

AGENDA



PLANNING AND ZONING COMMISSION

Monday, February 5, 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 02/05/2024 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 January 3, 2024 Planning & Zoning Commission Meeting.
6. Approve a Resolution regarding the Anacapri Laguna, Block A, Lot 4, Site Plan. Applicant: Megatel Homes, LLC
7. Approve a Resolution regarding the Anna Ranch, Phase 2, Preliminary Plat. Applicant: Harlan Properties, Inc.
8. Approve a Resolution regarding the DHI Anna Addition, Block A, Lot 2, Site Plan. Applicant: DHI Communities
9. Approve a Resolution regarding the Lakeview Estates Commercial, Block A, Lot 1, Site Plan. Applicant: California Orange Textile LLC
10. Approve a Resolution regarding the Shops at Avery Pointe, Block A, Lots 1 & 2, Preliminary Plat. Applicant: Novus NDT Realty LLC
11. Approve a Resolution regarding the Somerset Farms, Preliminary Plat. Applicant: Gow Properties, LLC
12. Approve a Resolution regarding The Vickers Estates, Development Plat. Applicant: Crystal J. Vickers & Curtis W. Vickers

Items for Individual Consideration

13. Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding the Villages of Hurricane Creek-North, Phase 1A, Lots 37R-44R & 26XR, Replat

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.

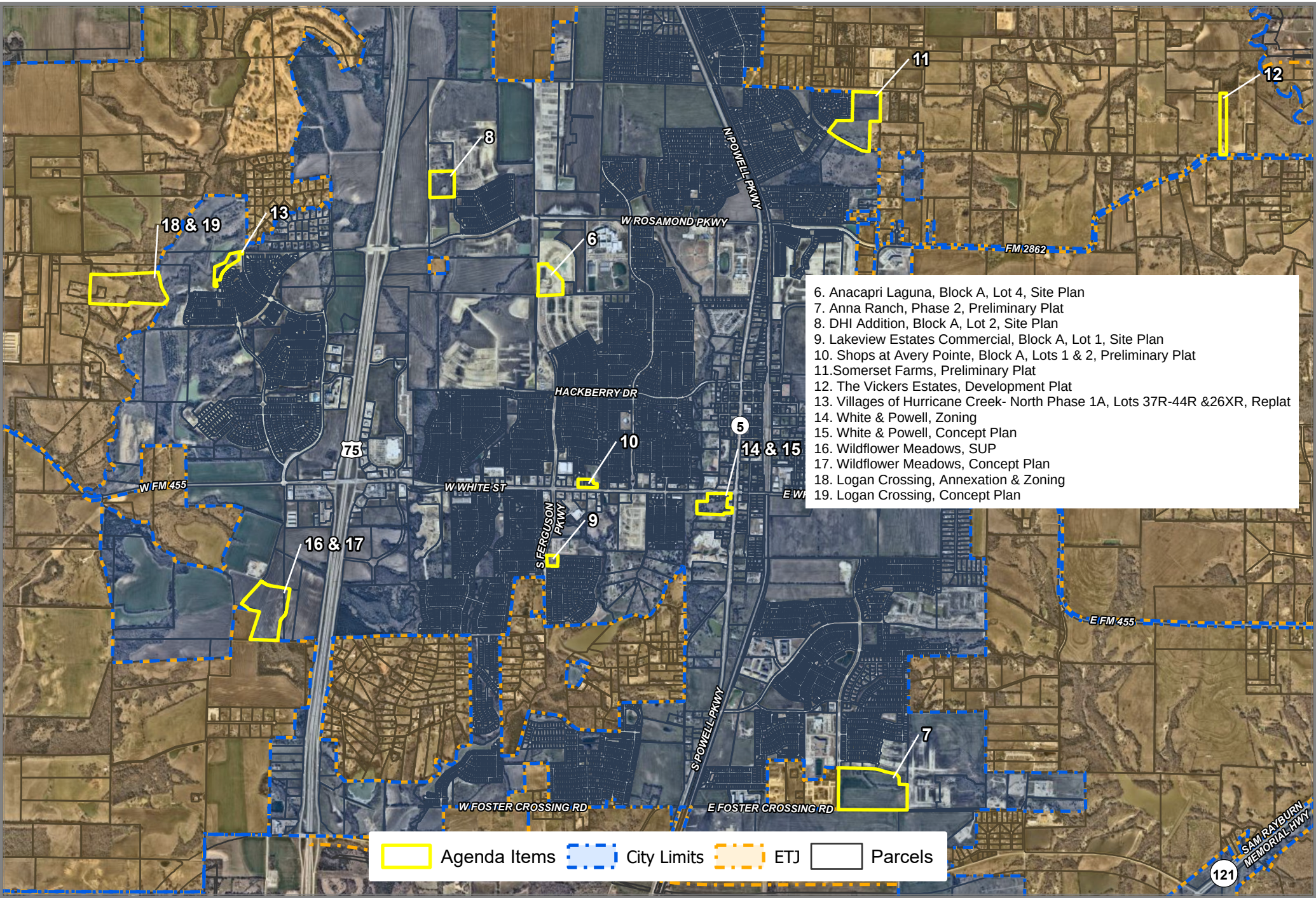
14. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 9.9± acres from Single-Family Residential (SF-7.2) District, Local Commercial (C-1) District, & Agricultural (AG) District to Regional Commercial (C-2) District and Downtown (DT) District located at the southwest corner of S. Powell Parkway and W. White Street. Applicant: White + Willow- Anna LLC & Brian Roper
15. Consider/Discuss/Action on the White & Powell, Concept Plan. Applicant: White + Willow - Anna LLC & Brian Roper
16. Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit to allow for two-family dwellings on 29.8± acres located at the southeast corner of Crystal Parkway and Standridge Boulevard. Zoned Planned Development (Ord. No. 969-2022). Applicant: Shlva Kondru/Rise Commercial
17. Consider/Discuss/Act on a recommendation regarding the Wildflower Meadows, Concept Plan. Applicant: Shlva Kondru/Rise Commercial
18. Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone a proposed multi-family dwelling, retail, & restaurant development on 40± acres located at the northeast corner of future Rosamond Parkway and County Road 288. Applicant: Prithviraj Loganathan-Anna288 Holding, LLC

Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 6:00 PM 02/02/2024.



Lauren Mecke
Planning Manager



City of Anna, February 5, 2024 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 1/29/2024

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: 2/5/2024

Staff Contact:

AGENDA ITEM:

Approve minutes of the January 3, 2024 Planning & Zoning Commission Meeting.

SUMMARY:

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. 01-03-2024 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
January 3, 2024

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on January 3, 2024, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 6:00 p.m.

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

2. Invocation and Pledge of Allegiance

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

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

There were no Public Speakers.

4. Location Map

Consent Items

A motion was made by Commissioner Walden, seconded by Commissioner Martin to recommend approval of consent items 5-16. The vote was unanimous.

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, Lot 2R, Revised Site Plan. Applicant: Anna Investments, LLC
13. Approve a Resolution regarding the One Anna Two Addition, Block A, Lot 6, Revised Concept Plan. Applicant: Anna Investments, LLC
14. Approve a Resolution regarding the One Anna Two Addition, Block A, Lots 2R & 6, Replat. Applicant: Anna Investments, LLC
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 11AR, 11BR, & 12AR, Residential Replat. Applicant: Janet & Robert Sanford & Bily Tate/Tate Development

The Public Hearing opened at 6:03 p.m.

Ms. Mecke introduced the item and recommended approval subject to additions and or alterations as required by the Public Works Department.

The Public Hearing was closed at 6:04 p.m.

A motion was made by Commissioner Hermann, seconded by Commissioner Herndon to recommend approval of the residential replat. The vote was unanimous.

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.

Ms. Mecke introduced the item. The applicant is requesting a zoning amendment to an existing Planned Development. The development is in the north central area of Anna. The proposed modifications are to the covered parking regulations, the architectural features, the house repetition, and to add an architectural letter to the Developer agreement as it relates to the architectural style.

Ms. Mecke explained that previously as it relates to the multifamily the applicant did not discuss the covered parking requirement and are now asking to reduce the covered parking to 40 percent. Ms. Mecke went on to state when the Developers agreement was adopted the covered parking requirement was 75 percent, since this time the city has reduced the covered parking requirement to 50 percent.

Additionally, the applicant is requesting to amend one of the regulations regarding architectural features.

Ms. Mecke explained as it relates to single family dwellings the city regulation requires houses that are adjacent to each other within four houses or across the street from one another not be substantially similar, the applicant is requesting to reduce the repetition requirement from four to three and allow houses that

are diagonal from each other to be substantially the same identical exterior, and finally the applicant would like to add a letter from the architect that is related to the amendment request to the developer agreement regarding building materials.

Ms. Mecke stated the city cannot regulate type of building materials as part of the zoning but the applicant would like to include the letter stating the style is that of a Caribbean theme.

Commissioner Hermann stated that the city can not dictate building materials, but then asked if a letter from the architect is attached, would it be enforceable.

Ms. Mecke Stated that the Caribbean style is enforceable, the architectural style is also enforceable if it's not specifically related to building materials used. She further stated as an example an adobe house or brick gothic architecture would not be allowed to be included in our Planned Development agreement but to have something as broad as stating a Caribbean them would be permitted.

Commissioner Martin asked for clarification on the parking, it was stated that the requirement was 75 percent and that the applicant is proposing to reduce that to 40 percent.

Ms. Mecke stated that previously when the covered parking was adopted the applicant did not include the covered parking in the Planned Development language and the Zoning Ordinance stated the requirement was 75 percent. The applicant submitted a Site Plan and the only issue with it was the covered parking not meeting the 75 percent requirement so the applicant withdrew their site plan and stated they would come forward with an amendment later. Ms. Mecke went onto state that before the applicant submitted their request the city amended the Zoning Ordinance, repealed, and replaced it with a reduction in covered parking for multifamily from 75 percent to 50 percent, and what the applicant is asking for is 40 percent.

Commissioner Martin stated the applicant was not meeting the regulation the first time and are not meeting it for a second time.

Ms. Mecke replied that the applicant has not resubmitted their Site Plan they have only sent in this request to amend.

Commissioner Blanscet asked for explanation on the repetition on every third house.

Ms. Mecke stated she would defer this to Nader Jeri the Building Official and Interim Director of Development Services.

Mr. Jeri stated as far as the repetition the applicant has not explained why they are requesting a reduction from four to three.

Mr. Maglisceau, the applicant stated that they had a lot of presales and noticed that the larger houses were being picked most often and it created some issues where they could not offer the big land two story because of the repetition so the request would allow flexibility for the popular larger homes to be sold.

Commissioner Walden asked how many floor plans are offered.

Mr. Maglisceau replied that typically about 10-12 of the 40-foot product and about the same on the 50-foot product that range from 1,600 to 3,400 SQFT.

Chairwoman Patterson-Herndon stated that on the website there are four different elevations to look at.

Mr. Maglisceau replied that some the homes are up to six, but most are four.

Chairwoman Patterson-Herndon responded that the one for Anacapri that she looked at only had four and asked if you have four and a potential buyer goes to buy a home in this neighborhood, do they get to pick the lot and the home or, are you just informing them you have four of this style and this is where they are located.

Mr. Maglisceau explained that the buyer picks the lot and what goes on it, but further explained that repetition of course comes into play then and the buyer may need to change lots.

Commissioner Walden stated her issue is that there are other developers already building in Anna that are bound by the repetition requirement of every fourth, and if we change it to every third then we would have to make that exception for every builder that is already here and those moving forward.

Chairwoman Patterson-Herndon addressed Ms. Mecke about her presentation and the bright colors of the Caribbean Architecture and requested further clarification from the applicant as to the type.

Mr. Maglisceau explained that the Caribbean architecture would be for the multi-family and the entertainment district buildings and not for single-family homes. He stated the bright color rendering is like a powder blue and explained the coastal colors of homes in around the Gulf coast of Texas and further explained what they are trying to do is create something similar but milder like baby blues and lighter greens particularly around the lagoon.

Chairwoman Patterson-Herndon replied she would be on board with pastel colors but bright yellows, pinks, and bright greens are not suitable for North Texas.

Commissioner Walden requested to go back to the covered parking and ask the applicant if there was a reason, they cannot meet the 50 percent. She stated that if you count the number of spaces you have on the multifamily portion it's not adding that many more and looking at your plan, I feel like you can achieve that. Is this a cost factor?

Mr. Maglisceau replied that they could achieve it but stated what they were trying to do is keep the Caribbean theme, he explained they could install more Sail Shade covers but that would change the look of the whole project and in trying to stay with the Caribbean look the cost is dramatically higher than just basic covered parking.

Commissioner Martin asked when the parking ordinance stated 75 percent what percentage had the applicant met.

Mr. Maglisceau responded that he was not certain they had anything finalized at that time and that they were primarily focusing on the internal aspects.

Commissioner Martin replied that previously the City of Anna was zoned at 75 percent, and this has come down to 50 percent which obviously is to your benefit, but it appears you were no where near the 75 percent before the reduction.

Mr. Maglisceau replied that at the time it was not anything that been planned and when we got to the point of the covered parking, it was then we realized we needed to do something, and our architects were not thinking that far ahead.

Commissioner Walden stated that most apartments charge for covered parking and it's a value even if you add an additional ten percent, you would be able to recoup the cost eventually down the road. I appreciate

that you are trying to stick with a theme, but I feel ten percent additional covered parking is not asking for too much.

Commissioner Hermann asked if you are asking for a reduction in parking, changing the architectural materials, and requesting change in the repetition what features if any will be you be offsetting this with, as an example more parks or more trails.

Mr. Maglisceau responded that they have created additional amusements around the lagoon that are above and beyond what is required in the Developer Agreement, he went on to say that they have also upscaled the trails to a larger size and are adding a lot more benches, bollards, and lighting to make it as pedestrian friendly as possible.

Commissioner Walden asked if the beach and the trails were private.

Mr. Maglisceau replied that the trails all through the neighborhood are open to whoever wants to use them.

Ms. Mecke further explained that on the Final Plat for 1A,1B AND 1C, there are public trails. She stated that the HOA lots have public easements, so they can be accessed by the public, and it is the same with Laguna Drive.

Commissioner Clemens stated she is not a fan of the horizontal siding or board on batten. She said that over time it fades and just doesn't look good and that she feels the theme could have the same effect with a white or crème brick and wood and stone.

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

Commissioner Hermann stated that he believes what is being proposed is not on par and feels like it's a downgrade.

Commissioner Clemens agreed that it's just not appealing to the eye.

Commissioner Hermann stated he understood the uniqueness but is opposed to lowering repetition and parking.

Commissioner Walden stated they have had multiple builders in Anna that have done just fine and sold out in all phases without the proposed changes.

A motion was made by Chairwoman Patterson-Herndon, Seconded by Commissioner Nylec to Deny the Request for approval. The vote was Unanimous.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Nylec to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:29 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Lauren Mecke, Planning Manager



Item No. 6.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Anacapri Laguna, Block A, Lot 4, Site Plan.
Applicant: Megatel Homes, LLC

SUMMARY:

Multiple-family residences on one lot on 10.0± acres located at the northeast corner of Rollins Road and N. Ferguson Parkway. Zoned: Planned Development (Ord. No. 887-2020).

The purpose of the Site Plan is to show the proposed multi-family dwellings development and related site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anacapri Laguna, Block A, Lot 4 Site Plan Locator Map
2. RESOLUTION-AnacapriLaguna, BL A, Lt 4
3. Exhibit A (SP) Anacapri Laguna, BL A, Lt4
4. Application

Site Plan - Anacapri Laguna, Block A, Lot 4



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 150 300 600 Feet

January 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-02-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANACAPRI LAGUNA, BLOCK A, LOT 4, 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, Megatel Homes, LLC has submitted an application for the approval of Anacapri Laguna, Block A, Lot 4 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 Anacapri Laguna, Block A, Lot 4 Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

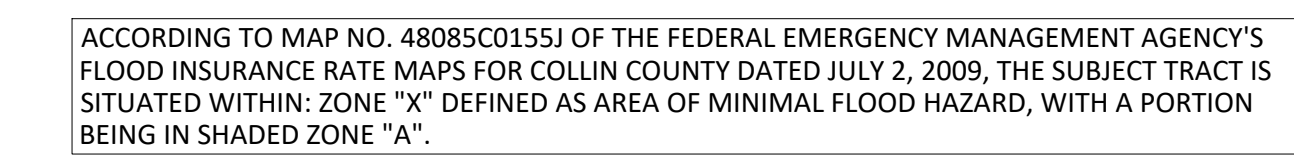
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of February, 2024.

ATTEST:

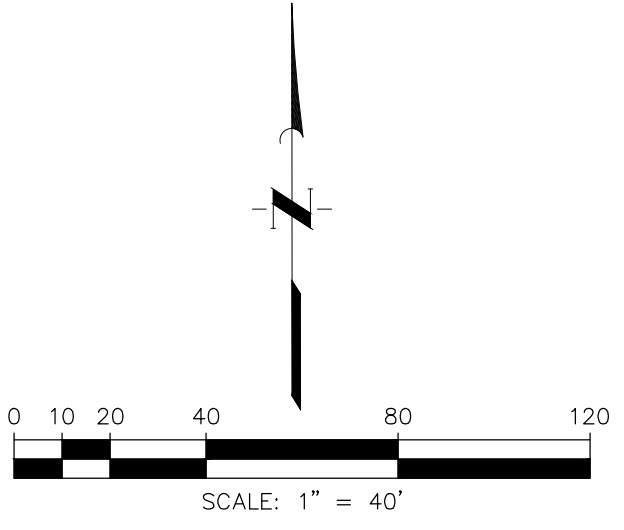
APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



CITY APPROVAL STAMPS	



- ## NOTES
1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
 2. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

OWNER/DEVELOPER

ANACAPRI LAGUNA AZURE, LLC.
2101 CEDAR SPRINGS RD. SUITE 700
DALLAS, TEXAS 75201
TEL (469) 556-1362
CONTACT: ZACH IPOUR

CIVIL ENGINEER

QUIDDITY ENGINEERING, LLC
2805 DALLAS PARKWAY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 488-3880
CONTACT: ALEK W. STRIMPLE, PE

ARCHITECT

HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
TEL (214) 520-8878
CONTACT: MINHO KIM, NCARB, LEED AP

LANDSCAPE

SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN ST,
DALLAS, TEXAS 75202
TEL (214) 871-0083
CONTACT: BRIAN D. ADAMS, RLA, PR

SITE PLAN

NACAPRI LAGUNA
LOT 4, BLOCK A
9.98 ACRES

A SUBDIVISION OF 50.02 ACRES OF LAND OUT OF
THE MARTIN MOORE SURVEY, ABSTRACT No. 649
ANNA, COLLIN COUNTY, TEXAS



QUIDITY

Texas Board of Professional Engineers and Land Surveyor Registration No. T-132260 & 10045100
2800 Dallas Parkway, Suite 500 • Plano, TX 75093 • 469.488.8888

SCALE: _____
DATE: _____
JOB NO.: _____

DESIGNED BY: _____
CHECKED BY: _____
DRAWN BY: _____

AS SHOWN JANUARY 2024
22000-0002-00 ZA

INTERIM REVIEW

Not intended for construction,
bidding or permit purposes.

Engineer: ALEK W. STRIMPLE, P.E.

P.E. Serial No.: 142586

Date: JANUARY 2024

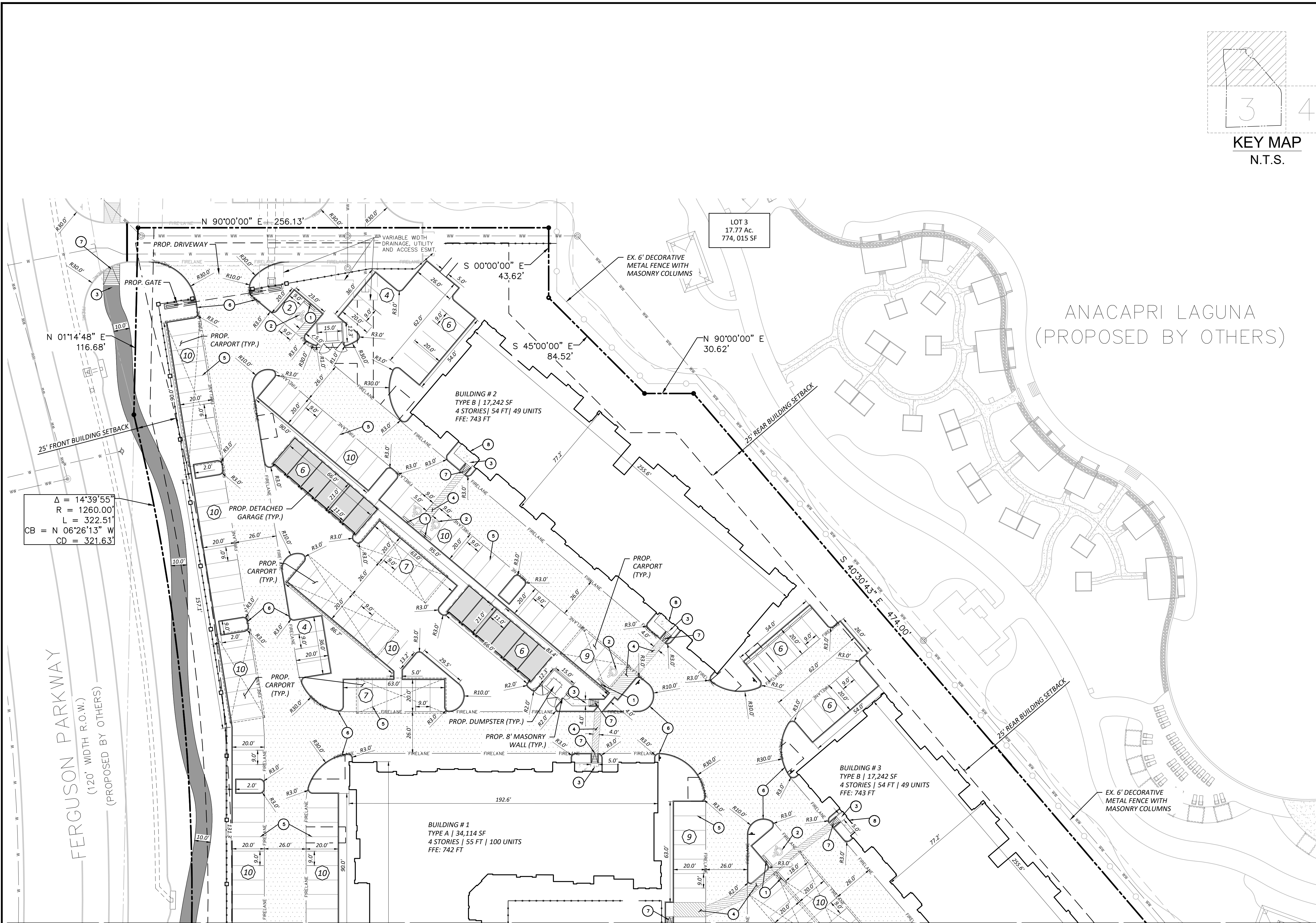
ANACAPRI MULTIFAMILY
E COUNTY RD 370, ANNA, TEXAS, 75409

ACAPRI MULTIFAMILY
E COUNTY RD 370, ANNA, TEXAS 75409

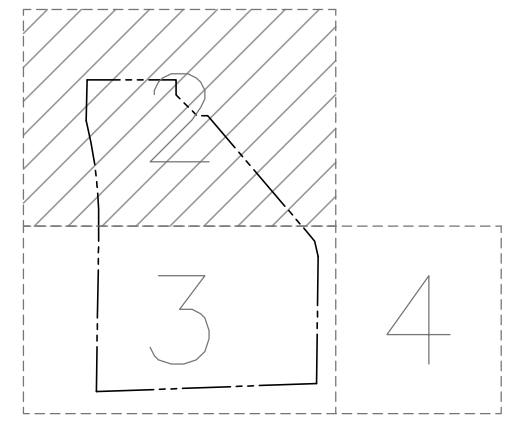
SITE PLAN OVERALL

APPROVED
FEBRUARY 5, 2024
P&Z COMMISSION
CITY OF ANNA

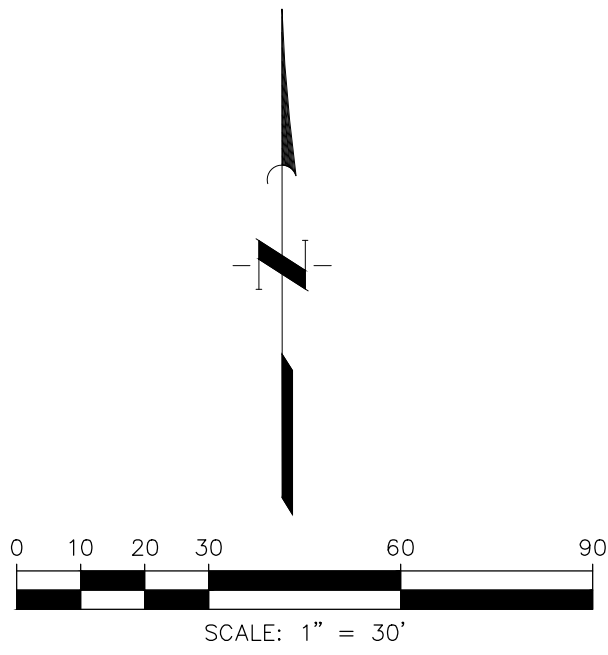
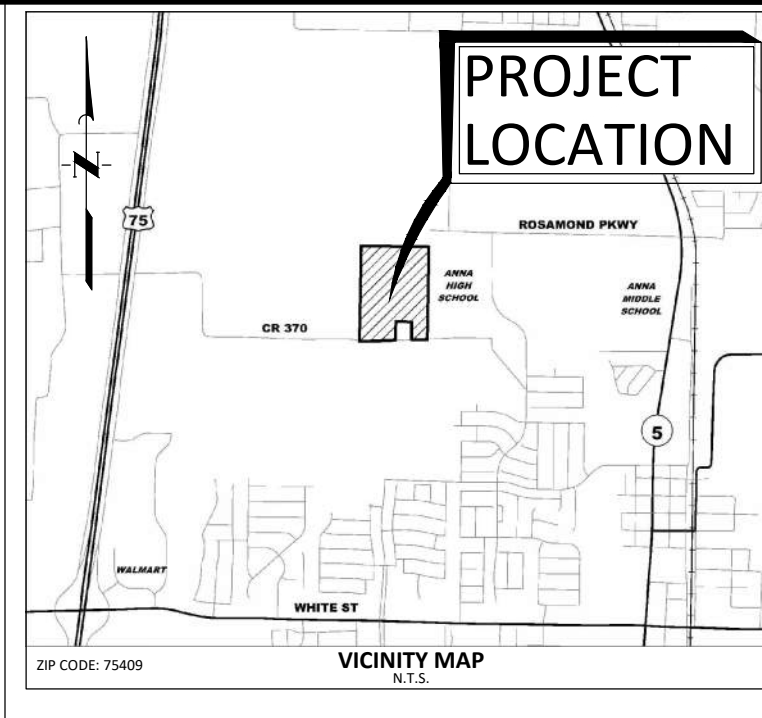
Exhibit A
1 of 4



MATCH LINE - SEE PAGE 3



KEY MAP
N.T.S.



KEY NOTES

- 1 ADA HANDICAP ACCESSIBLE SIGN, TYP.
- 2 ADA HANDICAP PARKING SPACE, TYP.
- 3 ADA LANDING
- 4 4" PAINTED WHITE CROSSWALK/ACCESS AISLE
- 5 4" PAINTED WHITE PARKING STRIPE PER CITY OF ANNA, TYP.
- 6 6" CONCRETE CURB, TYP.
- 7 BARRIER FREE RAMPS CONSTRUCTED PER CITY OF ANNA STANDARDS
- 8 COVERED ENTRY AREA

LEGEND

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELECTRIC W/ POWER POLE
- GROUND CONTOUR
- PROPERTY LINE

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WATERLINE W/ BACK FLOW PREVENTER
- WASTEWATER W/ MANHOLE
- FIRE DEPARTMENT CONNECTION
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- STORM SEWER W/ GRATE INLET
- FINISHED COUNTOUR
- RETAINING WALL
- FIRE LANE
- EASEMENTS
- 6" METAL FENCE
- SIDEWALK
- FIRELANE
- HIKE/BIKE TRAIL
- OFF-STREET PARKING
- PARKING COUNT
- CARPORT

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- FOR PAVING DETAILS, SEE SHEETS 38 & 39.
- ALL PARKING ISLAND RADII ARE 3' UNLESS OTHERWISE NOTED

APP.	REVISION	Date	No.

AS SHOWN
DESIGNED BY: AWS
CHECKED BY: AWS
DATE: JANUARY 2024
JOB NO.: 22000-0002-00
DRAWN BY: ZA

Scale: AS SHOWN
DESIGNED BY: AWS
CHECKED BY: AWS
DATE: JANUARY 2024
JOB NO.: 22000-0002-00
DRAWN BY: ZA

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
2802 Dallas Parkway, Suite 600 • Plano, TX 75093 • 472.468.8880

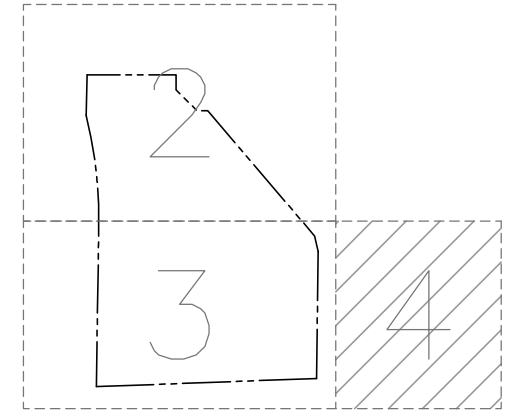
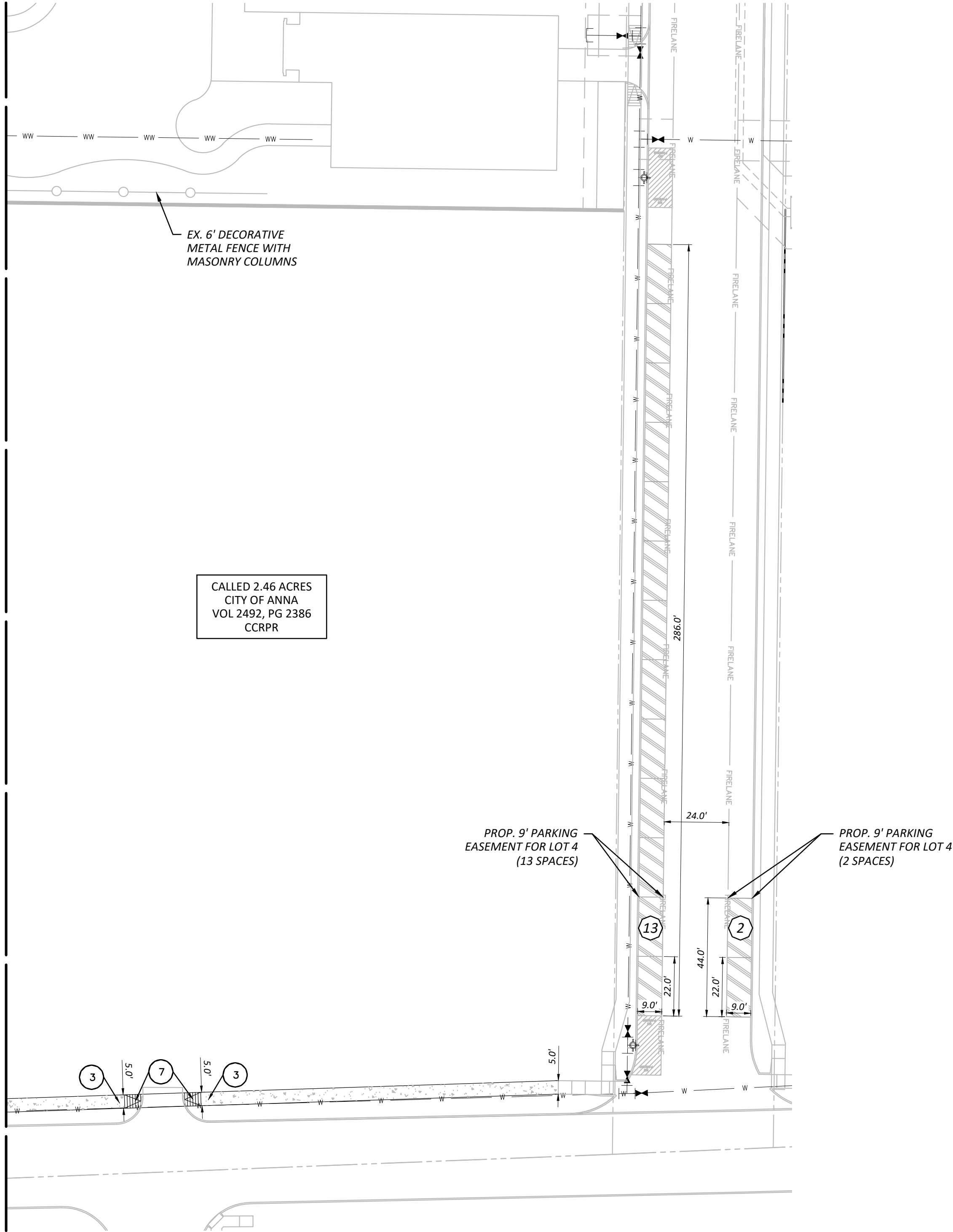
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: JANUARY 2024

ANACAPRI MULTIFAMILY
E COUNTY RD 370, ANNA, TEXAS, 75409

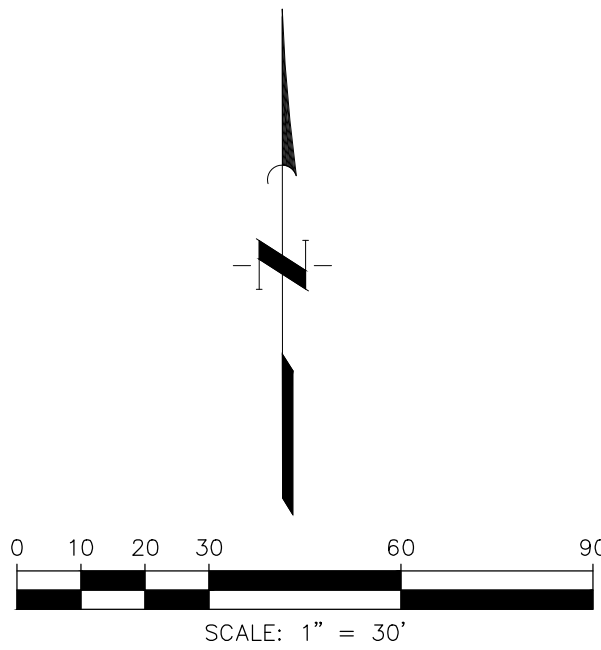
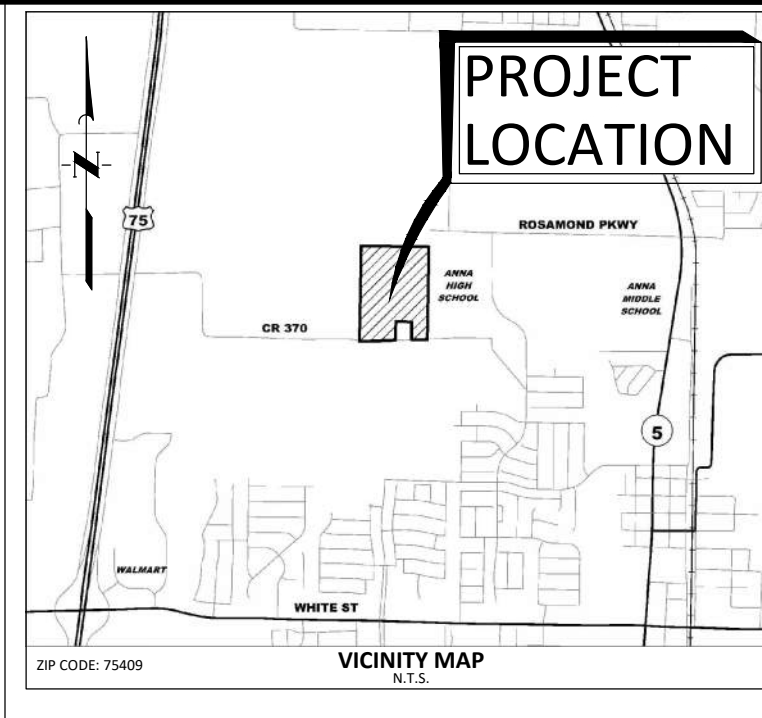
SITE PLAN (1 OF 3)

APPROVED
FEBRUARY 5, 2024
P&Z COMMISSION
CITY OF ANNA

MATCH LINE — SEE PAGE 3



KEY MAP
N.T.S.



KEY NOTES

- 1. ADA HANDICAP ACCESSIBLE SIGN, TYP.
- 2. ADA HANDICAP PARKING SPACE, TYP.
- 3. ADA LANDING
- 4. 4" PAINTED WHITE CROSSWALK/ACCESS AISLE
- 5. 4" PAINTED WHITE PARKING STRIPE PER CITY OF ANNA, TYP.
- 6. 6" CONCRETE CURB, TYP.
- 7. BARRIER FREE RAMPS CONSTRUCTED PER CITY OF ANNA STANDARDS
- 8. COVERED ENTRY AREA

LEGEND

EXISTING LEGEND

- W FIRE HYDRANT W/ GATE VALVE
- W WATERLINE W/ GATE VALVE
- W WATERLINE W/ METER
- WW WASTEWATER W/ MANHOLE
- WW WASTEWATER W/ CLEANOUT
- SS STORM SEWER W/ MANHOLE
- SS STORM SEWER W/ CURB INLET
- OHE OVERHEAD ELECTRIC W/POWER POLE
- 700 GROUND CONTOUR
- PROPERTY LINE

PROPOSED LEGEND

- W FIRE HYDRANT W/ GATE VALVE
- W WATERLINE W/ GATE VALVE
- W WATERLINE W/ METER
- W WATERLINE W/ BACK FLOW PREVENTER
- WW WASTEWATER W/ MANHOLE
- SS STORM SEWER W/ MANHOLE
- SS STORM SEWER W/ CURB INLET
- SS STORM SEWER W/ GRATE INLET
- 700 FINISHED COUNTOUR
- RETAINING WALL
- FIRE LANE
- EASEMENTS
- 6' METAL FENCE
- SIDEWALK
- FIRELANE
- HIKE/BIKE TRAIL
- OFF-STREET PARKING
- PARKING COUNT
- CARPORT

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- FOR PAVING DETAILS, SEE SHEETS 38 & 39.
- ALL PARKING ISLAND RADII ARE 3' UNLESS OTHERWISE NOTED

No.	Date	REVISION	APP.



QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
2802 Dallas Parkway, Suite 600 • Plano, TX 75093 • 472.488.8880

DESIGNED BY: AS SHOWN
CHECKED BY: AW5
DATE: JANUARY 2024
JOB NO.: 22000-0002-00
DRAWN BY: ZA

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.

Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: JANUARY 2024

ANACAPRI MULTIFAMILY
E COUNTY RD 370, ANNA, TEXAS, 75409

SITE PLAN (3 OF 3)

APPROVED
FEBRUARY 5, 2024
P&Z COMMISSION
CITY OF ANNA

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: ANA CAPRI MULTIFAMILY Total Number of Acres: 10
Zoning Classification(s): MF-2 Total Number of Lots: 1
Location: E COUNTY ROAD 370, ANNA, TX 75490

Property Owner Information & Authorization

Name/Company: MEGATEL HOMES, LLC
Address: 2101 CEDAR SPRINGS ROAD, SUITE 700
City: DALLAS State: TX Zip Code: 75201
Phone: (469) 556-1362 Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate QUIDDITY ENGINEERING (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.

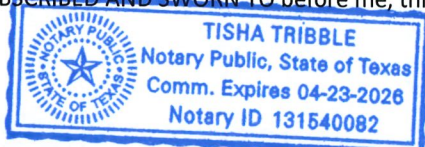
Property Owner's Signature: _____ Date: 12-19-22

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Zach Ipour (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 19th day of December, 2022



NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: ALEK STRIMPLE

Company: QUIDDITY ENGINEERING

Address: 2805 DALLAS PARKWAY, SUITE 600

City: PLANO State: TX Zip Code: 75093

Phone: (972) 488-3880 Email: astrimple@quiddity.com

Development Services

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



Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Anna Ranch, Phase 2, Preliminary Plat. Applicant: Harlan Properties, Inc.

SUMMARY:

177 Single-family dwelling, detached lots and nine common area lots on 47.1± acres located at the northeast corner of E. Foster Crossing Road and Leonard Avenue. Zoned: Planned Development (Ord. No. 1088-2023-12).

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

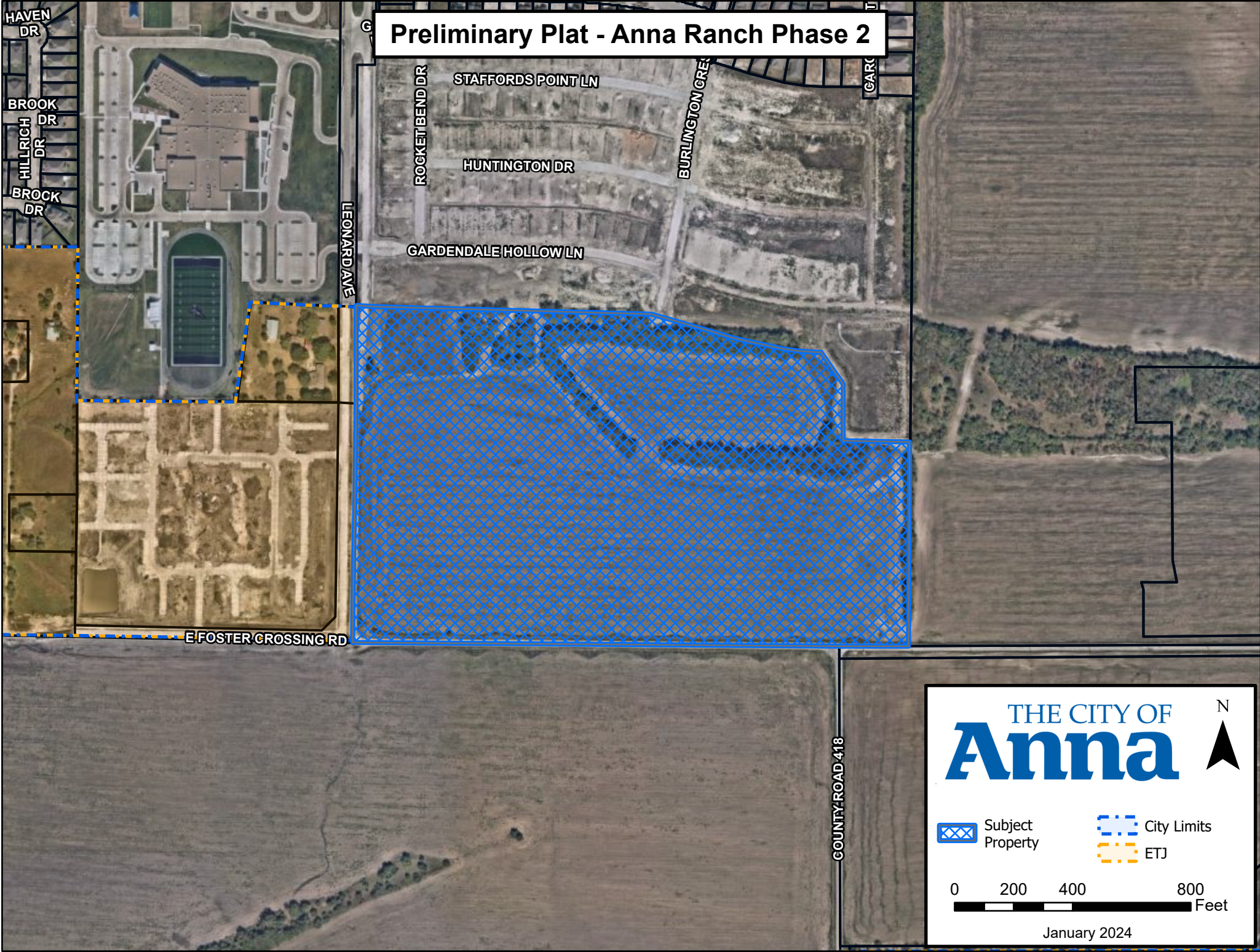
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anna Ranch Phase 2 Preliminary Plat Locator Map
2. RESOLUTION-Anna Ranch
3. Exhibit A (PP) Anna Ranch, Ph 2
4. Application

Preliminary Plat - Anna Ranch Phase 2



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 200 400 800 Feet

January 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-02-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RANCH, PHASE 2, PRELIMINARY PLAT.

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

WHEREAS, Harlan Properties. LLC has submitted an application for the approval of Anna Ranch, Phase 2, Preliminary Plat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Plat

The Planning & Zoning Commission hereby approves Anna Ranch, Phase 2, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

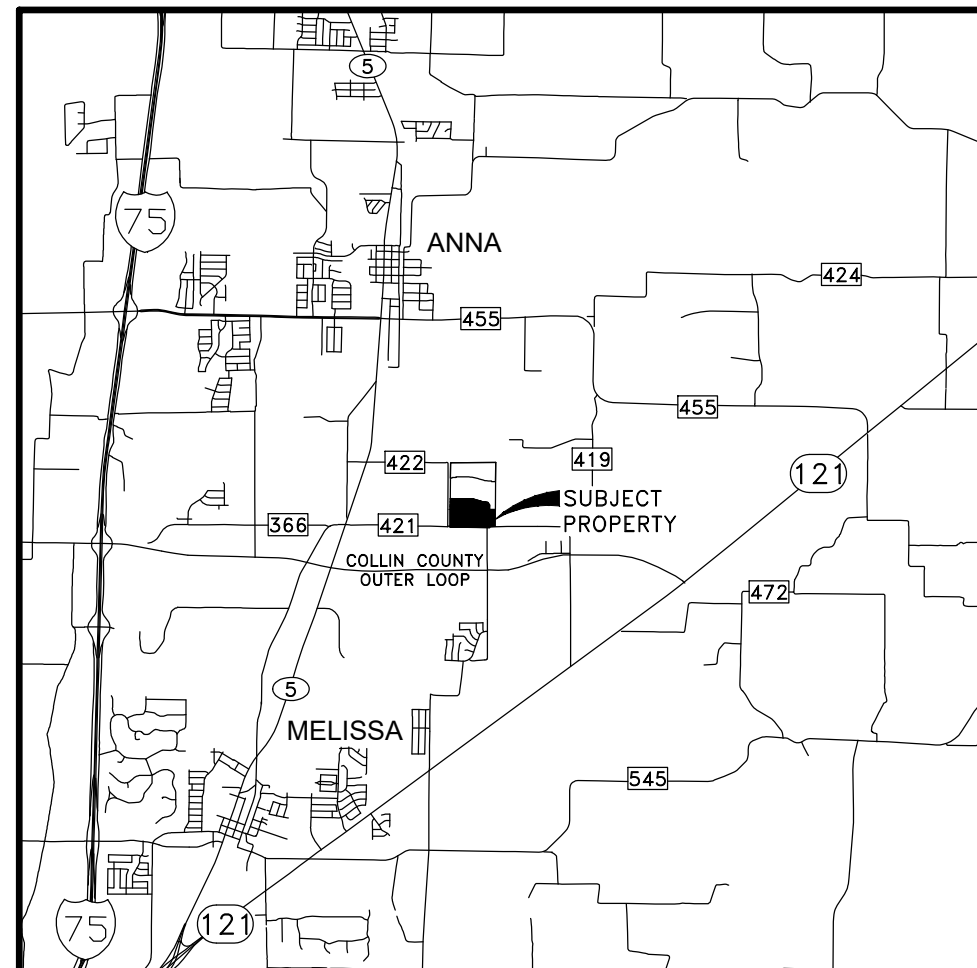
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of February, 2024.

ATTEST:

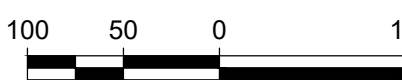
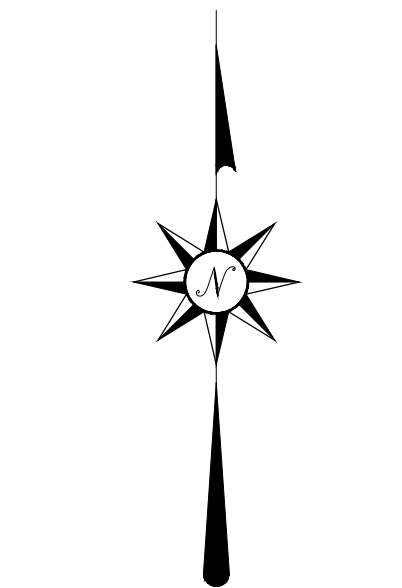
APPROVED:

Interim Director of Development Services,
Nader Jeri

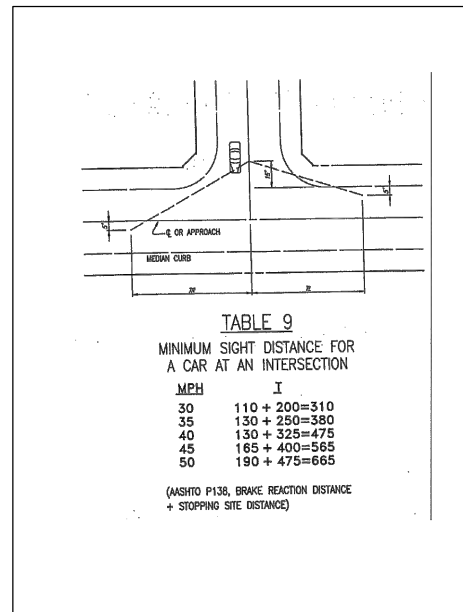
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



VICINITY MAP
NOT TO SCALE



DETAIL A



TYPICAL SVAM EASEMENT
NOT TO SCALE

LEGEND

IRP	IRON ROD FOUND
HOA	HOME OWNER'S ASSOCIATION
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SVAM	25' SIDEWALK, VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
WME	WALL MAINTENANCE EASEMENT
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
	STREET NAME CHANGE LOCATION

ANNA
ELEMENTARY NO. 3
C.C.# 2018-253
P.R.C.C.T.
LOT 1
BLOCK 1

2.89 ACRES
RICHARD A. MCMINIMY
AND WIFE,
CATHERINE F. MCMINIMY
C.C.# 20070205000169410
O.P.R.C.C.T.

16.426 ACRES
CANVAS ANNA OWNER, LLC
C.C.# 2022000069950
O.P.R.C.C.T.

1.000 ACRES
CANVAS ANNA OWNER, LLC
C.C.# 2022000069958
O.P.R.C.C.T.

16.426 ACRES
CANVAS ANNA OWNER, LLC
C.C.# 2022000069950
O.P.R.C.C.T.

1X
BLOCK U
(1.179 ACRES)

ANNA
ELEMENTARY NO. 3
C.C.# 2018-253
P.R.C.C.T.
LOT 1
BLOCK 1

2.89 ACRES
RICHARD A. MCMINIMY
AND WIFE,
CATHERINE F. MCMINIMY
C.C.# 20070205000169410
O.P.R.C.C.T.

16.426 ACRES
CANVAS ANNA OWNER, LLC
C.C.# 2022000069950
O.P.R.C.C.T.

1.000 ACRES
CANVAS ANNA OWNER, LLC
C.C.# 2022000069958
O.P.R.C.C.T.

16.426 ACRES
CANVAS ANNA OWNER, LLC
C.C.# 2022000069950
O.P.R.C.C.T.

1X
BLOCK U
(1.179 ACRES)

NOTES:

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986).
- ALL CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE NOTED.
- THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
- ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER, AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA MAP NUMBER 48085C01603, DATED JUNE 2, 2009.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

OWNER/DEVELOPER:

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

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

Date: JANUARY 2024 JOB NO. 0020

APPROVED
FEBRUARY 5, 2024
PAZ COMMISSION
CITY OF ANNA

A
PRELIMINARY PLAT
OF
ANNA RANCH
PHASE 2

LOTS 1-20 & 4X-7X, BLOCK P;
LOTS 1-44 & 1X-3X, BLOCK Q;
LOTS 1-26 & 1X, BLOCK R;
LOTS 1-26 & 1X, BLOCK S;
LOTS 1-24 & 1X, BLOCK T;
LOTS 1-22 & 1X, BLOCK U &
LOTS 1-15 & 1X, BLOCK V

SITUATED IN
THE GRANDISON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
47.090 ACRES/ 177 RESIDENTIAL LOTS (SF-6.0)
& 12 COMMON AREA LOTS
ZONED PD ORDINANCE 1088-2023-12

Date: JANUARY 2024 JOB NO. 0020



Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

LOT	BLOCK	ACRES	SQUARE FEET
1	P	0.139	6,051
2	P	0.139	6,058
3	P	0.139	6,065
4	P	0.139	6,072
5	P	0.133	5,778
6	P	0.318	13,848
7	P	0.210	9,146
8	P	0.143	6,218
9	P	0.143	6,250
10	P	0.143	6,250
11	P	0.143	6,250
12	P	0.143	6,250
13	P	0.143	6,250
14	P	0.143	6,250
15	P	0.143	6,250
16	P	0.143	6,250
17	P	0.143	6,250
18	P	0.143	6,250
19	P	0.143	6,250
20	P	0.145	6,337
4X	P	3.700	161,154
5X	P	0.043	1,881
6X	P	0.068	2,962
7X	P	0.326	14,214
1	Q	0.144	6,280
2	Q	0.143	6,250
3	Q	0.143	6,250
4	Q	0.143	6,250
5	Q	0.143	6,250
6	Q	0.143	6,250
7	Q	0.143	6,250
8	Q	0.143	6,250
9	Q	0.143	6,250
10	Q	0.143	6,250
11	Q	0.183	7,973
12	Q	0.144	6,278
13	Q	0.143	6,250
14	Q	0.143	6,250
15	Q	0.143	6,250
16	Q	0.143	6,250
17	Q	0.143	6,250
18	Q	0.143	6,250
19	Q	0.143	6,250
20	Q	0.143	6,250
21	Q	0.143	6,250
22	Q	0.143	6,250
23	Q	0.143	6,250
24	Q	0.138	6,000
25	Q	0.138	6,000
26	Q	0.138	6,000
27	Q	0.138	6,000
28	Q	0.138	6,000
29	Q	0.138	6,000
30	Q	0.138	6,000
31	Q	0.138	6,000
32	Q	0.138	6,000
33	Q	0.138	6,000
34	Q	0.138	6,000
35	Q	0.138	6,000
36	Q	0.142	6,202
37	Q	0.180	7,858
38	Q	0.331	14,401
39	Q	0.270	11,747
40	Q	0.154	6,706
41	Q	0.138	6,012
42	Q	0.152	6,623
43	Q	0.152	6,633
44	Q	0.166	7,248
1X	Q	1.628	70,933
2X	Q	0.084	3,675
3X	Q	0.176	7,684
1	R	0.165	7,200
2	R	0.138	6,000
3	R	0.138	6,000
4	R	0.138	6,000
5	R	0.138	6,000
6	R	0.138	6,000
7	R	0.138	6,000
8	R	0.138	6,000
9	R	0.138	6,000
10	R	0.138	6,000
11	R	0.138	6,000
12	R	0.138	6,000
13	R	0.138	6,000
14	R	0.143	6,250
15	R	0.143	6,250
16	R	0.143	6,250
17	R	0.143	6,250
18	R	0.143	6,250
19	R	0.143	6,250
20	R	0.143	6,250
21	R	0.143	6,250
22	R	0.143	6,250
23	R	0.143	6,250
24	R	0.143	6,250
25	R	0.143	6,250
26	R	0.172	7,500
1X	R	0.084	3,675

LOT	BLOCK	ACRES	SQUARE FEET
1	S	0.165	7,200
2	S	0.138	6,000
3	S	0.138	6,000
4	S	0.138	6,000
5	S	0.138	6,000
6	S	0.138	6,000
7	S	0.138	6,000
8	S	0.138	6,000
9	S	0.138	6,000
10	S	0.138	6,000
11	S	0.138	6,000
12	S	0.138	6,000
13	S	0.138	6,000
14	S	0.143	6,250
15	S	0.143	6,250
16	S	0.143	6,250
17	S	0.143	6,250
18	S	0.143	6,250
19	S	0.143	6,250
20	S	0.143	6,250
21	S	0.143	6,250
22	S	0.143	6,250
23	S	0.143	6,250
24	S	0.143	6,250
25	S	0.143	6,250
26	S	0.172	7,500
1X	S	0.063	28,867
1	T	0.138	6,000
2	T	0.138	6,000
3	T	0.138	6,000
4	T	0.138	6,000
5	T	0.138	6,000
6	T	0.138	6,000
7	T	0.138	6,000
8	T	0.138	6,000
9	T	0.138	6,000
10	T	0.138	6,000
11	T	0.138	6,000
12	T	0.165	7,200
13	T	0.172	7,500
14	T	0.143	6,250
15	T	0.143	6,250
16	T	0.143	6,250
17	T	0.143	6,250
18	T	0.143	6,250
19	T	0.143	6,250
20	T	0.143	6,250
21	T	0.143	6,250
22	T	0.143	6,250
23	T	0.143	6,250
24	T	0.143	6,250
1X	T	0.084	3,675
1	U	0.138	6,032
2	U	0.138	6,025
3	U	0.138	6,018
4	U	0.138	6,011
5	U	0.131	5,703
6	U	0.253	11,021
7	U	0.197	8,581
8	U	0.143	6,233
9	U	0.143	6,250
10	U	0.143	6,250
11	U	0.143	6,250
12	U	0.143	6,250
13	U	0.143	6,250
14	U	0.143	6,250
15	U	0.143	6,250
16	U	0.143	6,250
17	U	0.143	6,250
18	U	0.143	6,250
19	U	0.143	6,250
20	U	0.143	6,250
21	U	0.143	6,250
22	U	0.143	6,250
1X	U	1.179	51,373
1	V	0.143	6,250
2	V	0.143	6,250
3	V	0.143	6,250
4	V	0.143	6,250
5	V	0.143	6,250
6	V	0.143	6,250
7	V	0.143	6,250
8	V	0.143	6,250
9	V	0.143	6,250
10	V	0.158	6,875
11	V	0.158	6,875
12	V	0.158	6,875
13	V	0.158	6,875
14	V	0.158	6,875
15	V	0.161	7,033
1X	V	0.587	25,571

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS HARLAN PROPERTIES, INC. IS THE SOLE OWNER OF A 47.090 ACRE TRACT OF LAND SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798, IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PART OF THE REMAINDER OF A 360.545 ACRE TRACT OF LAND CONVEYED TO HARLAN PROPERTIES INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2012128001650300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 47.090 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT SET IN CONCRETE FOR THE SOUTHWEST CORNER OF ANNA RANCH, PHASE 1B, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 1005-1006, PLAT RECORDS, COLLIN COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF A 69.511 ACRE TRACT OF LAND, CONVEYED TO GEHAN HOMES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20201012001765080, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE WEST LINE OF SAID 360.545 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF LEONARD AVENUE (A 60' RIGHT-OF-WAY) OF ANNA ELEMENTARY NO. 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-253, PLAT RECORDS, COLLIN COUNTY, TEXAS,

THENCE, OVER AND ACROSS SAID 360.545 ACRE TRACT, ALONG THE SOUTH LINE OF SAID ANNA RANCH, PHASE 1B AND ALONG THE SOUTH LINE OF SAID 69.511 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 37 MINUTES 13 SECONDS EAST, A DISTANCE OF 931.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 21 MINUTES 13 SECONDS EAST, PASSING AT A DISTANCE OF 50.10 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID ANNA RANCH, PHASE 1B, CONTINUING IN ALL A TOTAL DISTANCE OF 60.15 FEET TO A POINT FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 360.545 ACRE TRACT AND ALONG SAID SOUTH LINE OF 69.511 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 162.66 FEET TO A POINT FOR CORNER;

SOUTH 74 DEGREES 06 MINUTES 47 SECONDS EAST, A DISTANCE OF 57.51 FEET TO A POINT FOR CORNER;

SOUTH 76 DEGREES 06 MINUTES 42 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 11 MINUTES 56 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A POINT FOR CORNER;

SOUTH 80 DEGREES 17 MINUTES 09 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A POINT FOR CORNER;

SOUTH 82 DEGREES 22 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A POINT FOR CORNER;

SOUTH 84 DEGREES 12 MINUTES 16 SECONDS EAST, A DISTANCE OF 58.47 FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 49 MINUTES 43 SECONDS EAST, A DISTANCE OF 18.21 FEET TO A POINT FOR CORNER;

SOUTH 35 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCE OF 127.76 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 192.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 230.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 69.511 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF SAID 360.545 ACRE TRACT AND THE WEST LINE OF A 108.344 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000121336, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG SAID EAST LINE OF 360.545 ACRE TRACT AND SAID WEST LINE OF 108.344 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 711.12 FEET TO AN 800 NAIL FOUND FOR CORNER;

SOUTH 89 DEGREES 52 MINUTES 49 SECONDS WEST, A DISTANCE OF 233.51 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 57 SECONDS EAST, PASSING AT A DISTANCE OF 29.57 FEET THE SOUTHWEST CORNER OF SAID 108.344 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF A 170.393 ACRE TRACT OF LAND CONVEYED TO SKORBURG ACQUISITIONS, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022000120989, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89 DEGREES 16 MINUTES 21 SECONDS WEST, OVER AND ACROSS SAID 360.545 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, PASSING AT A DISTANCE OF 40.00 FEET AN INTERIOR ELL CORNER OF SAID 360.545 ACRE TRACT AND CONTINUING ALONG THE WEST LINE OF SAID 360.545 ACRE TRACT, ALONG THE EAST LINE OF A 16.426 ACRE TRACT OF LAND CONVEYED TO CANVAS OWNER, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202200089950, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND ALONG THE EAST LINE OF A 1.000 ACRE TRACT OF LAND CONVEYED TO JAMES PENNY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190923001175990, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 16.426 ACRE TRACT AND THE SOUTHEAST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 360.545 ACRE TRACT AND THE EAST LINE OF SAID 2.89 ACRE TRACT, A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.090 ACRES, OR 2,051,248 SQUARE FEET OF LAND.

SURVEYOR'S CERTIFICATE

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

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

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



DATE: _____

STATE OF TEXAS)
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **HARLAN PROPERTIES, INC.**, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **ANNA RANCH, PHASE 2**, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANNA'S USE THEREOF. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS. WITNESS MY HAND THIS THE ____ DAY OF _____, A.D. 2024.

HARLAN PROPERTIES, INC.

BY: _____
TITLE: _____

STATE OF TEXAS)
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

APPROVED ON THIS ____ DAY OF _____, 2024, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANNA, TEXAS.

PLANNING & ZONING COMMISSION CHAIR
CITY OF ANNA, TEXAS

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES
CITY OF ANNA, TEXAS

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: Anna Ranch Phase 2 Total Number of Acres: 47
Zoning Classification(s): PD 1088-2023-12 Total Number of Lots: 186
Location: NE of the intersection of Leonard Avenue & E. Foster Crossing

Property Owner Information & Authorization

Name/Company: Harlan Properties, Inc.
Address: 2404 Texas Drive, Suite 103
City: Irving State: TX Zip Code: 75062
Phone: 972-659-0655 Email: suresh@sumeerhome.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Taylor Freeman (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.

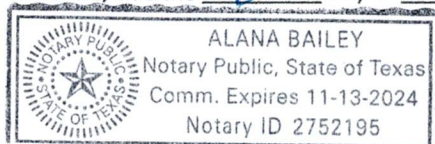
Property Owner's Signature: _____ Date: 1-8-24

STATE OF: TEXAS

COUNTY OF: DALLAS

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

SUBSCRIBED AND SWORN TO before me, this the 8th day of Jan, 2024



Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Taylor Freeman

Company: LJA Engineering

Address: 6060 Central Expressway Suite 440

City: Dallas State: TX Zip Code: 75206

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



Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the DHI Anna Addition, Block A, Lot 2, Site Plan.
Applicant: DHI Communities

SUMMARY:

Multi-family dwellings on one lot located on the east side of Buddy Hayes Boulevard, 1,260± feet north of Rosamond Parkway. Zoned: Planned Development (Ord. No. 881-2020).

The purpose of the Site Plan is to show the proposed multi-family dwellings development and related site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

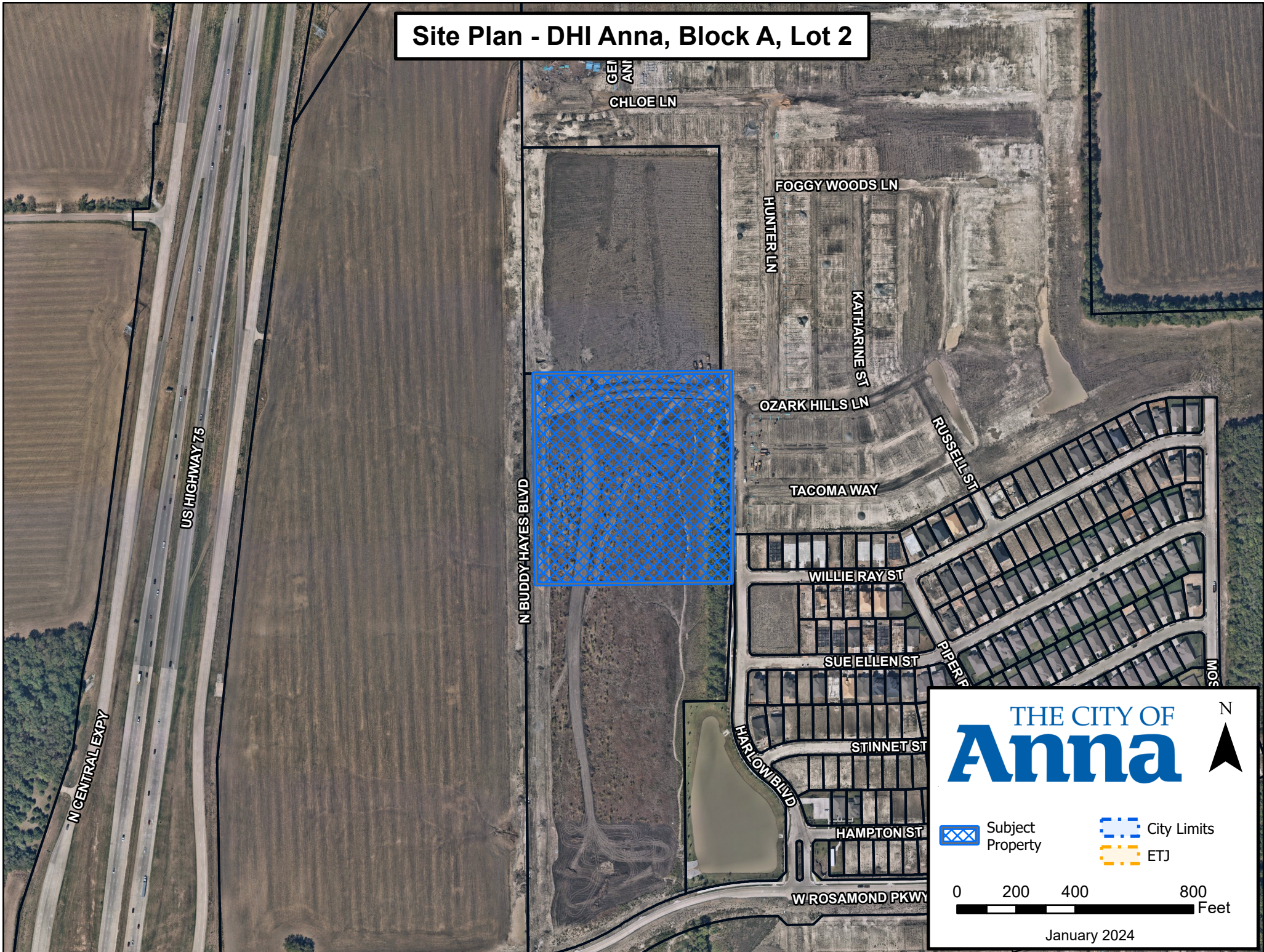
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. DHI Anna, Block A, Lot 2 Site Plan Locator Map
2. RESOLUTION-DHI
3. Exhibit A (SP) DHI Anna, Block A, Lot 2
4. Application

Site Plan - DHI Anna, Block A, Lot 2



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-02-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING DHI, ANNA, BLOCK A, LOT 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, DHI Communities has submitted an application for the approval of DHI, Anna, Block A, Lot 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 DHI, Anna, Block A, Lot 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.

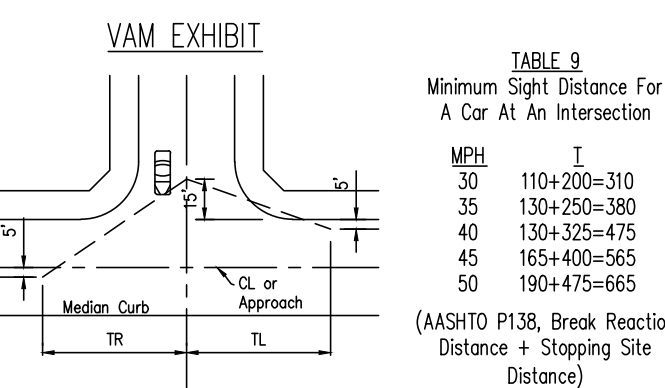
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of February, 2024.

ATTEST:

APPROVED:

Director of Development Services,
Ross Altobelli

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



VAM EXHIBIT

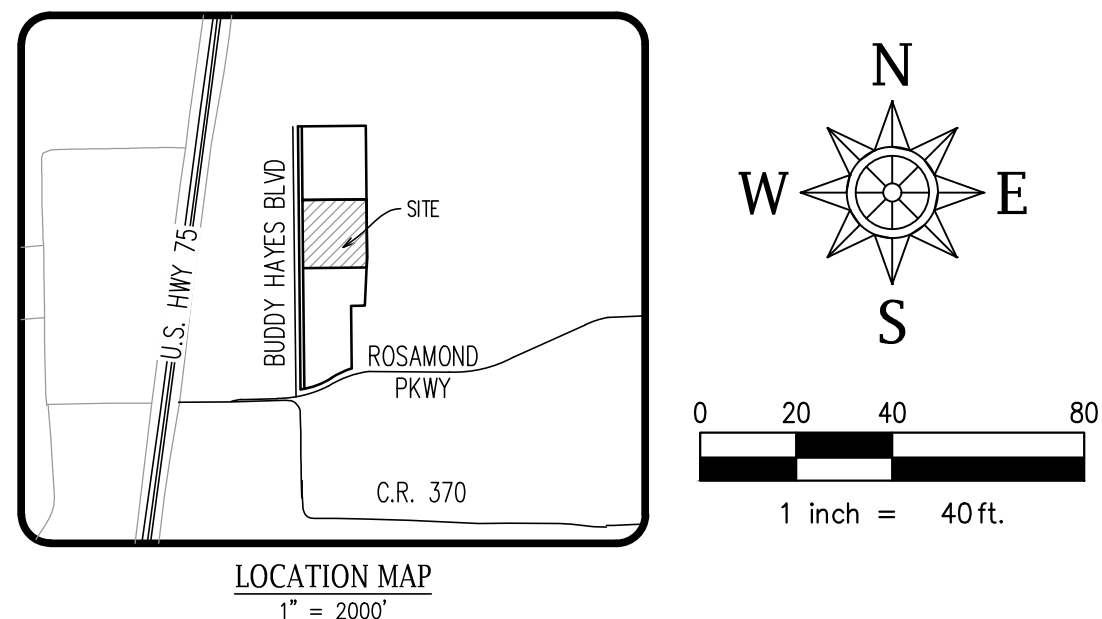
TABLE 9
Minimum Sight Distance For
A Car At An Intersection

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

(AASHTO P138, Brook Reaction Distance + Stopping Site Distance)

1. A 60-foot wide vegetative buffer shall be provided on the east and north sides of the district where adjacent to a single-family residential district. The natural tree line shall be preserved as a buffer and in areas where no trees exist, trees with a 3" minimum caliper shall be planted staggered at 25-foot centers with no less than 3" caliper trees. A minimum of three (3) feet in height up to six (6) feet in height, the 60-foot vegetative buffer shall count as the required "60-foot setback from the adjacent property line for buildings in excess of one story in height". (Ordinance No. 881-2020)
2. Fencing between single family lots and multi-family development shall consist of a 6' cedar fence with masonry pillars and no less than 3' caliper trees at 100-foot intervals. The fence shall be owned and maintained by the single-family development HOA. (Ordinance No. 881-2020)
3. Masonry border fence of not less than 6 feet in height or an ornamental metal fence with stone columns at 50-foot intervals with a vegetative screen comprised of misprised 3" caliper trees planted staggered at 25-foot centers is required along any perimeter not abutting a single-family lot (Ordinance No. 881-2020)

1. All proposed paved surfaces will be constructed of concrete.
2. No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
3. The subject property lies within a 100-year flood plain, Zone A, according to Community Panel No. 48085C0155J, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.
4. All accessible parking locations represented in this plan are preliminary in nature. Exact locations may be revised at a later date. Site plan will meet applicable State and Federal accessibility requirements.



Item	Lot 2
General Site Data	
Zoning (from zoning map)	PD 881-2020 (MF-2)
Land Use (from Zoning Ordinance)	Multiple-family dwellings
Lot Area (square feet & acres)	473,219 SF / 10.864 Ac
Building Footprint Area (square feet)	118,698
Total Building Area (square feet)	318,648
Building Height (# stories)	37'-6" max (3)
Lot Coverage (percent-x.xx%)	25.08%
Multifamily Units	
# of Studios	-
# of 1 bedrooms	130
# of 2 bedrooms	72
# of 3 bedrooms	32
Total Unit Count	234
Parking	
Parking Ratio (PD & Zoning Ordinance §9.04.037)	1.5 Sp/Unit + 0.25 Sp/Unit For Visitor
Total Required Parking (# spaces)	410
Total Provided Parking (# spaces)	427
Covered Parking Ratio (Zoning Ordinance §9.04.037)	50% of Total Required
Required Covered Parking (# spaces)	205
TY 1 Covered, Tuck-Under Garage Parking (# spaces)	76
TY 2 Covered, Carport Parking (# spaces)	130
Total Provided Covered Parking (# spaces)	206
Total Provided Uncovered Surface Parking (# spaces)	221
Accessible Parking Required (# spaces)	10
Accessible Parking Provided Incl. Covered (# spaces)	10
Landscape Area (including turf areas)	
Required Internal landscape area (square feet - 8 square feet per parking space)	3,416
Additional Internal Landscape area provided (square feet)	138,959
Total Landscape Area (square feet)	142,375
Open Space Calculations	
Open Space Requirements (Zoning Ordinance §9.04.029)	(600SF/1BR, 900SF/2BR, 1,200SF/3BR)
1BR - Open Space Required (130 Units x 600SF)	78,000
2BR - Open Space Required (72 Units x 900SF)	64,800
3BR - Open Space Required (32 Units x 1,200SF)	38,400
Total Open Space Required (SF)	181,200
Pool Area (Triple Value per Zoning Case) = 2,147 SF x 3 (SF)	6,441
All Other Open Space Areas (SF)	175,755
Total Open Space Provided (SF)	182,196

APPROVED
FEBRUARY 5, 2024
P&Z COMMISSION
CITY OF ANNA

SITE PLAN

DHI ANNA PH2
DHI ANNA ADDITION
BLOCK A, LOT 2

473,219 Sq. Ft./10.864 Acres
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS
E. WITT SURVEY ABSTRACT NO. 997
January, 2024

<u>ENGINEER/SURVEYOR/APPLICANT</u>	<u>OWNER/DEVELOPER</u>
Spiors Engineering, Inc.	DHL Communities
President George Bush Hwy, Suite 200	1341 Horton Circle
Richardson, TX 75080	Arlington, TX 76011
Telephone: (972) 422-0077	Telephone: (214) 707-8252
TBPE No. F-2121	Contact: Andrew Wiley
Contact: Kevin Wier	
Scale: 1"=40' SEI Job No. 23-184	

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.

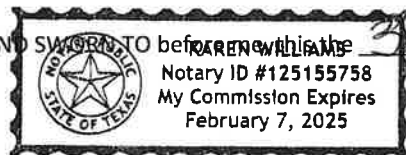
Property Owner's Signature: [Signature] Date: 10/31/23

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: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

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

SUMMARY:

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

The purpose of the Site Plan is to show the proposed Child-Care Facility, Day-Care development and related site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Lakeview Estates Commercial, Block A, Lot 1 Site Plan Locator Map
2. RESOLUTION - (SP) Lakeview Estates Commercial, Block A, Lot 1
3. Exhibit A (STAMPED) - (SP) Lakeview Estates Commercial, Block A, Lot 1
4. P&Z Development Application

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

WATER OAK WAY
CRESTWOOD DR

WILLOW WAY

CHESTNUT ST

ELM ST

ASH ST

S FERGUSON PKWY

STONE RIDGE DR

PARK VISTA DR

BRENTFIELD DR

BRIDGEPORT DR

SHERWOOD DR

SANDALWOOD LN

THE CITY OF
Anna

N



 Subject Property

 City Limits
 ETJ

0 100 200 400
Feet

December 2023

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-01-0035

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LAKEVIEW ESTATES COMMERCIAL, BLOCK A, LOT 1, SITE PLAN.

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

WHEREAS, California Orange Textile LLC has submitted an application for the approval of Lakeview Estates, Block A, Lot 1, Site Plan; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Site Plan

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

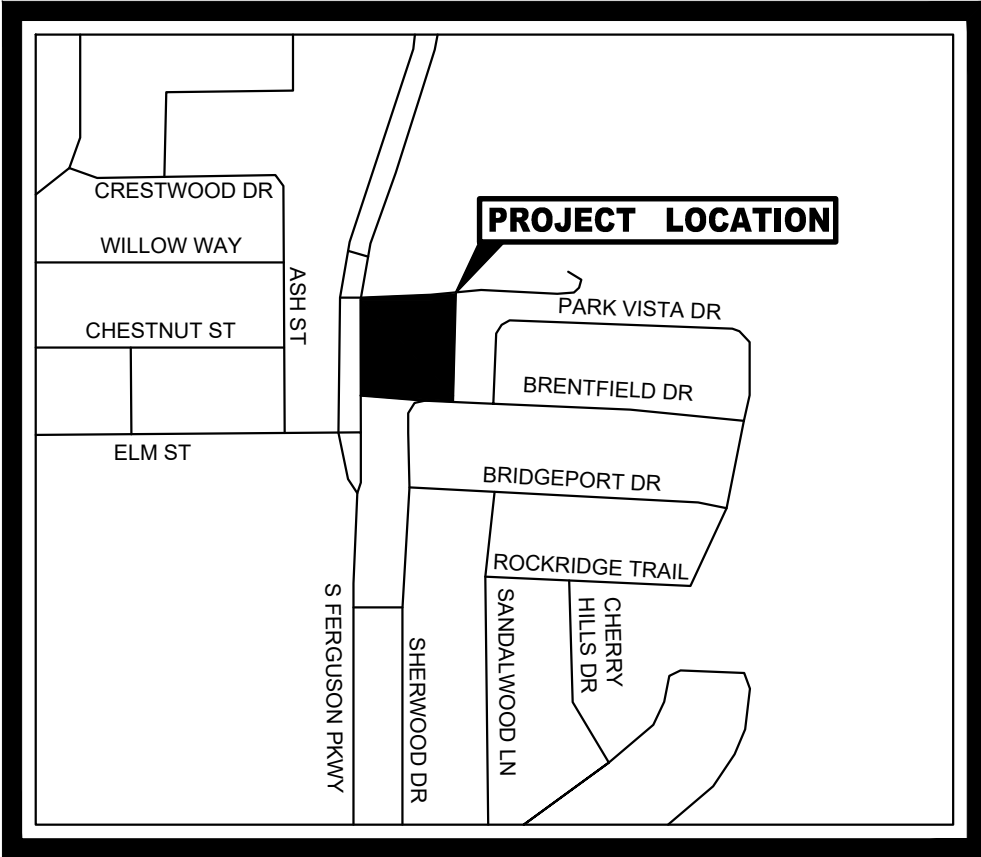
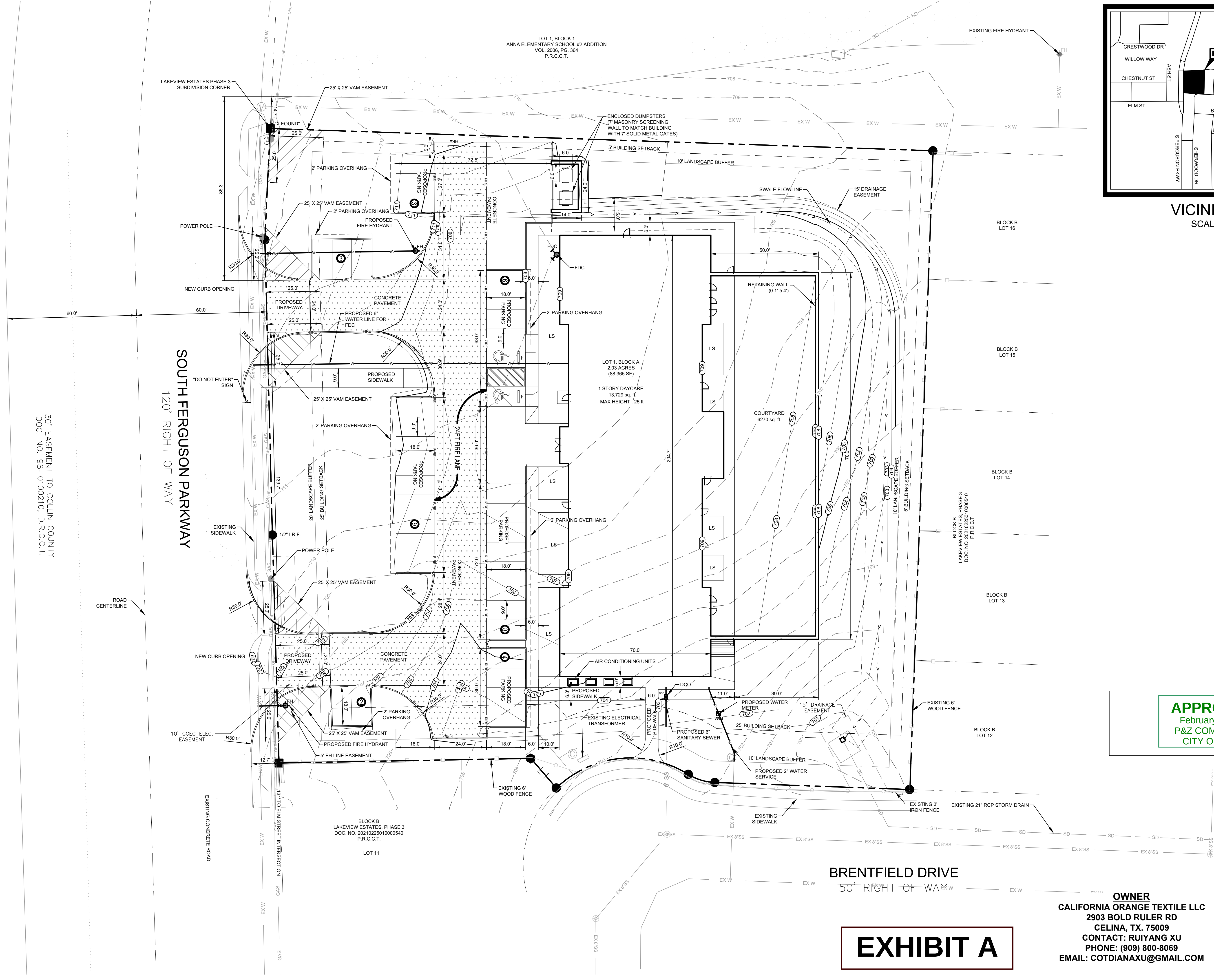
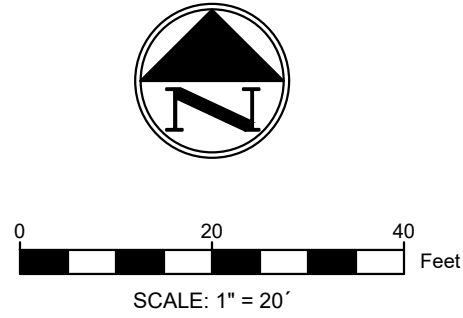
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of February, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

VICINITY MAP
SCALE: N.T.S.

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

NOTE:

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

GENERAL LEGEND	
	FIRE LANE
	LANDSCAPING
	PROPOSED FIRE DEPT. CONNECTION
	PARKING COUNT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER METER

APPROVED
February 5, 2024
P&Z COMMISSION
CITY OF ANNA



NO.	DATE	REVISION

SITE PLAN
LAKEVIEW ESTATES COMMERCIAL
BLOCK A, LOT 1
2.03 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
LAKEVIEW ESTATES, PHASE 3
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
DECEMBER 22, 2023



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

DESIGNED: NP	DATE	PROJECT #	SHEET
DRAWN: NP	JANUARY 2024	23-011	C-2.0
REVIEWER: MG			

OWNER
CALIFORNIA ORANGE TEXTILE LLC
2903 BOLD RULER RD
CELINA, TX. 75009
CONTACT: RUIYANG XU
PHONE: (909) 800-8069
EMAIL: COTDIANAXU@GMAIL.COM

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: LAKEVIEW ESTATES PHASE 3 (CAN) Total Number of Acres: 2.03
Zoning Classification(s): PD-3C Total Number of Lots: 1
Location: LAKEVIEW ESTATES PHASE 3 (CAN) BLK B. LOT 17. S FERGUSON PKWY

ANNA TX
75409

Property Owner Information & Authorization

Name/Company: california orange TEXTILE LLC
Address: 2903 Bold Ruler Road
City: Celina State: TX Zip Code: 75009
Phone: (909) 800-8069 Email: Dan mao Diana Xu @Gmail.com

Project Representation (check one):

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

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

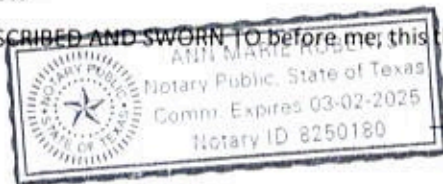
Property Owner's Signature: [Signature] Date: 9/6/2023

STATE OF: Texas

COUNTY OF: Cullen

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

SUBSCRIBED AND SWORN TO before me, this the 6th day of September, 2023



NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: zhonghao Liang

Company: RY Development LLC

Address: 2903 Bold Ruler Road

City: Celina State: TX Zip Code: 75009

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

Planning & Development Department

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



Item No. 10.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

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

SUMMARY:

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

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

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 Preliminary Plat Locator Map
2. RESOLUTION
3. Exhibit A (PP) Shops at Avery Pointe, Block A, Lots 1 & 2
4. Application

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

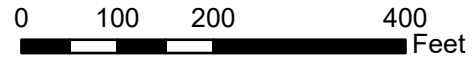


THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ



January 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-02-

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

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

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

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Plat

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

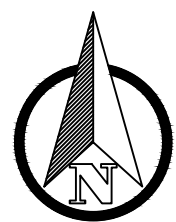
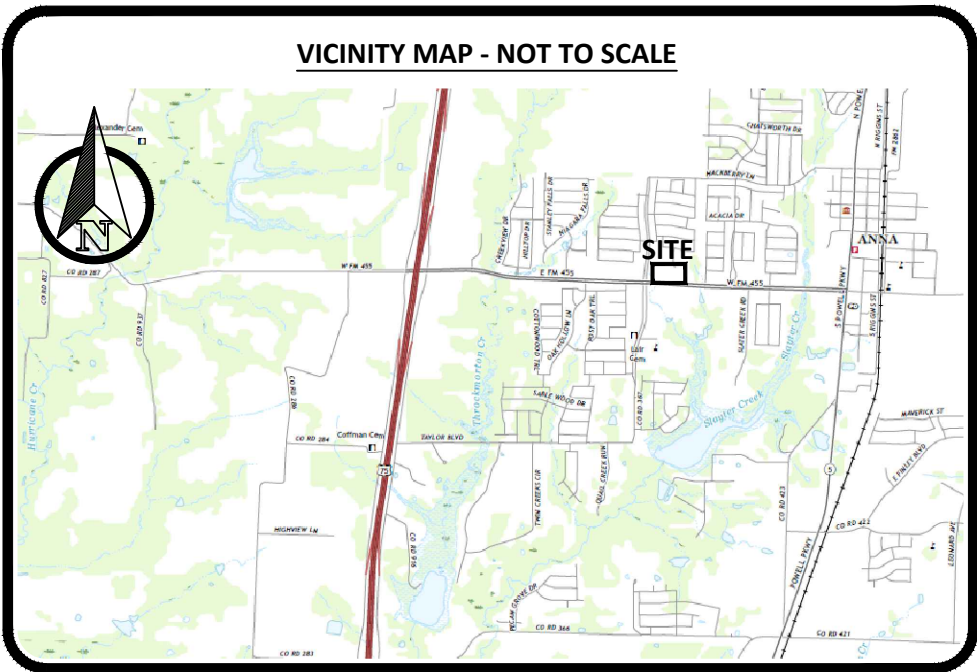
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of February, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



30' 0 15' 30' 60'
SCALE: 1" = 30'

LEGEND OF ABBREVIATIONS

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

SURVEYOR'S NOTES:

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

PLAT NOTES:

- The purpose of this replat is to reconfigure 3 existing lots into two lots and dedicate easements for future development.
- 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.

STATE OF TEXAS

COUNTY OF COLLIN

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

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

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

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

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

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

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

THENCE through the interior of said Lot CA-67, SOUTH 01 degree 06 minutes 12 seconds WEST, a distance of 113.42 feet, returning to the

POINT OF BEGINNING and enclosing 2.402 acres (104,648 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NOVUS NDT REALTY, LLC acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOTS 1 & 2, BLOCK A, SHOPS AT AVERY POINTE**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

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

By: _____

Print Name/Title: _____

STATE OF TEXAS

COUNTY OF _____

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

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

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF TARRANT

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

John H. Barton III, RPLS No. 6737

STATE OF TEXAS

COUNTY OF _____

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

Notary Public in and for the State of Texas

APPROVED
FEBRUARY 5, 2024
P&Z COMMISSION
CITY OF ANNA

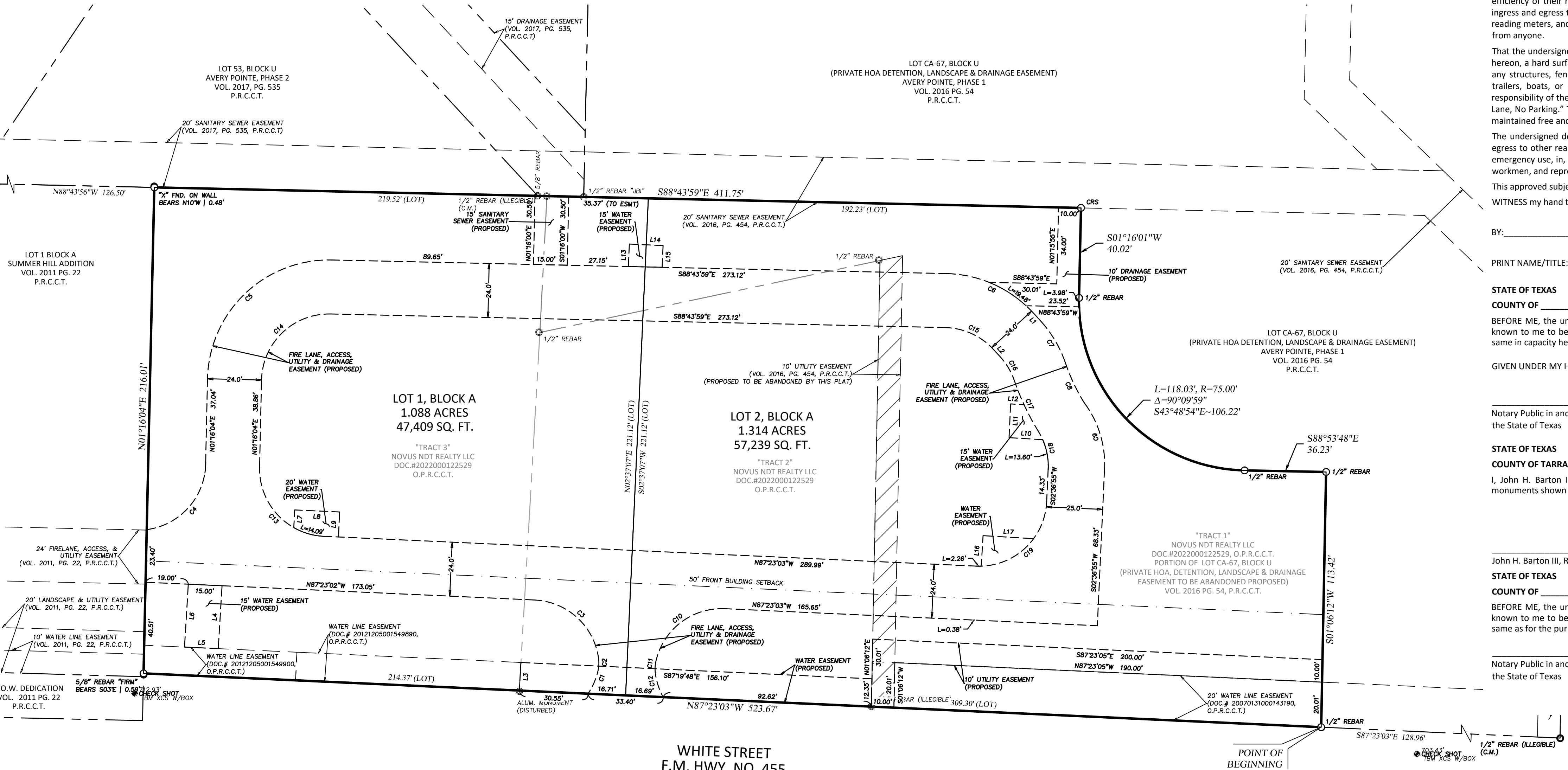
PRELIMINARY PLAT LOTS 1 & 2, BLOCK A SHOPS AT AVERY POINTE

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

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

CHAIR

DIRECTOR OF DEVELOPMENT SERVICES



WHITE STREET
F.M. HWY. NO. 455
(EXISTING VARIABLE WIDTH R.O.W. AS
SHOWN ON VOL. 2016, PG. 454, P.R.C.C.T.)

Line Data Table			Line Data Table		
Line #	Distance	Bearing	Line #	Distance	Bearing
L1	4.49'	S42°23'03"E	L10	14.97'	N86°33'39"W
L2	4.49'	S42°23'03"E	L11	15.00'	N02°36'57"E
L3	12.49'	N03°17'02"E	L12	5.98'	S86°33'39"E
L4	28.01'	S03°26'21"W	L13	10.00'	N02°37'07"E
L5	15.00'	N87°23'03"W	L14	15.00'	S87°22'53"E
L6	28.00'	N03°26'21"E	L15	9.65'	S02°37'07"W
L7	7.87'	N02°36'57"E	L16	13.58'	N03°26'21"E
L8	20.00'	S87°23'03"E	L17	22.50'	S86°33'39"E
L9	11.12'	S02°36'57"W			

Curve Data Table						Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	11.30'	30.00'	021°34'29"	N23°23'50"E	11.23'	C11	5.18'	15.00'	019°48'10"	S02°36'57"W	5.16'
C2	5.23'	15.00'	019°59'15"	N02°36'58"E	5.21'	C12	11.29'	30.00'	021°33'47"	S18°04'02"E	11.22'
C3	41.89'	30.00'	080°00'09"	N47°22'43"W	38.57'	C13	46.42'	30.00'	088°39'08"	N43°03'29"W	41.92'
C4	43.51'	30.03'	083°01'21"	N41°06'40"E	39.80'	C14	47.12'	30.00'	089°59'57"	N46°16'03"E	42.43'
C5	84.82'	54.00'	089°59'57"	N46°16'03"E	76.37'	C15	24.27'	30.00'	046°20'55"	S65°33'31"E	23.61'
C6	43.68'	54.00'	046°20'55"	S65°33'31"E	42.50'	C16	12.35'	30.00'	023°35'23"	S30°35'21"E	12.26'
C7	22.24'	53.59'	023°46'15"	S30°35'21"E	22.08'	C17	24.71'	109.50'	012°55'48"	S25°15'35"E	24.66'
C8	19.30'	85.50'	012°55'48"	S25°15'35"E	19.25'	C18	17.98'	30.00'	034°20'24"	S14°33'17"E	17.71'
C9	32.90'	45.65'	041°17'43"	S16°15'19"E	32.19'	C19	47.12'	30.00'	090°00'01"	S47°36'56"W	42.43'
C10	41.94'	30.00'	080°05'56"	S52°34'00"W	38.61'						

ENGINEER/PREPARER

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

SURVEYOR

Barton Chapa Surveying
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
info@bcsdfw.com
TBPLS Firm #10194474
Contact: John H. Barton, III

OWNER/DEVELOPER

NOVUS NDT REALTY, LLC
10941 Pattison Drive
Frisco, TX 75035

JOB NO. 2023.001.309

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY
------	---------

SHEET:

VO1

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF
Anna

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: _____

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: 01/08/2024

STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared ARUNA SAPPIOT (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 08 day of January, 20 24

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

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other Project Representative
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

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: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Somerset Farms, Preliminary Plat. Applicant: Gow Properties, LLC

SUMMARY:

92 Single-Family Residential (SF-72) lots and 6 HOA lots on 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5). Zoned: SF-72.

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Somerset Farms Preliminary Plat Locator Map
2. RESOLUTION-SOMERSET
3. Exhibit A (PP) Somerset Farms
4. Application

Preliminary Plat - Somerset Farms

ORIOLE DR

WINDING OAKS TRL

COUNTY ROAD 426

COUNTY ROAD 376

TEAL ST

LUPTON ST

PRINCETON AVE

PRINCETON CIR

THACKERY ST

CHISWELL RD

NORMANDY AVE

SOONER CT

CAMBRIDGE AVE

DESCOST

FALL CT

CYRUS ST

PARK AVE

WOODLAND ST

GINGER AVE

SAGE ST

CARAWAY CT

NUTMEG WAY

GINNAMOY WAY

BASIL AVE

ROSEMARY WAY

PURDUE RD

PARSLEY WAY

CHALK RD

WHITE ROCK

INDIAN CREEK

BRIAR CV

HORSE RUN

WOLF RUN

COUNTY ROAD 425

COUNTY ROAD 427

THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ

0 250 500 1,000
Feet

January 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-02-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SOMERSET FARMS, PRELIMINARY PLAT.

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

WHEREAS, Gow Properties, LLC has submitted an application for the approval of Somerset Farms, Preliminary Plat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Plat

The Planning & Zoning Commission hereby approves Somerset Farms, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of February, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

EXHIBIT A



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS _____

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, CRYSTAL ROBERTSON, DO HEREBY CERTIFY THAT I HAVE 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, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ANNA.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

CRYSTAL ROBERTSON R.P.L.S. #5447

LEGAL DESCRIPTION

Being a tract of land, situated in the J. C. Brantley Survey, Abstract No. 114, in Collin County, Texas, and being all of that tract of land, described by deed to Kenneth W. O'Neal, as recorded in Volume 2874, Page 62, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being the remainder of that tract of land, described by deed to Kathylene Roe Boring, as recorded in Volume 4716, Page 2511, D.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the westerly line of said Boring tract, same being the northeastern corner of a tract of land, described by deed to Stonehollow Homes, LLC, as recorded under Document No. 20180125000366980, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said corner being in the southerly monumented line of County Road No. 376;

THENCE South 88°16'23" East, along the southerly monumented line of County Road No. 376, same being over and across said Boring tract, a distance of 754.53' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the northeastern corner of the herein described tract, same being in the easterly line of said Boring tract, from which a 1/2" iron rod found bears, North 01°38'20" East, a distance of 40.50';

THENCE South 01°38'20" West, along the easterly line of said Boring and O'Neal tracts, a distance of 792.00' to a point for corner, being the northeastern corner of a tract of land, described by deed to James Elrod, as recorded under Document No. 20190422000426450, O.P.R.C.C.T., from which a 1/2" iron rod found bears, North 88°22'37" West, a distance of 0.45';

THENCE North 88°22'37" West, along the northerly line of said Elrod tract, a distance of 280.63' to a 1/2" iron rod found for the northwesterly corner of said Elrod tract;

THENCE South 01°37'02" West, along the westerly line of said Elrod tract, a distance of 787.78' to a 1/2" iron rod found for the southwesterly corner of said Elrod tract, same being in the northerly monumented line of County Road No. 427;

THENCE along the northerly and northeastern monumented line of said County Road No. 427, the following 5 (five) courses and distances:

- South 87°17'00" West, a distance of 76.14' to a capped iron rod set for an angle point;
- North 76°57'00" West, a distance of 109.39' to a capped iron rod set for an angle point;
- North 62°49'0" West, a distance of 542.20' to a 1/2" iron rod found for an angle point;
- North 60°38'00" West, a distance of 116.00' to a 1/2" iron rod found for corner;

North 58°38'00" West, a distance of 375.81' to a capped iron rod set for the most westerly corner of the herein described tract, same being in the most southerly southeast line of the aforementioned Stonehollow Homes, LLC tract, from which a 1/2" iron rod found bears, South 36°02'39" East, a distance of 20.36';

THENCE along the common line between said Stonehollow Homes, LLC, O'Neal and Boring tracts, the following 3 (three) courses and distances:

- North 36°02'39" East, a distance of 350.43' to a 1/2" iron rod found for corner;
- South 89°37'25" East, a distance of 427.20' to a 1/2" iron rod found for corner;
- North 01°47'19" East, passing the southwesterly corner of said Boring tract, at a distance of 337.54'; and continuing in all, a total distance of 792.49' to the **POINT OF BEGINNING** and containing 1211229 S.F. of land, more or less.

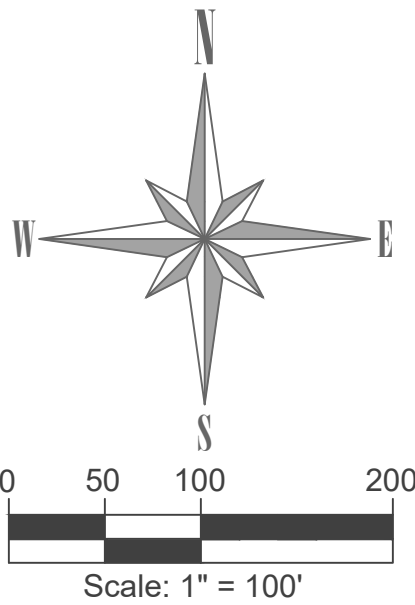
GENERAL NOTES:

- A 6" HIGH MASONRY FENCE REQUIRED ALONG LEONARD DRIVE.
- 10' UTILITY ESMT. TO BE PLATTED ALONG ALL STREET R.O.W.(S)
- NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER THE EXISTING GAS PIPELINE EASEMENT.
- SALE OF A PORTION OF THE LOT BY METES AND BOUNDS IS PROHIBITED.
- PER CITY ORDINANCE, ALL STREETS SURROUNDING THE PROPOSED DEVELOPMENT SHALL BE IMPROVED TO CITY DESIGN STANDARDS AND CONSISTENT WITH THE CITY'S THOROUGHFARE PLAN.
- 20' FRONT YARD SETBACKS SHOWN.
- NO APPURTENANCES BETWEEN THE HEIGHT OF 2.5' AND 10' SHALL BE PLACED IN THE VISIBILITY EASEMENTS (S.V.T.'s)

APPROVED THIS _____ DAY OF _____, BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS.

Planning and Zoning Commission, Chair

Director of Development Services



Location Map

N.T.S.

LEGEND

- D.E. DRAINAGE ESMT.
- U.E. UTILITY ESMT.
- B.L. BUILDING LINE
- S.V.T. SIGHT VISIBILITY TRIANGLE
- C.B.U. CLUSTER BOX UNIT
- W.M.E. WALL MAINTENANCE ESMT.

FLOOD CERTIFICATE:

AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS THIS PROPERTY APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD PLAIN), MAP PANEL NUMBER 480B5C0160 J. DATED: JUNE 2, 2009 AND IS LOCATED IN ZONE "X".

APPROXIMATE DEVELOPMENT SCHEDULE

BEGIN CONSTRUCTION	— MARCH 2024
END CONSTRUCTION	— MARCH 2025
BEGIN RESIDENTIAL CONSTRUCTION	— APRIL 2025

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	353.92	250.00	81.11	N74° 44' 27"E	325.09
C2	59.06	640.00	5.29	S62° 19' 14"E	59.04
C3	175.93	175.00	57.60	S54° 06' 03"W	168.61
C4	290.26	200.00	83.15	S41° 19' 24"W	265.45
C5	64.57	233.00	15.88	S82° 07' 46"E	64.37
C6	35.42	300.00	6.77	S86° 41' 26"E	35.40
C7	60.84	300.00	11.62	S89° 07' 05"E	60.74
C8	128.86	1000.00	7.38	N3° 37' 06"E	128.77
C9	131.74	1000.00	7.55	N3° 32' 09"E	131.65
C10	83.78	800.00	6.00	S3° 04' 25"E	83.74
C11	83.49	800.00	5.98	S3° 05' 03"E	83.45

NOTE:

NO APPURTENANCES BETWEEN THE HEIGHT OF 2.5' AND 10' SHALL BE PLACED IN THE VISIBILITY EASEMENTS (S.V.T.'s)

APPROVED
FEBRUARY 5, 2024
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY PLAT

FOR

Somerset Farms
Anna, Tx
Collin County

BEING 92 RESIDENTIAL LOTS

AND 6 X-LOTS

OUT OF 27.806 ACRES (1,211,229 S.F.) IN THE

J.C. BRANTLEY SURVEY, ABSTRACT NO. 114

COLLIN COUNTY, TEXAS

ZONED: SF-72

- BLOCK A: LOTS 1-28
- BLOCK B: LOTS 1-7
- BLOCK C: LOTS 1-14
- BLOCK D: LOTS 1-13
- BLOCK E: LOTS 1-12
- BLOCK F: LOTS 1-12
- BLOCK G: LOTS 1-12

Owners:

GOW Properties, LLC
205 W. Louisiana Street
Suite 201
McKinney, Texas 75069

Engineer:

CCM ENGINEERING
2570 F.M. 407, Suite 209
Highland Village, Texas 75077
972.691.6633
TBPE Firm #605

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1001622 Total Number of Acres: 28
Zoning Classification(s): SF-92 Total Number of Lots: 92
Location: COUNTY ROAD 427 ANNA, TX 75409

Property Owner Information & Authorization

Name/Company: GOW PROPERTIES, LLC
Address: 205 W Louisiana St Ste 201
City: MCKINNEY State: TX Zip Code: 75069
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate CODY CRANNELL (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.

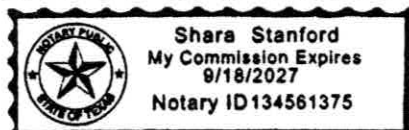
Property Owner's Signature: [Signature] Date: 1/4/24

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Ryan M. Hay (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 January, 20 24



[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: CODY CRANNELL

Company: CCM ENGINEERING

Address: 2570 JUSTIN ROAD, SUITE 209

City: HIGHLAND VILLAGE State: TX Zip Code: 75077

Phone: 972-691-6633 Email: CODY@CCM-ENG.COM



Item No. 12.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding The Vickers Estates, Development Plat. Applicant: Crystal J. Vickers & Curtis W. Vickers

SUMMARY:

One lot on 6.8± acres located on the east side of Farm-to-Market 2862, 350± feet east of County Road 427. 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.

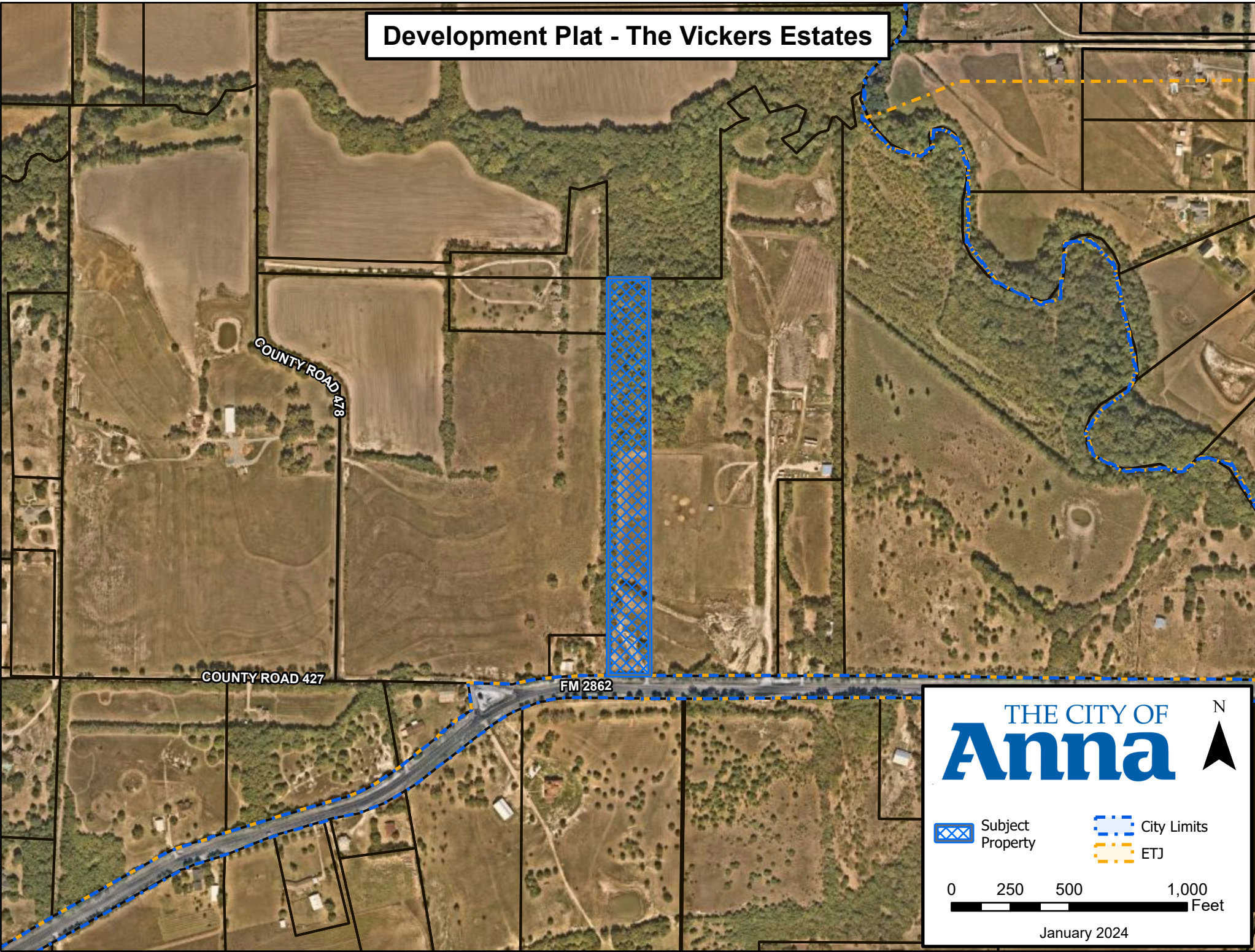
STRATEGIC CONNECTIONS:

This item has no strategic connection.

ATTACHMENTS:

1. The Vickers Estates Development Plat Locator Map
2. RESOLUTION
3. Exhibit A (DP) The Vickers Estates
4. Application

Development Plat - The Vickers Estates



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-02

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE VICKERS ESTATES, 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, Crystal J. Vickers & Curtis W. Vickers has submitted an application for the approval of The Vickers Estates 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 The Vickers Estates, Development Plat attached hereto as Exhibit A subject to 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 5th day of February, 2024.

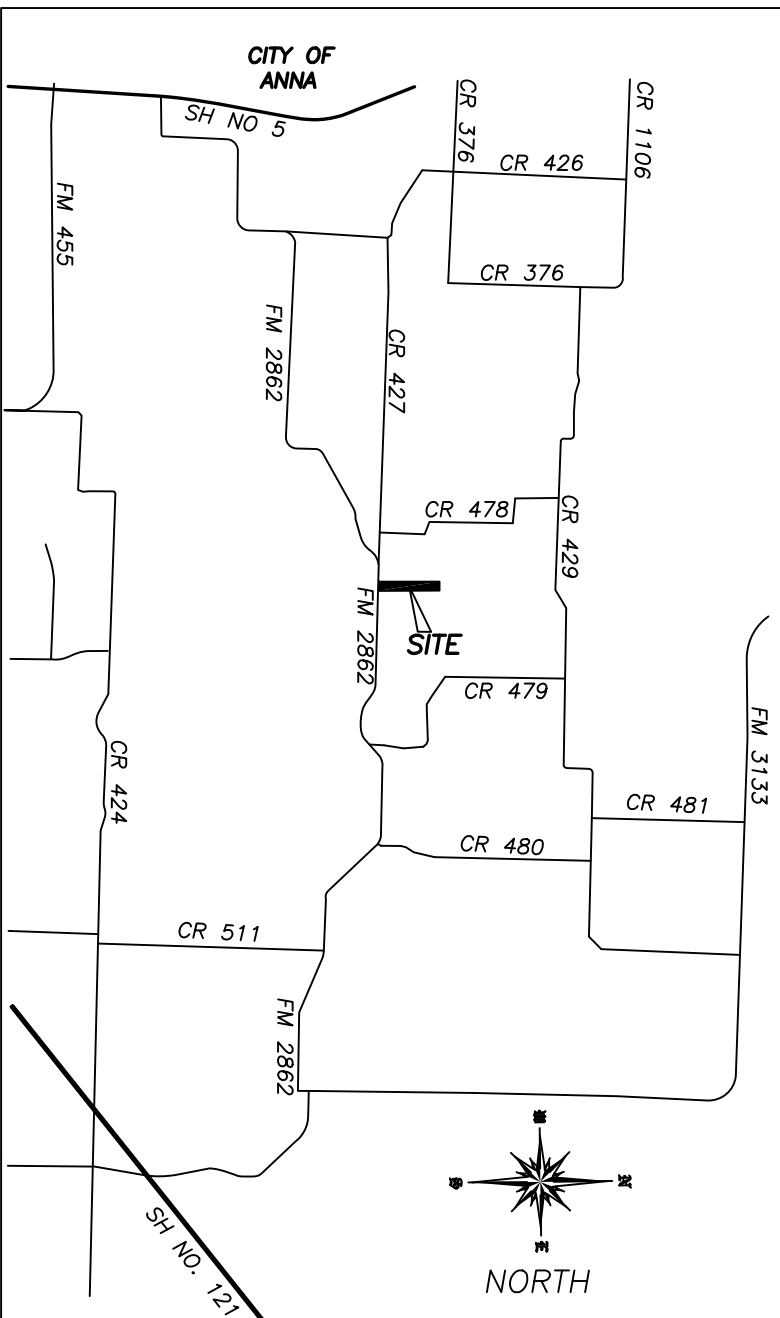
ATTEST:

APPROVED:

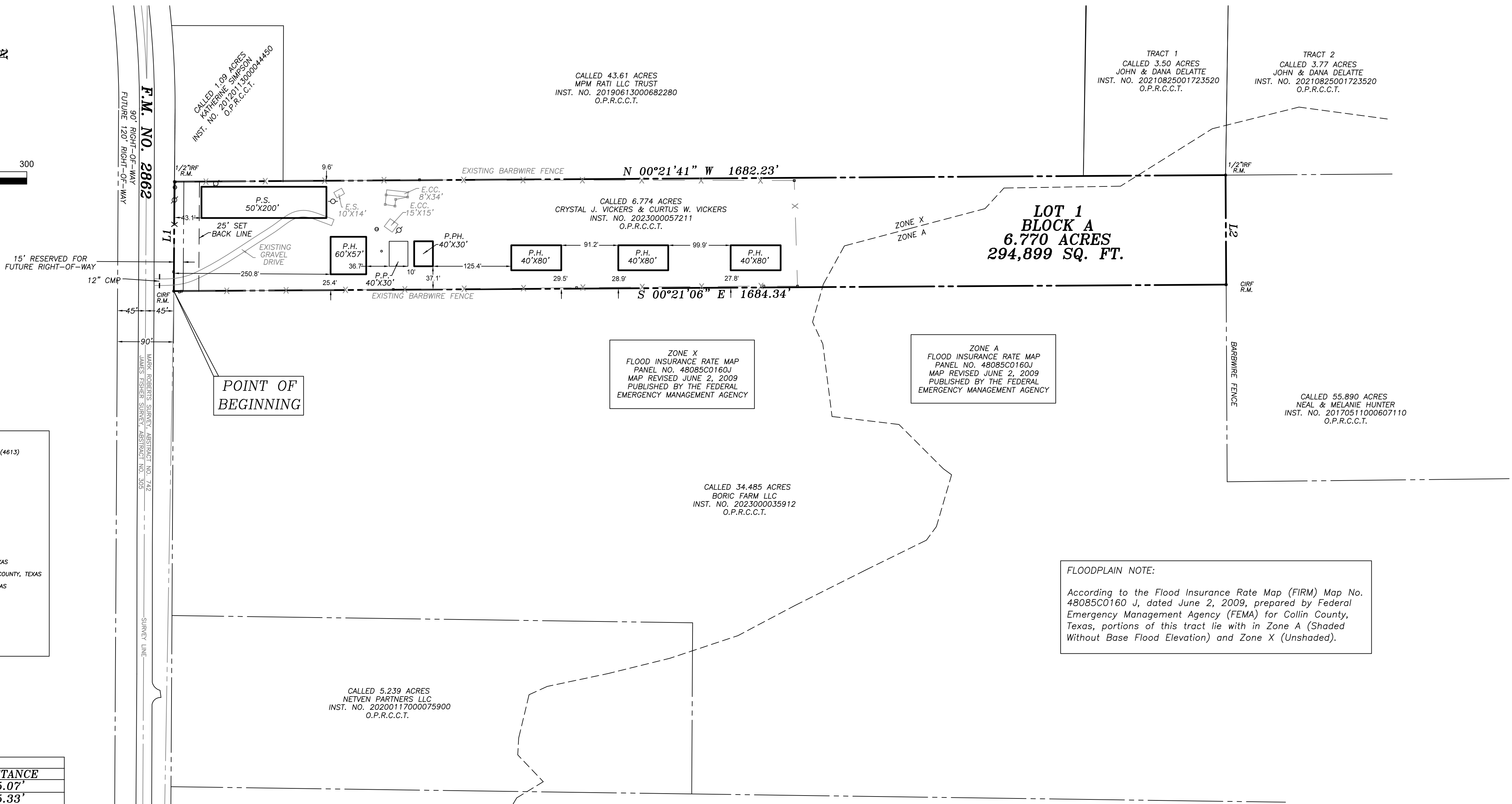
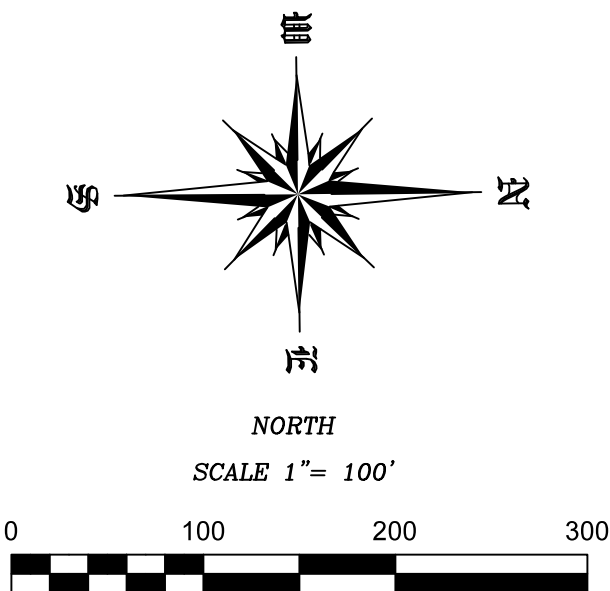
Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

EXHIBIT A



VICINITY MAP
NOT TO SCALE



LEGEND	
R.M.	= REFERENCE MONUMENT
CRS	= CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF	= IRON ROD FOUND
CMP	= CORRUGATED METAL PIPE
E.S.	= EXISTING SHED
E.CO.	= EXISTING CHICKEN-COOP
P.H.	= PROPOSED HOUSE
P.S.	= PROPOSED SHOP
P.P.	= PROPOSED POOL
P.P.H.	= PROPOSED POOL HOUSE
D.R.C.C.T.	= DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS OF COLLIN COUNTY, TEXAS
⊕	= ELECTRIC METER
□	= FENCE POST
⚡	= POWER POLE
○	= SANITARY SEWER CLEANOUT
⊗	= WATER METER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°38'31" W	175.07'
L2	N 89°39'55" E	175.33'

- GENERAL NOTES;
- The surveyor has not abstracted subject property.
 - This survey is subject to all easements of record.
 - Copyright 2024, Surdukan Surveying, Inc.
 - The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
 - The basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
 - Existing water service to this site is provided by Westminster Special Utility District.
 - Sanitary Sewer will be an OSSF system.
 - Existing electric is provided by Grayson-Collin Electric Company.
 - Solid waste will be provided through a private solid waste company.
 - Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

LEGAL DESCRIPTION

BEING a tract of land situated in the Mark Roberts Survey, Abstract No. 742, City of Anna ETJ, Collin County, Texas and being all of a called 6.774 acre tract of land conveyed to Crystal J. Vickers and Curtus W. Vickers as recorded Instrument No. 2023000057211 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING N 88°59'29" W a distance of 4,939' more or less from the southeast corner of said Mark Roberts Survey in the north Right-of-Way (ROW) line of F.M. 2862 (currently a 90' ROW and designated to be a future 120' ROW) at a 1/2" iron rod with plastic cap stamped "4613" found for the southeast corner of the called 6.774 acre tract of land, and said iron rod found also being the southwest corner of a called 34.485 acre tract of land conveyed to Boric Farm LLC as recorded in Instrument No. 2023000035912 of the Official Public Records of Collin County, Texas;

THENCE N 89°38'31" W with the north ROW line of F.M. 2862 a distance of 175.07' to a 1/2" iron rod found for the southwest corner of the called 6.774 acre tract of land and said iron rod found also being the southeast corner of a called 1.09 acre tract of land conveyed to Katherine Simpson as recorded in Instrument No. 20120113000044450 of the Official Public Records of Collin County, Texas;

THENCE N 00°21'41" W a distance of 1682.23' to a 1/2" iron rod found for the northwest corner of the called 6.774 acre tract of land and said iron rod found also being the southwest corner of a called 55.890 acre tract of land conveyed to Neal and wife, Melanie Hunter as recorded in Instrument No. 20170511000607110 of the Official Public Records of Collin County, Texas;

THENCE N 89°39'55" E with the south line of the called 55.890 acre tract of land for a distance of 175.33' to a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of the called 6.774 acre tract of land and said iron rod found also being the eastern most northeast corner of the called 34.485 acre tract of land;

THENCE S 00°21'06" E with the west line of the called 34.485 acre tract of land a distance of 1684.34' to the POINT OF BEGINNING, and containing 294,899 Square Feet or 6.770 acres of land.

SURVEYORS CERTIFICATE

I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Development Plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision.

DAVID J. SURDUKAN
Registered Professional Land Surveyor
Registration No. 4613



OWNER
**CRYSTAL J. VICKERS
& CURTUS W. VICKERS**
12961 COUNTY ROAD 574
FARMERSVILLE, TX 75442-5008
(713) 294-4576

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

APPROVED
FEBRUARY 5, 2024
P&Z COMMISSION
CITY OF ANNA

DEVELOPMENT PLAT

**THE VICKERS ESTATES
BLOCK A, LOT 1**
6.770 ACRES
CITY OF ANNA ETJ, COLLIN COUNTY, TEXAS
MARK ROBERTS SURVEY, ABSTRACT NO. 742

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2015784 Total Number of Acres: 6.770
Zoning Classification(s): ETJ Total Number of Lots: 1
Location: 4633 FM 2862 ANNA, TX 75409

Property Owner Information & Authorization

Name/Company: CRYSTAL J. VICKERS & CURTUS W. VICKERS
Address: 12961 County Road 574
City: Farmersville State: TX Zip Code: 75442-5008
Phone: 713-294-4576 Email: a2gd@yahoo.com

Project Representation (check one):

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

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

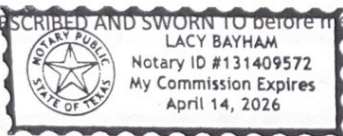
Property Owner's Signature: Crystal Vickers Date: 1/5/2024

STATE OF: TEXAS

COUNTY OF: ~~GOLLIN~~ Fannin

BEFORE ME, a Notary Public, on this day personally appeared Crystal J Vickers Only (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 January, 20 24



Lacy Bayham
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): SURVEYOR
Name: DAVID SURDUKAN
Company: SURDUKAN SURVEYING INC.
Address: P.O. BOX 126
City: ANNA State: TX Zip Code: 75409
Phone: 972-924-8200 Email: _____

Planning & Development Department

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



Item No. 13.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding the Villages of Hurricane Creek-North, Phase 1A, Lots 37R-44R & 26XR, Replat

SUMMARY:

Eight Single-Family Dwelling, Detached (SF-6.0) lots and one common area lot on 4.8± acres located on the west side of Misty Brooke Drive, 195± feet north of Running Springs Drive. Zoned Planned Development (Ord. No. 932-2021).

The purpose of the Replat is to correct the FEMA Floodplain boundary.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

On the plat filed with Collin County on April 20, 2023, the approximate location of the FEMA Floodplain boundary was drawn incorrectly. The design engineer and land surveyor for the project have made the necessary corrections, which are included in the Replat. The correction is important for future property owners, so that the floodplain on and adjacent to their property is properly shown in the official records of the County. 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 City Engineer.

Whenever a property zoned for single-family residential uses submits a Replat, the City is required to hold a public hearing and provide notice to properties within 200'. The properties within the replat and surrounding the affected properties are entirely owned by the Developer MM Anna 325, LLC and Lennar Homes of Texas land and construction, LTD.

STRATEGIC CONNECTIONS:

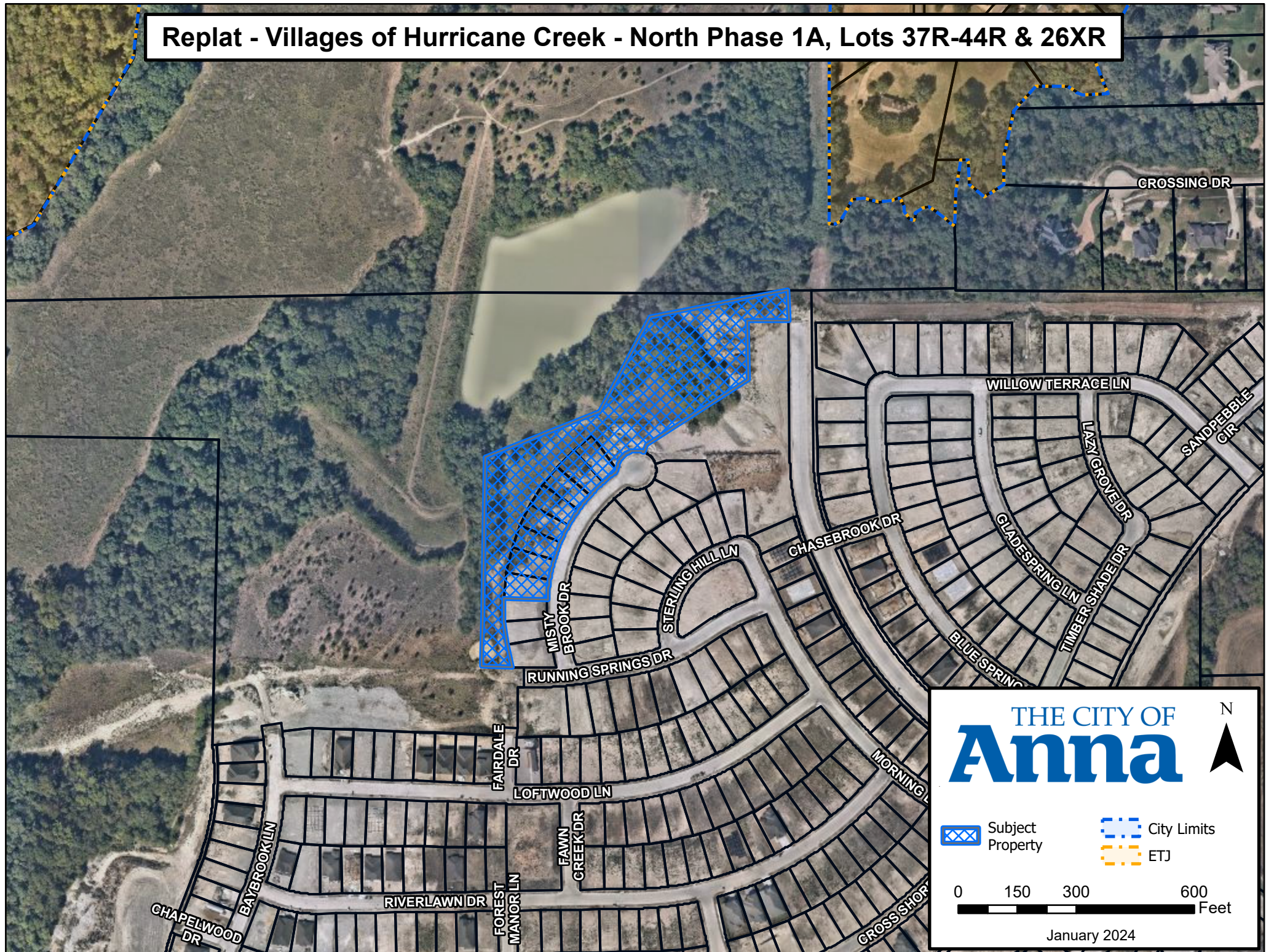
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Excellent.

ATTACHMENTS:

1. Villages of Hurricane Creek - North Phase 1A, Lots 37R-44R & 26XR Replat Locator Map

2. Resolution - Villages of Hurricane Creek
3. Exhibit A (RP) VHC-North Phase 1A
4. Application

Replat - Villages of Hurricane Creek - North Phase 1A, Lots 37R-44R & 26XR



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-12-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING VILLAGES OF HURRICANE CREEK-NORTH PHASE 1A, LOTS 37R-44R & 26R, 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, MM Anna 325, LLC has submitted an application for the approval of the Villages of Hurricane Creek-North Phase 1A, Lots 37R-44R & 26XR, Replat; and

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

WHEREAS, the Planning & Zoning Commission have given the requisite notices 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.

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 Villages of Hurricane Creek-North Phase 1A, Lots 37R-44R & 26XR, Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

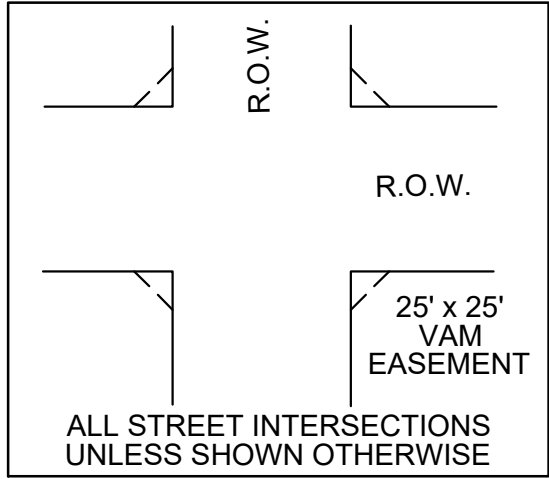
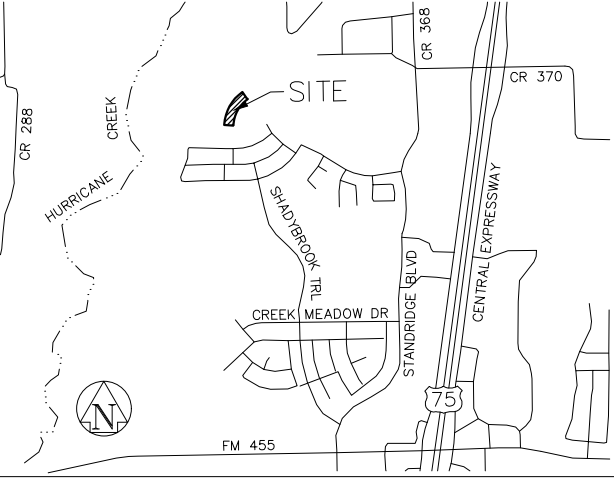
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of February, 2024.

ATTEST:

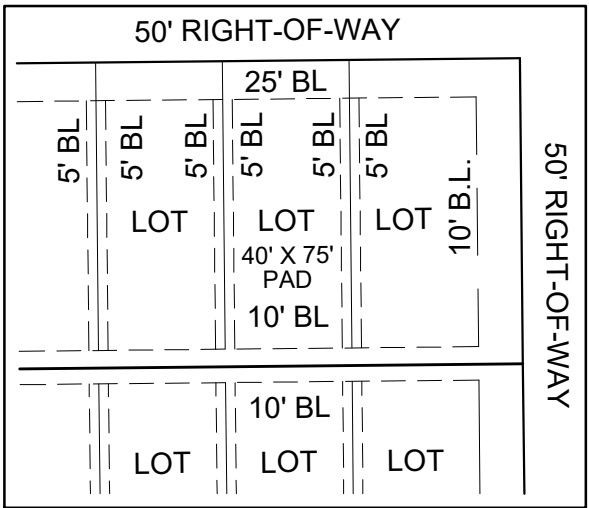
APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



25'x25' VISIBILITY ACCESS & MAINTENANCE EASEMENT AT STREET INTERSECTIONS (TYP.) N.T.S.



SF-60 BUILDING SETBACKS 50'X100' LOT (TYP.) N.T.S.

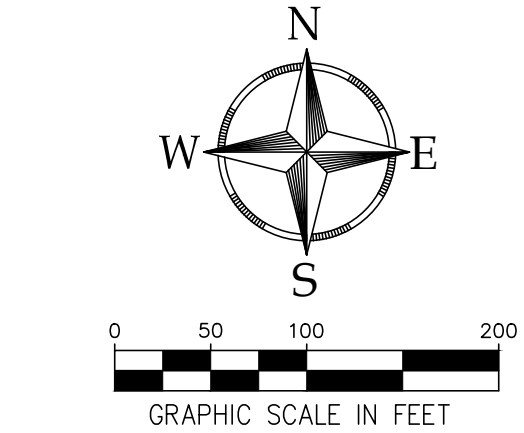
CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____ 2024

BY THE PLANNING AND ZONING COMMISSION OF ANNA, TEXAS.

PLANNING & ZONING COMMISSION, CHAIR

DIRECTOR OF DEVELOPMENT SERVICES



LEGEND

- IRF 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND
- OPRCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- UE UTILITY EASEMENT
- VAM 25'x25' VISIBILITY ACCESS & MAINTENANCE EASEMENT
- PWME PRIVATE WALL MAINTENANCE EASEMENT

	SF-60
Maximum Height (feet)	35
Side Yard Interior (feet)	5
Side Yard, Corner Lot, Street Side (feet) (c)	10
Rear Yard (feet) (d)	10
Front Yard (feet)	25
Lot Area (feet)	5,000
Min. lot width (feet)	50
Min. lot depth (feet) (e)	100
Max lot coverage (%)	55%
Building size (square feet)	1600
Masonry (%)	60%

CITY OF ANNA ORDINANCE NO. 932-2021

NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 – NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999856260700.
- ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELTON" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE EASEMENTS CREATED BY THIS PLAT ARE DEDICATED FOR THE PUBLIC USE FOR THE PURPOSES INDICATED ON THIS PLAT.
- 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.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ADAM T. JOHNSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ANNA, TEXAS..

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 138.33c
Adam T. Johnson, RPLS 6664
Date: 1/16/2024

ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ADAM T. JOHNSON, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

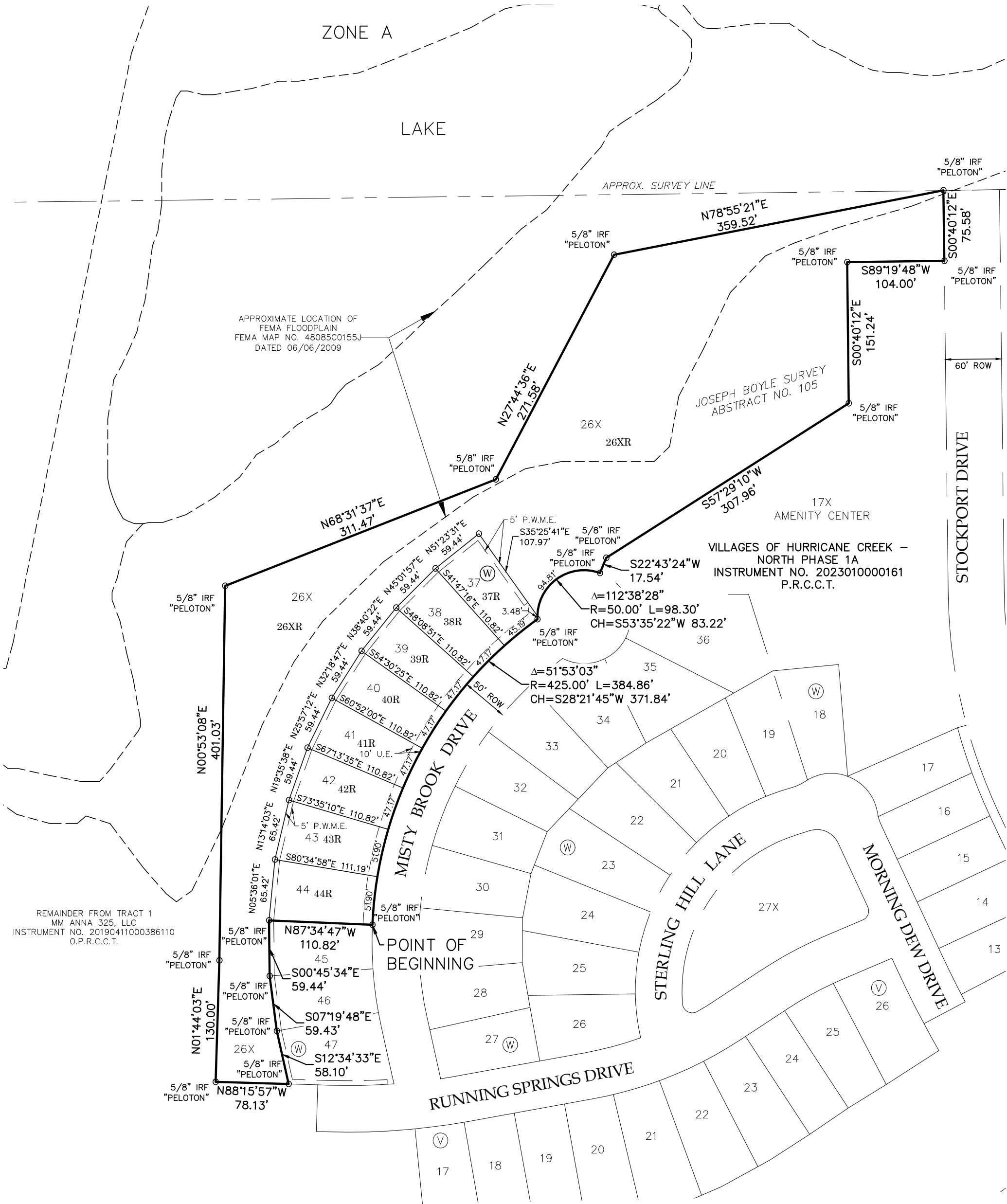
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

LOT AREA TABLE			
LOT #	SQ. FT.	ACRES	
Block W, Lot 37R	5874	0.13	
Block W, Lot 38R	5877	0.13	
Block W, Lot 39R	5877	0.13	
Block W, Lot 40R	5877	0.13	
Block W, Lot 41R	5877	0.13	
Block W, Lot 42R	5877	0.13	
Block W, Lot 43R	6470	0.15	
Block W, Lot 44R	6470	0.15	
BLOCK W, LOT 26XR	162672	3.73	



LAND DESCRIPTION

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JOSEPH BOYLE SURVEY, ABSTRACT NO. 105, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOTS 37–44 AND 26X, BLOCK W AS SHOWN ON THE PLAT FOR VILLAGES OF HURRICANE CREEK NORTH – PHASE 1A RECORDED IN INSTRUMENT NO. 2023010000161 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 44 AND IN THE WEST RIGHT-OF-WAY LINE OF MISTY BROOK DRIVE (A 50' RIGHT-OF-WAY);

THENCE N 87° 34' 47" W, 110.82 FEET DEPARTING SAID WEST RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SAID LOT 44 TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND IN THE EAST LINE OF LOT 26X, BLOCK W OF SAID PHASE 1A;

THENCE WITH SAID EAST LOT LINE AND BEING THE REAR LOT LINES OF LOTS 45–47 OF SAID BLOCK W THE FOLLOWING COURSES AND DISTANCES:

S 00° 45' 34" E, 59.44 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

S 07° 19' 48" E, 59.43 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

S 12° 34' 33" E, 58.10 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND IN THE SOUTHEAST CORNER OF SAID LOT 26X AND IN THE SOUTH LINE OF SAID PHASE 1A;

THENCE N 88° 15' 57" W, 78.13 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 26X AND BEING THE WESTERLY SOUTHWEST CORNER OF SAID PHASE 1;

THENCE WITH THE WEST LINE OF SAID LOT 26X THE FOLLOWING COURSES AND DISTANCES:

N 01° 44' 03" E, 130.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

N 00° 53' 08" E, 401.03 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

N 68° 31' 37" E, 311.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

N 27° 44' 36" E, 271.58 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

N 78° 55' 21" E, 359.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND IN THE NORTHEAST CORNER OF SAID LOT 26X, THE NORTHWEST CORNER OF SAID PHASE 1A AND BEING IN THE WEST RIGHT-OF-WAY LINE OF STOCKPORT DRIVE (A 60' RIGHT-OF-WAY) AS SHOWN ON SAID PHASE 1A PLAT;

THENCE S 00° 40' 12" E, 75.58 FEET WITH SAID WEST-RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE WITH THE EAST LOT LINE OF SAID LOT 26X AND THE WEST LOT LINE OF 17X AS SHOWN ON SAID PHASE 1A PLAT THE FOLLOWING COURSES AND DISTANCES:

S 89° 19' 48" W, 104.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

S 00° 40' 12" E, 151.24 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

S 57° 29' 10" W, 307.96 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

S 22° 43' 24" W, 17.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID MISTY BROOK DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT WITH SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 98.30 FEET, THROUGH A CENTRAL ANGLE OF 112° 38' 28", HAVING A RADIUS OF 50.00 FEET, AND A LONG CHORD WHICH BEARS S 53° 35' 22" W, 83.22 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 384.86 FEET, THROUGH A CENTRAL ANGLE OF 51° 53' 03", HAVING A RADIUS OF 425.00 FEET, AND A LONG CHORD WHICH BEARS S 28° 21' 45" W, 371.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 210,871 SQUARE FEET OR 4.841 ACRES MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG HURRICANE CREEK, LLC, AND MM ANNA 325, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS VILLAGES OF HURRICANE CREEK – NORTH, PHASE 1A LOTS 37R–44R & 26XR, BLOCK W, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, THE STREETS, ALLEYS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES AS INDICATED TO THE DISTRICTS EXCLUSIVE USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS OF SAID PLAT. AT THE SOLE AND EXCLUSIVE DISCRETION OF THE DISTRICTS AND SUBJECT TO THEIR WRITTEN APPROVAL, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICTS USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICTS TO USE SAID EASEMENTS SHALL HAVE HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHTS OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY , ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER, AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT, AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS, SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

BY: MM ANNA 325, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: MMM VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER

BY: 2M VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

A REPLAT OF
VILLAGES OF HURRICANE
CREEK - NORTH, PHASE 1A
LOTS 37R-44R &
26XR, BLOCK W
BEING A REPLAT OF
LOTS 37-44 & 26X, BLOCK W

OWNERS
CADG HURRICANE CREEK, LLC
& MM ANNA 325, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

4.841 ACRES TOTAL
8 RESIDENTIAL LOTS,
(8 SF-60 LOTS)
1 COMMON AREA LOT
SITUATED IN THE
J. BOYLE SURVEY, ABSTRACT NO. 105;
CITY OF ANNA, COLLIN COUNTY, TEXAS

Job #:	Revisions:
CEN18001.1A	
Drawn By:	MRY
Checked By:	ATJ
Date:	1/16/2024
Scale:	1" = 100'

A REPLAT OF VILLAGES OF HURRICANE CREEK -
NORTH, PHASE 1A LOTS 37R-44R & 26XR, BLOCK W
BEING A REPLAT OF LOTS 37-44 & 26X, BLOCK W
4.841 ACRES TOTAL, 8 RESIDENTIAL LOTS,
(8 SF-60 LOTS) 1 COMMON AREA LOT SITUATED IN THE
J. BOYLE SURVEY, ABSTRACT NO. 105; CITY OF ANNA, COLLIN COUNTY, TEXAS

Westwood
Professional Services, Inc.

11000 FRISCO ST. SUITE 400 FRISCO,
TX 75033 PH# 469-213-1800

SHEET

1

OF 1 SHEETS

APPROVED
FEBRUARY 5, 2024
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: Hurricane Creek 2881400 Total Number of Acres: 5 acres
Zoning Classification(s): _____ Total Number of Lots: 7 9 lots
Location: Anna, Texas

Property Owner Information & Authorization

Name/Company: MM Anna 325, LLC
Address: 1800 Valley View Lane suite #300
City: Farmers Branch State: Texas Zip Code: 75234
Phone: 469-892-7274 Email: trevor@centurionamerican.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Tanner Sheets (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.

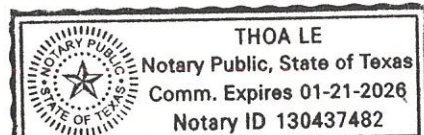
Property Owner's Signature: [Signature] Date: 1/8/2024

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Trevor Kollinger (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 8 day of January, 2024



[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: Tanner Sheets

Company: Pelaton / Westwood Professional Services

Address: 11000 Frisco Street, Suite 400

City: Frisco State: Texas Zip Code: 75078

Phone: (972) 971-7110 Email: tanner.sheets@westwoodps.com

Planning & Development Department

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



Item No. 14.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 9.9± acres from Single-Family Residential (SF-7.2) District, Local Commercial (C-1) District, & Agricultural (AG) District to Regional Commercial (C-2) District and Downtown (DT) District located at the southwest corner of S. Powell Parkway and W. White Street. Applicant: White + Willow- Anna LLC & Brian Roper

SUMMARY:

REMARKS:

The applicant is requesting to rezone the property to Regional Commercial (C-2) District and Downtown (DT) District zoning to allow for a retail, restaurant, office, and mixed-use development.

The intent of the Regional Commercial (C-2) District is to provide medium- to large-scale development of retail, service, entertainment, and office necessary for a regional market.

The intent of the Downtown (DT) District is to:

1. Implement the Anna 2050 Downtown Master Plan adopted by City Council;
2. Facilitate pedestrian-oriented, mixed-use, urban infill development providing shopping, employment, housing, and business and personal services;
3. Promote an efficient, compact, and walkable development pattern;
4. Encourage pedestrian activity while reducing reliance on automobiles; and
5. Allow developers flexibility in land use and site design.

A Concept Plan, White & Powell Commercial Addition, Block A, Lots 1-5, accompanies this request (Exhibit A).

Surrounding Land Use and Zoning

North	Industrial and Manufacturing, Heavy zoned Heavy Industrial (I-2) District
East	Restaurant and Postal Services zoned Local Commercial (C-1) District
South	Single-family dwelling, detached lot zoned Single-Family Residential (SF-7.2) District & Personal Services zoned Regional Commercial (C-2) District
West	Single-family dwelling, detached lot zoned Agricultural (AG) District

Future Land Use Plan

The subject property is located within the Anna 2050 Downtown Master Plan, situated within the Downtown Core District, and identified as a Catalyst character area.

- *Catalyst Areas* are designated for redevelopment or new development based on its potential to spur activity, contribute to the urban fabric and to serve as a unique Downtown anchor or signature neighborhood. Investment in these areas will show confidence and commitment to Downtown and could help catalyze further economic growth in the district.

SUMMARY:

Request to rezone the property to Regional Commercial (C-2) District and Downtown (DT) District zoning to allow for a retail, restaurant, office, and mixed-use development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The applicant is proposing to rezone the property to the Regional Commercial (C-2) District and the Downtown (DT) District to allow a proposed retail, restaurant, office, and mixed-use development which is in line with the Anna 2050 Downtown Master Plan for the Downtown Core District.

The request is in conformance with the Anna 2050 Future Land Use Plan.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. White & Powell Commercial Addition, Block A, Lots 1-5 Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) - White & Powell Commercial Addition, Block A, Lots 1-5
3. Exhibit A - (CP) White & Powell Commercial Addition, Blk A, Lts 1-5
4. P&Z Development Application

Zoning - White & Powell Commercial Addition, Block A, Lots 1-5



CITY OF ANNA

Planning & Zoning Commission

February 5, 2024

Public Hearing: Zoning – White & Powell Commercial Addition, Block A, Lots 1-5

Applicant: White + Willow – Anna LLC and Brian Roper

DESCRIPTION:

Request to rezone 9.9± acre located at the southwest corner of S. Powell Parkway and W. White Street from Single-Family Residential (SF-7.2) District, Local Commercial (C-1) District, & Agricultural (AG) District to Regional Commercial (C-2) District and Downtown (DT) District to allow for a proposed retail, restaurant, office, and mixed-use development.

REMARKS:

The applicant is requesting to rezone the property to Regional Commercial (C-2) District and Downtown (DT) District zoning to allow for a retail, restaurant, office, and mixed-use development.

The intent of the Regional Commercial (C-2) District is to provide medium- to large-scale development of retail, service, entertainment, and office necessary for a regional market.

The intent of the Downtown (DT) District is to:

1. Implement the Anna 2050 Downtown Master Plan adopted by City Council;
2. Facilitate pedestrian-oriented, mixed-use, urban infill development providing shopping, employment, housing, and business and personal services;
3. Promote an efficient, compact, and walkable development pattern;
4. Encourage pedestrian activity while reducing reliance on automobiles; and
5. Allow developers flexibility in land use and site design.

A Concept Plan, White & Powell Commercial Addition, Block A, Lots 1-5, accompanies this request (Exhibit A).

Surrounding Land Use and Zoning

North	Industrial and Manufacturing, Heavy zoned Heavy Industrial (I-2) District
East	Restaurant and Postal Services zoned Local Commercial (C-1) District
South	Single-family dwelling, detached lot zoned Single-Family Residential (SF-7.2) District & Personal Services zoned Regional Commercial (C-2) District
West	Single-family dwelling, detached lot zoned Agricultural (AG) District

Future Land Use Plan – The subject property is located within the Anna 2050 Downtown Master Plan, situated within the Downtown Core District, and identified as a Catalyst character area.

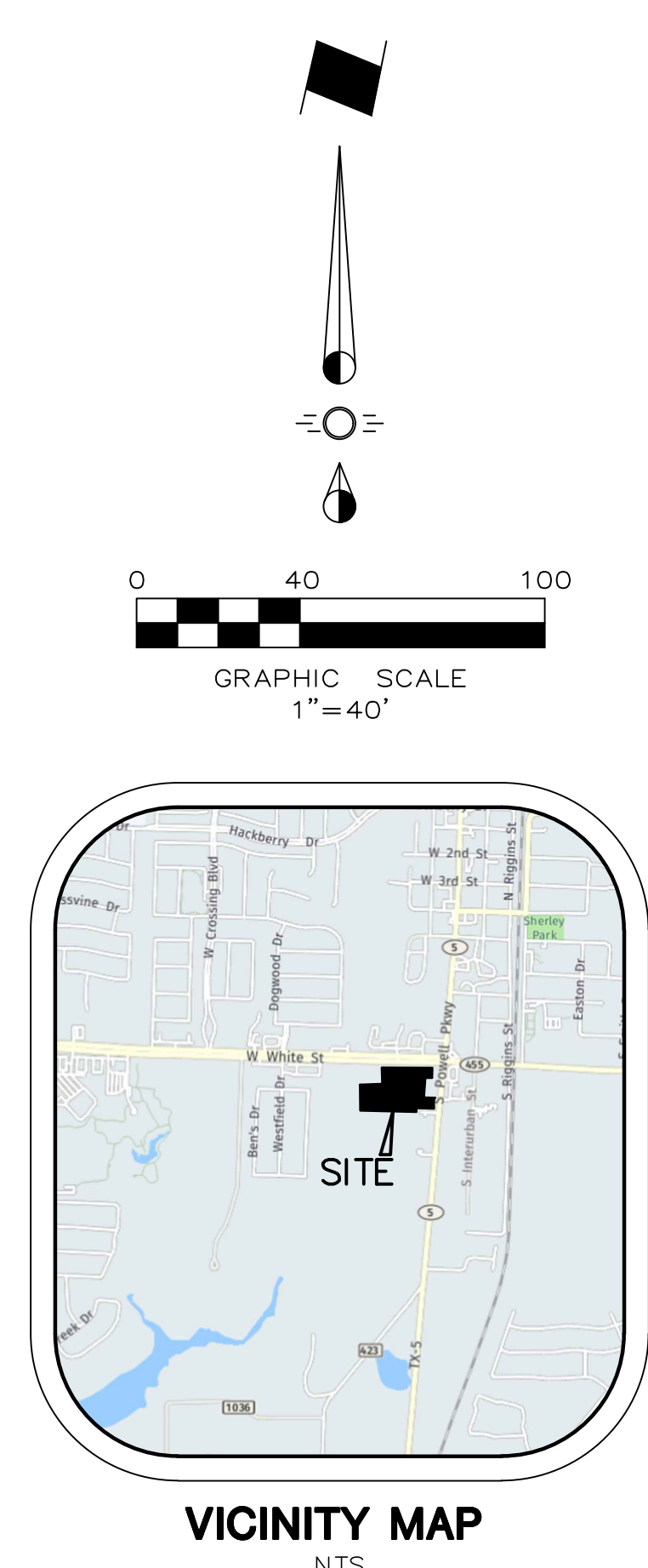
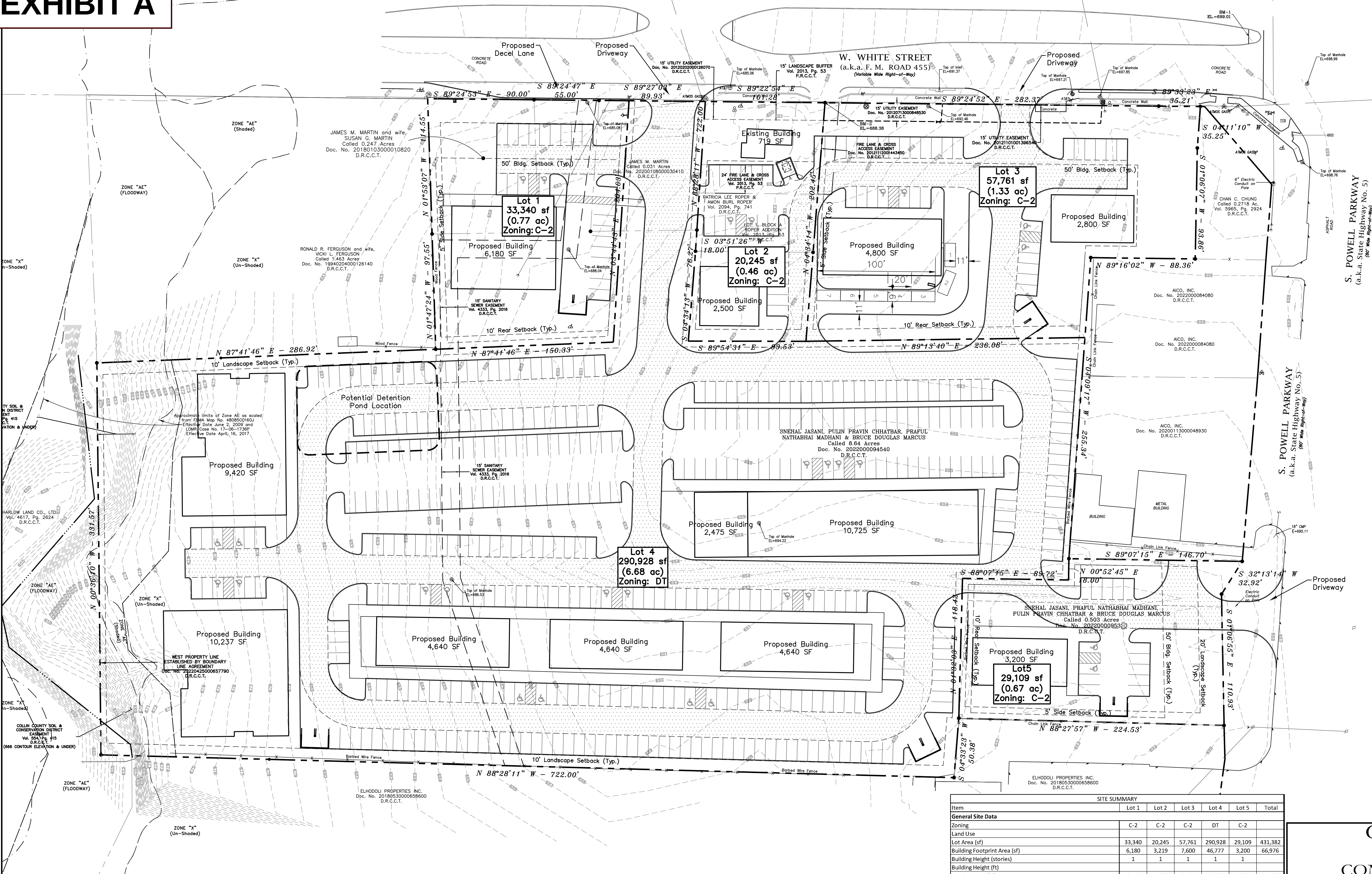
- *Catalyst Areas* are designated for redevelopment or new development based on its potential to spur activity, contribute to the urban fabric and to serve as a unique Downtown anchor or signature neighborhood. Investment in these areas will show confidence and commitment to Downtown and could help catalyze further economic growth in the district.

SUMMARY:

The applicant is proposing to rezone the property to the Regional Commercial (C-2) District and the Downtown (DT) District to allow a proposed retail, restaurant, office, and mixed-use development which is in line with the Anna 2050 Downtown Master Plan for the Downtown Core District.

The request is in conformance with the Anna 2050 Future Land Use Plan.

EXHIBIT A



LEGEND

- Firelane
- Potential Detention Area

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

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

Note:
A Detention Study Will Be Conducted During The Civil Design Phase. Detention Will Be Provided If Necessary In The Location Shown Above. The Parking/Drives Will Be Adjusted As Necessary To Accommodate Any Required Detention.

Note:
Fire Lanes Shall Not Exceed 10% In Grade Change Within The Entire Site Plan Or Development, 5% Cross Slope, And Angles Of Approach And Departure Shall Not Exceed 6% Without Written Approval From The Fire Marshall.

Note:
Minimum Unobstructed Width Of 24 Feet; Servicing Greater Than Two-Story Structures A Minimum of 26 Feet Is Required.

SOURCE BENCHMARK:
TXDOT GPS#E0 430241 = Texas Department of Transportation aluminum disc right-of-way monument on the west side of State Highway No. 5 (S. Powell Parkway) and south of F.M. Highway 455 (a.k.a. W. White Street), 103± south of the southern curb of F.M. Highway 455. Elev. = 698.82

SITE BENCHMARK:
BM-1 = "X" in the center and west edge of the concrete median at the east end of the median on W. White Street at the intersection of S. Powell Parkway and W. White Street. Elev. = 699.01

BM-2 = "X" near the center of a concrete driveway of 407 W. White Street and being the northeast corner of Lot 1, Block A, Roper Addition. Elev. = 688.38

SITE SUMMARY						
Item	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Total
General Site Data						
Zoning	C-2	C-2	C-2	DT	C-2	
Land Use						
Lot Area (sf)	33,340	20,245	57,761	290,928	29,109	431,382
Building Footprint Area (sf)	6,180	3,219	7,600	46,777	3,200	66,976
Building Height (stories)	1	1	1	1	1	
Building Height (ft)						
Lot Coverage (%)	18.54%	15.90%	13.16%	16.08%	10.99%	15.53%
Parking						
Required Parking Retail (1 per XXX)						
Required Parking Restaurant (1 per XXX)						
Total Parking Provided	23	19	33	407	14	496
Accessible Parking Required						
Accessible Parking Provided	2	2	4	18	2	28
Landscape Area (including turf areas)						
Required Internal Landscape Area (8 sf per parking space)						
Additional Interior Landscape Area Provided (square feet)						
Total Landscape Area (square feet)						
Open Space Required (square feet)						
Open Space Provided (square feet)						

Issue Dates:	Revision & Date:	CROSS ENGINEERING CONSULTANTS		
1	1	Cross Engineering Consultants, Inc. 1720 W. Virginia Street 972.562.4409 McKinney, Texas 75069 Texas P.E. Firm No. F-5935		
2	2			
3	3			
4	4			
5	5			
6	6			
Drawn By:		Checked By:	Scale:	
C.E.C.I.		C.E.C.I.	1"=40'	

CONCEPT PLAN
WHITE & POWELL
COMMERCIAL ADDITION
BLOCK A, LOTS 1-5
9.864 ACRES
G STARK SURVEY, ABSTRACT
NO. 798
CITY OF ANNA, COLLIN COUNTY, TX
DATE OF PREPARATION: DEC. 2023

CONCEPT PLAN	Sheet No. CP
W. WHITE MIXED USE	
TERRACO CONSTRUCTION CITY OF ANNA, TEXAS	
Project No. 23048	

W. WHITE MIXED USE

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1751580, 1021879, 2688699, 2887933
2857609, 1021824

Total Number of Acres: 9.864

Zoning Classification(s): C-2, DT

Total Number of Lots: 6

Location: Southwest corner of White and Powell

Property Owner Information & Authorization

Name/Company: White + Willow - Anna, LLC

Address: 1717 Pembroke Ln

City: McKinney State: TX Zip Code: 75070

Phone: 320 444 7709 Email: b.marcius@TERRA-LO construction.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
- ☒ I hereby designate Jonathan Hake (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.

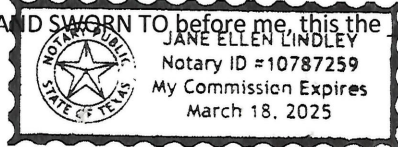
Property Owner's Signature: [Signature] Date: 12-6-23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Bruce Marcus (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 16th 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: Jonathan Hake

Company: Cross Engineering Consultants

Address: 1720 W. Virginia Street

City: McKinney State: Texas Zip Code: 75069

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

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: 210881099, 9887933 Total Number of Acres: 0.47
2857609, 1021824
Zoning Classification(s): C2 Total Number of Lots: 2
Location: 413 W. White

Property Owner Information & Authorization

Name/Company: BRIAN ROPER
Address: 119 Redford Trail, McKinney TX
City: McKinney State: TX Zip Code: 75069
Phone: 214-585-7020 Email: brian@roperswirecenservice.org

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate CASEY McBRIDE (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.

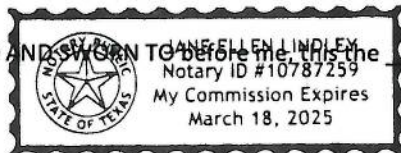
Property Owner's Signature: Brian Roper Date: 12/14/23

STATE OF: TX

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Brian Roper (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 16th day of December, 2023



Jennifer Lindley
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: _____

Planning & Development Department

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



Item No. 15.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the White & Powell, Concept Plan. Applicant: White + Willow - Anna LLC & Brian Roper

SUMMARY:

Retail, Restaurant, Office, and Mixed-Use five lots on 9.9± acres located at the southwest corner of S. Powell Parkway and W. White Street.

The Concept Plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the Concept Plan is to show the conceptual layout and related site improvements and locations associated with the future commercial development.

The Concept Plan complies with the zoning district's area regulations as requested by the zoning case.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

If the zoning case is recommended for approval, the Concept Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinances.

The Concept Plan shall be subject to City Council approval of the zoning request.

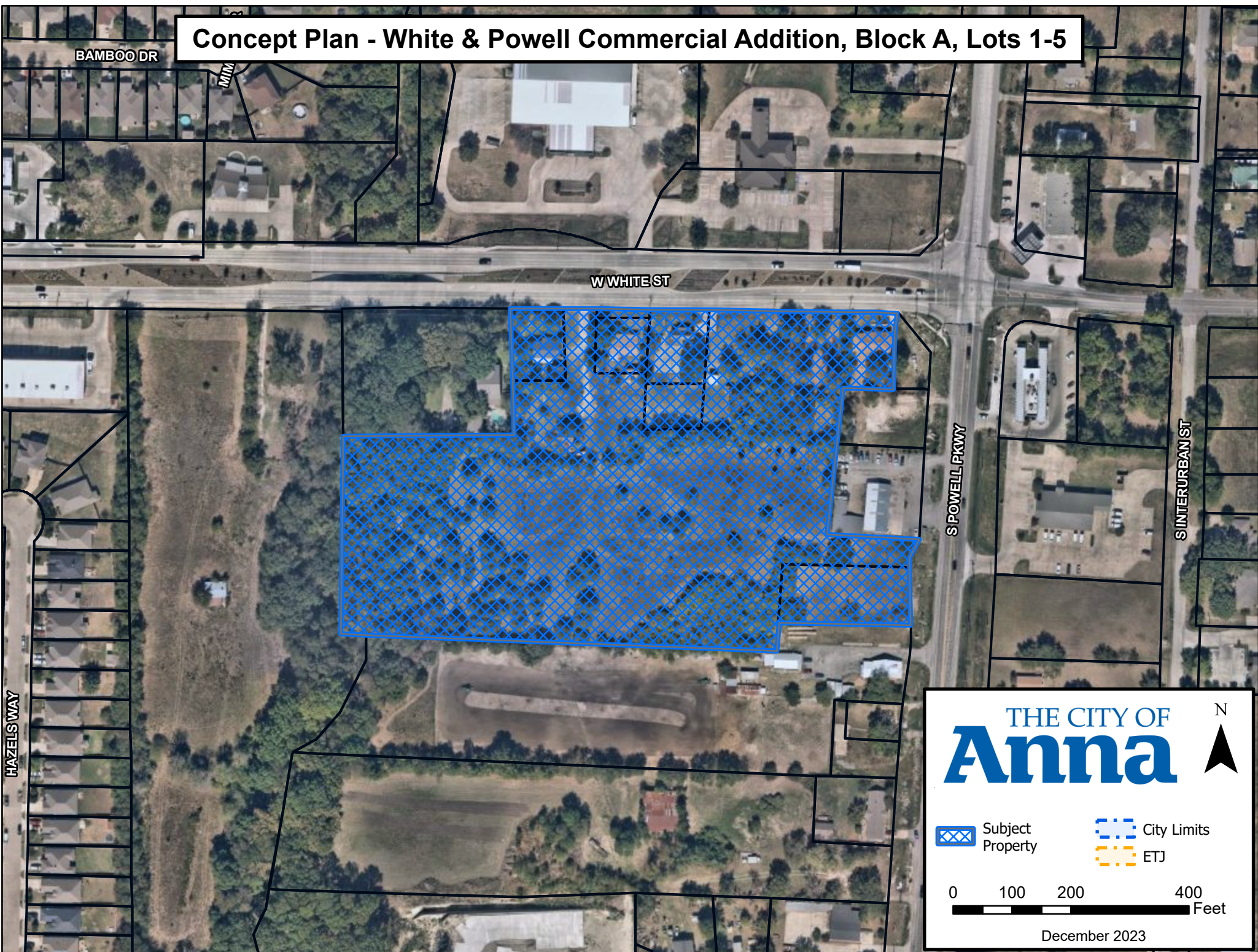
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. White & Powell Commercial Addition, Block A, Lots 1-5 Concept Plan Locator Map
2. Exhibit A - (CP) White & Powell Commercial Addition, Blk A, Lts 1-5
3. P&Z Development Application

Concept Plan - White & Powell Commercial Addition, Block A, Lots 1-5



THE CITY OF
Anna

N

Subject Property

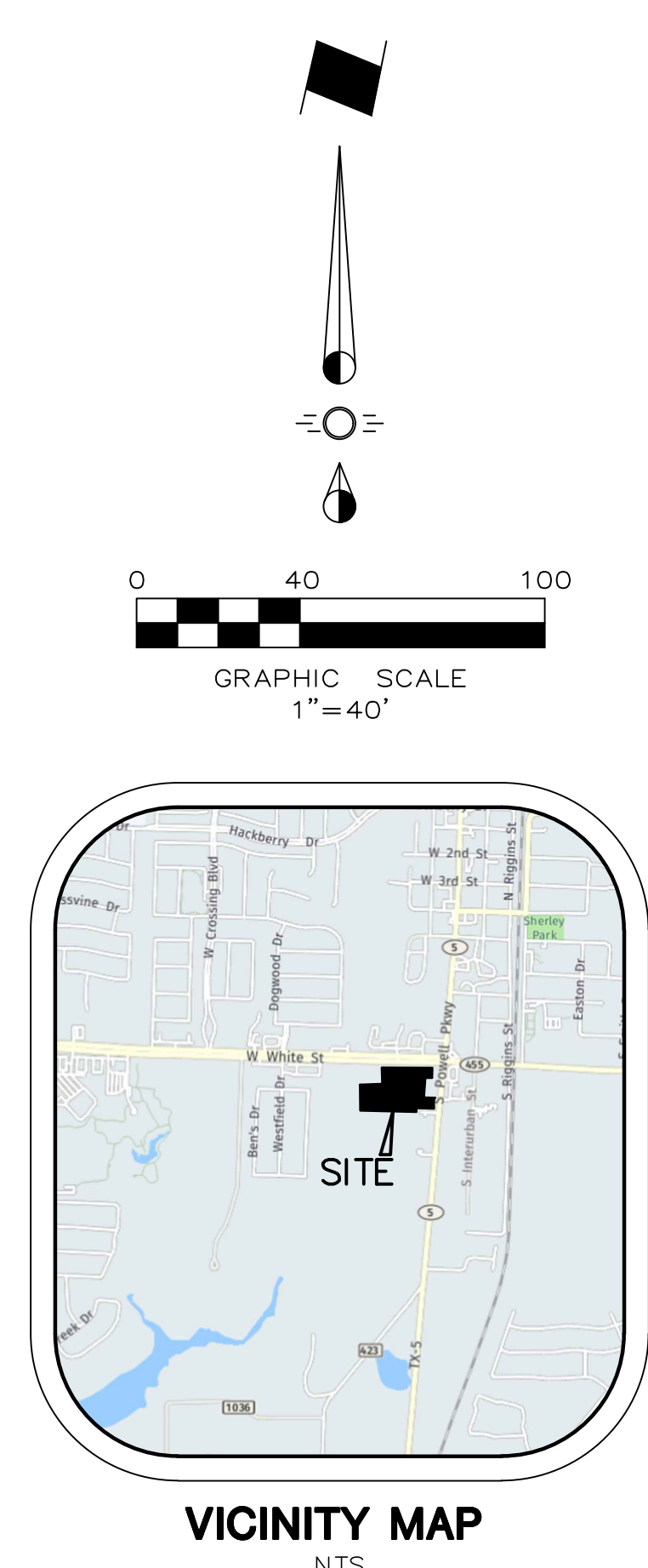
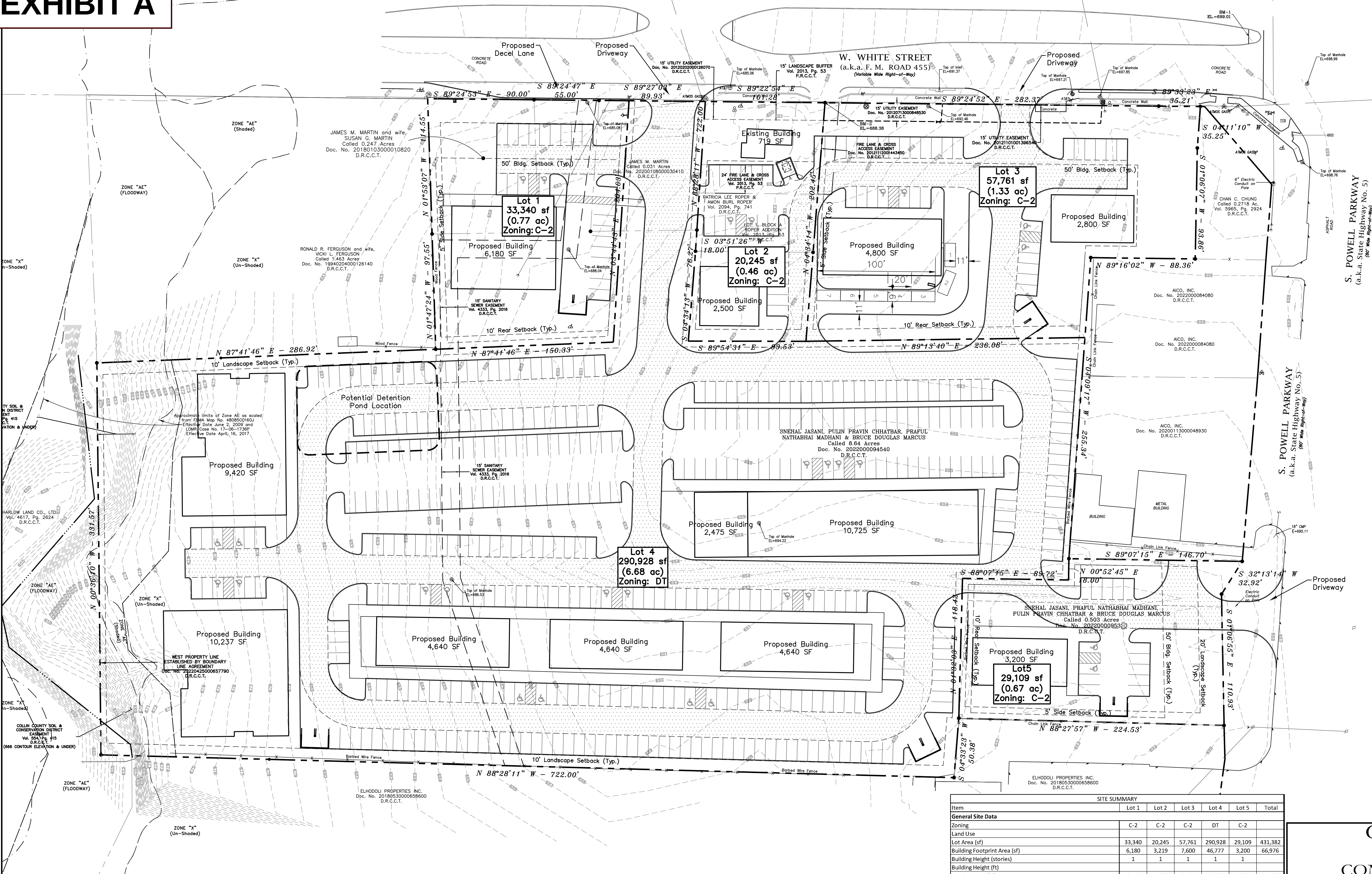
City Limits

ETJ

0 100 200 400 Feet

December 2023

EXHIBIT A



LEGEND

- Firelane
- Potential Detention Area

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

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

Note:
A Detention Study Will Be Conducted During The Civil Design Phase. Detention Will Be Provided If Necessary In The Location Shown Above. The Parking/Drives Will Be Adjusted As Necessary To Accommodate Any Required Detention.

Note:
Fire Lanes Shall Not Exceed 10% In Grade Change Within The Entire Site Plan Or Development, 5% Cross Slope, And Angles Of Approach And Departure Shall Not Exceed 6% Without Written Approval From The Fire Marshall.

Note:
Minimum Unobstructed Width Of 24 Feet; Servicing Greater Than Two-Story Structures A Minimum of 26 Feet Is Required.

SOURCE BENCHMARK:
TXDOT GPS#E0 430241 = Texas Department of Transportation aluminum disc right-of-way monument on the west side of State Highway No. 5 (S. Powell Parkway) and south of F.M. Highway 455 (a.k.a. W. White Street), 103± south of the southern curb of F.M. Highway 455. Elev. = 698.82

SITE BENCHMARK:
BM-1 = "X" in the center and west edge of the concrete median at the east end of the median on W. White Street at the intersection of S. Powell Parkway and W. White Street. Elev. = 699.01

BM-2 = "X" near the center of a concrete driveway of 407 W. White Street and being the northeast corner of Lot 1, Block A, Roper Addition. Elev. = 688.38

SITE SUMMARY						
Item	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Total
General Site Data						
Zoning	C-2	C-2	C-2	DT	C-2	
Land Use						
Lot Area (sf)	33,340	20,245	57,761	290,928	29,109	431,382
Building Footprint Area (sf)	6,180	3,219	7,600	46,777	3,200	66,976
Building Height (stories)	1	1	1	1	1	
Building Height (ft)						
Lot Coverage (%)	18.54%	15.90%	13.16%	16.08%	10.99%	15.53%
Parking						
Required Parking Retail (1 per XXX)						
Required Parking Restaurant (1 per XXX)						
Total Parking Provided	23	19	33	407	14	496
Accessible Parking Required						
Accessible Parking Provided	2	2	4	18	2	28
Landscape Area (including turf areas)						
Required Internal Landscape Area (8 sf per parking space)						
Additional Interior Landscape Area Provided (square feet)						
Total Landscape Area (square feet)						
Open Space Required (square feet)						
Open Space Provided (square feet)						

Issue Dates:
1
2
3
4
5
6

Revision & Date:
1
2
3
4
5
6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By:
C.E.C.I.

Checked By:
C.E.C.I.

Scale:
1"=40'

CONCEPT PLAN
WHITE & POWELL
COMMERCIAL ADDITION
BLOCK A, LOTS 1-5
9.864 ACRES
G STARK SURVEY, ABSTRACT
NO. 798
CITY OF ANNA, COLLIN COUNTY, TX
DATE OF PREPARATION: DEC. 2023

CONCEPT PLAN
W. WHITE MIXED USE
TERRACO CONSTRUCTION
CITY OF ANNA, TEXAS

Sheet No.
CP
Project No.
23048

W. WHITE MIXED USE

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1751580, 1021879, 2688699, 2887933
2857609, 1021824

Total Number of Acres: 9.864

Zoning Classification(s): C-2, DT

Total Number of Lots: 6

Location: Southwest corner of White and Powell

Property Owner Information & Authorization

Name/Company: White + Willow - Anna, LLC

Address: 1717 Pembroke Ln

City: McKinney State: TX Zip Code: 75070

Phone: 320 444 7709 Email: b.marcius@TERRA-LO construction.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
- ☒ I hereby designate Jonathan Hake (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.

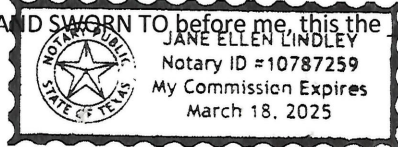
Property Owner's Signature: [Signature] Date: 12-6-23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Bruce Marcus (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 16th 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: Jonathan Hake

Company: Cross Engineering Consultants

Address: 1720 W. Virginia Street

City: McKinney State: Texas Zip Code: 75069

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

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: 210881099, 9887933 Total Number of Acres: 0.47
2857609, 1021824
Zoning Classification(s): C2 Total Number of Lots: 2
Location: 413 W. White

Property Owner Information & Authorization

Name/Company: BRIAN ROPER
Address: 119 Redford Trail, McKinney TX
City: McKinney State: TX Zip Code: 75069
Phone: 214-585-7020 Email: brian@roperswirecenservice.org

Project Representation (check one):

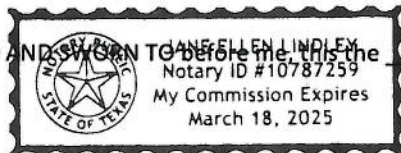
- ☐ I will represent the application myself; OR
☒ I hereby designate CASEY McBRIDE (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding 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: Brian Roper Date: 12/14/23
STATE OF: TX
COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Brian Roper
(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 16th day of December, 2023



Jennifer Lindley
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: _____

Planning & Development Department

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



Item No. 16.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit to allow for two-family dwellings on 29.8± acres located at the southeast corner of Crystal Parkway and Standridge Boulevard. Zoned Planned Development (Ord. No. 969-2022). Applicant: Shlva Kondru/Rise Commercial

SUMMARY:

REMARKS:

The applicant is requesting a Specific Use Permit (SUP) for two-family dwellings (duplexes). The Zoning Ordinance defines a two-family dwelling as:

A building designed for occupancy by two individuals or families living independently of each other within separate units with a common wall and under one roof in which each dwelling is located on a separate platted lot. This use is also known as a duplex.

The subject property is zoned Planned Development ("PD") (Ord. No. 969-2022).

Within the PD and associated concept plan, the subject area is identified as Mixed-Use with a base zoning of C-2 General Commercial (C-2) with the additional residential uses allowed by-right:

- Multiple-family residence
- SF-TH Townhome
- SF-Z Single-Family Residence – Zero lot line homes

A Concept Plan, Wildflower Meadows, accompanies this request.

Surrounding Land Use and Zoning

North	Vacant land zoned PD (Ord. No. 969-2022 – Multi-family)
East	Vacant land zoned PD (Ord. No. 969-2022 – Commercial)
South	Vacant land located in the ETJ and owned by Collin College
West	Vacant lot located across future Standridge Blvd & zoned PD (Ord. No. 969-2022 – Single-family) and vacant land located in the ETJ

Specific Use Permit

The Zoning Ordinance designates certain uses as requiring a SUP to allow the Planning

& Zoning Commission and City Council to review requests on a case-by-case basis as to its probable effect on the adjacent property and the community welfare. The request may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public.

The language within the PD does not permit a two-family dwelling by-right. The PD calls out the use of multiple-family residences as an additional use, but then refers to the SF-TH Townhome District (SF-TH) and SF-Z Single-Family Residence District – Zero lot line homes (SF-Z) districts rather than the uses. The intent of listing the uses as such was for those uses to follow the most similar zoning district within the zoning regulations. The SF-TH district allowed for two-family dwellings with the approval of a SUP.

If permitted, the two-family dwellings would follow the Mixed-Density (MD) District in the current version of the Zoning Ordinance. Any conflicts between the PD and the MD district, the PD will be followed.

SUMMARY:

Request for a Specific Use Permit to allow for two-family dwellings (duplexes) on 29.8± acres located at the southeast corner of Crystal Parkway and Standridge Boulevard.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Planning staff has no concerns with the proposed land use request of two-family dwellings (duplexes) at the proposed location.

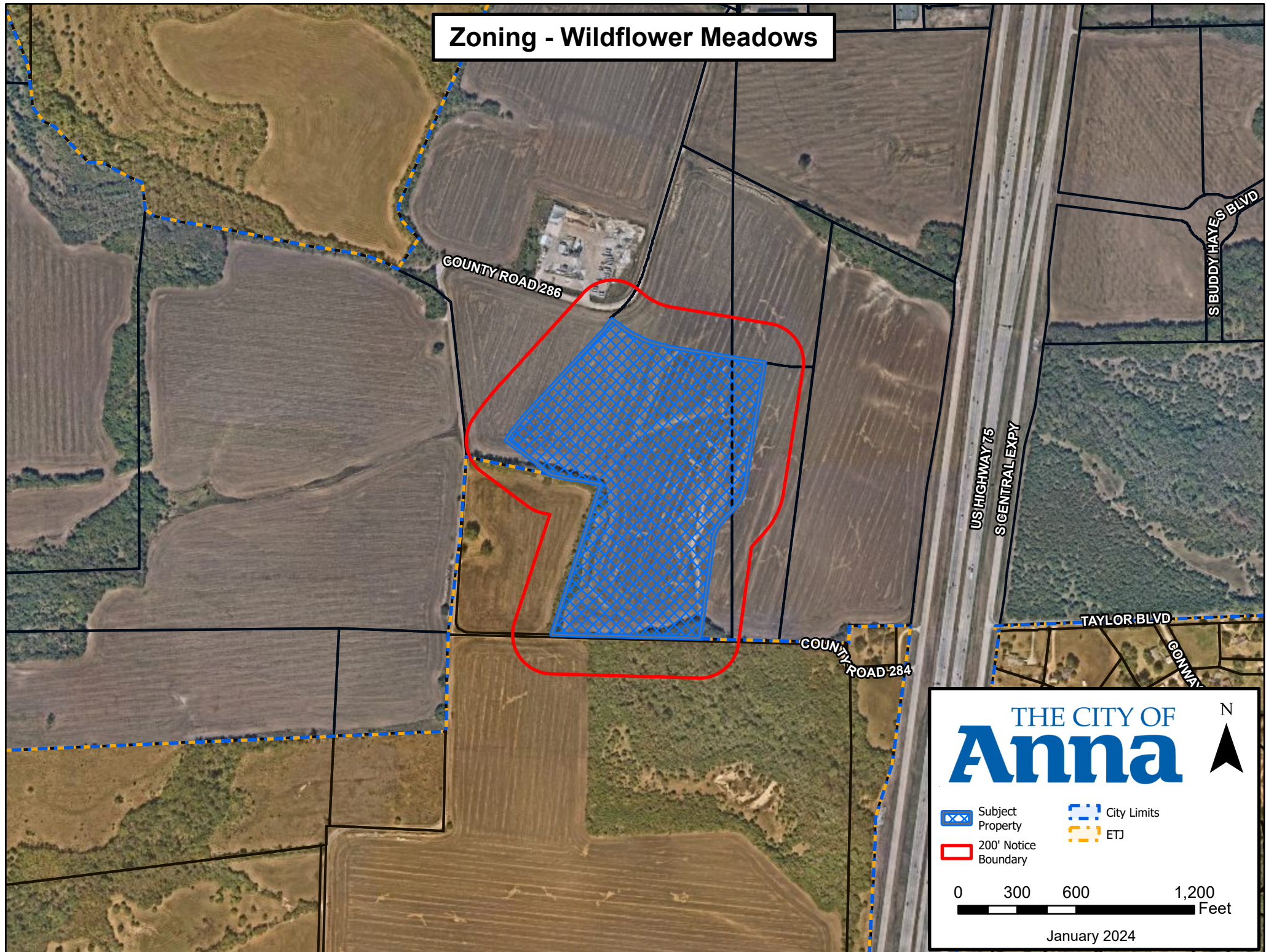
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Wildflower Meadows Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) Wildflower Meadows SUP
3. 969-2022
4. Application
5. Responses PZ

Zoning - Wildflower Meadows



CITY OF ANNA
PLANNING & ZONING COMMISSION

February 5, 2024

Public Hearing: Specific Use Permit for two-family dwellings (duplexes)

Applicant: Shlva Kondru/Rise Commercial

DESCRIPTION:

The applicant is requesting a Specific Use Permit to allow for two-family dwellings (duplexes) on 29.8± acres located at the southeast corner of Crystal Parkway and Standridge Boulevard. Zoned Planned Development (Ord. No. 969-2022).

REMARKS:

The applicant is requesting a Specific Use Permit (SUP) for two-family dwellings (duplexes). The Zoning Ordinance defines a two-family dwelling as:

A building designed for occupancy by two individuals or families living independently of each other within separate units with a common wall and under one roof in which each dwelling is located on a separate platted lot. This use is also known as a duplex.

The subject property is zoned Planned Development ("PD") (Ord. No. 969-2022). Within the PD and associated concept plan, the subject area is identified as Mixed-Use with a base zoning of C-2 General Commercial (C-2) with the additional residential uses allowed by-right:

- Multiple-family residence
- SF-TH Townhome
- SF-Z Single-Family Residence – Zero lot line homes

A Concept Plan, Wildflower Meadows, accompanies this request.

Surrounding Land Use and Zoning

North	Vacant land zoned PD (Ord. No. 969-2022 – Multi-family)
East	Vacant land zoned PD (Ord. No. 969-2022 – Commercial)
South	Vacant land located in the ETJ and owned by Collin College
West	Vacant lot located across future Standridge Blvd & zoned PD (Ord. No. 969-2022 – Single-family) and vacant land located in the ETJ

Specific Use Permit

The Zoning Ordinance designates certain uses as requiring a SUP to allow the Planning & Zoning Commission and City Council to review requests on a case-by-case basis as to its probable effect on the adjacent property and the community welfare. The request may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public.

The language within the PD does not permit a two-family dwelling by-right. The PD calls out the use multiple-family residence as an additional use but then refers to the SF-TH Townhome District (SF-TH) and SF-Z Single-Family Residence District – Zero lot line homes (SF-Z) districts rather than the uses. The intent of listing the uses as such was for those uses to follow the most similar zoning district within the zoning regulations. The SF-TH district allowed for two-family dwellings with the approval of a SUP.

If permitted, the two-family dwellings would follow the Mixed-Density (MD) District in the current version of the Zoning Ordinance. Any conflicts between the PD and the MD district, the PD will be followed.

SUMMARY:

Request for a Specific Use Permit to allow for two-family dwellings (duplexes) on 29.8± acres located at the southeast corner of Crystal Parkway and Standridge Boulevard.

RECOMMENDATION:

Planning staff has no concerns with the proposed land use request of two-family dwellings (duplexes) at the proposed location.

CITY OF ANNA, TEXAS

(Property zoned under this Planned Development ordinance is generally located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455))

ORDINANCE NO. 969-2022

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 as set forth in Article 9.04 of The Anna City Code of Ordinances ("Article 9.04"); and

WHEREAS, the City has received a requested zoning amendment from Bloomfield Homes, LP on Property described in Exhibit 1 ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, the applicant has entered into that certain Crystal Park Development Agreement associated with City of Anna Resolution No. 2021-12-1077 (the "Development Agreement") governing certain aspects of development of the Property including without limitation development standards that are enforceable independent of this ordinance; and

WHEREAS, said Property generally located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455); and

WHEREAS, the applicant agreed to residential architectural standards in accordance with Exhibit D of Resolution No. 2021-12-1077; 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 amending the zoning of the Property and as depicted in Exhibit 2 ("Concept Plan").

1. Purpose.

The purpose of this Planned Development District is to facilitate the development of a high-quality mixed-use, commercial, and single-family residence subdivision. The zoning classification(s) or combination of zoning classifications to which the uses in this Planned Development District are most similar include all of the following: SF-TH Townhome District (SF-TH), SF-Z Single Family Residence District – Zero Lot Line Homes (SF-Z), SF-60 Single-Family Residence District (SF-60), SF-72 Single-Family Residence District (SF-72), SF-84 Single-Family Residence District (SF-84), SF-10.5 Single-Family Residence District (SF 10.5), MF-2 Multiple-Family Residential - High Density (MF-2), and C-2 General Commercial District (C-2).

2. Definitions.

Except as otherwise provided herein, the definitions in Appendix 3 of Article 9.04 shall apply.

3. Development Standards.

Where there is conflict between Exhibit 3 ("Development Standards") and Article 9.04, the Development Standards shall control. Where there is a conflict between the Development Standards and the Development Agreement, the Development Agreement shall apply.

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.

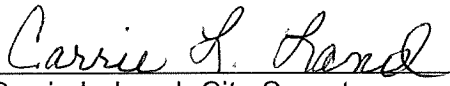
Section 6. Publication of the Caption and Effective Date

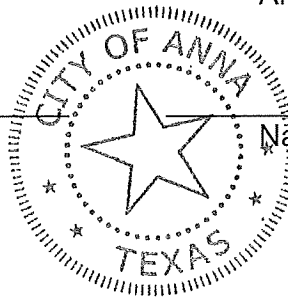
This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

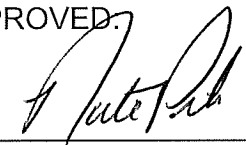
PASSED by the City Council of the City of Anna, Texas this 22nd day of March 2022.

ATTESTED:

APPROVED.


Carrie L. Land, City Secretary




Nate Pike, Mayor

ZONING EXHIBIT DESCRIPTION
390.451 ACRES

BEING A 390.451 ACRE TRACT OF LAND SITUATED IN THE R. JOHNSON SURVEY, ABSTRACT NO. 479, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504, THE T. RATTAN SURVEY, ABSTRACT NO. 782, THE J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295 AND THE J. KINCADE SURVEY, ABSTRACT NO. 510, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 148.68 ACRE TRACT OF LAND, CONVEYED TO F.A. MILLER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960321000231110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, ALL OF A 116.974 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002551800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND ALL OF A 243.477 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 390.451 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TxDOT HIGHWAY MONUMENT WITH ALUMINUM DISC FOUND FOR THE SOUTHEAST CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF COFFMAN CEMETERY, (NO RECORD DOCUMENT FOUND). SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE COMMON LINES OF SAID 148.68 ACRE TRACT AND SAID COFFMAN CEMETERY, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 322.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID CEMETERY;

SOUTH 01 DEGREE 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 93.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT. SAID POINT BEING ON THE NORTH LINE OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD., AS RECORDED IN VOLUME 4820, PAGE 2729, OFFICIAL PUBLIC RECORDS,

COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY ROAD NO. 284, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, NORTH 88 DEGREES 35 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 148.68 ACRE TRACT, THE SOUTH LINE OF AFORESAID 116.974 ACRE TRACT, AND THE COMMON NORTH LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 284, A DISTANCE OF 1509.22 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN RATTAN AND SUE RATTAN, (NO RECORD DOCUMENT FOUND);

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID RATTAN TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 18 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 800.08 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID RATTAN TRACT;

NORTH 78 DEGREES 24 MINUTES 56 SECONDS WEST, A DISTANCE OF 700.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID RATTAN TRACT. SAID POINT BEING ON THE EAST LINE OF AFORESAID 243.477 ACRE TRACT AND BEING WITHIN COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, ALONG SAID COMMON LINES OF SAID 243.477 ACRE TRACT AND THE WEST LINE OF A SAID RATTAN TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 22.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 362.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 05 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF 496.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID RATTAN TRACT AND A COMMON NORTHWEST CORNER OF AFORESAID 97.682 ACRE TRACT;

THENCE, SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 484.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 140.00 ACRE TRACT OF LAND CONVEYED TO JOHN ANDREW ADAMS AND LESLIE JANE BOX, AS RECORDED IN VOLUME 5389, PAGE 3671, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 243.477 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 140.00 ACRE TRACT, A DISTANCE OF 3215.64 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 243.477 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 140.00 ACRE TRACT. SAID POINT BEING ON THE EAST LINE OF A 216.801 ACRE TRACT OF LAND CONVEYED TO VERLA SUE HOLLAND AND MAURINE DICKEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 95-0011069, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 243.477 ACRE TRACT AND THE SAID 216.801 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 119.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 357.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 381.16 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER, OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 216.801 ACRE TRACT. SAID POINT BEING AT THE END OF COUNTY ROAD NO. 937, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

NORTH 87 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.55 FEET TO A 60D NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 245.6 ACRE TRACT OF LAND CONVEYED TO VIRGIL WREN MILLER, AS

RECORDED IN VOLUME 5823, PAGE 3619, OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE
COMMON EAST LINE OF SAID 245.6 ACRE TRACT, WITH SAID COUNTY ROAD
NO. 937, THE FOLLOWING COURSES AND DISTANCES:

NORTH 12 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF
109.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF
258.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF
725.61 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 28 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF
186.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF
170.86 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF
250.08 FEET TO A 60D NAIL FOUND (BENT) FOR CORNER;

NORTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, PASSING THE
NORTH LINE OF SAID 245.6 ACRE TRACT AND THE COMMON SOUTH LINE
OF A 64 ACRE TRACT OF LAND CONVEYED TO NAOMI L. WATSON, AS
RECORDED IN COUNTY CLERK'S FILE NO. 20140313000236380, OFFICIAL
PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG
THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST
LINE OF SAID 64 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 254.07
FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA
SURVEYING" SET FOR CORNER;

THENCE, NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING
ALONG SAID COMMON LINE, WITH SAID COUNTY ROAD NO. 937, A DISTANCE
OF 923.21 FEET A 1/2" IRON FOUND FOR THE NORTH CORNER OF SAID 243.477
ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 5.765 ACRE
TRACT OF LAND CONVEYED TO SUNLIT HOLDING, LLC, AS RECORDED IN
COUNTY CLERK'S FILE NO. 20190221000181710, OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED
"PEISER.MANKIN.SUR" FOUND FOR THE NORTHWEST CORNER OF SAID 5.765

ACRE TRACT AND A COMMON SOUTHWEST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 5.765 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF 82.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 84.40 FEET TO 60D NAIL FOUND FOR CORNER;

SOUTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.45 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 41 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 157.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 262.41 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 55 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 101.118 ACRE TRACT;

THENCE, CONTINUING ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 18 MINUTES 28 SECONDS EAST, A DISTANCE OF 348.05 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 21 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 346.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 211.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 37 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 88.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.59 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 42 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 246.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 164.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 58.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 61.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 234.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 426.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 239.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 66 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 67.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 73.51 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 101.118 ACRE TRACT AND THE WEST CORNER OF AFORESAID 116.974 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 35 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 177.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 42 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 131.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 19 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 41.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 14 MINUTES 16 SECONDS EAST, A DISTANCE OF 444.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 387.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 293.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 23 MINUTES 10 SECONDS EAST, A DISTANCE OF 419.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 101.118 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 41.531 ACRE TRACT OF LAND CONVEYED AS "TRACT NO. 2" TO WBK PARTNERS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 98-126145, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 69 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 41.531 ACRE TRACT, A DISTANCE OF 1130.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 33 ACRE TRACT OF LAND CONVEYED TO MIXON REALITY CO., AS RECORDED IN COUNTY CLERK'S FILE NO. 20110407000364750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF AFORESAID COUNTY ROAD NO. 286;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 33 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 148.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 597.04 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 33 ACRE TRACT;

SOUTH 63 DEGREES 20 MINUTES 08 SECONDS EAST, DEPARTING SAID COUNTY ROAD NO. 286, ALONG SAID NORTHEAST LINE OF SAID 116.974 ACRE TRACT, THE NORTHEAST LINE OF AFORESAID 148.68 ACRE TRACT, AND THE COMMON SOUTHWEST LINE OF SAID 33 ACRE TRACT, A

DISTANCE OF 1555.52 FEET TO A TxDOT MONUMENT WITH ALUMINUM DISC FOUND FOR THE NORTHEAST CORNER OF SAID 148.68 ACRE TRACT. SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 75, FROM WHICH A TxDOT MONUMENT WITH BRASS DISC FOUND BEARS NORTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 12.19 FEET;

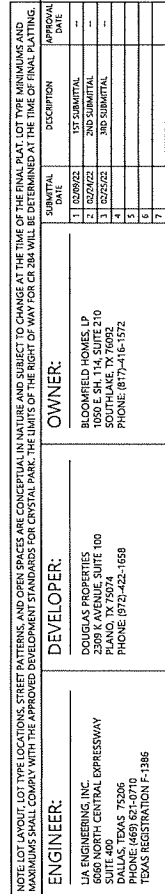
THENCE, ALONG THE EAST LINE OF SAID 148.68 ACRE TRACT AND SAID COMMON WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 10 MINUTES 25 SECONDS EAST, A DISTANCE OF 150.17 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 07 DEGREES 36 MINUTES 36 SECONDS WEST, A DISTANCE OF 500.39 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 09 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 400.10 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 06 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 696.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 17,008,076 SQUARE FEET OR 390.451 ACRES OF LAND.



DEVELOPER:	DOUGLAS PROPERTIES 2308 K AVENUE, SUITE 100 PLANO, TX 75074 PHONE: (972)-422-1658
OWNER:	BLOOMFIELD HOSPITAL 1050 E. SH. 114, SOUTH LAKE, TX PHONE: (817)-411-1111

390.452 ACRES
OUT OF THE
DUFFMAN SURVEY, ABSTRACT NO. 187, T. 12 R. 10 J. JOHNSON SURVEY,
ABSTRACT NO. 478,
W. RITCHENS SURVEY, ABSTRACT NO. 504 AND THE T. 12 R. 10 J. JOHNSON
SURVEY, ABSTRACT NO. 192,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X BLOCK A; LOTS 1-4, LOT 1X, BLOCK B; LOTS 1-3A, 1X, BLOCK C; LOTS 1-3A, 1X, BLOCK D;
 LOTS 1-32, 1X, BLOCK E; LOTS 1-32, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H;
 LOTS 1-3A, BLOCK I; LOTS 1-32, 1X, BLOCK J; LOTS 1-5, 1X, 1X, BLOCK K; LOTS 1-26, 1X, BLOCK L;
 LOTS 1-26, 1X, BLOCK M; LOTS 1-26, 1X, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P;
 LOTS 1-20, 1X, BLOCK Q; LOTS 1-20, 1X, BLOCK R; LOTS 1-10, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T;
 LOTS 1-13, 1X, BLOCK U; LOTS 1-18, 1X, BLOCK V; LOTS 1-15, 1X, 1X, BLOCK W; LOTS 1-15, 1X, BLOCK X;
 LOTS 1-13, 1X, BLOCK Y; LOTS 1-18, 1X, BLOCK Z; LOTS 1-15, 1X, BLOCK AA; LOTS 1-15, 1X, BLOCK AB;
 LOTS 1-17, 1X, BLOCK AC; LOTS 1-18, 1X, BLOCK AD; LOTS 1-18, 1X, BLOCK AE; LOTS 1-43, 1X, BLOCK AF;
 LOTS 1-19, BLOCK AG; LOTS 1-52, BLOCK AH; LOTS 1-32, 1X, BLOCK AI; LOTS 1-24, BLOCK AJ;
 LOTS 1-27, BLOCK AK; LOTS 1-21, 1X, BLOCK AL; LOTS 1-18, BLOCK AM; LOTS 1-24, BLOCK AN;
 LOTS 1-17, BLOCK AO; LOTS 1-24, 1X, BLOCK AP; LOTS 1-17, BLOCK AQ; LOTS 1-17, BLOCK AR;
 LOTS 1-17, BLOCK AS; LOTS 1-17, BLOCK AT; LOTS 1-17, BLOCK AU; LOTS 1-17, BLOCK AV; LOTS 1-17, BLOCK AW;

CONCEPT PLAN
FOR
CRYSTAL PARK

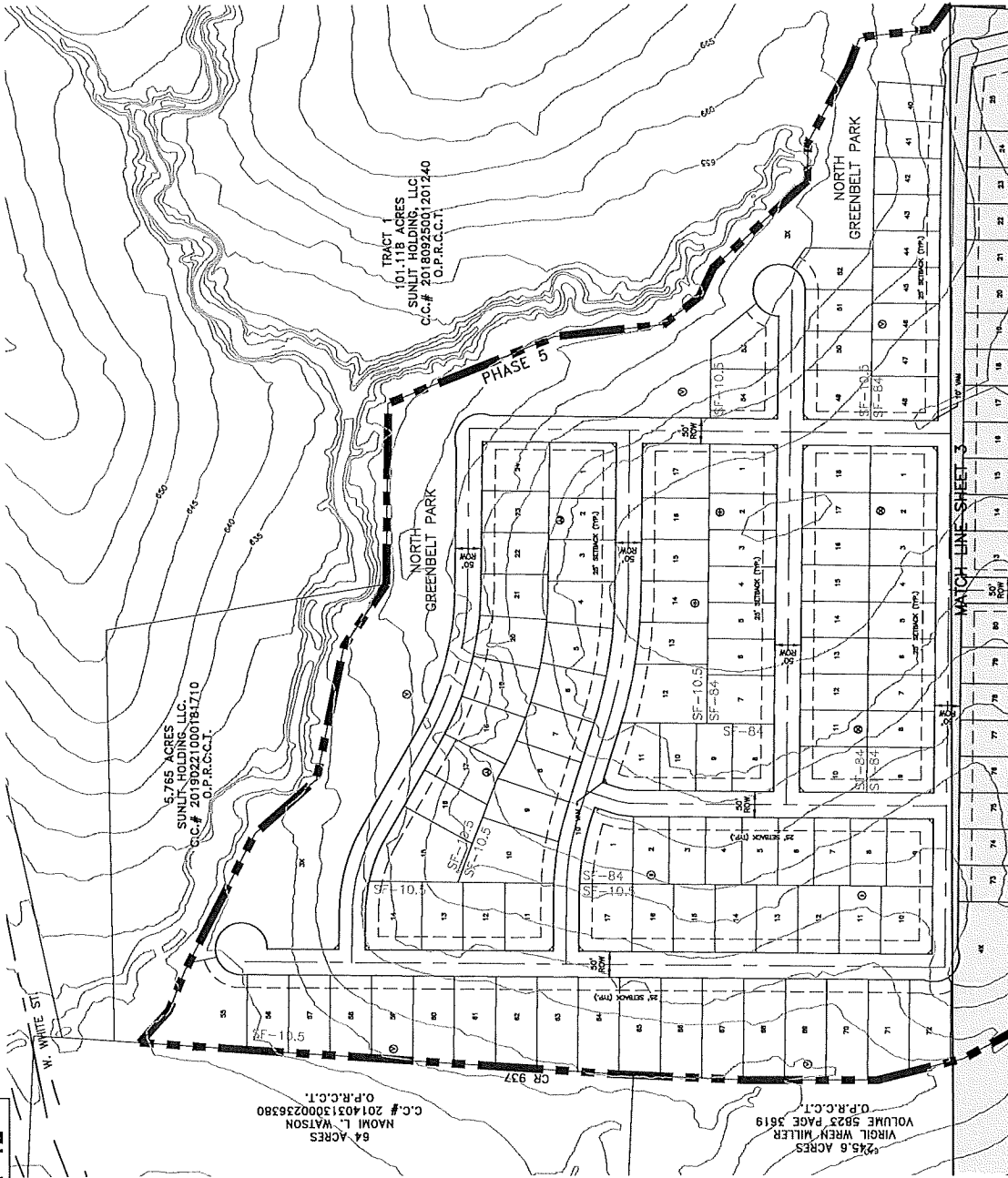
1-32, BLOCK CC; LOTS 1-32, 1X, BLOCK G;
1-21, 1X, BLOCK S; LOTS 1-18, BLOCK G;
BLOCK J; LOT 1X, BLOCK KK; LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828,

SCALE: 1" = 300'

FOR CONCEPT PURPOSES ONLY

PROJECT NO. 0186

Ord. No. 969-2022 Page 13 of 33



6.4 ACRES
NAOMI L. WATSON
O.P.R.C.C.I.
C.C.# 2014031300236380

6.765 ACRES
SUNLIT HOLDING, LLC
O.P.R.C.C.I.
C.C.# 20190221000184710

101.118 ACRES
SUNLIT HOLDING, LLC
O.P.R.C.C.I.
C.C.# 20180925001201240

245.6 ACRES
VIGIL WREN MILLER
O.P.R.C.C.I.
VOLUME 5925 PAGE 3619

ITEM	SF-44	SF-72	SF-48
Maximum Height (feet)	35	35	35
Min. Side Yard Setback (feet)	7	6	10
Min. Front Yard Setback (feet)	15	15	15
Min. Rear Yard Setback (feet)	25	25	25
Min. Lot Area (sq. ft.)	10,000	10,000	10,000
Min. Lot Width (feet)	40	40	40
Min. Lot Depth (feet)	100	100	100
Min. Lot Coverage (%)	50%	50%	50%
Min. Lot Area (sq. ft.)	10,000	10,000	10,000
Min. Lot Width (feet)	40	40	40
Min. Lot Depth (feet)	100	100	100
Min. Lot Coverage (%)	50%	50%	50%
Min. Lot Area (sq. ft.)	10,000	10,000	10,000
Min. Lot Width (feet)	40	40	40
Min. Lot Depth (feet)	100	100	100
Min. Lot Coverage (%)	50%	50%	50%

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	DATE
PROPOSED ZONING	DATE
CURRENT ZONING	DATE
CURRENT LAND USE	DATE
PROPOSED LAND USE	DATE
CROSS SITE AREA	DATE

PRELIMINARY LOT COUNT TABLE	
RESIDENTIAL TYPE	TOTAL
PHASE 1	100
PHASE 2	100
PHASE 3	100
PHASE 4	100
PHASE 5	100
PHASE 6	100
PHASE 7	100
PHASE 8	100
PHASE 9	100
PHASE 10	100
PHASE 11	100
PHASE 12	100
PHASE 13	100
PHASE 14	100
PHASE 15	100
PHASE 16	100
PHASE 17	100
PHASE 18	100
PHASE 19	100
PHASE 20	100
PHASE 21	100
PHASE 22	100
PHASE 23	100
PHASE 24	100
PHASE 25	100
PHASE 26	100
PHASE 27	100
PHASE 28	100
PHASE 29	100
PHASE 30	100
PHASE 31	100
PHASE 32	100
PHASE 33	100
PHASE 34	100
PHASE 35	100
PHASE 36	100
PHASE 37	100
PHASE 38	100
PHASE 39	100
PHASE 40	100
PHASE 41	100
PHASE 42	100
PHASE 43	100
PHASE 44	100
PHASE 45	100
PHASE 46	100
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PHASE 93	100
PHASE 94	100
PHASE 95	100
PHASE 96	100
PHASE 97	100
PHASE 98	100
PHASE 99	100
PHASE 100	100

ENGINEER:		DEVELOPER:		OWNER:		SUBMITTAL DATE		APPROVAL DATE	
LJA ENGINEERING		DOUGLAS PROPERTIES		BLOOMFIELD HOMES LP		1/1/2022		1/1/2022	
SUITE 400		100		210		2/1/2022		2/1/2022	
DALLAS, TEXAS 75206		PLANO, TX 75074		SOUTH PLANO, TX 75075		3/1/2022		3/1/2022	
PHONE (469) 621-0710		PHONE (972) 422-6558		PHONE (817) 415-1572		4/1/2022		4/1/2022	
TEXAS REGISTRATION F-1386						5/1/2022		5/1/2022	
						6/1/2022		6/1/2022	
						7/1/2022		7/1/2022	
						8/1/2022		8/1/2022	
						9/1/2022		9/1/2022	
						10/1/2022		10/1/2022	
						11/1/2022		11/1/2022	
						12/1/2022		12/1/2022	

390.432 ACRES
OUT OF THE
A CITY MAP BLVD. ADJACENT TO THE E. JOHNSON BLVD.
THE W. JOHNSON BLVD. ADJACENT TO THE E. JOHNSON BLVD.
CITY OF ANNA,
COLLIN COUNTY, TEXAS

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100'
FOR CONCEPT PURPOSES ONLY
REFERENCE NO.



DOMES, LP
SUITE 211
76092
6-1572

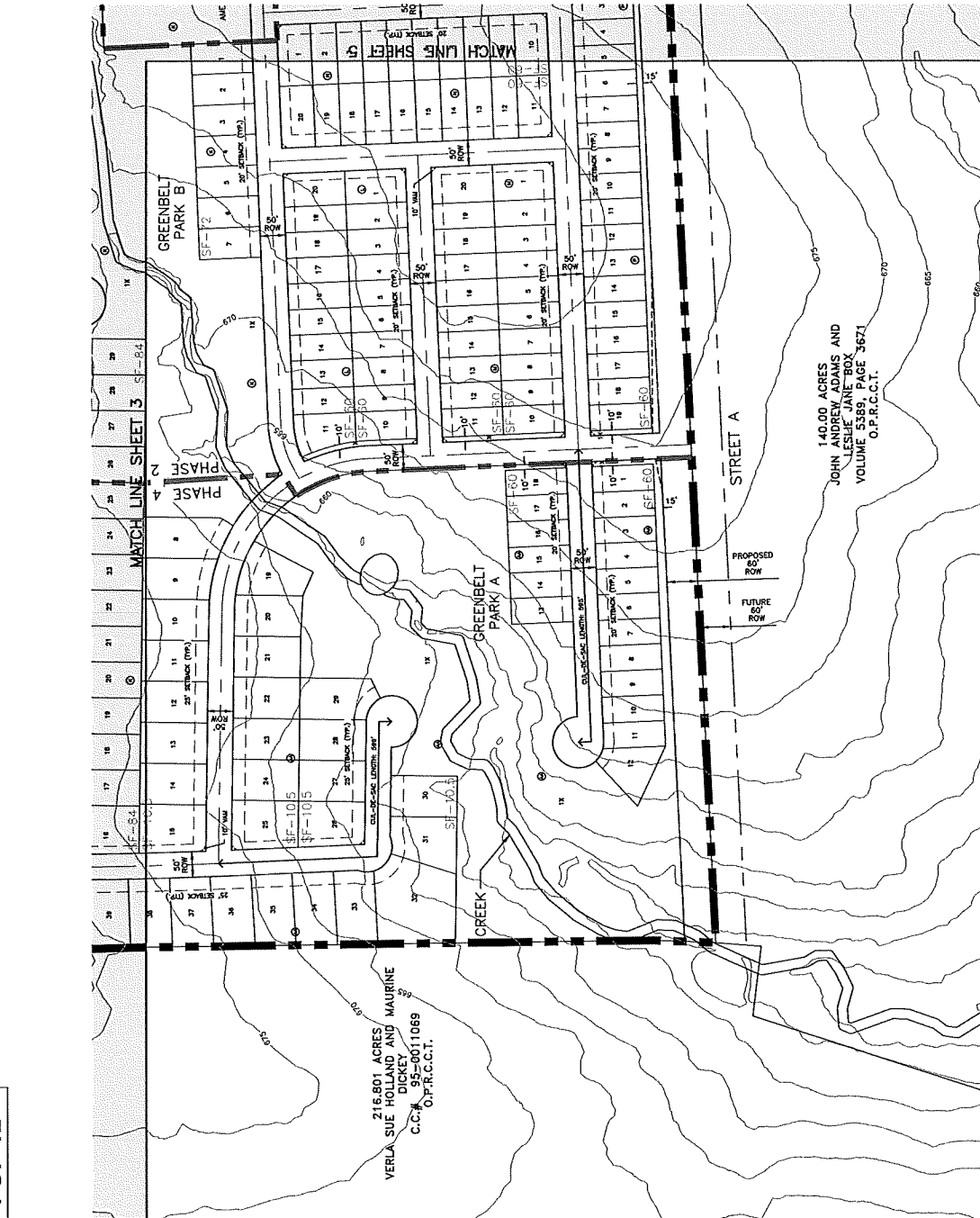
SUBMITTAL DATE		DESCRIPTION	APPROVAL DATE
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2	02/24/02	2ND SUBMITTAL	-
3	02/25/02	3RD SUBMITTAL	-
4			
5			
6			
7			

A,
TEXAS

BLOCK D;
 BLOCK H;
 BLOCK L;
 BLOCK P;
 BLOCK T;
 BLOCK AA;
 BLOCK EE;
 BLOCK HH;
 BLOCK MM;

CEPT PLAN
FOR
TAL PARK

AS ONLY	
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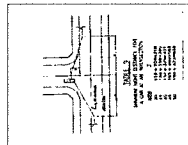


	SP-15L3	SP-46	SP-72	SP-48
Maximum Weight (lbs)	35	35	35	35
Max. Single Rod, American Steel	7	6	10	10
Max. Single Rod, Chromalloy	5	11	11	11
Max. Single Rod, Chromalloy Steel Weld, Chromalloy	5	11	11	11
Max. Single Rod, Steel	25	25	20	20
Max. Single Rod, Steel	25	25	20	20
Max. Single Rod, Steel	25	25	20	20
Max. Load (lb. In. H ₂ O)	10,500	8,400	7,200	6,000
Max. Load Depth (in.)	80	70	60	50
Max. Load Width (in.)	150	150	120	120
Max. Load Diameter (in.)	3/8"	3/8"	1/2"	1/2"
Building Size (sq. ft.)	2,200	2,210	1,800	1,800
Max. Machinery (sq. ft.)	80%	80%	80%	80%

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-4E
PROPOSED ZONING	SF-10.5, SF-4E
CURRENT LAND USE	SINGLE FAMILY
PROPOSED LAND USE	SINGLE FAMILY
APPLICABLE SITE AREA	390,467.2 ACRES

PRELIMINARY LOT COUNT TABLE					
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
51-40 (25' x 120')	84	89	228	18	419
51-72 (60' x 120')	96	73	-	83	352
52-84 (75' x 180')	-	10	-	16	26
52-165 (50' x 180')	-	-	-	121	121
52-165 (50' x 180')	-	-	-	33	33
52-165 (50' x 180')	365	372	248	162	1147

TYPICAL VAM PLACEMENT
NOT TO SCALE
NOTE: INITIAL TO BE USED FROM NOW



Min. Maturity (%)	80%	90%	80%	80%
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SITE DATA SUMMARY TABLE

GENERAL SITE DATA	PROJECT NO. C-06-1119-00-01-A-00000000
--------------------------	--

CURRENT ZONING	SE-E
PROPOSED ZONING	SE-10 S, SE-B4

CURRENT LAND USE	SINGLE FAMILY
------------------	---------------

PROPOSED LAND USE	SINGLE FAMIL
GROSS SITE AREA	200,452 ACRES

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RESIDENTIAL					
PRELIMINARY LOT COUNT TABLE					

TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
------	---------	---------	---------	---------	---------

59 49 50 51	55	50	202	18	4
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Year	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

24.10.5 (007) 11071	-	-	33	Q
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TOTAL	183	172	228	153	232
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[illegible]

1-26, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D;
24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H;

1X, 2X BLOCK LOTS 1-20, 1X BLOCK 2;
1X, 2X BLOCK 2; LOTS 1-19, 1X BLOCK P;
1X, 2X BLOCK 5; LOTS 1-15, 1X BLOCK T.

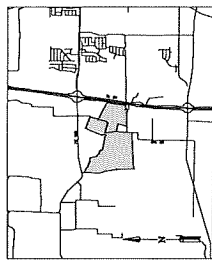
CK V: LOTS 1-35, 1X, 2X, BLOCK W;
 CK S 1-28, BLOCK Z; LOTS 1-43, 1X, BLOCK AA;

12, 1X, BLOCK DD; LOTS 1-24, BLOCK EE;
1-18, BLOCK GG; LOTS 1-17, BLOCK HH;

SCALE	REFERENCE
00 200119 1, 2, BLOCK 11- LOT 1, 2, BLOCK MM;	
00 200119 1, 2, BLOCK 00	

[illegible]

NTX080-0186 CRYSTAL PARK CONCEPT PLAN

[illegible]

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SI-4
PROPOSED ZONING	SI-10.5, SI-64, SI-72, SI-68, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY

PRELIMINARY LOT COUNT TABLE					
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
52 00 (20' x 120')	84	80	228	15	419
51-72 (20' x 120')	96	73	63	49	301
51 00 (20' x 130')	-	10	-	19	321
51-10.5 00 (130' x 130')	-	-	-	33	33
TOTAL	180	173	346	117	816

[illegible]

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	SH-4
CURRENT ZONING	SH-10.5, SF
PROPOSED ZONING	SINGLE FAM
CURRENT LAND USE	SINGLE FAM
PROPOSED LAND USE	SINGLE FAM

PRELIMINARY LOT COUNT TABLE					
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
52 00 (20' x 120')	84	80	228	15	419
51-72 (20' x 120')	96	73	63	49	301
51 00 (20' x 130')	-	10	-	19	321
51-10.5 00 (130' x 130')	-	-	-	33	33
TOTAL	180	173	346	117	816

[illegible]

390.452 ACRES
OUT OF THE
COFFMAN SURVEY, ABSTRACT NO. 189, THE R. JOHNSON SURVEY,
ABSTRACT NO. 479,
W. KERNOS SURVEY, ABSTRACT NO. 284 AND THE T. BATTAL
SURVEY, ABSTRACT NO. 382,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

OWNER:
BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHSLAKE, TX 76092
PHONE (817)-416-1572

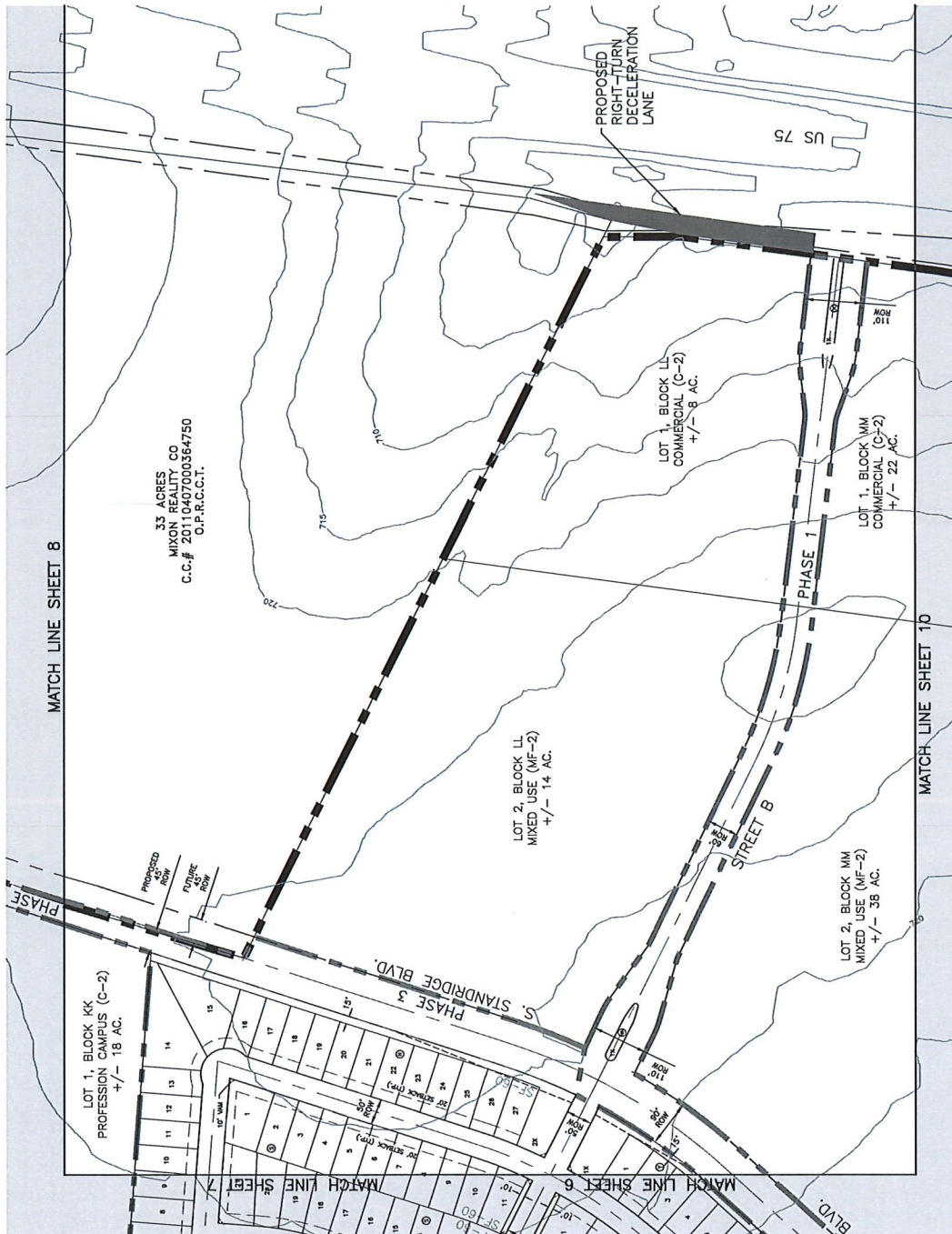
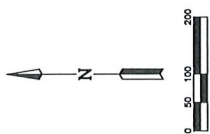
DEVELOPER:
DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

GINEER;
ENGINEERING, INC.
10 NORTH CENTRAL EXPRESSWAY
E 400
DALLAS, TEXAS 75206
NE: (469) 621-0710
TX REGISTRATION F-1386



LJA ENGINEERING

電話: 02-2751 2117 傳真: 02-2751 2583
 地址: 台北市中山區南京東路二段 100 號 10 樓 1001 室



33 ACRES
MIXON REALTY CO
C.C.# 201904000364750
C.R.# C.C.#1

MATCH LINE SHEET 8

LOT 1, BLOCK KK
PROFESSIONAL CAMPUS (C-2)
+/- 18 AC.

LOT 2, BLOCK LL
MIXED USE (MF-2)
+/- 14 AC.

LOT 1, BLOCK MM
COMMERCIAL (C-2)
+/- 22 AC.

LOT 2, BLOCK NN
MIXED USE (MF-2)
+/- 38 AC.

LOT 1, BLOCK OO
COMMERCIAL (C-2)
+/- 8 AC.

PROPOSED
RIGHT-TURN
DECELERATION
LANE

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

PHASE 10

PHASE 11

PHASE 12

PHASE 13

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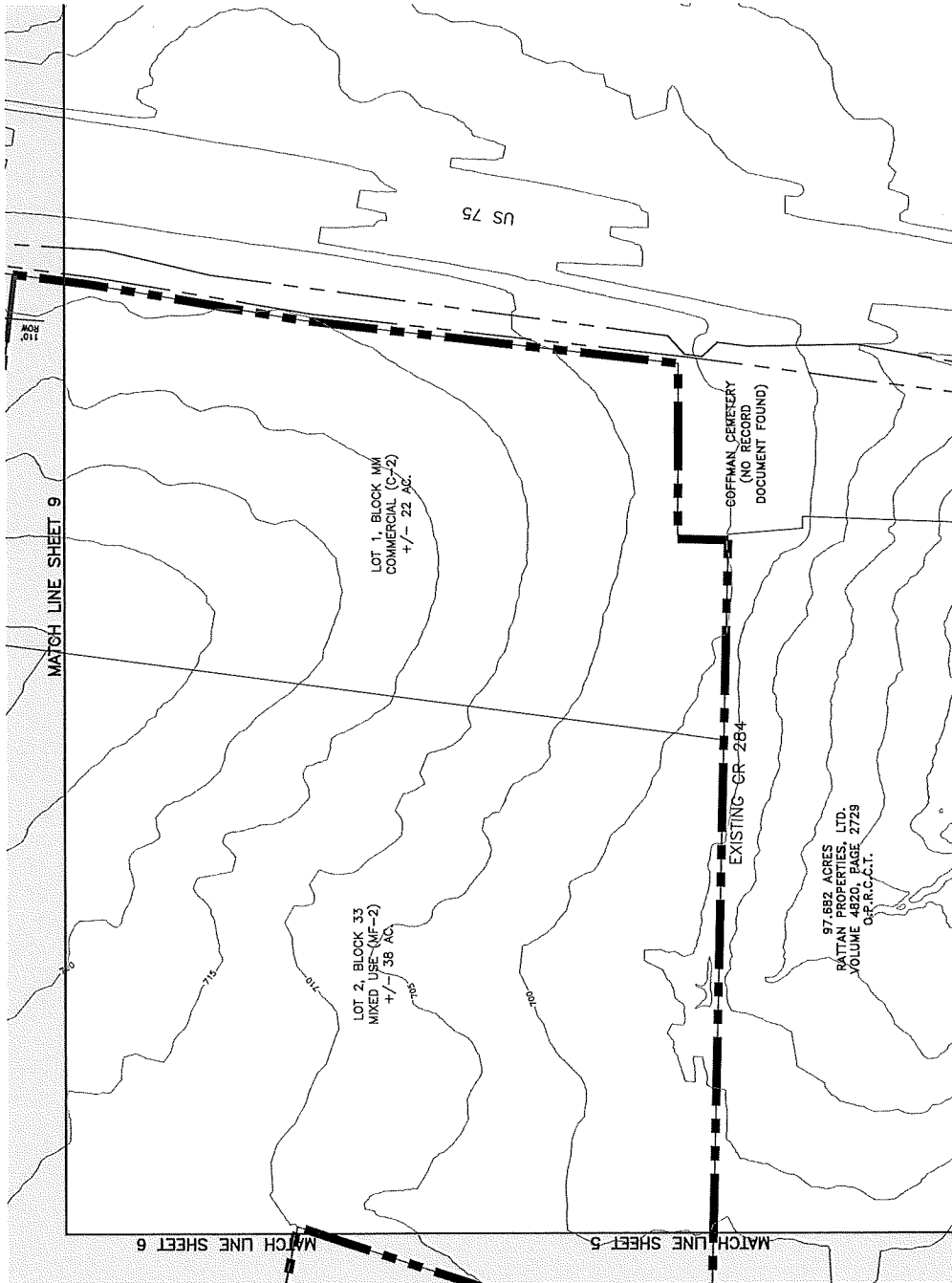
PHASE 296

PHASE 297

PHASE 298

PHASE 299

PHASE 300

[illegible]

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-40, SF-70, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
CHUCK OFF AREA	900 AC+ APPROX

PRELIMINARY LOT COUNT TABLE						
REGISTRATION TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
\$1 40,000 + 1,000	84	80	228	18	-	410
\$1 72,000 + 1,000	98	73	-	61	48	280
\$1 84,000 + 1,000	-	10	-	19	121	150
\$1 100,000 + 1,000	-	-	-	33	42	75
TOTAL	182	172	228	110	232	824

ENGINEER:	DEVELOPER:	OWNER:	SUBMITAL DATE	DESCRIPTION	APPROVAL DATE
J. C. ENGINEERING, INC. 6400 WEST CENTRAL EXPRESSWAY SUITE 400 DALLAS, TEXAS 75206 PHONE: (214) 343-1100 TEXAS REGISTRATION 1-1386	DOLBY PROPERTIES 2000 KAYNOR SUITE 100 PLANO, TX 75074 PHONE: (972) 422-1658	10000 HOLMES, LP 1505 E. SH. 114, SUITE 370 SOUTHLAKE, TX 75092 PHONE: (817) 416-1572	1/20/2002 02/24/02 02/24/02 02/24/02	1ST SUBMITTAL 2ND SUBMITTAL 3RD SUBMITTAL	-- -- -- --
			6		
			7		

**390.452 ACRES
OUT OF THE
CITY OF ANNA,
COLLIN COUNTY, TEXAS**

CONCEPT PLAN
FOR
CRYSTAL PARK

--	--	--

PROJECT NO. 0186

EXHIBIT 3

DEVELOPMENT STANDARDS FOR CRYSTAL PARK

- a. General Terms: The location of the planned development zoning districts shall be in substantial conformance with the Concept Plan (Exhibit 2).
- b. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the SF-TH Townhome District (SF-TH), SF-Z Single Family Residence District – Zero Lot Line Homes (SF-Z), SF-60 Single-Family Residence District (SF-60), SF-72 Single-Family Residence District (SF-72), SF-84 Single-Family Residence District (SF-84), SF-10.5 Single-Family Residence District (SF 10.5), MF-2 Multiple-Family Residential - High Density (MF-2), and C-2 General Commercial District (C-2) of the Zoning Ordinance and applicable City Regulations except as otherwise specified herein.
 1. The areas identified as “Commercial” on the Concept Plan shall have the base zoning of C-2. The following land uses shall be prohibited:
 - A. Residential Uses
 - B. Educational, Institutional and Special Uses
 - C. Transportation, Utility and Communications Uses
 - D. Automobile and Related Services Uses
 - E. Manufacturing, Storage and Warehousing Uses
 - F. Convenience store
 - G. Feed and farm supply
 - H. Massage therapy facility
 - I. Metal dealer, crafted precious
 - J. Mortuary or funeral home
 - K. Taxidermist
 2. The area identified as “Professional Campus” on the Concept Plan shall have the base zoning of C-2 but be limited to the following land uses:
 - A. Hosp. (chronic care); long-term health care fac.
 - B. Hospital (acute care)
 - C. Hotel
 - D. Laboratory, medical or dental

- E. Laboratory, scientific or research
- F. Office Center
- G. Office, prof. or general administrative
- H. Pharmacy
- I. Restaurant or cafeteria, minimum 5,000 square feet (no drive-through)
- J. Shopping center
- K. Theater (indoor)
- L. Veterinarian clinic (no outside pens)

3. The areas identified as "Mixed Use" on the Concept Plan shall have the base zoning of C-2 with the following restrictions.

A. The following Residential Uses shall be allowed by-right

- i. Multiple-family residence
- ii. SF-TH Townhome
- iii. SF-Z Single-Family Residence – Zero lot line homes

B. Commercial development within the area identified as "Mixed Use" on the Concept Plan, shall maintain a minimum 50% Floor Area Ratio (FAR)

C. Residential uses shall be setback a minimum of 800' from the approximate centerline of U.S. Highway 75.

D. Multiple-family residence shall be a minimum of 4 stories. Each building shall be designed with flex place units. Flex space units are defined as a ground floor unit that may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of 12 feet. A flex-space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy.

4. Maximum number of single-family residences detached lots located outside of the Mixed-Use District:

A. Maximum number of residential lots (combined total of SF-60, SF-

72, SF-84 and SF-10.5, but not including common area or open space lots): 969 lots.

B. Minimum number of SF-10.5 lots: 95 lots.

C. Minimum number of SF-84 lots: 149 lots.

D. Maximum number of SF-60 lots: 419 lots.

Lot size may be mixed within each area to provide additional options and character to project

5. Sidewalks: Refer to Res. No. 2021-12-1077 (Crystal Park Development Agreement) Exhibit K – Parks, Trails and Connectivity Plan

A. Stipulation associated with front building setback:

- i. Minimum 25 feet required where a sidewalk is provided between building face and street curb.
- ii. Minimum 20 feet where no sidewalk is provided between building face and street curb.

6. Fencing:

A. All fences on the portion(s) of a residential lot adjacent to an open space/common area lot(s), with the exception of lots backing and/or siding to required Home Owners Association (H.O.A.) lots adjacent to major/minor thoroughfares and internal primary entrance roadways, must be ornamental metal fences, such as wrought iron or tubular steel. Fences constructed between residences may be wood. All wood privacy fencing between residences shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

B. Wood fencing of a uniform design shall be constructed along the rear or side lot lines of single-family homes that are adjacent to H.O.A. common area lots running parallel to the 4 primary streets, identified on the Concept Plan, within the interior of the community.

7. A minimum 10-foot-wide common area tract to be owned and maintained by the homeowners' association will be required along both side of the 4 primary neighborhoods streets as shown on the Concept Plan. Within the 10-foot-wide common area tract(s), Developer shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. Trees may be grouped or clustered to facilitate site design.

8. Private Amenities:

A. The creek corridor (greenbelt), pocket parks, and linear park areas shall be provided in the general location shown on the Concept Plan; provided, however, that the final locations of the greenbelt, pocket parks and linear park areas shall be determined at the time of Concept Plan approval and may be approved in phases per platting approval. The Director of Development Services or his/her designee is authorized to administratively approve modifications to the locations of the creek corridor, pocket parks and linear park areas during the platting stage or the permitting stage.

B. The location of the trail system shall be in general conformance with the Illustrative Plan and Parks, Trails and Connectivity Plan Map as part of Res. No. 2021-12-1077 (Crystal Park Development Agreement); provided, however, that the final locations of the trail system shall be determined at the time of Concept Plan approval and may be approved in phases per platting approval. The Director of Development Services or his/her designee is authorized to administratively approve modifications to the locations of the trail system during the platting stage or the permitting stage.

C. Two pocket parks with a minimum of 1.5± acres and 0.5± acre shall be provided in addition to the greenbelt and linear park areas that contain a minimum 20± acres and 8± acres respectively pursuant to subsection 9(A) above.

D. A private amenity center facility shall be provided as part of the development. The amenity center facility shall include, at a minimum, a pool, bathroom facilities, guest parking, and associated improvements.

E. The greenbelt, linear park, and pocket parks shall be dedicated to the City and maintained by a homeowners' association, except as otherwise set forth in the Development Agreement.

F. All plans and specifications for the construction of such amenities and improvements must be reviewed and approved by the Director of Neighborhood Services, or applicable designees. Developer shall financially guarantee the construction of the amenities and improvements, and the city must approve same, prior to the filing of a plat in the case of platted subdivision. Developer may receive credits against Park Fees as set forth in the Development Agreement.

G. The trail system shall be accessible and open to the general public.

H. All sidewalks shall be in accordance with Res. No. 2021-12-1077 Exhibit K.

9. Infrastructure Improvements: As shown on the Concept Plan the east/west right-of-way (R.O.W.) that traverses between the Commercial and Mixed-Use areas, between the US Highway 75 frontage road and future 90 foot R.O.W. minor arterial, shall be a minimum of 60 foot wide R.O.W. and constructed as a minor collector.

10. Phasing Requirement

A. Prior to or concurrent with the approval of a final plat for any multiple-family residence development, a final plat for the following must be approved;

i. Minimum of 30,000 square feet of office and/or hotel

ii. Minimum of 10,000 square feet of retail and/or restaurant

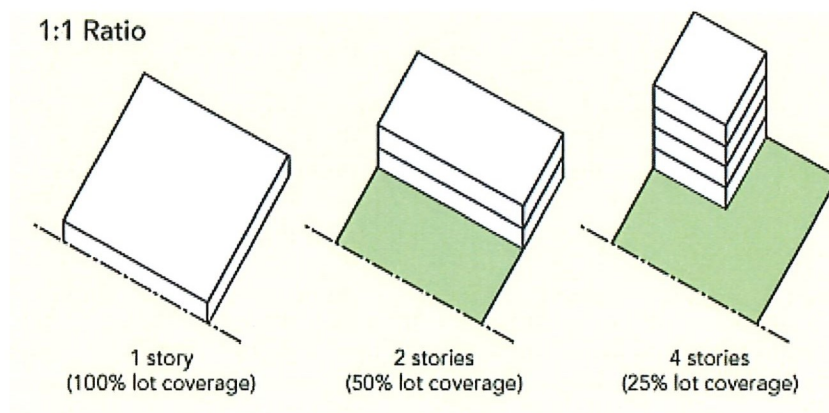
11. Private Improvements: Should a school site be needed and meet suitable School District requirements, Developer shall convey the School Site to AISD in accordance with this Agreement. Such conveyance may require that should construction of a school within the School Site not commence within ten (10) years from such conveyance, the School Site shall revert back to Developer.

ARTICLE 9.04 ZONING ORDINANCE

(For the purpose of this document Deletions of certain Zoning Ordinance and Landscape Regulation provisions that are not applicable are indicated in ~~strikethrough~~ text and Additions or Changes (i.e., added or revised development standards that are in addition to or differ from the Zoning Ordinance and Landscape Regulations) are indicated with underlined Green text.)

1. Sec. 9.04.004 Definitions

Floor Area Ratio means the floor area of a main building or buildings on a lot, divided by the lot area. See Figure



2. Sec. 9.04.014 SF-Z Single-Family Residence District - Zero lot line homes

(d) Height and area regulations.

(2) Minimum lot sizes for townhouses and zero lot line houses shall be 3,000 2,125 square feet per dwelling unit.

3. Sec. 9.04.015 SF-TH Townhome District

(d) Height and area regulations.

(2) Minimum lot sizes for townhouses and zero lot line houses shall be 3,000 2,125 square feet per dwelling unit.

~~(g) Miscellaneous provisions.~~

~~(1) Rear entry off-street parking shall be provided for all uses established in this zone.~~

(2) Site plan approval shall be required prior to development.

4. **Sec. 9.04.020 MF-2 Multiple-Family Residential – High Density**

1 Parking regulations. ~~Two off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard. Other~~ e Off-street parking spaces regulations are set forth in [section 9.04.037](#).

5. **Sec. 9.04.037 Parking space regulations**

(a) Automobile parking space regulations. Whenever any ordinance, regulation, or plan enacted or adopted by the city council is for the purpose of providing off-street automobile parking spaces or of establishing requirements that such spaces be provided within any section or sections of the city, then such plan or requirements shall govern within such sections. Otherwise, off-street automobile parking spaces shall be provided as follows, applicable to buildings hereafter erected and uses hereafter established, to such nonconforming uses as may be required to conform to the regulations hereof, and to extensions and enlargements of buildings and uses.

(1) Except as otherwise provided in this section, off-street parking spaces shall be provided as follows:

Dwellings, multifamily	2 per dwelling unit <u>1 space per each one (1) bedroom unit</u> <u>2 spaces per each unit containing two (2) bedrooms or more.</u> <u>1 space per each one (1) bedroom unit for Senior Housing/Age Restricted</u>	75% <u>50%</u> of required parking must be covered, plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
------------------------	--	---

4. **APPENDIX 1. ZONING DISTRICT AREA REGULATIONS**

Each lot type shall be developed in accordance with the area regulations contained in Table 1 below.

	SF-10.5	SF-84	SF-72	SF-60	SF-Z	SF-TH	MF-2
Maximum Height (feet)	35	35	35	35	35	35 <u>45</u>	45 <u>70</u>
Side Yard, Interior (feet) ³	8-(e) <u>7</u>	10 <u>6</u>	(e) <u>6</u>	(e) <u>5</u>	(b) <u>5</u> ¹	(b) <u>10</u>	10
Side Yard, Corner Lot, Street Side (feet)	15	15	15	15	15	15	15
Rear Yard (feet)	25	25	25 <u>20</u>	25 <u>20</u>	25 <u>20</u>	25 <u>20</u>	25
Front Yard (feet) ⁴	25	25	25	25	20 <u>10</u>	20 <u>10</u>	25
Lot Area (feet)	10,500	8,400	7,200	6,000	6,000 <u>2,125</u>	2,700 <u>2,125</u> per unit	5,000
Min. Lot Width (feet)	80	70	60	50	25	25	50
Min. Lot Depth (feet) ²	120 <u>130</u>	120 <u>130</u>	120	120	400 <u>85</u>	460 <u>85</u>	120
Max. Lot Coverage (%)	40% <u>50%</u>	35% <u>50%</u>	40% <u>55%</u>	45% <u>55%</u>	50% <u>65%</u>	60% <u>65%</u>	40%
Building Size (square feet)	2,200	2,000 <u>2,200</u>	1,800	1,600 <u>1,800</u>	1,200	900	none
Min. Masonry (%)	80%	80%	80%	80%	80%	80%	80%

~~(b)~~ 14 feet between ends of buildings.

¹ For SF-Z, Variations to side yard minimum allowed between 0' and 10' as long as 10' building separation is maintained between homes.

² 20% reduction to minimum depths allowed at knuckles and cul-de-sacs as long as minimum square footage is met

³ Where adjacent to HOA lot along interior residential primary streets, side yard would be considered "interior"

⁴ Sidewalks (as generally shown on the Res. No. 2021-12-1077 Exhibit K Parks, Trails and Connectivity Plan Map and as may be modified at time of final plat) shall be 5' minimum width and generally only located on one side of interior residential streets. For lots that have a 25' front yard setback, the front yard setbacks can be reduced by 5' on lots opposite the interior residential

sidewalks. Example: a 25' front building setback on the sidewalk-side can be reduced to 20' on the non-sidewalk side.

⁵ All residential buildings, shall be constructed in such manner to include masonry construction covering at least eighty percent (80%) of the total exterior walls, excluding doors, windows and box outs. Masonry materials consist of brick, brick veneer, stone or stone veneer.

APPENDIX 2. SCHEDULE OF USES

1. Additional Prohibited Uses within the C-2 General Commercial District

- A. Educational, Institutional and Special Uses
- B. Transportation, Utility and Communications Uses
- C. Automobile and Related Services Uses
- D. Manufacturing, Storage and Warehousing Uses
- E. Convenience store
- F. Feed and farm supply
- G. Massage therapy facility
- H. Metal dealer, crafted precious
- I. Mortuary or funeral home
- J. Taxidermist

ARTICLE 9.06 LANDSCAPE REGULATIONS

1. Sec. 9.06.006 Minimum landscaping requirements

(d) Single-family and duplex lots and subdivisions.

(4) For all open space/common area parcels, developers shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of public street frontage along such open space/common area lot. Trees may be grouped or clustered to facilitate site design.

(5) Minor modifications: The Director of Development Services or his/her designee is authorized to administratively approve modifications to landscaping requirements necessitated by conflicting requirements for public or franchise utilities or drainage improvements.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2897174 Total Number of Acres: 29.754
Zoning Classification(s): PD with base C-2 Zoning Total Number of Lots: 248
Location: NW of HWY 75 and CR 284. Along the west side of future Standridge Blvd.

Property Owner Information & Authorization

Name/Company: Shiva Kondru / Rise Commercial
Address: 8668 John Hickman Pkwy
City: Frisco State: TX Zip Code: 75034
Phone: 248-345-3818 Email: shiva@risecommercial.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Tristan Poore (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.

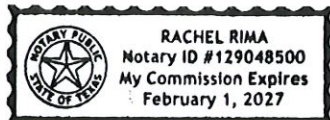
Property Owner's Signature: [Signature] Date: 12/7/23

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of 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: Tristan Poore

Company: Spiars Engineering and Surveying

Address: 765 Custer Rd

City: Plano State: TX Zip Code: 75075

Phone: 936-648-6505 Email: tristan.poore@spiarsengineering.com

Planning & Development Department

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

THE CITY OF Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

SEE ATTACHED EMAIL

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

DONALD J. DYKSTRA
Name (Please Print)

Donald J. Dykstra, President
Bloomfield Properties, Inc.
General Partner

Signature

Address

Date

Please return form to:

USPS Mail:

City of Anna
Development Services - Planning Division
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Development Services
Municipal Complex
120 W. Seventh Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response

From: [Don Dykstra](#)
To: [Lauren Mecke](#);
Cc:
Subject: [EXTERNAL]: FW: Crystal Park / Wildflower Meadows Duplexes
Date: Wednesday, January 31, 2024 4:48:51 PM
Attachments: [20240201010819902.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are still unsure, please report this email via the PhishNotify button.

Laura / Nate,

I received the attached notice today in the mail.

Bloomfield Homes wants to go on record as being opposed the proposed change for the Mixed Use zoned land adjacent to the Millers property along 75 and Bloomfield's Crystal Park development.

We believe duplexes are inconsistent with the City of Anna Comprehensive Plan and inconsistent with what we discussed with the City of Anna during the public hearings when the entire property was zoned.

The intent was to build a high end mixed use area with upscale density housing and a significant retail, office, commercial component in the area buffering the single family homes from the Freeway corridor.

We also believe the proposed zoning is inconsistent with our discussions with the current owner of the property prior to their purchase of the Mixed Use area from us last year.

If we need to sign something to formally oppose this please let me know.

I am copying the Miller's on this email, but do not speak for them.

Thank you for listening.

Don Dykstra

Bloomfield Homes

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

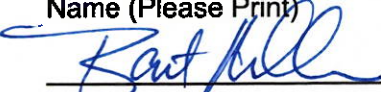
Opposed to request

Comments:

See attached comment

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

BART MILLER
Name (Please Print)


Signature

1001 WISHART CT CELINA, TX
Address

2-1-2024
Date

Please return form to:

USPS Mail:

City of Anna
Development Services - Planning Division
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Development Services
Municipal Complex
120 W. Seventh Street
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

We are in opposition to the Specific Use Permit application for Wildflower Meadows Duplexes. While higher density residential uses were part of the agreed development plan for the property, duplex development is not consistent with the intended retail/office/upscale higher density housing originally planned. Duplex housing developments have historically suffered from limitations on capacity to maintain conformity in property maintenance over time. Owner occupants and the high number of absentee owners invariably have disparate views on property maintenance, and this issue alone warrants a reassessment of the SUP application.



Item No. 17.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Act on a recommendation regarding the Wildflower Meadows, Concept Plan. Applicant: Shlva Kondru/Rise Commercial

SUMMARY:

246 two-family dwellings and two single-family dwellings, detached (248 lots) on 29.8± acres located at the southeast corner of Crystal Parkway and Standridge Boulevard. Zoned Planned Development (Ord. No. 969-2022). Applicant: Shlva Kondru/Rise Commercial

The Concept Plan is associated with the Specific Use Permit (SUP) request and is contingent upon approval of the SUP request. The purpose for the Concept Plan is to show the conceptual layout and related site improvements and locations associated with the future two-family dwelling development.

ISSUES:

The applicant is requesting a waiver from an adopted city standard located within the Subdivision Regulations Sec. 9.02.081 (Streets).

(C) Adequacy of streets and thoroughfares.

(4) Approach and access streets. All subdivisions must have at least two points of vehicular access, and must be connected via improved streets (streets that meet the city standards) to the city's improved thoroughfare and street system by one or more approach streets of such dimensions and improved to such standards as required herein. All residential subdivisions, except for multifamily dwellings and single-unit or duplex unit park developments, shall provide no less than one entrance for each 50 lots including stubs for future development, and in no case shall have more than 150 lots for each connection to an existing street.

Attached (Exhibit B) is the applicant's justification letter dated January 19, 2024, associated with the waiver request.

STAFF FINDINGS:

Where the city council finds that undue hardships will result from strict compliance with a certain provision(s) of the subdivision regulations and design regulations, or where the purposes of the regulations may be served to a greater extent by an alternative proposal, the city council may approve a waiver/suspension from any portion of the

regulations so that substantial justice may be done, and the public interest is secured, provided that the waiver/suspension shall not have the effect of nullifying the intent and purpose of the regulations, and further provided that the city council shall not approve a waiver/suspension unless it makes findings based upon the evidence presented to it in each specific case that:

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

- The proposed subdivision has three entrances with one being divided. Divided entries have been considered two entries in other subdivisions.
- Reducing the subdivision by one entrance will not compromise public safety or impede emergency access.

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

- The property is bounded by major thoroughfares to the north, west and south.
- The property to the west is located in the ETJ.
- The property to the east is zoned for multifamily and shares the primary entrance.

(C) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the property owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;

- The entrances within the Crystal Park Subdivision do not align with the subject property. An additional entrance along Standridge Boulevard would not comply with spacing regulations in the Engineering Design Manual.

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

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

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

- Adding another entrance would create more infrastructure for the city to maintain with fewer lots generating the tax revenue to maintain the infrastructure.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Neither the Fire Department nor Engineering Division have submitted an objection to this request. Upon City Council approval of the requested waiver and SUP request, the Concept Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinances.

The Concept Plan shall be subject to City Council approval of the SUP request and waiver request.

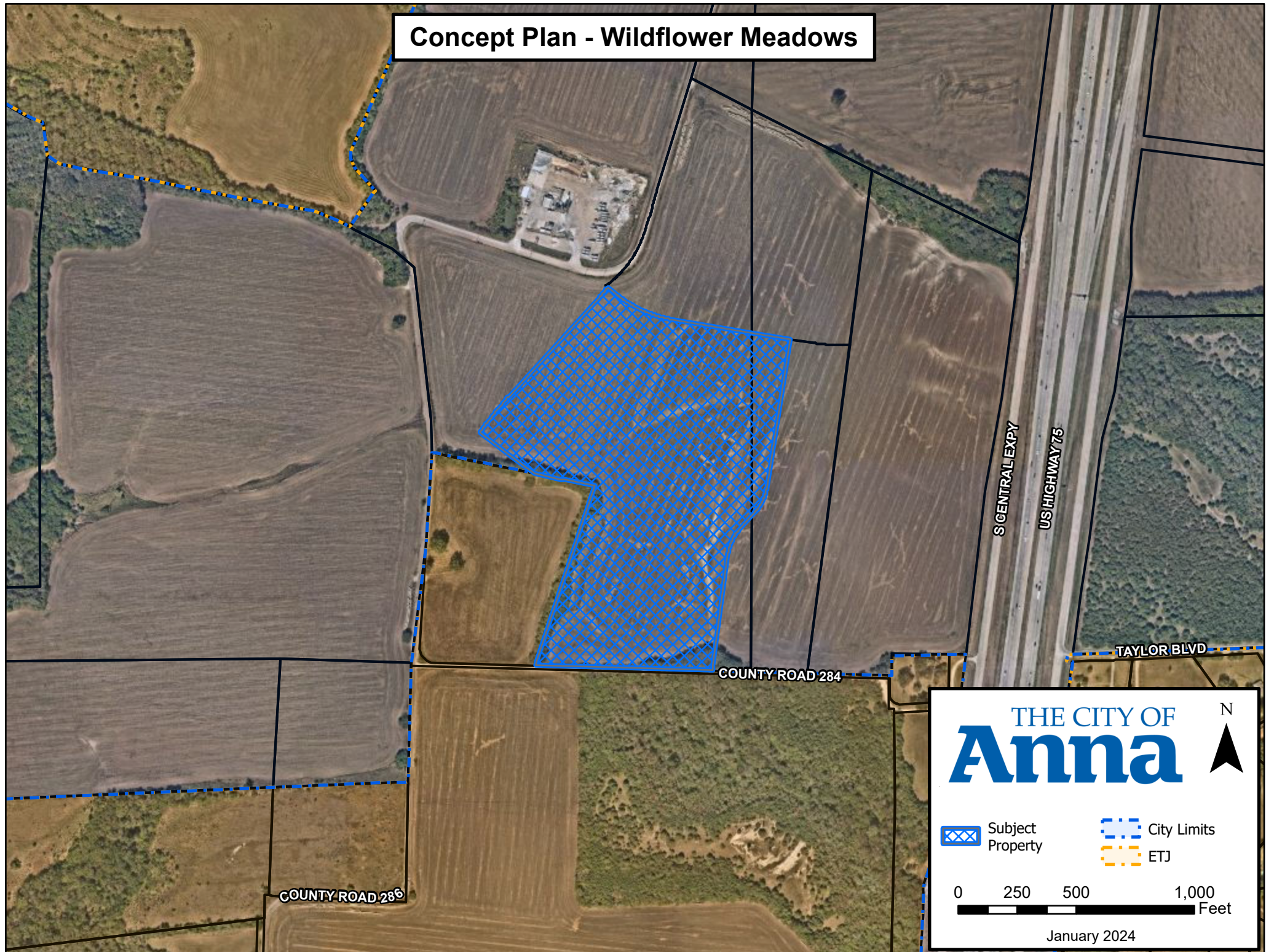
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Wildflower Meadows Concept Plan Locator Map
2. PZ - STAFF REPORT (CP) Wildflower Meadows
3. PZ Exhibit A (CP) Wildflower Meadows
4. Exhibit B Waiver Request
5. Application

Concept Plan - Wildflower Meadows



CITY OF ANNA
Planning & Zoning Commission
February 5, 2024
Concept Plan: Wildflower Meadows
Applicant: Shlva Kondru/Rise Commercial

AGENDA ITEM:

Consider/Discuss/Action on the Wildflower Meadows, Concept Plan.

SUMMARY:

246 two-family dwellings and two single-family dwellings, detached (248 lots) on 29.8± acres located at the southeast corner of Crystal Parkway and Standridge Boulevard. Zoned Planned Development (Ord. No. 969-2022). Applicant: Shlva Kondru/Rise Commercial

The Concept Plan is associated with the Specific Use Permit (SUP) request and is contingent upon approval of the SUP request. The purpose for the Concept Plan is to show the conceptual layout and related site improvements and locations associated with the future two-family dwelling development.

ISSUES:

The applicant is requesting a waiver from an adopted city standard located within the Subdivision Regulations Sec. 9.02.081 (Streets).

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(4) Approach and access streets. All subdivisions must have at least two points of vehicular access, and must be connected via improved streets (streets that meet the city standards) to the city's improved thoroughfare and street system by one or more approach streets of such dimensions and improved to such standards as required herein. All residential subdivisions, with the exception of multifamily dwellings and single-unit or duplex unit park developments, shall provide no less than one entrance for each 50 lots including stubs for future development and in no case shall have more than 150 lots for each connection to an existing street.

Attached (Exhibit B) is the applicant's justification letter dated January 19, 2024 associated with the waiver request.

FINDINGS:

CITY OF ANNA

Planning & Zoning Commission

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

- (A) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;
 - *The proposed subdivision has three entrances with one being divided. Divided entries have been considered two entries in other subdivisions.*
 - *Reducing the subdivision by one entrance will not compromise public safety or impede emergency access.*
- (B) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;
 - *The property is bounded by major thoroughfares on the north, west and south.*
 - *The property to the west is located in the ETJ.*
 - *The property to the east is zoned for multifamily and is sharing the primary entrance.*
- (C) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the property owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;
 - *The entrances within the Crystal Park Subdivision do not align with the subject property. An additional entrance along Standridge Boulevard would not comply with spacing regulations in the Engineering Design Manual.*
- (D) The waiver/suspension will not in any manner vary the provisions of the zoning ordinance, comprehensive plan (as amended), or any other adopted plan(s) or ordinance(s) of the city; and

CITY OF ANNA

Planning & Zoning Commission

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

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

- *Adding an additional entrance would create more infrastructure for the city to maintain with less lots generating the tax revenue to maintain the infrastructure.*

RECOMMENDATION:

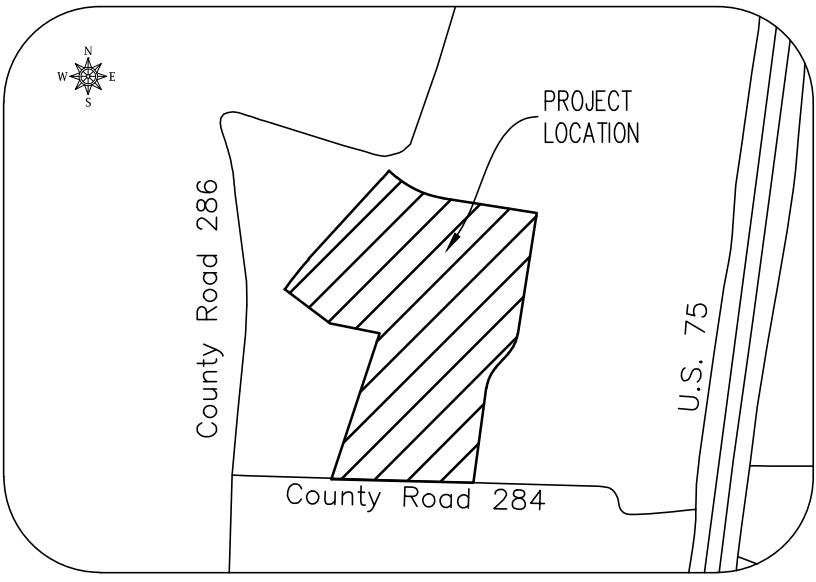
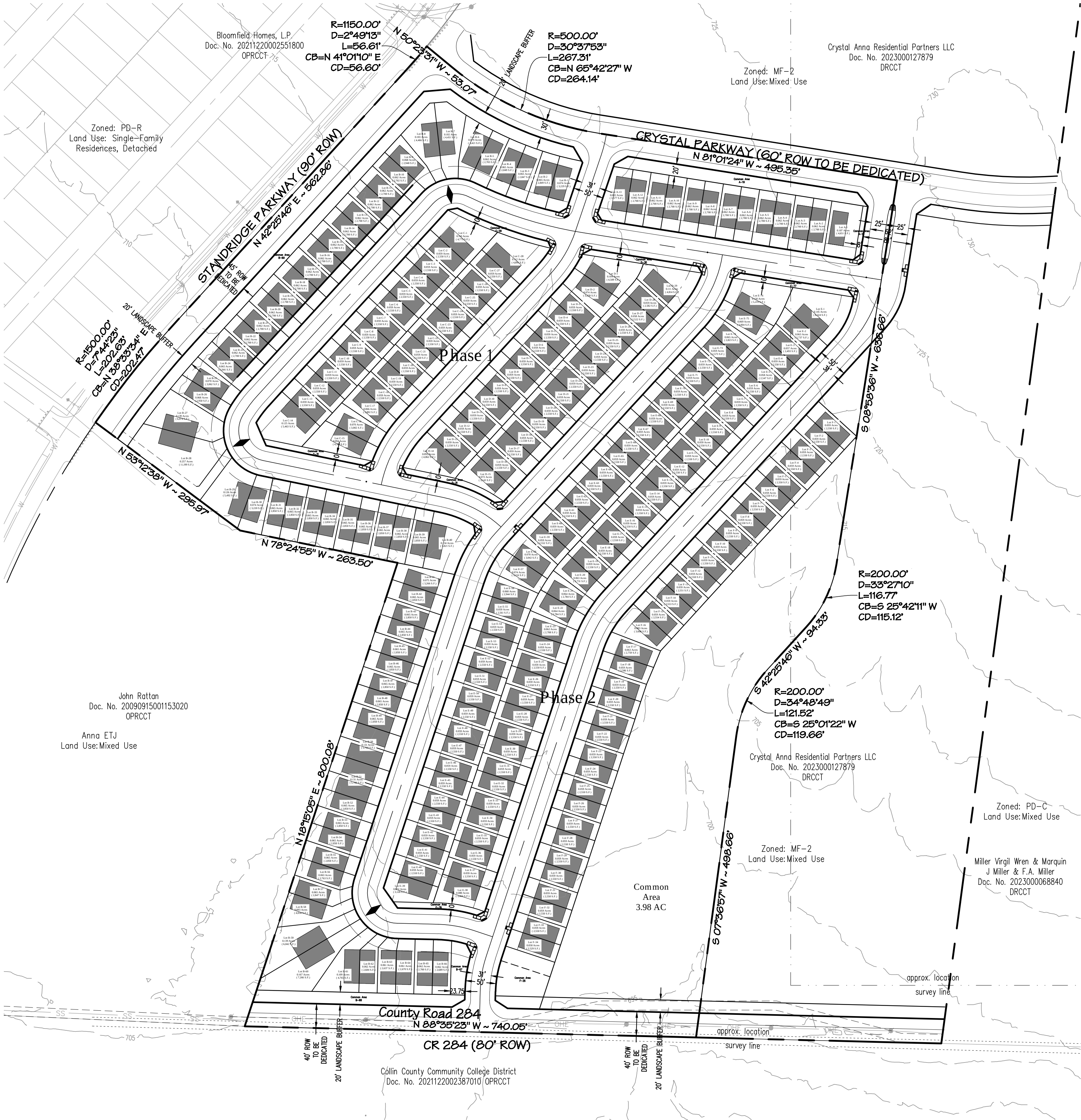
Neither the Fire Department nor Engineering Division have submitted an objection to this request. Upon City Council approval of the requested waiver and SUP request, the Concept Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinances.

The Concept Plan shall be subject to City Council approval of the SUP request and waiver request.

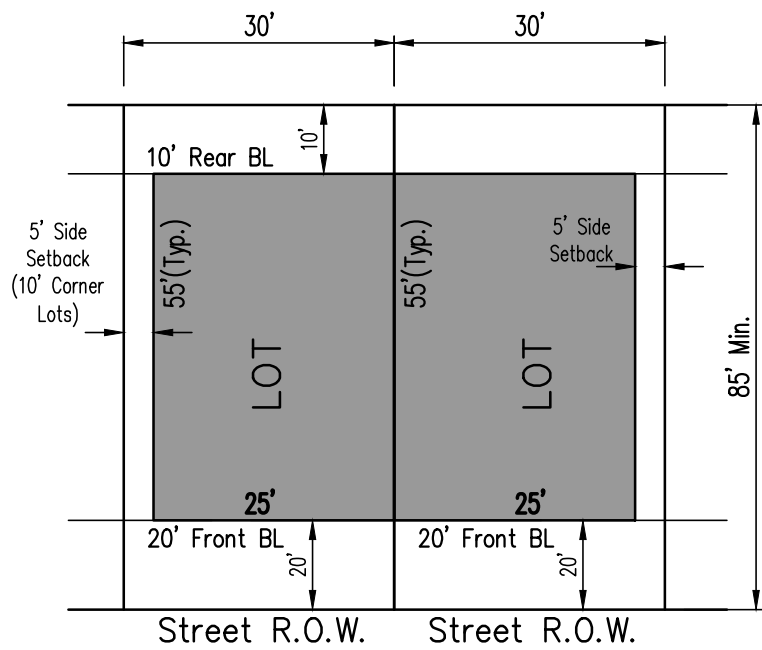
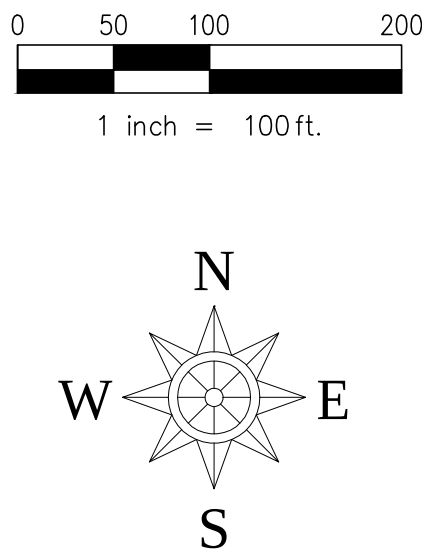
ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



Vicinity Map
N.T.S.



Type I
Typical Lot Detail
249 Lots
Not To Scale

Item	Lot
General Site Data	
Zoning	PD (ORD. NO. 969-2022)
Land Use	Duplex
Lot Area (sq ft)	Min. 2400
Building Footprint Area (sq ft)	Approx. 1375
Total Building Area (sq ft)	Approx. 1800-2000
Building Height (# stories)	1-2
Building Height (feet- distance to tallest building element)	<35
Lot Coverage (percent - x.xx%)	53.92
Parking	
Parking Ratio	2 per DU

CONCEPT PLAN

WILDFLOWER MEADOWS

248 LOTS (246 DUPLEX UNITS
2 DETACHED SINGLE-FAMILY UNITS)
12 COMMON AREA LOTS
29.754 GROSS ACRES
CITY OF ANNA
COLLIN COUNTY, TEXAS
J. COFFMAN SURVEY ~ ABSTRACT NO. 197
& T. RATTAN SURVEY - ABSTRACT NO. 782

January 19, 2024

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

Re: **Waiver Request – Wildflower Meadows Concept Plan/SUP**

Council Members:

On behalf of the Developer, Rise Commercial, Spiars Engineering is requesting the Concept Plan/SUP be approved with the following waiver:

Section 9.02.081c(4) *“All residential subdivisions, with the exception of multifamily dwellings and single-unit or duplex unit park developments, shall provide no less than one entrance for each 50 lots including stubs for future development and in no case shall have more than 150 lots for each connection to an existing street.”*

This project would require 5 drives which we feel would be excessive for the 124 buildings (248 units) and would not be practical for the alignment with other adjacent streets proposed by the Crystal Park Development and is hereby requesting a waiver of the above-mentioned requirement and proposing to provide 3 access points to the community with one being an enhanced divided entry. We believe the 3 drives provide adequate access and connectivity to the community.

We appreciate your consideration of this waiver request and approval of Concept Plan/SUP.

Best Regards,

SPIARS Engineering



Tristan R. Poore, P.E.

(936) 648-6505

Tristan.Poore@spiarsengineering.com

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2897174 Total Number of Acres: 29.754
Zoning Classification(s): PD with base C-2 Zoning Total Number of Lots: 248
Location: NW of HWY 75 and CR 284. Along the west side of future Standridge Blvd.

Property Owner Information & Authorization

Name/Company: Shiva Kondru / Rise Commercial
Address: 8668 John Hickman Pkwy
City: Frisco State: TX Zip Code: 75034
Phone: 248-345-3818 Email: shiva@risecommercial.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Tristan Poore (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.

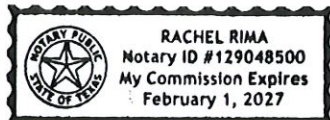
Property Owner's Signature: [Signature] Date: 12/7/23

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of 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: Tristan Poore

Company: Spiars Engineering and Surveying

Address: 765 Custer Rd

City: Plano State: TX Zip Code: 75075

Phone: 936-648-6505 Email: tristan.poore@spiarsengineering.com

Planning & Development Department

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



Item No. 18.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 2/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone a proposed multi-family dwelling, retail, & restaurant development on 40± acres located at the northeast corner of future Rosamond Parkway and County Road 288. Applicant: Prlthviraj Loganathan-Anna288 Holding, LLC

SUMMARY:

The applicant's representative has requested to table this item to the March 4, 2024 Planning & Zoning Commission meeting at 6:00 p.m. in Council Chambers located within the Municipal Complex at 120 W 7th Street.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Staff recommends accepting the applicant's representative's request to table the item.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. CR 288 Annexation Locator Map

Annexation - CR 288

COUNTY ROAD 290

COUNTY ROAD 288

SPIRIT SONG WAY

MISTY BROOK DR
RUNNING SPRINGS DR

CHAPELWOOD DR
BAYBROOK LN
LOFTWOOD LN
RIVERLAWN DR
GROSS SHORE DR
FAIRDALE DR
FOREST MANOR LN
FAWNCREEK DR

THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

January 2024