.44'
C4	5000.00'	03°08'24"	S88°32'48"W	273.99'	274.03	C12	800.00'	07°27'32"	N67°13'19"E	104.07'	104.15'	C20	250.00'	12°54'16"	N60°42'28"W	56.19'	56.31'
C5	1800.00'	05°56'31"	S89°56'51"W	186.59'	186.67'	C13	800.00'	07°27'32"	N22°46'41"W	104.07'	104.15'	C21	200.00'	35°31'05"	S20°44'28"E	122.01'	123.98'
C6	1800.00'	05°40'54"	N84°14'27"W	178.42'	178.49'	C14	800.00'	17°04'52"	N62°24'39"E	237.61'	238.50'	C22	300.00'	06°00'03"	N32°6'32"E	31.41'	31.42'
C7	200.00'	43°04'45"	S77°3'37"W	146.86'	150.37'	C15	200.00'	09°37'20"	N58°40'53"E	33.55'	33.59'	C23	300.00'	02°05'43"	S1°2'17"E	10.97'	10.97'
C8	300.00'	15°10'52"	S63°6'41"W	79.26'	79.49'	C16	300.00'	11°59'34"	N57°29'46"E	62.68'	62.79'	C24	300.00'	02°53'07"	S0°38'35"E	15.11'	15.11'

S:\projects\610\Entitle\Potential sites\Sing\CedarRidge ph2 preliminary plat_61389-00_20230822\CedarRidgeEstates_ph2_pplat_rev_with pad_20231013.sht

Plotted on: 09:08AM on Monday, October 30, 2023

PAPE-DAWSON ENGINEERS

October 19, 2023

City of Anna City Council
City of Anna
120 W. 7th Street
Anna, TX 75409

RE: Cedar Ridge Phase 2– Waiver Request

Council Members:

Pape-Dawson Engineers, Inc. represents Cedar Ridge Phase 2, a property owned by Saginaw 106 LTD. Cedar Ridge Phase 2 is approximately 25 acres containing 96 single-family residential lots, located near the intersection of County Road 427 and County Road 425 in Anna, Texas. We are respectfully requested the preliminary plat be approved with the following waiver:

Subdivision Regulations Sec 9.02.081 Streets (p) Maximum and Minimum Length of Cul-De-Sac Streets states, a cul-de-sac street shall not be longer than 600 feet and be a minimum of 400 feet. The cul-de-sac proposed on the preliminary plat does not meet the minimum 400 feet requirement due to the unusual shape and existing subdivisions on three sides of the property.

Please let me know if you have any further questions, comments, or concerns regarding this waiver request for the Cedar Ridge Phase 2.

Sincerely,
Pape-Dawson Engineers, Inc.

Michelle Lasa

Michelle Lasa, P.E.
Project Manger

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision: Cedar Ridge Estates - Phase 2 Total Number of Acres: 24.803

Zoning Classification(s): Planned Development Total Number of Lots: 99

Location: Situated in the Josiah C. Brantley Survey, abstract number 114, in Collin County, Texas.

Property Owner Information & Authorization

Name/Company: Saginaw 106 LTD

Address: 3045 Lackland Road

City: Fort Worth State: TX Zip Code: 76116

Phone: 817-731-7595 Email:

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Pape-Dawson 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: 9/28/23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Saginaw 106 LTD *(printed property owner's name)* the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 28 day of September, 2023

MIRIAM VEGA
Notary Public, State of Texas
Comm. Expires 10-08-2023
Notary ID 128760955

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Michelle Lasa

Company: Pape-Dawson Engineers

Address: 201 Main Street, Suite 901

City: Fort Worth State: TX Zip Code: 76102

Phone: 817-870-3668 Email: MLasa@pape-dawson.com

Item No. 16.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 333-2021 & Ordinance No. 323-2007 on 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of Leonard Avenue (CR 422) and E Foster Crossing Road (CR 421).

SUMMARY:
177 Single-family dwellings, detached lots, 129 single-family dwellings, attached lots, park lot, two vacant commercial lots, vacant multi-family dwelling lot, and vacant industrial lot on 205± acres, generally located on the northeast, southeast, and southwest corners of Leonard Avenue and E. Foster Crossing Road.

REMARKS:

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

The subject property is currently undeveloped. A revised concept plan, Anna Ranch, accompanies this request as Exhibit A.

History

The current zoning as adopted by Ordinance No. 323-2007 and amended by Ordinance No. 333-2021 included 737± acres north and south of Collin County Outer Loop.

Under the 2021 zoning amendment, the property owner modified the 205± acre plan north of Collin County Outer Loop to better align with the Master Thoroughfare Plan, increased the nonresidential land areas, and adjusted the zoning designations.
The Planned Development language and Concept Plan from 2021 include detailed regulations pertaining to required park land dedication. On July 17, 2023, the applicant's representatives gave a presentation to the Parks Advisory Board. At that meeting, the Board determined that only one of the two proposed park land dedication sites should

be required due to recent park land improvements that are part of an adjacent development.

Surrounding Land Uses and Zoning

North	Single-Family lots in the ETJ north of E Foster Crossing Road and Single-Family Residential (SF-60) zoning (Anna Ranch, Phase 1; Ord. No. 323-2007)
East (north of E. Foster Crossing Road)	Vacant land zoned Planned Development for single-family, detached (Skorburg Anna Ranch; Ord. No. 1054-2023-06),
East (south of E. Foster Crossing Road)	Across CR 418 is vacant land zoned Planned Development for multi-family dwellings (Skorburg Anna Ranch; Ord. No. 1054-2023-06), residential lots within the ETJ, a concrete batch plant within the ETJ, and a concrete bath plant, permanent zoned Light Industrial District (I-1) with Specific Use Permit for permanent concrete batch plant (Ord. No. 843-2020)
South	Collin County Outer Loop
West	Vacant land zoned Planned Development owned by Holt-Cat (Ord. No. 743-2017 & 1029-2023-01)

Proposed Changes

- Modify the location and amount of park land dedication based on the construction of Anna Ranch, Phase 1, amenity center and Parks Advisory Board recommendation.

 Previously, two park land tracts were identified on the Concept Plan and within the Planned Development stipulations.

- Update the Planned Development districts' stipulations to align with the newly adopted Zoning Ordinance districts.

 Under the previous Zoning Ordinance, single-family, attached was within the SF-TH Townhome District. In August 2023, the Zoning Ordinance was repealed and replaced including removing the SF-TH district and adding the Mixed-Density Residential (MD) District.

- With the removal of one of the park land tracts, the applicant is proposing to shift the MD District (Phase 3) to the east in order to provide a Regional Commercial (C-2) District lot at the southeast corner of E Foster Crossing Road and Leonard Avenue.

- Modify the Planned Development to allow both the C-2 and MF tracts to develop as Light Industrial (I-1) District.

 Change the I-1 District land area from a maximum to a minimum allowance of 85 acres.

 Add additional landscaping requirements if industrial uses are developed adjacent to the MD district.

- Clarify the language pertaining to sidewalks.

 Provide greater details associated with the construction of the required sidewalks and hike & bike trail.

- Allow for a 50-foot extension to the maximum 600-feet cul-de-sac length for the street closest to the Anna Ranch, Phase 1 drainage and detention easement.

 The street has not changed from the previously approved concept plan.

CONCLUSION:

The proposed zoning and concept plan are in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Comprehensive Plan. The proposal includes the following:

<u>Proposed amendments</u>

- Modifies areas to be preserved and used for community open space.
- Includes a hike and bike trail requirement along Collin County Outer Loop.
- Increases the amount of industrial zoned land within the city.
- Adds additional buffer requirements between residential and industrial uses.

For these reasons, staff is in support of the zoning request.

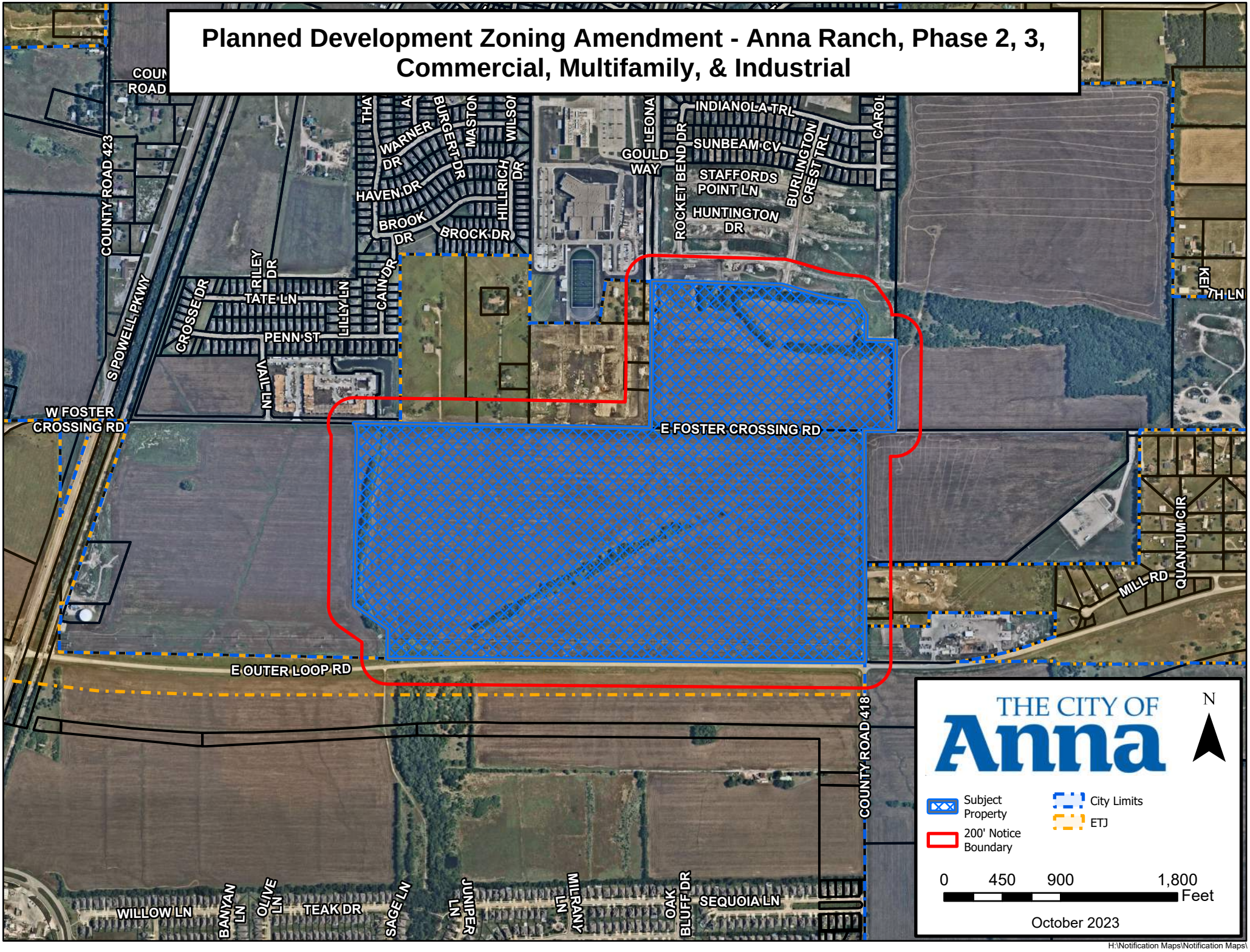
FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
If the Commission votes in favor of the zoning request,the recommended amendments can be found in the attached report.

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

ATTACHMENTS:
1. Anna Ranch PD Zoning Amendment Locator Map
2. PZ - STAFF REPORT1 (Zoning) Anna Ranch
3. Exhibit A (CP) Anna Ranch 2023
4. Application

Planned Development Zoning Amendment - Anna Ranch, Phase 2, 3, Commercial, Multifamily, & Industrial



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CITY OF ANNA

Planning & Zoning Commission

November 6, 2023

Zoning: Anna Ranch, Phase 2, 3, Commercial, Multifamily, & Industrial

Applicant: Harlan Properties, Inc.

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 333-2021 & Ordinance No. 323-2007 on 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of Leonard Avenue (CR 422) and E Foster Crossing Road (CR 421).

177 Single-family dwellings, detached lots, 129 single-family dwellings, attached lots, park lot, two vacant commercial lots, vacant multi-family dwelling lot, and vacant industrial lot on 205± acres, generally located on the northeast, southeast, and southwest corners of Leonard Avenue and E. Foster Crossing Road.

REMARKS:

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

The subject property is currently undeveloped. A concept plan, Anna Ranch, accompanies this request as Exhibit A.

<u>History</u>

The current zoning as adopted by Ordinance No. 323-2007 and amended by Ordinance No. 333-2021 originally included 737± acres north and south of Collin County Outer Loop.

Under the 2021 zoning amendment, the property owner modified the zoning of 205± acres north of Collin County Outer Loop to better align with the Master Thoroughfare Plan, increased the nonresidential land areas, and adjusted the zoning designations.

The Planned Development language and Concept Plan from 2021 included detailed regulations pertaining to required park land dedication. On July 17, 2023, the applicant's representatives gave a presentation to the Parks Advisory Board. At that meeting, the Board recommended that only one of the two proposed park land dedication sites should be required due to recent park land improvements that are part of an adjacent development.

Surrounding Land Uses and Zoning

North	Single-Family lots in the ETJ north of E Foster Crossing Road and Single-Family Residential (SF-60) zoning (Anna Ranch, Phase 1; Ord. No. 323-2007)
East (north of E. Foster Crossing Road)	Vacant land zoned Planned Development for single-family, detached (Skorburg Anna Ranch; Ord. No. 1054-2023-06),
East (south of E. Foster Crossing Road)	Across CR 418 is vacant land zoned Planned Development for multi-family dwellings (Skorburg Anna Ranch; Ord. No. 1054-2023-06), residential lots within the ETJ, a concrete batch plant within the ETJ, and a concrete bath plant, permanent zoned Light Industrial District (I-1) with Specific Use Permit for permanent concrete batch plant (Ord. No. 843-2020)
South	Collin County Outer Loop
West	Vacant land zoned Planned Development owned by Holt-Cat (Ord. No. 743-2017 & 1029-2023-01)

Proposed Changes

- Modify the location and amount of park land dedication based on the construction of Anna Ranch, Phase 1, amenity center and Parks Advisory Board recommendation.

    - Previously, two park land tracts were identified on the Concept Plan and within the Planned Development stipulations.

- Update the Planned Development districts' stipulations to align with the newly adopted Zoning Ordinance districts.

    - Under the previous Zoning Ordinance, single-family, attached was within the SF-TH Townhome District. In August 2023, the Zoning Ordinance was repealed and replaced including removing the SF-TH district and adding the Mixed-Density Residential (MD) District.

- With the removal of one of the park land tracts, the applicant is proposing to shift the MD District (Phase 3) to the east in order to provide a Regional Commercial (C-2) District lot at the southeast corner of E Foster Crossing Road and Leonard Avenue.

- Modify the Planned Development to allow both the C-2 and MF tracts to develop as Light Industrial (I-1) District.
    - Change the I-1 District land area from a maximum to a minimum allowance of 85± acres.
    - Add additional landscaping requirements if industrial uses are developed adjacent to the MD district.
- Clarify the language pertaining to sidewalks.
    - Provide greater details associated with the construction of the required sidewalks and hike & bike trail.
- Allow for a 50-foot extension to the maximum 600-feet cul-de-sac length for the street closest to the Anna Ranch, Phase 1 drainage and detention easement.
    - The street has not changed from the previously approved concept plan.

SUMMARY:

Request to amend Ordinance No. 333-2021 & Ordinance No. 323-2007 on 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of Leonard Avenue (CR 422) and E Foster Crossing (CR 421).

The proposed zoning and concept plan are in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Comprehensive Plan. The proposal includes the following:

<u>Proposed amendments</u>

- Modifies areas to be preserved and used for community open space.
- Includes a hike and bike trail requirement along Collin County Outer Loop.
- Increases the amount of Industrial zoned land within the city.
- Adds additional buffer requirements between residential and industrial uses.

For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

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

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

B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Light Industrial (I-1) District, Regional Commercial (C-2) District, Multi-Family Residential (MF) District, Single-Family Residential (SF-6.0) District, Mixed-Density Residential District (MD), and the Planning and Development Regulations except as otherwise specified herein. ***(Additions are indicated in underlined text; deletions are indicated in ~~strikethrough text~~.)***

a. ~~I-1~~ Light Industrial (I-1) District: ~~Maximum~~ Minimum land area: ~~86.0~~ 85± acres in general conformance with the location as shown on the approved concept plan.

i. If the land abutting the MD District develops as light industrial, the industrial user shall provide at a minimum a 20-foot landscape buffer with canopy trees staggered at 25-foot centers or evergreen shrubs staggered at two-foot centers with one canopy tree per 50 linear feet. This requirement shall not apply where a right-of-way separates the properties but shall conform to landscape requirements within the Zoning Ordinance.

b. ~~C-2 General~~ Regional Commercial (C-2) District: ~~Property. Maximum land area: 19.4± acres in general conformance with the~~ locations as shown on the approved concept plan

i. C-2 with frontage along Collin County Outer Loop (21.5 acre tract) has the option to be developed as I-1.

c. ~~MF-2 Multiple-Family~~ Multi-Family Residential (MF) District

i. Maximum land area: ~~31.8~~ 27± acres in general conformance with the location as shown on the approved concept plan.

ii. Landscape Buffer: A ~~60~~ 20-foot-wide vegetative buffer shall be provided on the north side of the district where adjacent to a single-family residential district. Trees with a 3" minimum caliber shall be planted staggered at 25-foot centers. ~~The 60-foot vegetative buffer~~

~~shall count as the required "60-foot setback from the adjacent property line for buildings in excess of one story in height".~~

iii. MF District (26.2 acre tract) has the option to be developed as I-1.

d. ~~SF-TH Townhome~~ Mixed-Density Residential (MD) District

i. Minimum lot ~~size:~~ area for single-family, attached: 2,125 square feet

~~ii. Minimum lot depth: 85 feet~~

iii. Maximum number of lots: ~~123~~ 130 lots

~~iv. Front entry off-street parking shall be permitted for SF-TH development~~

v. Maximum lot coverage (%): 65%

e. Additional Residential Standards: The following items shall be implemented as part of the ~~Single Family Residential and Multi-family~~ SF-6.0 and MD ~~Residential~~ land area;

i. Park land dedication and ~~public/~~ private ~~facility dedication/construction~~ community center: In an effort to meet a portion of the required park land dedication requirement; dedication of ~~two~~ one tract~~s~~ of land for the SF-6.0 and MD Districts, as shown on the approved Concept Plan, for the purpose of Neighborhood Parks ~~subject to review by the city's parks advisory board and approval by the City Council prior to Preliminary Plat approval~~. Said dedication shall be credited toward the overall dedication requirement of one acre per 50 proposed dwelling units. Multi-Family dwellings shall pay park land dedication fee in lieu of park land dedication requirement.

ii. ~~Amenity~~ Private Community Center~~(s)~~/Pocket Parks:

1. ~~Two~~ One private ~~amenity~~ community center ~~facilities~~ shall be provided within the ~~proposed single-family communities~~ MD district for the benefit of the SF-6.0 and MD lots. The proposed location ~~and~~ shall be in general conformance with

the approved Concept Plan to include but not limited to land area, pools, bathroom facilities, guest parking, and associated improvements.

2. Within the SF-6.0 single-family residential development, shall provide a 0.7± acre pocket park.

iii. Residential Common Area Lot ~~Landscape setbacks/buffer~~:

1. For all single-family zoned properties (SF-6.0 and ~~SF-TH~~ MD districts), a minimum 30-foot-wide common area lot shall be required adjacent to all sides of Major and Minor Collectors (greater than 60 feet R.O.W.). ~~The common area lots are to be owned and maintained by the homeowners' associated~~

2. 15-foot-wide common area lots shall be required adjacent to the north/south R.O.W. that traverses the SF-6.0 single-family residential development as shown on the approved Concept Plan. ~~The common area shall be planted with one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. The common area lots are to be owned and maintained by the homeowners' associated~~

3. Where the MD district abuts a C-2, MF, or I-1 zoning district, a 10-foot-wide common area lot shall be required. This common area lot is in addition to required landscape buffers.

4. All common area lots in this subsection are to be owned and maintained by the homeowner's association.

iv. Fencing:

1. Rear and/or side yards of single-family residential lots adjacent to the 30-foot common area lot along Leonard Avenue and ~~CR 421 (future~~ E. Foster Crossing Road~~)~~ shall have fencing consisting of an 8-foot-tall cedar fence of uniform design with masonry columns at no less than 50-foot intervals. The fence shall be owned and maintained by the single-family development HOA.

2. Common area lots adjacent to the 30-foot common area lot shall have ornamental metal fence, such as wrought iron or tubular steel, with masonry columns at no less than 50-foot intervals. The fence shall be owned and maintained by the single-family development HOA.

3. Wood fencing of a uniform design shall be constructed along the side lot lines of homes adjacent to the 15-foot-wide common area lots located adjacent to the north/south ROW that traverses through the SF-6.0 single-family residential development as shown on the approved Concept Plan. The fence shall be owned and maintained by the single-family development HOA.

4. Wood fencing of a uniform design shall be constructed along the side lot lines of home located along the Leonard Avenue entrance into the SF-6.0 single-family residential development as shown on the approved Concept Plan. The fence shall be owned and maintained by the single-family development HOA.

5. Ornamental metal fences, such as wrought iron or tubular steel shall be constructed along the rear and/or side yard of any residential lot abutting and/or adjacent to open space/common area lot not referenced above. The fencing shall be owned and maintained by the single-family development HOA.

6. All other fencing constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

7. Masonry screening wall shall be constructed, owned and maintained by the future Regional Commercial and Multi-Family users abutting the MD District.

v. Sidewalks:

1. Construction of an 8-foot hike and bike trail along the frontage of Leonard Avenue adjacent to SF-6.0 single-family residential development and ~~County Road 421 (future~~ E. Foster Crossing Road~~)~~.

2. Construction of a minimum ~~6~~ 5-foot-wide sidewalk traversing north/south through the SF-6.0 single family residential zoned property as shown on the approved Concept Plan.

3. The City of Anna will be responsible for maintaining only those portions of the hike and bike trail or sidewalks that are located within ~~or within close proximity to~~ the ~~ROW~~ right-of-way, pedestrian easement, or Hike & Bike Trail easement.

4. Along Collin County Outer Loop, a minimum 12' wide Hike & Bike Trail easement shall be dedicated. The sidewalk within the Hike & Bike Trail easement shall be reimbursable from the Park Development Fund if the sidewalk constructed is a minimum 8 feet wide.

vi. Streets:

1. The maximum cul-de-sac length shall not exceed a total length of 650'.

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

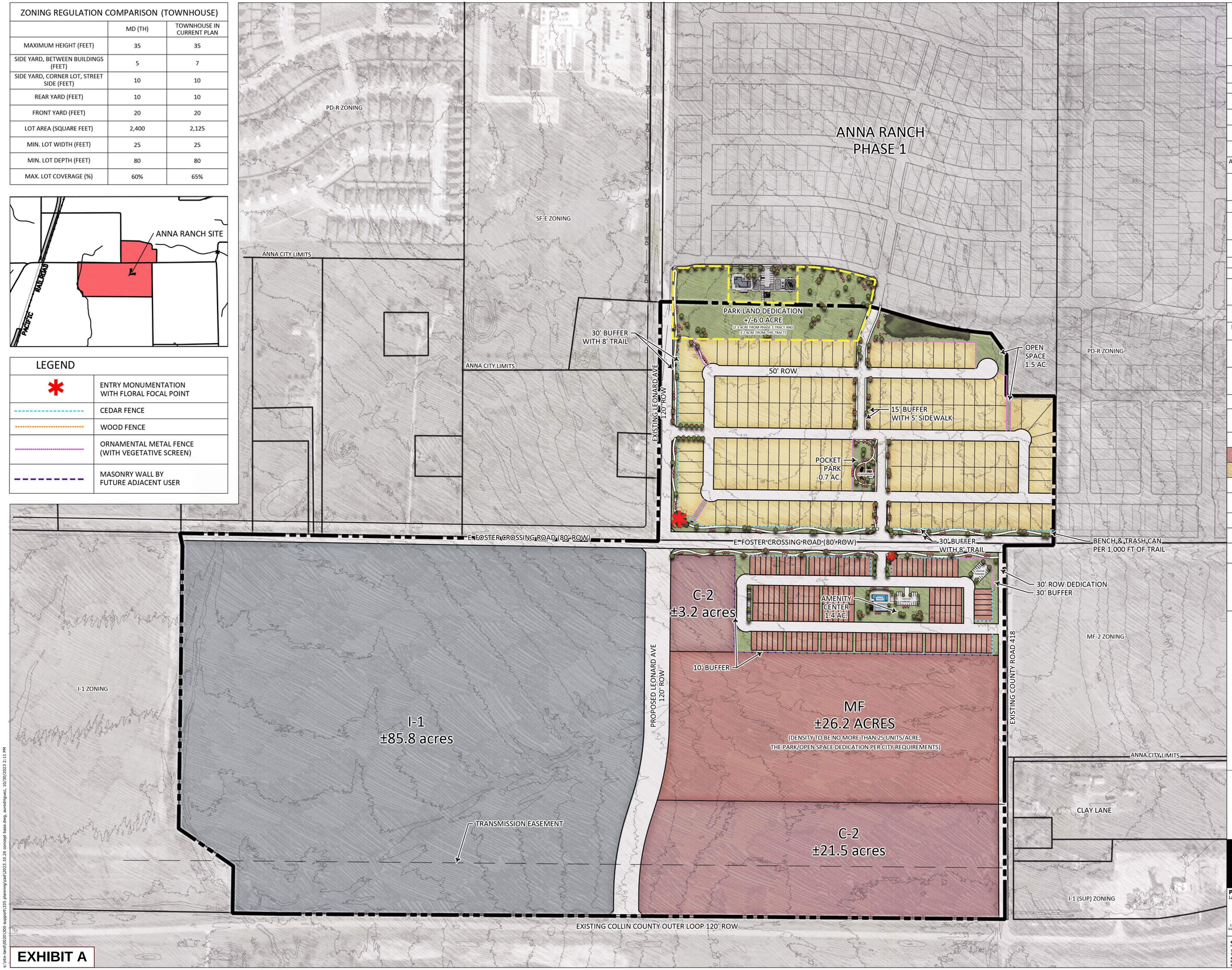
D. The Concept Plan will expire after two (2) years of approval.

ZONING REGULATION COMPARISON (TOWNHOUSE)

	MD (TH)	TOWNHOUSE IN CURRENT PLAN
MAXIMUM HEIGHT (FEET)	35	35
SIDE YARD, BETWEEN BUILDINGS (FEET)	5	7
SIDE YARD, CORNER LOT, STREET SIDE (FEET)	10	10
REAR YARD (FEET)	10	10
FRONT YARD (FEET)	20	20
LOT AREA (SQUARE FEET)	2,400	2,125
MIN. LOT WIDTH (FEET)	25	25
MIN. LOT DEPTH (FEET)	80	80
MAX. LOT COVERAGE (%)	60%	65%

LEGEND

*	ENTRY MONUMENTATION WITH FLORAL FOCAL POINT
- - - - - -	CEDAR FENCE
- - - - - -	WOOD FENCE
- - - - - -	ORNAMENTAL METAL FENCE (WITH VEGETATIVE SCREEN)
- - - - - -	MASONRY WALL BY FUTURE ADJACENT USER



NEIGHBORHOOD ENTRY AND INTERIOR FEATURES POINT

CATEGORY 1	POINTS SUGGESTED	POINTS PROVIDED
ADDITIONAL GREEN SPACE	1/2 LOT = 2 1 LOT = 4	8
SIGNIFICANT FLORAL FOCAL POINT	2	2
ANY STRUCTURE INTEGRATED AS IDENTIFICATION THAT EXCEEDS 15'	3	3
FOR EVERY 5' INCREASE PAST THE 15' LANDSCAPE BUFFER	1 (5 MAX)	5
AMENITY CENTER (MIN. 3,000 SQ FT.)	3	3
INCREASED AMOUNT OF LARGE TREES FOR CURVILINEAR SIDEWALKS	1	1
ADDITIONAL LANDSCAPING ABOVE AND BEYOND THE REQUIREMENTS	2	2
SUBTOTAL	20	24

CATEGORY 2	POINTS SUGGESTED	POINTS PROVIDED
OPEN SPACE AT THE TERMINUS	1/2 LOT = 1 1 LOT = 2	2
INTERNAL PARKING SPACES	2	2
UPGRADED POOLS AND AMENITY CENTERS	2	2
WALKING TRAIL (MIN. 8 FT, 1 BENCH & 1 TRASH CAN PER 1,000 FT)	2	2
ADDITIONAL BENCH&TRASH CAN IN COMMON AREAS	1	1
EXTENDED ENTRY LENGTH (GREATER THAN 1/2 LOT LENGTH)	1	2
SUBTOTAL	15	11
TOTAL	35	35

PRELIMINARY LOT COUNT TABLE

RESIDENTIAL TYPE	SUBTOTAL
25' x 80' (TH)	129
50' x 120'	177
TOTAL LOT	306

VISITOR PARKING AT TOWNHOMES

*REQUIRED TH VISITOR PARKING SPACE	32
PROVIDED TH VISITOR PARKING SPACE	47

OPENSPACE /PARKLAND

SF & TH	**PARKLAND REQUIRED (ACRE)	6
	PARKLAND PROVIDED (ACRE)	6

CITY OF ANNA REQUIREMENTS

*0.25 VISITOR PARKING PER MULTIFAMILY DWELLING UNITS EVENLY DISPERSED
**ONE ACRE OF LAND FOR EACH 50 PROPOSED MULTIFAMILY OR SINGLE FAMILY DWELLING UNITS

LAND PLANNING
LJA ENGINEERING
2150 S CENTRAL EXPRESSWAY, SUITE 380, MCKINNEY, TEXAS, 75070
214.620.2800

CIVIL ENGINEER
LJA ENGINEERING
6060 N CENTRAL EXPRESSWAY, SUITE 400, DALLAS, TEXAS, 75206
469.621.0710

OWNER/ DEVELOPER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE SUITE 103 IRVING, TEXAS 75062
(972) 659-0655

ANNA RANCH (+/-205 ACRES)
ZONING CONCEPT PLAN

Planning & Landscape Architecture
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
2150 South Central Expressway
Suite 380, McKinney, Texas 75070
P 214.620.2741

0 200' 400'

DRWN BY:	sq
CHKD BY:	tpm
DATE	10/30/2023
PROJECT NUMBER	NT400-0020

CITY OF ANNA, COLLIN COUNTY, TEXAS

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

EXHIBIT A

s:\nt\nt-land\0020\300 support\135 planning\cad\2023.10.26 concept base.dwg, aurodriguez, 10/30/2023 2:11 PM

Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision/Parcel ID: Anna Ranch

Total Number of Acres: 205

Zoning Classification(s): SF-60, C-2, I-1, & MF-2

Total Number of Lots: _____

Location: East Foster Crossing Road and Leonard Avenue Intersection

Property Owner Information & Authorization

Name/Company: Harlan Properties

Address: 2404 Texas Drive, Suite 103

City: Irving State: TX Zip Code: 75062

Phone: (972)-659-0655 Email: sureshns@aol.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: _____ Date: 10-6-23

STATE OF: Texas

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared SURESH SHRIDHARANI *(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 6th day of OCTOBER, 2023

NOTARY PUBLIC STATE OF TEXAS
GIRISH SAMARTH
My Notary ID # 132210891
Expires October 15, 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: Taylor Freeman, P.E.

Company: LJA Engineering, Inc.

Address: 6060 North Central Expressway, Suite 440

City: Dallas State: TX Zip Code: 75206

Phone: (214)-761-5166 Email: tfreeman@lja.com

Item No. 17.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 11/6/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:
Consider/Discuss/Action on the Anna Ranch, Phases 2, 3, Commercial, Multifamily, & Industrial, Revised Concept Plan. Applicant: Harlan Properties

SUMMARY:
177 Single-family dwellings, detached lots, 129 single-family dwellings, attached lots, park lot, two vacant commercial lots, vacant multi-family dwelling lot, and vacant industrial lot on 205± acres located on the northeast, southeast, and southwest corners of Leonard Avenue and E. Foster Crossing Road.

This Revised Concept Plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the Revised Concept Plan is to show the revised conceptual layout and related site improvements and locations associated with the future single-family residential, detached, single-family, attached, multi-family dwellings, park, and nonresidential development. The concept plan complies with the zoning district's area regulations as requested by the zoning case.

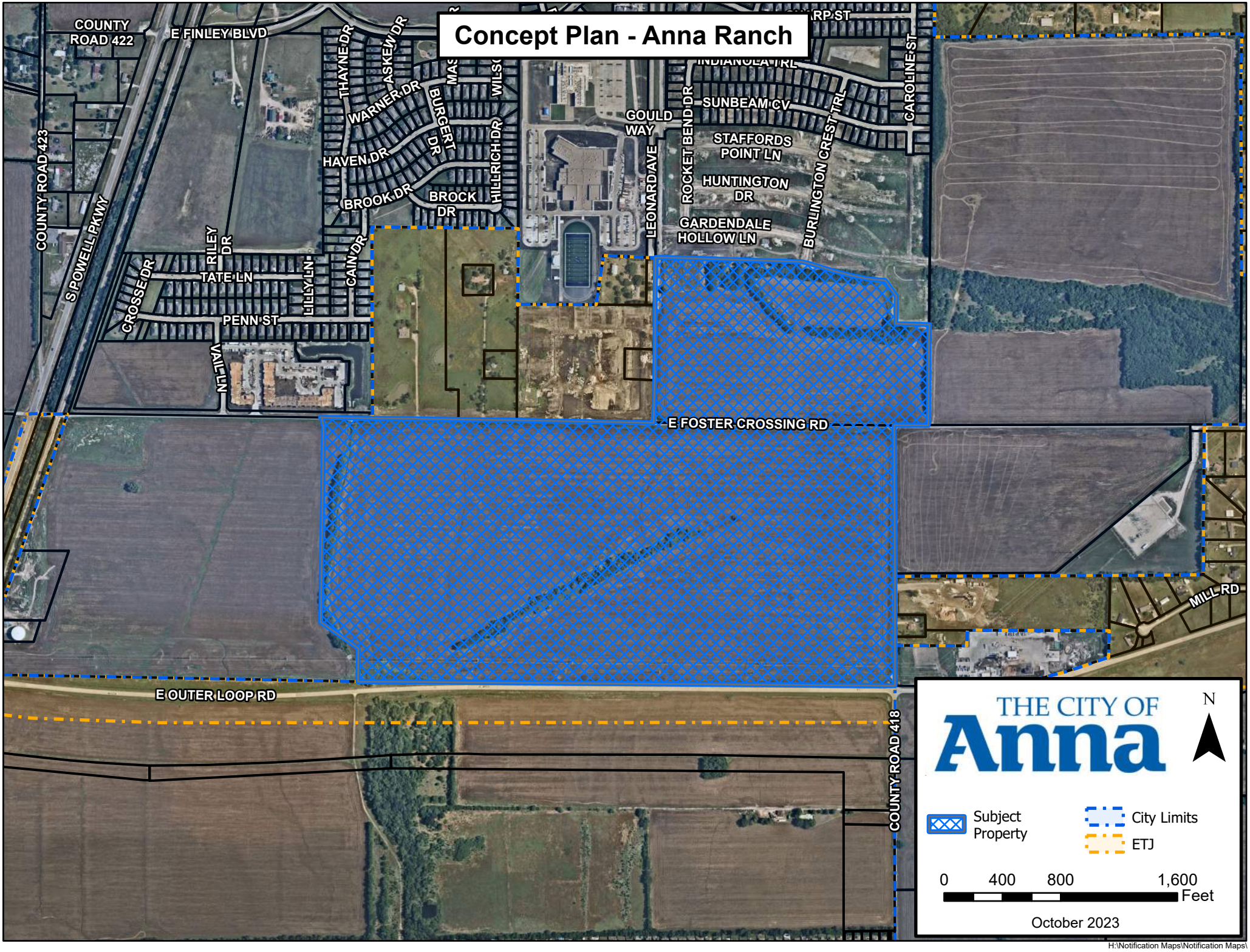
FINANCIAL IMPACT:
This item has no financial impact.

BACKGROUND:
If the zoning case is recommended for approval, the Revised Concept Plan approval shall be subject to City Council approval of the zoning request.

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

ATTACHMENTS:
1. Anna Ranch CP Locator Map
2. Exhibit A (CP) Anna Ranch 2023
3. Previously Approved Anna Ranch Concept Plan
4. Application

Concept Plan - Anna Ranch



H:\Notification Maps\Notification Maps\

ZONING REGULATION COMPARISON (TOWNHOUSE)

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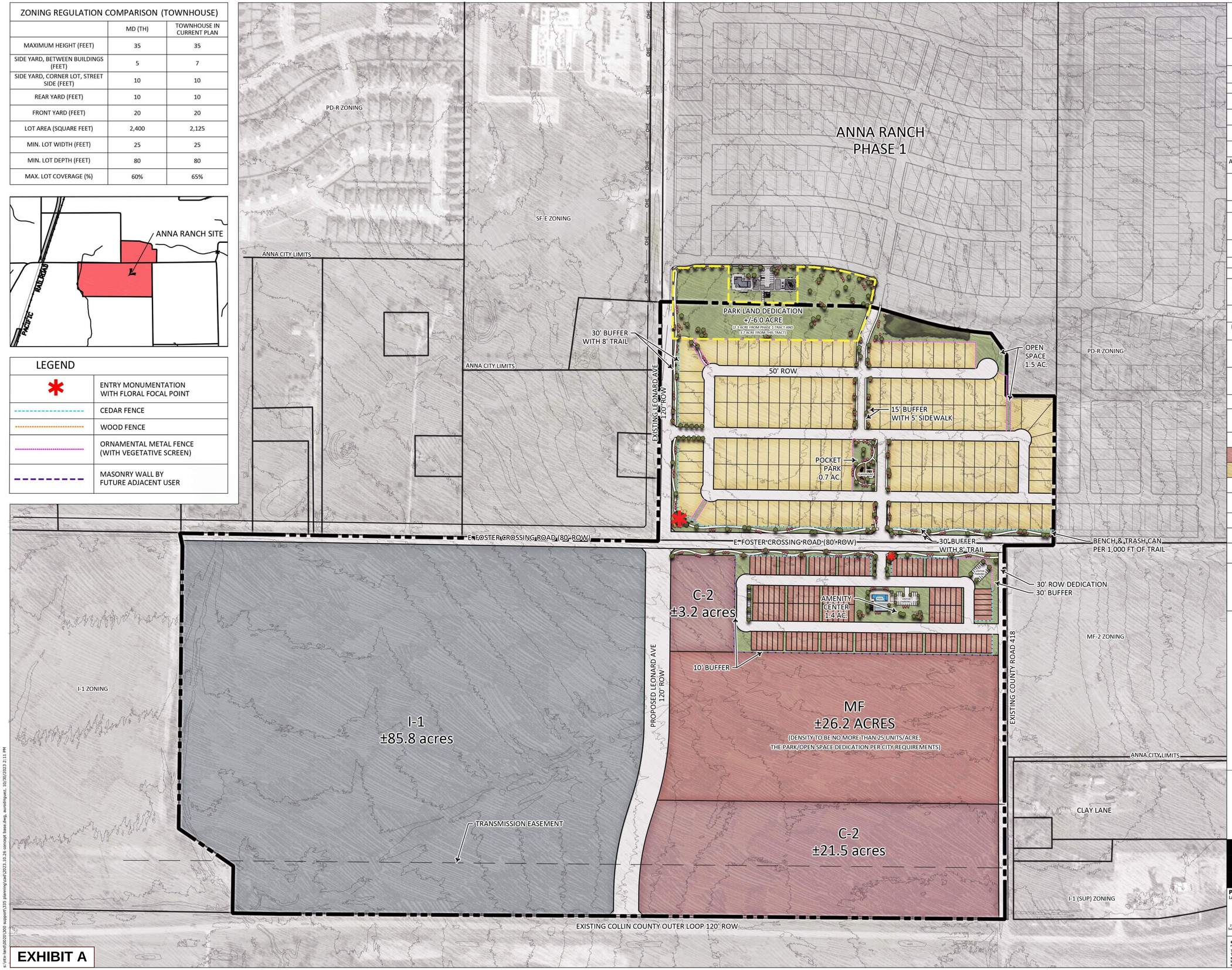
MAXIMUM HEIGHT (FEET)	35	35
SIDE YARD, BETWEEN BUILDINGS (FEET)	5	7
SIDE YARD, CORNER LOT, STREET SIDE (FEET)	10	10
REAR YARD (FEET)	10	10
FRONT YARD (FEET)	20	20
LOT AREA (SQUARE FEET)	2,400	2,125
MIN. LOT WIDTH (FEET)	25	25
MIN. LOT DEPTH (FEET)	80	80
MAX. LOT COVERAGE (%)	60%	65%

LEGEND

*	ENTRY MONUMENTATION WITH FLORAL FOCAL POINT
- - - - - -	CEDAR FENCE
- - - - - -	WOOD FENCE
- - - - - -	ORNAMENTAL METAL FENCE (WITH VEGETATIVE SCREEN)
- - - - - -	MASONRY WALL BY FUTURE ADJACENT USER



NEIGHBORHOOD ENTRY AND INTERIOR FEATURES POINT

CATEGORY 1	POINTS SUGGESTED	POINTS PROVIDED
ADDITIONAL GREEN SPACE	1/2 LOT = 2 1 LOT = 4	8
SIGNIFICANT FLORAL FOCAL POINT	2	2
ANY STRUCTURE INTEGRATED AS IDENTIFICATION THAT EXCEEDS 15'	3	3
FOR EVERY 5' INCREASE PAST THE 15' LANDSCAPE BUFFER	1 (5 MAX)	5
AMENITY CENTER (MIN. 3,000 SQ FT.)	3	3
INCREASED AMOUNT OF LARGE TREES FOR CURVILINEAR SIDEWALKS	1	1
ADDITIONAL LANDSCAPING ABOVE AND BEYOND THE REQUIREMENTS	2	2
SUBTOTAL	20	24

CATEGORY 2	POINTS SUGGESTED	POINTS PROVIDED
OPEN SPACE AT THE TERMINUS	1/2 LOT = 1 1 LOT = 2	2
INTERNAL PARKING SPACES	2	2
UPGRADED POOLS AND AMENITY CENTERS	2	2
WALKING TRAIL (MIN. 8 FT, 1 BENCH & 1 TRASH CAN PER 1,000 FT)	2	2
ADDITIONAL BENCH&TRASH CAN IN COMMON AREAS	1	1
EXTENDED ENTRY LENGTH (GREATER THAN 1/2 LOT LENGTH)	1	2
SUBTOTAL	15	11
TOTAL	35	35

PRELIMINARY LOT COUNT TABLE

RESIDENTIAL TYPE	SUBTOTAL
25' x 80' (TH)	129
50' x 120'	177
TOTAL LOT	306

VISITOR PARKING AT TOWNHOMES

*REQUIRED TH VISITOR PARKING SPACE	32
PROVIDED TH VISITOR PARKING SPACE	47

OPENSPACE /PARKLAND

SF & TH	**PARKLAND REQUIRED (ACRE)	6
	PARKLAND PROVIDED (ACRE)	6

CITY OF ANNA REQUIREMENTS

*0.25 VISITOR PARKING PER MULTIFAMILY DWELLING UNITS EVENLY DISPERSED
**ONE ACRE OF LAND FOR EACH 50 PROPOSED MULTIFAMILY OR SINGLE FAMILY DWELLING UNITS

LAND PLANNING
LJA ENGINEERING
2150 S CENTRAL EXPRESSWAY, SUITE 380, MCKINNEY, TEXAS, 75070
214.620.2800

CIVIL ENGINEER
LJA ENGINEERING
6060 N CENTRAL EXPRESSWAY, SUITE 400, DALLAS, TEXAS, 75206
469.621.0710

OWNER/ DEVELOPER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE SUITE 103 IRVING, TEXAS 75062
(972) 659-0655

ANNA RANCH (+/-205 ACRES)
ZONING CONCEPT PLAN

Planning & Landscape Architecture
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
2150 South Central Expressway
Suite 380, McKinney, Texas 75070
P 214.620.2741

0 200' 400'

DRWN BY:	sq
CHKD BY:	tpm
DATE	10/30/2023
PROJECT NUMBER	NT400-0020

CITY OF ANNA, COLLIN COUNTY, TEXAS

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EXHIBIT A

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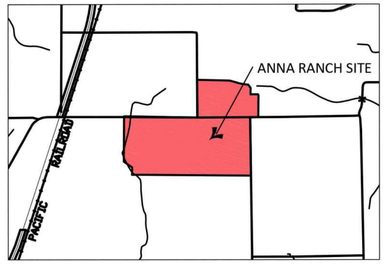
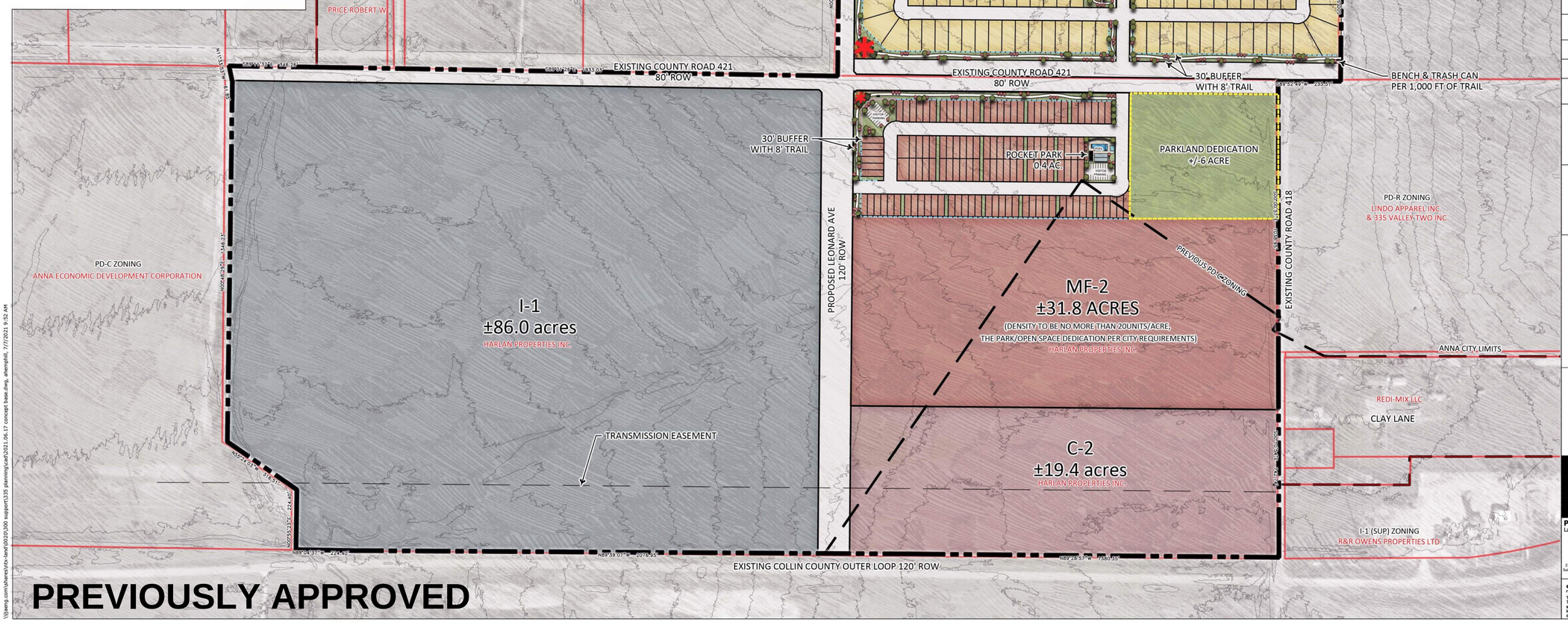
ZONING REGULATION COMPARISON (TOWNHOUSE)

	SF-TH	TOWNHOUSE IN CURRENT PLAN
MAXIMUM HEIGHT (FEET)	35	35
SIDE YARD, INTERIOR (FEET)	14	14
SIDE YARD, CORNER LOT, STREET SIDE (FEET)	15	15
REAR YARD (FEET)	25	10
FRONT YARD (FEET)	20	20
LOT AREA (SQUARE FEET)	2,700	2,125
MIN. LOT WIDTH (FEET)	25	25
MIN. LOT DEPTH (FEET)	160	85
MAX. LOT COVERAGE (%)	60%	65%
BUILDING SIZE (SQUARE FEET)	900	1,375
MASONRY* (%)	80%	80%



LEGEND

*	ENTRY MONUMENTATION WITH FLORAL FOCAL POINT
- - - - - -	MASONRY WALL
- - - - - -	ORNAMENTAL METAL FENCE (WITH VEGETATIVE SCREEN)



PREVIOUSLY APPROVED

NEIGHBORHOOD ENTRY AND INTERIOR FEATURES POINT

CATEGORY 1	POINTS AVAILABLE	POINTS PROVIDED
ADDITIONAL GREEN SPACE	1/2 LOT = 2 1 LOT = 4	4
AMENITY CENTER (MIN. 3,000 SF)	3 (5 MAX)	3
SIGNIFICANT FLORAL FOCAL POINT	2	2
ANY STRUCTURE INTEGRATED AS IDENTIFICATION THAT EXCEEDS 15'	3	3
FOR EVERY 5' INCREASE PAST THE 15' LANDSCAPE BUFFER	1 (5 MAX)	3
INCREASED AMOUNT OF LARGE TREES FOR CURVILINEAR SIDEWALKS	1	1
ADDITIONAL LANDSCAPING ABOVE AND BEYOND THE REQUIREMENTS	2	2
SUBTOTAL	20 MAX	18

CATEGORY 2	POINTS AVAILABLE	POINTS PROVIDED
OPEN SPACE AT THE TERMINUS	1/2 LOT = 1 1 LOT = 2	2
INTERNAL PARKING SPACES	2	2
UPGRADED POOLS AND AMENITY CENTERS	2	2
DOG PARK (MIN 3 ACRES)	8	8
WALKING TRAIL (MIN. 8 FT, 1 BENCH & 1 TRASH CAN PER 1,000 FT)	2	2
ADDITIONAL BENCH&TRASH CAN IN COMMON AREAS	1	1
SUBTOTAL	15 MAX	17
TOTAL	35	35

PRELIMINARY LOT COUNT TABLE

RESIDENTIAL TYPE	SUBTOTAL
25' x 85' (TH)	123
50' x 120'	176
TOTAL LOT	299

VISITOR PARKING AT TOWNHOMES

*REQUIRED TH VISITOR PARKING SPACE	31
PROVIDED TH VISITOR PARKING SPACE	34

OPENSPACE /PARKLAND

SF & TH	**PARKLAND REQUIRED (ACRE)	6.0
	PARKLAND PROVIDED (ACRE)	5.0
MF-2	**PARKLAND REQUIRED (ACRE)	MAX 12.7
	PARKLAND PROVIDED (ACRE)	6.0

CITY OF ANNA REQUIREMENTS

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OWNER/ DEVELOPER
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Urban Design
Landscape Architecture
2150 South Central Expressway
Suite 380 McKinney, Texas 75070
P 214.620.2745

0 200' 400'

CITY OF ANNA, COLLIN COUNTY, TEXAS

DRWN BY:	xb
CHKD BY:	tpm
DATE	7/7/2021
PROJECT NUMBER	NT400-0020

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Owner Authorization and Representative Designation

THE CITY OF Anna

Property Description

Subdivision/Parcel ID: Anna Ranch

Total Number of Acres: 205

Zoning Classification(s): SF-60, C-2, I-1, & MF-2

Total Number of Lots: _____

Location: East Foster Crossing Road and Leonard Avenue Intersection

Property Owner Information & Authorization

Name/Company: Harlan Properties

Address: 2404 Texas Drive, Suite 103

City: Irving State: TX Zip Code: 75062

Phone: (972)-659-0655 Email: sureshns@aol.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: _____ Date: 10-6-23

STATE OF: Texas

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared SURESH SHRIDHARANI *(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 6th day of OCTOBER, 2023

NOTARY PUBLIC STATE OF TEXAS
GIRISH SAMARTH
My Notary ID # 132210891
Expires October 15, 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: Taylor Freeman, P.E.

Company: LJA Engineering, Inc.

Address: 6060 North Central Expressway, Suite 440

City: Dallas State: TX Zip Code: 75206

Phone: (214)-761-5166 Email: tfreeman@lja.com