

AGENDA



PLANNING AND ZONING COMMISSION

Monday, December 4, 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 12/04/2023 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 minutes of the November 6, 2023 Planning & Zoning Commission Meeting.
7. Approve a Resolution regarding the Anna ISD Park Addition, Block A, Lots 1R & 3, Preliminary Replat. Applicant: Anna ISD
8. Approve a Resolution regarding the Anna ISD Park Addition, Block A, Lot 3, Site Plan. Applicant: Anna ISD
9. Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 9R, Site Plan. Applicant: Anna 31 Retail LP
10. Approve a Resolution regarding the Anna RWRF Addition, Block A, Lot 1, Final Plat. Applicant: City of Anna
11. Approve a Resolution regarding the Anna Town Center Addition, Block A, Lot 10R, Site Plan. Applicant: Clark L. Johnson, JF Holdings
12. Approve a Resolution regarding the Canvas at Anna, Block A, Lot 1, Final Plat. Applicant: Canvas Anna Owner, LLC
13. Approve a Resolution regarding the Coyote Meadows, Phase 1A, Block E, Lot 1X, Site Plan. Applicant: Starlight Homes Texas, LLC
14. Approve a Resolution regarding the DHI Anna, Block A, Lots 2 & 3, Preliminary Site Plan. Applicant: DHI Communities.
15. Approve a Resolution regarding the Br Leonard Addition, Block A, Lot 1, Final Plat.

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.

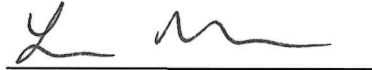
Applicant: Bret & Brandy Leonard

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

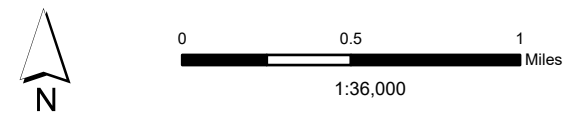
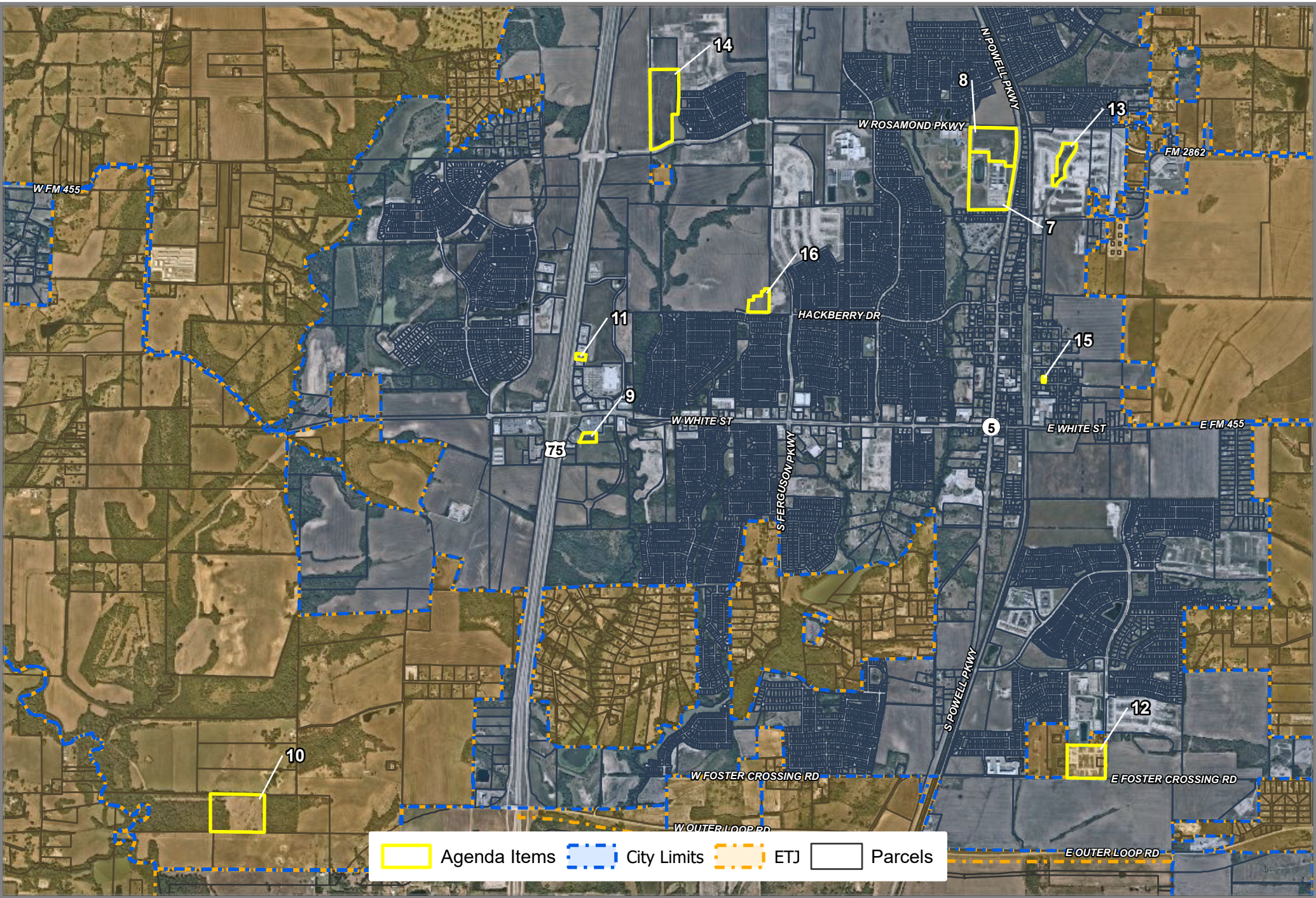
Items for Future Discussion

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 12/04/2023.



Lauren Mecke
Planning Manager



City of Anna, December 4, 2023 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 11/28/2023

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





Item No. 5.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

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

SUMMARY:

At the November 6, 2023 Planning & Zoning Commission Meeting, the Commission voted to approve the October 2, 2023 meeting minutes. Since that time, a request has been made to correct a comment made by one of our neighbors in attendance.

After reviewing the meeting video, staff made the requested revision and recommends approval of the updated 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-updated

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.

Dr. Glenn Brown, residing at 2109 Adriana Drive, spoke in opposition of the zoning request explaining that this project is in direct conflict with the 2050 Plan. The area in question is some of the most beautiful area for wildlife, and is intended to 5+ acre estates and a golf course. Dr. Glenn Brown encouraged the developer to coordinate with the Economic Development Department and Joey Grisham for locations where infrastructure is already in place.

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: 12/4/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes of the November 6, 2023 Planning & Zoning Commission Meeting.

SUMMARY:

Minutes from the November 6, 2023 Planning & Zoning Commission Meeting.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. 11-06-2023 PZ Minutes-Updated

MINUTES
PLANNING AND ZONING COMMISSION
November 6, 2023

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

1. Call to Order and Establishment of Quorum

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

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

2. Invocation and Pledge of Allegiance

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

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

There were no speakers.

4. Location Map

Consent Items

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval of consent items 5-14. The vote was unanimous.

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

Items for Individual Consideration

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

Ms. Mecke introduced the item. The applicant is requesting a waiver from the new minimum cul-de-sac length of 400 feet and proposing 356 feet, 44 feet short of the requirement. The applicant is also requesting a variance for the minimum lot depth and minimum lot area for several lots. The Planning & Zoning Commission nor Council have jurisdiction to approve a variance unless its part of a zoning request. This request has gone before the Board of Adjustments however the applicant requested to table the variance request to see if they could modify the area of some of the lots. Planning recommends approval subject to City Council approval of the waiver request, Board of Adjustments granting the variance and subject to additions and/or alterations to the engineering plans required by the Public Works Department.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Walden to recommend approval of the Preliminary Plat. The vote was Unanimous.

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 (CR421).

The Public Hearing opened at 6:05 p.m.

Ms. Mecke introduced the item. Based on an adjacent development's proposed park land dedication, the Parks Advisory Board only recommended approval of one of the proposed park land dedication sites within this development. Following the Parks Advisory Board recommendation, the applicant is required to update the Planned Development language and is proposing additional amendments including reflecting the newly adopted zoning language and providing additional landscape buffer and tree stipulations. Staff received six letters in opposition.

Commissioner Walden questioned what was to be built in Block E of the far southeast corner as shown on the Site Plan of the adjacent development.

Ms. Mecke stated that the property is designated for other municipal projects, potentially a fire station. She continued by saying that the laws are very strict when it comes to parkland dedication. If the property is dedicated to parks it must be parks but stated the developer specifically cut out a smaller tract of land for future municipal services.

Chairwoman Patterson-Herndon asked Ms. Mecke to please pull up the slide that shows the previous Concept Plan approved by the Parks Board. She pointed out that at the bottom of the plan you have a 19.4, C-2 acre tract but asked if what is being recommended is for 21.5 acres and for the multi-family being reduced from 31.8 down to 26.2 with the addition of C-2 in the top left corner facing Leonard Avenue. She asked if these are these the requested reductions?

Ms. Mecke stated that is correct.

Chairwoman Patterson-Herndon stated that she noticed the previously approved amenity center had disappeared from the plan.

Ms. Mecke stated that when Phase 1 was built, they built their own amenity center. Phases 2 and 3 will not be part of the same HOA so when it was redesigned, the applicant increased the size within the town homes section of the amenity center.

The applicant's representative, Mr. Jaison Stephen with LJA Engineering, stated that he had been working with staff on the updated zoning and ask for the Commissioners approval.

Chairwoman Kelly Patterson-Herndon asked if Mr. Stephen could explain the changes specifically, as it pertains to the landscape request.

Mr. Stephen explained that all of the landscaping is going to match what is required in the base zoning. He further stated that should the C-2 property adjacent to the Outer Loop and multi-family be turned into Industrial, a buffer and landscaping would be required. He further explained that they would also be putting a 20-foot landscape buffer with canopy trees, staggered every 25 feet, or they would plant evergreens every couple of feet along with canopy trees every 50 feet.

Ms. Mecke stated that the Commission would notice in the multi-family section that it's reducing the Buffer from 60 to 20 feet, which is still above and beyond what is required in the zoning ordinance. Typically, when non-commercial or multifamily developments are adjacent to single-family uses, including town homes, it's a 10-foot landscape buffer. This is an increase from the current zoning. Under the old zoning ordinance, there was a requirement for a 60-foot building setback and there was a vegetative buffer in the 2021 zoning. This was reduced to 20 feet instead of 10 feet.

Commissioner Blanscet asked if Leonard Avenue would be increased from a 2-lane to a 4-lane highway when Phase 2 is constructed.

Ms. Mecke stated that they will be required to construct the additional two lanes. She also explained that south of Foster Crossing is a CIP project that will most likely begin soon. Ms. Mecke stated that typically when a development occurs, the developer is required to build their frontage of the new road and in this case, it was bumped up as a priority.

Commissioner Blanscet asked if there were plans to add a signal at this intersection due to the growth and the schools in the area.

Mr. Altobelli stated that studies would be needed to see how much traffic is going through the area and that at a minimum it would be a 4-way stop. However, it would be based on the traffic and how fast that area grows.

Chairwoman Patterson-Herndon asked how far out that was.

Mr. Altobelli mentioned that this would all be based on growth.

Commissioner Nylec asked if by chance the applicant knew what was going on in the C-2 zoning area.

Mr. Stephen said at this time they do not, but it could be anything from a strip mall for retail uses to an office or entertainment.

Chairwoman Patterson-Herndon said it looks like the consensus amongst those in opposition is the decrease of the landscape buffer between single-family and multi-family.

Ms. Mecke explained most of the comments received were regarding reducing the vegetative buffer from 60 to 20 feet as well as the fencing along Leonard Avenue.

Chairwoman Patterson-Herndon stated that the requirement are 10 feet so 20 feet is still generous. She asked where the 60 feet came from?

Ms. Mecke explained that what they proposed is unique. The applicant is proposing the town homes have a 10-foot landscape buffer that would have 1 tree per 40 linear feet and then if developed as multifamily they would have a 20-foot landscape buffer that also has 1 tree per 40 linear feet. Currently outside of Anna Ranch, the requirement is a 10-foot landscape buffer with 1 tree per 40 linear feet.

Chairwoman Patterson-Herndon asked what is the issue with the fencing?

Ms. Mecke explained that there were concerns about the wood fencing along Leonard Avenue that is currently permitted in the 2021 Planned Development Ordinance. Some of the comments were that the neighbors would prefer masonry walls.

Chairwoman Patterson-Herndon asked if the applicant would be opposed to doing masonry walls?

Mr. Stephen said he would have to check with the owner of the property on that.

Mr. Altobelli stated that when the initial zoning came in, if you looked at Anna Town Square, most of the screening along the major thoroughfare was wrought iron.

Chairwoman Patterson-Herndon questioned if the multi-family being reduced from 31.8 acres to 26.2 acres were to decide to put a 4-story apartment building and if so, what would the buffer be?

Mr. Altobelli stated that it would be 70 feet and that it would be the building setback.

Commissioner Walden asked if it was mentioned to do board-on-board fencing and if the developer will be using this?

Mr. Altobelli responded that along the major thoroughfare it will be wood fencing with masonry columns for the residential component but didn't believe it would go all the way down Collin County Outer Loop.

Commissioner Walden said when reading the opposition letters, it seems as though the housing is not even getting that.

Mr. Altobelli stated that was correct and that when the initial zoning came in, staff wanted to ensure we were creating additional buffers to preserve the neighborhood from Leonard Avenue and East Foster Crossing. He further explained that East Foster Crossing is not a divided road and that it will be a 4-lane undivided highway.

Commissioner Martin asked what is between the single-family and the multi-family?

Mr. Altobelli responded that anytime you have residential and multi-family they are required to provide

some type of buffering before it used to be masonry everywhere, whereas now there are options of an irrigated living screen that is dense, a combination of both, a wrought iron and irrigated living screen as well as board-on-board and irrigated living screen but stated there will always be some type of living barrier.

Commissioner Martin asked what the distance requirement is.

Mr. Altobelli said as it relates to the single-family, typically you have the 20-foot setback but this all depends on the size and height of the building.

The Public Hearing was closed at 6:24 p.m.

A motion was made by Commissioner Walden, seconded by Commissioner Nylec to recommend approval of the zoning request. The vote was unanimous.

17. Consider/Discuss/Action on the Anna Ranch, Phases 2, 3, Commercial, Multifamily, & Industrial, Revised Concept Plan.

Ms. Mecke Introduced the item. This is the revised Concept Plan that goes along with the zoning case and is recommended for approval subject to City Council approval of the zoning request.

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

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Blanscet to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:26 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle, Planner II



Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Anna ISD Park Addition, Block A, Lots 1R & 3, Preliminary Replat. Applicant: Anna ISD

SUMMARY:

Civic Center (Anna ISD Administration building), School, and Public Athletic Field on two lots on 49.6± acres located at the southwest corner of Rosamond Parkway and N Powell Parkway. Zoned: Agricultural (AG) District & Planned Development (Ord. No. 760-2017).

The purpose of the Preliminary Replat is to subdivide an existing lot and propose easements necessary for the construction of the Anna ISD Administration building on Lot 3.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

Recommend approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

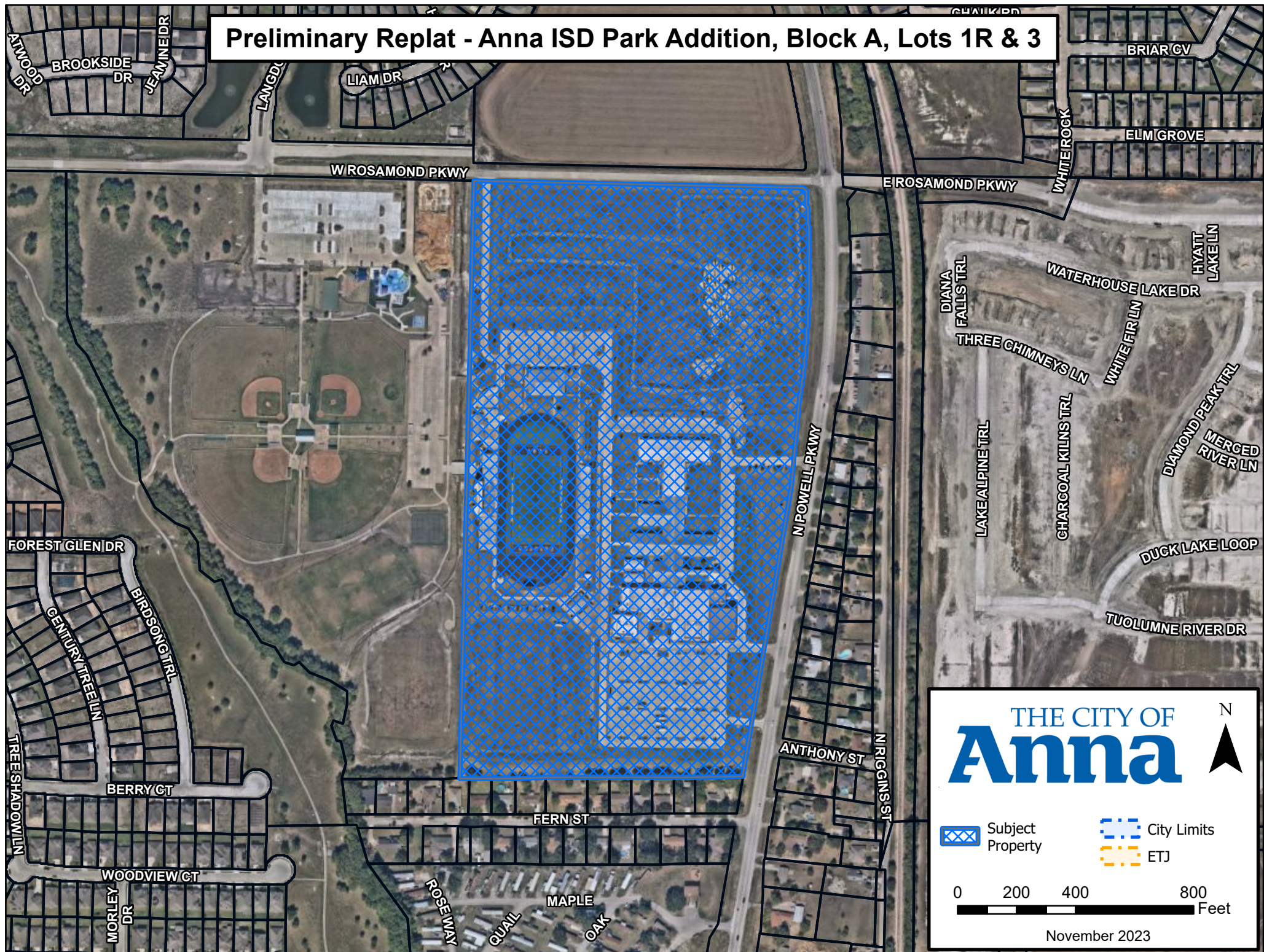
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anna ISD Park Addition Block A Lots 1R 3 Prel. Replat Locator Map
2. RESOLUTION - (PR) Anna ISD Addition, Block A, Lots 1R & 3
3. Exhibit A (STAMPED) - PR (Anna ISD Park Addition, BI A, Lts 1R & 3)
4. P&Z Signed Application

Preliminary Replat - Anna ISD Park Addition, Block A, Lots 1R & 3



THE CITY OF
Anna

 Subject Property

 City Limits
 ETJ

0 200 400 800 Feet

November 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA ISD PARK ADDITION, BLOCK A, LOT 1R & 3, 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, Anna ISD has submitted an application for the approval of the Anna ISD Park Addition, Block A, Lots 1R & 3, Preliminary Replat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Replat

The Planning & Zoning Commission hereby approves Anna ISD Park Addition, Block A, Lots 1R & 3, 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 4th day of December, 2023.

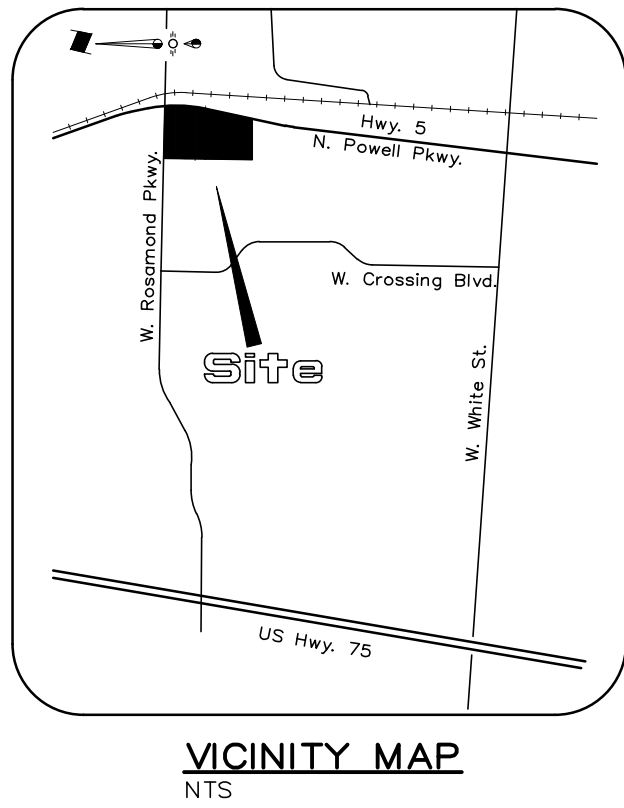
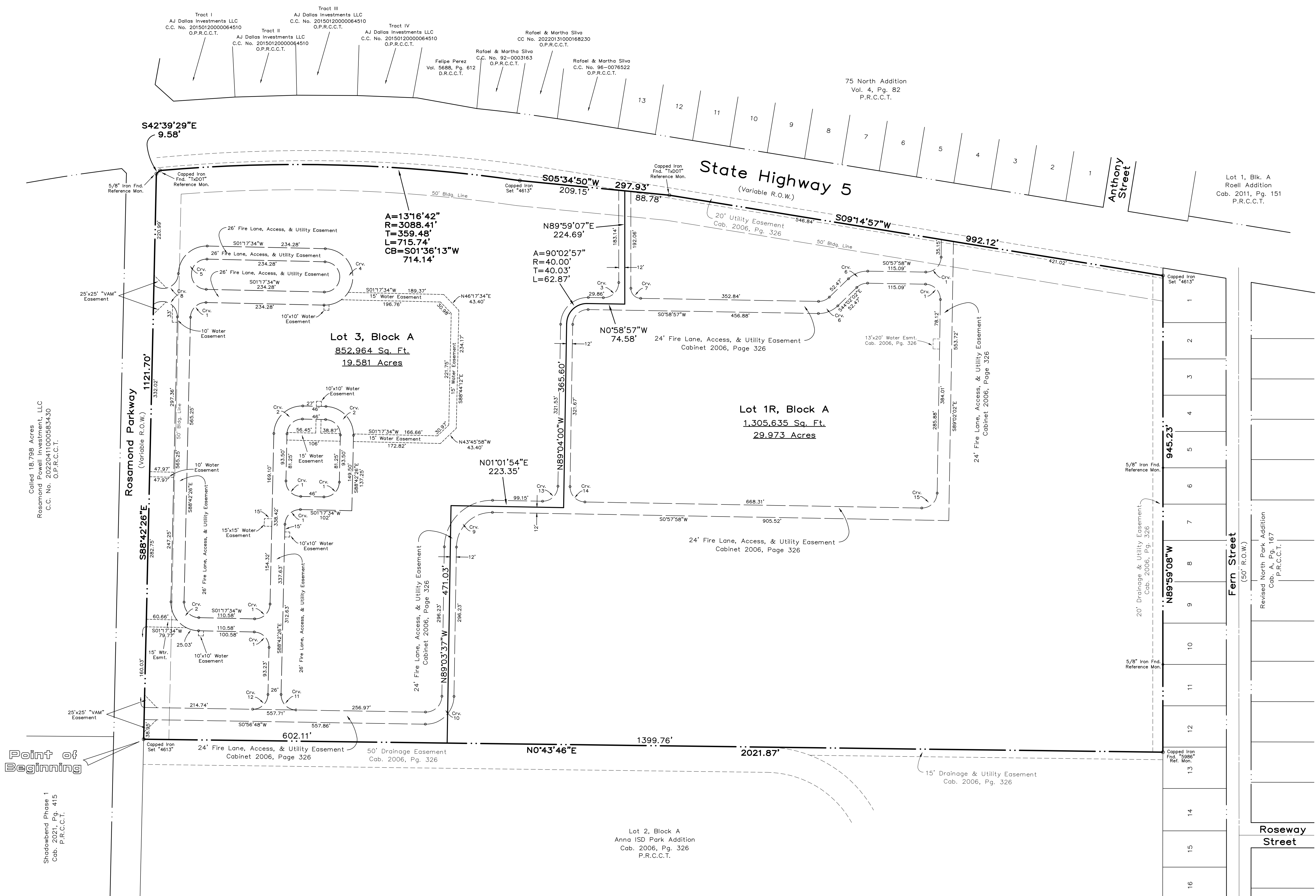
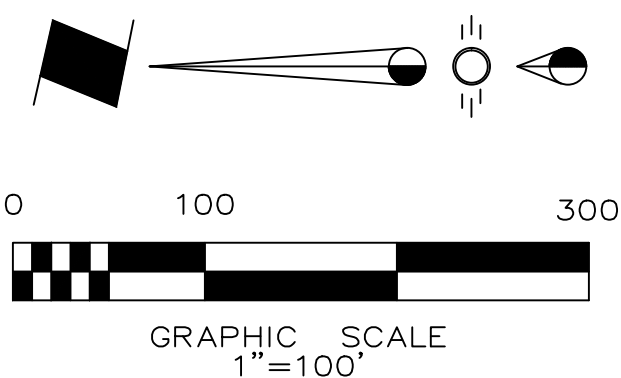
ATTEST:

APPROVED:

Director of Development Services,
Ross Altobelli

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

EXHIBIT A
Sheet 1 of 2



SHEET 1 OF 2
PRELIMINARY REPLAT

ANNA ISD
PARK ADDITION
Lots 1R & 3, BLOCK A
49.555 Acres Situated In The
GWYN MORRISON SURVEY ~ ABST. 559
ANNA, COLLIN COUNTY, TEXAS

Being A Replat Of Lot 1, Block A
ANNA ISD PARK ADDITION
Recorded In Cabinet 2006, Page 326 P.R.C.C.T.

Owner
Anna Independent School District
Brad Duncan
501 South Sheryl Avenue
Anna, Texas 75409
Telephone 972 904-1000

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

Surveyor
Surdukan Surveying, Inc.
Attn: David Surdukan
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
November 21, 2023

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

NOTICE:
Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

NOTE:
All easements are by this plat, unless recording information is provided.

PURPOSE OF REPLAT:
To divide the property into two lots, and provide the easements necessary for development.

OWNER’S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Anna Independent School District is the owner of a tract of land situated in the Gwyn Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, and being all of Lot 1, Block A, Anna ISD Park Addition, an addition to the City of Anna as recorded in Cabinet 2006, Page 326, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2” capped iron rod with yellow plastic cap stamped “4613” set for corner in the south line of Rosamond Parkway (a variable width R.O.W.), said point being the northeast corner of Lot 2, Block A, Anna ISD Park Addition as recorded in Cabinet 2006, Page 326, Plat Records of Collin County, Texas;

THENCE S88°42’26”E, with the south line of Rosamond Parkway, a distance of 1121.70 feet to a 5/8” iron rod found for corner, said point being the northwest end of a corner clip at the intersection of the west line of State Highway No. 5 (a variable width R.O.W.);

THENCE S42°39’29”E, along said corner clip, a distance of 9.58 feet to a capped iron rod stamped “TxDOT” found for corner in the aforementioned west line of State Highway No. 5, said point being the beginning of a non-tangent curve to the right having a central angle of 13°16’42”, a radius of 3088.41 feet, a tangent length of 359.48 feet, and a chord bearing S01°36’13”W, 714.14 feet;

THENCE in a southerly direction along said curve to the right, and with the west line of State Highway No. 5, an arc distance of 715.74 feet to a 1/2” iron rod with yellow plastic cap stamped “4613” set for corner and the end of said curve;

THENCE S05°34’50”W, with the west line of State Highway No. 5, a distance of 297.93 feet to a capped iron rod stamped “TxDOT” found for corner;

THENCE S09°14’57”W, with the west line of State Highway No. 5, a distance of 992.12 feet to a 1/2” iron rod with yellow plastic cap stamped “4613” set for corner, said point being in the north line of Revised North Park Addition, an addition to the City of Anna, Texas, as recorded in Cabinet A, Page 167, Plat Records of Collin County, Texas;

THENCE N89°59’08”W, leaving State Highway No. 5, and with the north line of Revised North Park Addition, a distance of 945.23 feet to a capped iron rod stamped “5986” found for corner, said point being the southeast corner of the aforementioned Lot 2, Block A, Anna ISD Park Addition;

THENCE N00°43’46”E, with the east line of said Lot 2, a distance of 2021.87 feet to the POINT OF BEGINNING and CONTAINING 2,158,600 square feet, or 49.555 acres of land.

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nod83, North Central Zone, Nod 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Anna Independent School District, acting herein by and through its duly authorized agent, does hereby adopt this plat designating the property as Anna ISD Park Addition, Lots 1R & 3, Block A, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, and to the public use forever, the streets and easement shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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, without City of Anna approval. 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 the 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, 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 approved subject to all platting ordinances, rules, and regulations of the City of Anna, Texas.

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

Anna Independent School District
By:
Title:

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 and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Public in and for
the State of Texas

FIRE LANE EASEMENT

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 structure, fences, trees, shrubs or other improvements or obstructions 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 the fire lanes stating “Fire Lane, No Parking”. The police or his duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police 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.

VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT

The area or areas shown on the plat as “VAM” (Visibility, Access, and Maintenance) Easements are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscape 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 obstructions 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.

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services

SURVEYOR’S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that this plat was was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Anna, Collin County, Texas.

Dated this the _____ day of _____, 2023.

David J. Surdukan, RPLS
Registration No. 4613

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 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 purpose and considerations therein expressed.

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

Notary Public in and for
the State of Texas

SHEET 2 OF 2
PRELIMINARY REPLAT

ANNA ISD
PARK ADDITION
Lots 1R & 3, BLOCK A
49.555 Acres Situated In The
GWYN MORRISON SURVEY ~ ABST. 559
ANNA, COLLIN COUNTY, TEXAS
Being A Replat Of Lot 1, Block A
ANNA ISD PARK ADDITION
Recorded In Cabinet 2006, Page 326 P.R.C.C.T.

Owner
Anna Independent School District
Brad Duncan
501 South Sherly Avenue
Anna, Texas 75409
Telephone 972 904—1000
Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359—1733
Surveyor
Surdukan Surveying, Inc.
Attn: David Surdukan
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924—8200
November 21, 2023

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

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, 20 23



Carrie E. Berman
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

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

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

SUMMARY:

Civic Center (Anna ISD Administration building) on one lot on 19.6± acres located at the southwest corner of Rosamond Parkway and N Powell Parkway. Zoned: Agricultural (AG) District.

The purpose of the Site Plan is to show the proposed Anna ISD Administration building development and related site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

Recommend approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anna ISD Park Addition, Block A, Lot 3 Site Plan Locator Map
2. RESOLUTION - (SP) Anna ISD Park Addition, Block A, Lot 3
3. Exhibit A (STAMPED) - SP (Anna ISD Park Addition, Bl A, Lt 3)
4. P&Z Signed Application

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



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA ISD PARK ADDITION, BLOCK A, LOT 3, 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 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 Anna ISD Park Addition, Block A, Lot 3, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

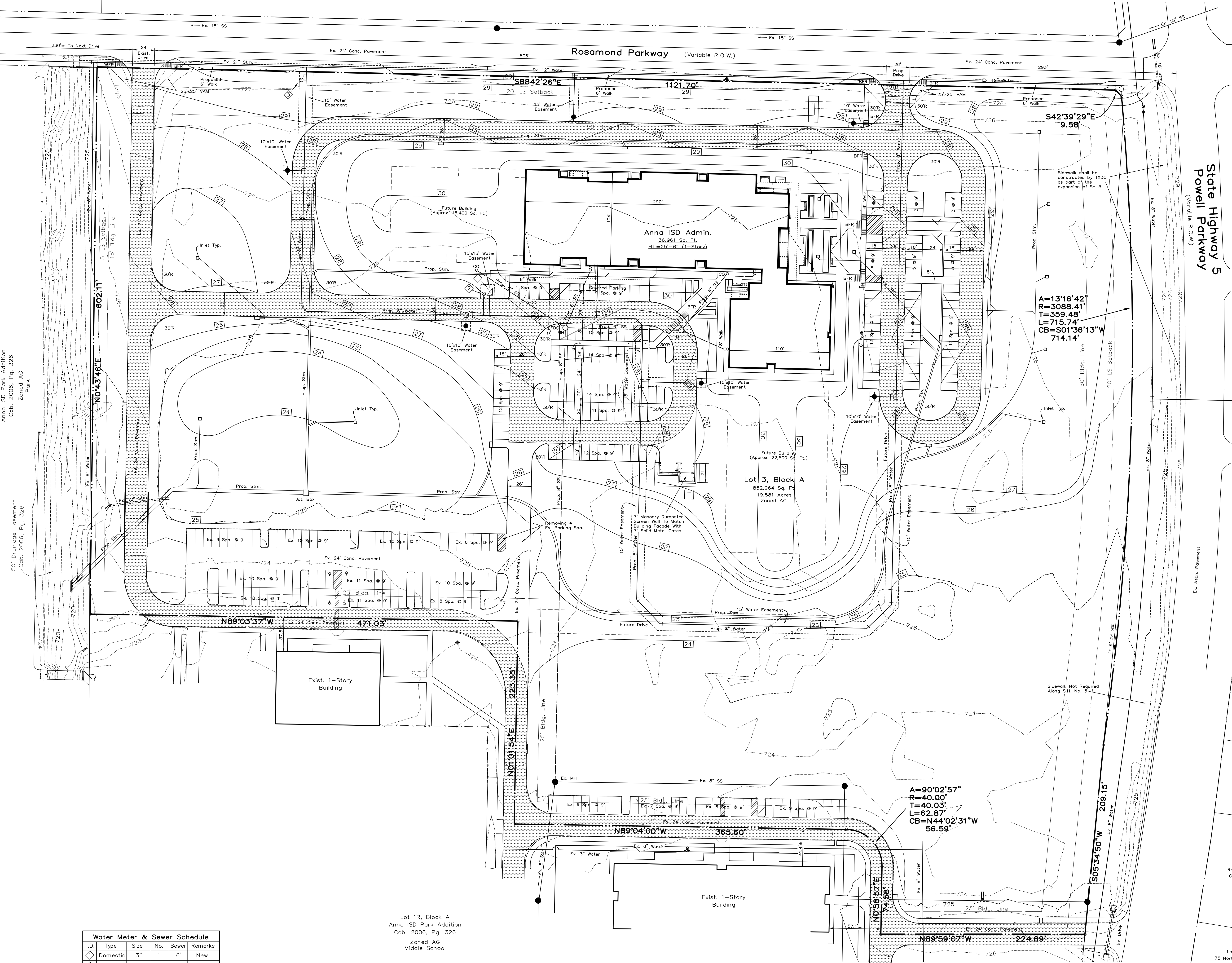
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of December, 2023.

ATTEST:

APPROVED:

Director of Development Services,
Ross Altobelli

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



Water Meter & Sewer Schedule					
I.D.	Type	Size	No.	Sewer	Remarks
◇	Domestic	3"	1	6"	New
◇	Irrigation	2"	1	NA	New
◇	Irrigation	2"	1	NA	New

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

SITE PLAN

**ANNA ISD
PARK ADDITION**
Lot 3, BLOCK A

19.581 Acres Situated In The
GWYN MORRISON SURVEY ~ ABST. 559
ANNA, COLLIN COUNTY, TEXAS

Owner
Anna Independent School District
Brad Duncan
501 South Sherley Avenue
Anna, Texas 75409
Telephone 972 904-1000
Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
November 21, 2023

SITE DATA SUMMARY TABLE		
Item	Value	Notes
General Site Data		
Zone (from zoning map)	AG/THOR Overlay	
Land Use (from zoning ordinance)	Civic Center	
Lot Area (square feet & acres)	852,964	(19.581 Acres)
Building Footprint Area (square feet)	36,961	
Total Building Area (square feet)	36,961	
Approx. Future Building Area (square feet)	74,961	
Building Height (ft. stories)	1-Story	
Building Height (feet - distance to tallest building element)	25'-6"	
Lot Coverage (percent) - xxx%	4.3%	
Future Lot Coverage (percent) - xxx%	8.8%	
Parking		
Parking Ratio (from zoning ordinance) - (4 Spa/1,000 SF GFA)		
Required Parking (if spaces)	148	
Future Required Parking (if spaces)	300	
Total Parking Provided (if spaces) - (126 existing, 149 new)	275	
Accessible Parking Required (if spaces)	7	
Accessible Parking Provided (if spaces)	10	

*PARKING ON THIS LOT WILL ALSO BE FOR THE BENEFIT OF THE STADIUM AS REQUIRED BY ORDINANCE NO. 760-2017

Tract IV
AJ Dallas Investments LLC
CC No. 20150120000064510

Tract III
AJ Dallas Investments LLC
CC No. 20150120000064510

Tract II
AJ Dallas Investments LLC
CC No. 20150120000064510

Tract I
AJ Dallas Investments LLC
CC No. 20150120000064510

Rafael & Martha Silva
CC No. 92-0003163

Rafael & Martha Silva
CC No. 20220131000168230

Rafael & Martha Silva
CC No. 96-0076522

Lot 13
75 North Addition

Lot 2, Block A
Anna ISD Park Addition
Cab. 2006, Pg. 326
Zoned AG
Park

50' Drainage Easement
Cab. 2006, Pg. 326
Zoned AG
Park

Lot 1R, Block A
Anna ISD Park Addition
Cab. 2006, Pg. 326
Zoned AG
Middle School

Owner Authorization and Representative Designation



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, 20 23



Carrie E. Berman
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

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 9.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 9R, Site Plan.
Applicant: Anna 31 Retail LP

SUMMARY:

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

The purpose of the Site Plan is to show the proposed self-storage 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. Anna Retail Addition, Block A, Lot 9R Locator Map
2. RESOLUTION - (SP) Anna Retail Addition, Block A, Lot 9R
3. Exhibit A (STAMPED) - SP (Anna Retail Addition, Block A, Lot 9R)
4. Signed P&Z Application

Site Plan - Anna Retail Addition, Block A, Lot 9R

US HIGHWAY 75

S CENTRAL EXPY

W WHITE ST

S BUDDY HAYES BLVD

THE CITY OF
Anna

N

 Subject Property

 City Limits

 ETJ

0 100 200 400 Feet

November 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RETAIL ADDITION, BLOCK A, LOT 9R, 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 31 Retail LP has submitted an application for the approval of Anna Retail Addition, Block A, Lot 9R, 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 Anna Retail Addition, Block A, Lot 9R, 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 4th day of December, 2023.

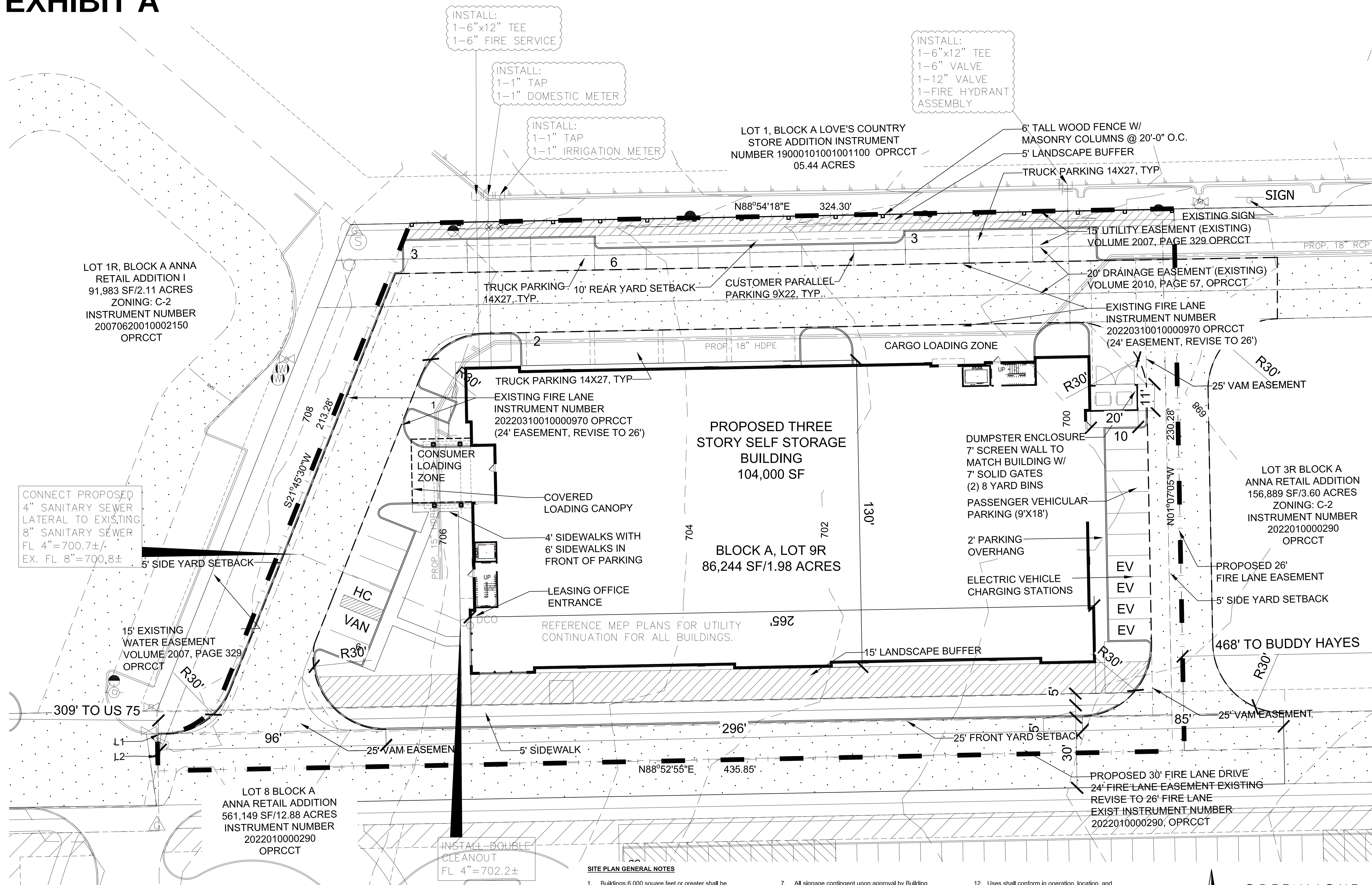
ATTEST:

APPROVED:

Director of Development Services,
Ross Altobelli

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

EXHIBIT A



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

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

SITE PLAN GENERAL NOTES

- | | | |
|---|--|---|
| <p>1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.</p> <p>2. Fire lanes shall be designed and constructed per city standards.</p> <p>3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.</p> <p>4. FIVE-foot wide sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city.</p> <p>5. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.</p> <p>6. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.</p> | <p>7. All signage contingent upon approval by Building Inspections Department.</p> <p>8. Approval of the site plan is not final until all engineering plans are approved.</p> <p>9. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.</p> <p>10. Outdoor lighting shall comply with illumination standards within city ordinance. Please contact the Building Inspections Department to determine the type of construction and occupancy group.</p> <p>11. All private electrical transmission, distribution, and service lines must be underground.</p> | <p>12. Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.</p> |
|---|--|---|

GREENLIGHT

STUDIO, LLC
www.greenlightcompany.com

100 N. Cottonwood Drive Suite 104
Richardson, Texas 75080
214.810.4535

Drawn by/Checked By:
Tyler Adams, Registered Architect 21898

Owner:
Anna 31 Retail LP
8400 Westchester Dr. Suite 300
Dallas, Texas 75225
Contact: David Claassen - 214.361.8300

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

CITY PROJECT _____

SITE PLAN

ANNA RETAIL ADDITION

Lot 9R Block A
1.98 Acres
City of Anna, Collin County, Texas
Thomas Rattan Survey Abstract 782
Prepared: November 27, 2023

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

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

Property Owner Information & Authorization

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

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Tyler Adams (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.

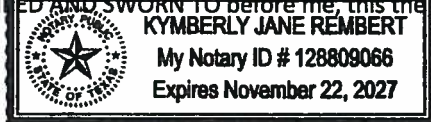
Property Owner's Signature: [Signature] Date: 11-7-23

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared David Claassen - manager of Anna 31 Retail, LP (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 7th day of November, 2023



[Signature]
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Architect
Name: Tyler Adams
Company: Greenlight Studio
Address: 100 N Corrontwood Drive Suite 104
City: Richardson State: Texas Zip Code: 75080
Phone: 214.810.4535 Email: tyler@aldevco.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 10.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Anna RWRF Addition, Block A, Lot 1, Final Plat.
Applicant: City of Anna

SUMMARY:

Civic Center (wastewater treatment plant) on one lot on 28.1± acres located on the north side of County Road 286, 4,035± feet southwest of W. Foster Crossing Road. Located within the Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to establish lot and block boundaries, and dedicate easements and street rights-of-way necessary for completion of the wastewater treatment plant.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

Recommend approval as submitted.

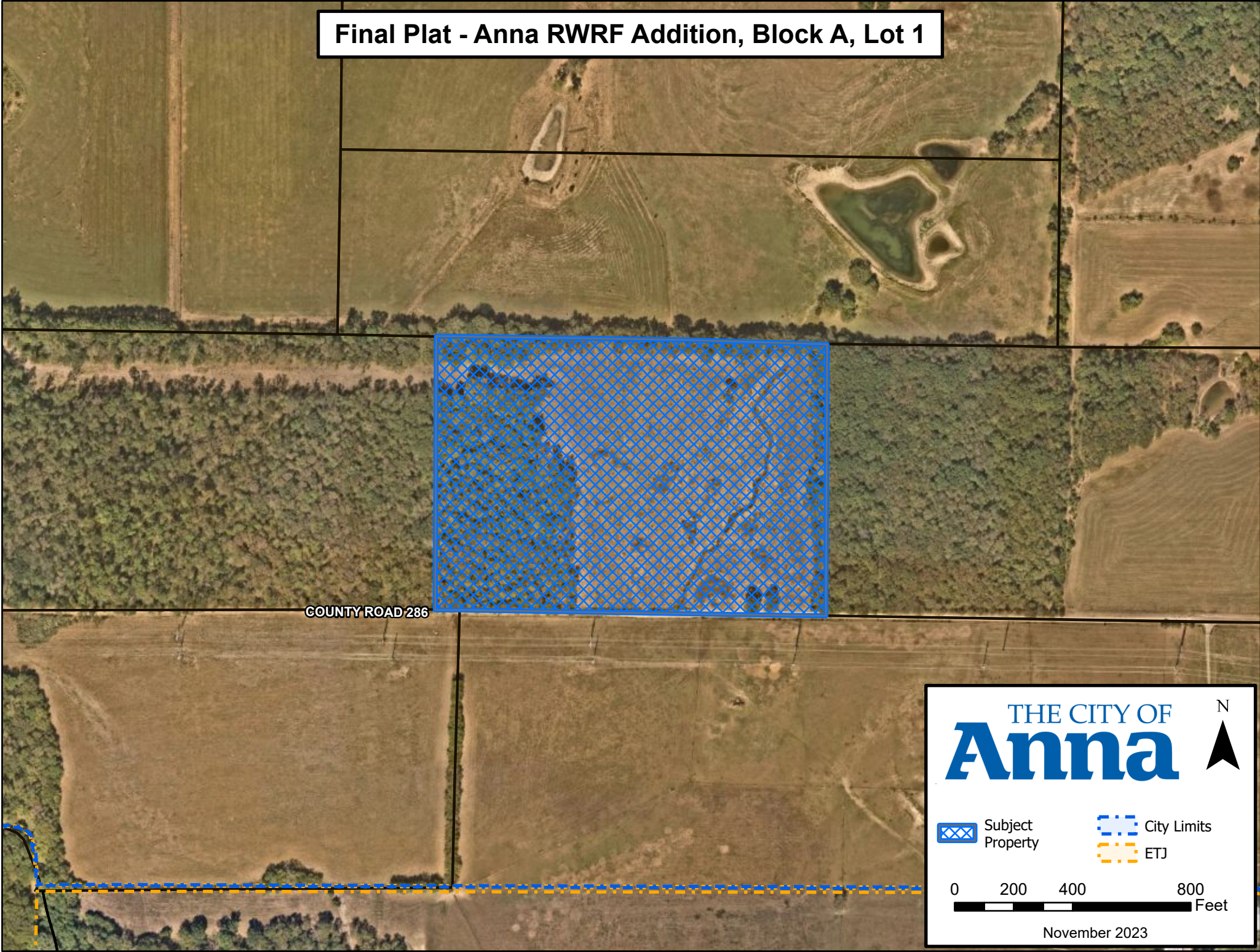
STRATEGIC CONNECTIONS:

This item has no strategic connection.

ATTACHMENTS:

1. Anna RWRF Addition Block A Lot 1 Locator Map
2. RESOLUTION - FP (Anna RWRF Addition, Block A, Lot 1)
3. EXHIBIT A (STAMPED) - FP (Anna RWRF Addition, Block A, Lot 1)
4. Signed P&Z Application

Final Plat - Anna RWRf Addition, Block A, Lot 1



COUNTY ROAD 286

THE CITY OF

Anna

N

Subject Property

City Limits

ETJ

0 200 400 800 Feet

November 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RWRF 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") of the Anna City Code of Ordinances; and

WHEREAS, City of Anna has submitted an application for the approval of Anna RWRF Addition, Block A, Lot 1, Final Plat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Final Plat

The Planning & Zoning Commission hereby approves Anna RWRF Addition, Block A, Lot 1, Final Plat attached hereto as Exhibit A.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of December, 2023.

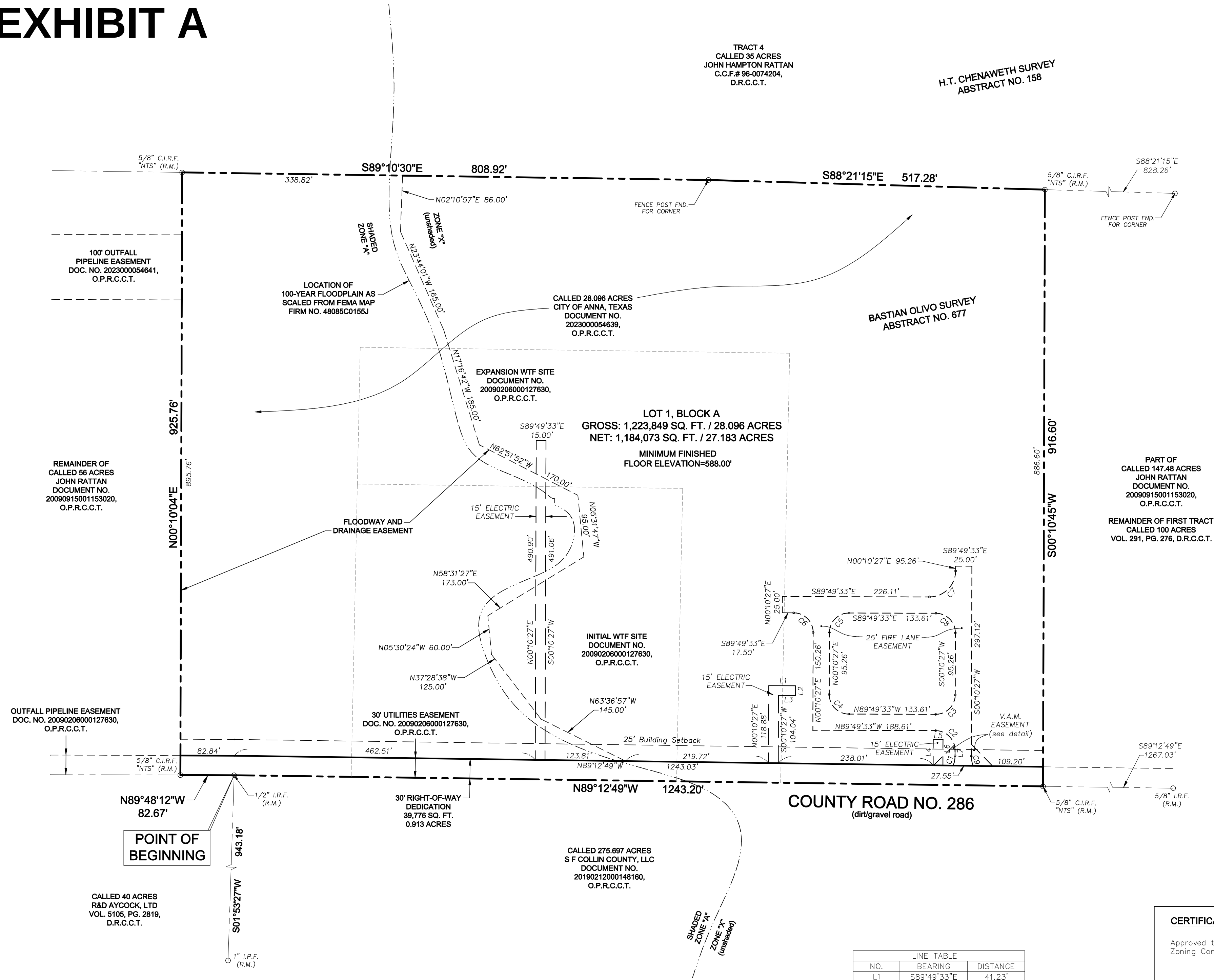
ATTEST:

APPROVED:

Director of Development Services,
Ross Altobelli

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

EXHIBIT A

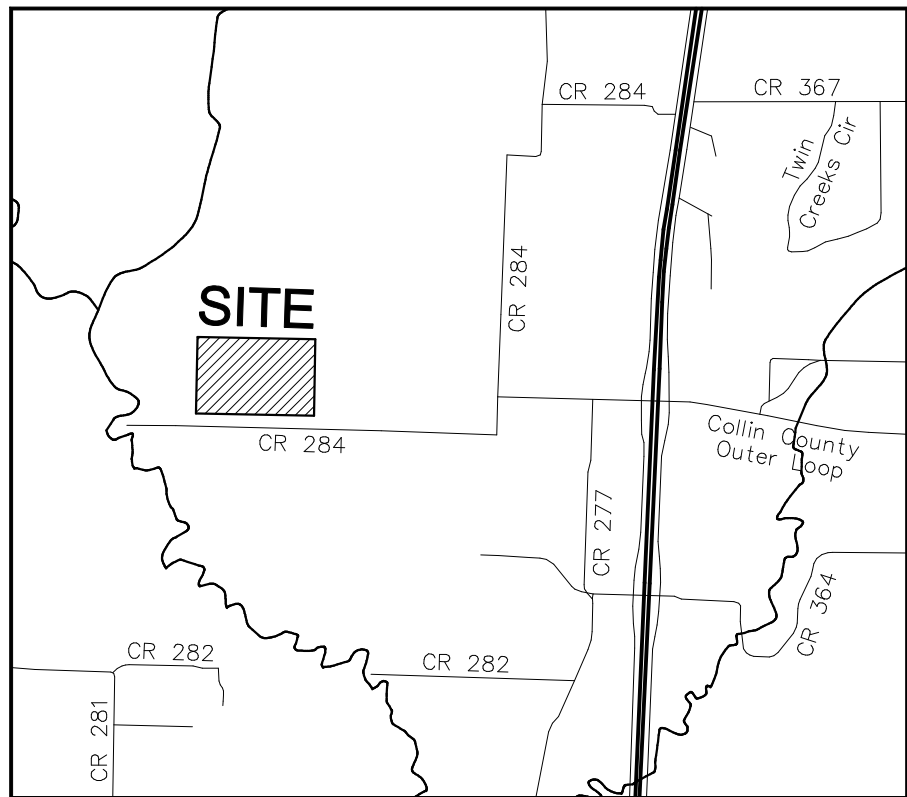


ABBREVIATIONS

I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0155J, Map Revised June 02, 2009, the herein described property is located in Zone "X" (unshaded), described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, no base flood elevations determined". This flood statement does not imply that the property and/or the structure 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 in any way.
- The surveyor has relied on the title commitment provided by First American Title Guaranty Company (G.F. No. 2018-377525-RU, Effective Date: April 21, 2023), with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999852022.
- The Easement Agreement recorded in Volume 1185, Page 754, D.R.C.C.T., includes a portion of the herein described property.
- The easement recorded in Volume 5462, Page 6266, D.R.C.C.T. is a blanket style easement which includes the herein described property.
- 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.
- The Property Owner is responsible for sufficient capacity of utilities.
- Minimum Finished Floor Elevation shall be 588.00' to ensure clearance from floodplain.



Vicinity Map
(not to scale)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Minor Plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision.

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

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, The City of Anna, Texas is the owner of a tract of land, situated in the Bastian Olivo Survey, Abstract No. 677, in Collin County, Texas and being a part of that called 56 acre tract and that called 147.48 acre tract, described by deed to John Rattan, as recorded under Document No. 20090915001153020, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same also being all of that called 28.096 acre tract, described in deed to the City of Anna, Texas, as recorded under Document No. 2023000054639, O.P.R.C.C.T., said tract being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found in the southerly line of said 56 acre tract, same being the most northerly northwest corner of a called 275.697 acre tract of land, described by deed to S F Collin County, LLC, as recorded under Document No. 20190212000148160, O.P.R.C.C.T., same being the northeasterly corner of a called 40 acre tract of land, described by deed to R&D Aycock, Ltd., as recorded in Volume 5105, Page 2819, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said corner also being in County Road No. 286, from which a 1" iron pipe found bears, South 01°53'27" West, a distance of 943.18';

THENCE North 89°48'12" West, along the common line between said 40 acre and 28.096 acre tracts, same being along said County Road No. 286, a distance of 82.67' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" found (herein after referred to as a capped iron rod found) for the southwesterly corner of said 28.096 acre tract;

THENCE North 00°10'04" East, along the westerly line of said 28.096 acre tract, same being over and across said 56 acre tract, a distance of 925.76' to a capped iron rod found for the northwesterly corner of said 28.096 acre tract, same being in the northerly line of said 56 acre tract, said corner also being in the southerly line of Tract 4 (called 35 acres), as described by deed to John Hampton Rattan, as recorded under County Clerk's File No. 96-0074204, D.R.C.C.T., said capped iron rod set being in an existing barbed wire fence line, from which a fence post found bears, North 89°10'30" West, a distance of 861.01';

THENCE South 89°10'30" East, along said existing fence line, same being the southerly line of said Tract 4 and the northerly line of said 28.096 acre tract, a distance of 808.92' to a fence post found for an angle point;

THENCE South 88°21'15" East, continuing along said existing fence line, same being the southerly line of said Tract 4, same being along the northerly line of said 28.096 acre tract, a distance of 517.28' to a capped iron rod found for the northeasterly corner of said 28.096 acre tract, from which a fence post found bears, South 88°21'15" East, a distance of 828.26';

THENCE South 00°10'45" West, along the easterly line of said 28.096 acre tract, same being over and across said 147.48 acre tract, a distance of 916.60' to a capped iron rod found in County Road No. 286, for the southeasterly corner of said 28.096 acre tract, said corner also being in the northerly line of the aforementioned 275.697 acre tract, from which a 1/2" iron rod found bears, South 89°12'49" East, a distance of 1267.03';

THENCE North 89°12'49" West, along the northerly line of said 275.697 acre tract, same being the southerly line of said 28.096 acre tract, and also along said County Road No. 286, a distance of 1243.19' to the **POINT OF BEGINNING** and containing 1,223,849 square feet or 28.096 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE CITY OF ANNA, TEXAS acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **ANNA RWRF ADDITION, LOT 1, BLOCK A**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same within 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 oil or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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 points, to investigate, survey or to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

FIRE LANE EASEMENT

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

VAM EASEMENTS

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

WITNESS MY HAND at Collin County, Texas, this the _____ day of _____, 2023.

CITY OF ANNA, TEXAS

Note Pike — Mayor

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Note Pike, Mayor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the State of Texas

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

FINAL PLAT
ANNA RWRF ADDITION
LOT 1, BLOCK A

1,223,849 Sq. Ft. / 28.069 Acres

Bastian Olivo Survey, Abstract No. 677

City of Anna, Collin County, Texas

Preparation Date: October 30, 2023

Owner:
City of Anna, Texas
101 N. Powell Parkway
Anna, Texas 75409
Contact: Greg Peters, P.E.

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb, S.I.T.

DATE: 08/11/2021 SCALE: 1" = 100' DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2021-0081

Owner Authorization and Representative Designation



Property Description

Subdivision/Parcel ID: 2884277 Total Number of Acres: 28.096
Zoning Classification(s): ETJ-1D1 Total Number of Lots: N/A
Location: 7575 County Road 286, Anna, TX 75409

Property Owner Information & Authorization

Name/Company: City of Anna
Address: 120 W. 7th St.
City: Anna State: TX Zip Code: 75409
Phone: 214-901-4616 Email: jclay@annatexas.gov

Project Representation (check one):

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

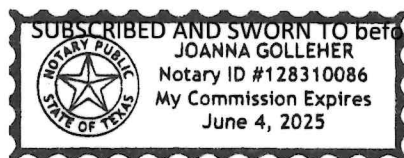
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: [Signature] Date: 11-30-23

STATE OF: TX

COUNTY OF: Collin

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



SUBSCRIBED AND SWORN TO before me, this the 30 day of October, 2023

[Signature]
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Todd Strouse, P.E.
Company: Kimley-Horn
Address: 260 E. Davis St., Suite 100
City: McKinney State: TX Zip Code: 75069
Phone: 469-301-2592 Email: todd.strouse@kimley-horn.com



Item No. 11.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve a Resolution regarding the Anna Town Center Addition, Block A, Lot 10R, Site Plan. Applicant: Clark L. Johnson, JF Holdings

SUMMARY:

Restaurant on one lot on 0.8± acre located on the east side of U.S. Highway 75, 1,350± feet north of W. White Street. Zoned: Planned Development (Ord. No. 648-2014).

The purpose of the Site Plan is to show the proposed restaurant 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. Anna Town Center Addition, Block A, Lot 10R Locator Map
2. RESOLUTION - (SP) Anna Town Center, Block A, Lot 10R
3. Exhibit A (STAMPED) - (SP) Anna Town Center, Block A, Lot 10R
4. P&Z Development Application

Site Plan - Anna Town Center Addition, Block A, Lot 10R



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 100 200 400 Feet

November 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA TOWN CENTER ADDITION, BLOCK A, LOT 10R, 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, Clark L. Johnson, JF Holdings has submitted an application for the approval of Anna Town Center Addition, Block A, Lot 10R, 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 Anna Town Center Addition, Block A, Lot 10R, 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 4th day of December, 2023.

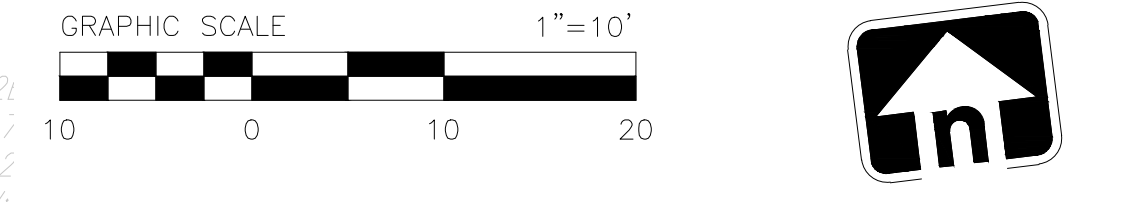
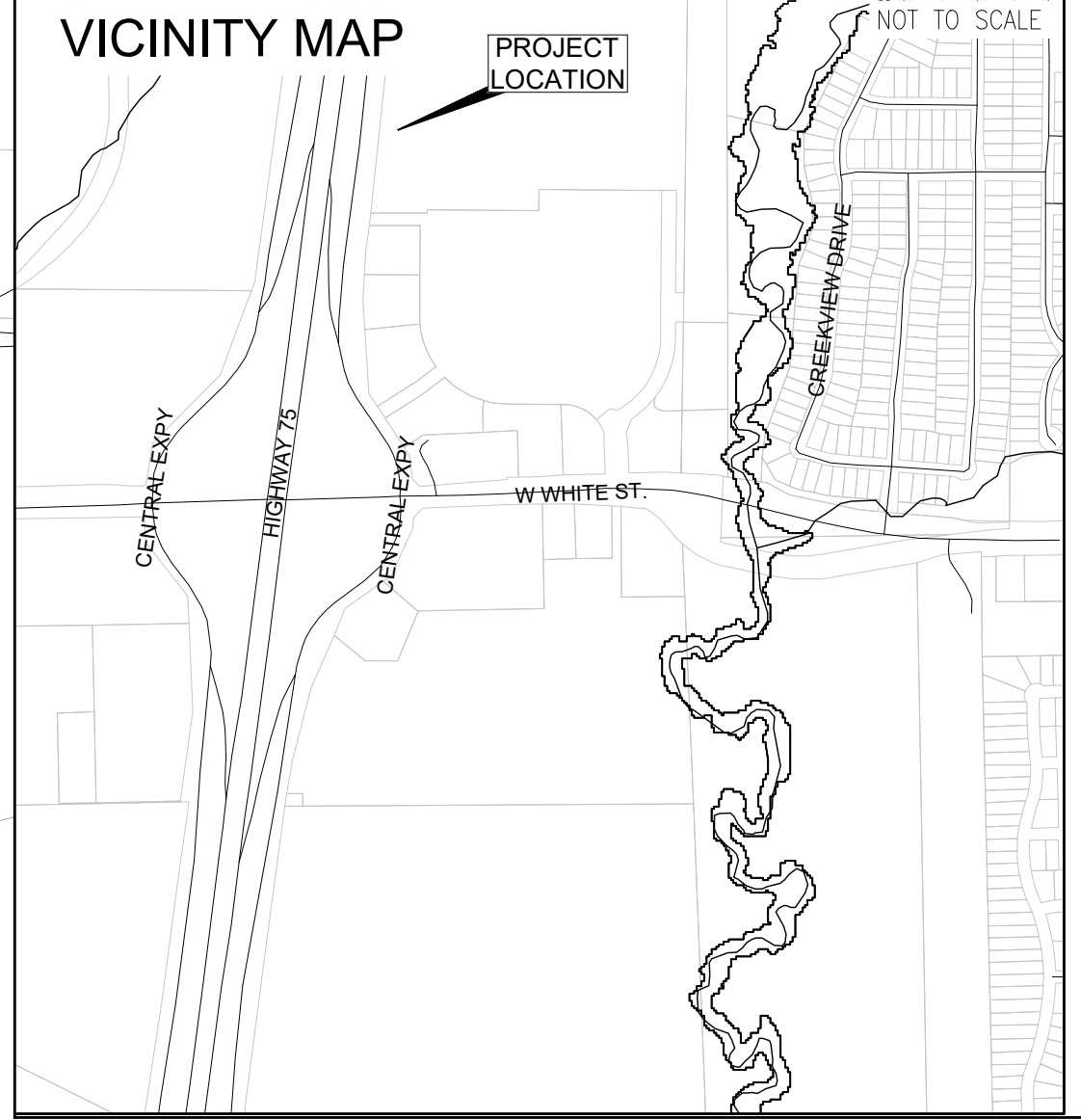
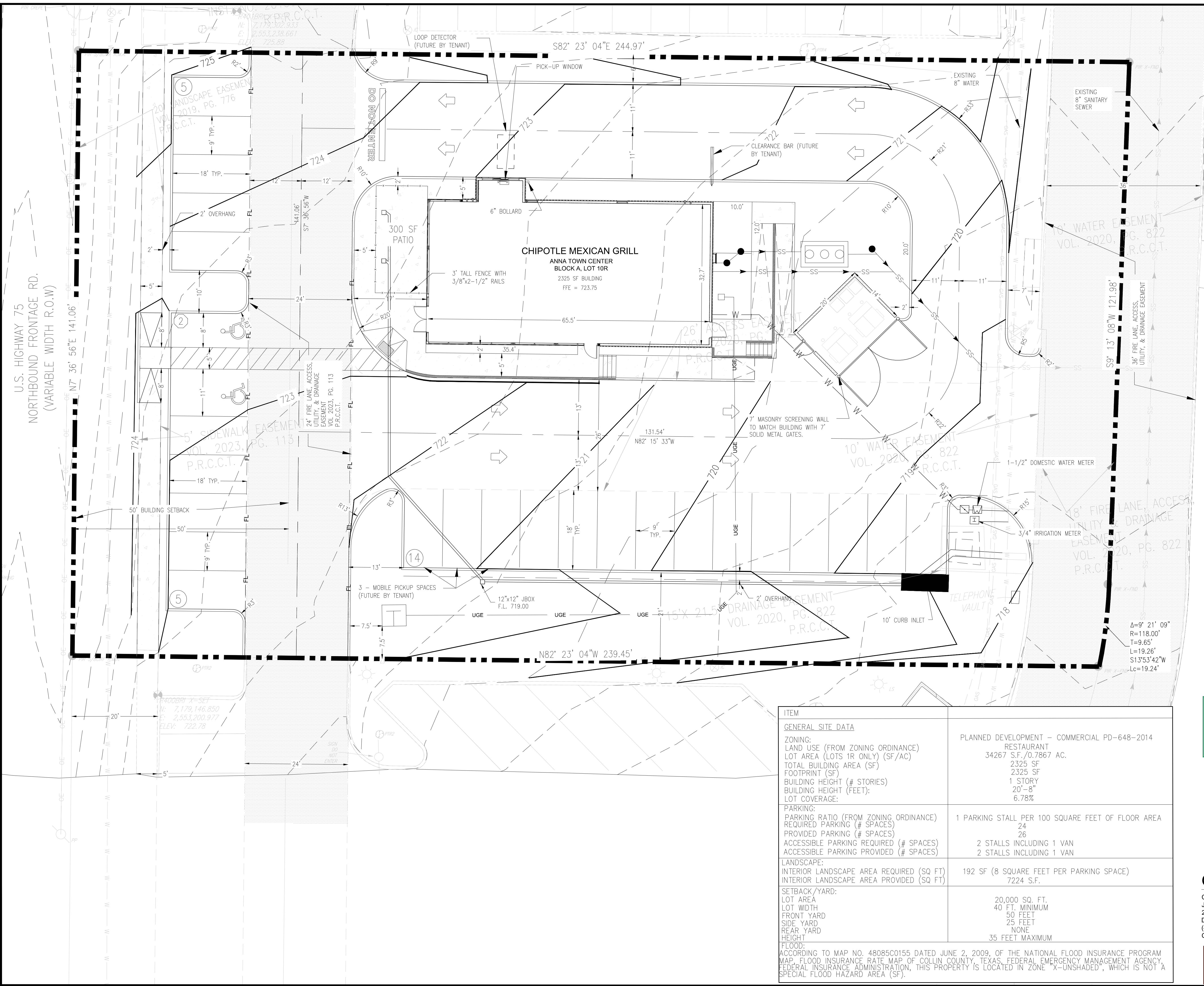
ATTEST:

APPROVED:

Director of Development Services,
Ross Altobelli

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

PLOTTED BY: RYAN CHAMPAIN
 PLOTTED ON: 11/28/2023 9:45 AM
 SHEET SIZE: 11" X 17" (295.25 X 431.88 INCHES)
 SHEET SCALE: 1" = 1'



- LEGEND**
- PROPERTY LINE
 - PROPOSED SANITARY SEWER GREASE INTERCEPTOR
 - PROPOSED SANITARY SEWER CLEANOUT
 - PROPOSED WATER METER AND BACKFLOW ASSEMBLY
 - PROPOSED IRRIGATION METER
 - PROPOSED TRANSFORMER
 - FIRE LANE ACCESS, UTILITY, & DRAINAGE EASEMENT



WATER METER SCHEDULE				
ID	TYPE	SIZE	WW SIZE	REMARKS
1	DOMESTIC	1-1/2"	6"	PROPOSED
2	IRRIGATION	3/4"	NA	PROPOSED

ITEM	
GENERAL SITE DATA	
ZONING:	PLANNED DEVELOPMENT - COMMERCIAL PD-648-2014
LAND USE (FROM ZONING ORDINANCE)	RESTAURANT
LOT AREA (LOTS 1R ONLY) (SF/AC)	34267 S.F./0.7867 AC.
TOTAL BUILDING AREA (SF)	2325 SF
FOOTPRINT (SF)	2325 SF
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET):	20'-8"
LOT COVERAGE:	6.78%
PARKING:	
PARKING RATIO (FROM ZONING ORDINANCE)	1 PARKING STALL PER 100 SQUARE FEET OF FLOOR AREA
REQUIRED PARKING (# SPACES)	24
PROVIDED PARKING (# SPACES)	26
ACCESSIBLE PARKING REQUIRED (# SPACES)	2 STALLS INCLUDING 1 VAN
ACCESSIBLE PARKING PROVIDED (# SPACES)	2 STALLS INCLUDING 1 VAN
LANDSCAPE:	
INTERIOR LANDSCAPE AREA REQUIRED (SQ FT)	192 SF (8 SQUARE FEET PER PARKING SPACE)
INTERIOR LANDSCAPE AREA PROVIDED (SQ FT)	7224 S.F.
SETBACK/YARD:	
LOT AREA	20,000 SQ. FT.
LOT WIDTH	40 FT. MINIMUM
FRONT YARD	50 FEET
SIDE YARD	25 FEET
REAR YARD	NONE
HEIGHT	35 FEET MAXIMUM
FLOOD:	
ACCORDING TO MAP NO. 48085C0155 DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE "X-UNSHADED", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA (SF).	

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

SITE PLAN
ANNA TOWN CENTER ADDITION
BLOCK A, LOT 10R
0.7867 ACRES
W.S. RATTON SURVEY ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TX
NOVEMBER 27, 2023

OWNER
CLARK L. JOHNSON
JF HOLDINGS
2346 VICTORY PARK LANE
DALLAS, TEXAS 75219
(469) 525-5120
CLARK.JOHNSON@JF-HOLDINGS.COM

ENGINEER
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8835
TSP# FIRM: F-15917BPLS FIRM: 10158-00

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: Anna Town Center, Block A, Lot 10R Total Number of Acres: 1.0
Zoning Classification(s): PD Ord. NO. 648-2014 Total Number of Lots: 1.0
Location: Anna, Texas

Property Owner Information & Authorization

Name/Company: Clark L. Johnson, JF Holdings
Address: 3811 Turtle Creek Blvd, Suite 1715
City: Dallas State: Tx Zip Code: 75219
Phone: 918-640-8420 Email: clark.johnson@jf-holdings.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Scott Koehler (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: Clark Johnson Date: 11/7/2023

STATE OF: TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared CLARK 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 7th day of NOVEMBER, 20 23



Kelly West
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Scott Koehler

Company: Graham Associates

Address: 600 Six Flags Drive - Suite 500

City: Arlington State: Tx Zip Code: 76011

Phone: 817-649-1914 Email: skoehler@grahamcivil.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 12.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Canvas at Anna, Block A, Lot 1, Final Plat.
Applicant: Canvas Anna Owner, LLC

SUMMARY:

Multi-Family Dwelling on one lot on 17.4± acres located at the northwest corner of E. Foster Crossing and Leonard Avenue. Located within the Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to establish lot and block boundaries, and dedicate easements and street rights-of-way necessary for completion of the multi-family dwelling development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

Recommend approval as submitted.

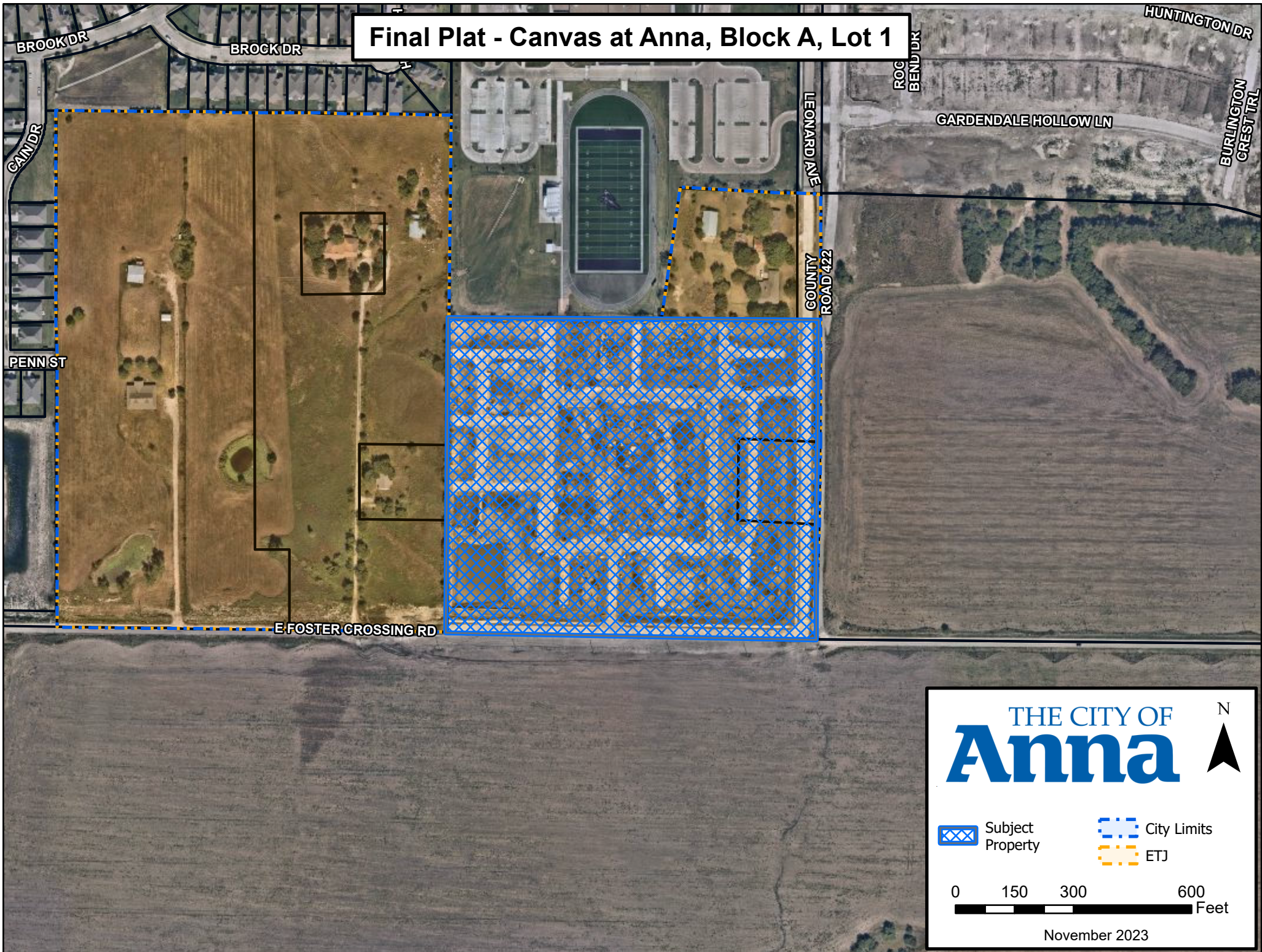
STRATEGIC CONNECTIONS:

This item has no strategic connection.

ATTACHMENTS:

1. Canvas at Anna, Block A, Lot 1 Locator Map
2. RESOLUTION - (FP) Canvas at Anna Block A, Lot 1
3. Exhibit A (STAMPED) -FP (Canvas at Anna, Block A, Lot 1)
4. Signed P&Z Application

Final Plat - Canvas at Anna, Block A, Lot 1



THE CITY OF
Anna

Subject
Property

City Limits
ETJ

0 150 300 600
Feet

November 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING CANVAS AT 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") of the Anna City Code of Ordinances; and

WHEREAS, Canvas Anna Owner, LLC has submitted an application for the approval of Canvas at Anna, Block A, Lot 1, Final Plat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Final Plat

The Planning & Zoning Commission hereby approves Canvas at Anna, Block A, Lot 1, Final Plat attached hereto as Exhibit A.

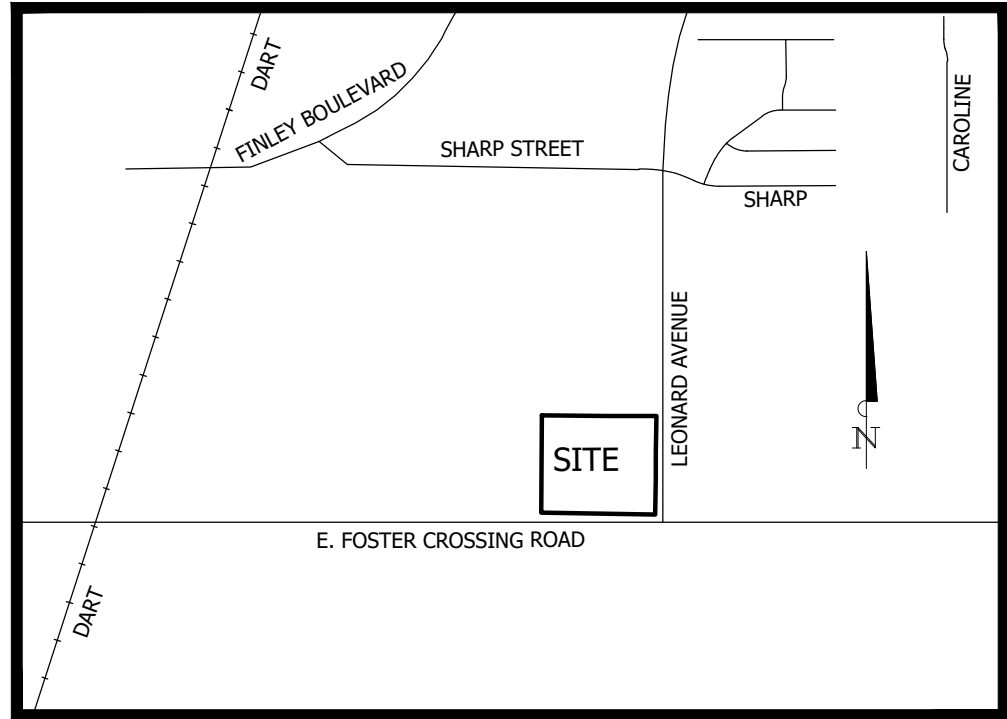
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of December, 2023.

ATTEST:

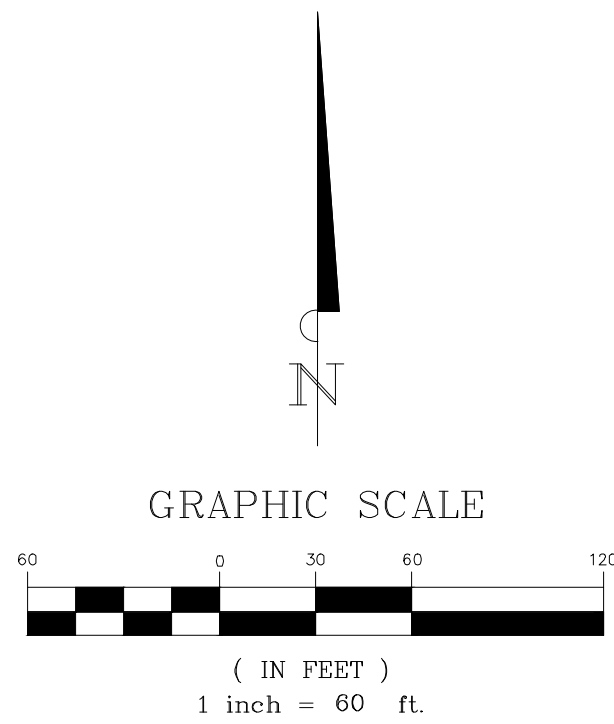
APPROVED:

Director of Development Services,
Ross Altobelli

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

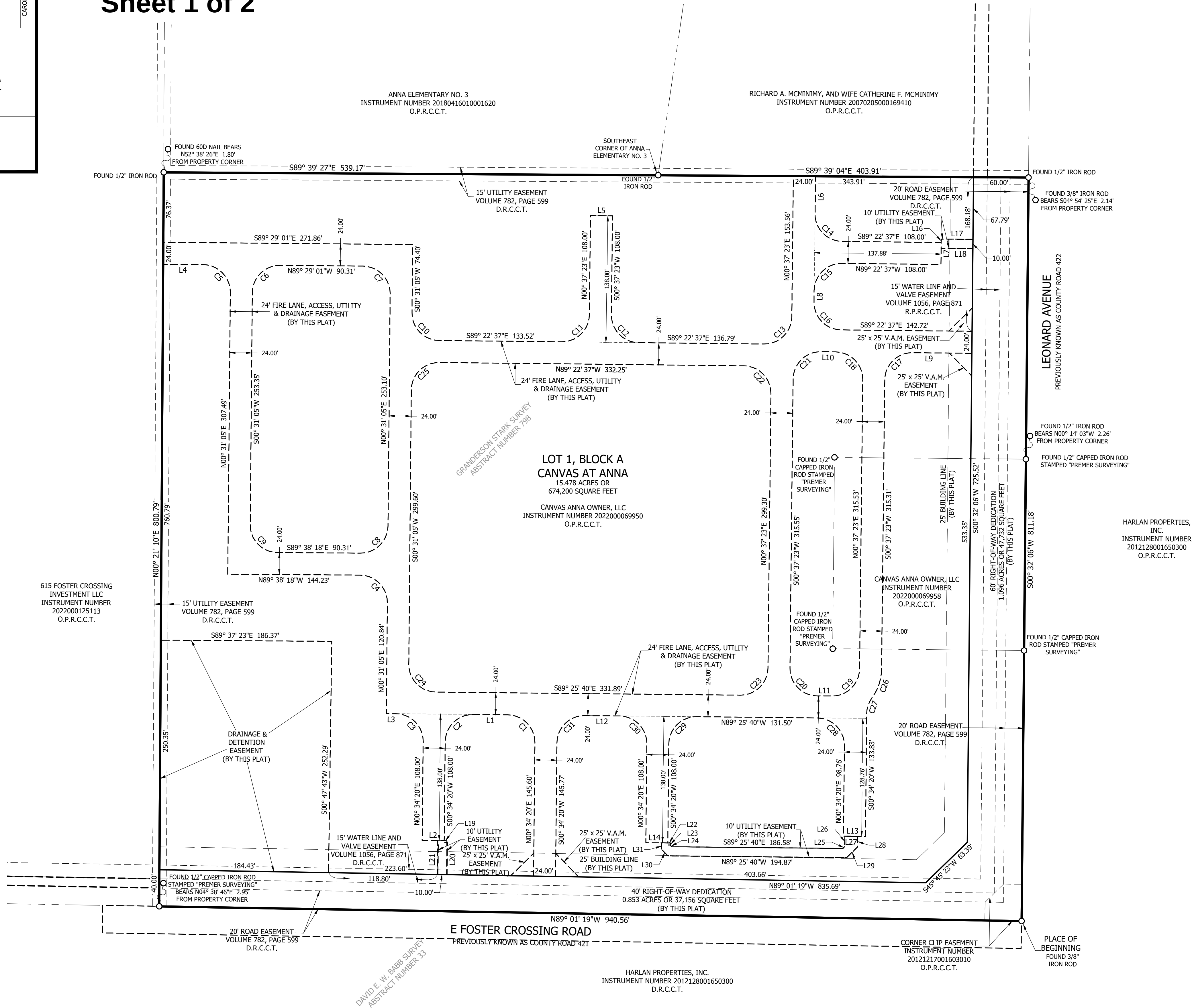


VICINITY MAP
NOT TO SCALE
ANNA ETJ, COLLIN
COUNTY, TEXAS



- LEGEND**
- N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES
- O.P.R.C.C.T.
OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS
- P.R.C.C.T.
PLAT RECORDS
COLLIN COUNTY, TEXAS
- U.E.
UTILITY EASEMENT
- V.A.M.
VISIBILITY, ACCESS,
MAINTENANCE &
SIDEWALK EASEMENT
- B.L.
BUILDING LINE
- IRF = 5/8" IRON ROD WITH
CAP STAMPED "RPLS
4838" FOUND
- = MONUMENT FOUND OR
SET
- = DIMENSION POINT,
NOTHING FOUND OR SET
- ◆ = STREET NAME CHANGE

EXHIBIT A Sheet 1 of 2



- General Notes:**
- All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
 - Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
 - According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48085C01601, dated June 2, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
 - The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
 - No appurtenances between the height of 2.5 feet and 10 feet may be placed within visibility triangles.
 - See Sheet 2 for Curve Table and Line Table.

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2023, by the Planning and Zoning Commission, City of Anna, Texas.

Planning and Zoning Commission, Chair
City of Anna, Texas

ATTEST:

Director of Development Services
City of Anna, Texas

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

FINAL PLAT
OF
CANVAS AT ANNA

LOT 1, BLOCK A
17.426 acres out of the
Granderson Stark Survey, Abstract Number 798
City of Anna Extra-Territorial Jurisdiction, Collin County, Texas
1 Lot
Preparation Date: October 2023
SHEET 1 OF 2

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

DEVELOPER:
WATERMARK PROPERTIES
206 NORTH MAIN STREET
WHEATON, ILLINOIS 60187
CONTACT: RICHARD DUFFY
PHONE: 972-890-7218

OWNER:
CANVAS ANNA OWNER, LLC
858 W. HAPPY CANYON PARKWAY
CASTLE PINES, COLORADO 80108
PHONE: 832-326-7085

EXHIBIT A

Sheet 2 of 2

OWNER'S CERTIFICATE:

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS **CANVAS ANNA OWNER, LLC**, acting by and through the undersigned, its duly authorized agent is the owner of 17.426 acres (759,088 square feet) of land in the Granderson Stark Survey, Abstract No. 798, Collin County, Texas; said 17.426 acres (759,088 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to CANVAS ANNA OWNER, LLC, as recorded in Instrument Number 2022000069950, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being all of that certain tract of land described in a Special Warranty Deed to CANVAS ANNA OWNER, LLC (hereinafter collectively referred to as CANVAS ANNA OWNER tract), as recorded in Instrument Number 2022000069958, O.P.R.C.C.T.; said 17.426 acres (759,088 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a three-eighths inch iron rod found for the Southeast corner of said CANVAS ANNA OWNER tract, same being an inner-ell corner of the certain tract of land described in a Special Warranty Deed with Vendor's Lien to Harlan Properties, Inc. (hereinafter referred to as Harlan Properties tract), as recorded in Instrument Number 20121228001650300, O.P.R.C.C.T., same also being the intersection of the E. Foster Crossing Road, previously known as County Road 421 and Leonard Avenue, previously known as County Road 422;

THENCE North 89 degrees 01 minute 19 seconds West with the common line between said CANVAS ANNA OWNER tract and said Harlan Properties tract, with said E. Foster Crossing Road, a distance of 940.56 feet to the Southwest corner of said CANVAS ANNA OWNER tract, same being the Southeast corner of that certain tract of land described in a deed to 615 Foster Crossing Investment LLC (hereinafter referred to as 615 Foster Crossing Investment tract), as recorded in Instrument Number 2022000125113, O.P.R.C.C.T., from which a one-half inch iron rod with plastic cap stamped "PREMER SURVEYING" found bears North 04 degrees 38 minutes 46 seconds East, a distance of 2.95 feet;

THENCE North 00 degrees 21 minutes 10 seconds East, departing said E. Foster Crossing Road, with the common line between said CANVAS ANNA OWNER tract and said 615 Foster Crossing Investment tract, a distance of 800.79 feet to a one-half inch iron rod found for the Northwest corner of said CANVAS ANNA OWNER tract, same being the Southwest corner of that certain tract of land described as Anna Elementary School No. 3, an addition to the City of Anna, Collin County, Texas, according to the plat recorded in Instrument Number 20180416010001620, O.P.R.C.C.T., from which a 60D Nail found bears North 52 degrees 38 minutes 16 seconds East, a distance of 1.80 feet;

THENCE South 89 degrees 39 minutes 27 seconds East, departing the East line of said 615 Foster Crossing Investment tract, with the common line between said CANVAS ANNA OWNER tract and said Anna Elementary School No. 3, a distance of 539.17 feet to a one-half inch iron found for the Southerly Southeast corner of said Anna Elementary School No. 3, same being the Southwest corner of that certain tract of land described in a Warranty Deed with Vendor's lien to Richard A. McMinimy, and wife, Catherine F. McMinimy (hereinafter referred to as McMinimy tract), as recorded in Instrument Number 20070205000169410, O.P.R.C.C.T.;

THENCE South 89 degrees 39 minutes 04 seconds East with the common line between said CANVAS ANNA OWNER tract and said McMinimy tract, a distance of 403.91 feet to a one-half inch iron found for the Northeast corner of said TEX Properties Group tract, same being the Southeast corner of said McMinimy tract, same being a West line of said Harlan Properties tract, same also being in said Leonard Avenue;

THENCE South 00 degrees 32 minutes 06 seconds West with the common line between said CANVAS ANNA OWNER tract and said Harlan Properties tract, with said Leonard Avenue, a distance of 307.28 feet to a one-half inch iron rod with plastic cap stamped "PREMER SURVEYING" found, continue with said course, continue with the common line between said CANVAS ANNA OWNER tract and said Anna Elementary School No. 3, a distance of 539.17 feet to a one-half inch iron found for the Southerly Southeast corner of said Anna Elementary School No. 3, same being the Southwest corner of that certain tract of land described in a Warranty Deed with Vendor's lien to Richard A. McMinimy, and wife, Catherine F. McMinimy (hereinafter referred to as McMinimy tract), as recorded in Instrument Number 20070205000169410, O.P.R.C.C.T., from which a 60D Nail found bears North 52 degrees 38 minutes 16 seconds East, a distance of 1.80 feet;

tract, continue with said Leonard Avenue for a total distance of 811.18 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 17.426 acres (759,088 square feet) of land.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §

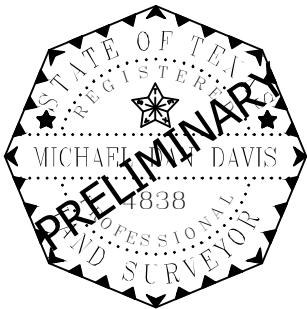
COUNTY OF TARRANT §

THIS is to certify that I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838 for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

PRELIMINARY

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

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 N. MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094



STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

Access Easement:

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

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

Fire Lane Easement:

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

Visibility , Access, and Maintenance 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.

OWNER'S CERTIFICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CANVAS ANNA OWNER, LLC** acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **CANVAS AT ANNA, 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. 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.

CANVAS ANNA OWNER, LLC

Owner: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for the State of _____

My Commission Expires: _____

Line Table		
Line #	Length	Direction
L1	37.81'	N89° 25' 40"W
L2	24.00'	N89° 25' 40"W
L3	10.48'	N89° 25' 40"W
L4	43.48'	N89° 29' 01"W
L5	24.00'	S89° 22' 37"E
L6	44.67'	S0° 18' 02"W
L7	24.00'	S0° 37' 23"W
L8	12.56'	S0° 37' 23"W
L9	64.69'	N89° 22' 37"W
L10	15.91'	N89° 22' 37"W
L11	15.91'	S89° 26' 30"E
L12	38.03'	N89° 25' 40"W
L13	24.00'	N89° 25' 40"W
L14	24.00'	N89° 25' 40"W
L16	3.67'	S0° 37' 23"W
L17	34.57'	N89° 39' 02"W
L18	34.58'	N89° 39' 02"W
L19	3.03'	S89° 26' 33"E
L20	36.93'	S0° 33' 27"W
L21	36.85'	S0° 33' 27"W
L22	3.15'	S89° 28' 56"E
L23	2.89'	S0° 31' 04"W
L24	1.75'	S44° 28' 56"E
L25	2.77'	N45° 27' 26"E
L26	11.40'	N0° 34' 20"E
L27	14.11'	S89° 25' 40"E
L28	11.40'	S0° 34' 20"W
L29	16.88'	S45° 27' 26"W
L30	10.03'	N44° 28' 56"W
L31	7.04'	N0° 32' 05"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.12'	30.00'	90°00'00"	N44° 25' 40"W	42.43'
C2	47.15'	30.00'	90°03'06"	S45° 35' 53"W	42.45'
C3	47.10'	30.00'	89°56'54"	N44° 24' 07"W	42.41'
C4	47.21'	30.00'	90°09'23"	N44° 33' 37"W	42.48'
C5	47.12'	30.00'	90°00'06"	N44° 28' 58"W	42.43'
C6	47.12'	30.00'	89°59'54"	S45° 31' 02"W	42.43'
C7	47.12'	30.00'	90°00'06"	N44° 28' 58"W	42.43'
C8	47.04'	30.00'	89°50'37"	N45° 26' 23"E	42.37'
C9	47.21'	30.00'	90°09'23"	S44° 33' 37"E	42.48'
C10	47.05'	29.90'	90°09'18"	S44° 22' 32"E	42.35'
C11	47.12'	30.00'	90°00'00"	N45° 37' 23"E	42.43'
C12	47.12'	30.00'	90°00'00"	S44° 22' 37"E	42.43'
C13	47.12'	30.00'	90°00'00"	N45° 37' 23"E	42.43'
C14	43.24'	30.00'	82°34'36"	S48° 05' 19"E	39.59'
C15	47.12'	30.00'	90°00'00"	S45° 37' 23"W	42.43'
C16	47.12'	30.00'	90°00'00"	S44° 22' 37"E	42.43'
C17	47.12'	30.00'	90°00'00"	S45° 37' 23"W	42.43'
C18	47.12'	30.00'	90°00'00"	N44° 22' 37"W	42.43'
C19	47.09'	30.00'	89°56'07"	N45° 35' 27"E	42.40'
C20	47.16'	30.00'	90°03'53"	S44° 24' 33"E	42.45'
C21	47.12'	30.00'	90°00'00"	S45° 37' 23"W	42.43'
C22	47.12'	30.00'	90°00'00"	N44° 22' 37"W	42.43'
C23	47.10'	30.00'	89°56'57"	N45° 35' 52"E	42.41'
C24	46.90'	30.00'	89°34'43"	S44° 16' 19"E	42.27'
C25	47.18'	30.00'	90°06'18"	S45° 34' 14"W	42.47'
C26	33.75'	54.00'	35°48'19"	S18° 17' 18"W	33.20'
C27	18.66'	30.00'	35°38'02"	S18° 23' 11"W	18.36'
C28	47.11'	30.00'	89°59'40"	N44° 25' 00"W	42.42'
C29	47.13'	30.00'	90°01'05"	S45° 34' 53"W	42.43'
C30	47.12'	30.00'	90°00'00"	N44° 25' 40"W	42.43'
C31	47.15'	30.00'	90°03'06"	S45° 35' 54"W	42.45'

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

FINAL PLAT
OF
CANVAS AT ANNA
LOT 1, BLOCK A
17.426 acres out of the
Granderson Stark Survey, Abstract Number 798
City of Anna Extra-Territorial Jurisdiction, Collin County, Texas
1 Lot
Preparation Date: December 2023
SHEET 2 OF 2

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: Canvas at Anna / 1022324 Total Number of Acres: 17.426
Zoning Classification(s): _____ Total Number of Lots: 1
Location: N.W. corner of E. Foster Crossing Road and Leonard Avenue

Property Owner Information & Authorization

Name/Company: Canvas Anna Owner, LLC
Address: 858 W. Happy Canyon Parkway
City: Castle Rock State: CO Zip Code: 80108
Phone: 972-890-7218 Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Richard Duffy (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.

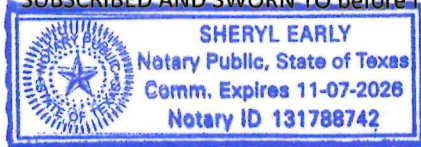
Property Owner's Signature: [Signature] Date: 10/25/2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Richard Duffy (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 25th day of October, 2023



[Signature]
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Richard Duffy

Company: Watermark Properties

Address: 858 W Happy Canyon RD. suite 230

City: Castle Rock State: CO Zip Code: 80108

Phone: 972-890-7218 Email: rduffy@wmprops.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 13.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023

Staff Contact: Salena Tittle

AGENDA ITEM:

Approve a Resolution regarding the Coyote Meadows, Phase 1A, Block E, Lot 1X, Site Plan. Applicant: Starlight Homes Texas, LLC

SUMMARY:

Community Center, Private on one lot on 6.0± acres located at the southeast corner of Waterhouse Lake Drive and White Fir Lane. Zoned: Planned Development (Ord. No. 957-2022).

The purpose of the Site Plan is to show the proposed Private Community Center 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 with the city's Subdivision Regulations and Zoning Ordinances.

Recommend approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

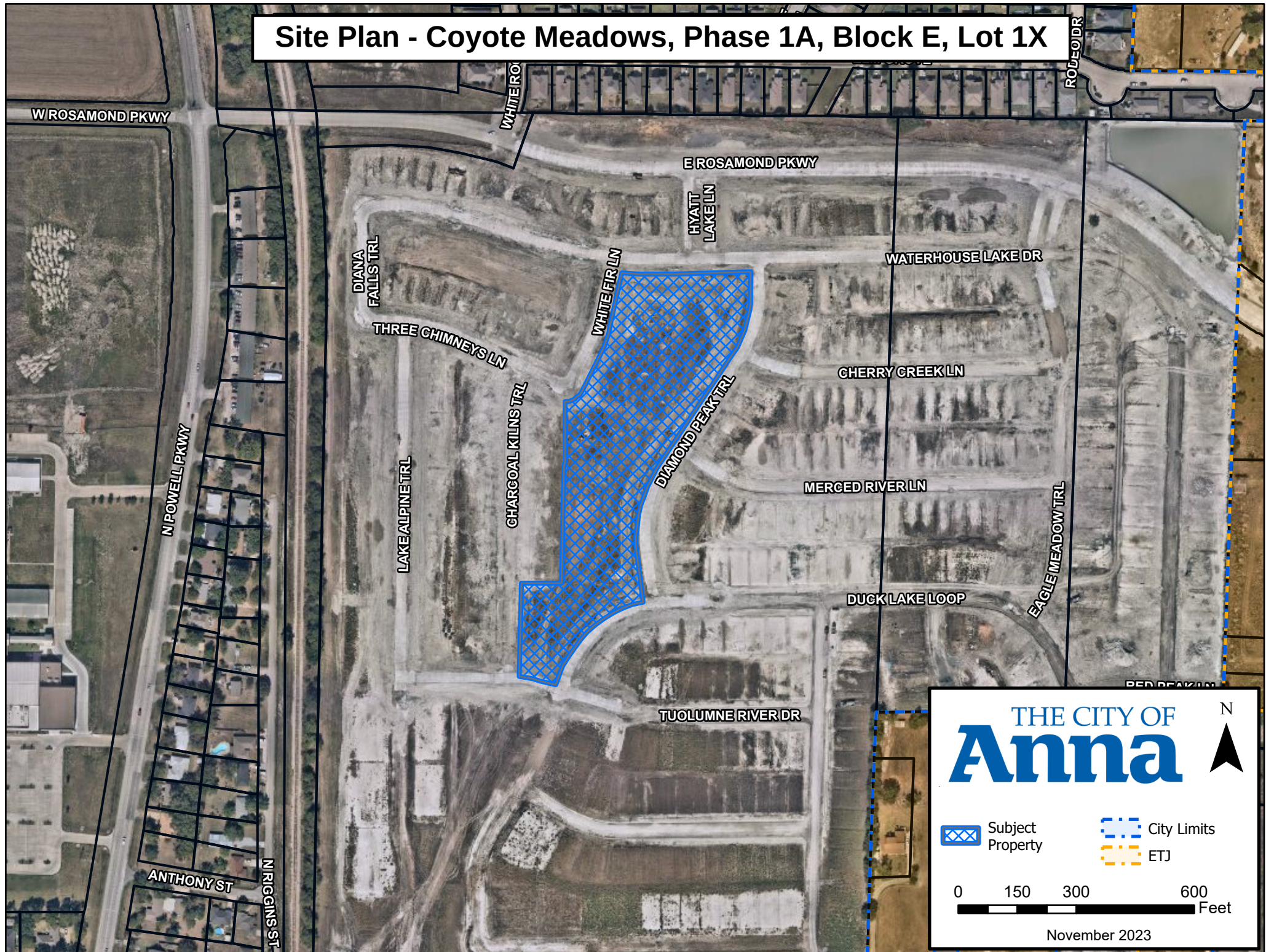
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Coyote Meadows, Phase 1A, Block E, Lot 1X Locator Map
2. RESOLUTION - (SP) Coyote Meadows, Phase 1A, Block E, Lot 1X
3. Exhibit A (STAMPED) - (SP) Coyote Meadows, Phase 1A, Block E, Lot 1X
4. P&Z Development Application

Site Plan - Coyote Meadows, Phase 1A, Block E, Lot 1X



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING COYOTE MEADOWS, PHASE 1A, BLOCK E, LOT 1X, 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, Starlight Homes Texas, LLC has submitted an application for the approval of Coyote Meadows, Phase 1A, Block E, Lot 1X, 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 Coyote Meadows, Phase 1A, Block E, Lot 1X, 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 4th day of December, 2023.

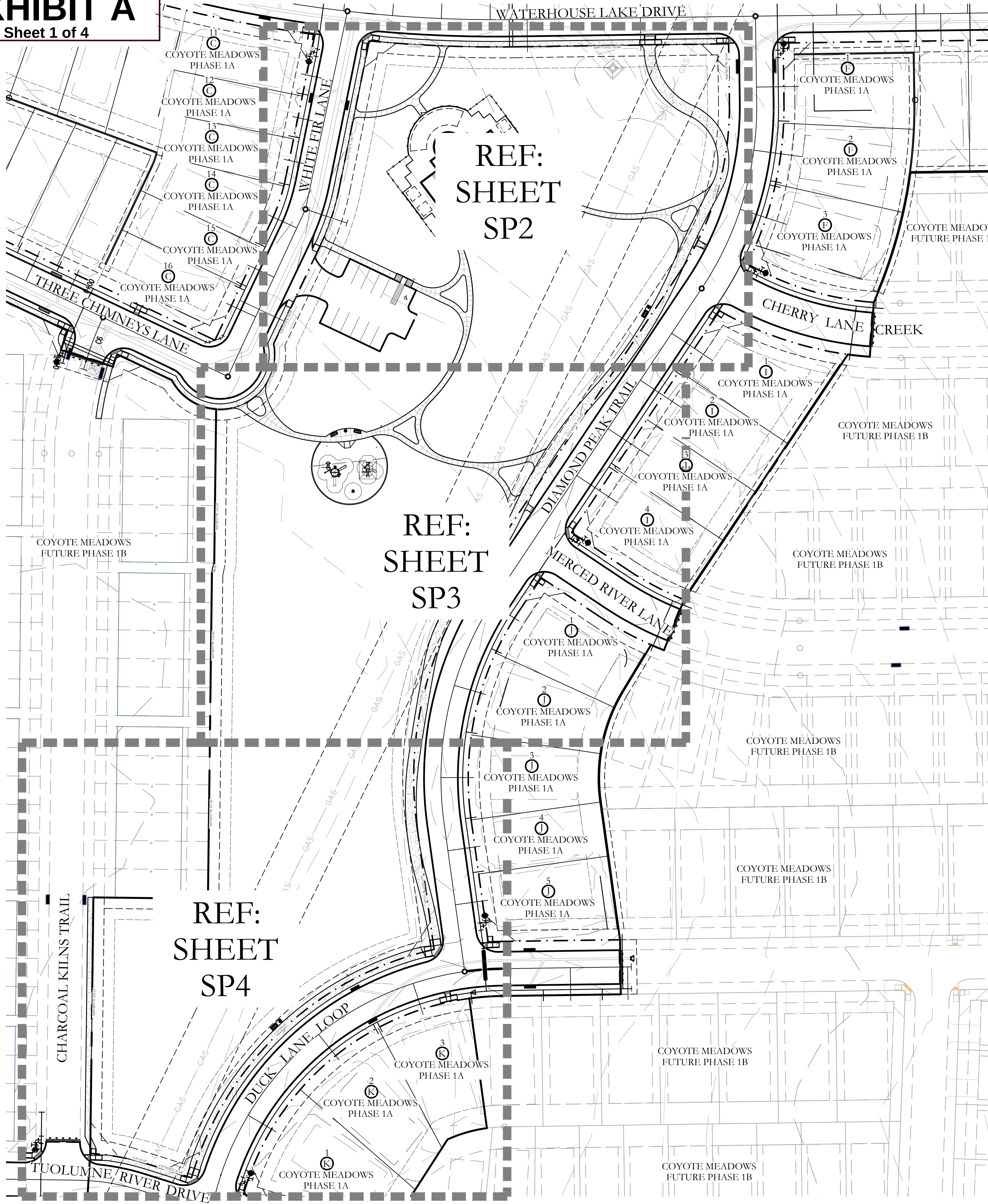
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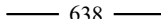
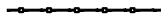
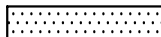
APPROVED:

Director of Development Services,
Ross Altobelli

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

EXHIBIT A
Sheet 1 of 4



LEGEND					
	PROPOSED PARKING COUNT		PROPOSED CONTOUR INTERVAL		
BFR	BARRIER FREE RAMP		EXISTING CONTOUR INTERVAL		
H/C	HANDICAP PARKING SPACE	FFE 725.50	FINISHED FLOOR ELEVATION		
	EXISTING FIRE HYDRANT		ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)		
	EXISTING SANITARY SEWER MANHOLE		1 - 4'-0" WIDTH SELF LATCHING, SELF-CLOSING METAL GATE		
	EXISTING WATER MAIN W/ VALVE		1 - 4'-0" WIDTH SELF LATCHING, SELF-CLOSING WOODEN GATE		
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	EXISTING STORM		VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT	
	EXISTING CURB INLET			PROPOSED FIRELANE PAVING	
	RIGHT-OF-WAY			6'-0" PARK BENCH	
	HANDICAP SIGN			T	TRASH RECEPTACLE
	PROPOSED 1.5" DOMESTIC WATER METER			B	PET WASTE STATION
	EXISTING 2" IRRIGATION WATER METER				

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA (LOT 1X, BLOCK E)	
ZONING (FROM ZONING MAP)	SINGLE FAMILY RESIDENTIAL
LAND USE (FROM ZONING & ORDINANCE)	COMMUNITY CENTER, PRIVATE
LOT AREA (SQUARE FEET & ACRES)	263,132.8029 S.F. OR 6.0407 AC.
BUILDING FOOTPRINT AREA (SQUARE FEET)	508.00 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	508.00 S.F.
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	16'-5" HT.
LOT COVERAGE (PERCENT - X.XX%)	0.0019%
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	MINIMUM 8 SPACES PER SUBDIVISION REGULATIONS
REQUIRED PARKING (# SPACES)	8 REQUIRED
PROVIDED PARKING SPACES (# SPACES)	11 PROVIDED
ACCESSIBLE PARKING PROVIDED (# SPACES)	1 PROVIDED
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	96 S.F. REQUIRED
PROVIDED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	1,294.05 S.F. PROVIDED
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	215,494.56 S.F. PROVIDED
TOTAL LANDSCAPE AREA (SQUARE FEET)	214,748.61 S.F. PROVIDED

WATER METER SCHEDULE				
METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	SAN. SERVICE SIZE
◇	1.5"	1.5"	X	6"
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BLOCK E, LOT 1X SITE INFORMATION

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

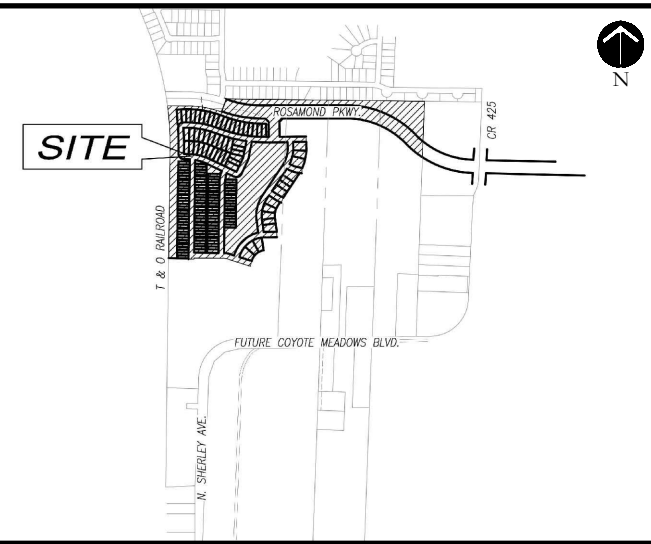
TOTAL IMPERVIOUS SURFACE: 21,683.04 SF, 0.08%
INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 26,313.28 SF
INTERIOR LANDSCAPE PROVIDED: 228,883 SF

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ANNA CODE OF ORDINANCES.
- ALL POOL EQUIPMENT AND TRASH CAN TOTES SHALL BE SCREENED WITH A 6'-0" HT. WOODEN FENCE.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ANNA STANDARD CONSTRUCTION DETAILS.
- ALL SIDEWALKS IN FRONT OF HEAD-IN PARKING SHALL BE 6'-0" WIDTH.
- PER THE ORDINANCE, THE PRIVATE AMENITY CENTER FACILITY AND OPEN SPACE/COMMON AREA SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. PER THE ORDINANCE, THE TRAIL SYSTEM SHALL BE ACCESSIBLE AND OPEN TO THE GENERAL PUBLIC.

UTILITY NOTES

1. SANITARY SEWER LATERALS ARE SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
2. WATER LATERAL LINES ARE SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.
3. ANY EXISTING SERVICE TAP TO BE ABANDONED SHALL BE ABANDONED BY PLUG LOCATED 2'-0" FROM BACK OF CURB.



LOCATION MAP
(NOT TO SCALE)

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

OVERALL SITE PLAN
COYOTE MEADOWS, PH. 1A
COMMON AREA LOT
BLOCK E, LOT 1X
~AMENITY CENTER~

BEING 6.0407 ACRES OUT OF THE
GUINN MORRISON SURVEY
ABSTRACT NO. 559
CITY OF ANNA, COLLIN COUNTY, TEXAS

SUBMITTAL DATE: November 22, 2023

OWNER:
TFCC COYOTE, LLC
22 ST. CLAIR AVENUE EAST
SUITE 200
TORONTO, ON, CANADA
M6B1R5
PH. (416) 792-4708
CONTACT: SETH GREENSPAN,
VP

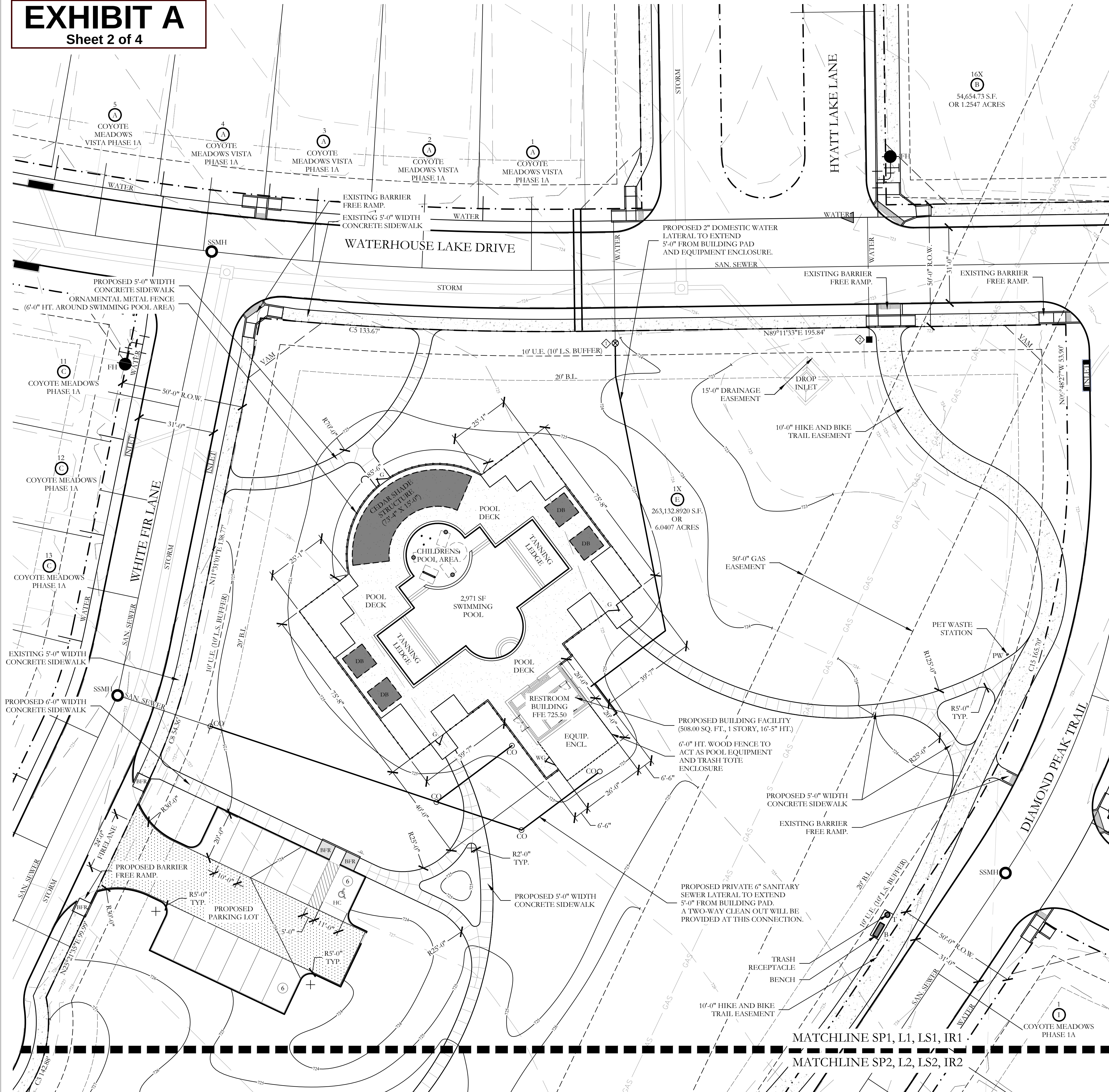
CIVIL ENGINEER:
SPIARS ENGINEERING, INC.
765 CUSTER ROAD, SUITE 100
PLANO, TEXAS 75075
PH. (972) 422-0077
CONTACT: MATT DORSETT

DEVELOPER:
STARLIGHT HOMES TEXAS, LLC
1800 VALLEY VIEWLANE, SUITE
100
FARMERS BRANCH, TEXAS 75234
PH. (214) 616-6887
CONTACT: DANIEL SATSKY

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON,
RLA, ASLA, LI

EXHIBIT A

Sheet 2 of 4



LEGEND

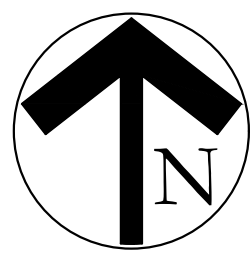
6	PROPOSED PARKING COUNT	638	PROPOSED CONTOUR INTERVAL	
BFR	BARRIER FREE RAMP	638	EXISTING CONTOUR INTERVAL	
H/C	HANDICAP PARKING SPACE	FFE 725.50	FINISHED FLOOR ELEVATION	
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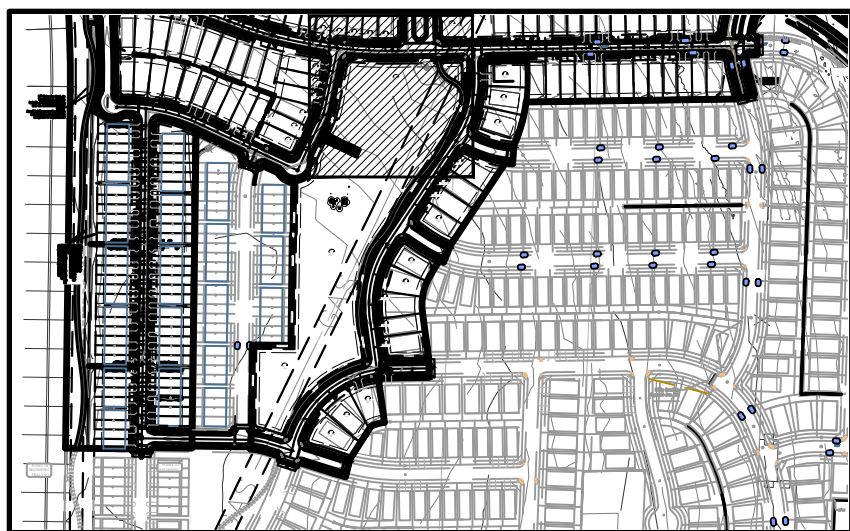
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WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◇	1.5"	1.5"	X		6"
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November 22, 2023
SCALE: 1" = 20'



KEY MAP
NOT TO SCALE

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TFCC COYOTE, LLC
22 ST. CLAIR AVENUE EAST
SUITE 200
TORONTO, ON, CANADA
M6B1R5
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CONTACT: SETH GREENSPAN,
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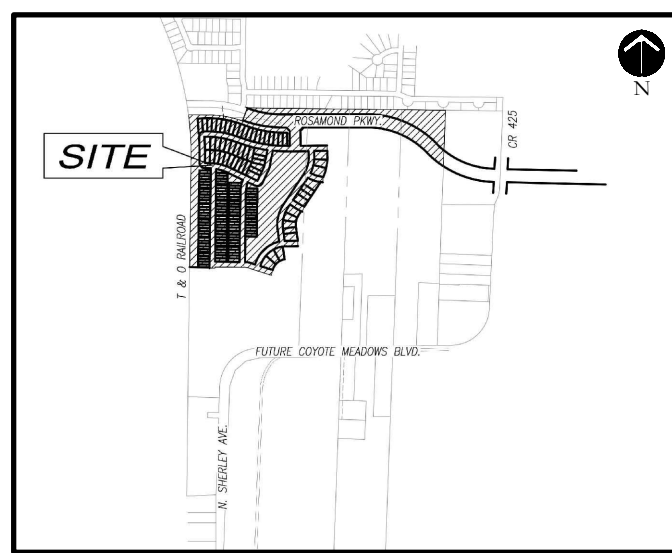
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LOCATION MAP
(NOT TO SCALE)

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

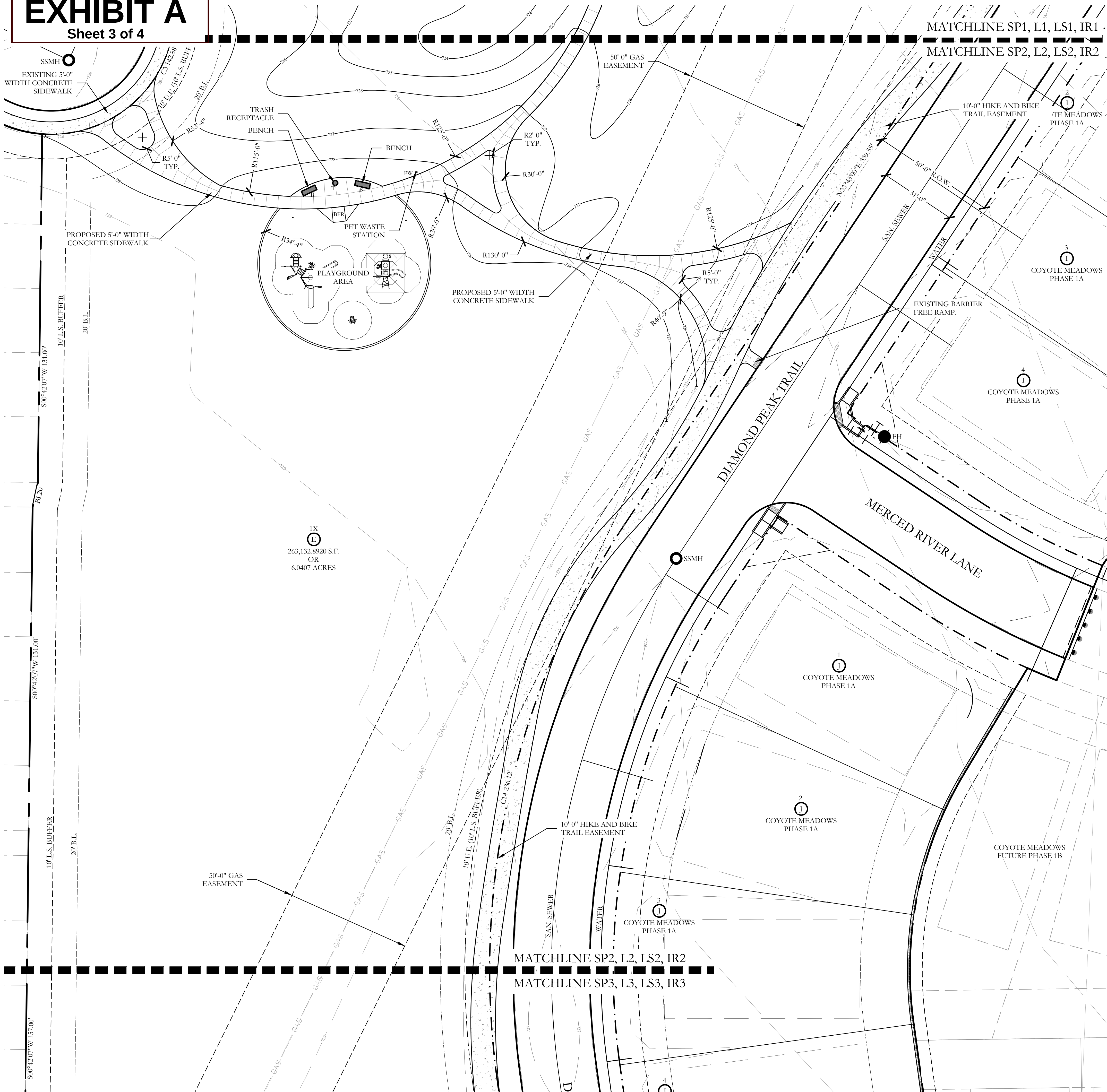
SITE PLAN
COYOTE MEADOWS, PH. 1A
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BLOCK E, LOT 1X
~AMENITY CENTER~

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GUINN MORRISON SURVEY
ABSTRACT NO. 559
CITY OF ANNA, COLLIN COUNTY, TEXAS

SUBMITTAL DATE: November 22, 2023

EXHIBIT A

Sheet 3 of 4



LEGEND

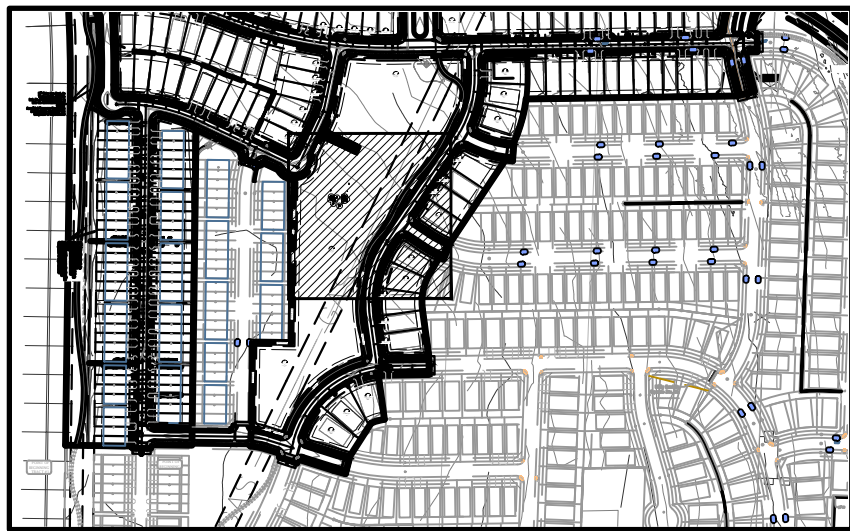
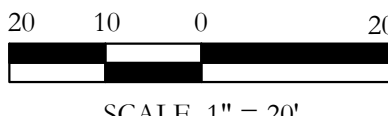
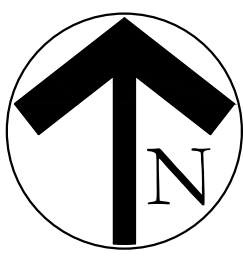
⑥	PROPOSED PARKING COUNT	— 638 —	PROPOSED CONTOUR INTERVAL
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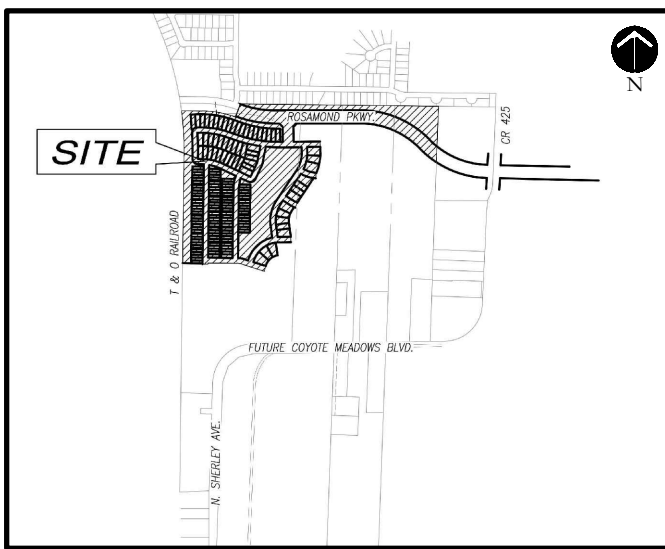
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(NOT TO SCALE)

APPROVED

December 4, 2023
P&Z COMMISSION
CITY OF ANNA

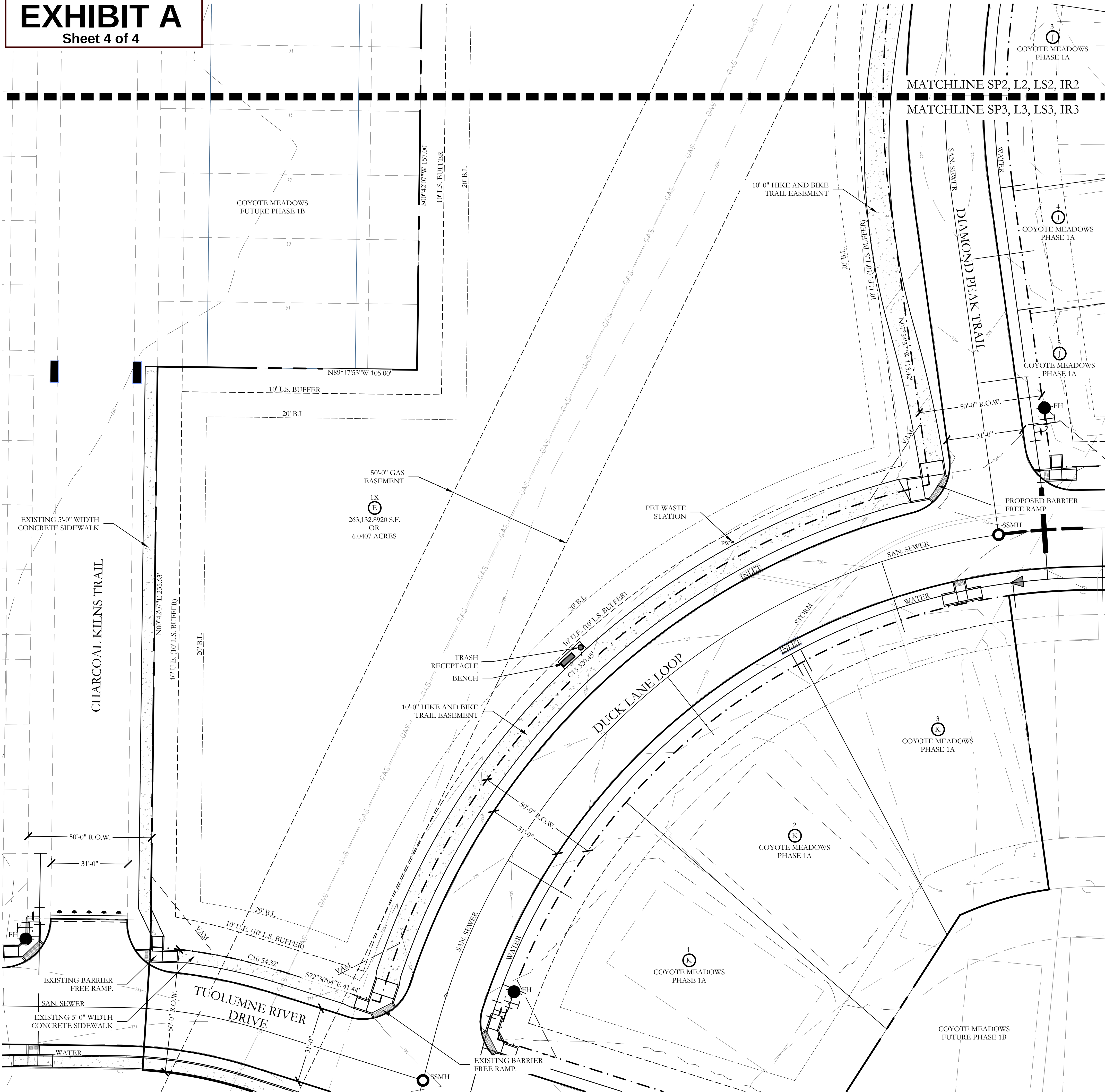
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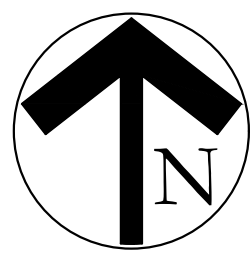
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BFR	BARRIER FREE RAMP	638	EXISTING CONTOUR INTERVAL	
H/C	HANDICAP PARKING SPACE	FFE 725.50	FINISHED FLOOR ELEVATION	
FH	EXISTING FIRE HYDRANT		ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)	
SSMH	EXISTING SANITARY SEWER MANHOLE	G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE	
	EXISTING WATER MAIN W/ VALVE	WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE	
	EXISTING SANITARY SEWER		6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE	
	EXISTING STORM		VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
	EXISTING CURB INLET			PROPOSED FIRELANE PAVING
	RIGHT-OF-WAY			6'-0" PARK BENCH
	HANDICAP SIGN			TRASH RECEPTACLE
	PROPOSED 1.5" DOMESTIC WATER METER			PET WASTE STATION
	EXISTING 2" IRRIGATION WATER METER			

SITE DATA SUMMARY TABLE

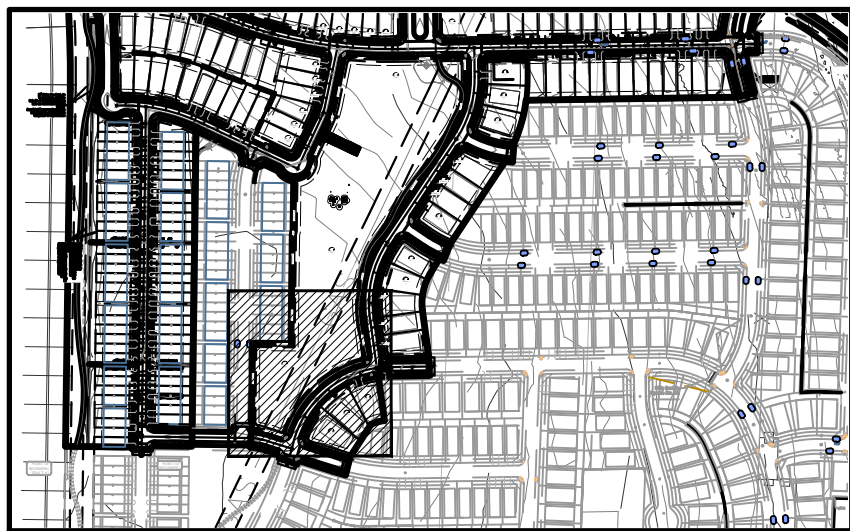
GENERAL SITE DATA (LOT 1X, BLOCK E)	
ZONING (FROM ZONING MAP)	SINGLE FAMILY RESIDENTIAL
LAND USE (FROM ZONING & ORDINANCE)	COMMUNITY CENTER, PRIVATE
LOT AREA (SQUARE FEET & ACRES)	263,132.8920 S.F. OR 6.0407 AC.
BUILDING FOOTPRINT AREA (SQUARE FEET)	508.00 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	508.00 S.F.
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	16'-5" HT.
LOT COVERAGE (PERCENT - X.XX%)	0.0019%
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	MINIMUM 8 SPACES PER SUBDIVISION REGULATIONS
REQUIRED PARKING (# SPACES)	8 REQUIRED
PROVIDED PARKING SPACES (# SPACES)	11 PROVIDED
ACCESSIBLE PARKING PROVIDED (# SPACES)	1 PROVIDED
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	96 S.F. REQUIRED
PROVIDED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	1,294.05 S.F. PROVIDED
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	213,494.56 S.F. PROVIDED
TOTAL LANDSCAPE AREA (SQUARE FEET)	214,748.61 S.F. PROVIDED

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
	1.5"	1.5"	X		6"
	2"	2"		X	



SCALE: 1" = 20'



KEY MAP
NOT TO SCALE

OWNER:

TFCC COYOTE, LLC
22 ST. CLAIR AVENUE EAST
SUITE 200
TORONTO, ON, CANADA
M6B1R5
PH. (416) 792-4708
CONTACT: SETH GREENSPAN, VP

CIVIL ENGINEER:

SPARS ENGINEERING, INC.
765 CUSTER ROAD, SUITE 100
PLANO, TEXAS 75075
PH. (972) 422-0077
CONTACT: MATT DORSETT

DEVELOPER:

STARLIGHT HOMES TEXAS, LLC.
1800 VALLEY VIEWLANE, SUITE 100
FARMERS BRANCH, TEXAS 75234
PH. (214) 616-6887
CONTACT: DANIEL SATSKY

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

BLOCK E, LOT 1X SITE INFORMATION

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

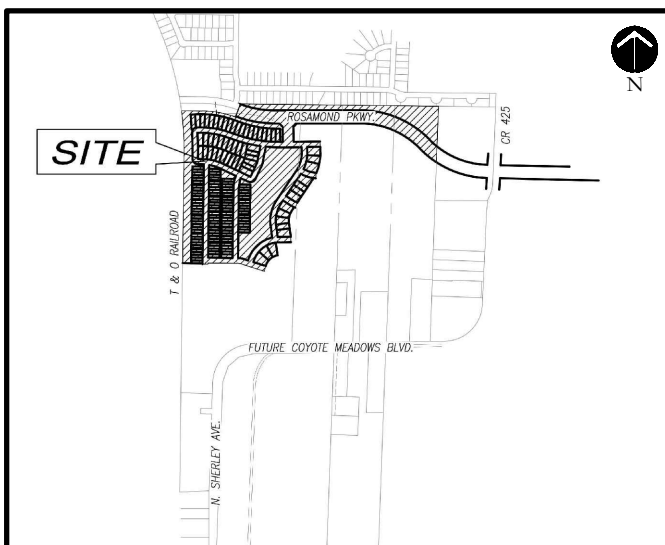
TOTAL IMPERVIOUS SURFACE: 21,683.04 SF, 0.08%
INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 26,313.28 SF
INTERIOR LANDSCAPE PROVIDED: 228,883 SF

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ANNA CODE OF ORDINANCES.
- ALL POOL EQUIPMENT AND TRASH CAN TOTES SHALL BE SCREENED WITH A 6'-0" HT. WOODEN FENCE.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ANNA STANDARD CONSTRUCTION DETAILS.
- ALL SIDEWALKS IN FRONT OF HEAD-IN PARKING SHALL BE 6'-0" WIDTH.
- PER THE ORDINANCE, THE PRIVATE AMENITY CENTER FACILITY AND OPEN SPACE/COMMON AREA SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- PER THE ORDINANCE, THE TRAIL SYSTEM SHALL BE ACCESSIBLE AND OPEN TO THE GENERAL PUBLIC.

UTILITY NOTES

- SANITARY SEWER LATERALS ARE SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
- WATER LATERAL LINES ARE SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.
- ANY EXISTING SERVICE TAP TO BE ABANDONED SHALL BE ABANDONED BY PLUG LOCATED 2'-0" FROM BACK OF CURB.



LOCATION MAP
(NOT TO SCALE)

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

SITE PLAN
COYOTE MEADOWS, PH. 1A
COMMON AREA LOT
BLOCK E, LOT 1X
~AMENITY CENTER~

BEING 6.0407 ACRES OUT OF THE
GUINN MORRISON SURVEY
ABSTRACT NO. 559
CITY OF ANNA, COLLIN COUNTY, TEXAS

SUBMITTAL DATE: November 22, 2023

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: COYOTE MEADOWS Total Number of Acres: 6.0407
Zoning Classification(s): SINGLE FAMILY RESIDENTIAL Total Number of Lots: 1
Location: CITY OF ANNA, COLLIN COUNTY, TEXAS

Property Owner Information & Authorization

Name/Company: STARLIGHT HOMES TEXAS, LLC
Address: 1800 VALLEY VIEW LANE, SUITE 100
City: FARMERS BRANCH State: TX Zip Code: 75234
Phone: 214-616-6887 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.

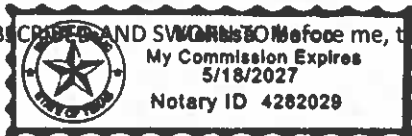
Property Owner's Signature: [Signature] Date: 10/19/23

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Scot Albert (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 19 day of October, 2023



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

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): DESIGN CONSULTANT

Name: CODY JOHNSON

Company: JOHNSON VOLK CONSULTING

Address: 704 CENTRAL PARKWAY EAST, SUITE 1200

City: PLANO State: TX Zip Code: 75074

Phone: 972-201-3100 Email: CODY.JOHNSON@JOHNSONVOLK.COM

Development Services

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



Item No. 14.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023

Staff Contact: Salena Tittle

AGENDA ITEM:

Approve a Resolution regarding the DHI Anna, Block A, Lots 2 & 3, Preliminary Site Plan. Applicant: DHI Communities.

SUMMARY:

Multi-Family Dwelling on two lots on 20.5± acres located at the northeast corner of Rosamond Parkway and Buddy Hayes Boulevard. Zoned: Planned Development (Ord. No. 881-2020).

The applicant is requesting a 30-day extension as they continue to make alterations to the Preliminary 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.

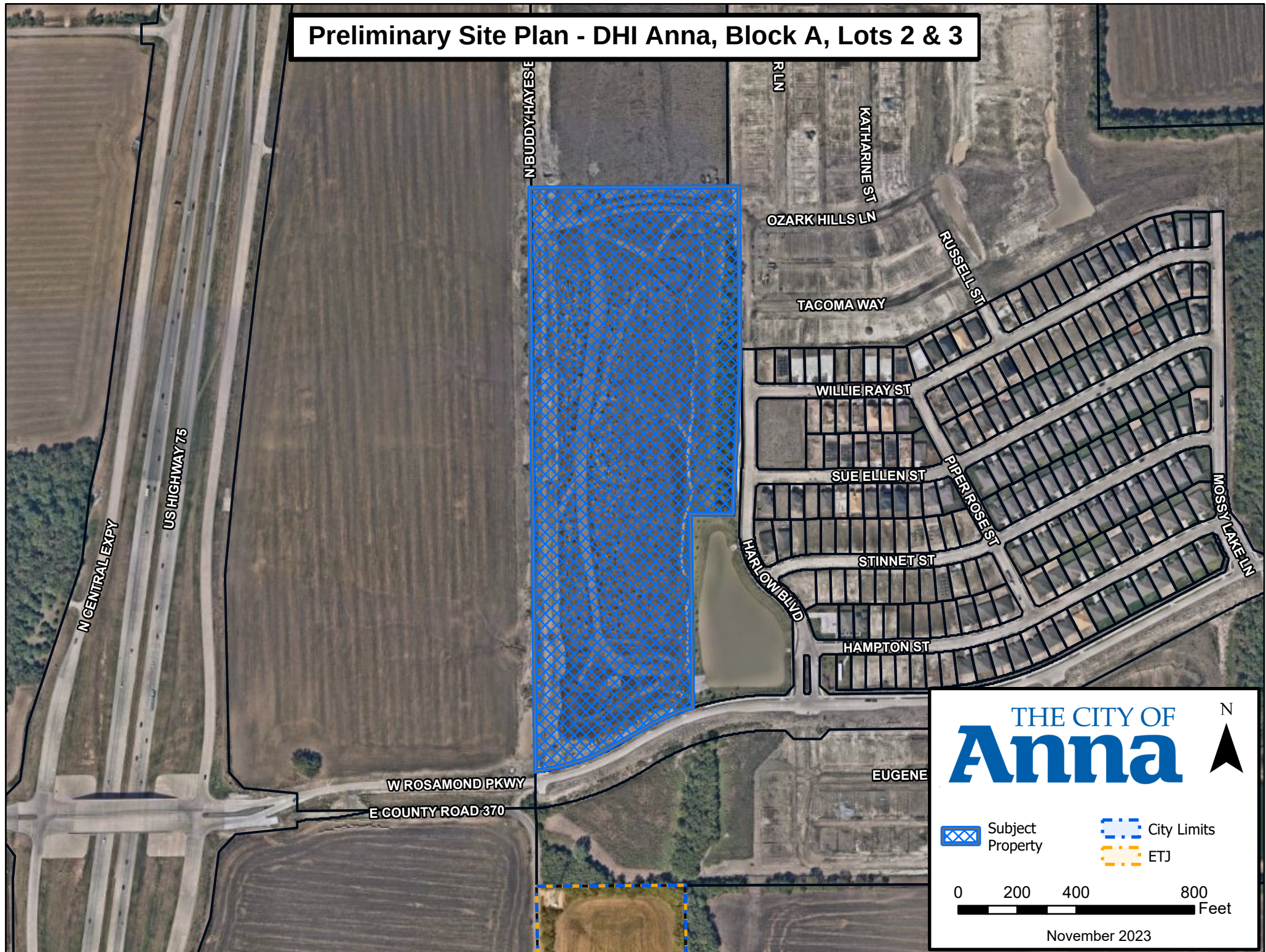
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. DHI Anna, Block A, Lots 2 & 3 Preliminary Site Plan Locator Map
2. Signed Extension Letter Request - (PSP) DHI Anna, Block A, Lots 2 & 3
3. P&Z Development Application

Preliminary Site Plan - DHI Anna, Block A, Lots 2 & 3



DHIC – LINDSEY PLACE, LLC

November 21, 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 DHI Anna PH2 and PH3 Preliminary Site Plan, located on Block A, Lot 2 and 3, of the DHI Anna Addition, an unrecorded final plat approved by the City of Anna P&Z on August 1st, 2022.

To whom it may concern,

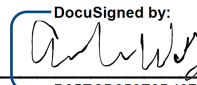
As the Property Owner of the subject property, we hereby request a 30-day extension of the above-referenced application from the Dec 4th, 2023 Planning & Zoning Commission agenda in accordance with Sec. 212.009 of the Texas Local Government Code.

We will have this application for the Planning & Zoning Commission's consideration for approval at the next meeting, which is currently scheduled for Jan 3rd, 2024. 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,

DHIC – LINDSEY PLACE, LLC,
a Delaware limited liability company

By: DHI Communities II, LLC,
a Delaware limited liability company
Its: Sole Member

By: 
Name: Andrew Wiley
Its: Vice President

Owner Authorization and Representative Designation



Property Description

Subdivision/Parcel ID: DHI ANNA ADDITION, PIDN 2832376 Total Number of Acres: 39.655
Zoning Classification(s): PD881-2020 Total Number of Lots: 3
Location: ROSAMOND PKWY & BUDDY HAYES BLVD (NE CORNER OF INTERSECTION)

Property Owner Information & Authorization

Name/Company: DHI COMMUNITIES
Address: 1341 HORTON CIRCLE
City: ARLINGTON State: TEXAS Zip Code: 76011
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate BLAKE BEESON & KEVIN S. WIER (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.

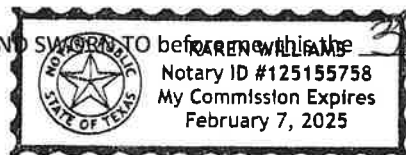
Property Owner's Signature: [Signature] Date: 10/31/23

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared David Beeth (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 31st day of October, 2023



Karen Williams
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: BLAKE BEESON & KEVIN S. WIER

Company: SPIARS ENGINEERING INC.

Address: 501 W PRESIDENT GEORGE BUSH HWY, SUITE 200

City: RICHARDSON State: TEXAS Zip Code: 75080

Phone: 972-422-0077 Email: blake.beeson@spiarsengineering.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 15.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve a Resolution regarding the Br Leonard Addition, Block A, Lot 1, Final Plat.
Applicant: Bret & Brandy Leonard

SUMMARY:

Vacant lot on 0.2± acre located on the north side of 6th Street, 305± feet east of Sherley Avenue. Zoned: Single-Family Residential (SF-7.2) District.

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Final Plat is in conformance with the city's Subdivision Regulations 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. Br Leonard Addition, Block A, Lot 1 Locator Map
2. RESOLUTION - (FP) Br Leonard Addition, Block A, Lot 1
3. Exhibit A (STAMPED) - (FP) Br Leonard Addition, Block A, Lot 1
4. P&Z Development Application

Final Plat - Br Leonard Addition, Block A, Lot 1

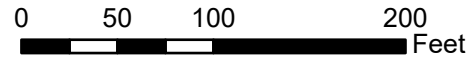


THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ



November 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING BR LEONARD 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, Bret & Brandy Leonard have submitted an application for the approval of Br Leonard Addition, 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 Br Leonard Addition, Block A, Lot 1, Final Plat attached hereto as Exhibit A.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of December, 2023.

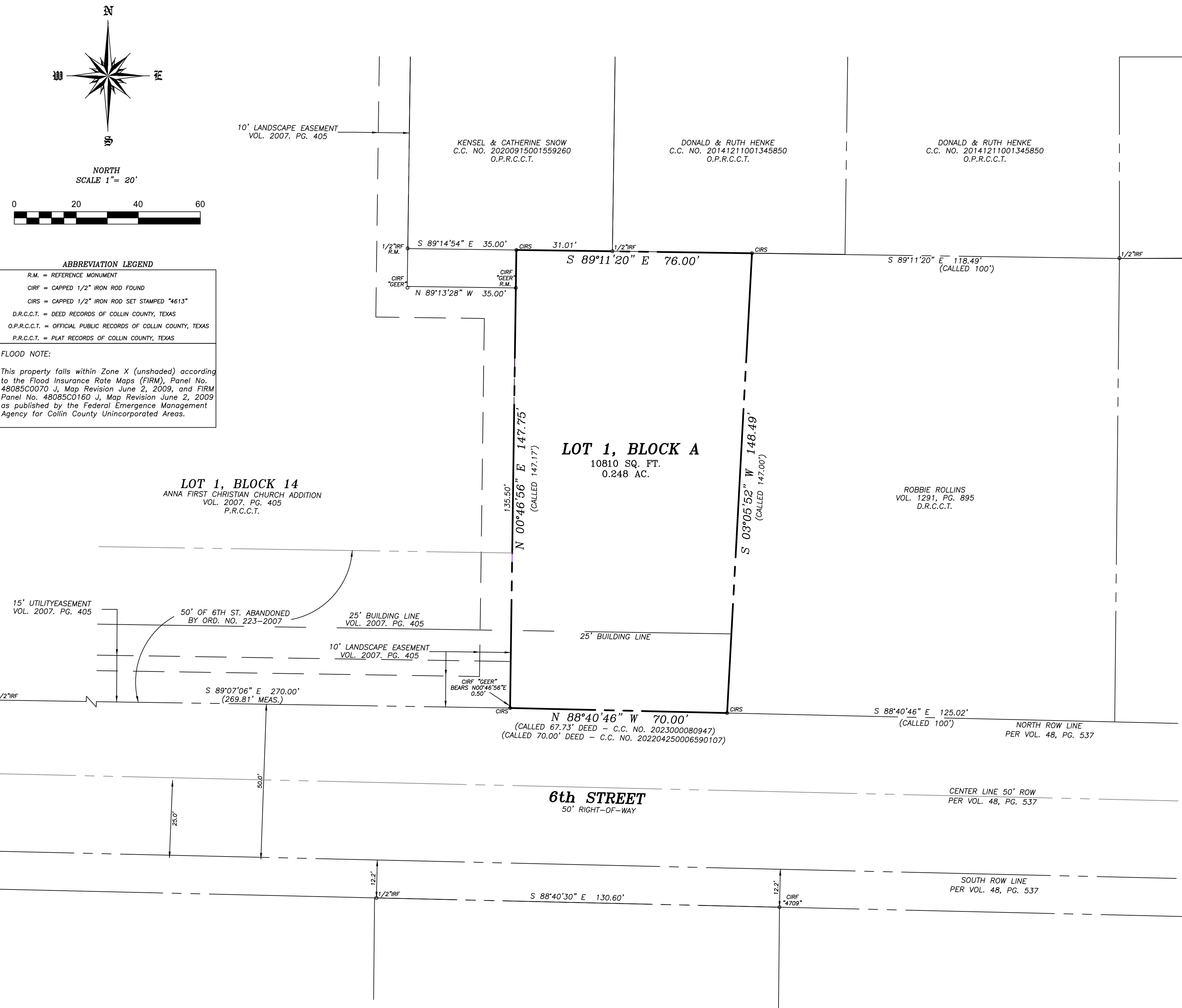
ATTEST:

APPROVED:

Director of Development Services,
Ross Altobelli

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

SHERELY STREET



- SURVEY NOTES:
- The original copy will have original signatures, stamp seal and an impression seal.
 - Copyright 2023, Surdukan Surveying, Inc.
 - This survey is being provided solely for the use of the current parties.
 - This survey is subject to all easements of record.
 - 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.
 - Water service to this site is provided by the City of Anna.
 - Sanitary Sewer is provided by the City of Anna.
 - Gas is provided by ATMOS.
 - Electric is provided by Grayson-Collin Electric Company.
 - Solid waste is provided by the City of Anna.

PURPOSE STATEMENT:

The purpose of this plat is to create one lot for a residential home site.

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.

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 used 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 _____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Bret Leonard and Brandy Leonard are the owners of a tract of land situated in Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, and being all of a tract as described in a General Warranty Deed conveyed to Bret Leonard and Brandy Leonard as recorded in Instrument No. 2023000080947 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the north Right-of-Way (ROW) line of 6th Street, said iron rod being at the south east corner of Lot 1, Block 14, Anna First Christian Church Addition, an Addition to the City of Anna, Texas, according to the plat thereof recorded in Volume 2007, Page 405 of the Plat Records of Collin County, Texas;

THENCE N 00°46'56" E passing a 0.50' a capped iron rod stamped "GEER" found on line and passing at 135.50' a second capped iron rod stamped "GEER" found on line and continuing in all a distance of 147.75' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner, said iron rod being in the south line of a tract conveyed to Kensel & Catherine Snow as recorded in County Clerks No. 20200915001559260, O.P.R.C.C.T.;

THENCE S 89°11'20" E passing a 31.05' a 1/2" iron rod found for the southeast corner of said Snow tract, same being the southwest corner of a tract conveyed to Donald & Ruth Henke as recorded in County Clerks No. 20141211001345850, O.P.R.C.C.T., and continuing in all a distance of 76.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in a chain link fence and being 1.5' south of the chain link fence corner post;

THENCE S 03°05'52" W following the chain link fence a distance of 148.49' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the north Right Of Way line of 6th Street;

THENCE N 88°40'46" W following the north Right Of Way line of 6th Street a distance of 70.00' to the POINT OF BEGINNING and containing 10,810 Square Feet or 0.248 Acres of land.

OWNER'S CERTIFICATIONS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Bret Leonard and Brandy Leonard are the owners and do hereby adopt this plat designating the herein above described property as the Br LEONARD 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.

BRET LEONARD, OWNER
BRANDY LEONARD, OWNER

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared BRET LEONARD AND BRANDY LEONARD, OWNERS, 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.

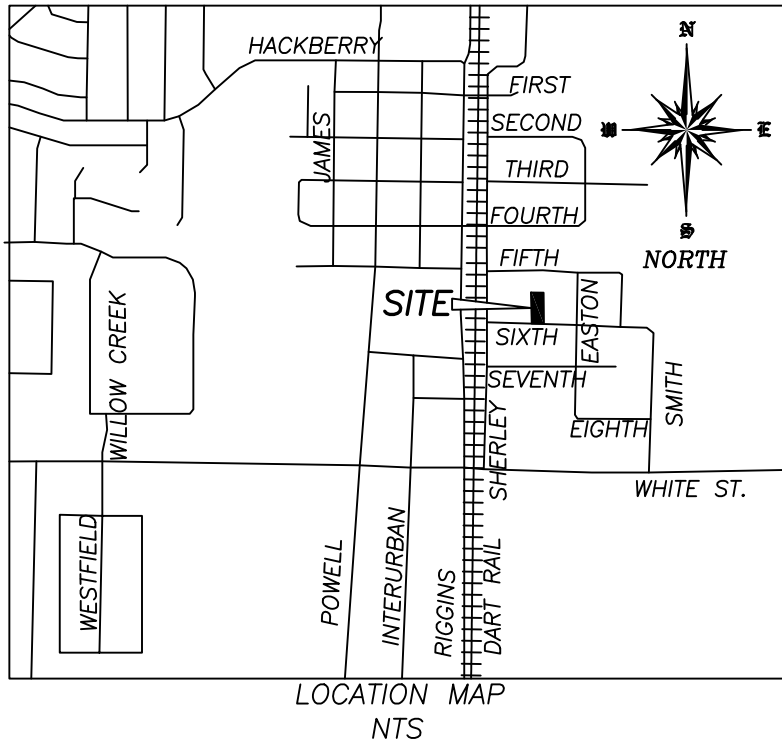
Notary Public in and for Collin County
My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

Planning and Zoning Commission Chair

Director of Development Services



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

FINAL PLAT
Br LEONARD ADDITION
BLOCK A, LOT 1
BEING 0.248 ACRES OUT OF THE
GWYNN MORRISON SURVEY, ABSTRACT NO. 559
CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER
BRET & BRANDY LEONARD
11423 SHEFFIELD DRIVE
ANNA, TX 75409
(469) 207-9602

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

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2675234 Total Number of Acres: less than 1
Zoning Classification(s): SF-1 Total Number of Lots: 1
Location: 207 E. SIXTH ST., ANNA TX 75409

Property Owner Information & Authorization

Name/Company: BRET & BRANDY LEONARD
Address: 11423 SHEFFIELD DRIVE
City: ANNA State: TX Zip Code: 75409
Phone: 469-207-9602 Email: Bretleonard5@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate DAVID J. SURDUKAN (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.

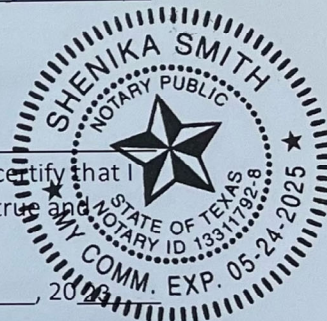
Property Owner's Signature: [Signature] Date: 11/07/23

STATE OF: TEXAS

COUNTY OF: COLLIN

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of November, 2023



[Signature]
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): SURVEYOR
Name: DAVID J. SURDUKAN
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. 16.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 12/4/2023

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 purpose of the Site Plan is to show the proposed Private Community Center and Hike & Bike Trail site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

Recommend approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Meadow Vista, Phase 1, Block D, Lots 1X & 2X Locator Map
2. RESOLUTION - (SP) Meadow Vista, Ph. 1, Block D, Lts 1X & 2X
3. Exhibit A (STAMPED) - (SP) Meadow Vista, Ph. 1, Block D, Lts 1X & 2X
4. P&Z Development Application

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

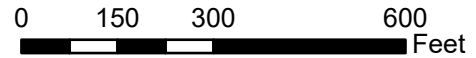


THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ



October 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING MEADOW VISTA, PHASE 1, BLOCK D, LOTS 1X & 2X, 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, Bloomfield Homes, LP has submitted an application for the approval of Meadow Vista, Phase 1, Block D, Lots 1X & 2X, 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 Meadow Vista, Phase 1, Block D, Lots 1X & 2X, 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 4th day of December, 2023.

ATTEST:

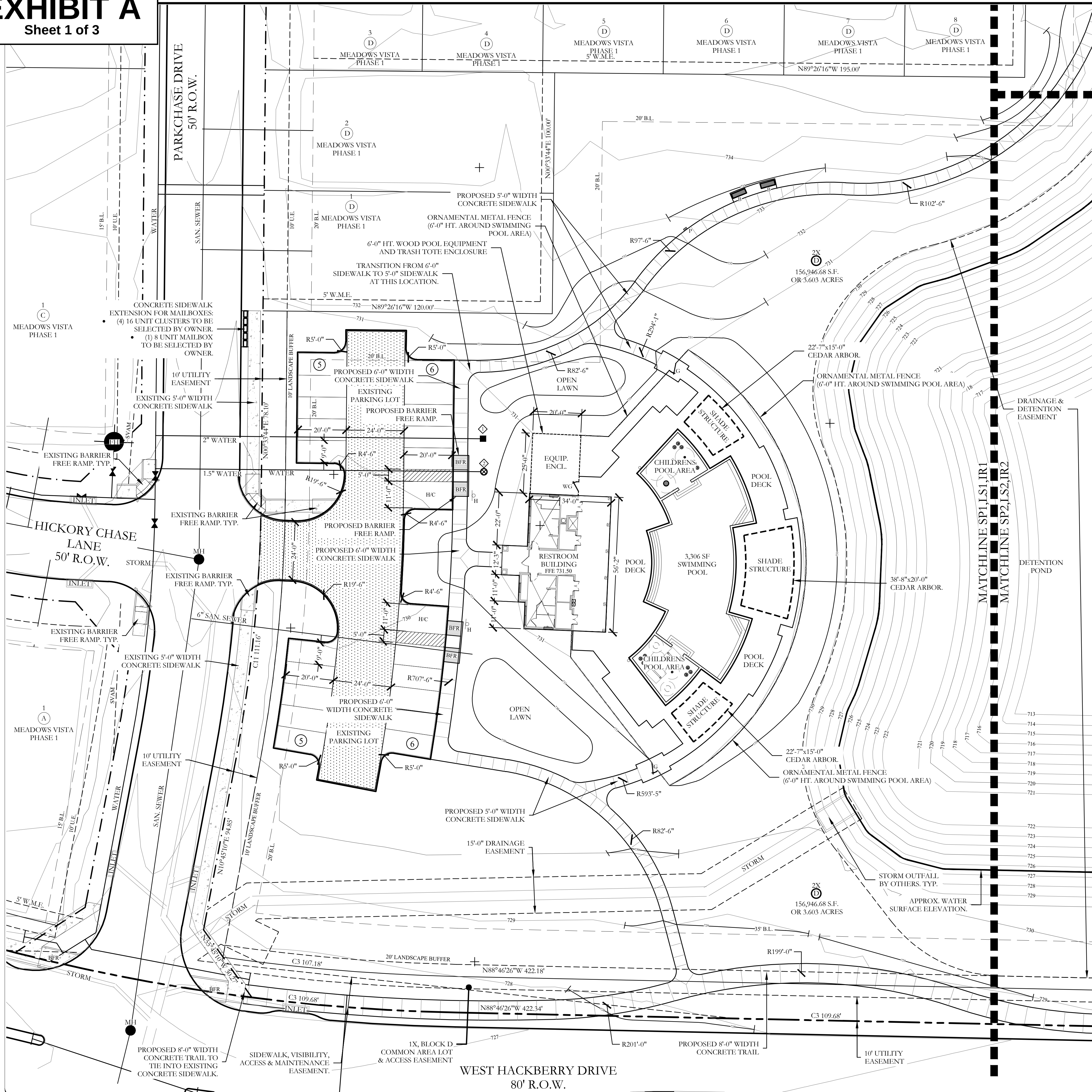
APPROVED:

Director of Development Services,
Ross Altobelli

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

EXHIBIT A

Sheet 1 of 3



LEGEND

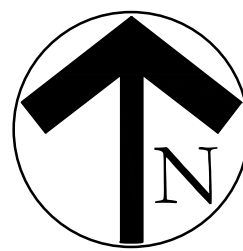
5	PROPOSED PARKING COUNT	FFE 638	FINISHED FLOOR ELEVATION
BFR	PROPOSED BARRIER FREE RAMP	6"	PROPOSED 2" DOMESTIC WATER METER
H/C	HANDICAP PARKING SPACE	6"	PROPOSED 1.5" IRRIGATION WATER METER
+	EXISTING FIRE HYDRANT	7	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
●	EXISTING SANITARY SEWER MANHOLE	7	1'-4" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
T	EXISTING WATER MAIN W/ VALVE	7	1'-4" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
—	EXISTING SANITARY SEWER	WG	6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
—	EXISTING STORM	P	PET WASTE STATION
□	PROPOSED CURB INLET	B	6'-0" PARK BENCH
—	RIGHT-OF-WAY		24'-0" WIDTH FIRE LANE PAVING
H	HANDICAP PARKING SIGN		
—	PROPOSED CONTOUR INTERVAL		
—	EXISTING CONTOUR INTERVAL		

SITE DATA SUMMARY TABLE

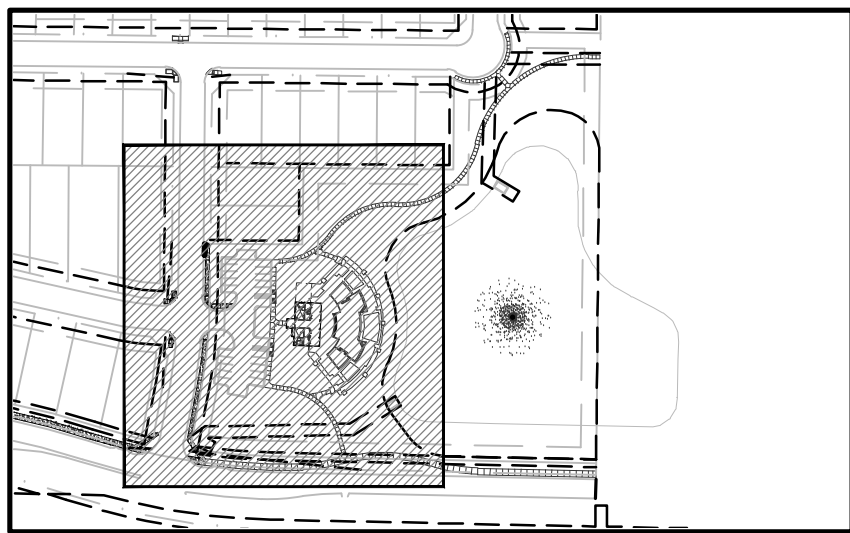
GENERAL SITE DATA (LOT 1X&2X, BLOCK D)	
ZONING (FROM ZONING MAP)	PLANNED DEVELOPMENT (ORD. NO. 839-2019)
LAND USE (FROM ZONING & ORDINANCE)	COMMUNITY CENTER, PRIVATE
LOT AREA (SQUARE FEET & ACRES)	209,567.16 S.F. OR 4.811 ACRES
BUILDING FOOTPRINT AREA (SQUARE FEET)	2,062.00 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	2,062.00 S.F.
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	22'-1" FT.
LOT COVERAGE (PERCENT - X.XX%)	0.98% (009:1)
PARKING	
PARKING RATIO (FROM ZONING SUBDIVISION ORDINANCE)	MINIMUM 8 SPACES PER REGULATIONS
REQUIRED PARKING (# SPACES)	8 REQUIRED
PROVIDED PARKING SPACES (# SPACES)	22 PROVIDED
ACCESSIBLE PARKING PROVIDED (# SPACES)	2 PROVIDED
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	176 S.F. REQUIRED
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	65,863.40 S.F. PROVIDED
TOTAL LANDSCAPE AREA (SQUARE FEET)	65,959.40 S.F. PROVIDED

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
6"	2"	2"	X		6"
1.5"	1.5"	1.5"		X	



SCALE: 1" = 20'



KEY MAP
NOT TO SCALE

OWNER:
BLOOMFIELD HOMES, LP
1050 E. STATE HIGHWAY 114
SUITE 210
SOUTH LAKE, TEXAS 76092

CIVIL ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPY
SUITE 400
DALLAS, TEXAS 75206

DEVELOPER:
DOUGLAS PROPERTIES, INC.
2309 K AVENUE, SUITE 100
PLANO, TEXAS 75074
CONTACT: JR DOUGLAS

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON,
RLA, ASLA, LI

BLOCK D, LOT 1X&2X SITE INFORMATION

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

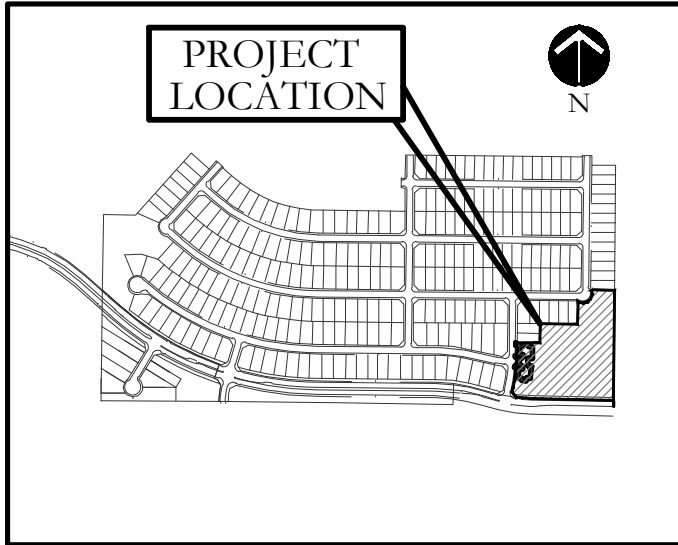
TOTAL IMPERVIOUS SURFACE: 25,342.36 SF, 27.76%
INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 9,130.17 SF
INTERIOR LANDSCAPE PROVIDED: 65,959.40 SF

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ANNA CODE OF ORDINANCES.
- ALL POOL EQUIPMENT AND TRASH CAN TOTES SHALL BE SCREENING WITH A 6'-0" HT. WOODEN FENCE.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ANNA STANDARD CONSTRUCTION DETAILS.
- ALL SIDEWALKS IN FRONT OF HEAD-IN PARKING SHALL BE 6'-0" WIDTH.

UTILITY NOTES

- SANITARY SEWER LATERALS ARE SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
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LOCATION MAP
(NOT TO SCALE)

APPROVED
December 4, 2023
P&Z COMMISSION
CITY OF ANNA

SITE PLAN
MEADOW VISTA, PH. 1
BLOCK D, LOTS 1X & 2X
HOA AMENITY CENTER &
COMMON AREA LOT

BEING 4.81 ACRES OUT OF THE
FRANCIS T. DUFFAU SUREVY
ABSTRACT NO. 288
CITY OF ANNA E.T.J., COLLIN COUNTY, TEXAS

SUBMITTAL DATE: November 16, 2023

EXHIBIT A

Sheet 2 of 3

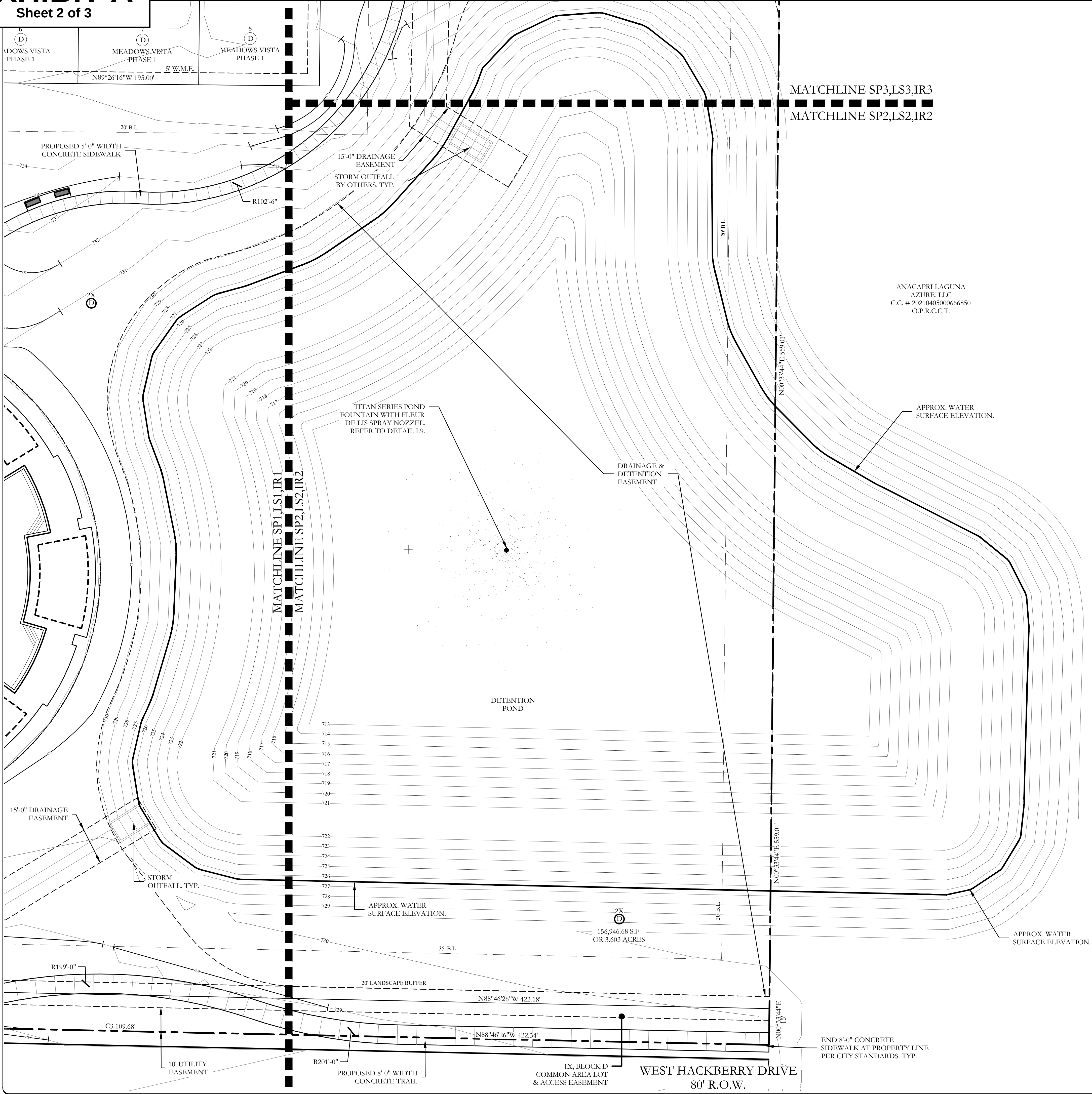
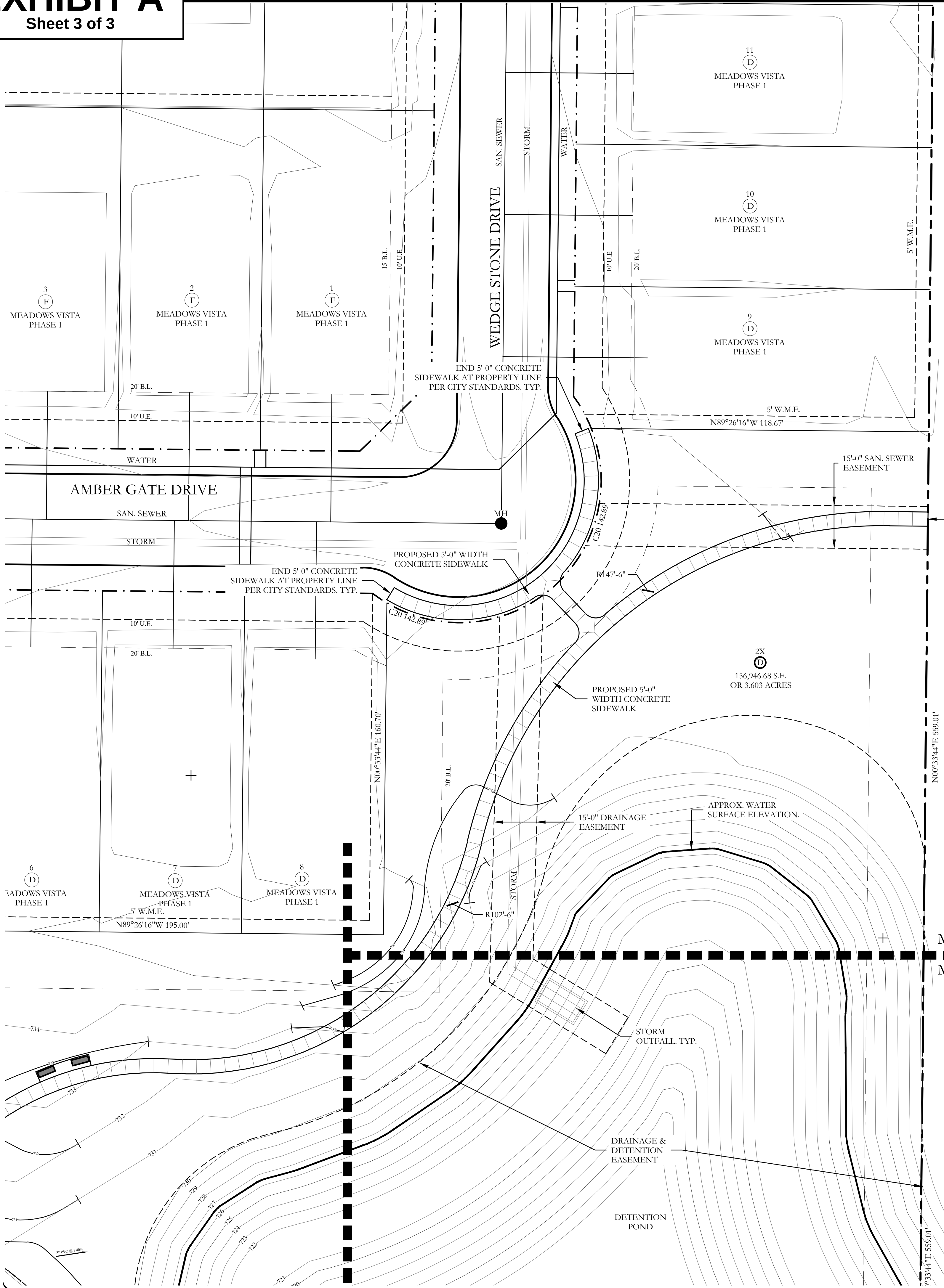


EXHIBIT A

Sheet 3 of 3



LEGEND

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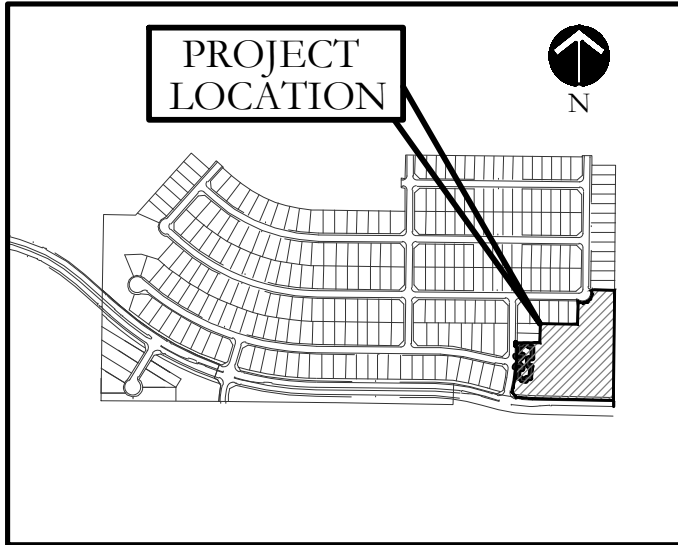
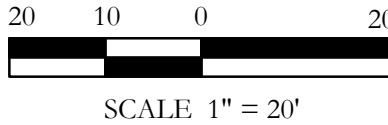
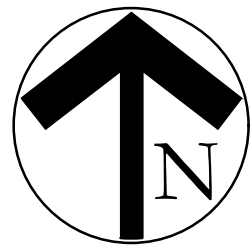
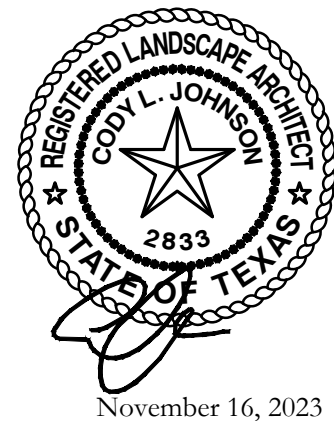
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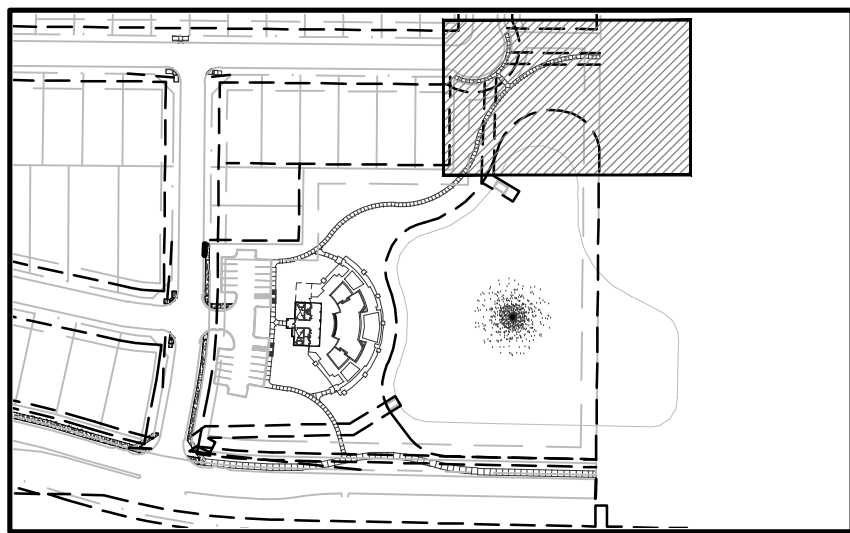
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SUITE 400
DALLAS, TEXAS 75206

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APPROVED

December 4, 2023

P&Z COMMISSION

CITY OF ANNA

SITE PLAN
MEADOW VISTA, PH. 1
BLOCK D, LOTS 1X & 2X
HOA AMENITY CENTER &
COMMON AREA LOT

BEING 4.81 ACRES OUT OF THE
FRANCIS T. DUFFAU SUREVY
ABSTRACT NO. 288
CITY OF ANNA E.T.J., COLLIN COUNTY, TEXAS

SUBMITTAL DATE: November 16, 2023

Owner Authorization and Representative Designation



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.

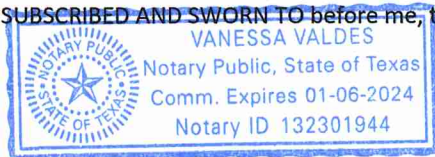
X Property Owner's Signature: _____ Date: 9-29-23

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 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

Development Services

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