

AGENDA



PLANNING AND ZONING COMMISSION

Wednesday, January 3, 2024 @ 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 01/03/2024 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 December 4, 2023 Planning & Zoning Commission Meeting.
6. Approve a Resolution regarding the Anna Town Center Addition, Block A, Lot 15, Site Plan. Applicant: Q Seminole Anna Town Center, L.P., A Texas Limited Partnership
7. Approve a Resolution regarding the CBL - Old Valdasta Home, Block A, Lot 1, Development Plat. Applicant: Bryan & Sue Cantrell
8. Approve a Resolution regarding the DHI Anna, Block A, Lots 2 & 3, Preliminary Site Plan. Applicant: DHI Communities.
9. Approve a Resolution regarding the Hurricane Creek Commercial, Block A, Lots 1, 2, & 3, Conveyance Plat. Applicant: BFB Ana 40 Acres LLC
10. Approve a Resolution regarding the Hurricane Creek Commercial, Block A, Lots 1, 2, & 3, Preliminary Site Plan. Applicant: BFB Ana 40 Acres LLC
11. Approve a Resolution regarding the Maher Addition, Block A, Lot 1, Minor Plat. Applicant: Kent Hayden
12. Approve a Resolution regarding the One Anna Two Addition, Block A, Lots 2R & 6, Replat. Applicant: Anna Investments, LLC
13. Approve a Resolution regarding the One Anna Two Addition, Block A, Lot 2R, Revised Site Plan. Applicant: Anna Investments, LLC
14. Approve a Resolution regarding the One Anna Two Addition, Block A, Lot 6, Revised Concept Plan. Applicant: Anna Investments, LLC

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.

15. Approve a Resolution regarding the Scott Acres, Block A, Lot 1, Development Plat. Applicant: Steven Scott
16. Approve a Resolution regarding the Shops at Avery Pointe, Block A, Lots 1 & 2, Site Plan. Applicant: Novus NDT Realty LLC

Items for Individual Consideration

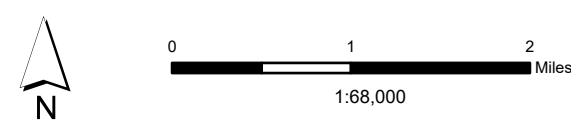
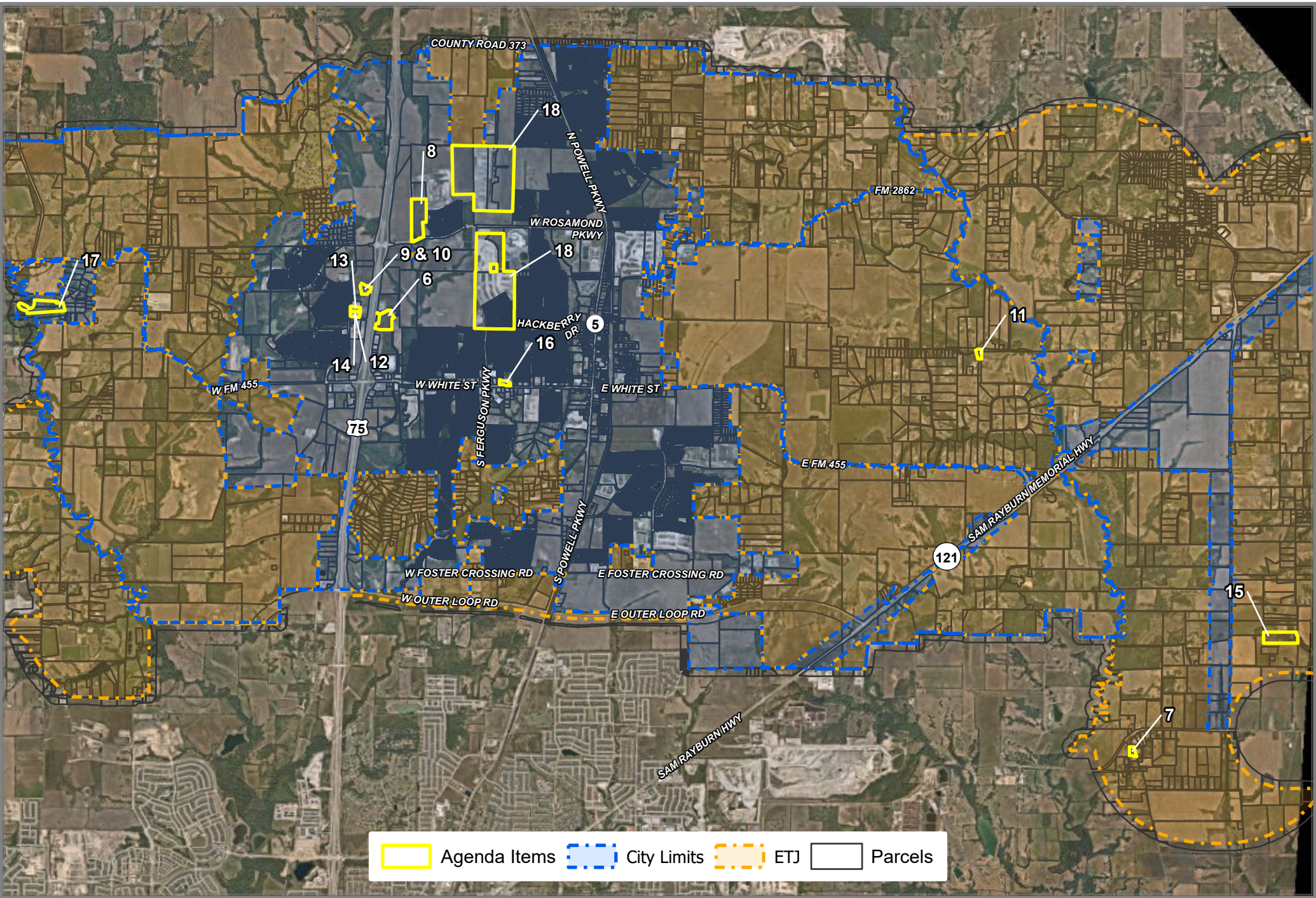
17. Conduct a Public Hearing/Consider/Discuss/Action on the East Fork Estates, Block A, Lots 11R, 11A, & 12R, Residential Replat. Applicant: Janet & Robert Sanford & Bily Tate/Tate Development
18. Conduct a Public Hearing/Consider/Discuss/Action on an amendment to an existing Planned Development (Ord. No. 887-2020) on 341± acres generally located on the east and west sides of future Ferguson Parkway, north of Hackberry Drive and south of County Road 371.

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 12/29/2024.



Lauren Mecke
Planning Manager



City of Anna, January 3, 2024 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 12/29/2023

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: 1/3/2024
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes of the December 4, 2023 Planning & Zoning Commission Meeting.

SUMMARY:

Minutes from the December 4, 2023 Planning & Zoning Commission Meeting.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

N/A

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. 12-04-2023 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
December 4, 2023

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on December 4, 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 6:01 pm.

Commissioners present were Kelly Patterson-Herndon, Jessica Walden, David Nylec, Matt Blanscet, Staci Martin, Douglas Hermann and Michelle Clemens. Staff present were Ross Altobelli, Lauren Mecke, Salena Tittle, Assistant Director of Development Services/Building Official Nader Jeri, 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 3 Public Speakers.

Mr. Jim Luscombe residing at 1303 W. Foster Crossing, Mrs. Robyn Luscombe residing at 1303 W. Foster Crossing, and Mr. Tony Bellefond residing at 2934 Pecan Grove Drive spoke in opposition to the Luscombe zoning case which will be scheduled for a Public Hearing at a later time.

4. Location Map

Consent Items

A motion was made by Commissioner Hermann, seconded by Chairwoman Patterson-Herndon to recommend approval of consent items 5-16. The vote was unanimous.

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. 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

City staff asked the Planning and Zoning Commission if there were any topics that they would like to discuss at a future meeting.

Commissioner Nylec asked for a Map with street names.

There was no further discussion.

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 6:14 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle, Planner II



Item No. 6.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Anna Town Center Addition, Block A, Lot 15, Site Plan. Applicant: Q Seminole Anna Town Center , L.P., A Texas Limited Partnership

SUMMARY:

Building Materials, Hardware (Indoors) on one lot on 12.2± acres located at the southeast corner of N Central Expressway (U.S. Highway 75) and Hackberry Drive. Zoned: Planned Development (Ord. No. 1067-2023-08 & Ord. No. 648-2014).

The purpose of the Site Plan is to show the proposed Building Materials, Hardware (Indoors) 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 City Engineer and 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 15 Site Plan Locator Map
2. RESOLUTION - (SP) Anna Town Center Addn, BL A, Lot 15
3. Exhibit A (SP) Anna Town Center Addn BL A Lt 15
4. Application

Site Plan - Anna Town Center Addition, Block A, Lot 15



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-01-0030

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA TOWN CENTER ADDITION, BLOCK A, LOT 15, 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, Q Seminole Anna Town Center, L.P., A Texas Limited Partnership has submitted an application for the approval of Anna Town Center Addition, Block A, Lot 15, 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 15, 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 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: Anna Town Center, Blk A, Lt 6R - SEC of US / 26 Total Number of Acres: 14
Zoning Classification(s): PD-C Total Number of Lots: 3
Location: S Throckmorton St. & Hackberry Drive, Anna, TX

Property Owner Information & Authorization

Name/Company: Q SEMINOLE ANNA TOWN CENTER, L.P., a Texas limited partnership
Address: 8111 Westchester Dr., Suite 800
City: Dallas State: TX Zip Code: 75225
Phone: _____ Email: brianb@chiefpartnerslp.com

Project Representation (check one):

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

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

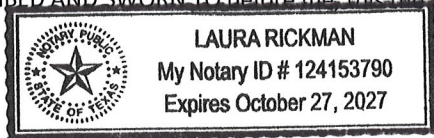
Property Owner's Signature: _____ Date: 12/04/23

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 4th day of December, 2023



Laura Rickman
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Site Development Coordinator (SDC)
Name: Jordan Corbitt
Company: Kimley-Horn & Associates, Inc.
Address: 11720 Amber Park Drive, Suite 600
City: Alpharetta State: GA Zip Code: 30009
Phone: 770-545-6103 Email: jordan.corbitt@kimley-horn.com

Planning & Development Department

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



Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the CBL - Old Valdasta Home, Block A, Lot 1, Development Plat. Applicant: Bryan & Sue Cantrell

SUMMARY:

One lot on 2.8± acres located at the southeast corner of Old Valdasta Road and County Road 1039. Located in the Extraterritorial Jurisdiction (ETJ).

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

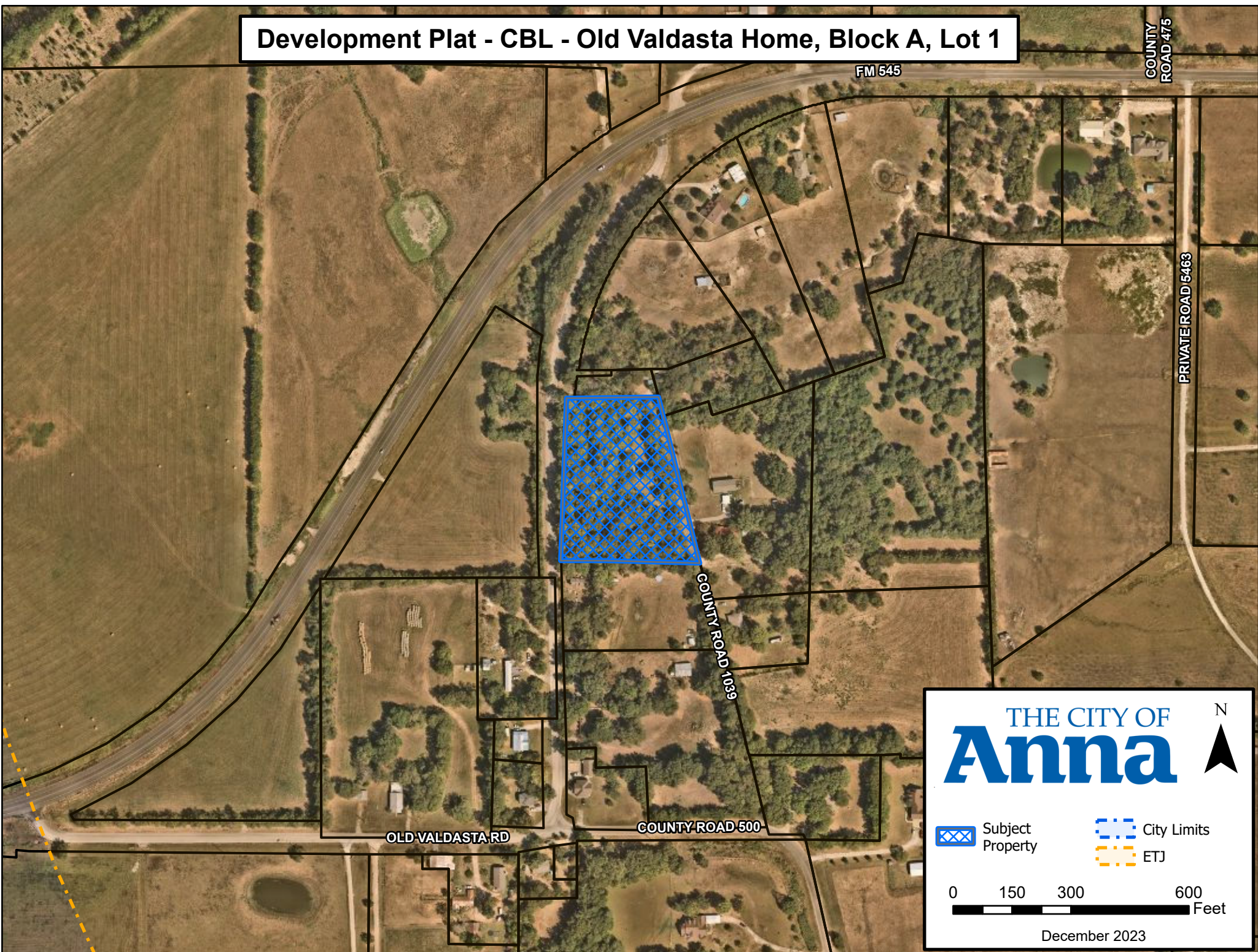
STRATEGIC CONNECTIONS:

This item has no strategic connection.

ATTACHMENTS:

1. CBL - Old Valdasta Home, Block A, Lot 1 Development Plat Locator Map
2. RESOLUTION
3. Exhibit A (DP) CBL - Old Valdasta Home
4. Application

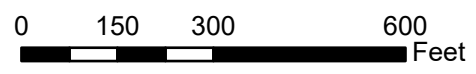
Development Plat - CBL - Old Valdasta Home, Block A, Lot 1



THE CITY OF
Anna



- | | |
|--|---|
|  Subject Property |  City Limits |
| |  ETJ |



December 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING CBL-OLD VALDASTA HOME, BLOCK A, LOT 1, DEVELOPMENT 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, Bryan Castrell/Sue Castrell have submitted an application for the approval of CBL-Old Valdasta Home, Block A, Lot 1, Development Plat; and

WHEREAS, the Development 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 Development Plat

The Planning & Zoning Commission hereby approves CBL-Old Valdasta Home, Block A, Lot 1, Development Plat attached hereto as Exhibit A.

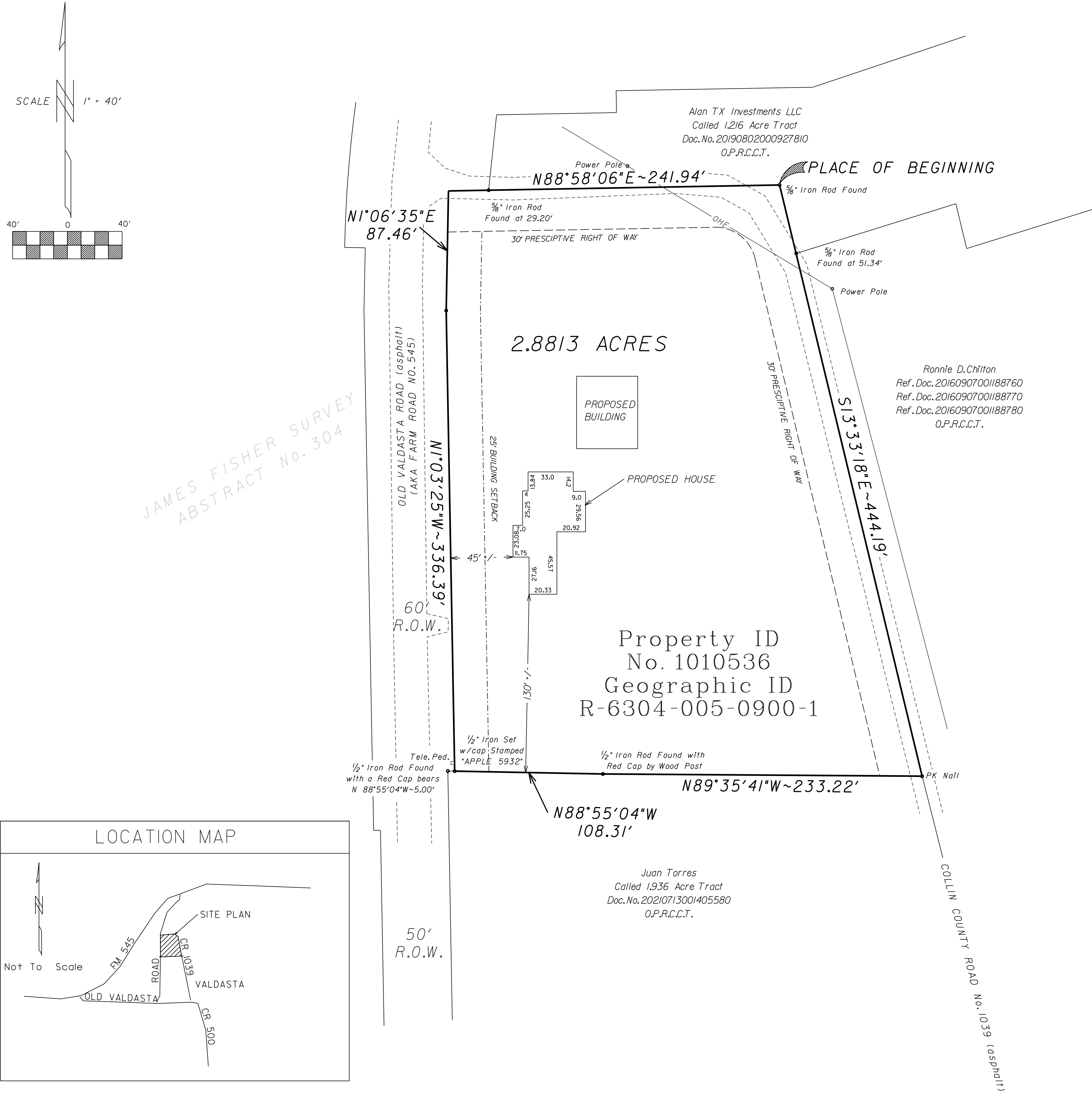
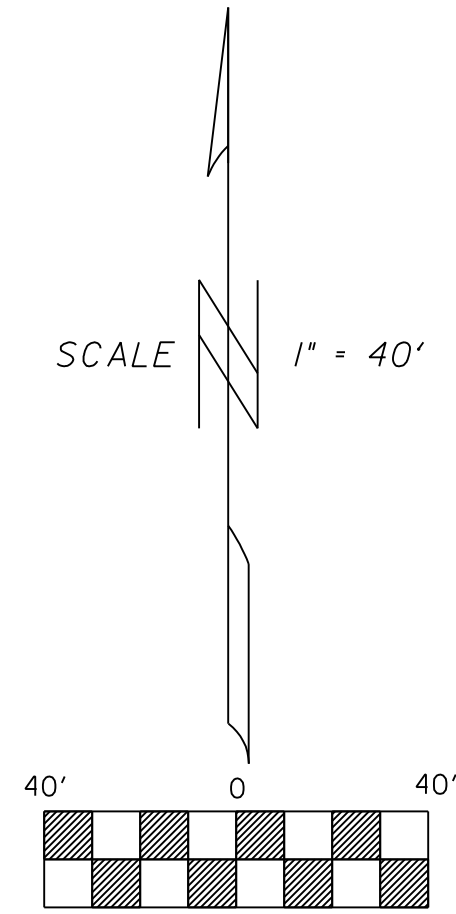
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



LEGAL DESCRIPTION FOR A 2.8813 ACRE TRACT OF LAND

SITUATED in Collin County, Texas, being part of the James Fisher Survey, Abstract No. 304, being the remainder of a called 3 acre tract of land conveyed to Jerry Lewis Cantrell, recorded in volume 5355, page 1751, Deed Records of said county and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8" iron rod found for the northeast corner of said 3 acre tract, being a inner corner of a called 1.216 acre tract of land conveyed to Alan TX Investments LLC, recorded in document number 20190802000927810, Official Public Records of said county and being the northeast corner of Collin County Road No. 1039;

THENCE South 13 degrees 33 minutes 18 seconds East, with the east line of said 3 acre tract, near the center of said county road, at 51.34 feet passing a 5/8" iron rod found for a corner of said 1.216 acre tract, in all a total distance of 444.19 feet to a PK nail found for the southeast corner of said 3 acre tract and being the northeast corner of a called 1.936 acre tract of land conveyed to Juan Torres recorded in document number 20210713001405580, Official Public Records of said county;

THENCE in a westerly direction with the north line of said Torres tract the following two calls;

North 89 degrees 35 minutes 41 seconds West, departing said road a distance of 233.22 feet to a 1/2" iron rod found with a red cap by a wood post;

North 88 degrees 55 minutes 04 seconds West, a distance of 108.31 feet to a 1/2" iron rod set with a blue cap stamped APPLE 5932 for the southeast corner of a called 0.290 acre tract of land conveyed to the State of Texas, recorded in volume 358, page 132, Deed Records of said county and being the east right of way of Old Valdasta Road, also known as Farm Road No. 545, whence a 1/2" iron rod found with a red cap bears north 88 deg. 55 mn. 41 sec. west at 5.00 feet being the northwest corner of said Torres tract;

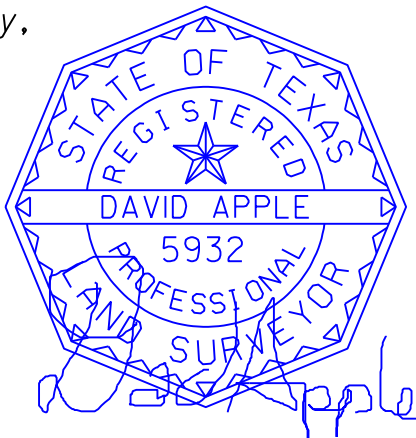
THENCE with said east right of way the following two calls;

North 1 degree 03 minutes 25 seconds West, a distance of 336.39 feet to a point;

North 1 degree 06 minutes 35 seconds East, a distance of 87.46 feet to a point for the northwest corner of herein described tract and being near the center of said county road No. 1039;

THENCE North 88 degrees 58 minutes 06 seconds with the north line of said 3 acre tract and being near the center of said county road, at 29.20 feet passing a 5/8" iron rod found for the southwest corner of said 1.216 acre tract, in all a total distance of 241.94 feet to the PLACE OF BEGINNING and containing 2.8813 acres of land.

On the ground survey performed
Month of October, 2023 by,
David Apple, RPLS 5932
402 S. Morrow Street
Blue Ridge, Texas 75424
Cel. No. 469-667-3430
rpls5932@yahoo.com



DATE 12/12/2023

APPROVED
JANUARY 3, 2024
P&Z COMMISSION
CITY OF ANNA

DEVELOPMENT PLAN
BLOCK A, LOT 1
CBL - Old Valdasta Home
NOT FOR FILING OR
PLATTING PURPOSE
LOCATED IN
COLLIN COUNTY, TEXAS
ETJ ANNA, TEXAS
BEING 2.8813 ACRES OF LAND, IN THE
JAMES FISHER SURVEY, ABSTRACT NO. 304
COLLIN COUNTY, TEXAS

OWNER
Bryan Cantrell
9811 Asheboro St.
Frisco, Texas 75035
214-536-6774

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

This survey provided without the benefit of a title policy.

BEARINGS BASED ON NAD 83, North Central Texas Zone 4202

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C0190J, effective on 6/2/2009.

SURVEYOR'S CERTIFICATION:
I, David Apple, Texas Registered Professional Land Surveyor No. 5932, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said Property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1053610 Total Number of Acres: 1.88
Zoning Classification(s): N/A Total Number of Lots: 1
Location: across Road 8714 C.R. 1039 Blue Ridge TX 75424

Property Owner Information & Authorization

Name/Company: Bryan Castrell / Sue Castrell
Address: located across Rd from P.C.R. 1039 8714 Blue Ridge TX 75424
City: Blue Ridge State: TX Zip Code: 75424
Phone: 214-536-6774 Email: bcast1970@gmail.com

Project Representation (check one):

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

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

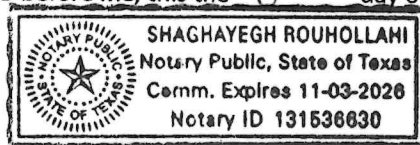
Property Owner's Signature: Bryan Castrell / Sue Castrell Date: 12-5-2023

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 6th day of December, 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: Bryan Castrell

Company: _____

Address: 9811 Ashboro St.

City: Beirao State: TX Zip Code: 75035

Phone: 214-536-6774 Email: bcast1970@gmail.com



Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024

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 purpose of the Preliminary Site Plan is to show the proposed multiple-family residential development and related site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

Recommend approval as submitted.

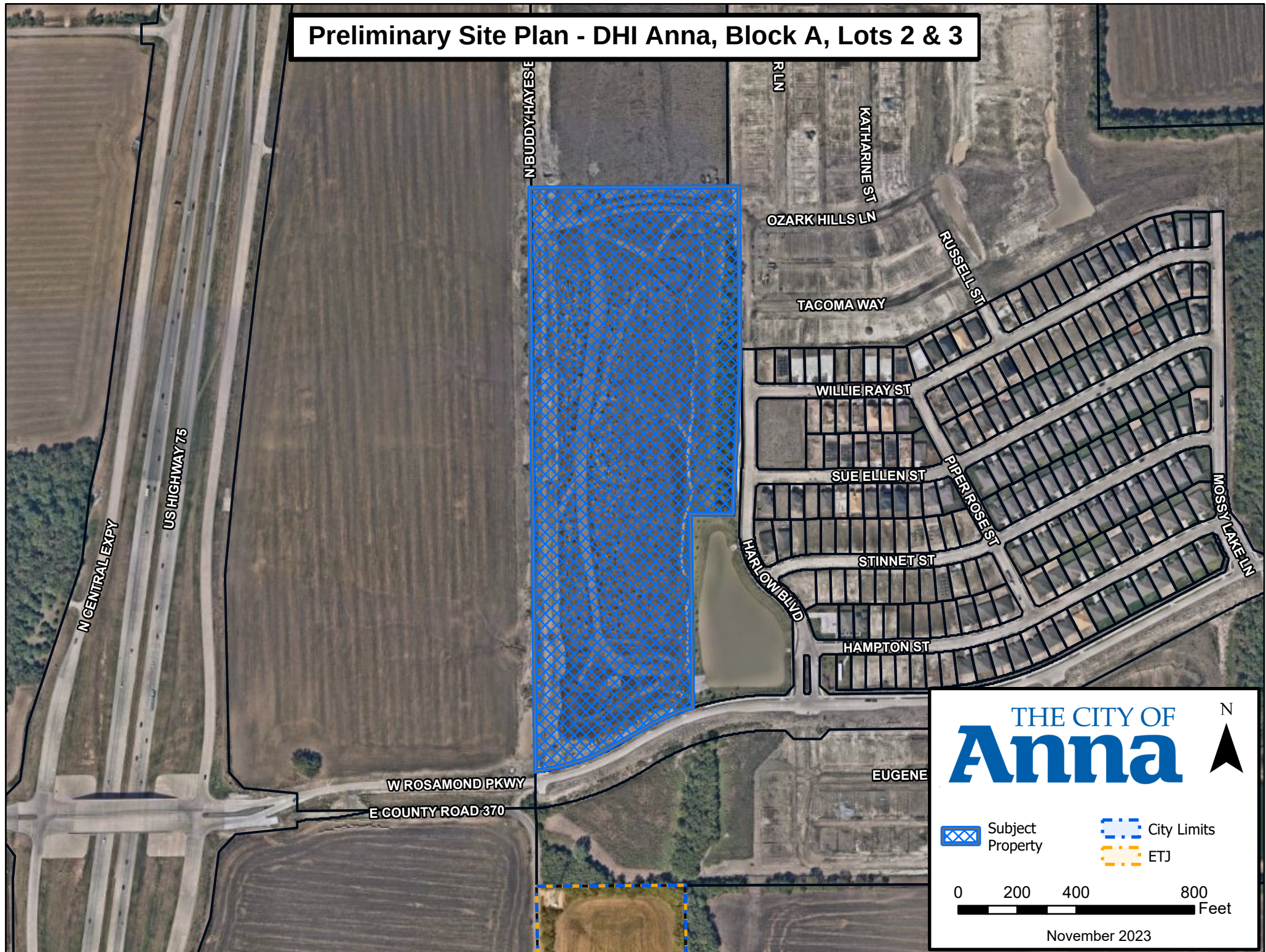
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. DHI Anna, Block A, Lots 2 & 3 Preliminary Site Plan Locator Map
2. RESOLUTION - (PSP) DHI Anna, Block A, Lots 2 & 3
3. Exhibit A (STAMPED) - (PSP) DHI Anna, Block A, Lots 2 & 3
4. P&Z Development Application

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



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12-0028

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING DHI ANNA, BLOCK A, LOTS 2 & 3, PRELIMINARY SITE PLAN.

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

WHEREAS, DHI Communities has submitted an application for the approval of DHI Anna, Block A, Lots 2& 3, Preliminary Site Plan; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Site Plan

The Planning & Zoning Commission hereby approves DHI Anna, Block A, Lots 2 & 3, Preliminary Site Plan attached hereto as Exhibit A.

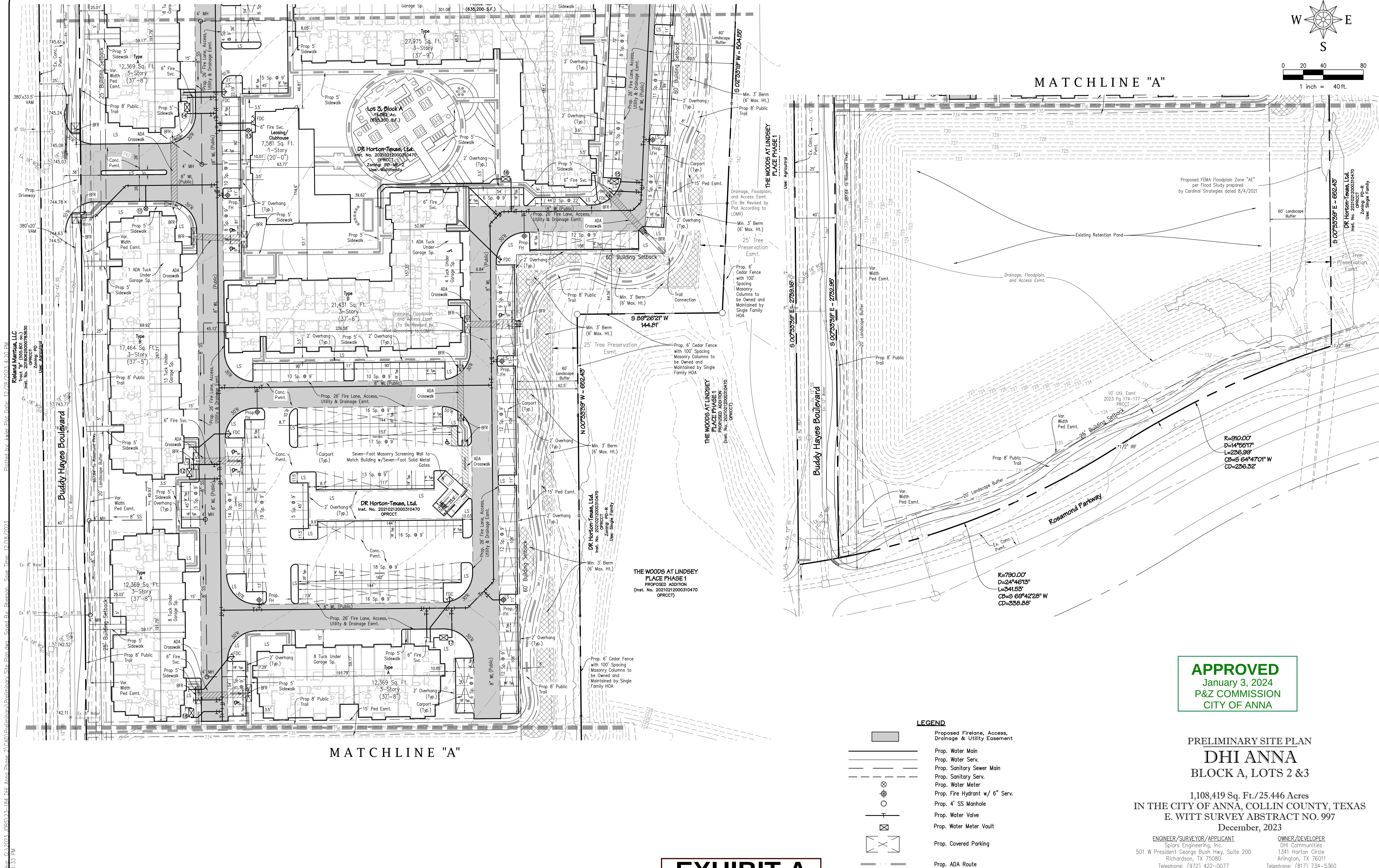
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



APPROVED
January 3, 2024
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY SITE PLAN
DHI ANNA
BLOCK A, LOTS 2 & 3

1,108,419 Sq. Ft./25.446 Acres
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS
E. WITT SURVEY ABSTRACT NO. 997
December, 2023

ENGINEER/SURVEYOR/APPLICANT
Spiars Engineering, Inc.
1 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

OWNER/DEVELOPER
DHI Communities
1341 Horton Circle
Arlington, TX 76011
Telephone: (817) 734-5360
Contact: Hayden Moses

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.

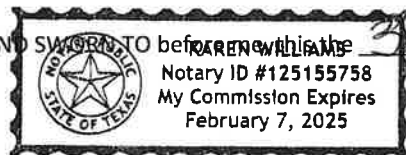
Property Owner's Signature: [Signature] Date: 10/31/23

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. 9.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Hurricane Creek Commercial, Block A, Lots 1, 2, & 3, Conveyance Plat. Applicant: BFB Ana 40 Acres LLC

SUMMARY:

Retail & Restaurant on three lots on 4.2± acres located on the west side of U.S. Highway 75, 1,300± feet north of Suzie Lane. Zoned: Planned Development (Ord. No. 860-2020).

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

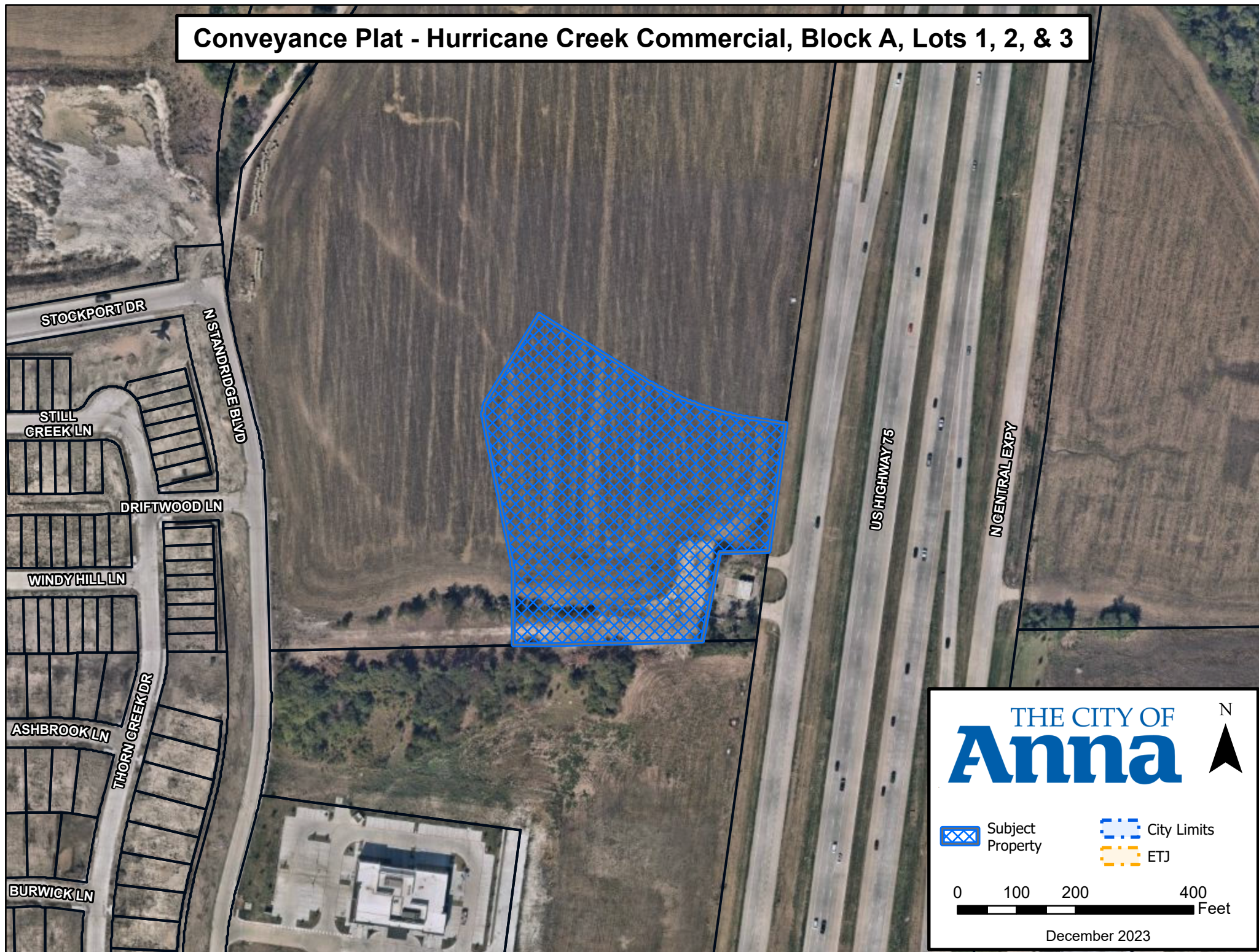
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Hurricane Creek Commercial, Block A, Lots 1, 2, & 3 Conveyance Plat Locator Map
2. RESOLUTION - (CYP) Hurricane Creek Commercial
3. Exhibit A (CYP) Hurricane Creek Commercial, Block A, Lots 1, 2, & 3
4. Application

Conveyance Plat - Hurricane Creek Commercial, Block A, Lots 1, 2, & 3



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-01-0034

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING HURRICANE CREEK COMMERCIAL, BLOCK A, LOTS 1, 2, & 3, CONVEYANCE 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, BFB Ana 40 Acres LLC has submitted an application for the approval of Hurricane Creek Commercial, Block A, Lots 1, 2, & 3, Conveyance Plat; and

WHEREAS, the Conveyance 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 Conveyance Plat

The Planning & Zoning Commission hereby approves Hurricane Creek Commercial, Block A, Lots 1, 2, & 3, Conveyance Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

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.

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone (4202) with an applied combined scale factor of 1.00015271.
- According to Map No. 48085C0155J, dated June 2, 2003 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 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.
- A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Anna. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

OWNER'S CERTIFICATION

WHEREAS BFB Ana 40 Acres LLC is the owner of a 4.231 acre (184,292 square foot) tract of land situated in the John Ellett Survey, Abstract No. 296, City of Anna, Collin County, Texas, and being a portion of a called 34.299 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Ana 40 Acres, LLC recorded in Document No. 20190412000390800 of the Official Public Records of Collin County, Texas, said 4.231 acre (184,292 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the common most southerly southeast corner of said 34.299 acre tract of land and southwest corner of a called 0.525 acre tract of land described in the deed to AT&T Corp. recorded in Document No. 2006091201318850 of said Official Public Records of Collin County, Texas, said 5/8 inch iron rod also being in the north line of Lot 3, Block A of One Anna Two Addition, an addition to the City of Anna, Collin County, Texas recorded in Document No. 20210607010002180 of said Official Public Records of Collin County, Texas;

THENCE South 89 degrees 04 minutes 42 seconds West, with the common south line of said 34.299 acre tract of land and north line of said Lot 3, a distance of 284.88 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the most southerly southeast corner of a called 29.431 acre tract of land described in the deed to Mantua 30 Partners, Ltd. recorded in Document No. 20200122001847220 of said Official Public Records of Collin County, Texas;

THENCE North 01 degrees 10 minutes 00 seconds West, with an east line of said 29.431 acre tract of land, a distance of 106.86 feet to a 5/8 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 150.00 feet, a central angle of 11 degrees 10 minutes 03 seconds, and a chord that bears North 07 degrees 07 minutes 03 seconds West, a chord distance of 29.19 feet;

THENCE Northerly, with an east line of said 29.431 acre tract of land and with aid non-tangent curve to the left, an arc length of 29.24 feet to a 5/8 inch iron rod found for corner;

THENCE North 12 degrees 46 minutes 45 seconds West, with an east line of said 29.431 acre tract of land, a distance of 245.64 feet to a 5/8 inch iron rod found for the beginning of a non-tangent curve to the right having a radius of 50.00 feet, a central angle of 43 degrees 00 minutes 36 seconds, and a chord that bears North 09 degrees 49 minutes 17 seconds East, a chord distance of 36.66 feet;

THENCE Northerly, with an east line of said 29.431 acre tract of land and with said non-tangent curve to the right, an arc length of 37.53 feet to a 5/8 inch iron rod found for corner;

THENCE North 29 degrees 55 minutes 19 seconds East, with an east line of said 29.431 acre tract of land, a distance of 168.71 feet to a 5/8 inch iron rod found for a reentrant corner of said 29.431 acre trac of land;

THENCE South 59 degrees 57 minutes 43 seconds East, a distance of 210.45 feet to a 5/8 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 500.00 feet, a central angle of 22 degrees 31 minutes 43 seconds, and a chord that bears South 71 degrees 16 minutes 12 seconds East, a chord distance of 195.33 feet;

THENCE Southeasterly, with a southwesterly line of said 29.431 acre tract of land and with said non-tangent curve to the left, an arc length of 196.60 feet to a 5/8 inch iron rod found for corner;

THENCE South 82 degrees 00 minutes 10 seconds East, with a southwesterly line of said 29.431 acre tract of land, a distance of 28.13 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for the most easterly southeast corner of said 29.431 acre tract of land, said 5/8 inch iron rod with cap stamped "Peloton" being in the common southeasterly line of said 34.299 acre tract of land and northwesterly right-of-way line of U.S. Highway 75 (variable width right-of-way);

THENCE South 07 degrees 37 minutes 30 seconds West, with the common southeasterly line of said 34.299 acre tract of land and northwesterly right-of-way line of said U.S. Highway 75, a distance of 231.18 feet to a TxDOT aluminum disk found for the most easterly southeast corner of said 34.299 acre tract of land, said TxDOT aluminum disk also being in the north line of said 0.525 acre tract of land;

THENCE South 88 degrees 58 minutes 35 seconds West, with a common south line of said 34.299 acre tract of land and the north line of said 0.525 acre tract of land, a distance of 82.51 feet to a 5/8 inch iron rod found for a common reentrant corner of said 34.299 acre tract of land and northwest corner of said 0.525 acre tract of land;

THENCE South 10 degrees 16 minutes 38 seconds West, with a common southeasterly line of said 34.299 acre tract of land and the northwesterly line of said 0.525 acre tract of land, a distance of 152.99 feet to the **POINT OF BEGINNING** and containing 184,292 square feet or 4.231 acres of land.

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BFB Ana 40 Acres, LLC, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LOTS 1, 2, AND 3, BLOCK A, HURRICANE CREEK COMMERCIAL, 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.

BFB Ana 40 Acres, LLC

By: _____
NAME
TITLE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing DOCUMENT and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATION

This is to certify that I, Shaun Marvin Piepkorn, a registered professional land surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Shaun Marvin Piepkorn
Registered Professional Land Surveyor No. 6432

STATE OF TEXAS
COUNTY OF COLLIN

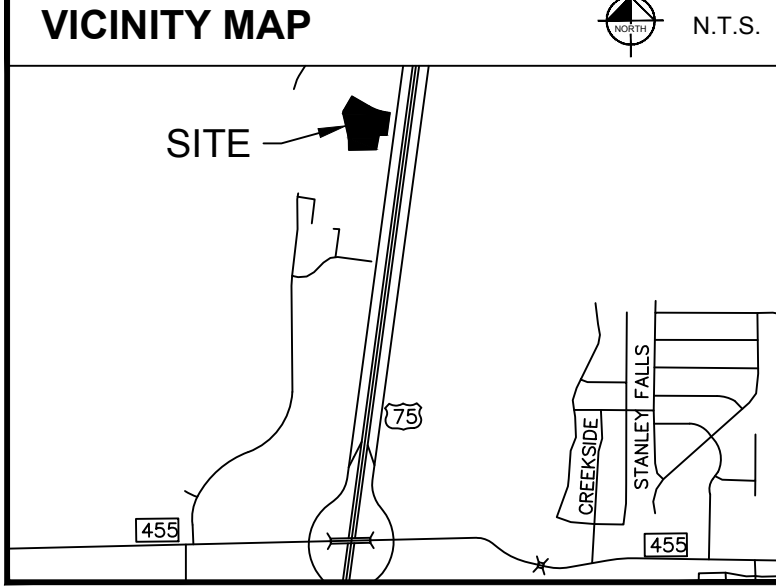
BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing DOCUMENT and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission expires: _____

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



LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
IRFC = IRON ROD W/ CAP FOUND

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2024, by the Planning & Zoning Commission, City of Anna, Texas.

Planning & Zoning Commission Chair

Director of Development Services

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S82°00'10"E	28.13'	L10	S12°42'02"E	110.17'
L2	S29°55'19"W	61.70'	L11	N82°28'36"W	28.39'
L3	S12°42'02"E	35.78'	L12	N59°57'43"W	146.74'
L4	S66°09'36"E	21.28'	L13	S29°55'19"W	49.93'
L5	S12°42'02"E	115.39'	L14	S12°42'02"E	235.87'
L6	S77°17'58"W	22.60'	L15	S77°17'58"W	142.67'
L7	S12°42'02"E	62.23'	L16	N77°17'58"E	151.30'
L8	N77°17'58"E	18.50'	L17	N12°42'02"W	235.87'
L9	S46°23'26"E	9.01'	L18	N29°55'19"E	51.84'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°1'003"	150.00'	29.24'	N07°07'03"W	29.19'
C2	43°00'36"	50.00'	37.53'	N09°49'17"E	36.66'
C3	10°40'28"	540.00'	100.60'	N77°08'22"W	100.46'
C4	16°48'48"	300.00'	88.03'	N63°23'44"W	87.72'
C5	4°58'23"	1000.00'	86.79'	N57°28'31"W	86.77'
C6	59°19'53"	60.00'	62.13'	N47°38'01"E	59.39'
C7	90°00'00"	30.00'	47.12'	N32°17'58"E	42.43'
C8	42°37'21"	54.00'	40.17'	N08°36'38"E	39.25'
C9	42°37'21"	30.00'	22.32'	S08°36'38"W	21.81'
C10	90°00'00"	54.00'	84.82'	S32°17'58"W	76.37'
C11	55°04'42"	30.00'	28.84'	S49°45'37"W	27.74'

APPROVED
JANUARY 3, 2024
P&Z COMMISSION
CITY OF ANNA

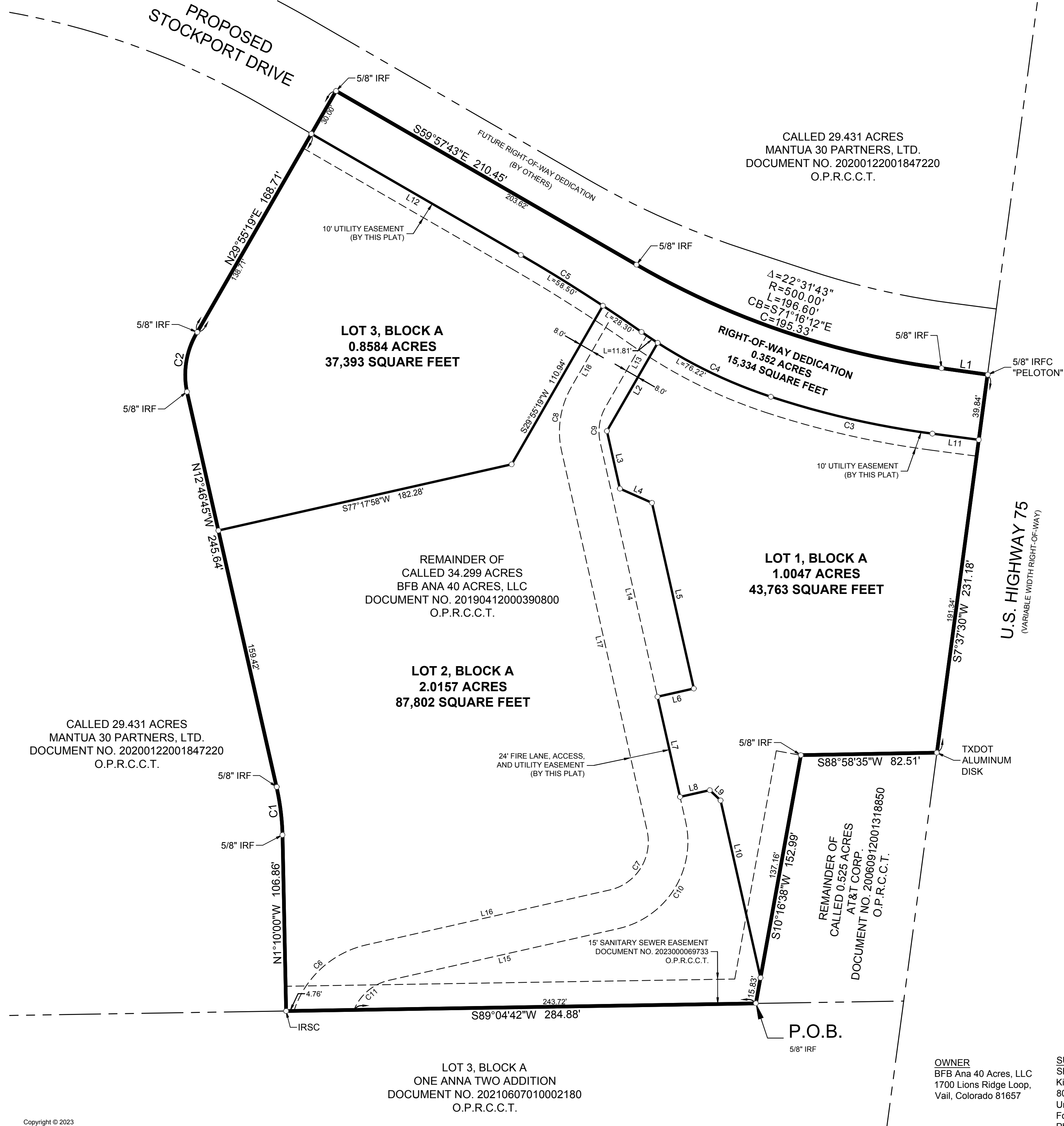
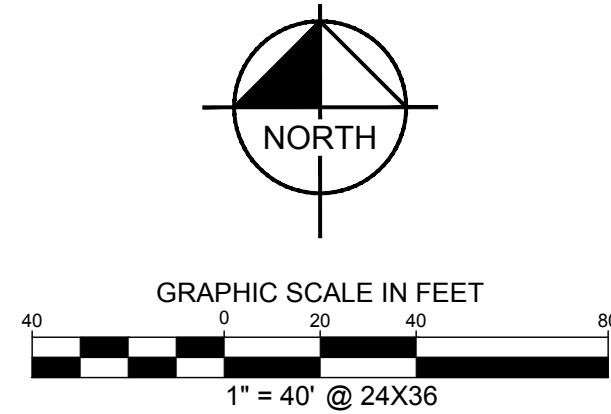
CONVEYANCE PLAT
LOTS 1, 2, AND 3, BLOCK A
HURRICANE CREEK COMMERCIAL
4.231 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
JOHN ELLETT SURVEY, ABSTRACT NO. 296
PREPARED DECEMBER 5, 2023

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	CRG	SMP	12/22/2023	064623401	1 OF 1

EXHIBIT A



OWNER
BFB Ana 40 Acres, LLC
1700 Lions Ridge Loop,
Vail, Colorado 81657

SURVEYOR
Shaun M. Piepkorn, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 682-235-9512

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2138032 Total Number of Acres: 4.231
Zoning Classification(s): PD-C 860-2020 Total Number of Lots: 3
Location: SWC US-75 & (Future) Stockport Drive

Property Owner Information & Authorization

Name/Company: BFB ANA 40 ACRES LLC
Address: PO BOX 3970
City: VAIL State: CO Zip Code: 81658
Phone: 970-401-0619 Email: brooks@strategacapital.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Vanessa Bernal (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: Brooks F. Back Date: 12/7/2023

STATE OF: COLORADO

COUNTY OF: ESQUE

BEFORE ME, a Notary Public, on this day personally appeared Brooks F. Back (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 SARA ANN NEWSAM me, this the 7th day of December, 2023

SARA ANN NEWSAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234018556
MY COMMISSION EXPIRES 05/17/2027

Sara Ann Newsam
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Vanessa Bernal

Company: Kimley-Horn

Address: 260 E Davis Street

City: McKinney State: TX Zip Code: 75069

Phone: 469-699-8439 Email: vanessa.bernal@kimley-horn.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: 1/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Hurricane Creek Commercial, Block A, Lots 1, 2, & 3, Preliminary Site Plan. Applicant: BFB Ana 40 Acres LLC

SUMMARY:

Retail & Restaurant on three lots on 4.2± acres located on the west side of U.S. Highway 75, 1,300± feet north of Suzie Lane. Zoned: Planned Development (Ord. No. 860-2020).

The purpose of the Preliminary Site Plan is to propose site improvements for the future construction of the Retail & Restaurant development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

Recommend approval as submitted.

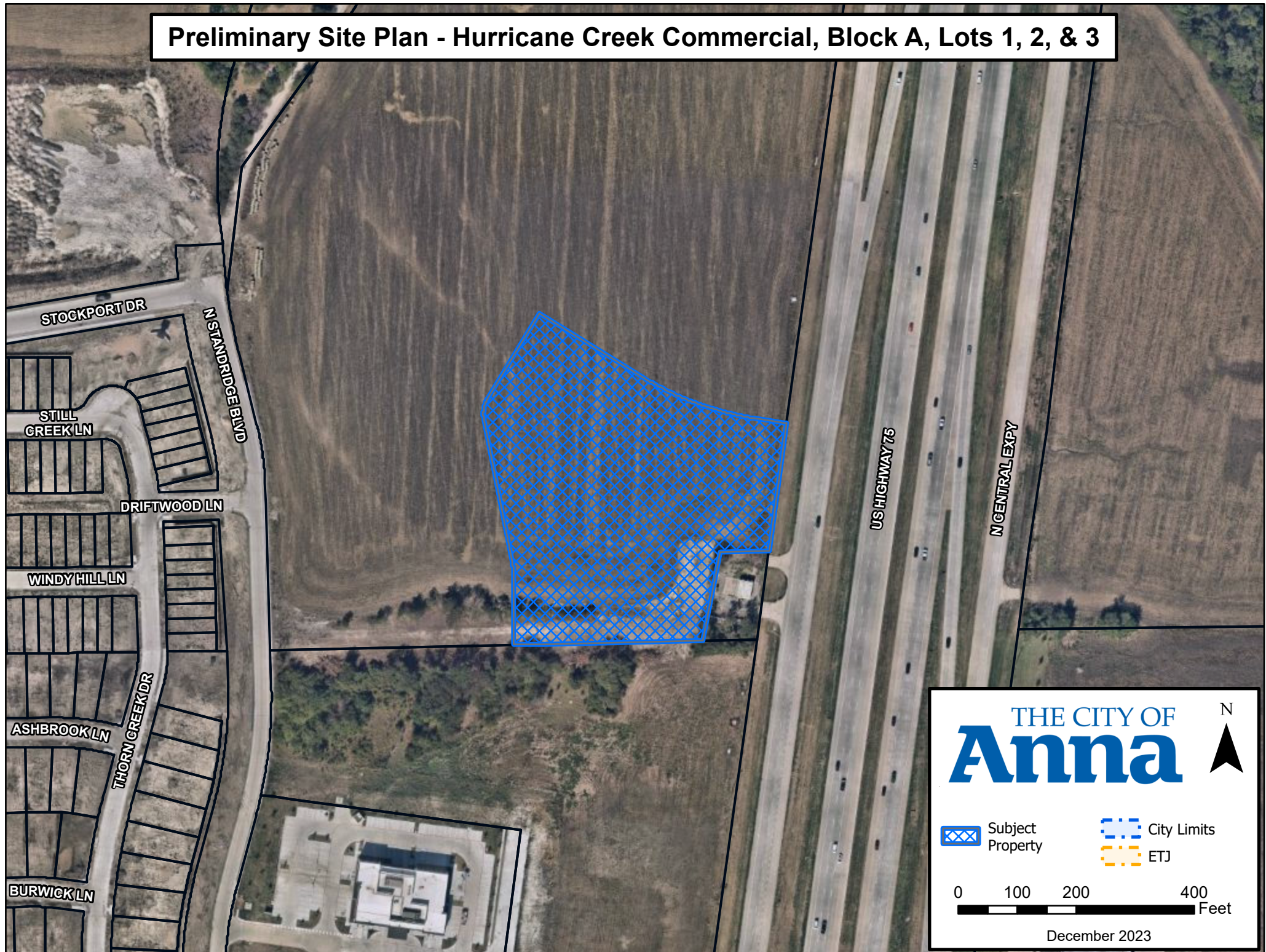
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Hurricane Creek Commercial, Block A, Lots 1, 2, & 3 Preliminary Site Plan
Locator Map
2. RESOLUTION PSP
3. Exhibit A (PSP) Hurricane Creek Commercial
4. Application

Preliminary Site Plan - Hurricane Creek Commercial, Block A, Lots 1, 2, & 3



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-01-0033

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING HURRICANE CREEK COMMERCIAL, BLOCK A, LOTS 1, 2, & 3, PRELIMINARY SITE PLAN.

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

WHEREAS, BFB Ana 40 Acres LLC has submitted an application for the approval of Hurricane Creek Commercial, Block A, Lots 1, 2, & 3, Preliminary Site Plan; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Site Plan

The Planning & Zoning Commission hereby approves Hurricane Creek Commercial, Block A, Lots 1, 2, & 3, Preliminary Site Plan attached hereto as Exhibit A.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

744

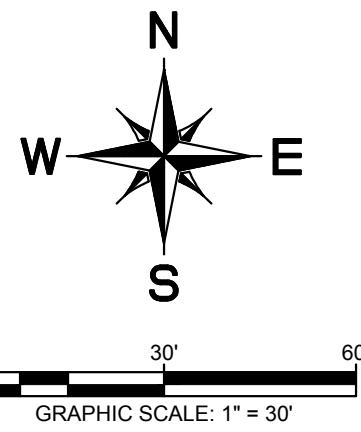
(VARIABLE WIDTH RIGHT-OF-WAY)

743

FUTURE STOCKPORT DRIVE (BY OTHERS)

OWNER:
BFB Anna 40 Acres, LLC
PO Box 3970
Vail, Colorado 81658-3970
Phone: (970) 401-0619

SHEET NUMBER
PSP-1



Kimley»»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

A rectangular stamp with a black border. At the top, the word "PRELIMINARY" is written in a bold, sans-serif font. Below it, the text "FOR REVIEW ONLY" is centered. Underneath that, the phrase "Not for construction, bidding, or permit purposes." is written in a smaller font. The company name "Kimley-Horn" is prominently displayed in a large, stylized font, with "Kimley" in black and "Horn" in red. Below the company name, the name "MICHAEL T. DOGGETT" is printed. At the bottom, the text "Engineer" is followed by a line, then "P.E. No." followed by the number "98628", and finally "Date" followed by "DEC. 2023".

KHA PROJECT 064623401	DATE DECEMBER 2023	SCALE AS SHOWN	DESIGNED BY MTD	DRAWN BY TM, VB	CHECKED BY MTD
--------------------------	-----------------------	----------------	-----------------	-----------------	----------------

HURRICANE CREEK
COMMERCIAL

SWC US-75 & STOCKPORT DRIVE
ANNA TEXAS 75409

THE CITY OF
anna

PRELIMINARY SITE PLAN



Know what's **below**.
Call before you dig.

APPROVED
JANUARY 3, 2024
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY SITE PLAN

**HURRICANE CREEK
COMMERCIAL
BLOCK A, LOTS 1, 2, & 3**

±2.02 ACRES
OF ANNA, COLLIN COUNTY, TEXAS
PLET SURVEY, ABSTRACT NO.296 &
ATTAN SURVEY, ABSTRACT NO. 752

DATE PREPARED: 12/21/2023

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2138032 Total Number of Acres: 4.231
Zoning Classification(s): PD-C 860-2020 Total Number of Lots: 3
Location: SWC US-75 & (Future) Stockport Drive

Property Owner Information & Authorization

Name/Company: BFB ANA 40 ACRES LLC
Address: PO BOX 3970
City: VAIL State: CO Zip Code: 81658
Phone: 970-401-0619 Email: brooks@strategacapital.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Vanessa Bernal (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: Brooks F. Back Date: 12/7/2023

STATE OF: COLORADO

COUNTY OF: ESQUE

BEFORE ME, a Notary Public, on this day personally appeared Brooks F. Back (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 SARA ANN NEWSAM me, this the 7th day of December, 2023

SARA ANN NEWSAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234018556
MY COMMISSION EXPIRES 05/17/2027

Sara Ann Newsam
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Vanessa Bernal
Company: Kimley-Horn
Address: 260 E Davis Street
City: McKinney State: TX Zip Code: 75069
Phone: 469-699-8439 Email: vanessa.bernal@kimley-horn.com

Planning & Development Department

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



Item No. 11.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve a Resolution regarding the Maher Addition, Block A, Lot 1, Minor Plat.
Applicant: Kent Hayden

SUMMARY:

One lot on 2.2± acres located on the south side of County Road 424, 2,460± feet east of Sheffield Drive. Located within the Extraterritorial Jurisdiction (ETJ).

The purpose of the Minor Plat is to establish lot and block boundaries and to reserve public rights-of-way necessary for future infrastructure.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

STRATEGIC CONNECTIONS:

This item has no strategic connection.

ATTACHMENTS:

1. Maher Addition, Block A, Lot 1 Minor Plat Locator Map
2. RESOLUTION - (MP) Maher Addition, Block A, Lot 1
3. Exhibit A (STAMPED) - (MP) Maher Addition, Block A, Lot 1
4. P&Z Development Application

Minor Plat - Maher Addition, Block A, Lot 1

BEAVER CREEK LN

COUNTY ROAD 424



THE CITY OF
Anna

N



 Subject Property

 City Limits

 ETJ

0 100 200 400 Feet

December 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-01

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING MAHER ADDITION, BLOCK A, LOT 1, MINOR 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

WHEREAS, Kent Hayden has submitted an application for the approval of Maher Addition, Block A, Lot 1, Minor Plat; and

WHEREAS, the Minor 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 Minor Plat

The Planning & Zoning Commission hereby approves Maher Addition, Block A, Lot 1, Minor Plat attached hereto as Exhibit A subject to the on-site sewage facility review by Collin County Development Services.

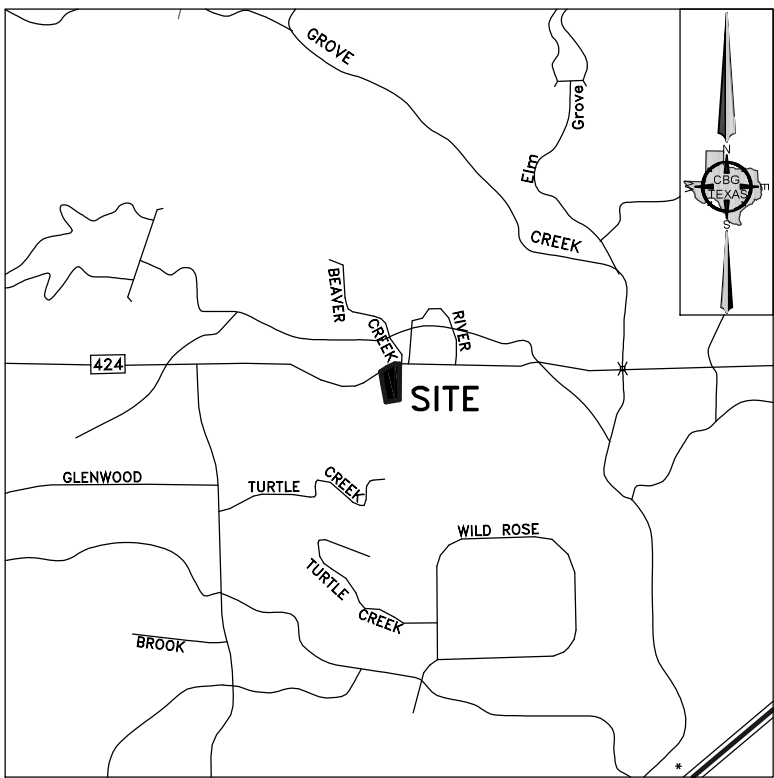
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

Whereas Kent Hayden is the owner of a 2.194-acre tract of land situated in the Ew Lucas 640 Acre Survey, Abstract No. 547 and JC Neil Survey, Abstract No. 659, Collin County, Texas, same being a portion of a tract of land conveyed to Kent Hayden, by General Warranty Deed recorded in Instrument No. 2023000098311, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being a Northeast corner of the remainder of a tract of land conveyed to Christopher C. Maher and Tamara R. Maher, husband and wife, by deed recorded in Instrument Number 20160104000005350, Official Public Records, Collin County, Texas, same being along the Southeast line of a tract of land conveyed to Bart Pennington and wife, Wendy Pennington, by deed recorded in Volume 4539, Page 1757, Deed Records, Collin County, Texas, and being in the centerline of County Road 424 (a public right-of-way), from which the Northeast corner of said Ew Lucas 640 Acre Survey bears North 39 degrees 38 minutes 05 seconds East, a distance of 137.75 feet;

THENCE North 56 degrees 15 minutes 52 seconds East, along a Southeast line of Pennington tract, a distance of 101.72 feet to a mag nail found for corner, said corner being a Southeast corner of said Pennington tract;

THENCE North 65 degrees 15 minutes 30 seconds East, along the Southeast line of said Pennington tract, a distance of 112.15 feet to a point for corner, said corner being along a South line of said Pennington tract;

THENCE South 87 degrees 51 minutes 17 seconds East, along a South line of Pennington tract, a distance of 61.42 feet to a mag nail found for corner, said corner being along a South line of said Pennington tract, same being the Northwest corner of a tract of land conveyed to Joan H. Swalwell, trustee of Joan H. Swalwell Revocable Trust, by deed recorded in Instrument Number 2023000063332, Official Public Records, Collin County, Texas and the Northwest corner of a tract of land conveyed to Bo Crossen and Joan Swalwell, by deed recorded in Volume 4205, Page 1587, Deed Records, Collin County, Texas;

THENCE South 00 degrees 36 minutes 23 seconds West, along the West line of said Swalwell tract, a distance of 460.68 feet to a point for corner, said corner being along the West line of said Swalwell tract, same being a Northeast corner of said remainder tract;

THENCE along a North and East line of said remainder tract the following courses and distance as follows:

South 80 degrees 28 minutes 11 seconds West, a distance of 173.68 feet to a post found for corner;

North 10 degrees 40 minutes 12 seconds West, a distance of 239.25 feet to a post found for corner;

THENCE 10 degrees 07 minutes 55 seconds West, a distance of 155.59 feet to the POINT of BEGINNING and containing 95,572.21 square feet and or 2.194 acres of land.

FLOOD NOTE

According to my interpretations of the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48085C0180J, dated June 02, 2009, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

LEGEND

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
PFC = POINT FOR CORNER
MNF = MAG NAIL FOUND
ESMT. = EASEMENT

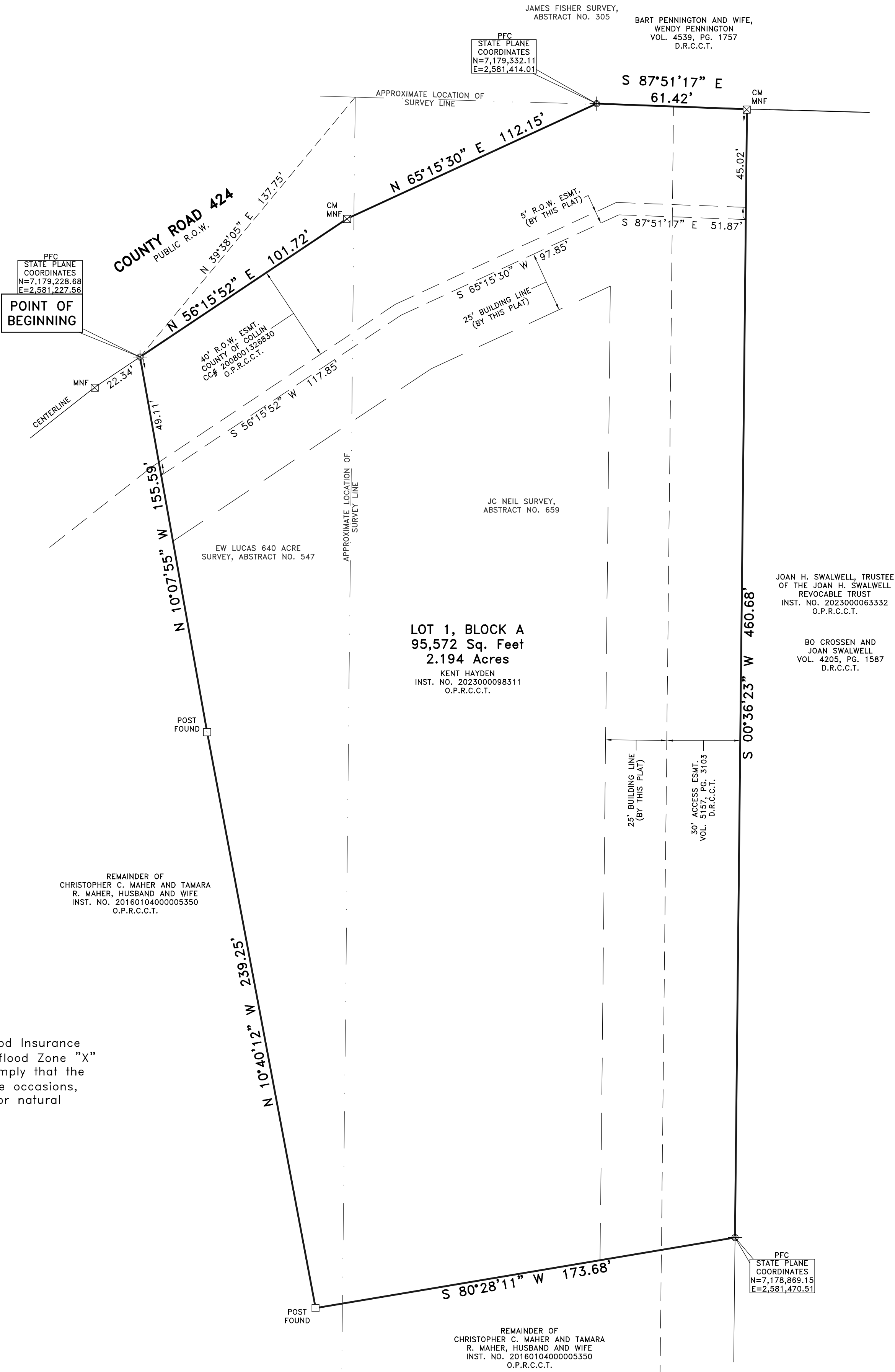
GENERAL NOTES

- COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID (THE PROJECTION PLANE), NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH 2013), NORTH CENTRAL ZONE (4202).
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF A TRACT OF LAND.
- 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.
- PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN DOC. NO. 95-0041100, INST. NO. 20210817001662000.

Health Department Certification:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services!



OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Kent Hayden, does hereby adopt this plat designating the hereinabove described property as **MAHER ADDITION BLOCK A, LOT 1**, an addition to the City of Anna-ETJ, 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-ETJ. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2023.

BY: _____
Kent Hayden (Owner)

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Kent Hayden, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for Collin County, Texas.

SURVEYOR'S STATEMENT

I, Bryan Connally, do hereby certify that i prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of Collin County. Dated this the _____ day of _____, 2023.

RELEASED FOR REVIEW ON 12/27/2023, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

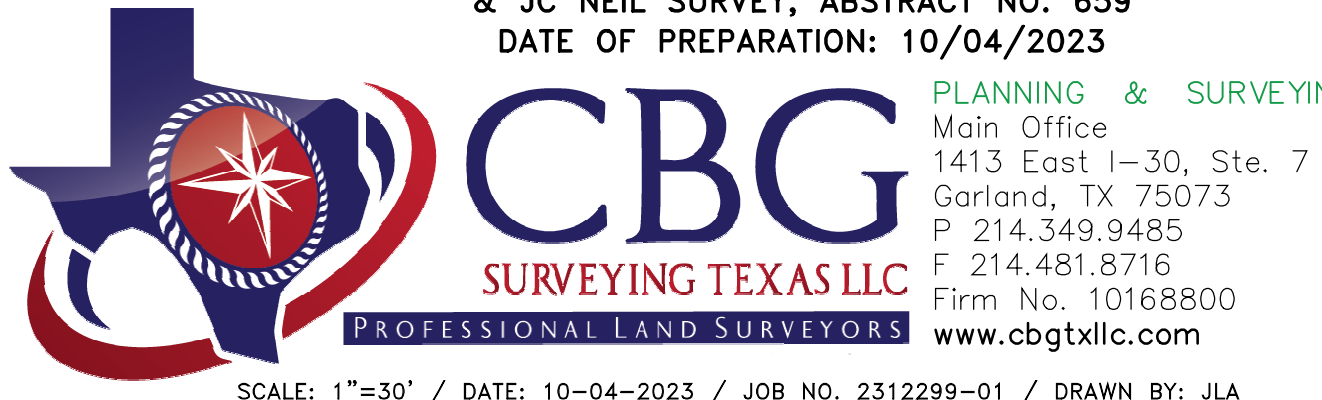
APPROVED on this the _____ day of _____, 20____, by the Planning & Zoning Commission, City of Anna, Texas.

Planning & Zoning Commission Chair

Director of Development Services

APPROVED
January 3, 2024
P&Z COMMISSION
CITY OF ANNA

MINOR PLAT OF
MAHER ADDITION
LOT 1, BLOCK A
95,572.21 SQ. FT. / 2.194 ACRES
CITY OF ANNA-ETJ, COLLIN COUNTY, TEXAS
EW LUCAS 640 ACRE SURVEY, ABSTRACT NO. 547
& JC NEIL SURVEY, ABSTRACT NO. 659
DATE OF PREPARATION: 10/04/2023



SCALE: 1"=30' / DATE: 10-04-2023 / JOB NO. 2312299-01 / DRAWN BY: JLA

EXHIBIT A

OWNER: KENT HAYDEN
4909 FAIRWAY HILL LANE
MCKINNEY, TEXAS 75072

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2891602 & 2891599 Total Number of Acres: 2.19 AC
Zoning Classification(s): AG Total Number of Lots: 1
Location: COUNTY ROAD 424

Property Owner Information & Authorization

Name/Company: KENT HAYDEN
Address: 4909 FAIRWAY HILL LANE
City: MCKINNEY State: TX Zip Code: 75072
Phone: 214-620-8599 Email: kenthayden@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Bryan Connally (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.

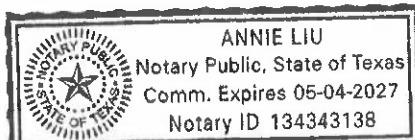
Property Owner's Signature: [Signature] Date: 11/27/2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Kent W. Hayden (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 27th 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: Bryan Connally

Company: CBG Surveying Texas, LLC

Address: 1413 E I-30, Suite 7

City: Garland State: TX Zip Code: 75043

Phone: 214-349-9485 Email: bryanc@cbgtxllc.com/ lisar@cbgtxllc.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: 1/3/2024

Staff Contact: Salena Tittle

AGENDA ITEM:

Approve a Resolution regarding the One Anna Two Addition, Block A, Lots 2R & 6, Replat. Applicant: Anna Investments, LLC

SUMMARY:

Medical Care Facility on Lot 2R and Medical Office on Lot 6 on 4.8± acres located on the east side of N. Standridge Boulevard, 275± feet north of Suzie Lane. Zoned: Planned Development (Ord. No. 846-2020 & Ord. No. 765-2018).

The purpose of the Replat is to dedicate lot and block boundaries and easements necessary for the creation of the Medical Office development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

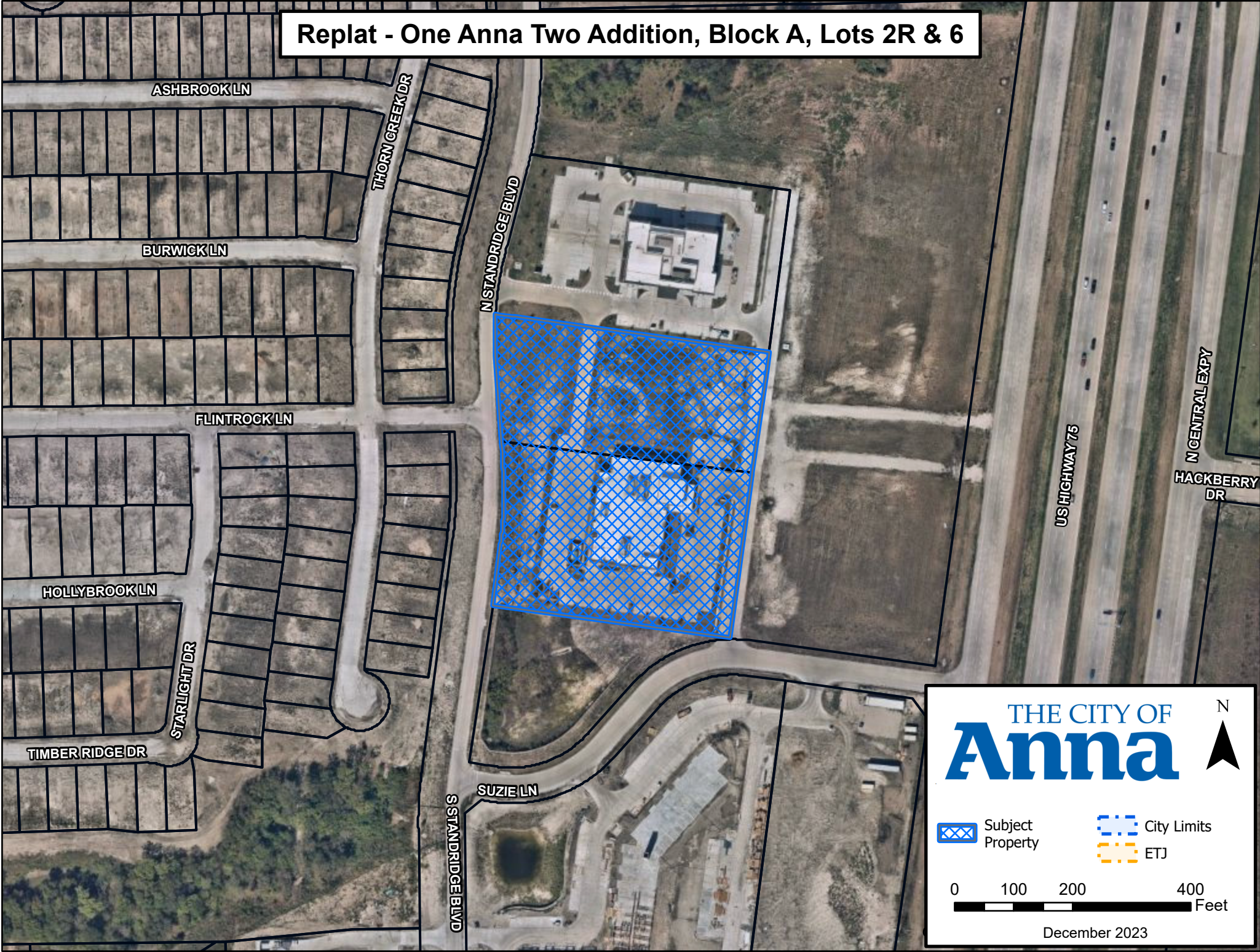
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. One Anna Two Addition, Block A, Lots 2R & 6 Replat Locator Map
2. RESOLUTION - (R) One Anna Two Addition, Block A, Lots 2R & 6
3. Exhibit A (STAMPED) - (R) One Anna Two Addition, Block A, Lots 2R & 6
4. P&Z Development Application

Replat - One Anna Two Addition, Block A, Lots 2R & 6



THE CITY OF
Anna

-  Subject Property
-  City Limits
-  ETJ



December 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-01-0038

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ONE ANNA TWO ADDITION, BLOCK A, LOTS 2R & 6, 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 Investments, LLC has submitted an application for the approval of the One Anna Two Addition, Block A, Lots 2R & 6, Replat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Replat

The Planning & Zoning Commission hereby approves One Anna Two Addition, Block A, Lots 2R & 6, Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

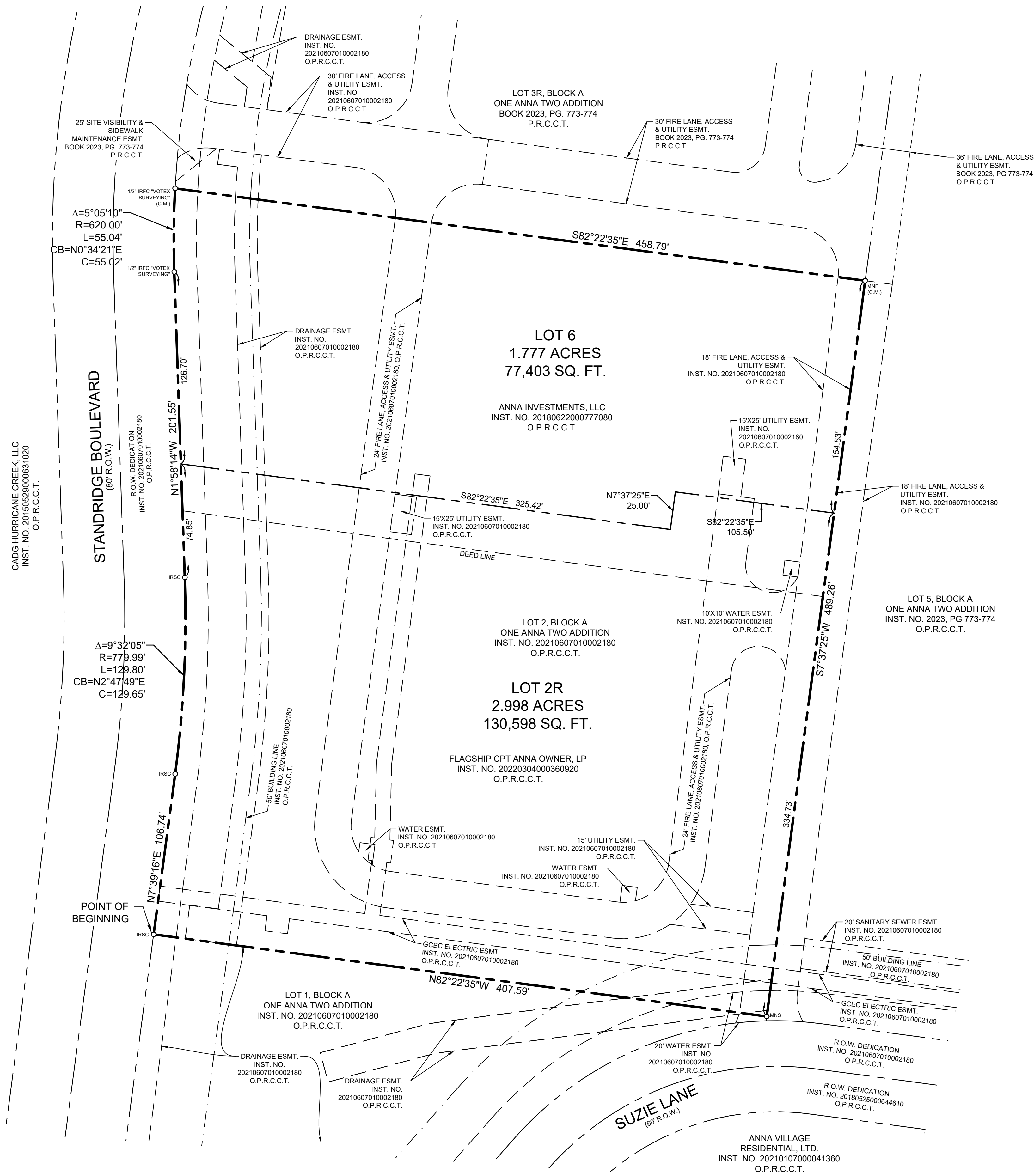
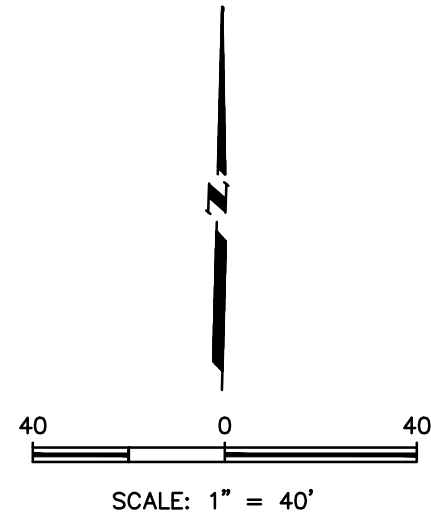
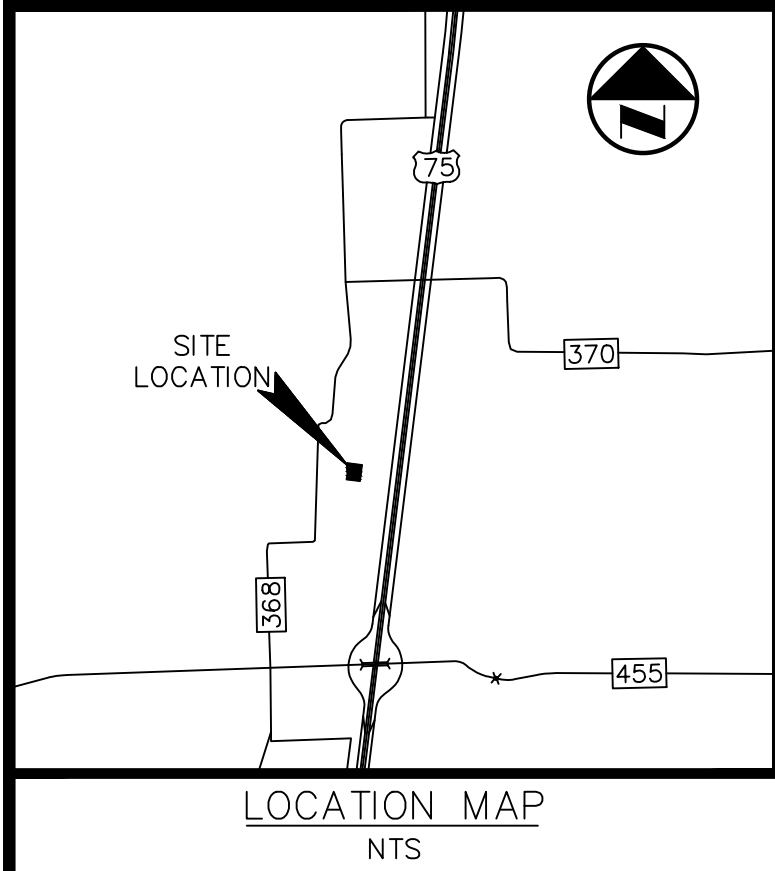
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



LEGEND	
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
ESMT.	EASEMENT
IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD WITH YELLOW PLASTIC CAP
	STAMPED "VOTEX SURVEYING" SET
MNS	MAG NAIL W/ WASHER STAMPED "VOTEX SURVEYING" SET
MNF	MAG NAIL W/ WASHER STAMPED "VOTEX SURVEYING" FOUND

- NOTES:
- The basis of bearings for this survey is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - The purpose of this plat is to subdivide Lot 2 into two lots (Lots 2R & 6).
 - Notice: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

EXHIBIT A

Sheet 1 of 2

OWNER
FLAGSHIP CPT ANNA OWNER, LP
2701 COLTSGATE ROAD, SUITE 300
CHARLOTTE, NORTH CAROLINA 28211

OWNER
ANNA INVESTMENTS, LLC
204 MEDICAL DRIVE, SUITE 100
SHERMAN, TEXAS 75092

APPROVED
January 3, 2024
P&Z COMMISSION
CITY OF ANNA

REPLAT
ONE ANNA TWO ADDITION
LOTS 2R & 6, BLOCK A
BEING A REPLAT OF
ALL OF LOT 2, BLOCK A, ONE ANNA TWO ADDITION
RECORDED IN
INSTRUMENT NO. 20210607010002180
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
4.775 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2021-028 SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS ANNA INVESTMENTS, LLC AND FLAPSHIP CPT ANNA OWNER, LP are the owners of those tracts of land situated in the W.S. Rattan Survey, Abstract No. 752, City of Anna, Collin County, Texas, and being all of Lot 2, Block A of One Anna Two Addition, an addition to the City of Anna, Collin County, Texas according to the plat thereof recorded in Instrument No. 20220304000360920, Official Public Records, Collin County, Texas; same being a portion of that tract of land conveyed to Anna Investments, LLC by deed recorded in Instrument No. 20180622000777080, Official Public Records, Collin County, Texas, and all of that tract of land conveyed to Flagship CPT Anna Owner, LP by deed recorded in Instrument No. 20220304000360920, Official Public Records, Collin County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the east right-of-way line of Standridge Boulevard (an 80-foot wide right-of-way) at the southwest corner of said Lot 2 and the northwest corner of Lot 1, Block A of said One Anna Two Addition;

THENCE with said east right-of-way line of Standridge Boulevard, the following courses and distances:

N 07°39'16" E, a distance of 106.74 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner at the beginning of a non-tangent curve to the left;

In a northeasterly direction with said curve to the left, having a central angle of 09°32'05", a radius of 779.99 feet, a chord that bears N 02°47'49" E, a distance of 129.65 feet, and an arc length of 129.80 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the end of said curve;

N 01°58'14" W, a distance of 201.55 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner at the beginning of a tangent curve to the right;

In a northeasterly direction with said curve to the right, having a central angle of 05°05'10", a radius of 620.00 feet, a chord that bears N 00°34'21" E, a distance of 55.02 feet, and an arc length of 55.04 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the northwest corner of said Lot 2 and the southwest corner of Lot 3R, Block A, One Anna Two Addition, an addition to the City of Anna, Collin County, Texas according to the plat thereof recorded in Book 2023, Pages 773-774, Plat Records, Collin County, Texas;

THENCE S 82°22'35" E, departing said east right-of-way line of Standridge Boulevard and with the common line of said Lot 2 and said Lot 3R, a distance of 458.79 feet to a mag nail with washer stamped "VOTEX SURVEYING" found for corner in the northwest line of Lot 5, Block A, One Anna Two Addition, an addition to the City of Anna, Collin County, Texas according to the plat thereof recorded in Instrument No. _____, Official Public Records, Collin County, Texas at the northeast corner of said Lot 2 and the southeast corner of said Lot 3R;

THENCE S 07°37'25" W, with the common line of said Lot 2 and said Lot 5, a distance of 489.26 feet to a mag nail with washer stamped "VOTEX SURVEYING" set at the southeast corner of said Lot 2 and the northeast corner of said Lot 1;

THENCE N 82°22'35" W, with the common line of said Lots 1 and 2, a distance of 407.59 feet to the POINT OF BEGINNING and containing 208,006 square feet or 4.775 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANNA INVESTMENTS, LLC and FLAGSHIP CPT ANNA OWNER, LP, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as ONE ANNA TWO ADDITION, BLOCK A, LOTS 2R & 6, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, any streets and alleys shown thereon. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

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

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

ANNA INVESTMENTS, LLC

Dr. Richard Jelsma, Manager

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Dr. Richard Jelsma, 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 purpose and consideration therein and in the capacity therein stated.

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

Notary Public, State of Texas
My Commission Expires: ____

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

FLAGSHIP CPT ANNA OWNER, LP

J. Brannen Edge III, Managing Partner
President & Chief Executive Officer

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared J. Brannen Edge III, 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 purpose and consideration therein and in the capacity therein stated.

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

Notary Public, State of Texas
My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services

OWNER
FLAGSHIP CPT ANNA OWNER, LP
2701 COLTSGATE ROAD, SUITE 300
CHARLOTTE, NORTH CAROLINA 28211

OWNER
ANNA INVESTMENTS, LLC
204 MEDICAL DRIVE, SUITE 100
SHERMAN, TEXAS 75092

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Dated this the ____ day of _____, 2023.

PRELIMINARY

RELEASED 12/20/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

APPROVED
January 3, 2024
P&Z COMMISSION
CITY OF ANNA

REPLAT
ONE ANNA TWO ADDITION
LOTS 2R & 6, BLOCK A

BEING A REPLAT OF
ALL OF LOT 2, BLOCK A, ONE ANNA TWO ADDITION
RECORDED IN

INSTRUMENT NO. 20210607010002180
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
4.775 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2021-028 SHEET 2 OF 2

EXHIBIT A
Sheet 2 of 2

Owner Authorization and Representative Designation

THE C
Ani

Property Description

Subdivision/Parcel ID: 2837051 Total Number of Acres: 4.775
Zoning Classification(s): PD 765-2018 Total Number of Lots: 2
Location: SUZIE LANE @ STANDRIDGE BLVD.

Property Owner Information & Authorization

Name/Company: ANNA INVESTMENTS, LLC
Address: 1625 HIGHWAY 75
City: SHERMAN State: TX Zip Code: 75090
Phone: 903-892-3282 Email: adbossen@gmail.com

Project Representation (check one):

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

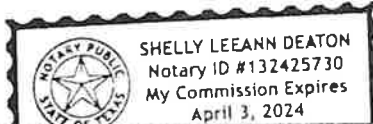
Property Owner's Signature: [Signature] Date: 11/29/2023

STATE OF: Texas

COUNTY OF: Grayson

BEFORE ME, a Notary Public, on this day personally appeared Andrew Bossen (printed property owner's name) the above signed, and, 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 November, 2023



[Signature]
Notary Public in and for the State of

Project Representative Information (complete if designated by owner)

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

Name: JIM RILEY

Company: BDD

Address: 12377 MERIT DR #1100

City: DALLAS State: TX Zip Code: 75251

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

Owner Authorization and Representative
Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2837051 Total Number of Acres: 4.775
Zoning Classification(s): PD 765-2012 Total Number of Lots: 2
Location: SUZIE LANE @ STANDRIDGE BLVD.

Property Owner Information & Authorization

Name/Company: FLAGSHIP CPT ANNA OWNER, LP
Address: 2701 COLTSBATE ROAD, SUITE 300
City: CHARLOTTE State: NC Zip Code: 28221
Phone: 704.442.0222 Email: _____

Project Representation (check one):

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

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

Property Owner's Signature: J. Brannen Edge III Date: 11/28/23

STATE OF: North Carolina

COUNTY OF: Mecklenburg

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

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

Anouela Flynn
Notary Public in and for the State of Texas
North Carolina

Project Representative Information (complete if designated by owner)

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

Name: JIM RILEY

Company: BDD

Address: 2377 MERIT DR #1100

City: DALLAS State: Tx Zip Code: 75251

Phone: 214 324 3647 Email: jiriley@bddeng.com



Item No. 13.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024

Staff Contact: Salena Tittle

AGENDA ITEM:

Approve a Resolution regarding the One Anna Two Addition, Block A, Lot 2R, Revised Site Plan. Applicant: Anna Investments, LLC

SUMMARY:

Medical Care Facility on one lot on 3.0± acres located on the east side of N. Standridge Boulevard, 275± feet north of Suzie Lane. Zoned: Planned Development (Ord. No. 846-2020 & Ord. No. 765-2018).

The purpose for the Revised Site Plan is to show that the existing Medical Care Facility will be in conformance with the regulations after replatting the proposed lot lines.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

Recommend approval as submitted.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. One Anna Two Addition, Block A, Lot 2R Revised Site Plan Locator Map
2. RESOLUTION - (RSP) Once Anna Two Addition, Block A, Lot 2R
3. Exhibit A (STAMPED) - (RSP) One Anna Two Addition, Block A, Lot 2R
4. P&Z Development Application

Revised Site Plan - One Anna Two Addition, Block A, Lot 2R



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-01

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING TEXAS APPROVING ONE ANNA TWO ADDITION, BLOCK A, LOT 2R, REVISED 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, a plat for the subject property was previously recorded with the Collin County Clerk's Office; and

WHEREAS, Anna Investments, LLC has submitted an application for the approval of the One Anna Two Addition, Block A, Lot 2R, Revised Site Plan; and

WHEREAS, the Revised 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 Revised Site Plan

The Planning & Zoning Commission hereby approves One Anna Two Addition, Block A, Lot 2R, Revised Site Plan attached hereto as Exhibit A.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

Owner Authorization and Representative Designation

THE C
Ani

Property Description

Subdivision/Parcel ID: 2837051 Total Number of Acres: 4.775
Zoning Classification(s): PD 765-2018 Total Number of Lots: 2
Location: SUZIE LANE @ STANDRIDGE BLVD.

Property Owner Information & Authorization

Name/Company: ANNA INVESTMENTS, LLC
Address: 1625 HIGHWAY 75
City: SHERMAN State: TX Zip Code: 75090
Phone: 903-892-3282 Email: adbossen@gmail.com

Project Representation (check one):

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

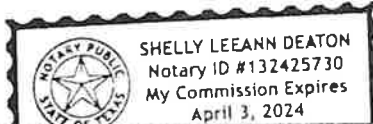
Property Owner's Signature: [Signature] Date: 11/29/2023

STATE OF: Texas

COUNTY OF: Grayson

BEFORE ME, a Notary Public, on this day personally appeared Andrew Bossen (printed property owner's name) the above signed, and, 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 November, 2023



[Signature]
Notary Public in and for the State of

Project Representative Information (complete if designated by owner)

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

Name: JIM RILEY

Company: BDD

Address: 12377 MERIT DR #1100

City: DALLAS State: TX Zip Code: 75251

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2837051 Total Number of Acres: 4.775
Zoning Classification(s): PD 765-2012 Total Number of Lots: 2
Location: SUZIE LANE @ STANDRIDGE BLVD.

Property Owner Information & Authorization

Name/Company: FLAGSHIP CPT ANNA OWNER, LP
Address: 2701 COLTSBATE ROAD, SUITE 300
City: CHARLOTTE State: NC Zip Code: 28221
Phone: 704.442.0222 Email: _____

Project Representation (check one):

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

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

Property Owner's Signature: J. Brannen Edge III Date: 11/28/23

STATE OF: North Carolina

COUNTY OF: Mecklenburg

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

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

Anouela Flynn
Notary Public in and for the State of Texas
North Carolina

Project Representative Information (complete if designated by owner)

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

Name: JIM RILEY

Company: BDD

Address: 2377 MERIT DR #1100

City: DALLAS State: Tx Zip Code: 75251

Phone: 214 324 3647 Email: jriley@bddeng.com



Item No. 14.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024

Staff Contact: Salena Tittle

AGENDA ITEM:

Approve a Resolution regarding the One Anna Two Addition, Block A, Lot 6, Revised Concept Plan. Applicant: Anna Investments, LLC

SUMMARY:

Medical Office on one lot on 1.8± acres located on the east side of N. Standridge Boulevard, 550± feet north of Suzie Lane. Zoned: Planned Development (Ord. No. 846-2020 & Ord. No. 765-2018).

The purpose for the Revised Concept Plan is to show the conceptual layout and related site improvements associated with the future Medical Office development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

Recommend approval as submitted.

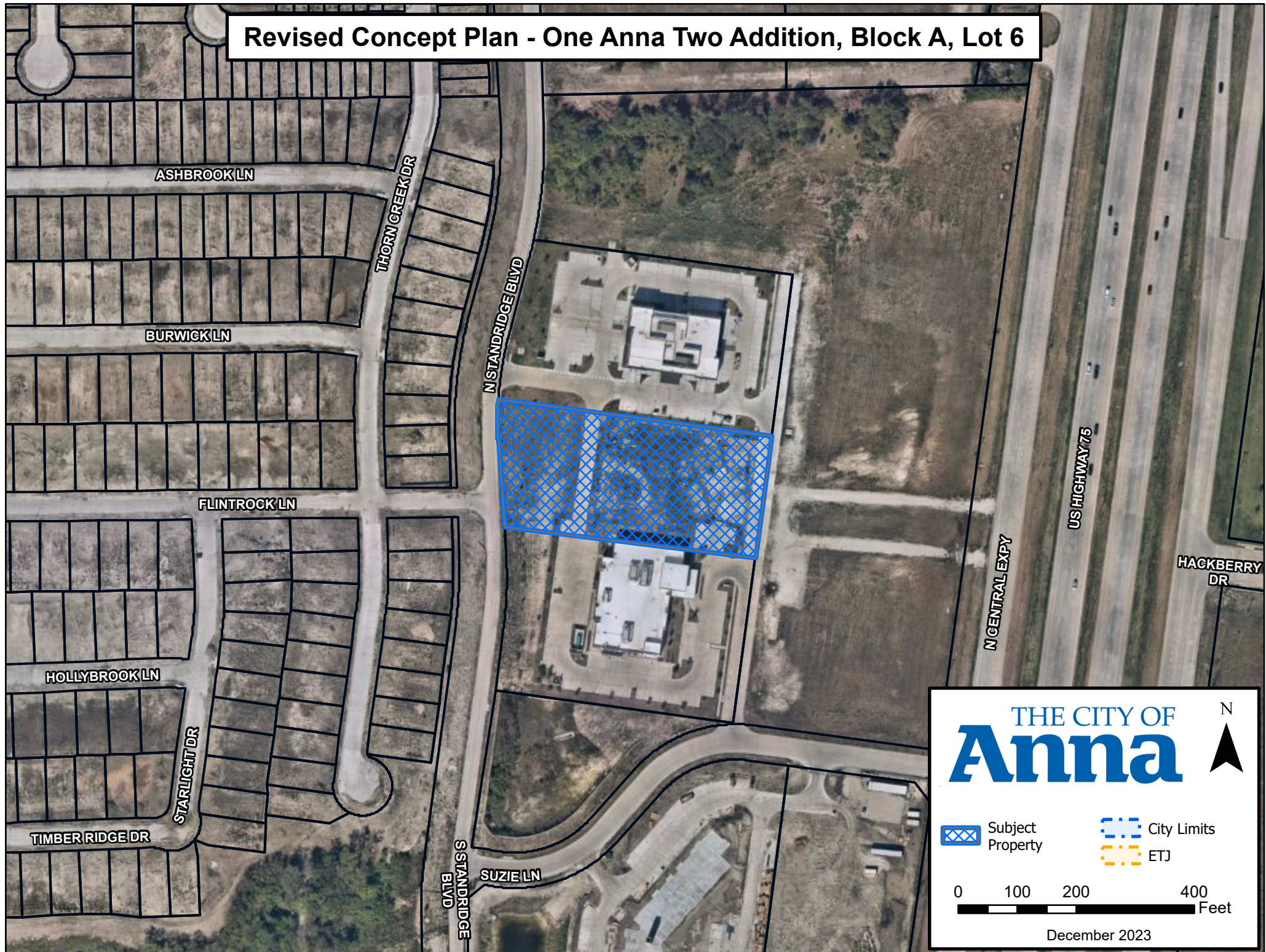
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. One Anna Two Addition, Block A, Lot 6 Revised Concept Plan Locator Map
2. RESOLUTION - (RCP) One Anna Two Addition, Block A, Lot 6
3. Exhibit A (STAMPED) - (RCP) One Anna Two Addition, Block A, Lot 6
4. P&Z Development Application

Revised Concept Plan - One Anna Two Addition, Block A, Lot 6



THE CITY OF
Anna

N



Subject
Property



City Limits



ETJ

0 100 200 400
Feet

December 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-01-0037

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ONE ANNA TWO ADDITION, BLOCK A, LOT 6, REVISED CONCEPT 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 Investments LLC has submitted an application for the approval of the One Anna Two Addition, Block A, Lot 6, Revised Concept Plan; and

WHEREAS, the Revised Concept 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 Revised Concept Plan

The Planning & Zoning Commission hereby approves the One Anna Two Addition, Block A, Lot 6, Revised Concept Plan attached hereto as Exhibit A.

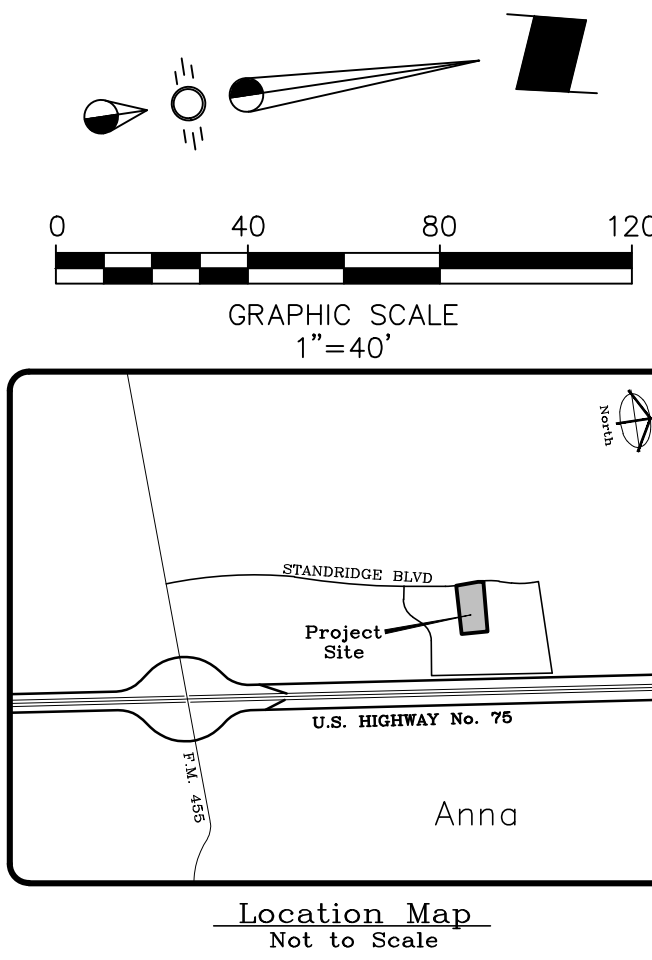
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



SITE DATA SUMMARY CHART	
ITEM	LOT 6
General Site Data	
Zoning (from Zoning Map)	PD 765-2018
Land Use (from Zoning Ordinance)	Medical
Lot Area (square feet & acres)	77,402 s.f./1.777 Ac.
Building Footprint Area (square feet)	5,334 s.f.
Total Building Area (square feet)	5,334 s.f.
Building Height (# stories)	1
Building Height (feet—distance to tallest building element)	24'
Lot Coverage (percent—x.xx%)	6.89%
Parking	
Parking Ratio (from Zoning Ordinance)	1/200
Required Parking (# spaces)	27
Total Provided Parking (# spaces)	29
Accessible Parking Required (# spaces)	2
Accessible Parking Provided (# spaces)	4

LEGEND

 - FIRE LANE

PURPOSE STATEMENT:
TO SHOW PROPOSED DEVELOPMENT
FOR LOT 6.

APPROVED
January 3, 2024
P&Z COMMISSION
CITY OF ANNA

REVISED CONCEPT PLAN
ONE ANNA TWO ADDITION
LOT 6, BLOCK A
1.777 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
W.S. RATTAN SURVEY, ABSTRACT NO. 752
DECEMBER 2023

STATE OF TEXAS
JAMES A. RILEY
73231
PROFESSIONAL ENGINEER
12/22/23

OWNER
FLAGSHIP CPT ANNA OWNER, LP
 2701 COLTSGATE ROAD
 SUITE 300
 CHARLOTTE, NC 28211
 (704)442-0222
 CONTACT: MAVIS GISKA
 EMAIL: mavis@flagshiphp.com

OWNER
ANNA INVESTMENTS, LLC
1625 HIGHWAY 75
SHERMAN, TEXAS 75090
(903)892-3282
CONTACT: DR. ANDREW BOSSEN
EMAIL: adbossen@gmail.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0083
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

ENGINEER
BROCKETTE DAVIS DRAKE, INC
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@boddeng.com

SURVEYOR
VOTEX SURVEYING
10440 N. CENTRAL EXPRESSWAY
SUITE 800
DALLAS, TEXAS 75231
(469)333-8831
CONTACT: CANDY HONE, RPLS
EMAIL: candy@votexsurveying.com

EXHIBIT A

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

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

BENCHMARKS

BENCHMARK #1

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

ELEVATION = 744.38

BENCHMARK #2

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

ELEVATION = 720.22

© Copyright 2021 Brockette/Davis/Drake, Inc. All Rights Reserved.
This drawing is the property of Brockette/Davis/Drake, Inc.
Any modification or use of this drawing without the express
written authorization of Brockette/Davis/Drake, Inc. is prohibited.

Owner Authorization and Representative Designation

THE C
Ani

Property Description

Subdivision/Parcel ID: 2837051 Total Number of Acres: 4.775
Zoning Classification(s): PD 765-2018 Total Number of Lots: 2
Location: SUZIE LANE @ STANDRIDGE BLVD.

Property Owner Information & Authorization

Name/Company: ANNA INVESTMENTS, LLC
Address: 1625 HIGHWAY 75
City: SHERMAN State: TX Zip Code: 75090
Phone: 903-892-3282 Email: adbossen@gmail.com

Project Representation (check one):

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

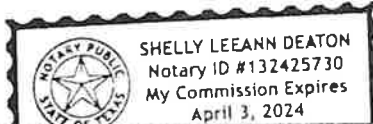
Property Owner's Signature: [Signature] Date: 11/29/2023

STATE OF: Texas

COUNTY OF: Grayson

BEFORE ME, a Notary Public, on this day personally appeared Andrew Bossen (printed property owner's name) the above signed, and, 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 November, 2023



[Signature]
Notary Public in and for the State of

Project Representative Information (complete if designated by owner)

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

Name: JIM RILEY

Company: BDD

Address: 12377 MERIT DR #1100

City: DALLAS State: TX Zip Code: 75251

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2837051 Total Number of Acres: 4.775
Zoning Classification(s): PD 765-2012 Total Number of Lots: 2
Location: SUZIE LANE @ STANDRIDGE BLVD.

Property Owner Information & Authorization

Name/Company: FLAGSHIP CPT ANNA OWNER, LP
Address: 2701 COLTSBATE ROAD, SUITE 300
City: CHARLOTTE State: NC Zip Code: 28221
Phone: 704.442.0222 Email: _____

Project Representation (check one):

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

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

Property Owner's Signature: J. Brannen Edge III Date: 11/28/23

STATE OF: North Carolina

COUNTY OF: Mecklenburg

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

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

Anoula Ilym
Notary Public in and for the State of Texas
North Carolina

Project Representative Information (complete if designated by owner)

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

Name: JIM RILEY

Company: BDD

Address: 2377 MERIT DR #1100

City: DALLAS State: Tx Zip Code: 75251

Phone: 214 324 3647 Email: jiriley@bddeng.com



Item No. 15.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Scott Acres, Block A, Lot 1, Development Plat.
Applicant: Steven Scott

SUMMARY:

One lot on 20.0± acres located on the west side of County Road 505, 1,655± feet north of County Road 504. Located in the Extraterritorial Jurisdiction (ETJ).

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

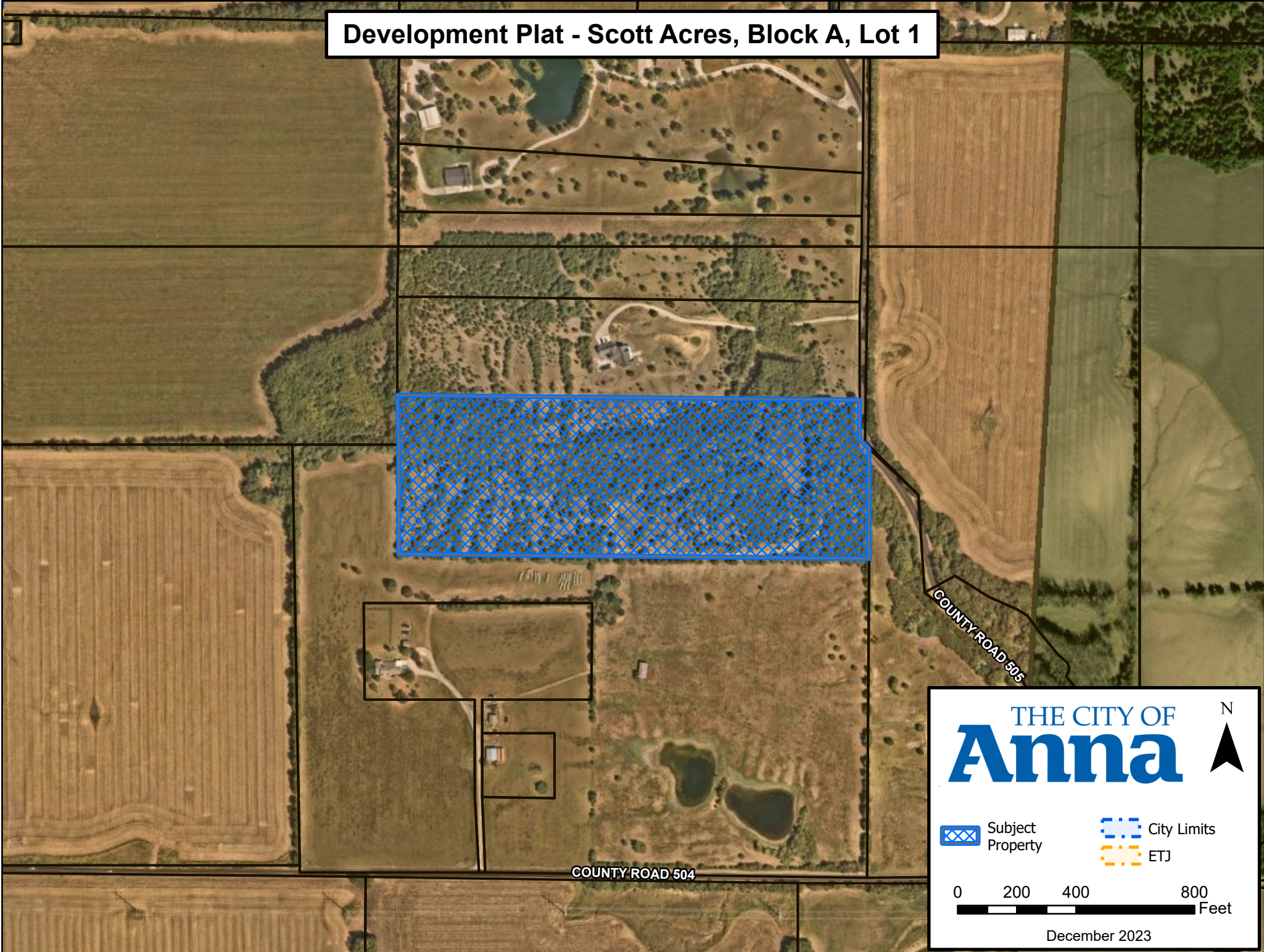
STRATEGIC CONNECTIONS:

This item has no strategic connection.

ATTACHMENTS:

1. Scott Acres, Block A, Lot 1 Development Plat Locator Map
2. RESOLUTION
3. Exhibit A (DP) Scott Acres
4. Application

Development Plat - Scott Acres, Block A, Lot 1



THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ

0 200 400 800
Feet

December 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2023-12-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SCOTT ACRES, BLOCK A, LOT 1, DEVELOPMENT 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, Steven Scott has submitted an application for the approval of Scott Acres, Block A, Lot 1, Development Plat; and

WHEREAS, the Development 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 Development Plat

The Planning & Zoning Commission hereby approves Scott Acres, Block A, Lot 1 , Development Plat attached hereto as Exhibit A.

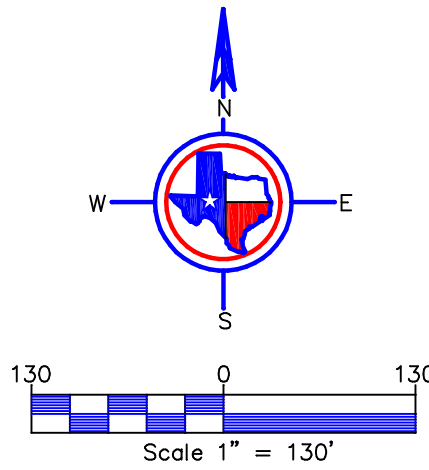
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

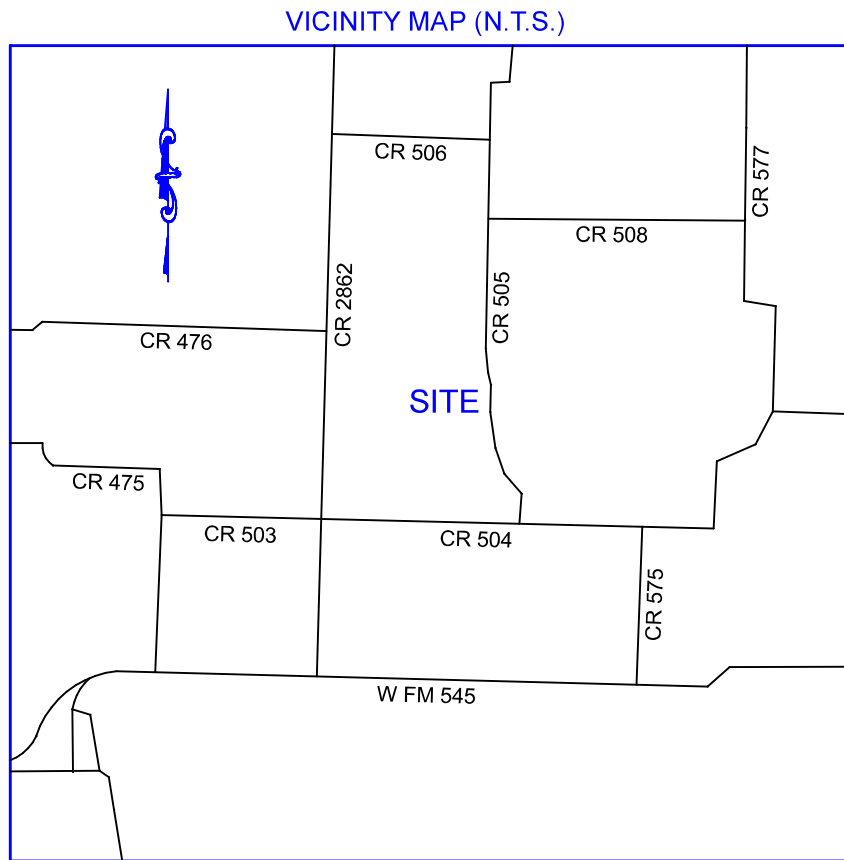
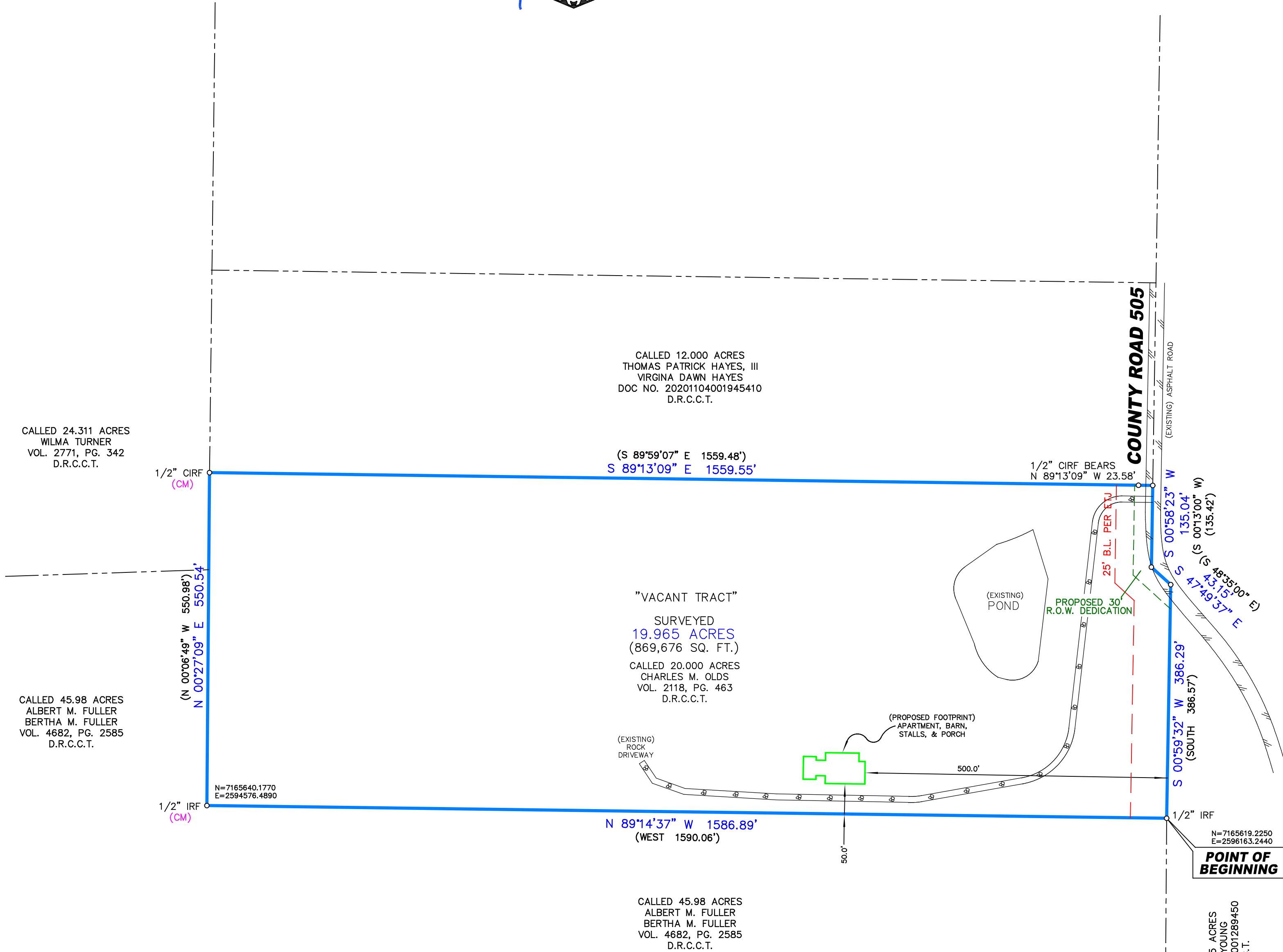
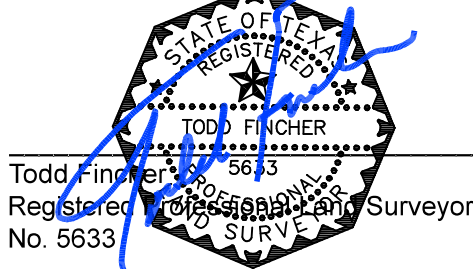
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



Surveyor's Certificate

I hereby certify to Charles M. Olds, that this development plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

Dated this the 19th day of December, 2023.



- LEGEND
- B.L. = BUILDING LINE
 - CIRF = CAPPED IRON ROD FOUND
 - (CM) = CONTROLLING MONUMENT
 - DOC. = DOCUMENT NUMBER
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - () = PLAT/DEED CALLS
 - VOL. PG. = VOLUME & PAGE
 - = EASEMENT LINE
 - = BUILDING LINE
 - = ASPHALT

PROPERTY DESCRIPTION

WHEREAS Charles M. Olds is the owner of a 19.965 acre tract of land situated in the John Michelborough Survey, Abstract Number 562, located in Collin County, Texas, also being the same tract of land conveyed to said Charles M. Olds, as recorded in Volume 2118, Page 463, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being the most North corner in the most East line of a called 45.98 acre tract of land conveyed to Albert M. Fuller and Bertha M. Fuller, as recorded in Volume 4682, Page 2585, Deed Records, Collin County, Texas, also being the most Southeast corner of said 19.965 acre tract;

THENCE North 89°14'37" West, along a common line of said 45.98 acre tract and 19.965 acre tract, a distance of 1586.89 feet to a 1/2 inch iron rod found for corner, being a common corner of said 45.98 acre tract and 19.965 acre tract;

THENCE North 00°27'09" East, along the West line of said 19.965 acre tract, a distance of 550.54 feet to a 1/2 inch capped iron rod found for corner, being the Southwest corner of a called 12.000 acre tract conveyed to Thomas Patrick Hayes III and Virginia Dawn Hayes, as recorded in Document Number 20201104001945410, Deed Records, Collin County, Texas, also being the most Northwest corner of said 19.965 acre tract;

THENCE South 89°13'09" East, along a common line of said 12.000 acre tract and 19.965 acre tract, passing at a distance of 1535.97 feet a 1/2 inch capped iron rod found for reference, continuing along a total distance of 1559.55 feet to a point for corner in County Road 505, being the Southeast corner of said 12.000 acre tract and the most Northeast corner of said 19.965 acre tract;

THENCE South 00°58'23" West, along said County Road 505 a distance of 135.04 feet to a point for corner;

Thence South 47°49'37" East, along said County Road 505 a distance of 43.15 feet to a point for corner;

Thence South 00°59'32" West, along the most East Line of said 19.965 acre tract a distance of 386.29 feet to the POINT OF BEGINNING and containing 19.965 acres or 869,676 square feet of land.

SURVEY NOTES

- Directional Control shown hereon are based on NAD 83(2011), EPOCH 2010 tied to the Texas Coordinate System of 1983, North Central Zone (4202).
- The subject property's legal description as recorded in Volume 2118, Page 463, Deed Records, Collin County Texas, was partly cut off in the County Clerk's recording process.
- Selling any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting laws, and is subject to fines and withholding of utilities and building permits.
- See drawing for proposed apartment, barn, porch, and stalls footprint. No as-built fences shown on said drawing.

TITLE NOTES

- The following items are from Schedule B, Commitment for Title Insurance, Red River Title Company, GF No. 0142612, issued May 2, 2023, 10:05 am.
- This property is subject to the following restrictive covenants: Clerk No. 2022000128836, Official Public Records, Collin County, Texas.

FLOOD NOTE

According to my interpretations of the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48085C0190J, dated 6/2/2009, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

APPROVED
JANUARY 3, 2024
P&Z COMMISSION
CITY OF ANNA

DEVELOPMENTAL PLAT
SCOTT ACRES
LOT 1, BLOCK A
19.965 GROSS ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
JOHN MICHELBOROUGH SURVEY, ABSTRACT NO. 562
CITY OF ANNA,

DATE OF PREPARATION: 12-19-2023

OWNER:

LAND SURVEYOR:

CHARLES M. OLDS
1167 MARTINDALE FALLS RD.
MARTINDALE, TX 76855
TEL: 214-491-7305

ROCKSTAR LAND SURVEYING, LLC
L.S. FIRM NO. 10194763
P.O. BOX 954
CANTON, TX 75103
TEL: 903-944-6397

JOB NO.: 2311-1009 / FIELDDED: T.F./K.W. / DRAFTED: A.O./T.F. / CHECKED: T.F.

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2121471 Total Number of Acres: 19.965
Zoning Classification(s): N4 Total Number of Lots: 1
Location: 10099 CR 505 Anna Tx 75409

Property Owner Information & Authorization

Name/Company: Steven Scott
Address: 6842 Lebaan Rd Ste 103
City: Frisco State: Tx Zip Code: 75034
Phone: 469-767-4176 Email: steven.scott1@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Glenda Milton (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.

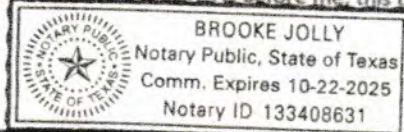
Property Owner's Signature: [Signature] Date: 12-18-23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Steven Scott (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 18 day of December, 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): Realtor
Name: Glenda Milton
Company: Blue Ridge Real Estate Inc
Address: PO Box 187
City: Blue Ridge State: Tx Zip Code: 75424
Phone: 214-491-7305 Email: blueridgere@verizon.net



Item No. 16.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve a Resolution regarding the Shops at Avery Pointe, Block A, Lots 1 & 2, Site Plan. Applicant: Novus NDT Realty LLC

SUMMARY:

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

The purpose of the Site Plan is to show the proposed retail and restaurant 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 City Engineer and the Public Works Department.

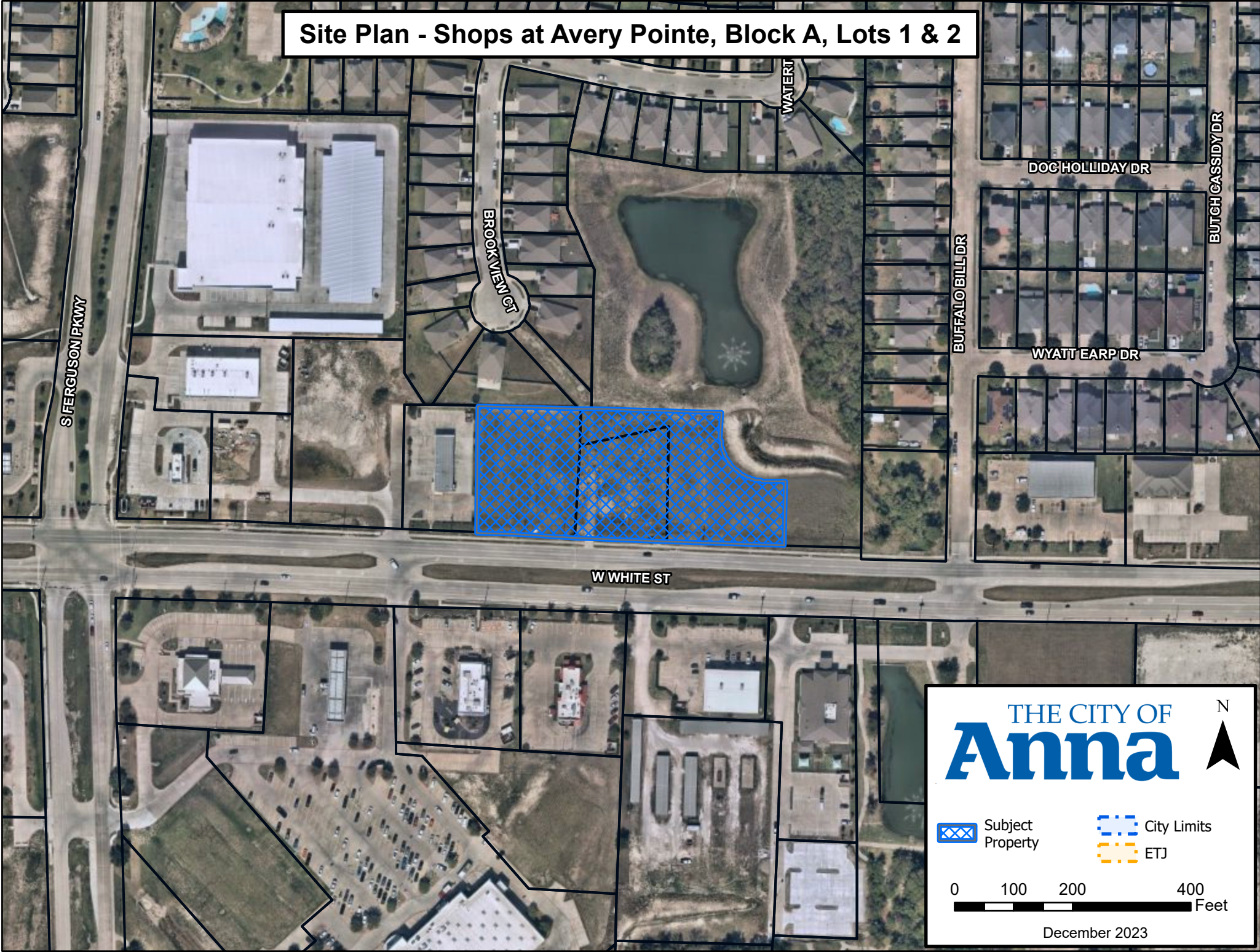
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Shops at Avery Pointe, Block A, Lots 1 & 2 Site Plan Locator Map
2. RESOLUTION - (SP) Shops at Avery Pointe, Block A, Lots 1 & 2
3. Exhibit A (STAMPED) - (SP) Shops at Avery Pointe, Block A, Lots 1 & 2
4. P&Z Development Application

Site Plan - Shops at Avery Pointe, Block A, Lots 1 & 2



THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ

0 100 200 400
Feet

December 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-01-0041

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHOPS AT AVERY POINTE, BLOCK A, LOTS 1 & 2, 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, Novus NDT Realty LLC has submitted an application for the approval of Shops at Avery Pointe, Block A, Lots 1 & 2, 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 Shops at Avery Pointe, Block A, Lots 1 & 2, 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 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

Owner Authorization and Representative Designation



Property Description

Subdivision/Parcel ID: N/A Total Number of Acres: 2.403
Zoning Classification(s): C1 Total Number of Lots: 2
Location: 1234 W White St Anna, TX 75409

Property Owner Information & Authorization

Name/Company: NOVUS NDT REALTY LLC
Address: 10941 Pattison Dr
City: Frisco State: TX Zip Code: 75035-1136
Phone: 614-204-6252 Email: venkatgajjala@yahoo.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Prashantika Gautam (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: 12/05/2023

STATE OF: TEXAS

COUNTY OF: COLLIN

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

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

K.S. Sankar Reddy
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Prashantika Gautam

Company: Kirkman Engineering

Address: 1130 Cottonwood Creek Trail, Ste C3

City: Cedar Park State: TX Zip Code: 78613

Phone: 512-428-8586 Email: prashantika.gautam@trustke.com



Item No. 17.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on the East Fork Estates, Block A, Lots 11R, 11A, & 12R, Residential Replat. Applicant: Janet & Robert Sanford & Bily Tate/Tate Development

SUMMARY:

Two Single-Family Dwelling, Detached lots and vacant lot on 19.5± acres located on the west side of East Fork Circle, 2,300± feet south of Farm-to-Market Road 455. Zoned: Agricultural (AG) District.

The purpose of the Replat is to subdivide Lot 11, exchange portions of Lot 11 & Lot 12, dedicate right-of-way, lot and block boundaries, and easements necessary for future development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. East Fork Estates, Lots 11R, 11A, & 12R Locator Map
2. Exhibit A (RP) East Fork Estates Lot 11R, 11A, & 12R
3. Resolution Replat
4. Application

W/FM 455

Replat - East Fork Estates, Lots 11R, 11A, & 12R

PRIVATE
ROAD 5124

EAST FORK CIR

PRIVATE
ROAD 5348

THE CITY OF
Anna

N



Subject
Property



City Limits



200' Notice
Boundary

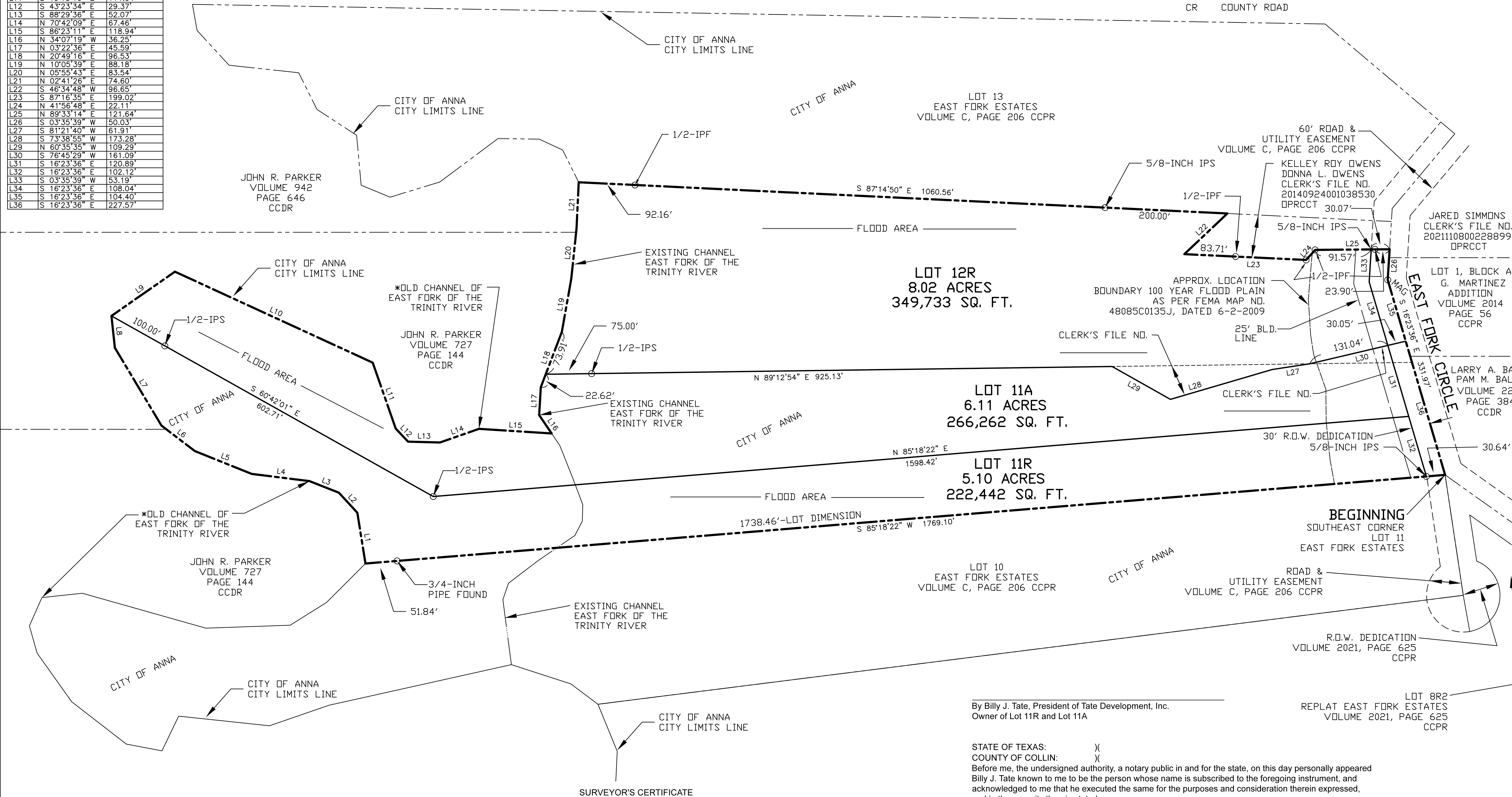


ETJ

0 200 400 800
Feet

December 2023

LINE	BEARING	DISTANCE
L1	N 09°05'50" W	84.05'
L2	N 42°37'26" W	44.48'
L3	N 68°33'52" W	51.54'
L4	N 82°52'32" W	95.09'
L5	N 68°06'45" W	100.17'
L6	N 52°38'20" W	68.55'
L7	N 30°55'00" W	148.02'
L8	N 08°10'17" W	52.41'
L9	N 55°09'01" E	126.40'
L10	S 65°17'58" E	355.53'
L11	S 19°13'10" E	114.04'
L12	S 43°23'34" E	29.37'
L13	S 88°29'36" E	52.07'
L14	N 70°42'09" E	67.46'
L15	S 86°23'11" E	118.94'
L16	N 34°07'19" W	36.25'
L17	N 03°22'36" E	45.59'
L18	N 20°49'18" E	96.53'
L19	N 10°05'39" E	88.18'
L20	N 05°55'43" E	83.54'
L21	N 02°41'26" E	74.60'
L22	S 46°34'49" W	96.65'
L23	S 87°16'35" E	199.02'
L24	N 41°56'48" E	22.11'
L25	N 89°33'14" E	121.64'
L26	S 03°35'39" W	50.03'
L27	S 81°21'40" W	61.91'
L28	S 73°38'55" W	173.28'
L29	N 60°35'35" W	109.29'
L30	S 76°45'29" W	161.08'
L31	S 16°23'36" E	120.89'
L32	S 16°23'36" E	102.12'
L33	S 03°35'39" W	53.19'
L34	S 16°23'36" E	108.04'
L35	S 16°23'36" E	104.40'
L36	S 16°23'36" E	227.57'



KNOW ALL MEN BY THESE PRESENT:
That I, Bruce Geer do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

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

Bruce Geer, Registered Professional Land Surveyor, No. 4117

STATE OF TEXAS:)
COUNTY OF COLLIN:)
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

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

Planning & Zoning Commission, Chair

Director of Development Services

PURPOSE OF REPLAT: MAKE AN TWO LOTS OUT OF LOT 11 AND SHOW FINAL PROPERTY LINES FOR LOT 12R, LOT 11R, AND LOT 11A AFTER A SWAP OF TWO SMALL TRACTS.

BEARING BASE: GRID NORTH USING ALLTERRA GPS NETWORK

ACCORDING TO FEMA MAP NO. 48085C0135J, DATED 6-2-2009, THE 19.51 ACRE TRACT SHOWN HEREON IS PARTIALLY IN THE 100 YEAR FLOOD PLAIN.

FROM THE PLACE OF BEGINNING SHOWN HEREON TO APPROXIMATE NORTHEAST CORNER OF THE B. WHITE SURVEY, ABSTRACT NO. 1016 IT IS N 2° 30' E, 2000'

Designated Representative for Collin County Development Services

Health Department Certification:
I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

STATE OF TEXAS:)
COUNTY OF COLLIN:)
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Billy J. Tate known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

LEGEND
CCDR COLLIN COUNTY DEED RECORDS
CCPR COLLIN COUNTY PLAT RECORDS
DPRCCT OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
1/2-IPS 1/2-INCH IRON PIN SET
1/2-IPF 1/2-INCH IRON PIN FOUND
MAG MAG NAIL SET
CR COUNTY ROAD

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS Robert W. Sanford and Janet Sanford are the owners of Lot 12R shown hereon and Tate Development, Inc. is the owner of Lot 11R and 11A shown hereon situated in the City of Anna, Collin County, Texas, in the B. White Survey, Abstract No. 1016, being a survey of Lot 11 and part of Lot 12 of East Fork Estates, an addition to the City of Anna, Collin County, Texas according to the map or plat thereof recorded in volume C, page 206 of the plat records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a point in East Fork Circle at the southeast corner of said Lot 11; a 5/8-inch iron pin set bears South 85°18'22" West, 30.64 feet;
THENCE South 85°18'22" West, with the south line of said Lot 11, passing said 5/8-inch iron pin set at 30.64 feet, passing a 3/4-inch iron pipe found at 1717.26 feet and continuing in all, 1769.10 feet to a point in the old channel of the East Fork of the Trinity River, at the southwest corner of said Lot 11;
THENCE with the center of the old channel of said East Fork of the Trinity River and with the western line of said Lot 11 as follows:

North 09°05'50" West, 84.05 feet;
North 42°37'26" West, 44.48 feet;
North 68°33'52" West, 51.54 feet;
North 82°52'32" West, 95.09 feet;
North 68°06'45" West, 100.17 feet;
North 52°38'20" West, 68.55 feet;
North 30°55'00" West, 148.02 feet;
North 08°10'17" West, 52.41 feet;
North 55°09'01" East, 126.40 feet;
South 65°17'55" East, 355.53 feet;
South 19°13'10" East, 114.04 feet;
South 43°23'34" East, 29.37 feet;
South 88°29'36" East, 52.07 feet;
North 70°42'09" East, 67.46 feet;
South 86°23'11" East, 118.94 feet to a point in the existing channel of said East Fork of the Trinity River;
THENCE with the existing channel of said East Fork of the Trinity River as follows:
North 34°07'19" West, 36.25 feet;
North 03°22'36" East, 45.59 feet;
North 20°49'18" East, 96.53 feet;
North 10°05'39" East, 88.18 feet;
North 05°55'43" East, 83.54 feet;
North 02°41'26" East, 74.60 feet to a point at the northwest corner of said Lot 12;
THENCE South 87°14'50" East, with the north line of said Lot 12, passing a 1/2-inch iron pin found at 92.16 feet, passing a 5/8-inch iron pin set at 860.56 feet and continuing in all, 1060.56 feet to a point at the northwest corner of the 0.421 acre tract recorded as clerk's file no. 20140924001038530 of the Official Public Records of Collin County, Texas;
THENCE South 46°34'48" West, with the west line of said 0.421 acre tract, 96.65 feet to a point;
THENCE with the southerly line of said 0.421 acre tract as follows:
North 87°16'35" East, passing a 1/2-inch iron pin found at 83.71 feet and continuing in all, 199.02 feet to a 1/2-inch iron pin found at the south-southeast corner of said 0.421 acre tract;
North 41°56'48" East, 22.11 feet to a 1/2-inch iron pin found at the inside corner of said 0.421 acre tract;
North 89°33'14" East, passing a 1/2-inch iron pin found at 99.71 feet and continuing in all, 121.64 feet to a point in said East Fork Circle at the southeast corner of said 0.421 acre tract;
THENCE southerly with said East Fork Circle as follows:
South 03°35'39" West, with the east line of said Lot 12, 50.03 feet to a mag nail set;
South 16°23'36" East, with the east line of said Lot 12, passing at 140.48 feet the southeast corner of said Lot 12 and the northeast corner of said Lot 11, continuing with the east line of said Lot 11, in all 331.97 feet to the PLACE OF BEGINNING and containing 19.51 acres or 849,931 square feet (as calculated).

THENCE with the existing channel of said East Fork of the Trinity River as follows:
North 34°07'19" West, 36.25 feet;
North 03°22'36" East, 45.59 feet;
North 20°49'18" East, 96.53 feet;
North 10°05'39" East, 88.18 feet;
North 05°55'43" East, 83.54 feet;
North 02°41'26" East, 74.60 feet to a point at the northwest corner of said Lot 12;
THENCE South 87°14'50" East, with the north line of said Lot 12, passing a 1/2-inch iron pin found at 92.16 feet, passing a 5/8-inch iron pin set at 860.56 feet and continuing in all, 1060.56 feet to a point at the northwest corner of the 0.421 acre tract recorded as clerk's file no. 20140924001038530 of the Official Public Records of Collin County, Texas;
THENCE South 46°34'48" West, with the west line of said 0.421 acre tract, 96.65 feet to a point;
THENCE with the southerly line of said 0.421 acre tract as follows:
North 87°16'35" East, passing a 1/2-inch iron pin found at 83.71 feet and continuing in all, 199.02 feet to a 1/2-inch iron pin found at the south-southeast corner of said 0.421 acre tract;
North 41°56'48" East, 22.11 feet to a 1/2-inch iron pin found at the inside corner of said 0.421 acre tract;
North 89°33'14" East, passing a 1/2-inch iron pin found at 99.71 feet and continuing in all, 121.64 feet to a point in said East Fork Circle at the southeast corner of said 0.421 acre tract;
THENCE southerly with said East Fork Circle as follows:
South 03°35'39" West, with the east line of said Lot 12, 50.03 feet to a mag nail set;
South 16°23'36" East, with the east line of said Lot 12, passing at 140.48 feet the southeast corner of said Lot 12 and the northeast corner of said Lot 11, continuing with the east line of said Lot 11, in all 331.97 feet to the PLACE OF BEGINNING and containing 19.51 acres or 849,931 square feet (as calculated).

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, Robert W. Sanford, Janet Sanford, and Tate Development, Inc. do hereby adopt this plat designating the herein above described property as REPLAT LOT 11R, LOT 11A, AND LOT 12R, EAST FORK ESTATES, BEING A REPLAT OF LOT 11 AND PART OF LOT 12, EAST FORK ESTATES, 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.

WITNESS my hand this the _____ day of _____, 20____.

Robert W. Sanford, Owner of Lot 12R

STATE OF TEXAS:)
COUNTY OF COLLIN:)
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Robert W. Sanford known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

Janet Sanford, Owner of Lot 12R

STATE OF TEXAS:)
COUNTY OF COLLIN:)
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Janet Sanford known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

APPROVED
JANUARY 3, 2024
P&Z COMMISSION
CITY OF ANNA

REPLAT
LOT 11R, LOT 11A, AND LOT 12R

EAST FORK
ESTATES

BEING A REPLAT OF
LOT 11 AND PART OF LOT 12
19.51 ACRES

B. WHITE SURVEY, ABSTRACT NO. 1016
CITY OF ANNA, COLLIN COUNTY, TEXAS
DECEMBER 14, 2023

EXISTING ZONING = AG = AGRICULTURE SHEET 1 OF 1

EXHIBIT A

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-01

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING TEXAS APPROVING EAST FORK ESTATES, BLOCK A, LOTS 11A, 11R & 12R, 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, Janet & Robert Sanford & Billy Tate/Tate Development has submitted an application for the approval of the East Fork Estates Block A, Lots 11R, 11A, & 12R, Replat; and

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

WHEREAS, the Planning & Zoning Commission held a Public Hearing in accordance with the Texas Local Government Code, Chapter 212; and

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Replat

The Planning & Zoning Commission hereby approves East Fork Estates, Block A, Lots 11A, 11R & 12R, 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 3rd day of January, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: R-0637-000-0120-1

Total Number of Acres: 8.078

Zoning Classification(s): Residential

Total Number of Lots: 1

Location: 9585 E Fork Cir

Property Owner Information & Authorization

Name/Company: Janet & Robert Sanford

Address: 9585 E Fork Cir

City: Anna

State: Tx

Zip Code: 75409

Phone: _____

Email: _____

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Bruce Geer (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: Robert W. Sanford

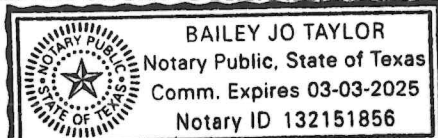
Date: 12-05-23

STATE OF: Texas

COUNTY OF: Cullen

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

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



Bailey Jo Taylor
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Bruce Geer

Company: Geer Surveying & Engineering

Address: 1101 W University DR

City: Mckinney

State: Tx

Zip Code: 75069

Phone: 972 562 3959

Email: _____

Planning & Development Department

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

Owner Authorization and Representative Designation



Property Description

Subdivision/Parcel ID: R-0637-000-0110-1 Total Number of Acres: 11.6593
Zoning Classification(s): Residential Total Number of Lots: 1
Location: 9581 E Fork Cir

Property Owner Information & Authorization

Name/Company: Billy Tate/Tate Development
Address: 7145 Armadillo Ridge
City: Mckinney State: Tx Zip Code: 75071
Phone: 972-529-8650 Email: btate@tatedevelopment.net

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Bruce Geer (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.

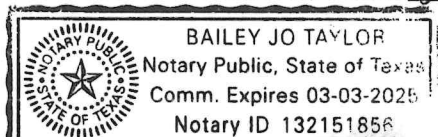
Property Owner's Signature: Billy Tate Date: 12-08-23

STATE OF: TX

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 5th day of December, 20 23



Bailey Jo Taylor
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Bruce Geer

Company: Geer Surveying & Engineering

Address: 1101 W University DR

City: Mckinney State: Tx Zip Code: 75069

Phone: 972 562 3959 Email: _____



Item No. 18.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 1/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on an amendment to an existing Planned Development (Ord. No. 887-2020) on 341± acres generally located on the east and west sides of future Ferguson Parkway, north of Hackberry Drive and south of County Road 371.

SUMMARY:

This existing planned development includes six phases of single-family dwellings, detached subdivisions, two multi-family dwelling lots, one public school, and one commercial lot.

REMARKS:

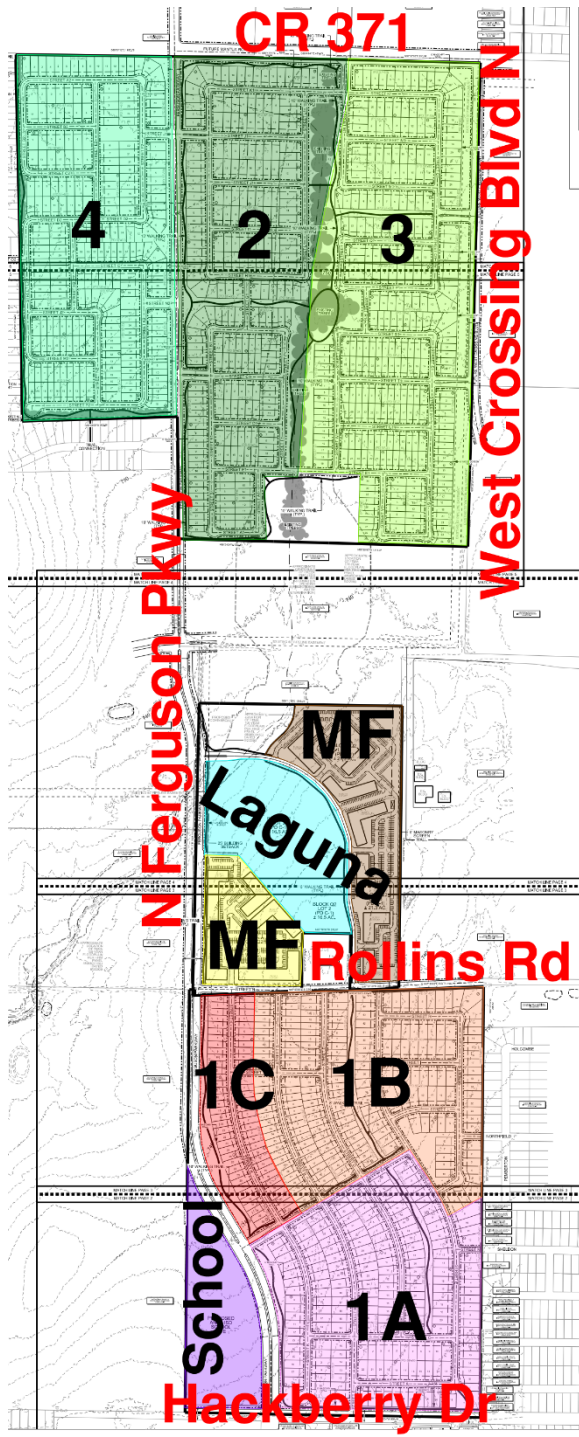
A Planned Development (PD) is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to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

Multiple phases of the subject property are currently under development.

Development Status of Anacapri

- Phase 1A subdivision, which is the first phase of the single-family homes, is built out.
- Phase 1B & 1C has constructed the streets and is working with city staff to complete required public and private improvements prior to issuing building permits.
- Phase 2 has received an early grading permit.
- The commercial property (Laguna site) and associated private road ("Laguna Drive") has received an early grading permit.
- Two lanes of N Ferguson Parkway from Hackberry Drive to Rollins Road and two lanes of Hackberry Drive from N Ferguson Parkway to Bankhurst Drive (West

Crossing, Phase 5) have been constructed.



Surrounding Land Uses and Zoning

North	Anna Independent School District property (Bryant Elementary) zoned
-------	---

East	Agricultural (AG) District, undeveloped land zoned Agricultural (AG) District, and single-family residence located in the Extraterritorial Jurisdiction (ETJ). North of Rosamond Parkway - undeveloped land zoned Planned Development-797-2018 and Agricultural (AG) District. South of Rosamond Parkway - Anna ISD High School and West Crossing, Phases 5, 7, & 9.
South West	South of Hackberry Drive - Avery Pointe, Phase 3. Undeveloped land zoned Planned Development-839-2019 (Meadow Vista) and undeveloped park land zoned Planned Development-881-2020 (The Woods at Lindsey Place).

Proposed Changes

- Covered Parking.
 - The applicant is requesting to reduce the covered parking to 40%.
 - At the time the Planned Development was adopted and a site plan was submitted, the zoning regulations at the time required 75% of required parking to be covered. Since that time, the City has reduced the regulation to 50%.

- Architectural features for multi-family dwellings.
 - Within Sec. 9.04.042 (Site Design Requirements) of the Zoning Ordinance and the planned development are requirements for architectural features. An applicant must select at least four architectural features to incorporate into the design of a façade facing public streets, parking, and common areas.
 - Under the current Planned Development language it states, “Architectural features such as shutters, awnings, balconies, verandas, railings, dormers, chimneys, decorative moldings or ornamental details.”
 - The applicant is proposing to change the language to state, “Architectural features such as horizontal siding, board and batten, siding panel, rafter tail details, brackets, deep overhang, covered patio, different types of shutters, and bright color schemes.”

- House repetition for the single-family dwellings, detached.
 - Within Sec. 9.04.042 (Site Design Requirements) of the Zoning Ordinance, it states:

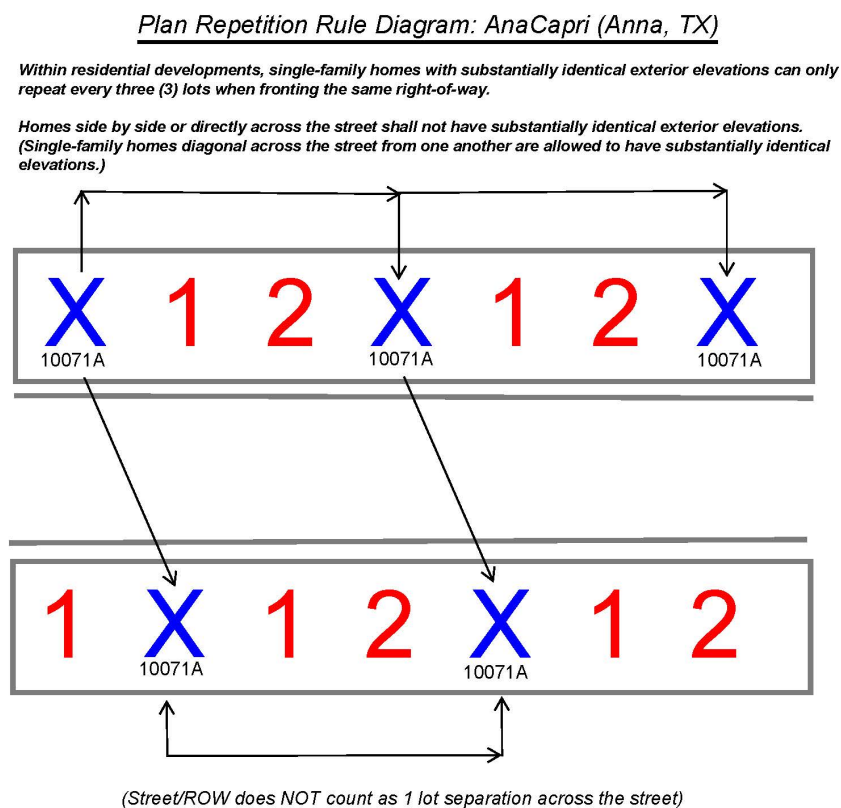
House Repetition.

(A) Within residential developments, single-family and two-family dwellings with

substantially identical exterior elevations can only repeat every four (4) lots when fronting the same right-of-way including both sides of the street.

(B) Homes side by side or across the street within one house (directly across the street or “caddy corner” across the street) shall not have substantially identical exterior elevations.

- The applicant is requesting to change the number of repeating substantially identical exterior elevations as explained in the following image:



- Architect's Letter explaining the Architectural style of the overall development.
 - The applicant provided an additional exhibit showcasing the architectural style of the development. Although building materials cannot be adopted as part of the zoning, it does provide additional supporting information for the previous exhibits.

SUMMARY:

Request to amend Ordinance No. 887-2020 on 341± acres consisting of multiple tracts of land generally located on the east and west sides of future Ferguson Parkway, north of Hackberry Drive and south of Mantua Road.

Proposed amendments

- Reduces covered parking from 50% to 40%.
- Modifies the architectural features that can count as an architectural design feature for multi-family dwelling buildings.
- Amends the house repetition language and adds a corresponding exhibit.
- Adds the Architect's Letter explaining the Architectural style of the overall development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

If the Commission votes in favor of the zoning request, below are recommended amendments to Ord. No. 887-2020:

(Additions are indicated in underlined text; deletions are indicated in ~~strikethrough text~~.)

[...]

C. Development Standards.

[...]

2. Standards and Area Regulations...

[...]

b. MF-2 Multiple-Family Residential – High Density

[...]

4. Parking regulations:

[...]

D. 40% of required parking to be covered. Required visitor parking spaces are excluded from the total required covered.

[...]

11. Four architectural design features are required on facades facing public streets, parking, and common areas. Acceptable architectural design features may include but are not limited to:

- A. Articulation of building facade.
- B. Extensions to the building through bay or box windows, and other similar features projecting out from the facade.
- C. A horizontal change in building materials between stories of a building.
- D. Variation in building materials between vertical intervals.
- E. Variations in window placement.
- F. Architectural features such as ~~shutters, awnings, balconies, verandas, railings, dormers, chimneys, decorative moldings or ornamental detail~~horizontal siding, board and batten, siding panel, rafter tail details, brackets, deep overhang, covered patio, different types of shutters, and bright color schemes.
- G. Roof height, pitch, ridgelines, and materials shall be varied to create visual interest and avoid repetition.

c. SF-60 Single-Family Residence:

[...]

5. Plan Repetition: Within residential developments, single-family homes with substantially identical exterior elevations can only repeat every three (3) lots when fronting the same right-of-way.

Homes side by side or directly across the street shall not have substantially identical exterior elevations. (Single-family homes diagonal across the street from one another are allowed to have substantially identical elevations.) See attached diagram attached herein as Exhibit 4.

d. SF-Z Single-Family Residence:

[...]

5. Plan Repetition: Within residential developments, single-family homes with substantially identical exterior elevations can only repeat every three (3) lots when fronting the same right-of-way.

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e. Park land and public/private facility dedication/construction: As part of the zoning request the applicant has agreed to the following as shown/identified on the Concept Plan (Exhibit 2).

1. Construction of a private lagoon with public access containing a minimum surface area of 1.75 acres. The private lagoon area shall also include a private amenity center with associated improvement. The private lagoon, amenity center, and associated improvements shall be constructed in general conformance with the conceptual rendering shown on Exhibit 3 in accordance with the Architect's Letter attached hereto and incorporated herein by this reference as Exhibit 5. The private lagoon and amenity center will be owned and maintained by the developer or its assigns.

[...]

EXHIBIT 4
Plan Repetition Diagram

Plan Repetition Rule Diagram: AnaCapri (Anna, TX)

Within residential developments, single-family homes with substantially identical exterior elevations can only repeat every three (3) lots when fronting the same right-of-way.

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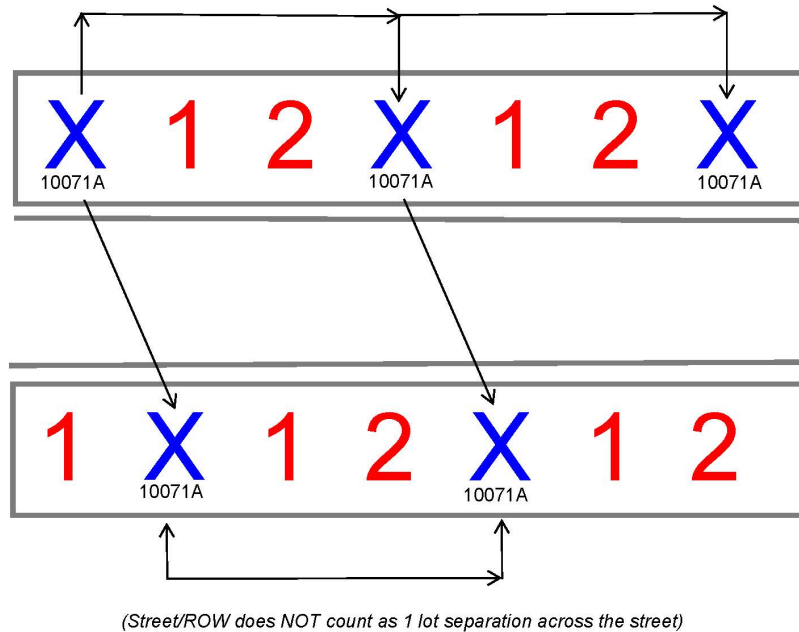


EXHIBIT 5
Architect's Letter

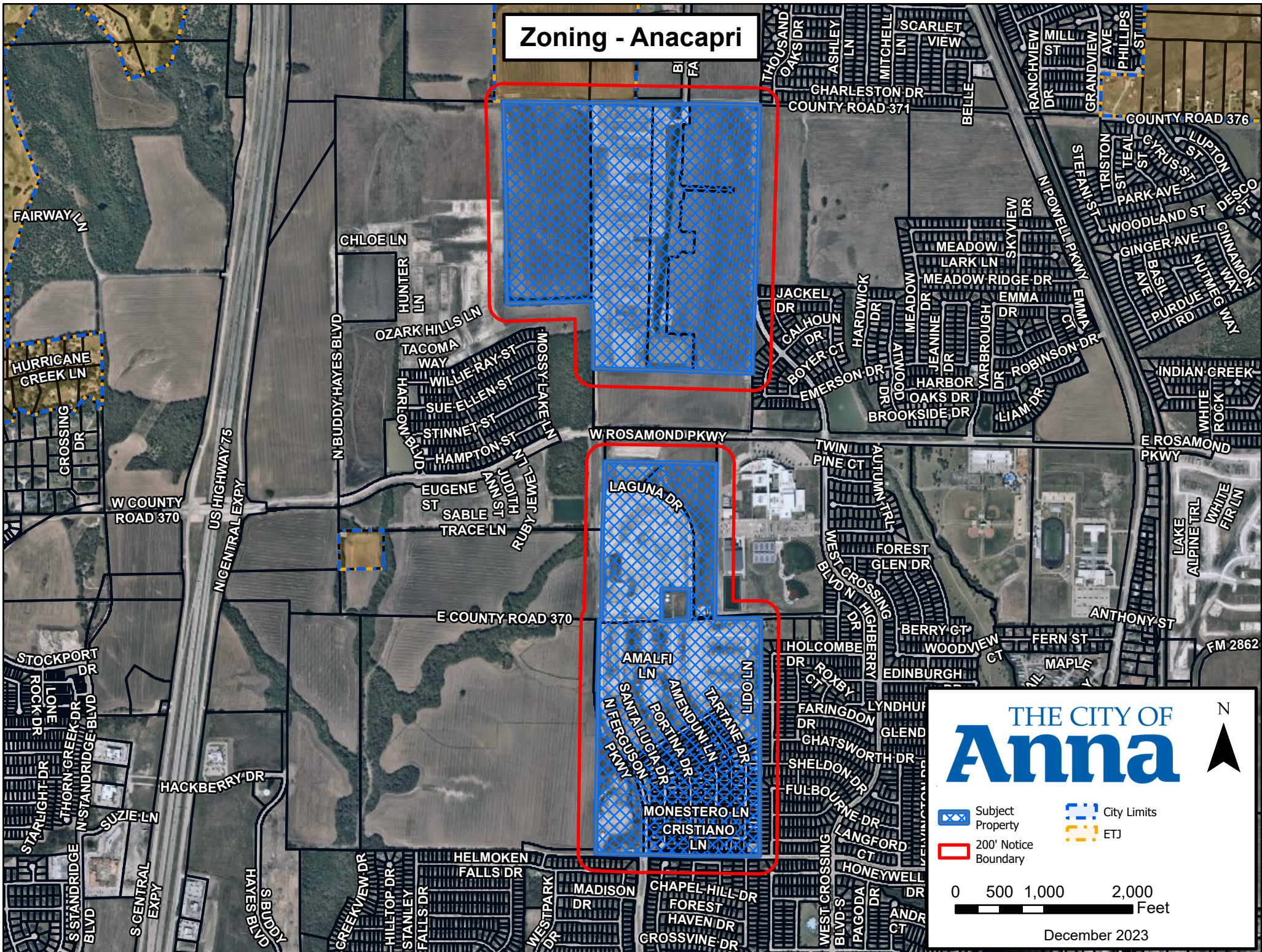
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anacapri Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) Anacapri
3. Exhibits 4 & 5
4. Current Zoning Ord No. 887-2020
5. Anna Zoning Application

Zoning - Anacapri



CITY OF ANNA
Planning & Zoning Commission
January 3, 2024
Zoning: Anacapri
Applicant: Anacapri Laguna Azure, LLC

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 887-2020 on 341± acres consisting of multiple tracts of land generally located on the east and west sides of future Ferguson Parkway, north of Hackberry Drive and south of Mantua Road.

This existing planned development includes six phases of single-family dwellings, detached subdivisions, two multi-family dwelling lots, one public school, and one commercial lot.

REMARKS:

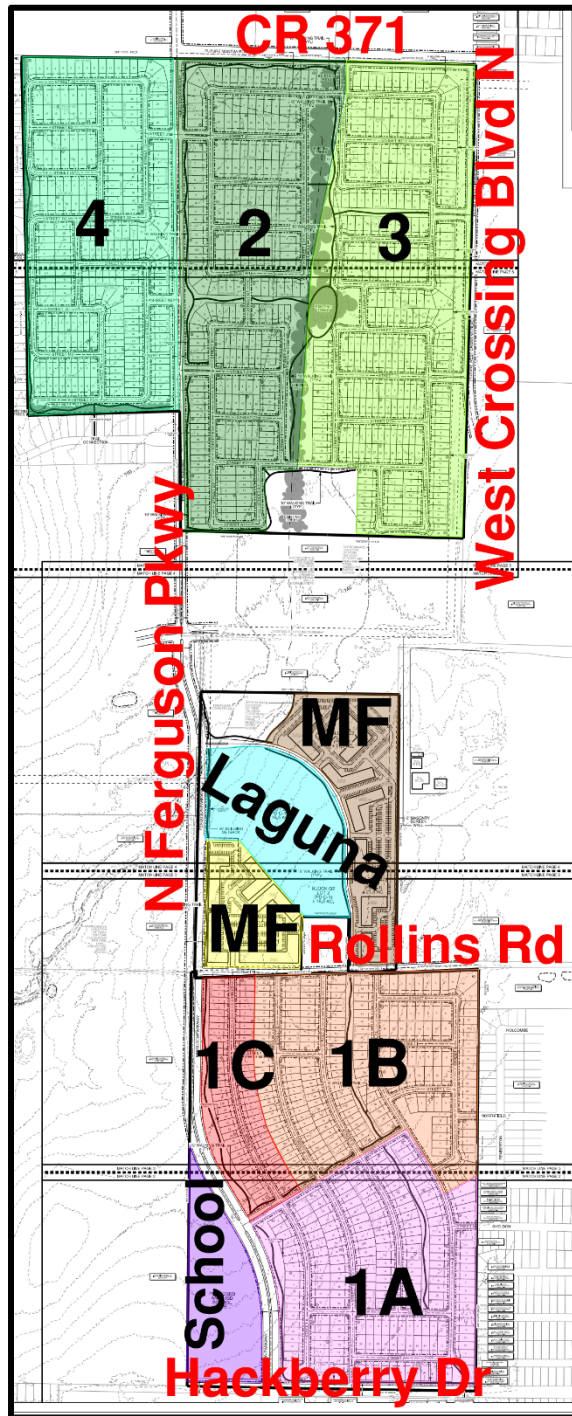
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House Repetition.

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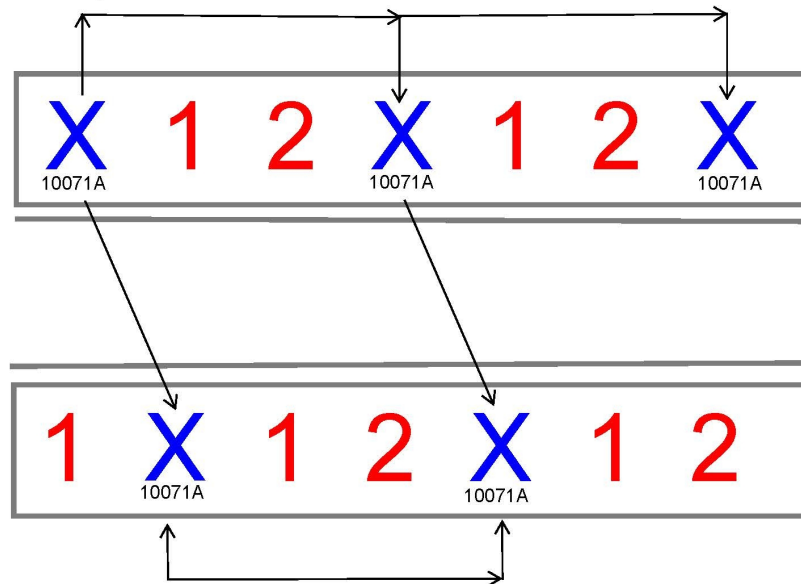
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(Street/ROW does NOT count as 1 lot separation across the street)

- Architect's Letter explaining the Architectural style of the overall development.
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RECOMMENDATION:

If the Commission votes in favor of the zoning request, below are recommended amendments to Ord. No. 887-2020:

(Additions are indicated in underlined text; deletions are indicated in ~~strikethrough text~~.)

[...]

C. Development Standards.

[...]

2. Standards and Area Regulations...

[...]

b. MF-2 Multiple-Family Residential – High Density

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[...]

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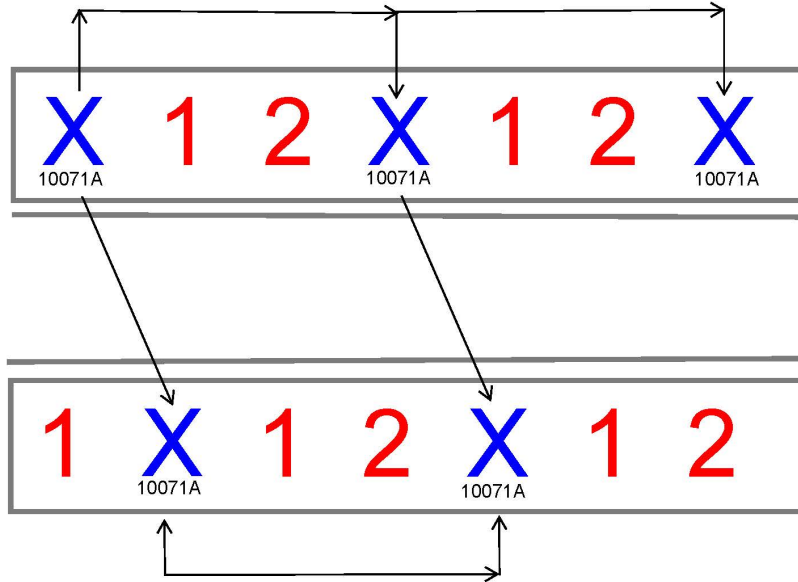
[...]

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(Single-family homes diagonal across the street from one another are allowed to have substantially identical elevations.)*



(Street/ROW does NOT count as 1 lot separation across the street)

EXHIBIT 5
Architect's Letter



To whom may it concerns,

I am Minh Kim, Principal and Chief Design Officer at HEDK Architects. HEDK Architects has been working with Megatel Homes on Megatel Lagoon projects, since 2020.

I would like to take an opportunity to present the architectural style that Megatel Homes would like to achieve on their lagoon projects. The architectural style that Megatel Homes would like to propose is Caribbean style of architecture.

We believe Caribbean style architecture promotes the overall look and feel of the lagoon communities for the best of the resort style living experiences for the residence and tenants. It also provides a distinguished architectural experience for the lagoon to the neighborhood communities, visitors, and the city. Caribbean style architecture presents horizontal siding, board and batten, siding panel, rafter tail details, brackets, deep overhang, covered patio, different types of shutters, and bright color schemes. (Please see pictures below.) We also believe Caribbean style of architecture would accentuate the lagoon and its amenity spaces, as a feature of the community and the city.



We propose using fiber cement siding materials which is fire resistant and carries a 50-year warranty. It is a very sturdy and modern cementitious material, yet can be used in a manner that reflects true Caribbean architectural style.

If you have any questions, comments, or concerns, please feel free to contact me anytime. I hope this letter will help the city to understand the style and materials that Megatel Homes try to achieve in their lagoon communities.

Sincerely,

Minho Kim, NCARB, LEED AP

Principal

4595 Excel Parkway | Addison, TX 75001

P 214.520.8878 X104 | C 214.914.9723

A handwritten signature in blue ink, appearing to read 'Minh Kim'.

4595 EXCEL PARKWAY

ADDISON, TEXAS

75001

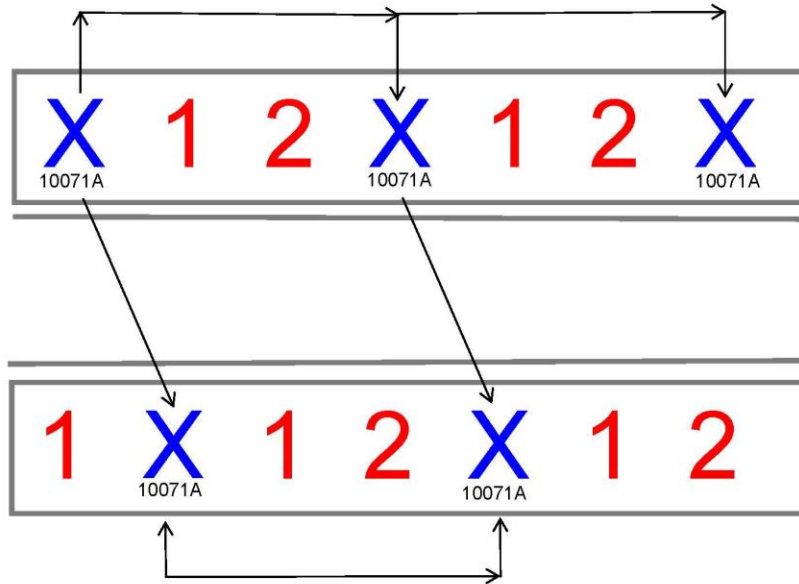
214-520-8878

EXHIBIT 4 Plan Repetition Diagram

Plan Repetition Rule Diagram: AnaCapri (Anna, TX)

Within residential developments, single-family homes with substantially identical exterior elevations can only repeat every three (3) lots when fronting the same right-of-way.

*Homes side by side or directly across the street shall not have substantially identical exterior elevations.
(Single-family homes diagonal across the street from one another are allowed to have substantially identical elevations.)*



(Street/ROW does NOT count as 1 lot separation across the street)

EXHIBIT 5
Architect's Letter



To whom may it concerns,

I am Minho Kim, Principal and Chief Design Officer at HEDK Architects. HEDK Architects has been working with Megatel Homes on Megatel Lagoon projects, since 2020.

I would like to take an opportunity to present the architectural style that Megatel Homes would like to achieve on their lagoon projects. The architectural style that Megatel Homes would like to propose is Caribbean style of architecture.

We believe Caribbean style architecture promotes the overall look and feel of the lagoon communities for the best of the resort style living experiences for the residence and tenants. It also provides a distinguished architectural experience for the lagoon to the neighborhood communities, visitors, and the city. Caribbean style architecture presents horizontal siding, board and batten, siding panel, rafter tail details, brackets, deep overhang, covered patio, different types of shutters, and bright color schemes. (Please see pictures below.) We also believe Caribbean style of architecture would accentuate the lagoon and its amenity spaces, as a feature of the community and the city.



We propose using fiber cement siding materials which is fire resistant and carries a 50-year warranty. It is a very sturdy and modern cementitious material, yet can be used in a manner that reflects true Caribbean architectural style.

If you have any questions, comments, or concerns, please feel free to contact me anytime. I hope this letter will help the city to understand the style and materials that Megatel Homes try to achieve in their lagoon communities.

Sincerely,

Minho Kim, NCARB, LEED AP
Principal

4595 Excel Parkway | Addison, TX 75001
P 214.520.8878 X104 | C 214.914.9723

A handwritten signature in blue ink, appearing to read 'Minho Kim'.

4595 EXCEL PARKWAY

ADDISON, TEXAS

75001

214-520-8878

CITY OF ANNA, TEXAS
(Property rezoned under this ordinance consists of multiple tracts of land which are generally located on the east and west sides of future Ferguson Parkway, north of Hackberry Drive and south of CR 371 future Mantua Road)

ORDINANCE NO. 887-2020

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY’S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas (“City”) has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested rezoning on Property described in Exhibit 1 (“Property”) attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said zoning for Property generally located on the east and west sides of future Ferguson Parkway, north of Hackberry Drive and south of Mantua Road from Agricultural (AG), Planned Development 507-2010, & Planned Development 285-2006 to Planned Development Mixed-Use on 341± acres. The planned development district will include the following zoning districts with modified development standards Restricted Commercial (C-1), Single Single-Family Residence-60 (SF-60), and Single-Family Residence - Zero lot line homes (SF-Z); and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna (“City Council”) have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Anna City Code of Ordinances (the “Anna Code”) are hereby amended by changing the zoning to create a new zoning, as depicted in the Concept Plan on the attached Exhibit 2.

1. Purpose.

The purpose of this Planned Development District is to facilitate the development of high-quality development along future Ferguson Parkway. Within this District are permitted certain retail, service, office, and residential uses.

2. Definitions.

Except as otherwise provided herein, the definitions in Appendix 3 of the City's Zoning Ordinance shall apply.

3. Development Standards.

1. The locations of the planned development zoning districts shall be in substantial conformance with the Concept Plan (Exhibit 2).

2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the C-1 Restricted Commercial (C-1), MF-2 Multiple-Family Residential - High Density (MF-2), SF-60 Single-Family Residence District (SF-60), SF-Z Single-Family Residence District - Zero lot line homes (SF-Z), and the Planning and Development Regulations except as otherwise specified herein. The locations of the proposed zoning districts shall be restricted to the areas identified on the approved Concept Plan (Exhibit 2).

a. C-1 Restricted Commercial:

1. Permitted Uses:

A. Multiple-Family Residence in accordance with the MF-2 Multiple-Family Residential - Hight Density zoning district, unless otherwise specified herein shall be permitted by right.

B. Swimming Pool (commercial & private).

C. Custom personal service shop.

D. Massage therapy facility.

E. Health club; gymnasium.

F. Restaurant without drive-in or drive through services.

G. Bakery and confectionery, commercial & retail sales.

H. Retail.

I. Temporary Parking Lot (gravel or asphalt) – maximum 2 years from date of building permit and/or start of allowance.

J. Amusement (outdoor).

K. Amusement (indoor).

L. Farmers Market.

M. Park, Playground, or recreation center (private).

N. Food Trucks.

2. Definitions:

Farmer's Market: An area containing individual vendors who offer fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, honey, and crafts for sale. This definition does not allow nor include the sale of any type of meat, fish, poultry, eggs, refrigerated dairy products, or home canned goods.

Food Truck: A motorized vehicle or trailer, equipped to prepare, cook, serve, and sell food and beverages. Frozen items such as ice cream and various other forms of pre-packaged food shall be permitted. May also be described as a Mobile Food Vendor.

3. Prohibited Uses

A. Automobile and related uses shall be prohibited, except parking lot/parking garage, automobile.

B. Transportation, utility, and communications uses shall be prohibited.

4. Area Regulations:

A. Front yard: 25 feet (20 feet along streets not identified as major thoroughfares and when adjacent to residential districts).

B. Maximum lot coverage: 80%

C. Maximum Height: 2-story/35 feet

b. MF-2 Multiple-Family Residential - High Density

1. Maximum height: 65 feet (4-story)

2. Maximum number of units: 600
3. Maximum lot coverage: 80%
4. Parking regulations:
 - A. 1 space / Studio & 1 bedroom units
 - B. 2 spaces / 2 or more bedroom units
 - C. 0.25 spaces for visitors / unit
5. A twenty-six (26) foot fire lane shall be required adjacent to any building exceeding three stories.
6. Screening fence: Border fencing of masonry construction shall be owned and maintained by the multi-family development and shall consist of either of the following:
 - A. Masonry border fence of not less than six feet in height; and/or
 - B. An ornamental metal fence of not less than six feet in height, such as wrought iron or tubular steel, with stone columns at 50-foot intervals along with a vegetative screen comprised of minimum 3" caliber trees planted staggered at 40-foot centers. The vegetative screen may be planted within any required landscape buffer and be in addition to those buffer/screening requirements.
7. Refuse Facilities: Trash compactors shall be permitted as an alternative to individual refuse facility locations. Trash compactor facilities shall be internal to buildings or screened from view on three sides by a masonry wall not less than seven feet nor more than eight feet in height. Solid metal gates of an equal height to the enclosure height must be provided on the truck collection side of the enclosure.
8. Accessory buildings shall use similar building and roofing materials as those used on the primary buildings.
9. A covered entry area shall be designed at the main entry to each building.
10. A minimum of 75% of all units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space.
11. Four architectural design features are required on facades facing public streets, parking, and common areas. Acceptable architectural design features may include but are not limited to:
 - A. Articulation of building façade.
 - B. Extensions to the building through bay or box windows, and other similar features projecting out from the façade.

- C. A horizontal change in building materials between stories of a building.
- D. Variation in building materials between vertical intervals.
- E. Variations in window placement.
- F. Architectural features such as shutters, awnings, balconies, verandas, railings, dormers, chimneys, decorative moldings or ornamental details.
- G. Roof height, pitch, ridgelines, and materials shall be varied to create visual interest and avoid repetition.

c. SF-60 Single-Family Residence:

- 1. Minimum rear yard setback: 20 feet
- 2. Minimum Lot Width: Fifty (50) feet at building setback; Forty-five (45) feet at cul-de-sac or elbow.
- 3. Minimum lot depth: One Hundred and Twenty (120) feet; One hundred and ten (110) feet for lots on Cul-de-sac or street elbows.
- 4. Fences:
 - A. Masonry walls shall be required for rear yards of any residential lot adjacent to H.O.A. lots running parallel to major and minor collector roadways. All masonry walls shall be maintained by the single-family H.O.A. association.
 - B. The rear yard fencing of any residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel. Fencing is to be owned and maintained by the individual lot owners. Side yard fences abutting and/or adjacent to open space/common area lots may be wood per Section c.4.C below and are to be owned and maintained by the individual lot owners.
 - C. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

d. SF-Z Single-Family Residence:

- 1. Minimum side yard, interior: 5 feet
- 2. Minimum rear yard setback: 20 feet
- 3. Minimum lot depth: One Hundred and Twenty (120) feet; One hundred and ten (110) feet for lots on Cul-de-sac or street elbows.

4. Fences:

- A. Masonry walls shall be required for rear yards of any residential lot adjacent to H.O.A. lots running parallel to major and minor collector roadways. All masonry walls shall be maintained by the single-family H.O.A. association.
 - B. The rear yard fences of any residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel. Said fencing to be owned and maintained by the individual lot owners. Side yard fences abutting and/or adjacent to open space/common area lots may be wood per Section d.4.C below and are to be owned and maintained by the individual lot owners.
 - C. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.
- e. Park land and public/private facility dedication/construction: As part of the zoning request the applicant has agreed to the following as shown/identified on the Concept Plan (Exhibit 2).
- 1. Construction of a private lagoon with public access containing a minimum surface area of 1.75 acres. The private lagoon area shall also include a private amenity center with associated improvement. The private lagoon, amenity center, and associated improvements shall be constructed in general conformance with the conceptual rendering shown on Exhibit 3. The private lagoon and amenity center will be owned and maintained by the developer or its assigns.
 - 2. Dedication of the linear green belt located in the northern portion of the development for the purpose of a Neighborhood Park and 10-foot wide golf cart, hike and bike trail connection subject to review by the city's parks advisory board and approval by the City Council prior to Preliminary Plat approval.
 - 3. The construction of 10' golf cart, hike and bike trails.
 - A. The City of Anna will be responsible for maintaining the following.
 - i. Golf cart, hike and bike trails that are constructed within or within proximity to the R.O.W. of Ferguson Parkway and CR 371(Mantua Road) in lieu of the required 5' sidewalk; and
 - ii. Golf cart, hike and bike trails that are constructed within dedicated Neighborhood Parks.
- g. Prior to final plat approval the applicant may enter into a Roadway, Water and Sewer Impact Fee Credit Agreement with the City of Anna. The impact fees from the

development shall be used to fund capital improvements shown on the city's capital improvement plan needed to serve the development and surrounding areas.

- h. To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located on portions of the northwestern Planned Development boundaries. The existing tree lines shall be located within a 10' Tree Preservation Easement as identified on the Concept Plan (Exhibit A) and designated as a non-disturbance area in which no construction or tree removal will occur. Removal of any trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances.
- i. The developer shall meet with the City of Anna planning staff to identify vegetation/underlying brush not subject to preservation to be removed prior to recordation of the final plat for any area containing a tree preservation easement.
- j. Governance Association: Building permits for development within the planned development district shall not be accepted or approved until a property owner's governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Municipal Management district or Public Improvement district created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

Section 3. Official Zoning Map

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. Savings, Repealing and Severability Clauses

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the

provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict. Notwithstanding any provision of this ordinance or the Anna Code, it is intended that this ordinance fully comply with Chapter 3000 of the Texas Government Code ("Chapter 3000") and this ordinance shall and the City Code shall be interpreted in a manner to comply with Chapter 3000. For the purposes of this ordinance, any provision of the City Code that does not comply with Chapter 3000 shall be deemed to have been excluded and not a part of this ordinance.

Section 5. Penalty

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

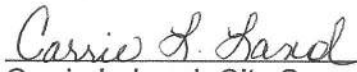
Section 6. Publication of the Caption and Effective Date

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 8th day of December 2020.

ATTESTED:

APPROVED:


Carrie L. Land, City Secretary




Nate Pike, Mayor

DA - Exhibit 1

BEING A TRACT OF LAND SITUATED IN THE S.E. ROBERTS SURVEY, ABSTRACT NUMBER 786, AND THE E.W. WITT SURVEY, ABSTRACT NUMBER 997, COLLIN COUNTY, TEXAS, AND BEING ALL THOSE TRACTS OF LAND TO JY & KC LLC, (A LIMITED LIABILITY COMPANY) RECORDED IN INSTRUMENT NUMBER 20170608000746940 AND YOUNG KIM AND TIM MUELLER RECORDED IN INSTRUMENT NUMBER 20170608000747130 OF THE PUBLIC RECORDS, OF COLLIN COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND TO YOUNG KIM AND TIM MUELLER AND THE INTERSECTION OF COUNTY ROAD 371 (A PAVED TRAVELED RIGHT-OF-WAY NO RECORD FOUND) AND COUNTY ROAD 369 (A DIRT ROAD NO RECORD FOUND);

THENCE S 01° 29' 28" W, 3,020.79 FEET;

THENCE N 88° 29' 00" W, 1,211.97 FEET;

THENCE N 88° 24' 04" W, 595.03 FEET;

THENCE N 00° 22' 19" W, 762.13 FEET;

THENCE S 88° 20' 59" W, 967.26 FEET;

THENCE N 00° 46' 25" W, 1,103.04 FEET;

THENCE N 01° 17' 03" W, 1,185.56 FEET;

THENCE S 89° 17' 12" E, 1,496.78 FEET;

THENCE S 88° 41' 41" E, 591.09 FEET;

THENCE S 88° 38' 16" E, 810.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,817,617 SQUARE FEET OR 179.468 ACRES MORE OR LESS.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

DA - Exhibit 1

BEING A TRACT OF LAND SITUATED IN THE MARTIN MOORE SURVEY, ABSTRACT NUMBER 649, COLLIN COUNTY, BEING ALL OF THAT TRACT OF LAND TO KAYASA HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 20190807000946750 OF THE PUBLIC RECORDS, OF COLLIN COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT TO KAYASA HOLDINGS, LLC, AND THE SOUTHWEST CORNER OF A TRACT OF LAND TO ANNA HIGH SCHOOL ADDITION VOLUME 2011, PAGE 176 OF THE PUBLIC RECORDS, OF COLLIN COUNTY, TEXAS;

THENCE S 87° 37' 19" W, 305.11 FEET;

THENCE N 00° 42' 02" E, 349.90 FEET;

THENCE N 89° 16' 32" W, 299.87 FEET;

THENCE S 00° 43' 07" W, 365.55 FEET;

THENCE S 87° 53' 01" W, 680.29 FEET;

THENCE N 01° 16' 12" E, 1,825.73 FEET;

THENCE S 89° 11' 16" E, 1,266.20 FEET;

THENCE S 00° 42' 28" W A DISTANCE OF 1757.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,177,993 SQUARE FEET OR 50.000 ACRES MORE OR LESS.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

DA - Exhibit 1

BEING A TRACT OF LAND SITUATED IN THE F.T. DUFFAU SURVEY, ABSTRACT NUMBER 288, COLLIN COUNTY, BEING ALL OF THAT TRACT OF LAND TO OAKWOOD VILLAGE APARTMENTS, INC., RECORDED IN INSTRUMENT NUMBER 20171201001594200 OF THE PUBLIC RECORDS, OF COLLIN COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT TO OAKWOOD VILLAGE APARTMENTS, INC., AND THE NORTHWEST CORNER OF A TRACT OF LAND TO JOSE FACUNDO & JOSEFINA O. FACUNDO VOLUME 4625, PAGE 759 OF THE PUBLIC RECORDS, OF COLLIN COUNTY, TEXAS;

THENCE S 00° 31' 02" W, 245.38 FEET;

THENCE S 00° 27' 51" E, 1,574.05 FEET;

THENCE S 00° 24' 40" W, 868.25 FEET;

THENCE N 89° 08' 54" W, 988.59 FEET;

THENCE N 88° 50' 11" W, 851.70 FEET;

THENCE N 00° 33' 18" E, 2,640.14 FEET;

THENCE S 88° 27' 53" E, 34.21 FEET;

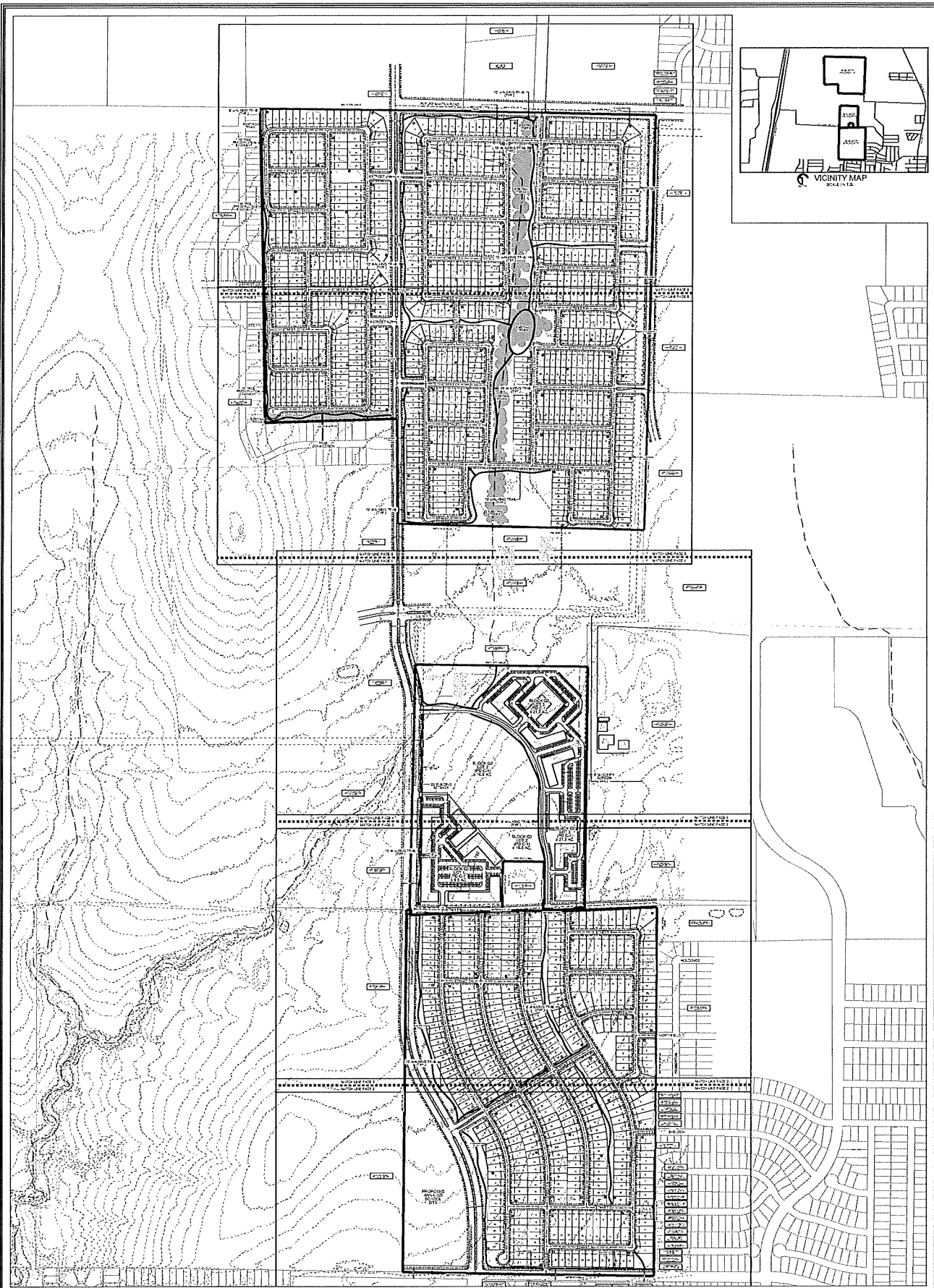
THENCE S 01° 16' 12" W, 36.09 FEET;

THENCE N 87° 53' 00" E, 813.02 FEET;

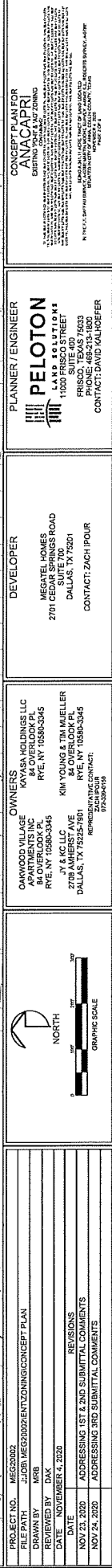
THENCE S 89° 28' 03" E, 336.61 FEET;

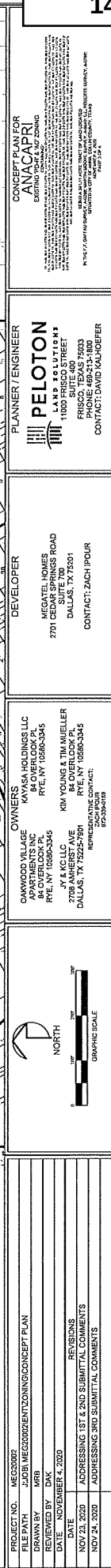
THENCE N 87° 39' 22" E, 628.19 feet to the POINT OF BEGINNING AND CONTAINING 4,837,814 SQUARE FEET OR 111.061 ACRES MORE OR LESS.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

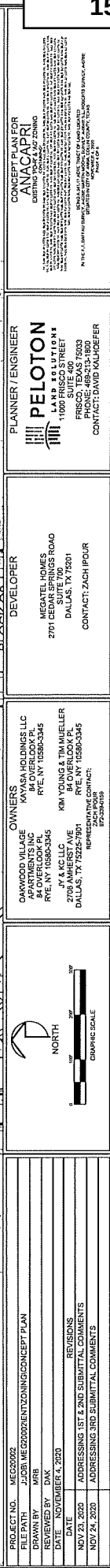


PROJECT NO. JEG20002 FILE PATH J:\JOB\JEG20002\ENTZONING DRAWN BY MRB REVIEWED BY DAK DATE NOVEMBER 4, 2020 <table><tr><th>DATE</th><th>REVISIONS</th></tr><tr><td>NOV 23, 2020</td><td>ADDRESS 1ST & 2ND SUBMITTAL COMMENTS</td></tr><tr><td>NOV 24, 2020</td><td>ADDRESS 3RD SUBMITTAL COMMENTS</td></tr></table>		DATE	REVISIONS	NOV 23, 2020	ADDRESS 1ST & 2ND SUBMITTAL COMMENTS	NOV 24, 2020	ADDRESS 3RD SUBMITTAL COMMENTS	 NORTH  GRAPHIC SCALE		OWNERS CHAMWOOD VILLAGE KAYAKA HOLDINGS LLC 4440015151 PC 84 OVERLOOK PL RTE. NY 10000-3345 NY & NC LLC 424 VOLANS & TRAMMILLER 2708 ARMBURST AVE 84 OVERLOOK PL DALLAS, TX 75209-7001 RYE, NY 10000-3345 REPRESENTATIVE CONTACT: BUSHNELL		DEVELOPER MEGATEL HOMES 2701 CEDAR SPRINGS ROAD SUITE 200 DALLAS, TX 75201 CONTACT: ZACH POON	PLANNER / ENGINEER  PELTON LAND SOLUTIONS 10000 FINCH STREET SUITE 400 FRIEDLAND, TEXAS 75203 PHONE: 409-733-1800 CONTACT: DAVID KAHN-DEER	CONCEPT PLAN FOR ANACAPRI EXISTING FIRM & NEW ZONING ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PELTON & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PELTON & ASSOCIATES, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PELTON & ASSOCIATES, INC.	
DATE	REVISIONS														
NOV 23, 2020	ADDRESS 1ST & 2ND SUBMITTAL COMMENTS														
NOV 24, 2020	ADDRESS 3RD SUBMITTAL COMMENTS														

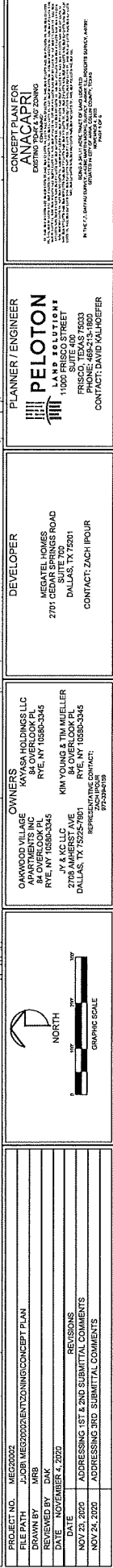




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REVIEWED BY	DAK
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NOV 24, 2020	ADDRESSING 3RD SUBMITTAL COMMENTS



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REVIEWED BY	DAK
DATE	NOVEMBER 4, 2020
	REVISIONS
NOV 23, 2020	ADDRESSING 1ST & 2ND SUBMITTAL COMMENTS
NOV 24, 2020	ADDRESSING 3RD SUBMITTAL COMMENTS



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REVIEWED BY	DAK
DATE	NOVEMBER 4, 2020
REVISIONS	
NOV 23, 2020	ADDRESSING 1ST & 2ND SUBMITTAL COMMENTS
NOV 24, 2020	ADDRESSING 3RD SUBMITTAL COMMENTS



DEVELOPER	MEGA TEL HOMES 1707 CEDAR SPRINGS ROAD SUITE 700 DALLAS, TX 75201 CONTACT: ZACH IPOUR
PLANNER / ENGINEER	PELTON LAND SOLUTIONS 11000 SPRING STREET SUITE 400 FRESSCO, CA 95033 PHONE: 468-233-1800 CONTACT: DAVID KALHOEFER

OWNERS

OAKWOOD VILLAGE
APARTMENTS INC
84 OVERLOOK PL
RYE, NY 10580-3345

KAYASA HOLDINGS LLC
84 OVERLOOK PL
RYE, NY 10580-3345

JV & KC LLC
2708 AMHERST AVE
DALLAS, TX 75225-7801

KIM YOUNG & TIM MUELLER
84 OVERLOOK PL
RYE, NY 10580-3345

REPRESENTATIVE CONTACT:
ZACH POIR
761-2350-0168

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DATE	NOVEMBER 2, 2020	
REVISIONS		
ADDRESSING 1ST AND SUBMITTAL COMMENTS		
ADDRESSING 2ND SUBMITTAL COMMENTS		
ADDRESSING 3RD SUBMITTAL COMMENTS		
NOV 23, 2020		
NOV 24, 2020		

EXHIBIT 3



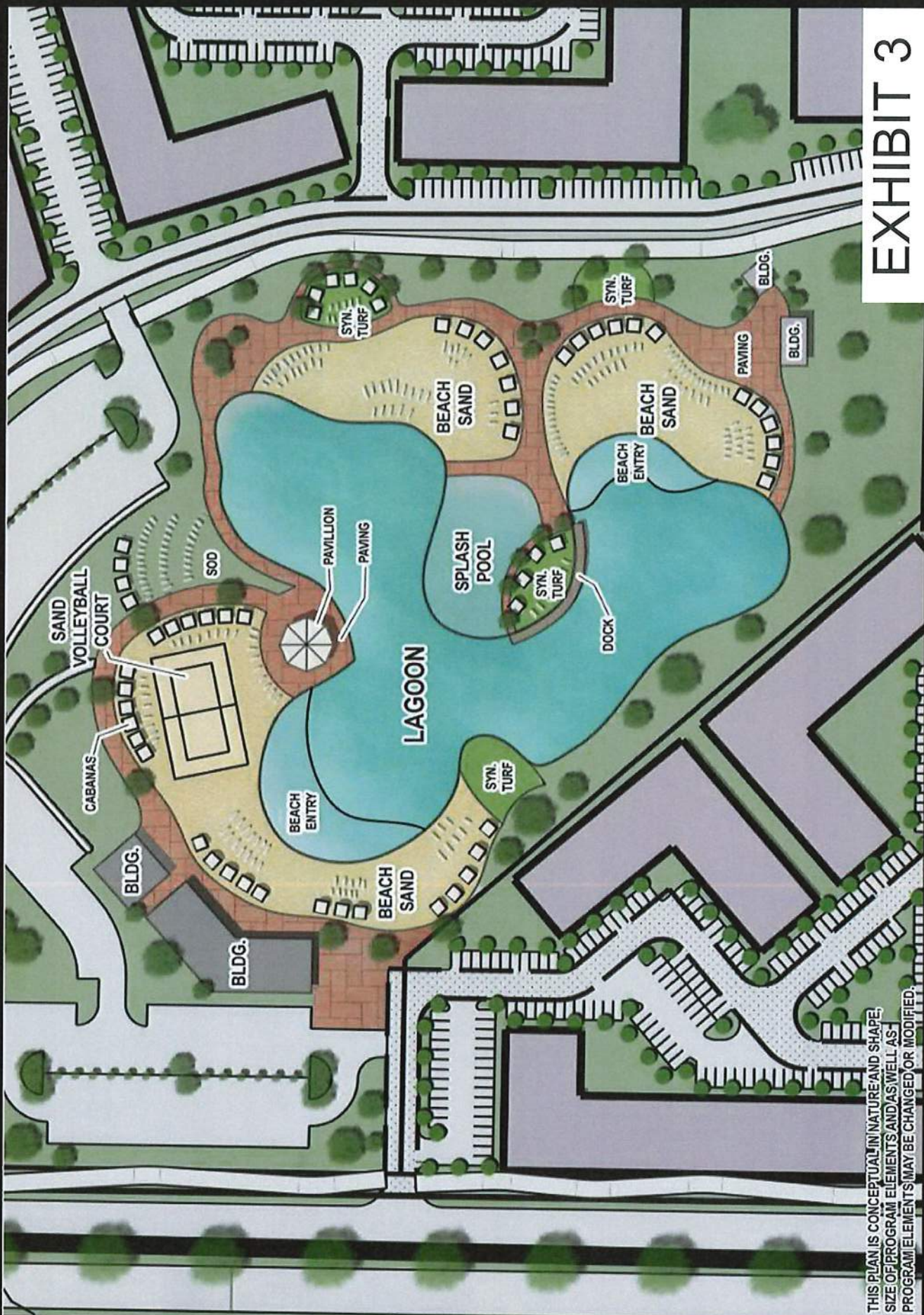
NOT TO SCALE

ANACAPRI LAGOON CONCEPT

ANNA, TEXAS | DECEMBER 2020

PELTON
LAND SOLUTIONS

THIS PLAN IS CONCEPTUAL IN NATURE AND SHAPE. SIZE OF PROGRAM ELEMENTS AND AS WELL AS PROGRAM ELEMENTS MAY BE CHANGED OR MODIFIED.



Application for Zoning Change

THE CITY OF
Anna

Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: PD-R
- ☐ Specific Use Permit for: _____

NOTE: Failure to obtain final approval on this case within six months may constitute denial or withdrawal of this case by Council or Staff without refund of fees. Fees required for this application established by the City of Anna must be submitted simultaneously with this application for acceptance.

Existing Zoning

PD-R per Ordinance No. 887-2020

Please go to our [interactive zoning map](#) to find the existing zoning. If labeled PD-C, PD-R or PD, please open the ordinance to find the primary zoning.

Acreage for fee calculation

Round decimals up to the nearest whole number: 341 acre(s)

Fees

Please see the [Development Services Planning Fee Schedule](#).

The application fee of \$ 11,230, to be paid to Planning.

No fee for Neighborhood Points System Compliance.

Attachments

- ☐ Legal Description (Metes & Bounds) in a PDF.
- ☐ Provide a list of stipulations (restrictions) for Planned Developments and Specific Use Permits.
- ☐ Justification Letter for Planned Development and Specific Use Permit requests. Planned Developments should include the regulation(s) being requested to modified along with a reason for modification.
- ☐ Concept Plan OR ☐ Preliminary Site Plan ☐ Concept Civils to Engineering
- ☐ Tree Preservation Plan/Affidavit of no protected trees ☐ Neighborhood Points System

Additional documents may be requested by staff. A preliminary plat/replat and/or conveyance plat may also be submitted with the zoning case at the property owner's discretion. Please complete the separate development application for an associated plat.

Planning & Development Department

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2759795 Total Number of Acres: 341
Zoning Classification(s): _____ Total Number of Lots: _____
Location: _____

Property Owner Information & Authorization

Name/Company: Anacapi Laguna Azure, LLC
Address: 2102 Cedar Springs Rd. Ste 700
City: Dallas State: Tx Zip Code: 75201
Phone: 469-556-1362 Email: steve.maglisceau@megahomes.com

Project Representation (check one):

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

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

Property Owner's Signature: [Signature] Date: 12-13-23

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Zach Ipovis
(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 13 day of December, 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: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

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