

# AGENDA



## PLANNING AND ZONING COMMISSION

**Monday, March 4, 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 03/04/2024 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 February 5, 2024 Planning & Zoning Commission Meeting
6. Approve a Resolution regarding the Anna Crossing, Phase 9, Block E, Lot 5X, Site Plan. Applicant: Pulte Group of Texas, L.P.
7. Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 8, Preliminary Site Plan. Applicant: David Claassen - Anna 31 Retail LP
8. Approve a Resolution regarding the Coyote Meadows Phase 3, Revised Preliminary Plat. Applicant: Scot Albert, Land Development Manager, Ashton Woods
9. Approve a Resolution regarding the Hurricane Creek Commercial, Preliminary Plat. Applicant: BFB Anna 40 Acres LLC
10. Approve a Resolution regarding the Hurricane Creek Commercial, Block A, Lot 2, Site Plan. Applicant: BFB Anna 40 Acres LLC

### **Items for Individual Consideration**

11. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone from Agriculture (AG) to Downtown Neighborhood (DT/ND) District 5.0 ± acres located on the west side of Farm-to-Market Road 2862. Applicant: Ralph Graham, (Founder)/Maharger Property Group. LLC
12. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone from Agricultural (AG) District to Planned Development for a single family, detached subdivision, multifamily lot & commercial development on 116± acres located at the

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.

- southwest corner of County Road 371 & N. Powell Parkway. Applicant : Howard Joseph Cox/3 Monkeys LLC & Eleanor K. Cunningham
13. Consider/Discuss/Action on the Cox Tract, Concept Plan. Applicant: Howard Joseph Cox/3 Monkeys LLC & Eleanor K. Cunningham
  14. Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone 11.2± acres and rezone 34.7± acres for a multifamily and commercial development. Generally located at the northwest and northeast corners of E. Foster Crossing Road and future S. Ferguson Parkway. Applicant: Joan Leslie Luscombe & Samuel Adam Stephenson
  15. Consider/Discuss/Action on the Jefferson Foster Crossing, Block A, Lot 1, Block B, Lot 1 & Foster Crossing Commercial Block C, Lot 1, Concept Plan. Applicant: Joan Leslie Luscombe & Samuel Adam Stephenson
  16. 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
  17. Consider/Discuss/Action on a recommendation regarding the Logan Crossing, Concept Plan. Applicant: Prithviraj Loganathan-Anna Holding, LLC
  18. Provide feedback on a request for a Pre-Annexation Agreement of 470 single family, attached & detached lots with multiple common area lots located on 60± acres generally located on both sides of Ferguson Parkway on the north side of County Road 731 and on the south side of future Mantua Parkway. Applicant: Revocable Collins Family Trust
  19. Conduct a Public Hearing/Consider/Discuss/Action on a request to zone a civic center( Public Works Building) on 6.8 ± acres located at the southwest corner of County Road 373 & N. Powell Parkway. Zoned Local Commercial (C-1), Light Industrial (I-1) and Planned Development (Ord No. 485-2010). Applicant: Steven Smith, Public Works Director
  20. Discussion & Direction regarding Article 9.07 Tree Preservation in relation to City Parks.

## **Adjourn**

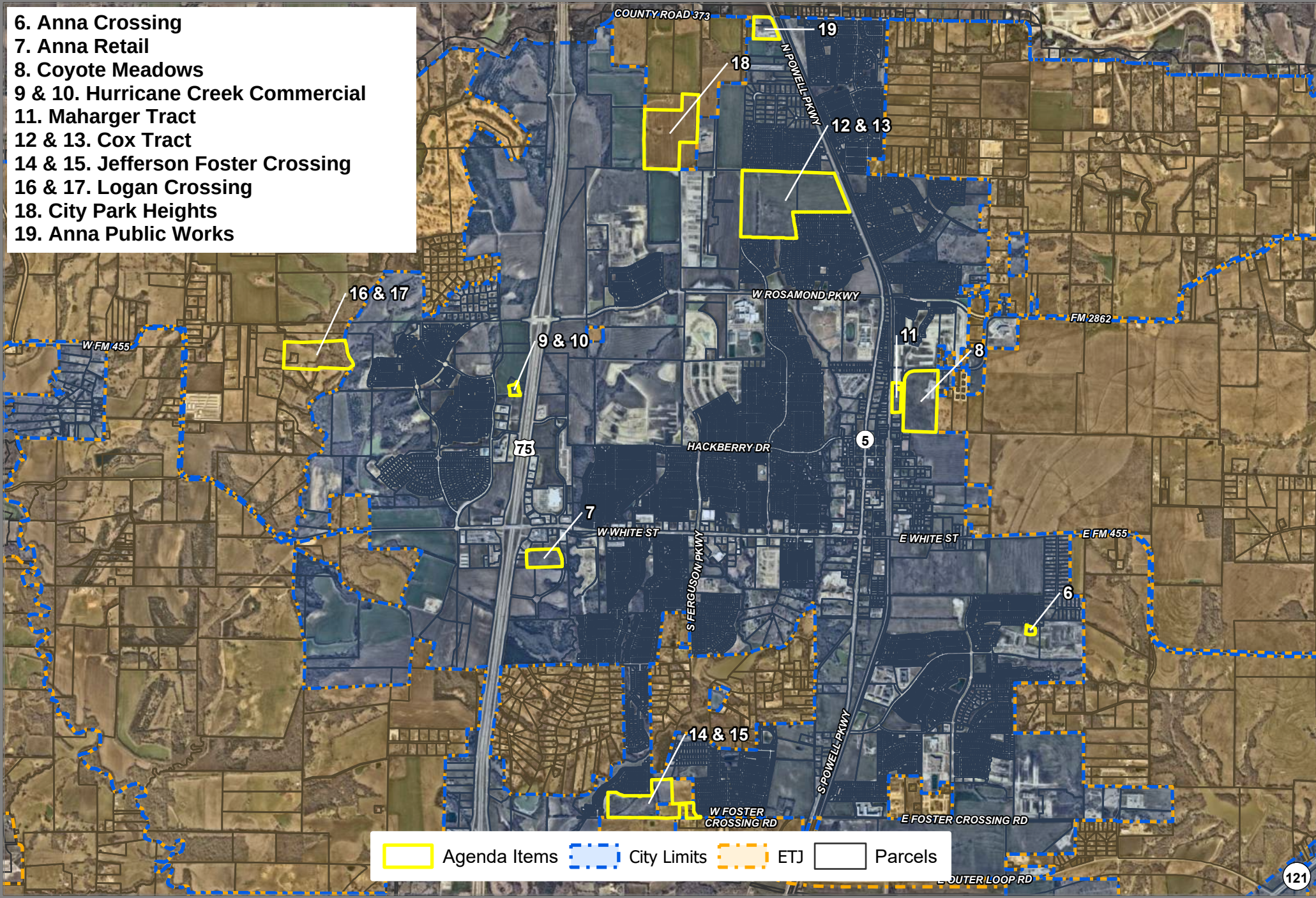
This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website ([www.annatexas.gov](http://www.annatexas.gov)) and at the Anna Municipal Complex bulletin board at or before 6:00 PM 03/01/2024.



Lauren Mecke  
Planning Manager



6. Anna Crossing
7. Anna Retail
8. Coyote Meadows
- 9 & 10. Hurricane Creek Commercial
11. Mahager Tract
- 12 & 13. Cox Tract
- 14 & 15. Jefferson Foster Crossing
- 16 & 17. Logan Crossing
18. City Park Heights
19. Anna Public Works



## City of Anna, March 4, 2024 Planning & Zoning Meeting Map

Source: City of Anna GIS  
Date: 3/1/2024

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.

THE CITY OF  
**Anna**



0 0.5 1 Miles  
1:45,000





Item No. 5.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact:

**AGENDA ITEM:**

Approve Minutes of the February 5, 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. 02-05-2024 PZ Minutes

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**February 5, 2024**

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on February 5, 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, and Michelle Clemens. Staff present were Nader Jeri, Lauren Mecke, Bret Wilkinson, and Assistant City Manager, Greg Peters. Also in attendance were Mayor Councilman Pete Cane, and Councilman Kevin Totem.

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 Blanscet, seconded by Chairwoman Patterson-Herndon to recommend approval of consent items 5-12. The vote was unanimous.

5. Approve minutes of the January 3, 2023, 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.

Ms. Mecke introduced the item as a Replat of 7 lots due to the property line being incorrectly drawn for the flood lines. Ms. Mecke further stated that the Replat had already been filed with the county but since it is zoned for single family it must come before the Commission in the form of a Public Hearing.

The Public Hearing opened at 6:04 p.m.

Commissioner Walden asked if the applicant is going to be made to update the FEMA flood plan study.

Ms. Mecke replied that the error was caught in the Civil Engineering plans and she believes Public Works has been working with them on this.

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

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval of the Residential Replat. The vote was unanimous.

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.

The Public Hearing was opened at 6:06 p.m.

Ms. Mecke introduced the item. This item is a straight rezoning case for the corner of Powell and White St. The applicant is requesting that the properties that front the roads be zoned regional commercial and the remainder be zoned as downtown. Ms. Mecke went on to say that the future land use plan identifies this area as a catalyst area within the downtown core, and that the proposed zoning districts are in alignment with the future land use plan.

Commissioner Blanscet asked if it is being rezoned from residential to commercial.

Ms. Mecke replied that the current zoning is SF 7.2, C1 and Agriculture, the applicant is requesting to rezone to commercial uses. Ms. Mecke further explained that the biggest difference between the regional commercial and the downtown core is that of a drive-thru and rather or not permitted. Ms. Mecke stated there are some other small differences, but the drive-thru is the biggest difference.

Commissioner Blanscet stated that based on the map shown, the area identified in red would be allowed to have a drive-thru and the purple would not be is that correct.

Ms. Mecke responded that that is correct.

Chairwoman Patterson-Herndon asked if employees knew what is proposed to go in this spot.

Ms. Mecke stated that there are no confirmed contracts at this time.

Commissioner Blanscet asked why on the diagram presented is there a little sliver that is considered the downtown.

Ms. Mecke explained that the sliver is part of a larger track and that the area in purple as shown is all one track or lot.

Chairwoman Patterson-Herndon asked Ms. Mecke if she could go back to the map overview on the slide.

Commissioner Nylec asked if this is where the house on the corner is and a small commercial insurance business.

Ms. Mecke responded that is correct and that according to the Concept Plan it lists the existing structures as staying.

Commissioner Nylec asked about the vacancy on South Powell and if it was included in the Concept Plan.

Ms. Mecke responded that the applicant attempted to get this property included but the owner did not want to be.

The Public Hearing was closed at 6:10 p.m.

A motion to approve the rezoning was made by Commissioner Walden and seconded by Commissioner Blanscet. Motion Approved. The vote was unanimous.

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

Chairwoman Patterson-Herndon stated that this item was contingent on item number 14.

Chairwoman Patterson-Herndon made a motion to approve the Concept Plan and was seconded by Commissioner Walden. Motion Approved. The vote was unanimous.

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.

Ms. Mecke stated that the applicant as requested to withdraw the application and staff recommends the Commissioners to approve the request to withdraw.

A motion was made to approve the request to withdraw by Chairwoman Patterson-Herndon and seconded by Commissioner Martin. Motion to withdraw approved. The vote was unanimous.

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

This item is contingent on item number 16.

A motion was made by Chairwoman Patterson-Herndon to approve the withdraw and seconded by Commissioner Martin. Motion to withdraw approved. The vote was unanimous.

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: Prlthviraj Loganathan-Anna288 Holding, LLC.

A request was made by the applicant to table item 18.

Chairwoman Patterson-Herndon made a motion to table the item until the March 4<sup>th</sup>, 2024, Planning and Zoning meeting, motion was seconded by Commissioner Walden. Motion to table approved. The vote was unanimous.

#### Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:15 p.m.

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Chairwoman Kelly Patterson-Herndon

ATTEST:

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Lauren Mecke, Planning Manager





Item No. 6.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding the Anna Crossing, Phase 9, Block E, Lot 5X, Site Plan. Applicant: Pulte Group of Texas, L.P.

**SUMMARY:**

Community Center, Private (Pool) on one lot on 1.5± acres located on the east side of Bennett Drive, 140± ft south of David Drive. Zoned: Planned Development (Ord. No 236-2005).

The purpose of the Site Plan is to show the proposed Private Community Center site improvements.

**FINANCIAL IMPACT:**

This item has no financial impact.

**BACKGROUND:**

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

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

**STRATEGIC CONNECTIONS:**

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

**ATTACHMENTS:**

1. Anna Crossing Phase 9, Block E, Lot 5X Site Plan Locator Map
2. Anna Crossing Ph 9 Resolution
3. Site Plan
4. Application



Site Plan - Anna Crossing Phase 9, Block E, Lot 5X

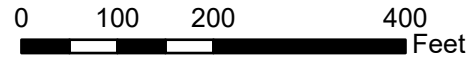


THE CITY OF  
**Anna**



 Subject Property

 City Limits  
 ETJ



February 2024



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2024-03-0050**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA CROSSING, PHASE 9, BLOCK E, LOT 5X, 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**, Pulte Group of Texas, L.P. has submitted an application for the approval of Anna Crossing, Phase 9, Block E, Lot 5X, Site Plan; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Site Plan**

The Planning & Zoning Commission hereby approves Anna Crossing, Phase 9, Block E, Lot 5X, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

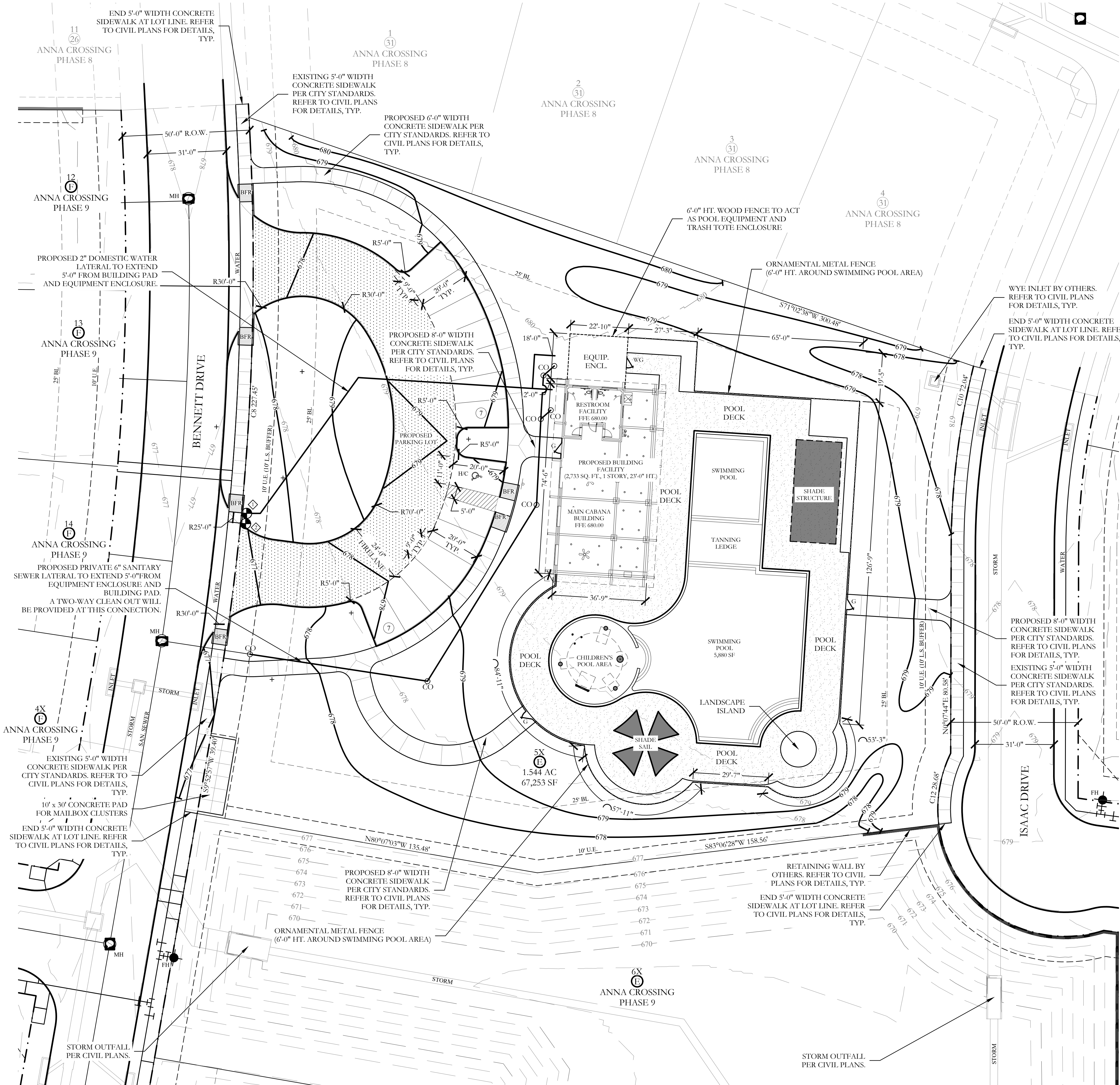
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of March, 2024.

ATTEST:

APPROVED:

\_\_\_\_\_  
Interim Director of Development Services,  
Nader Jeri

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Kelly Patterson-Herndon



| LEGEND |                                      |             |                                                                              |
|--------|--------------------------------------|-------------|------------------------------------------------------------------------------|
| ⑦      | PROPOSED PARKING COUNT               | — 679 —     | PROPOSED CONTOUR INTERVAL                                                    |
| BFR    | BARRIER FREE RAMP                    | --- 679 --- | EXISTING CONTOUR INTERVAL                                                    |
| H/C    | HANDICAP PARKING SPACE               | FFE 680.00  | FINISHED FLOOR ELEVATION                                                     |
| MH     | EXISTING SANITARY SEWER MANHOLE      |             | ORNAMENTAL METAL FENCE<br>(6'-0" HT. AROUND SWIMMING POOL AREA)              |
| FW     | EXISTING WATER MAIN W / VALVE        |             | (3) - 4'-0" WIDTH SELF-LATCHING,<br>SELF-CLOSING METAL GATE                  |
| FH     | EXISTING FIRE HYDRANT                |             | (1) - 4'-0" WIDTH SELF-LATCHING,<br>SELF-CLOSING WOOD GATE                   |
| ES     | EXISTING SANITARY SEWER              |             | 6'-0" HT. WOOD FENCE TO ACT AS POOL<br>EQUIPMENT AND TRASH TOTE<br>ENCLOSURE |
| ES     | EXISTING STORM                       |             | PROPOSED FIRELANE PAVING                                                     |
| CI     | EXISTING CURB INLET                  |             |                                                                              |
| — · —  | RIGHT-OF-WAY                         |             |                                                                              |
| — 0 —  | HANDICAP SIGN                        |             |                                                                              |
| ◇ ●    | PROPOSED 1.5" DOMESTIC WATER METER   |             |                                                                              |
| ◇ ●    | PROPOSED 1.5" IRRIGATION WATER METER |             |                                                                              |
| CO O   | PROPOSED CLEAN OUT                   |             |                                                                              |

SITE PLAN NOTES:

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 29,126.09 SF, 43.30%  
INTERIOR LANDSCAPE REQUIRED: (67,253 X 10%) 6,725.30 SF  
INTERIOR LANDSCAPE PROVIDED: 33,559.98 SF

WATER METER SCHEDULE

| METER<br>ID<br>NUMBER | WATER<br>SERVICE<br>SIZE | WATER<br>METER<br>SIZE | METER<br>DOM. | METER<br>IRR. | SAN.<br>SERVICE<br>SIZE |
|-----------------------|--------------------------|------------------------|---------------|---------------|-------------------------|
| ◇                     | 1.5"                     | 1.5"                   | X             |               | 6"                      |
| ◇                     | 1.5"                     | 1.5"                   |               | X             |                         |

UTILITY NOTES

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

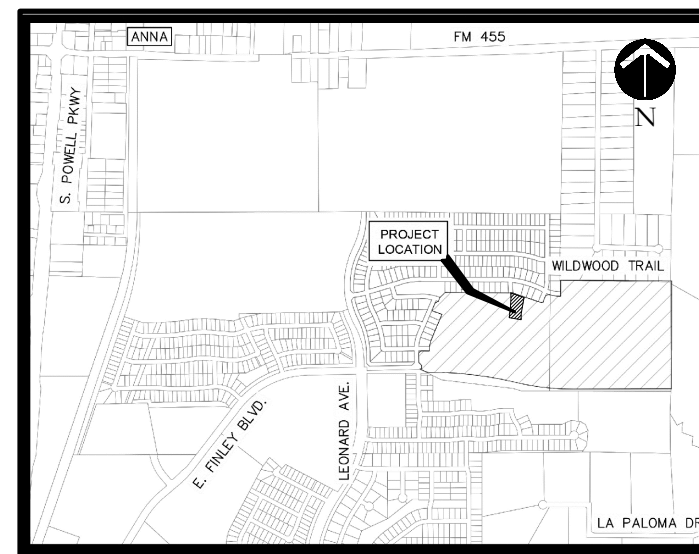
| SITE DATA SUMMARY TABLE                                                          |                                              |
|----------------------------------------------------------------------------------|----------------------------------------------|
| GENERAL SITE DATA (LOT 5X, BLOCK E)                                              |                                              |
| ZONING (FROM ZONING MAP)                                                         | SINGLE FAMILY RESIDENTIAL                    |
| LAND USE (FROM ZONING & ORDINANCE)                                               | COMMUNITY CENTER, PRIVATE                    |
| LOT AREA (SQUARE FEET & ACRES)                                                   | 67,253 SF / 1.544 AC                         |
| BUILDING FOOTPRINT AREA (SQUARE FEET)                                            | 2,733 SF                                     |
| TOTAL BUILDING AREA (SQUARE FEET)                                                | 2,733 SF                                     |
| BUILDING HEIGHT (# STORIES)                                                      | 1 STORY                                      |
| BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)                    | 23'-0" TLT.                                  |
| LOT COVERAGE (PERCENT - XXX%)                                                    | 4%                                           |
| PARKING                                                                          |                                              |
| PARKING RATIO (FROM ZONING ORDINANCE)                                            | MINIMUM 8 SPACES PER SUBDIVISION REGULATIONS |
| REQUIRED PARKING (# SPACES)                                                      | 8 REQUIRED                                   |
| PROVIDED PARKING SPACES (# SPACES)                                               | 14                                           |
| ACCESSIBLE PARKING PROVIDED (# SPACES)                                           | 1 PROVIDED                                   |
| LANDSCAPE AREA (INCLUDING TURF AREAS)                                            |                                              |
| REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE) | 112 S.F. REQUIRED                            |
| ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)                        | 33,447.98                                    |
| TOTAL LANDSCAPE AREA (SQUARE FEET)                                               | 33,559.98                                    |

SITE PLAN  
ANNA CROSSING PHASE 9  
COMMON AREA LOT  
BLOCK E, LOT 5X  
~AMENITY CENTER~

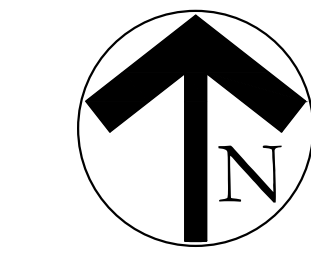
BEING 1.544 ACRES  
SITUATED IN THE GRANDERSON STARK SURVEY,  
ABSTRACT NO. 798 IN THE  
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER:

PULTE GROUP OF TEXAS, L.P.  
9111 CYPRESS WATERS BLVD, SUITE 100  
COPPELL, TEXAS 75019  
PH. (972)  
CONTACT: KENDALL HAMRICK  
LANDSCAPE ARCHITECT:  
JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY, SUITE 1200  
PLANO, TEXAS 75074  
PH. (972) 201-3100  
CONTACT: CODY JOHNSON, RLA, ASLA, LI



LOCATION MAP  
(NOT TO SCALE)



20 10 0 20  
SCALE 1" = 20'



February 7, 2024

Preparation: February 7, 2024

SP

# Owner Authorization and Representative Designation



## Property Description

Subdivision: ANNA CROSSING, PHASE 9 Total Number of Acres: 1.544  
Zoning Classification(s): SINGLE FAMILY RESIDENTIAL Total Number of Lots: 1  
Location: CITY OF ANNA, COLLIN COUNTY, TEXAS

## Property Owner Information & Authorization

Name/Company: PULTE GROUP OF TEXAS, L.P.  
Address: 9111 CYPRESS WATERS BLVD.  
City: COPPELL State: TX Zip Code: 75019  
Phone: 972-462-3498 Email: KENDALL.HAMRICK@PULTEGROUP.COM

### Project Representation (check one):

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

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

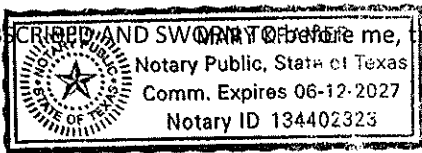
Property Owner's Signature: [Signature] Date: 1/17/24

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 17 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): DESIGN CONSULTANT

Name: CODY JOHNSON

Company: JOHNSON VOLK CONSULTING

Address: 704 CENTRAL PARKWAY EAST, SUITE 1200

City: PLANO State: TX Zip Code: 75074

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

## Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)





Item No. 7.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 8, Preliminary Site Plan. Applicant: David Claassen - Anna 31 Retail LP

**SUMMARY:**

Multi-family dwellings on one lot on 12.9± acres located on the west side of future Buddy Hayes Boulevard, 725± feet south of W. White Street. Zoned: Planned Development (Ord. No. 972-2022).

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

**FINANCIAL IMPACT:**

This item has no financial impact.

**BACKGROUND:**

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

Recommend approval as submitted.

**STRATEGIC CONNECTIONS:**

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

**ATTACHMENTS:**

1. Anna Retail, Block A, Lot 8 Preliminary Site Plan Locator Map
2. RESOLUTION
3. Exhibit A (PSP) Anna Retail, Block A, Lot 8
4. Application



Preliminary Site Plan - Anna Retail, Block A, Lot 8



THE CITY OF  
**Anna**

N

Subject Property      City Limits  
ETJ

0 150 300 600 Feet

December 2023



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2024-03-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RETAIL, BLOCK A, LOT 8), PRELIMINARY SITE PLAN.**

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

**WHEREAS**, David Claassen- Anna 31 Retail LP has submitted an application for the approval of Anna Retail Addition, Block A, Lot 8, Preliminary Site Plan; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Preliminary Site Plan**

The Planning & Zoning Commission hereby approves Anna Retail Addition, Block A, Lot 8, Preliminary Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of March, 2024.

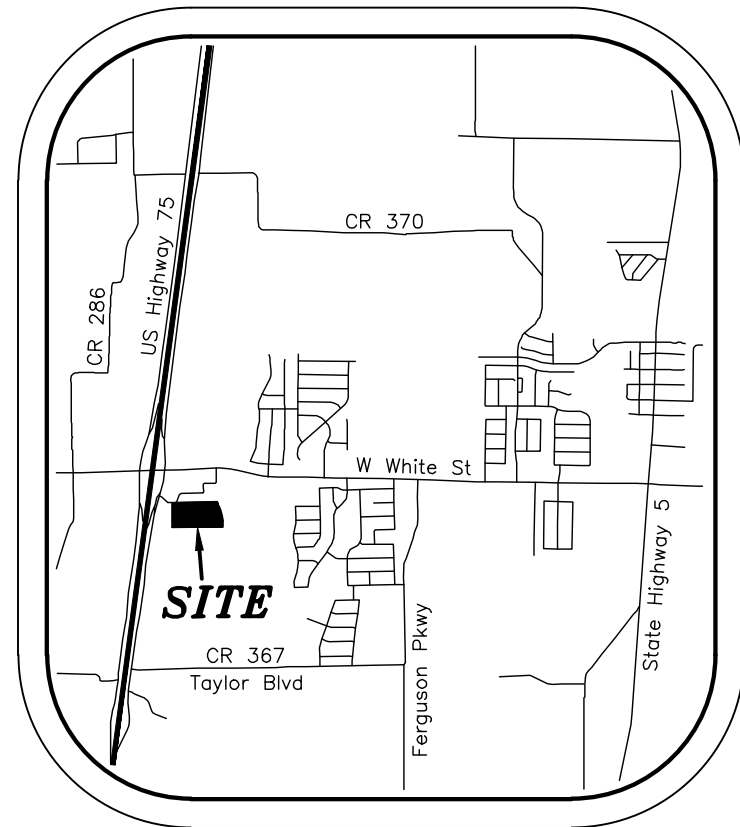
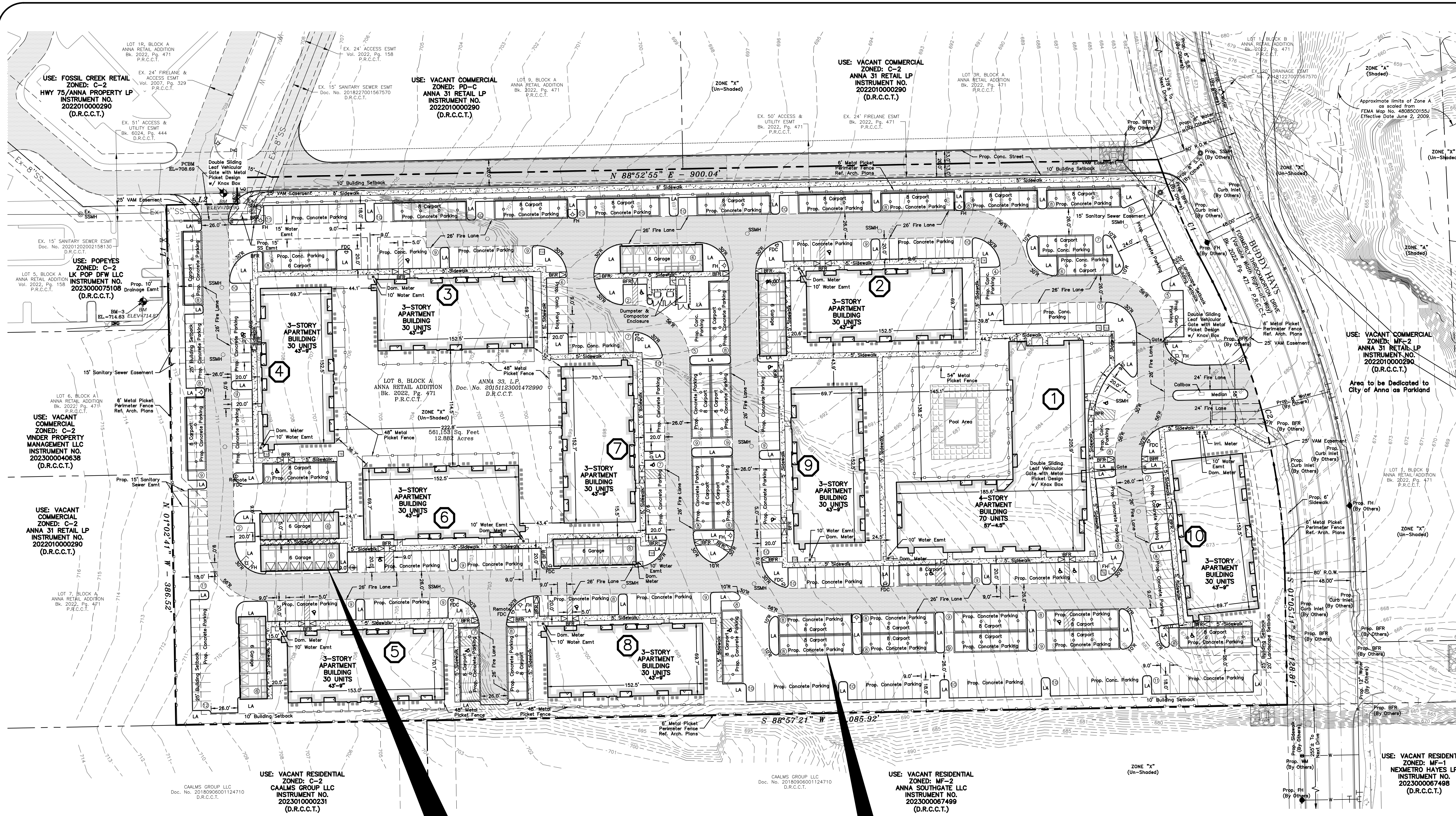
ATTEST:

APPROVED:

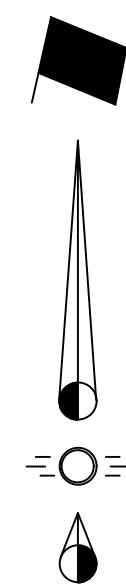
\_\_\_\_\_  
Interim Director of Development Services,  
Nader Jeri

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Kelly Patterson-Herndon





VICINITY MAP  
NTS



GRAPHIC SCALE  
1"=50'

LEGEND

- Fireline
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- LA Landscape Area
- AC Unit
- Decorative Metal Fence
- Carport
- Remote FDC
- Existing S.S. MH
- Prop. S.S. MH
- ADA Parking Space
- Transformer

**APPROVED**  
MARCH 4, 2024  
P&Z COMMISSION  
CITY OF ANNA

ARCHITECT:

Alta Architects  
723 South Flores Street  
San Antonio, TX 78204  
Phone (210) 349-1163  
Contact: Desha Modadugu

OWNER:

Anna 31 Retail, LP  
8400 Westchester Dr., Ste. 300  
Dallas, TX 75225  
Contact: David Claassen

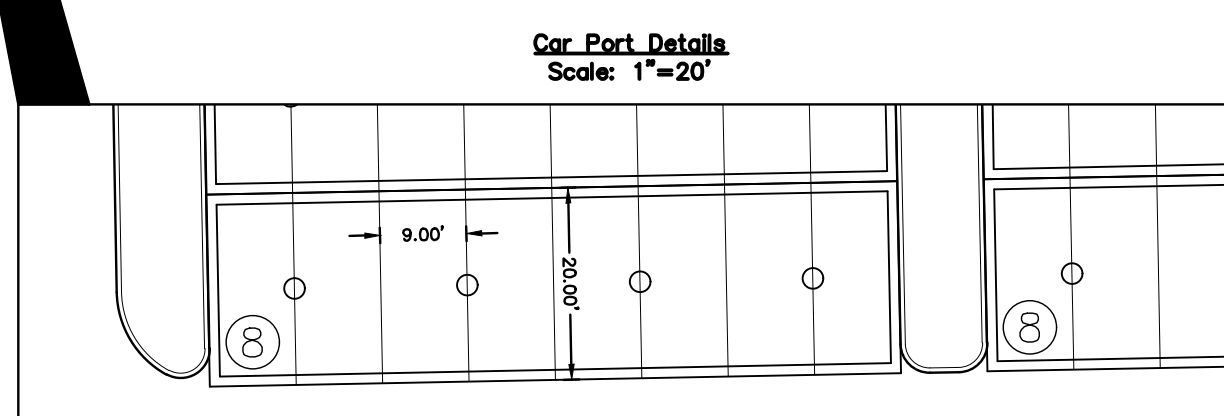
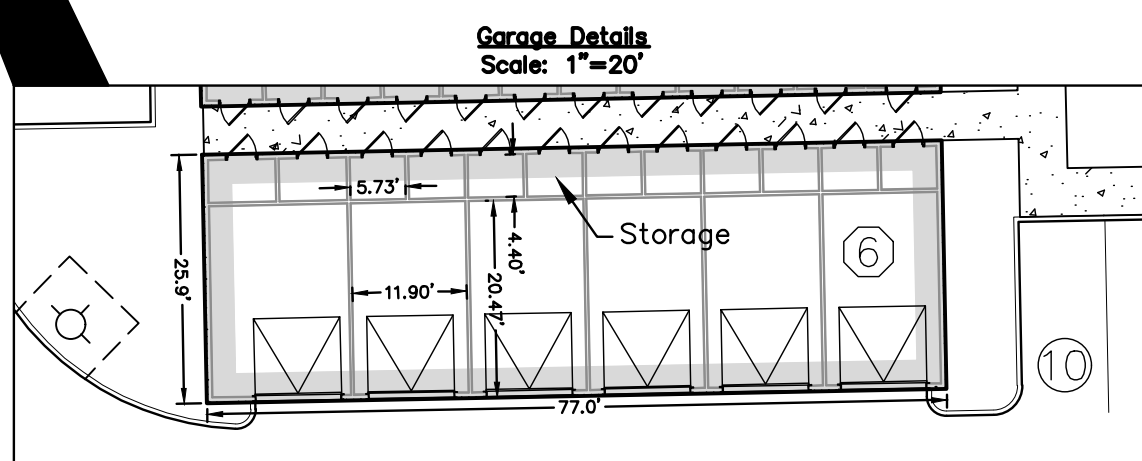
ENGINEER:

Cross Engineering Consultants, Inc.  
1720 W. Virginia St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jonathan Hake, P.E.

SURVEYOR:

Ringley & Associates  
701 S. Tennessee St.  
McKinney, TX. 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley

| SITE DATA SUMMARY TABLE                                             |                                                                   |
|---------------------------------------------------------------------|-------------------------------------------------------------------|
| Item                                                                | Lot                                                               |
| <b>General Site Data</b>                                            |                                                                   |
| Zoning (from zoning map)                                            | PD w/ MF-2 Base ORD. NO. 972-2022                                 |
| Land Use (from Zoning Ordinance)                                    | Multi-Family                                                      |
| Lot Area (square feet and acres)                                    | 12.882 Acres                                                      |
| Building Footprint Area (square feet)                               | 118,034 SF                                                        |
| Total Building Area (Square Feet)                                   | 354,102 SF                                                        |
| Building Height (# stories)                                         | 3-Stories/ 4-Stories                                              |
| Building Height (feet-distance to tallest building element)         | 43'-9"/ 57'-4.5"                                                  |
| Lot Coverage (Percent-x.xx%)                                        | 21.03%                                                            |
| <b>Multifamily Units</b>                                            |                                                                   |
| # of 1 bedrooms                                                     | 240 Units                                                         |
| # of 2 bedrooms                                                     | 100 Units                                                         |
| Total Unit Count                                                    | 340 Units                                                         |
| <b>Multifamily Parking</b>                                          |                                                                   |
| Parking Ratio (from Zoning Ordinance)                               | 0.25 Visitor per unit<br>1.5 per 1-bed Unit<br>2.0 per 2-bed unit |
| Required Visitor Parking (# spaces)                                 | 85 Spaces                                                         |
| Required parking per 1-bed unit (# spaces)                          | 360 Spaces                                                        |
| Required parking per 2-bed unit (# spaces)                          | 200 Spaces                                                        |
| Total Required Parking (# spaces)                                   | 645 Spaces                                                        |
| Total Provided Parking (# spaces)                                   | 645 Spaces                                                        |
| Accessible Parking Required (# spaces)                              | 20 Spaces                                                         |
| Accessible Parking Provided (# spaces)                              | 22 Spaces                                                         |
| Required Covered Parking excluding visitor (# spaces & percent - %) | 280 Spaces (50% of 560)                                           |
| Provided Covered Parking (# spaces & percent - %)                   | 282 Spaces (50%)                                                  |



SITE BENCHMARKS:

BM-1 = "X" in southeast corner of the concrete driveway and on the east right-of-way of Throckmorton Drive, 62± southeast of the most northeast corner of Lot 3R, Block A, Anna Retail Addition. Elev. = 690.01

BM-2 = "X" in southeast corner of the concrete driveway 64± southeast of the southeast corner of Lot 1, Block A, Love's Country Store Addition. Elev. = 694.16

BM-3 = "X" in the center of a curve on top of a concrete curb at the southeast corner of the lot on the west adjoiner Lot 5, Block A, of Anna Retail Addition, 97± south of the most westerly northwest corner of the subject tract. Elev. = 714.63

PROJECT CONTROLLING BENCHMARK:

Obtained from Civil Construction Plans of Anna Retail Addition prepared by Westwood Professional Services, Inc., Project No. 0012918 and described as:

BENCHMARK #2 (PCBM) "PK" Nail 12" west from the end of the concrete drive south of Lot 1, Block A, Anna Retail Addition. Elevation = 708.69

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

| Issue Dates: | Revision & Date: |
|--------------|------------------|
| 1 12/01/2023 | 1                |
| 2 12/06/2023 | 2                |
| 3 02/14/2024 | 3                |
| 4            | 4                |
| 5            | 5                |
| 6            | 6                |

|                                                                                          |             |
|------------------------------------------------------------------------------------------|-------------|
| <b>CROSS ENGINEERING CONSULTANTS</b>                                                     |             |
| 1720 W. Virginia Street McKinney, Texas 75069<br>972.562.4409 Texas P.E. Firm No. F-3935 |             |
| Drawn By:                                                                                | Checked By: |
| C.E.C.I.                                                                                 | C.E.C.I.    |
| Scale: 1"=50'                                                                            |             |

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 02/14/24. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRELIMINARY SITE PLAN

**MERYL STREET MULTI-FAMILY ANNA RETAIL ADDITION LOT 8, BLOCK A**  
12.882 ACRES, ANNA, COLLIN COUNTY, TEXAS  
THOMAS RATTON SURVEY, ABST 782  
PREPARED DATE: 12/13/2023

Sheet No.

SP

Project No.  
23036



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: R-9380-00A-0080-1 Total Number of Acres: 13  
Zoning Classification(s): PD Total Number of Lots: 1  
Location: SEC US75 and W. White Street

## Property Owner Information & Authorization

Name/Company: David Claassen - Anna 31 Retail LP  
Address: 8400 Westchester Drive, Suite 300  
City: Dallas State: TX Zip Code: 75225-5710  
Phone: 214-361-8300 Email: david@claasseninvestments.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.

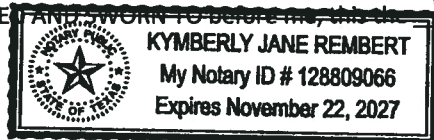
Property Owner's Signature: [Signature] Date: 11-7-23

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this 17th day of November, 2023



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

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_  
Name: Jonathan Hake  
Company: Cross Engineering Consultants, Inc.  
Address: 1720 W. Virginia Parkway  
City: McKinney State: TX Zip Code: 75069  
Phone: 972-957-5132 Email: jhake@crossengineering.biz

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



Item No. 8.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding the Coyote Meadows Phase 3, Revised Preliminary Plat. Applicant: Scot Albert, Land Development Manager, Ashton Woods

**SUMMARY:**

216 Single-Family, Detached lots & ten common area lots on 42.0± acres located on the south side Farm-to-Market 2862, 520± feet west of future Duck Lake Loop. Zoned: Planned Development (Ord. 957-2022).

The purpose of the Revised 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 Revised 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:**

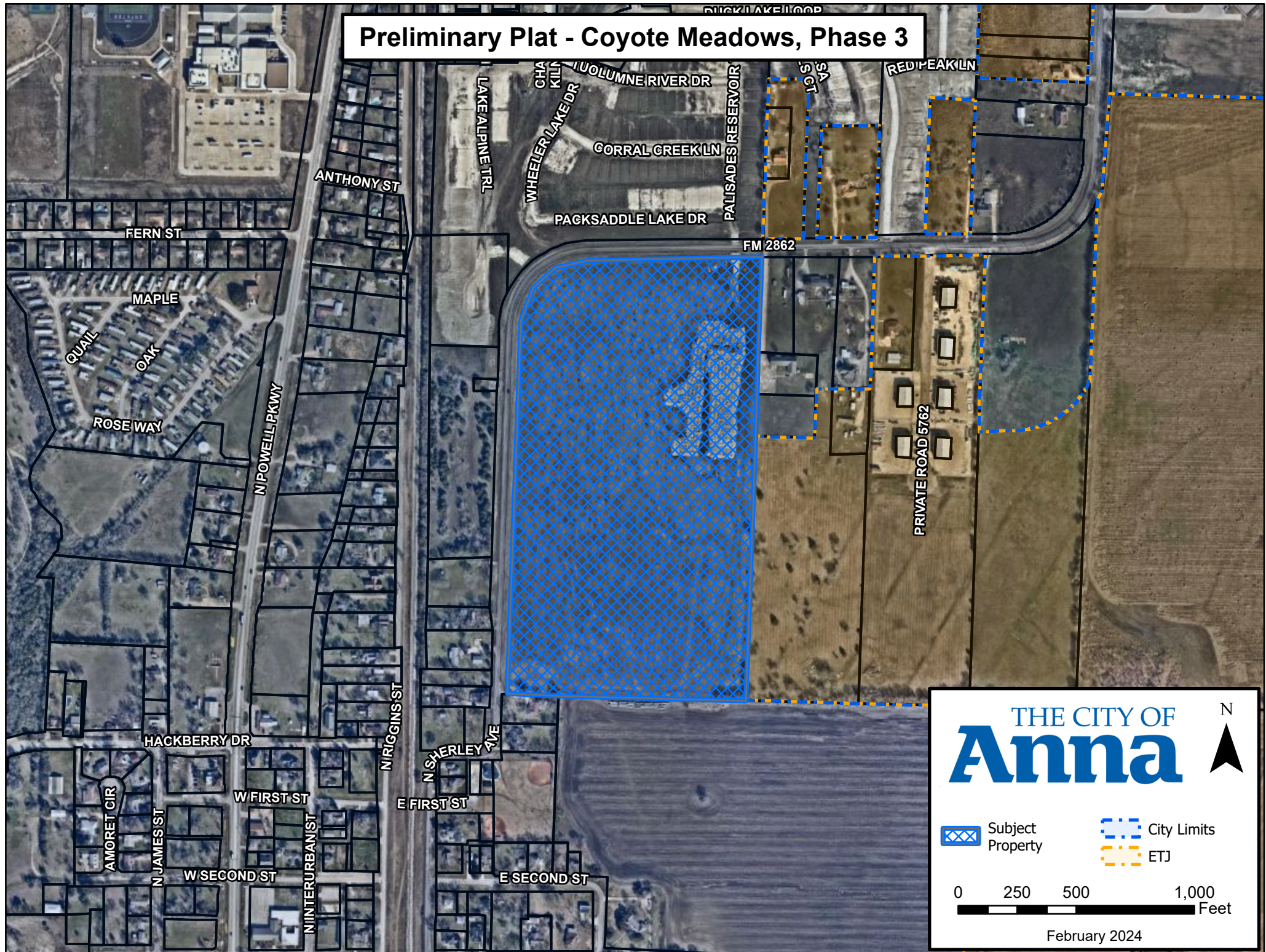
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Excellent.

**ATTACHMENTS:**

1. Coyote Meadows, Phase 3 Preliminary Plat Locator Map
2. Coyote Meadows Ph 3 Resolution
3. Exhibit A (PP) Coyote Meadows, PH 3
4. Application



# Preliminary Plat - Coyote Meadows, Phase 3



**THE CITY OF**  
**Anna**

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

February 2024



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2024-03-0051**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING COYOTE MEADOWS, PHASE 3, 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**, Scot Albert, Land Development Manager, Ashton Woods has submitted an application for the approval of Coyote Meadows, Phase 3, 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 Coyote Meadows, Phase 3, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of March, 2024.

ATTEST:

APPROVED:

\_\_\_\_\_  
Interim Director of Development Services,  
Nader Jeri

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Kelly Patterson-Herndon







Drawn: G:\2024\_0085\24-118 Coyote Meadows Phase 3\CAD\Preliminary Plat - Coyote Meadows.dwg, Saved By: Rhamon, Size: 246/2024, 10:00:53 AM  
Plotted by: rhamon, Plot Date: 2/6/2024, 10:27 AM

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 1              | Q       | 6,600       | 0.152   |
| 2              | Q       | 6,000       | 0.138   |
| 3              | Q       | 6,000       | 0.138   |
| 4              | Q       | 6,600       | 0.152   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 1              | R       | 6,671       | 0.153   |
| 2              | R       | 6,153       | 0.141   |
| 3              | R       | 6,153       | 0.141   |
| 4              | R       | 6,153       | 0.141   |
| 5              | R       | 6,153       | 0.141   |
| 6              | R       | 6,153       | 0.141   |
| 7              | R       | 6,153       | 0.141   |
| 8              | R       | 6,153       | 0.141   |
| 9              | R       | 7,918       | 0.182   |
| 10             | R       | 6,961       | 0.160   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 11             | R       | 6,584       | 0.151   |
| 12             | R       | 6,172       | 0.142   |
| 13             | R       | 6,172       | 0.142   |
| 14             | R       | 6,172       | 0.142   |
| 15             | R       | 6,172       | 0.142   |
| 16             | R       | 6,172       | 0.142   |
| 17             | R       | 6,172       | 0.142   |
| 18             | R       | 6,172       | 0.142   |
| 19             | R       | 6,045       | 0.139   |
| 20             | R       | 6,000       | 0.138   |
| 21             | R       | 6,000       | 0.138   |
| 22             | R       | 6,000       | 0.138   |
| 23             | R       | 6,000       | 0.138   |
| 24             | R       | 6,600       | 0.152   |
| 25             | R       | 6,600       | 0.152   |
| 26             | R       | 4,800       | 0.110   |
| 27             | R       | 4,800       | 0.110   |
| 28             | R       | 4,800       | 0.110   |
| 29             | R       | 4,800       | 0.110   |
| 30             | R       | 4,800       | 0.110   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 31             | R       | 4,855       | 0.111   |
| 32             | R       | 4,951       | 0.114   |
| 33             | R       | 4,951       | 0.114   |
| 34             | R       | 4,951       | 0.114   |
| 35             | R       | 4,951       | 0.114   |
| 36             | R       | 4,951       | 0.114   |
| 37             | R       | 4,951       | 0.114   |
| 38             | R       | 4,951       | 0.114   |
| 39             | R       | 4,951       | 0.114   |
| 40             | R       | 5,038       | 0.116   |
| 41             | R       | 5,077       | 0.117   |
| 42             | R       | 5,128       | 0.118   |
| 43             | R       | 5,128       | 0.118   |
| 44             | R       | 4,944       | 0.113   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 1              | S       | 6,000       | 0.138   |
| 2              | S       | 6,000       | 0.138   |
| 3              | S       | 6,000       | 0.138   |
| 4              | S       | 6,000       | 0.138   |
| 5              | S       | 6,000       | 0.138   |
| 6              | S       | 6,000       | 0.138   |
| 7              | S       | 6,000       | 0.138   |
| 8              | S       | 6,000       | 0.138   |
| 9              | S       | 6,000       | 0.138   |
| 10             | S       | 6,000       | 0.138   |
| 11             | S       | 6,000       | 0.138   |
| 12             | S       | 6,000       | 0.138   |
| 13             | S       | 6,000       | 0.138   |
| 14             | S       | 6,000       | 0.138   |
| 15             | S       | 6,000       | 0.138   |
| 16             | S       | 6,000       | 0.138   |
| 17             | S       | 6,000       | 0.138   |
| 18             | S       | 6,000       | 0.138   |
| 19             | S       | 6,000       | 0.138   |
| 20             | S       | 6,000       | 0.138   |
| 21             | S       | 6,600       | 0.152   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 1              | T       | 5,069       | 0.116   |
| 2              | T       | 5,054       | 0.116   |
| 3              | T       | 5,054       | 0.116   |
| 4              | T       | 5,028       | 0.115   |
| 5              | T       | 4,972       | 0.114   |
| 6              | T       | 4,974       | 0.114   |
| 7              | T       | 4,974       | 0.114   |
| 8              | T       | 4,974       | 0.114   |
| 9              | T       | 4,974       | 0.114   |
| 10             | T       | 4,974       | 0.114   |
| 11             | T       | 4,974       | 0.114   |
| 12             | T       | 4,913       | 0.113   |
| 13             | T       | 4,800       | 0.110   |
| 14             | T       | 4,800       | 0.110   |
| 15             | T       | 4,800       | 0.110   |
| 16             | T       | 6,000       | 0.138   |
| 17             | T       | 6,000       | 0.138   |
| 18             | T       | 6,600       | 0.152   |
| 19             | T       | 6,600       | 0.152   |
| 20             | T       | 6,000       | 0.138   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 21             | T       | 6,000       | 0.138   |
| 22             | T       | 4,800       | 0.110   |
| 23             | T       | 4,800       | 0.110   |
| 24             | T       | 4,800       | 0.110   |
| 25             | T       | 4,967       | 0.114   |
| 26             | T       | 4,995       | 0.115   |
| 27             | T       | 4,995       | 0.115   |
| 28             | T       | 4,995       | 0.115   |
| 29             | T       | 4,995       | 0.115   |
| 30             | T       | 4,995       | 0.115   |
| 31             | T       | 4,967       | 0.114   |
| 32             | T       | 4,803       | 0.110   |
| 33             | T       | 4,851       | 0.111   |
| 34             | T       | 4,978       | 0.114   |
| 35             | T       | 5,166       | 0.119   |
| 36             | T       | 6,163       | 0.141   |

STATE OF TEXAS §  
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

BEING a tract of land situated in the Guinn Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being part of a tract (Tract Two) conveyed to The Jerry L. and Wanda L. Wynn Revocable Living Trust, by deed recorded in Volume 5014, Page 796 of the Collin, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found at the northwest corner of Villarreal Addition, an addition to the City of Anna, Collin County, Texas, according to the map or plat thereof recorded in Instrument No. 20080919010003360, Official Public Records of Collin County, Texas and lying in the south right-of-way line of Houston Street (variable width right-of-way) and being the northeast corner of the herein described tract of land;

THENCE, S 02°04'33" W, 1876.77 feet along the west line of said Villarreal Addition to a 3/8 inch iron rod found lying in the north line of a tract of land conveyed to MJLA Adams, Ltd., by deed recorded in Instrument No. 20110505000462590, Official Public Records of Collin County, Texas;

THENCE, N 88°29'18" W, passing at a distance of 772.76 feet the northeast corner of a tract of land conveyed to Ann J. Ashmore, by deed recorded in Volume 2398, Page 900, Deed Records of Collin County, Texas and continuing along said Ashmore tract a total distance of 1012.76 feet to the northwest corner of said Ashmore tract and lying in the east right-of-way line of E. Hackberry Lane (variable width right-of-way);

THENCE along said east right-of way line of E. Hackberry Lane, the following courses and distances:

N 02°08'33" E, 1581.50 feet;

N 19°06'33" E, 149.30 feet;

N 48°40'33" E, 130.50 feet;

THENCE, N 76°51'33" E, 135.10 feet along said south right-of-way line of Houston Street;

THENCE, N 89°11'33" E, 742.90 feet along said south right-of-way line of Houston Street to the POINT OF BEGINNING with the subject tract containing 1,861,237 square feet or 42.728 acres of land.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: All of Block X, Lot 23X, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

VAM EASEMENT

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TFCC COYOTE, LLC, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as COYOTE MEADOWS PHASE 3, an addition to the City of Anna, Texas, and does hereby dedicate,in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Witness our hands at County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2024.

TFCC COYOTE, LLC  
A Texas Limited Liability Company

By: Starlight Homes Texas, LLC,  
its Attorney-in-Fact

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

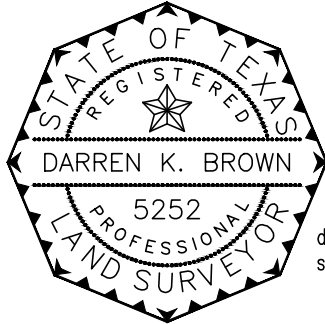
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Anna, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2024.



darren.brown@  
spiarsengineering.com

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 Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 1              | U       | 4,800       | 0.110   |
| 2              | U       | 4,800       | 0.110   |
| 3              | U       | 4,800       | 0.110   |
| 4              | U       | 4,800       | 0.110   |
| 5              | U       | 4,931       | 0.113   |
| 6              | U       | 5,036       | 0.116   |
| 7              | U       | 5,036       | 0.116   |
| 8              | U       | 5,036       | 0.116   |
| 9              | U       | 5,036       | 0.116   |
| 10             | U       | 5,035       | 0.116   |
| 11             | U       | 4,818       | 0.111   |
| 12             | U       | 4,800       | 0.110   |
| 13             | U       | 4,800       | 0.110   |
| 14             | U       | 4,800       | 0.110   |
| 15             | U       | 4,800       | 0.110   |
| 16             | U       | 4,800       | 0.110   |
| 17             | U       | 6,600       | 0.152   |
| 18             | U       | 5,400       | 0.124   |
| 19             | U       | 4,800       | 0.110   |
| 20             | U       | 4,800       | 0.110   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 21             | U       | 4,800       | 0.110   |
| 22             | U       | 4,800       | 0.110   |
| 23             | U       | 4,800       | 0.110   |
| 24             | U       | 4,800       | 0.110   |
| 25             | U       | 5,047       | 0.116   |
| 26             | U       | 5,098       | 0.117   |
| 27             | U       | 5,098       | 0.117   |
| 28             | U       | 5,098       | 0.117   |
| 29             | U       | 4,917       | 0.113   |
| 30             | U       | 4,800       | 0.110   |
| 31             | U       | 4,800       | 0.110   |
| 32             | U       | 4,984       | 0.114   |
| 33             | U       | 5,054       | 0.116   |
| 34             | U       | 6,218       | 0.143   |
| 35             | U       | 6,375       | 0.146   |
| 36             | U       | 6,377       | 0.146   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 1              | V       | 7,681       | 0.176   |
| 2              | V       | 5,089       | 0.117   |
| 3              | V       | 5,123       | 0.118   |
| 4              | V       | 4,800       | 0.110   |
| 5              | V       | 4,800       | 0.110   |
| 6              | V       | 4,800       | 0.110   |
| 7              | V       | 4,800       | 0.110   |
| 8              | V       | 4,800       | 0.110   |
| 9              | V       | 4,800       | 0.110   |
| 10             | V       | 5,400       | 0.124   |
| 11             | V       | 5,481       | 0.126   |
| 12             | V       | 4,881       | 0.112   |
| 13             | V       | 4,881       | 0.112   |
| 14             | V       | 4,881       | 0.112   |
| 15             | V       | 4,881       | 0.112   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 16             | V       | 4,881       | 0.112   |
| 17             | V       | 4,881       | 0.112   |
| 18             | V       | 4,881       | 0.112   |
| 19             | V       | 4,881       | 0.112   |
| 20             | V       | 6,066       | 0.139   |
| 21             | V       | 7,313       | 0.168   |
| 22             | V       | 7,247       | 0.166   |
| 23             | V       | 6,600       | 0.152   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 1              | W       | 6,000       | 0.138   |
| 2              | W       | 6,001       | 0.138   |
| 3              | W       | 6,129       | 0.141   |
| 4              | W       | 6,629       | 0.152   |
| 5              | W       | 5,320       | 0.122   |
| 6              | W       | 4,918       | 0.113   |
| 7              | W       | 4,802       | 0.110   |
| 8              | W       | 4,800       | 0.110   |
| 9              | W       | 4,800       | 0.110   |
| 10             | W       | 4,800       | 0.110   |
| 11             | W       | 4,800       | 0.110   |
| 12             | W       | 4,800       | 0.110   |
| 13             | W       | 4,800       | 0.110   |
| 14             | W       | 4,800       | 0.110   |
| 15             | W       | 4,800       | 0.110   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 16             | W       | 5,400       | 0.124   |
| 17             | W       | 6,600       | 0.152   |
| 18             | W       | 6,000       | 0.138   |
| 19             | W       | 6,000       | 0.138   |
| 20             | W       | 6,000       | 0.138   |
| 21             | W       | 6,000       | 0.138   |
| 22             | W       | 6,003       | 0.138   |
| 23             | W       | 6,032       | 0.138   |
| 24             | W       | 6,103       | 0.140   |
| 25             | W       | 6,216       | 0.143   |
| 26             | W       | 6,000       | 0.138   |
| 27             | W       | 6,000       | 0.138   |
| 28             | W       | 6,000       | 0.138   |
| 29             | W       | 6,000       | 0.138   |
| 30             | W       | 6,000       | 0.138   |

| Lot Area Table |         |             |         |
|----------------|---------|-------------|---------|
| Lot #          | Block # | Square Feet | Acreage |
| 1              | X       | 6,472       | 0.149   |
| 2              | X       | 6,448       | 0.148   |
| 3              | X       | 6,423       | 0.147   |
| 4              | X       | 6,398       | 0.147   |
| 5              | X       | 6,374       | 0.146   |
| 6              | X       | 6,363       | 0.146   |
| 7              | X       | 6,680       | 0.153   |
| 8              | X       | 6,718       | 0.154   |
| 9              | X       | 6,715       | 0.154   |
| 10             | X       | 6,692       | 0.      |



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: COYOTE MEADOWS PHASE 3 Total Number of Acres: 42.7  
Zoning Classification(s): PD Total Number of Lots: 226  
Location: ALONG SOUTHERN EDGE OF FM 2862, APPROX. 3,000 FT SOUTHWEST OF INTERSECTION BETWEEN ROSAMOND PARKWAY, CR 425, & FM 2862

## Property Owner Information & Authorization

Name/Company: Scot Albert, Land Development Manager, Ashton Woods  
Address: 1800 Valley View Lane, Ste. 100  
City: Farmers Branch State: TX Zip Code: 75234  
Phone: 214-693-5378 Email: scot.albert@ashtonwoods.com

## Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Ryan Hartman (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: 2/6/24

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 6 day of February, 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: Ryan Hartman, P.E.

Company: Spiars Engineering, Inc.

Address: 765 Custer Rd, Ste. 100, Plano, TX 75075

City: Plano State: TX Zip Code: 75075

Phone: 972-422-0077 Email: ryan.hartman@spiarsengineering.com



Item No. 9.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding the Hurricane Creek Commercial, Preliminary Plat.  
Applicant: BFB Anna 40 Acres LLC

**SUMMARY:**

Retail and Restaurant on 2.0± acres located on the south side of future Stockport Drive, 205± feet west of N. Central Expressway (U.S. Highway 75). Zoned: Planned Development (Ord. 860-2020).

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. Hurricane Creek Commercial Preliminary Plat Locator Map
2. Hurricane Creek Commercial Resolution-Preliminary Plat
3. Exhibit A (PP) Hurricane Creek Commercial BL A Lt 2
4. Application



Preliminary Plat - Hurricane Creek Commercial



THE CITY OF  
**Anna**

N

Subject Property

City Limits

ETJ

0 100 200 400 Feet

February 2024

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2024-03-0053**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING HURRICANE CREEK COMMERCIAL, BLOCK A, LOT 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**, BFB Aba 40 Acres LLC has submitted an application for the approval of Hurricane Creek Commercial, Block A, Lot 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 Site Plan**

The Planning & Zoning Commission hereby approves Hurricane Creek Commercial, Block A, Lot 2, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of March, 2024.

ATTEST:

APPROVED:

\_\_\_\_\_  
Interim Director of Development Services,  
Nader Jeri

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Kelly Patterson-Herndon







# Owner Authorization and Representative Designation



## Property Description

Subdivision/Parcel ID: 2138032 Total Number of Acres: 2.013  
Zoning Classification(s): PD-C 860-2020 Total Number of Lots: 1  
Location: SWC US-75 & (Future) Stockport Drive

## Property Owner Information & Authorization

Name/Company: BFB Ana 40 Acres LLC  
Address: Po Box 3970  
City: Vail State: CO Zip Code: 81658  
Phone: (970) 401-0619 Email: brooks@strategacapital.com

### Project Representation (check one):

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

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

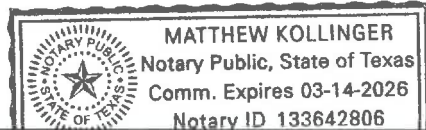
Property Owner's Signature: [Signature] Date: \_\_\_\_\_

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Vanessa Bernal (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 7 day of February, 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: Vanessa Bernal  
Company: Kimley-Horn  
Address: 260 E Davis Street, Ste 100  
City: McKinney State: TX Zip Code: 75069  
Phone: (469) 699-8439 Email: vanessa.bernal@kimley-horn.com

## Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)





Item No. 10.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding the Hurricane Creek Commercial, Block A, Lot 2, Site Plan. Applicant: BFB Anna 40 Acres LLC

**SUMMARY:**

Retail and Restaurant on 2.0± acres located on the south side of future Stockport Drive, 205± feet west of N. Central Expressway (U.S. Highway 75). Zoned: Planned Development (Ord. 860-2020).

The purpose of the Site Plan is to show the proposed retail and restaurant development and related site improvements.

**FINANCIAL IMPACT:**

This item has no financial impact.

**BACKGROUND:**

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

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

**STRATEGIC CONNECTIONS:**

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

**ATTACHMENTS:**

1. Hurricane Creek Commercial Site Plan Locator Map
2. Hurricane Creek Commercial Resolution-Site Plan
3. Exhibit A (SP) Hurricane Creek Commercial BL A Lt 2
4. Application

# Site Plan - Hurricane Creek Commercial



THE CITY OF

# Anna

N

Subject Property

City Limits

ETJ

0 100 200 400

Feet

February 2024



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2024-03-0052**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING HURRICANE CREEK COMMERCIAL, 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**, BFB Aba 40 Acres LLC has submitted an application for the approval of Hurricane Creek Commercial, 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 Hurricane Creek Commercial, 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 City Engineer.

**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of March, 2024.

ATTEST:

APPROVED:

\_\_\_\_\_  
Interim Director of Development Services,  
Nader Jeri

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Kelly Patterson-Herndon







# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: 2138032 Total Number of Acres: 2.013  
Zoning Classification(s): PD-C 860-2020 Total Number of Lots: 1  
Location: SWC US-75 & (Future) Stockport Drive

## Property Owner Information & Authorization

Name/Company: BFB Ana 40 Acres LLC  
Address: Po Box 3970  
City: Vail State: CO Zip Code: 81658  
Phone: (970) 401-0619 Email: brooks@strategacapital.com

### Project Representation (check one):

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

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

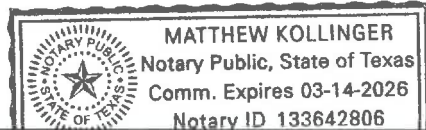
Property Owner's Signature: [Signature] Date: \_\_\_\_\_

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Vanessa Bernal (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 7 day of February, 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: Vanessa Bernal  
Company: Kimley-Horn  
Address: 260 E Davis Street, Ste 100  
City: McKinney State: TX Zip Code: 75069  
Phone: (469) 699-8439 Email: vanessa.bernal@kimley-horn.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



Item No. 11.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone from Agriculture (AG) to Downtown Neighborhood (DT/ND) District 5.0 ± acres located on the west side of Farm-to-Market Road 2862. Applicant: Ralph Graham, (Founder)/Maharger Property Group. LLC

**SUMMARY:**

**REMARKS:**

The applicant is requesting to rezone the property to Downtown - Neighborhood (DT/ND) District zoning to allow for future development.

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.

**Surrounding Land Use and Zoning**

North: Single-family attached dwellings under construction zoned Planned Development (Ord. No. 957-2022) [Coyote Meadows, Phase 2]

East: Across F.M. 2862, vacant land zoned Planned Development (Ord. No. 957-2022) [Coyote Meadows, Phase 3]

South: Vacant Land zoned SF-E & SF-1

West: Across DART railroad & Riggins Avenue, single-family detached dwellings zoned SF-1 [Strother Addition]

**Future Land Use Plan**

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

- *Transitional areas* are envisioned to support a range of housing types for people at all stages of their lives. These lots have the unique potential to provide additional



linkages to the Downtown Core, and once developed, may provide a wide array of building types to support the district.

### **Potential Land Uses**

The following is a partial list the uses permitted by right in the Downtown – Neighborhood District. Uses followed by an “S” in parentheses (S) indicates that the use would require a Specific Use Permit which would come before the Planning & Zoning Commission and Council to review for approval. To see the full list of uses, please see Sec. 9.04.028 (Use Table) in the City of Anna Zoning Ordinance

- Bar (75% sales from alcohol) (S)
- Bed and Breakfast Facility
- Child Care Facility, Daycare (S)
- Convenience Store (without fuel pumps)
- Farmers Market
- Grocery Store (S)
- Medical Office
- Multi-family Dwelling (S)
- Office
- Railroad Station (S)
- Restaurant
- Retail Store
- Single-Family Dwelling, Attached
- Single-Family Dwelling, Detached
- Two-Family Dwelling

### **FINANCIAL IMPACT:**

This item has no financial impact.

### **BACKGROUND:**

The applicant is proposing to rezone the property to the Downtown – Neighborhood (DT/ND) District to allow for future development which is in line with the Anna 2050 Downtown Master Plan for the Downtown Neighborhood 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.

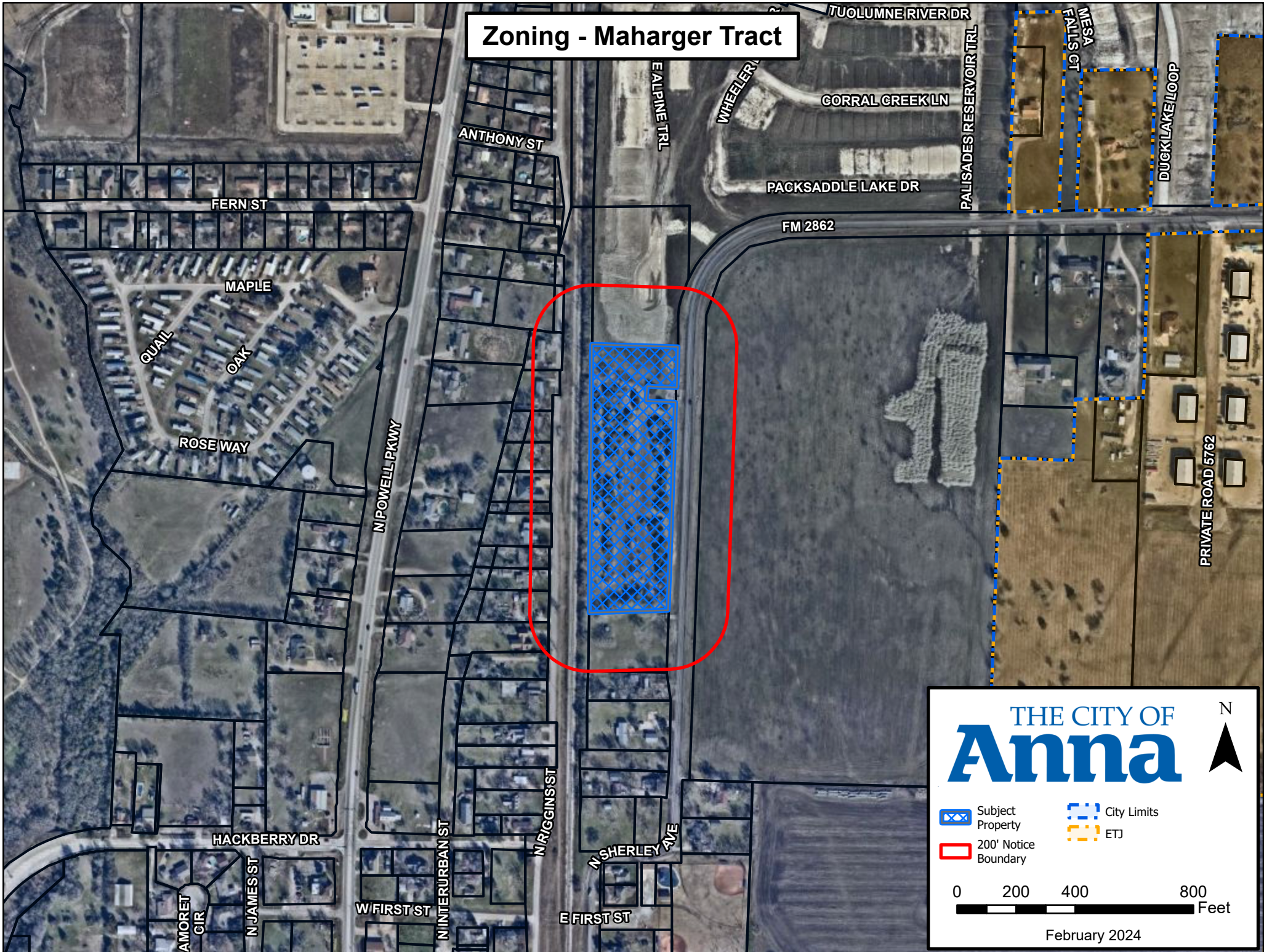
### **ATTACHMENTS:**

1. Maharger Tract Zoning Locator Map
2. Zoning Exhibit

3. Anna-2050-Downtown-Master-Plan Transitional Development
4. Response - Neutral
5. Application



# Zoning - Maharger Tract



THE CITY OF  
**Anna**

N

Subject Property

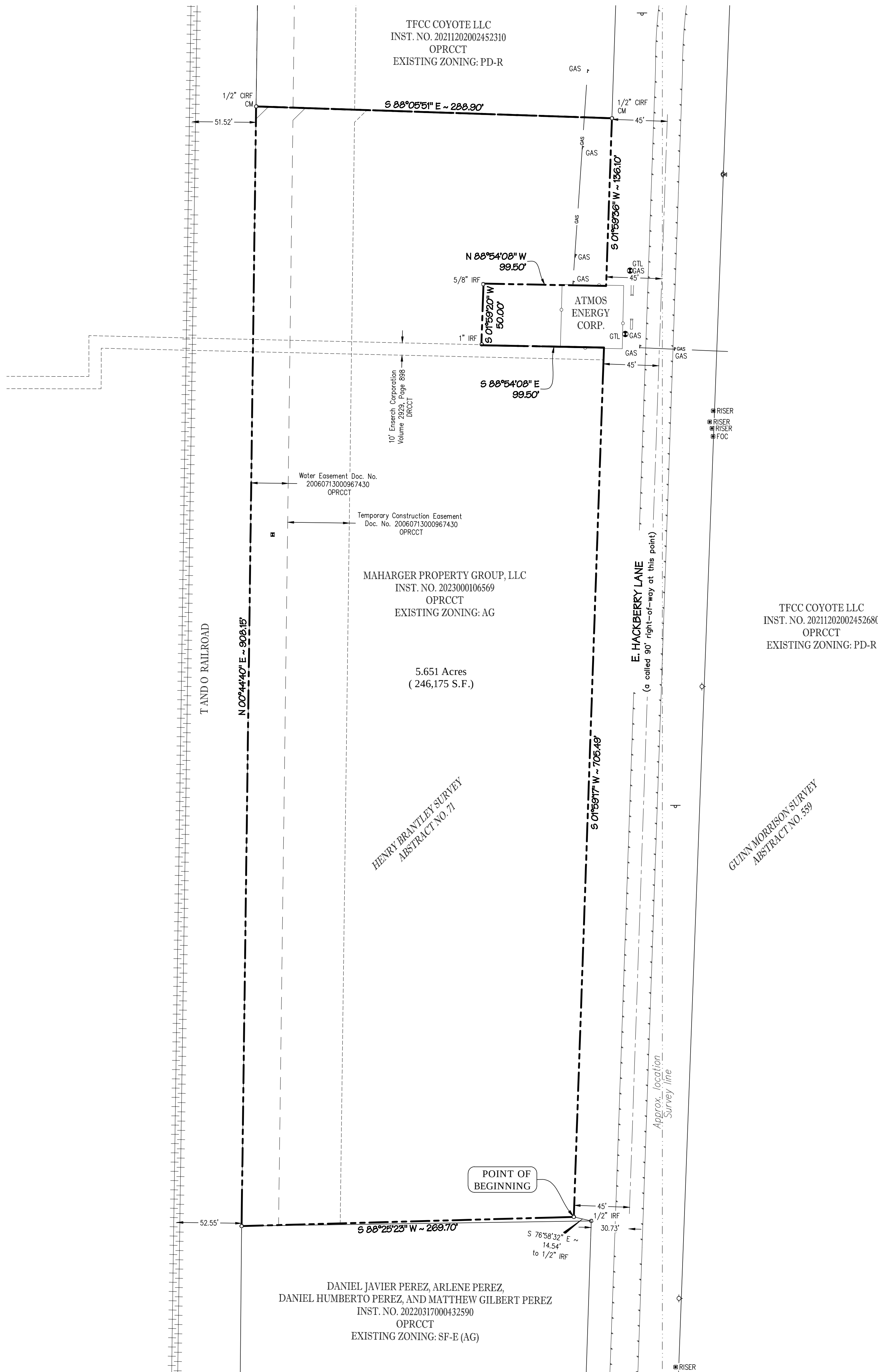
City Limits ETJ

200' Notice Boundary

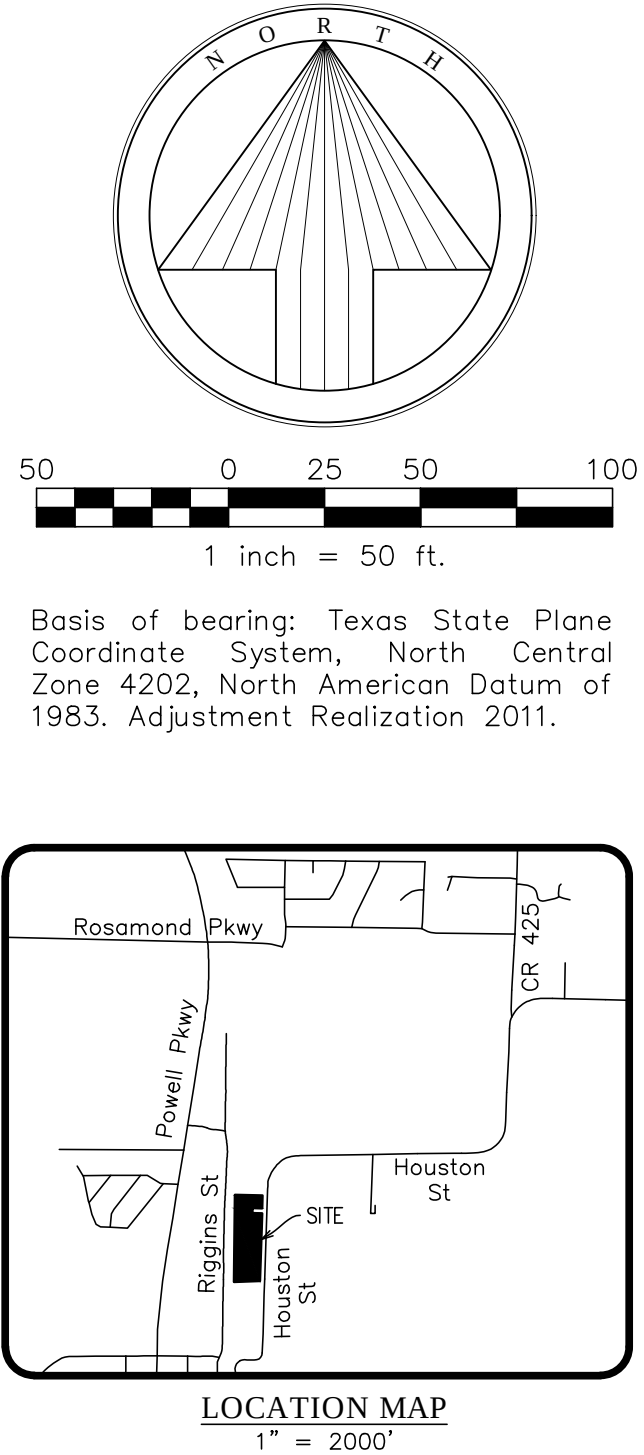
0 200 400 800 Feet

February 2024





| LEGEND |                                                                               |
|--------|-------------------------------------------------------------------------------|
| ○      | 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENS" SET, UNLESS OTHERWISE NOTED. |
| IRF    | IRON ROD FOUND                                                                |
| CRF    | CAPPED IRON ROD FOUND                                                         |
| ●      | POWER POLE                                                                    |
| ⊗      | SAN. SEWER MANHOLE                                                            |
| ⊕      | STORM SEWER MANHOLE                                                           |
| ⋈      | LIGHT POLE/STANDARD                                                           |
| ⋈      | GUY WIRE ANCHOR                                                               |
| ○      | BOLLARD                                                                       |
| ▽      | SIGNPOST                                                                      |
| ♿      | HANDICAP PARKING                                                              |
| ⋈      | FIRE HYDRANT                                                                  |
| ●      | GAS MARKER                                                                    |
| ▽      | GROUND LIGHT                                                                  |
| UGC    | UNDERGROUND ELECTRIC LINE MARKER                                              |
| UGC    | UNDERGROUND CABLE MARKER                                                      |
| GTL    | GAS TEST LEAD                                                                 |
| GM     | GAS METER                                                                     |
| GAS    | GAS LINE MARKER                                                               |
| FOC    | FIBROPTIC CABLE MARKER                                                        |
| FC     | FIRE SPRINKLER CONTROL BOX                                                    |
| EB     | ELECTRIC BOX                                                                  |
| EM     | ELECTRIC METER                                                                |
| ⋈      | IRRIGATION CONTROL VALVE                                                      |
| ⋈      | WATER VALVE                                                                   |
| ⋈      | WATER METER                                                                   |
| PT     | PROPANE TANK                                                                  |
| SSCO   | SANITARY SEWER CLEANOUT                                                       |
| —●—    | CHAIN LINK FENCE                                                              |
| —●—    | GUARD RAIL FENCE                                                              |
| —x—x—  | BARBED WIRE FENCE                                                             |
| —/—/—  | WOOD FENCE                                                                    |
| —O—O—  | OVERHEAD POWER LINE                                                           |
| 1SB    | ONE STORY BRICK                                                               |
| 1SM    | ONE STORY METAL                                                               |
| FS     | FRAME SHED                                                                    |
| CM     | CONTROL MONUMENT                                                              |



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Henry Brantley Survey, Abstract No. 71, City of Anna, Collin County, Texas, being all of a tract conveyed to Maharger Property Group, LLC, by deed recorded in Instrument No. 2023000106569 of the Official Public Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at the southeast corner of said Maharger Property Group, LLC tract from which a 1/2 iron rod found at the northeast corner of a tract of land conveyed to Daniel Javier Perez, Arlene Perez, Daniel Humberto Perez, and Matthew Gilbert Perez by deed recorded in Instrument No. 20220317000432590 of the Official Public Records of Collin County, Texas and lying in the west right-of-way line of E. Hackberry Lane (variable width right-of-way), bears S 76°58'32" E, 14.54 feet;

THENCE, S 88°25'23" W, 269.70 feet to the northwest corner of said Perez tract and lying in the east line of T and O Railroad;

THENCE, N 00°44'40" E, 908.15 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENS" found at the southwest corner of a tract of land conveyed to TFCC COYOTE LLC by deed recorded in Instrument No. 20211202002452310 of the Official Public Records of Collin County, Texas;

THENCE, S 88°05'51" E, 288.90 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENS" found at the southeast corner of said TFCC COYOTE LLC tract and said west right-of-way line of E. Hackberry Lane (a called 90' right-of-way at this point);

THENCE, S 01°59'36" W, 136.10 feet along said west right-of-way line of E. Hackberry Lane;

THENCE, N 88°54'08" W, 99.50 feet to a 5/8" iron rod found at corner;

THENCE, S 01°59'20" W, 50.00 feet to a 1" iron rod found at corner;

THENCE, S 88°54'08" E, 99.50 feet to the west right-of-way of said E. Hackberry Lane;

THENCE, S 01°59'17" W, 705.49 feet, along said west right-of-way line of E. Hackberry Lane to the POINT OF BEGINNING with the subject tract containing 246,175 square feet or 5.651 acres of land.

ZONING EXHIBIT

**MAHARGER TRACT**

5.651 GROSS ACRES

OUT OF THE

HENRY BRANTLEY SURVEY ~ ABSTRACT NO. 71

CITY OF ANNA

COLLIN COUNTY, TEXAS

|                              |                                      |
|------------------------------|--------------------------------------|
| OWNER                        | ENGINEER / SURVEYOR                  |
| Maharger Property Group, LLC | Spiars Engineering, Inc.             |
| 4149 Normandy Ave            | 765 Custer Road, Suite 100           |
| Dallas, Texas 75205          | Plano, TX 75075                      |
| Telephone: (469) 442-9896    | Telephone: (972) 422-0077            |
| Contact: Ralph Graham        | TBPELS No. F-2121 And No. F-10043100 |
|                              | Contact: Ryan Hartman                |



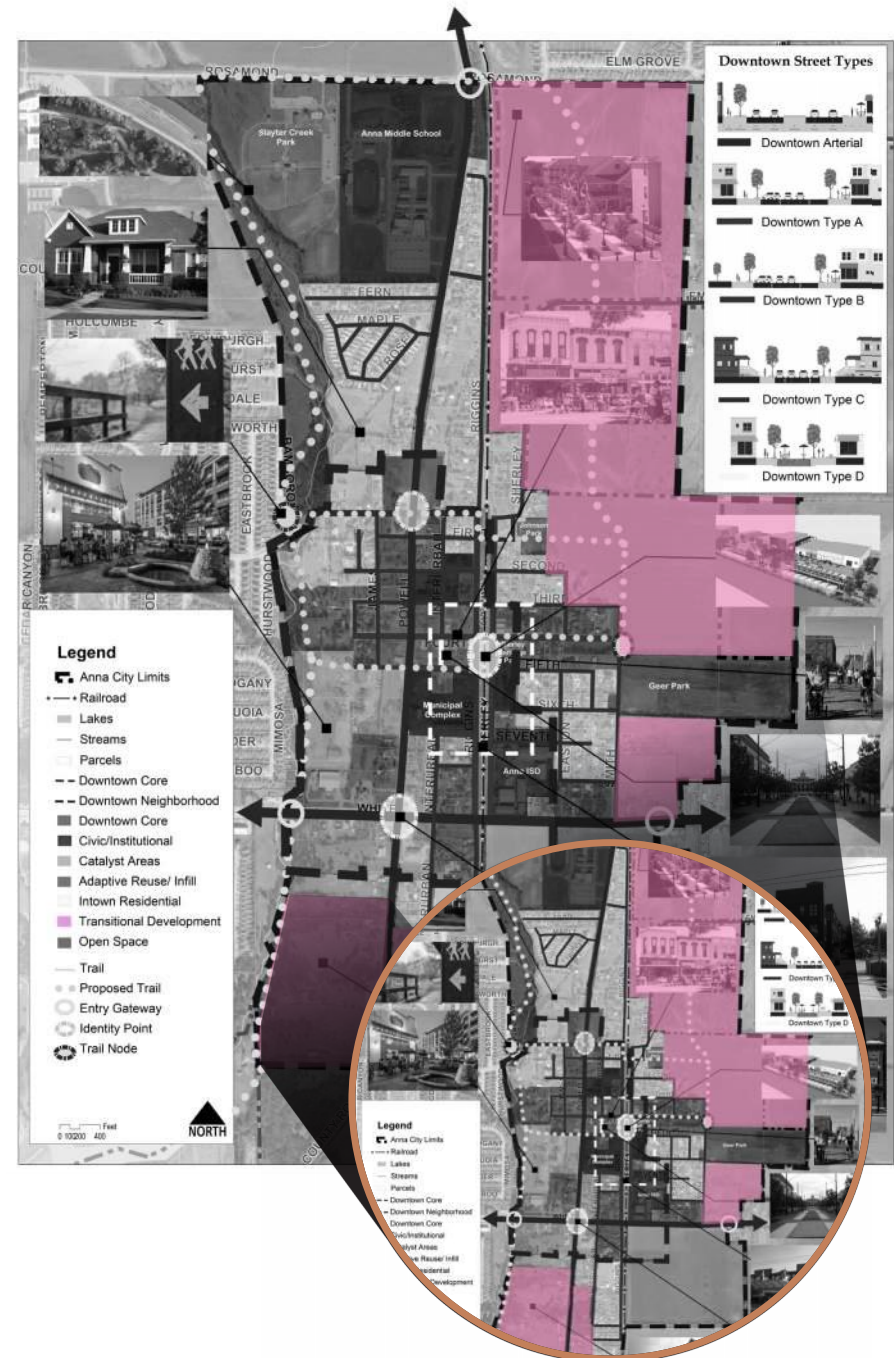
## Transitional Development

In the far northeast and southwest portions of the Downtown Neighborhood, there are large undeveloped parcels of land identified as Transitional Development areas. The term “transitional” refers to the vision that these areas may change over time from higher density residential products toward the Downtown Core, to lower density, detached residential products on the district’s edges that blend better with the developments in the surrounding community. As with the Intown Residential areas, these Transitional areas are envisioned to support a range of housing types for people at all stages of their lives. These lots have the unique potential to provide additional linkages to the Downtown Core, and once developed, may provide a wide array of building types to support the district. Though not classified as Catalyst Areas as described above, these areas may very well become catalytic in nature and help spur economic growth within the area. Because of the desire for flexibility to maximize the development potential in each of these areas, future land use decisions should emphasize the placemaking elements that define the public realm and reinforce the natural and cultural amenities in the area.

The following primary building types are appropriate in the Transitional Development areas (Mixed-use, office, storefront retail, restaurants, urban attached residential, detached residential, cottage residential):



The following secondary building types are appropriate in the Transitional Development areas (Churches, Civic Structures, Accessory Structures, Open Spaces, Parking Garages, detached residential, cottage residential):



THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request  
AT THIS TIME

Opposed to request

Comments:

GIVEN THE TIMELINE BETWEEN NOTIFICATION AND REQUESTED OWNER INPUT,  
I AM NOT CONFIDENT THAT I HAVE BEEN PROVIDED ENOUGH TIME TO ADEQUATELY STUDY THE  
POTENTIAL POSITIVE OR NEGATIVE IMPACTS TO THE FUTURE VALUE OF MY PROPERTY.

AT THE VERY LEAST I WILL NEED TO DO MORE RESEARCH ON THE  
2050 PLAN AND THE SPECIFICS OF THE PLAN AS IT PERTAINS TO THIS 5.6 ACRES

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

KEITH STENOVITCH

Name (Please Print)

[Signature]  
Signature

921 N. RIGGINS ST. ANNA, TX 75409

Address

FEB. 29, 2024

Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)  
Subject: Zoning Response



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: Parcel ID: 1016536 Total Number of Acres: 5.651  
Zoning Classification(s): AG Total Number of Lots: 1  
Location: ABS A0071 HENRY BRANTLEY SURVEY, TRACT 45

## Property Owner Information & Authorization

Name/Company: Ralph Graham, (Founder) / Maharger Property Group, LLC  
Address: 4149 Normandy Ave  
City: Dallas State: TX Zip Code: 75205  
Phone: (469) 442-9896 Email: rgraham@mpropertygroup.com

### Project Representation (check one):

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

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

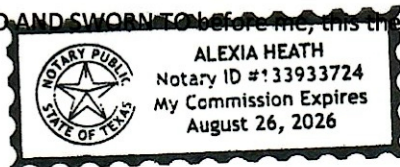
Property Owner's Signature: [Signature] Date: 1/31/2024

STATE OF: TEXAS

COUNTY OF: COWEN

BEFORE ME, a Notary Public, on this day personally appeared RALPH GRAHAM (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 31 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: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



Item No. 12.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone from Agricultural (AG) District to Planned Development for a single family, detached subdivision, multifamily lot & commercial development on 116± acres located at the southwest corner of County Road 371 & N. Powell Parkway. Applicant : Howard Joseph Cox/3 Monkeys LLC & Eleanor K. Cunningham

**SUMMARY:**

**REMARKS:**

The Mixed-Density Residential (MD) district provides medium-density residential development with diversified housing choices. This district encourages a mix of single-family and two-family residential uses and incentivizes community amenities to form compact, accessible, and walkable neighborhoods.

The Multi-Family Residential (MF) district provides for high-density residential development, targeting well-designed multi-family uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multi-family uses with site development characteristics that accommodate open space and access to light and air.

The Regional Commercial (C-2) district provides for medium- to large-scale development of retail, service, entertainment, and office necessary for a regional market. This district primarily facilitates commercial development, like big box and anchor retailers and intensive shopping strip centers that are automobile oriented and generate high traffic counts.

A Concept Plan, Cox Tract, accompanies this request as Exhibit A & Exhibit B.

**Surrounding Land Uses and Zoning**

North Across CR 371, Single-Family dwellings zoned Planned Development (Tara Farms, Phases 4 & 5; Ord. No. 2000-05) and vacant land zoned Local Commercial (C-1)

East Across N. Powell Pkwy, vacant land zoned AG

South Single-family dwellings zoned Planned Development (Shadowbend, Phase 2; 797-2018) and Planned Development (Meadow Ridge; Ord. No. 2001-08)

West Vacant land zoned Planned Development (Anacapri, Phase 4; Ord. No. 887-2020)



## **Conformance with the Anna 2050 Comprehensive Plan**

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agricultural place type. The Ranching & Agricultural place type states that Cluster Residential may be appropriate when preservation of open space is included.

The Preferred Scenario Diagram identifies this property as Estate Residential and Suburban Living. On the following pages are the pages from the Comprehensive Plan for each place type.

The proposed zoning districts are not in conformance with the Ranching and Agricultural place type.

## **Proposed Stipulations**

The applicant is requesting the following variances from the Zoning Ordinance and Subdivision Regulations:

- Single-Family Residential Portion:
  - o Declaring that only one common area lot is considered a neighborhood amenity that requires parking as outlined in Sec. 9.02.131.
    - ☐ The current regulations required in Sec. 9.02.131 states:  
*A minimum of five (5) parking spaces will be required at major, neighborhood focal points that are for public use (such as but not limited to pools, amenity centers, parks, and playgrounds). If the major features are adjacent to each other, they can share a parking lot with a minimum of eight (8) parking spaces instead of ten (10).*
    - ☐ The frontage of the common area lot with HOA amenities exceeds five parking spaces and the regulation does not explicitly require the parking to be off-street. The other common area lots are not proposing improvements and will be part of the required drainage and detention of the neighborhood.
- Commercial and Multi-family Portion:
  - o Modifying the open space requirement to be 15% of the lot.
    - ☐ The current regulations required in Sec. 9.04.029 states:  
*Each lot or parcel of land that is used for a Multi-Family Dwelling shall provide on the same lot or parcel of land usable open space, per Table 20: Multi-Family Dwelling Open Space below.*

*Table 20: Multi-Family Dwelling Open Space*

**Number of Bedrooms***1 or less**Each additional bedroom over 1***Size***600 square feet**300 square feet*

- ☐ Similar requests for 20% open space have been approved for The Quinn [One Anna Two Addition] (Ord. No. 846-2020 & 911-2021) and Villages of Waters Creek (Ord. No. 861-2020 & 978-2022)

The applicant is proposing the following stipulations to enhance the Planned Development beyond requirements of the Zoning Ordinance:

- Single-Family Residential Portion:
  - o Requiring Single-family, attached dwellings and two-family dwellings to be permitted by specific use permit rather than by right.
  - o Restricting the total number of single-family dwellings to 375 units.
  - o Requiring a 10' wide Hike & Bike Trail along CR 371.
- Commercial and Multi-family Portion:
  - o Restricting the total number of dwelling units to 500 units.
  - o Prohibiting uses that could be considered undesirable.
  - o Increasing the landscape buffer between the multi-family dwellings and single-family dwellings from 10-feet to 20-feet.

**SUMMARY:**

Request to rezone from Agricultural (AG) District to Planned Development for a single family, detached subdivision, multi-family lot & commercial development on 116± acres located at the southwest corner of County Road 371 & N. Powell Parkway.

The request for MF District and C-2 District zoning is not in conformance with the Anna 2050 Future Land Use Plan. Two of the three proposed lot types in the MD district are in line with the Cluster Residential place type of the Anna 2050 Future Land Use Plan.

**FINANCIAL IMPACT:**

This item has no financial impact.

**BACKGROUND:****RECOMMENDATION:**



The Planning & Zoning Commission shall make a recommendation to City Council:

1. To approve the rezoning, or
2. To deny the rezoning, or
3. To approve the rezoning with conditions.

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

1. Single-Family Residential Portion:

All zoning regulations, standards, uses, requirements, and processes for the Mixed Density Residential (MD) District of the City of Anna Zoning Ordinance adopted on 8/22/23 as it exists or may be amended shall apply to the Planned Development except as follows:

- a. Approximately 82 acres of the tract shall make up the Single-Family Residential Portion as shown on the Concept Plan.
- b. The maximum number of single-family dwellings permitted shall be 375.
  - i. Type A: 40' lot width – Maximum of 115 lots
  - ii. Type B: 50' lot width – Minimum of 170 lots
  - iii. Type C: 60' lot width – Minimum of 50 lots
- c. Single-family, attached and two-family dwellings shall require approval of a specific use permit.
- d. Park areas and common areas are to be maintained by the Homeowners Association (HOA).
- e. The northern common area at the primary entrance shall be the only common area defined as a Major Focal Point. On-street parking shall be utilized to meet the minimum of five (5) parking spaces required. No additional parking will be required.
- f. Street intersections shall be within 10° of perpendicular.
- g. A 10' Hike and Bike Trail will be required along West Crossing Boulevard and County Road 371.

2. Commercial and Multi-Family Portion:

All zoning regulations, standards, uses, requirements, and processes for the Multi-Family (MF) District and the Regional Commercial (C-2) District of the City of Anna Zoning Ordinance adopted on 8/22/23 as it exists or may be amended shall apply to the Planned Development except as follows:

- a. Approximately 34 acres of the tract shall make up the Commercial and Multi-Family Portion as shown on the Concept Plan.
- b. The maximum density of the multifamily residential shall be 25 units per acre with a maximum of 500 units.
- c. Open Space:
  - i. Location and dimensions of the open space depicted on the Concept Plan are conceptual and subject to change. Detention areas, landscape buffers, easements, and amenity centers shall count towards the minimum open space requirements.

- ii. The multi-family open space calculation will be based on a per acre basis with a minimum of fifteen (15) percent of the gross area to be utilized as open space.
- iii. Minimum twenty (20) foot landscape buffer shall be required when adjacent to single-family residential districts.
- d. Uses permitted within the commercial tract are those permitted within the Regional Commercial (C-2) District of the current Zoning Ordinance as it exists and as amended.
- e. Uses prohibited within the commercial tract are listed below.
  - CBD store
  - Hookah lounge
  - Cemetery
  - Gas metering station
  - Wind energy conversion system
  - Itinerant vendor

3. General Conditions and Restrictions:

- a. The residential land plan depicted on the Concept Plan is conceptual and subject to change. Revisions to the plan that do not change the general lot layout, or change the general street configuration and pattern, and which adhere in all aspects to the restrictions of the PD, shall not constitute an amendment of the PD, or require the submittal and approval of a revised plan prior to the submittal of a preliminary plat.
- b. The multi-family and commercial site plan depicted on the Concept Plan is conceptual and subject to change. Any revisions to the concept plan which adhere in all aspects to the restrictions of the PD, shall not constitute an amendment of the PD.
- c. Revisions to the boundary between the residential, multi-family, and commercial tracts within 10% of what is proposed in this PD will not constitute an amendment of the PD.
- d. Phasing of the development may occur, provided the subdivision rules and regulations are adhered to unless superseded by the PD or waived by the City Staff, Planning & Zoning Commission, and/or City Council, as applicable.

**STRATEGIC CONNECTIONS:**

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

**ATTACHMENTS:**

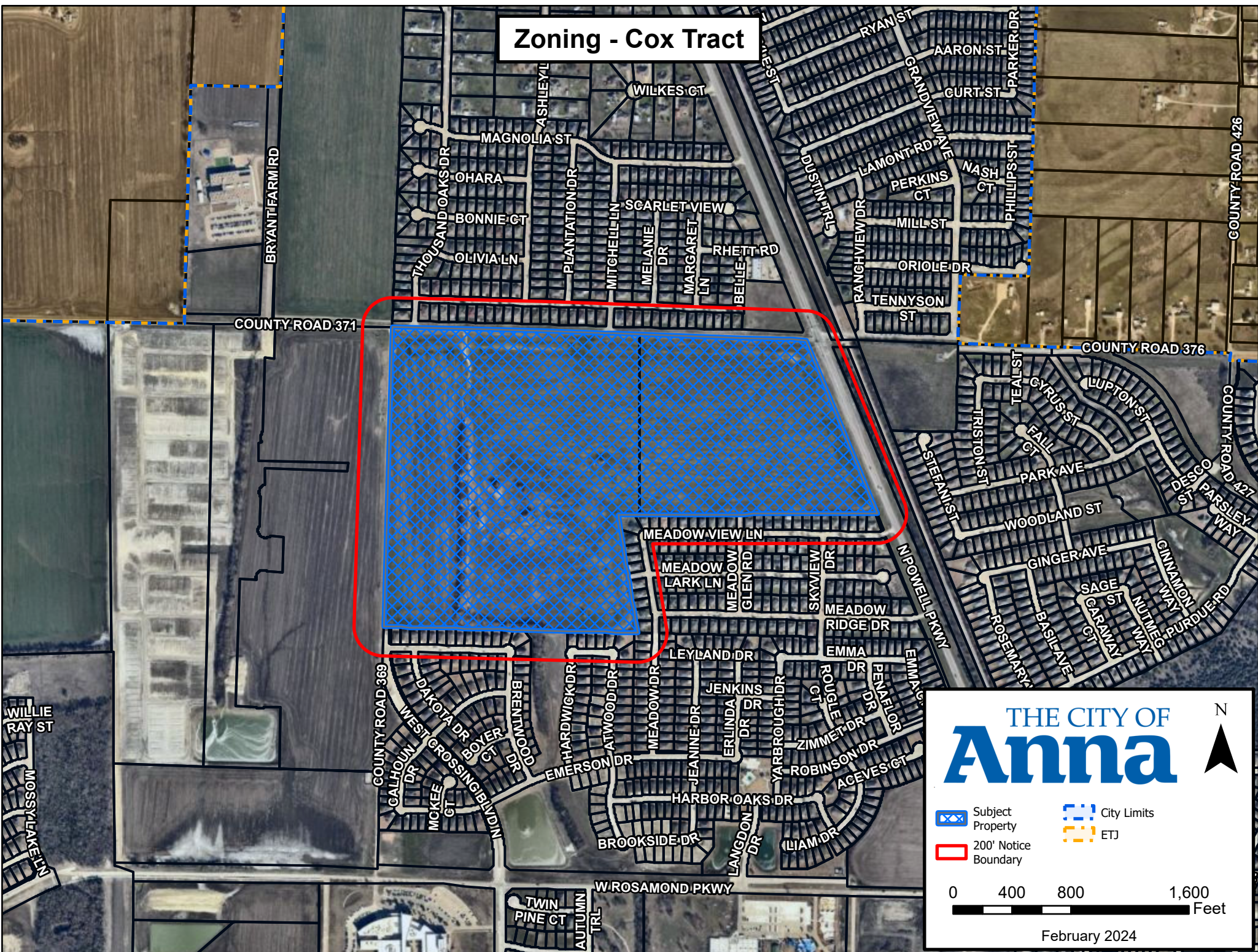
- 1. Cox Tract Zoning Locator Map
- 2. PZ - STAFF REPORT (Zoning) Cox Tract
- 3. Exhibit A (CP SF) Cox Tract
- 4. Exhibit B (CP C-2 MF) Cox Tract - PZ Staff Report
- 5. PZ Responses
- 6. Application 1
- 7. Application 2







# Zoning - Cox Tract





CITY OF ANNA

Planning & Zoning Commission

March 4, 2024

**Zoning:** Cox Tract

**Applicant:** Howard Joseph Cox/3Monkeys LLC & Eleanor K. Cunningham

---

**DESCRIPTION:**

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone from Agricultural (AG) District to Planned Development for a single family, detached subdivision, multi-family lot & commercial development on 116± acres located at the southwest corner of County Road 371 & N. Powell Parkway.

**REMARKS:**

The Mixed-Density Residential (MD) district provides medium-density residential development with diversified housing choices. This district encourages a mix of single-family and two-family residential uses and incentivizes community amenities to form compact, accessible, and walkable neighborhoods.

The Multi-Family Residential (MF) district provides for high-density residential development, targeting well-designed multi-family uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multi-family uses with site development characteristics that accommodate open space and access to light and air.

The Regional Commercial (C-2) district provides for medium- to large-scale development of retail, service, entertainment, and office necessary for a regional market. This district primarily facilitates commercial development, like big box and anchor retailers and intensive shopping strip centers that are automobile oriented and generate high traffic counts.

A Concept Plan, Cox Tract, accompanies this request as Exhibit A & Exhibit B.

**Surrounding Land Uses and Zoning**

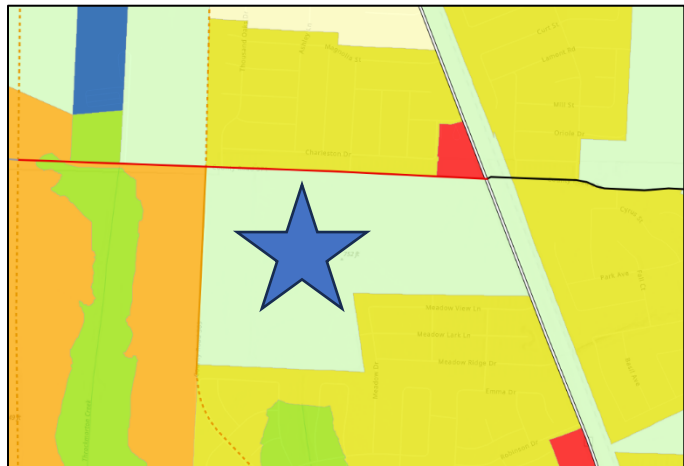
|       |                                                                                                                                                            |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North | Across CR 371, Single-Family dwellings zoned Planned Development (Tara Farms, Phases 4 & 5; Ord. No. 2000-05) and vacant land zoned Local Commercial (C-1) |
| East  | Across N. Powell Pkwy, vacant land zoned AG                                                                                                                |

|       |                                                                                                                                            |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------|
| South | Single-family dwellings zoned Planned Development (Shadowbend, Phase 2; 797-2018) and Planned Development (Meadow Ridge; Ord. No. 2001-08) |
| West  | Vacant land zoned Planned Development (Anacapri, Phase 4; Ord. No. 887-2020)                                                               |

### **Conformance with the Anna 2050 Comprehensive Plan**

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agricultural place type. The Ranching & Agricultural place type states that Cluster Residential may be appropriate when preservation of open space is included.

The Preferred Scenario Diagram identifies this property as Estate Residential and Suburban Living. On the following pages are the pages from the Comprehensive Plan for each place type.



The proposed zoning districts are not in conformance with the Ranching and Agricultural place type.

### **PROPOSED STIPULATIONS:**

The applicant is requesting the following variances from the Zoning Ordinance and Subdivision Regulations:

- Single-Family Residential Portion:
  - Declaring that only one common area lot is considered a neighborhood amenity that requires parking as outlined in Sec. 9.02.131.
    - Sec. 9.02.131  
*A minimum of five (5) parking spaces will be required at major, neighborhood focal points that are for public use (such as but not limited to pools, amenity centers, parks, and playgrounds). If the major features are adjacent to each other, they can share a parking lot with a minimum of eight (8) parking spaces instead of ten (10).*
    - The frontage of the common area lot with HOA amenities exceeds five parking spaces and the regulation does not explicitly require the parking to be off-street. The other common area lots are not



proposing improvements and will be part of the required drainage and detention of the neighborhood.

- Commercial and Multi-family Portion:
  - Modifying the open space requirement to be 15% of the lot.
  - Sec. 9.04.029

*Each lot or parcel of land that is used for a Multi-Family Dwelling shall provide on the same lot or parcel of land usable open space, per Table 20: Multi-Family Dwelling Open Space below.*

*Table 20: Multi-Family Dwelling Open Space*

| <i>Number of Bedrooms</i>             | <i>Size</i>            |
|---------------------------------------|------------------------|
| <i>1 or less</i>                      | <i>600 square feet</i> |
| <i>Each additional bedroom over 1</i> | <i>300 square feet</i> |

- Similar requests for 20% open space have been approved for The Quinn [One Anna Two Addition] (Ord. No. 846-2020 & 911-2021) and Villages of Waters Creek (Ord. No. 861-2020 & 978-2022)

The applicant is proposing the following stipulations to enhance the Planned Development beyond requirements of the Zoning Ordinance:

- Single-Family Residential Portion:
  - Requiring Single-family, attached dwellings and two-family dwellings to be permitted by specific use permit rather than by right.
  - Restricting the total number of single-family dwellings to 375 units.
  - Requiring a 10' wide Hike & Bike Trail along CR 371.
- Commercial and Multi-family Portion:
  - Restricting the total number of dwelling units to 500 units.
  - Prohibiting uses that could be considered undesirable.
  - Increasing the landscape buffer between the multi-family dwellings and single-family dwellings from 10-feet to 20-feet.

## **RANCHING & AGRICULTURE (RA)**

### **Character & Intent**

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

### **Land Use Considerations**

#### **Primary Land Use**

Farming, ranching and wildlife management

#### **Secondary Land Use**

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

#### **Indicators & Assumptions**

- + Lot size (range) typically greater than 10 acres
- + Platting and Utility Exceptions probable





## ESTATE RESIDENTIAL (ER)

### Character & Intent

Estate Residential areas are dominated by single-family housing on the urban fringe in large lot development. Unlike rural living, home sites may be in platted subdivisions that have water service, though they may have septic wastewater treatment. Residential uses are oriented interior to the site. Lots may or may not have farm and livestock restrictions. Lot sizes in the Estate Residential Place Type range from ½ acre to 2 acre lots.

### Land Use Considerations

#### **Primary Land Use**

Single-family detached homes

#### **Secondary Land Use**

Agricultural land, civic and institutional uses, parks and open space

### **Indicators & Assumptions**

- + Lot size (range) ½-2 acre lots
- + Platting and utility exceptions unlikely to be granted
- + In areas immediately adjacent to parcels developed with higher density residential products, similar product types may be considered for these areas if water and wastewater requirements can be met by the developer.



## **SUBURBAN LIVING (SL)**

### **Character & Intent**

Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

### **Land Use Considerations**

#### **Primary Land Use**

Single-family detached homes

#### **Secondary Land Use**

Civic and institutional uses, parks and open space, neighborhood-serving retail and office

#### **Indicators & Assumptions**

- + Lot size (range) 7,500 SF - ½ acre lots
- + Platting and utilities required





## **CLUSTER RESIDENTIAL (CR)**

### **Character & Intent**

Cluster residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

### **Land Use Considerations**

#### **Primary Land Use**

Single-family detached homes, townhomes and other single-family attached homes

#### **Secondary Land Use**

Civic and institutional uses, parks and open space

#### **Indicators & Assumptions**

- + Lot size (range) 5,000 – 7,500 SF



## **SUMMARY:**

Request to rezone from Agricultural (AG) District to Planned Development for a single family, detached subdivision, multi-family lot & commercial development on 116± acres located at the southwest corner of County Road 371 & N. Powell Parkway.

The request for MF District and C-2 District zoning is not in conformance with the Anna 2050 Future Land Use Plan. Two of the three proposed lot types in the MD district are in line with the Cluster Residential place type of the Anna 2050 Future Land Use Plan.

## **RECOMMENDATION:**

The Planning & Zoning Commission shall make a recommendation to City Council:

- (i) To approve the rezoning, or
- (ii) To deny the rezoning, or
- (iii) To approve the rezoning with conditions.

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

### **1. Single-Family Residential Portion:**

All zoning regulations, standards, uses, requirements, and processes for the Mixed Density Residential (MD) District of the City of Anna Zoning Ordinance adopted on 8/22/23 as it exists or may be amended shall apply to the Planned Development except as follows:

- a. Approximately 82 acres of the tract shall make up the Single-Family Residential Portion as shown on the Concept Plan.
- b. The maximum number of single-family dwellings permitted shall be 375.
  - i. Type A: 40' lot width – Maximum of 115 lots
  - ii. Type B: 50' lot width – Minimum of 170 lots
  - iii. Type C: 60' or greater lot width – Minimum of 50 lots
- c. Single-family, attached and two-family dwellings shall require approval of a specific use permit.
- e. Park areas and common areas are to be maintained by the Homeowners Association (HOA).



f. The northern common area at the primary entrance shall be the only common area defined as a Major Focal Point. On-street parking shall be utilized to meet the minimum of five (5) parking spaces required. No additional parking will be required.

g. Street intersections shall be within 10° of perpendicular.

h. A 10' Hike and Bike Trail will be required along West Crossing Boulevard and County Road 371.

2. Commercial and Multi-Family Portion:

All zoning regulations, standards, uses, requirements, and processes for the Multi-Family (MF) District and the Regional Commercial (C-2) District of the City of Anna Zoning Ordinance adopted on 8/22/23 as it exists or may be amended shall apply to the Planned Development except as follows:

a. Approximately 34 acres of the tract shall make up the Commercial and Multi-Family Portion as shown on the Concept Plan.

b. The maximum density of the multifamily residential shall be 25 units per acre with a maximum of 500 units.

c. Open Space:

i. Location and dimensions of the open space depicted on the Concept Plan are conceptual and subject to change. Detention areas, landscape buffers, easements, and amenity centers shall count towards the minimum open space requirements.

ii. The multi-family open space calculation will be based on a per acre basis with a minimum of fifteen (15) percent of the gross area to be utilized as open space.

iii. Minimum twenty (20) foot landscape buffer shall be required when adjacent to single-family residential districts.

d. Uses permitted within the commercial tract are those permitted within the Regional Commercial (C-2) District of the current Zoning Ordinance as it exists and as amended.

e. Uses prohibited within the commercial tract are listed below.

- CBD store
- Hookah lounge
- Cemetery
- Gas metering station
- Wind energy conversion system

3. General Conditions and Restrictions:

a. The residential land plan depicted on the Concept Plan is conceptual and subject to change. Revisions to the plan that do not change the general lot layout, or change the general street configuration and pattern, and which adhere in all aspects to the restrictions of the PD, shall not constitute an amendment of the PD, or require the submittal and approval of a revised plan prior to the submittal of a preliminary plat.

b. The multi-family and commercial site plan depicted on the Concept Plan is conceptual and subject to change. Any revisions to the concept plan which adhere in all aspects to the restrictions of the PD, shall not constitute an amendment of the PD.

c. Revisions to the boundary between the residential, multi-family, and commercial tracts within 10% of what is proposed in this PD will not constitute an amendment of the PD.

d. Phasing of the development may occur, provided the subdivision rules and regulations are adhered to unless superseded by the PD or waived by the City Staff, Planning & Zoning Commission, and/or City Council, as applicable.



| SINGLE-FAMILY SUMMARY: |         |         |
|------------------------|---------|---------|
|                        | PRODUCT | UNITS   |
|                        | Type C  | +/- 50  |
|                        | Type B  | +/- 185 |
|                        | Type A  | +/- 101 |
|                        | Total   | +/- 336 |

| LAND USE SUMMARY: |              |              |                              |
|-------------------|--------------|--------------|------------------------------|
|                   | PRODUCT      | ACRES        | UNITS                        |
|                   | Multi-Family | +/- 22.9 ac. | +/- 500 max.<br>@ 25 du./ac. |
|                   | Commercial   | +/- 9.8 ac.  | -                            |
|                   | Total        | +/- 32.7 ac. | +/- 500 un.                  |

10' Hike & Bike Trail

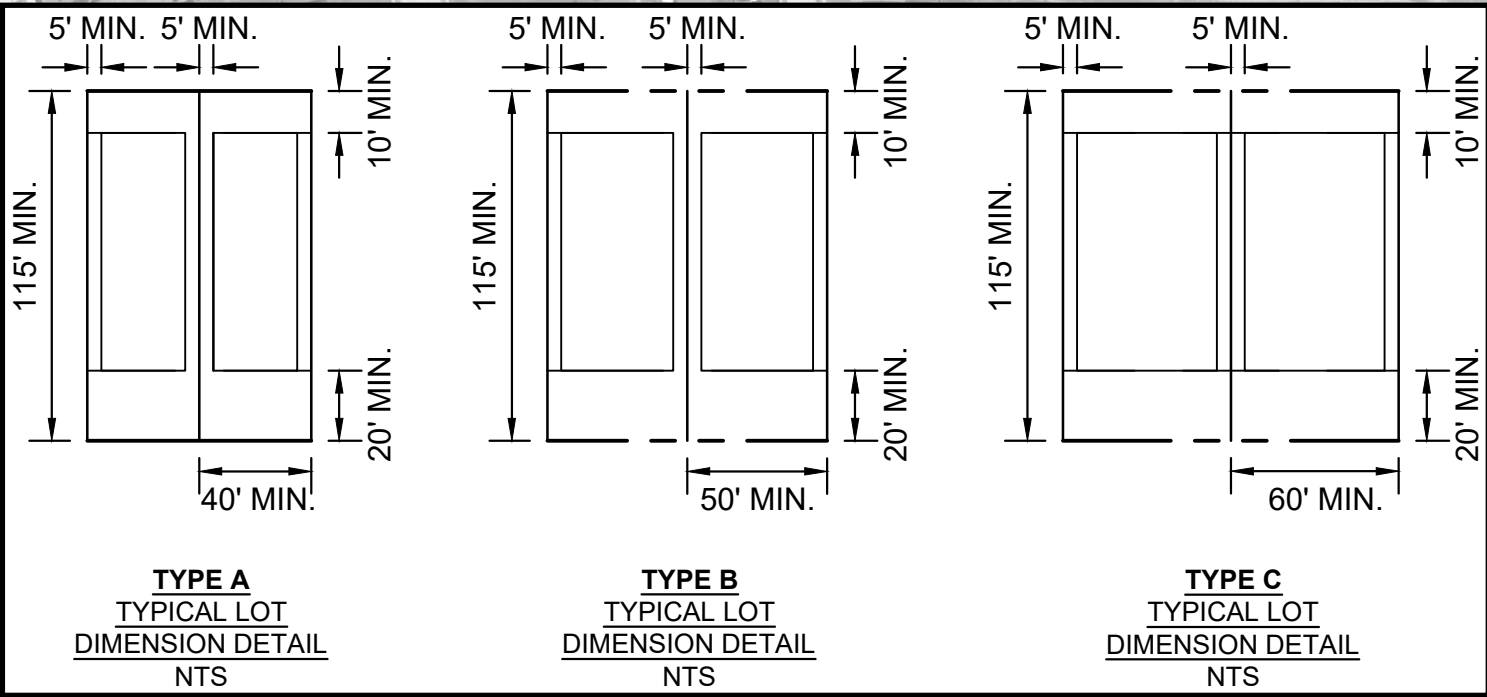
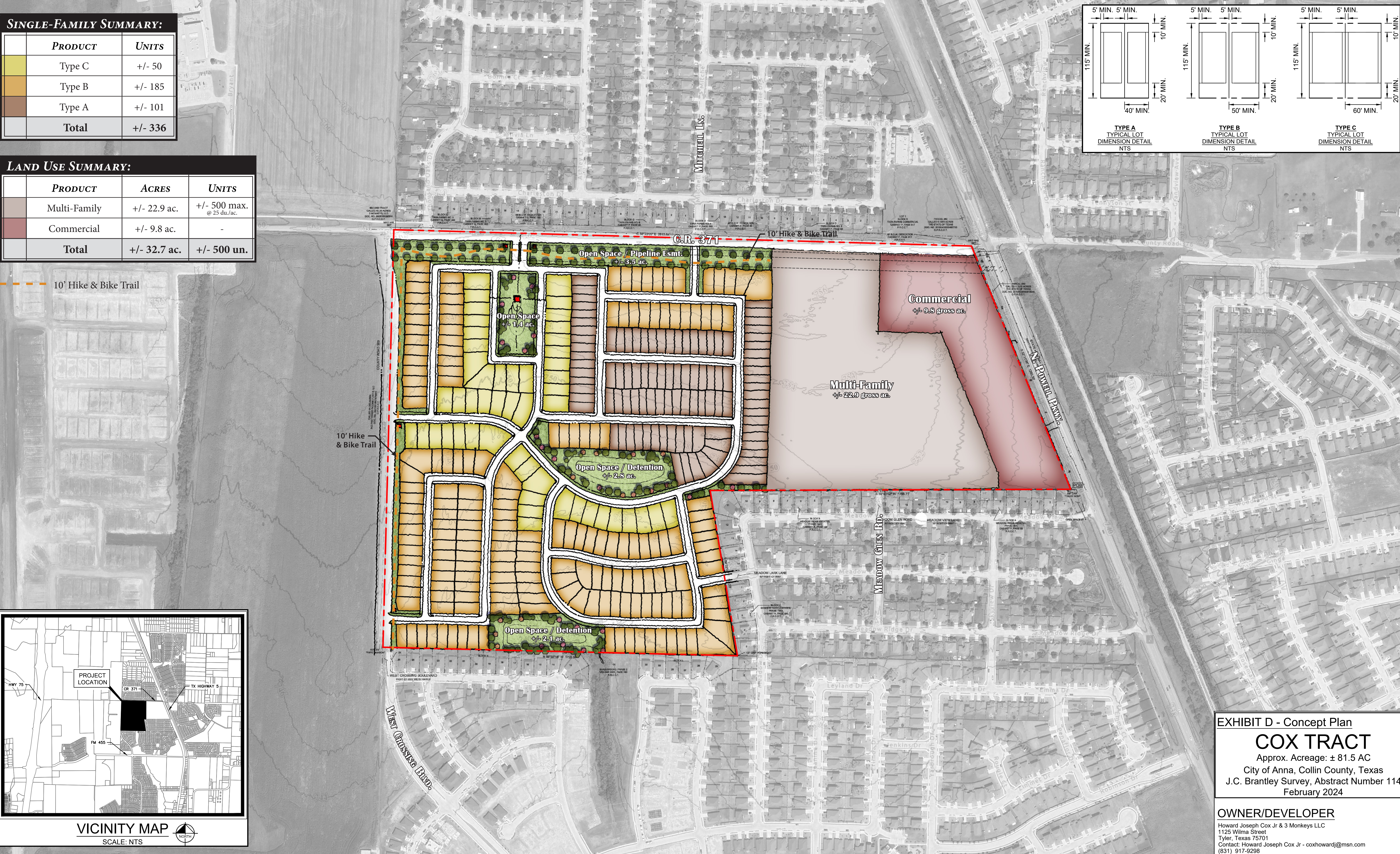
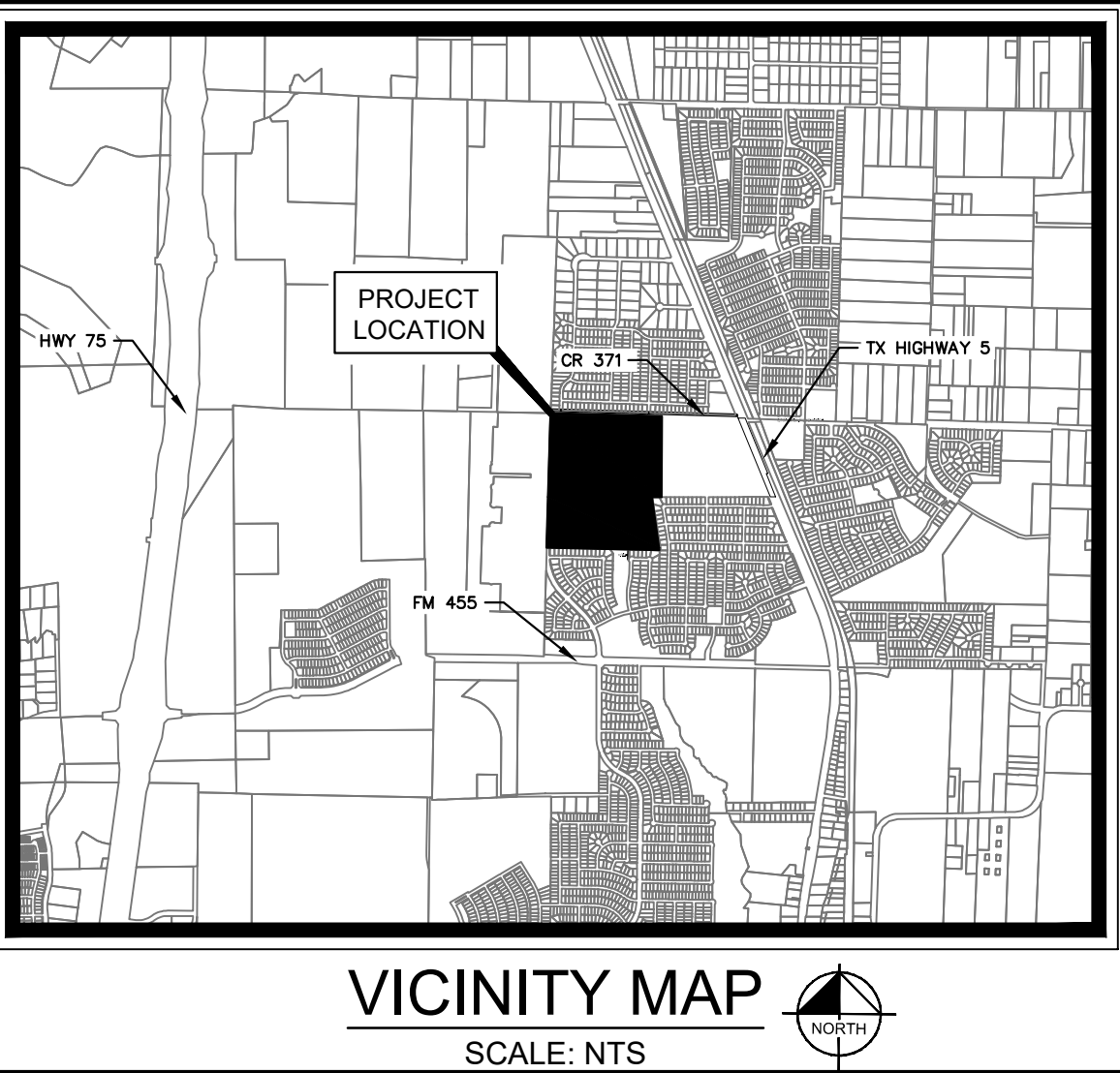


EXHIBIT D - Concept Plan

**COX TRACT**

Approx. Acreage: ± 81.5 AC

City of Anna, Collin County, Texas

J.C. Brantley Survey, Abstract Number 114

February 2024

OWNER/DEVELOPER

Howard Joseph Cox Jr & 3 Monkeys LLC

1125 Wilma Street

Tyler, Texas 75701

Contact: Howard Joseph Cox Jr - coxhowardj@msn.com

(831) 917-9298

# Cox Tract - Anna, TX

## CONCEPTUAL PLAN







THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

We do not think that it is a good location for 500+ apartments. The school on CR 371 is already too crowded to support the influx of new students that apartments will bring, and the traffic along CR 371 during school dropoff and dismissal is already too backed up. It would be better to place more housing including apartments to the west side of town on the other side of Hwy 75.

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

Johanna Owens-Jackson and Christopher Jackson  
Name (Please Print)

Johanna Owens-Jackson  
Signature

315 Charleston Dr., Anna, TX 75409  
Address

02-26-24  
Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)  
Subject: Zoning Response

THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I believe there is sufficient "commercial"  
development within Anna. No problem w/ single family  
but multifamily only opens to more undesirable, and  
raises crime rate. LEAVE this as country living/rural.

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

Robin Williams

Name (Please Print)

Golia Williams owner of 103 Charleston,  
Signature ANNA, TX 75404

13683 Lackey Dr. Blue Ridge, TX 75424

Address

2/23/24

Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)  
Subject: Zoning Response



THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Please approve developments.

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

Aaron Herman Wilson  
Name (Please Print)

[Signature]  
Signature

2120 Dakota Dr, Anna  
Address

02/26/24  
Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)  
Subject: Zoning Response

# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: R-6114-000-0180-1, R-6114-000-0190-1 Total Number of Acres: 116.3  
Zoning Classification(s): Planned Development Total Number of Lots: 2  
Location: Southwest corner of County Road 371 and N. Powell Parkway

## Property Owner Information & Authorization

Name/Company: Howard Joseph Cox/3 Monkeys LLC  
Address: 1125 Wilma Street  
City: Tyler State: TX Zip Code: 75701  
Phone: (831) 917-9298 Email: coxhowardj@msn.com

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Lexi Cassels (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.

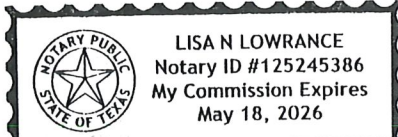
Property Owner's Signature: Eleanor K. Cunningham Date: 1/31/24

STATE OF: Texas

COUNTY OF: Smith

BEFORE ME, a Notary Public, on this day personally appeared Eleanor K. Cunningham (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 31st day of January, 2024



Lisa N. Lowrance  
Notary Public in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Lexi Cassels

Company: Kimley-Horn

Address: 6160 Warren Parkway, Suite 210

City: Frisco, Texas State: TX Zip Code: 75034

Phone: (469) 200-4339 Email: lexi.cassels@kimley-horn.com

## Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: R-6114-000-0180-1, R-6114-000-0190-1 Total Number of Acres: 116.3  
Zoning Classification(s): Planned Development Total Number of Lots: 2  
Location: Southwest corner of County Road 371 and N. Powell Parkway

## Property Owner Information & Authorization

Name/Company: Howard Joseph Cox/3 Monkeys LLC  
Address: 1125 Wilma Street  
City: Tyler State: TX Zip Code: 75701  
Phone: (831) 917-9298 Email: coxhowardj@msn.com

### Project Representation (check one):

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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: Howard Joseph Cox Date: 1/31/24

STATE OF: New Mexico

COUNTY OF: Los Alamos

BEFORE ME, a Notary Public, on this day personally appeared Howard Joseph Cox (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."

STATE OF NEW MEXICO  
NOTARY PUBLIC  
LISA M. SCOTT  
COMMISSION #1066610  
COMMISSION EXPIRES 03/15/2025

SUBSCRIBED AND SWORN TO before me, this the 31 day of January, 2024

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

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Lexi Cassels

Company: Kimley-Horn

Address: 6160 Warren Parkway, Suite 210

City: Frisco, Texas State: TX Zip Code: 75034

Phone: (469) 200-4339 Email: lexi.cassels@kimley-horn.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



Item No. 13.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Consider/Discuss/Action on the Cox Tract, Concept Plan. Applicant: Howard Joseph Cox/3 Monkeys LLC & Eleanor K. Cunningham

**SUMMARY:**

Single-family, detached dwellings, multi-family dwellings, and commercial development on 116± acres located at the southwest corner of County Road 371 & N. Powell Parkway.

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 single-family, multi-family & 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:**

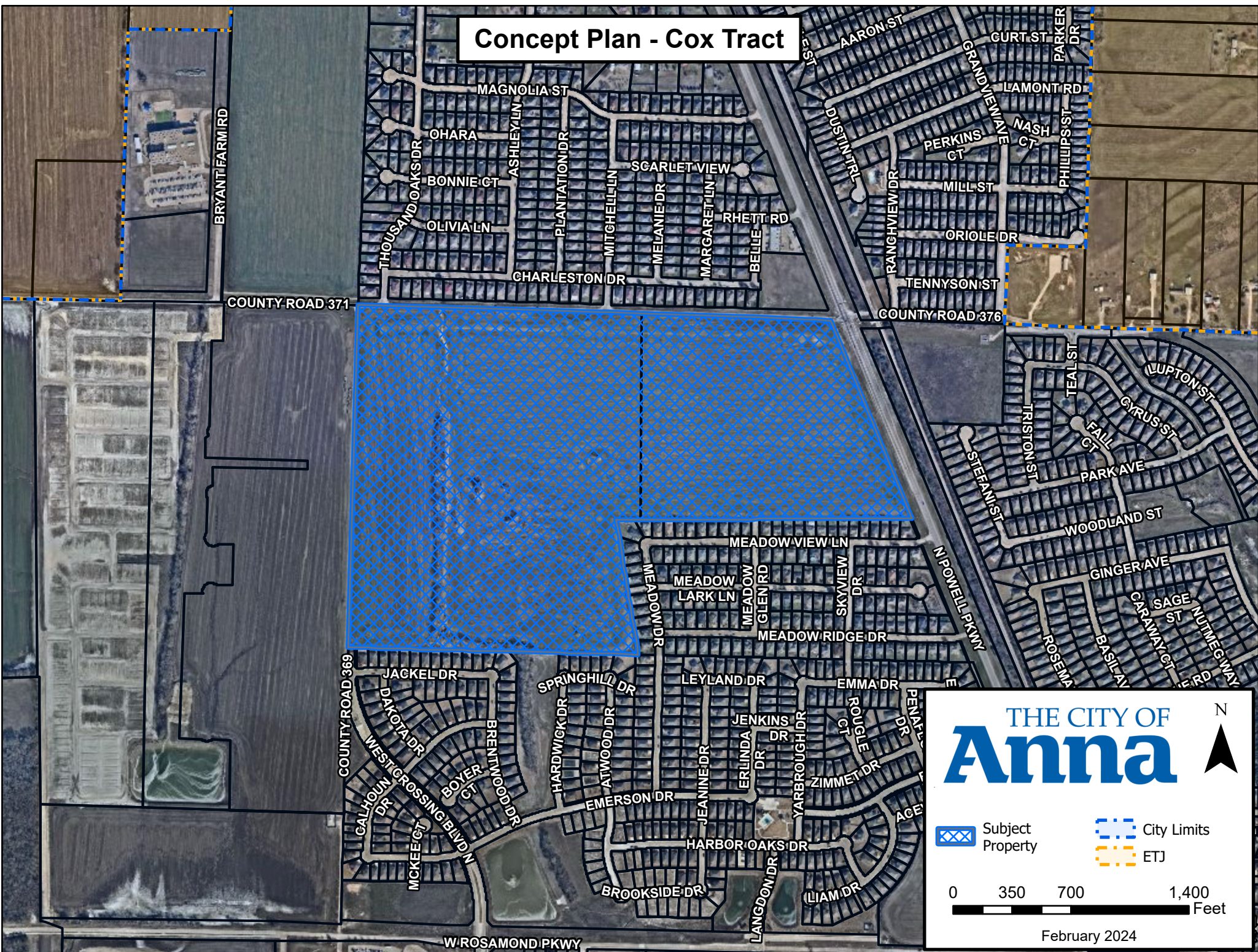
1. Cox Tract Concept Plan Locator Map
2. Exhibit A (CP SF) Cox Tract
3. Exhibit B (CP C-2 MF) Cox Tract - PZ Staff Report
4. Application 1
5. Application 2







# Concept Plan - Cox Tract



THE CITY OF  
**Anna**

N

0 350 700 1,400 Feet

February 2024

Subject Property

City Limits

ETJ



| SINGLE-FAMILY SUMMARY: |         |         |
|------------------------|---------|---------|
|                        | PRODUCT | UNITS   |
|                        | Type C  | +/- 50  |
|                        | Type B  | +/- 185 |
|                        | Type A  | +/- 101 |
|                        | Total   | +/- 336 |

| LAND USE SUMMARY: |              |              |                              |
|-------------------|--------------|--------------|------------------------------|
|                   | PRODUCT      | ACRES        | UNITS                        |
|                   | Multi-Family | +/- 22.9 ac. | +/- 500 max.<br>@ 25 du./ac. |
|                   | Commercial   | +/- 9.8 ac.  | -                            |
|                   | Total        | +/- 32.7 ac. | +/- 500 un.                  |

10' Hike & Bike Trail

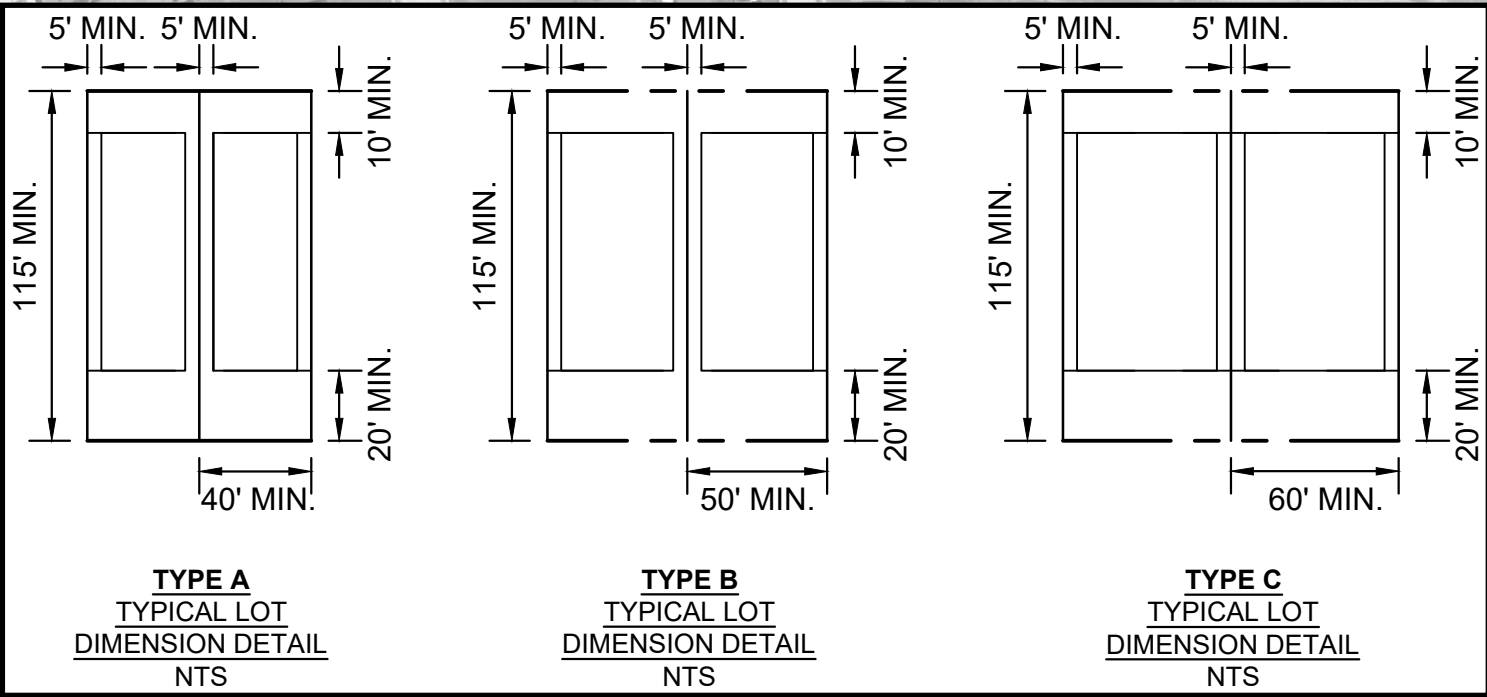
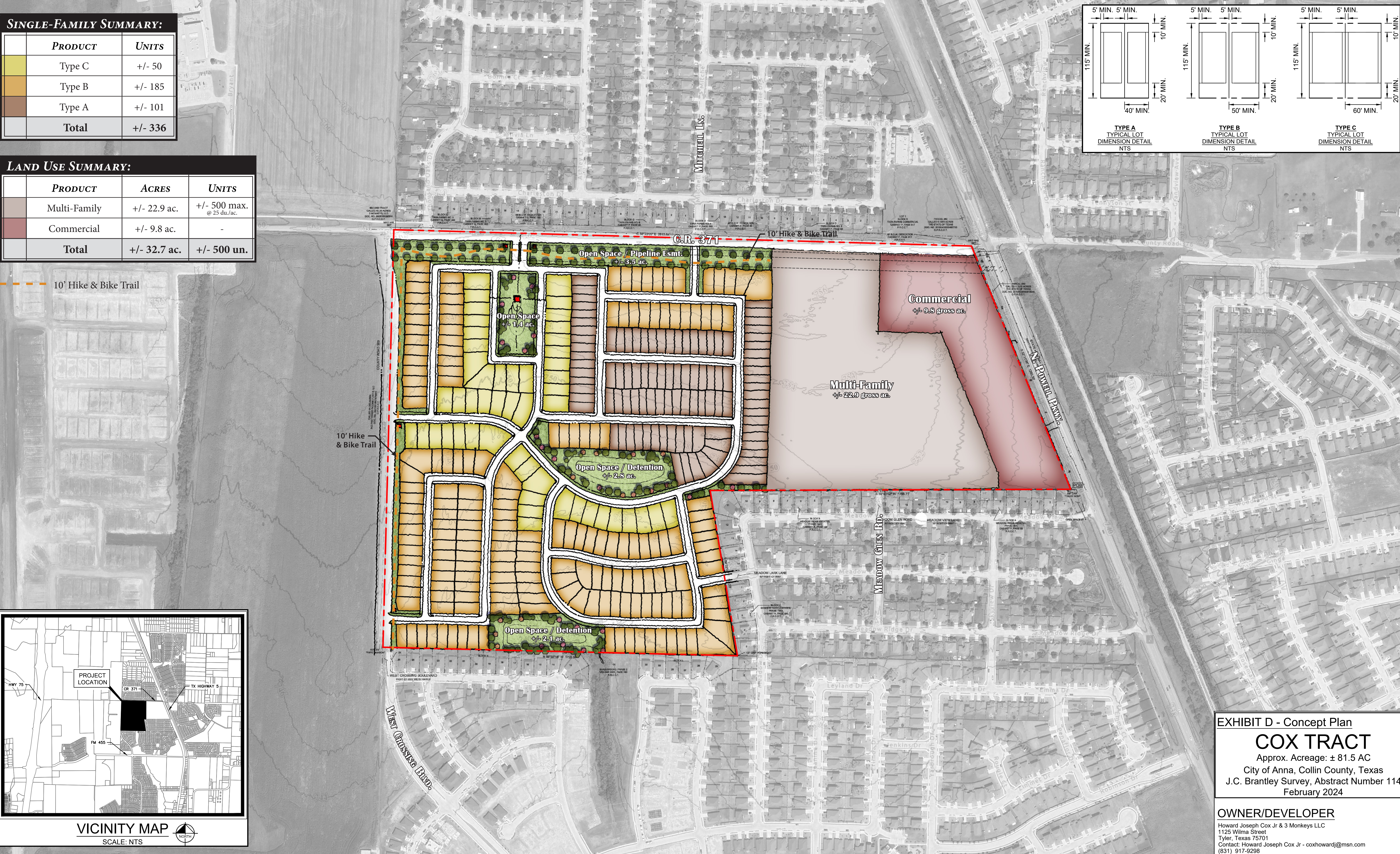
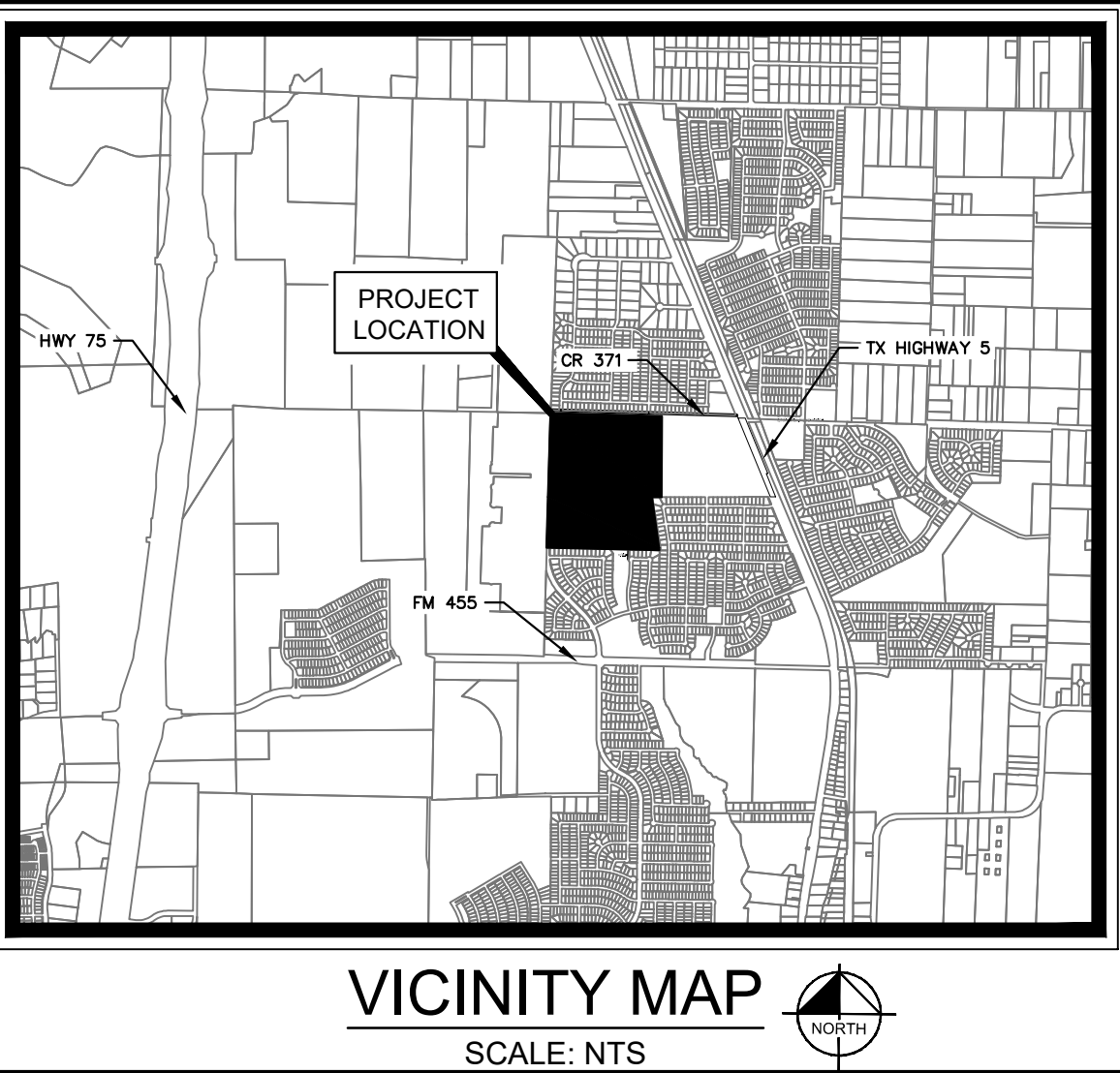


EXHIBIT D - Concept Plan

**COX TRACT**

Approx. Acreage: ± 81.5 AC

City of Anna, Collin County, Texas

J.C. Brantley Survey, Abstract Number 114

February 2024

OWNER/DEVELOPER

Howard Joseph Cox Jr & 3 Monkeys LLC

1125 Wilma Street

Tyler, Texas 75701

Contact: Howard Joseph Cox Jr - coxhowardj@msn.com

(831) 917-9298

# Cox Tract - Anna, TX

## CONCEPTUAL PLAN

**STAFF REPORT**

**EXHIBIT A**



COUNTY ROAD 371

(90' R.O.W.)

N88°23'21"W  
999.6'

50' CROSSTEX NORTH TEXAS PIPELINE, LP  
INST. NO. 20070112000260720, O.P.R.C.C.T.

COMMERCIAL/  
MULTI-FAMILY  
PHASE LINE

10' HIKE &  
BIKE TRAIL

BUILDING 1  
± 140,000 SF  
4 STORIES  
100 UNITS

SHOPPING CENTER  
± 60,000 SF  
1 STORY

BUILDING 2  
± 160,000 SF  
4 STORIES  
100 UNITS

BUILDING 3  
± 136,000 SF  
4 STORIES  
100 UNITS

AMENITY CENTER  
± 20,000 SF  
1 STORY

BUILDING 5  
± 150,000 SF  
4 STORIES  
100 UNITS

BUILDING 4  
± 145,000 SF  
4 STORIES  
100 UNITS

RESTAURANT  
± 5,100 SF  
1 STORY

RETAIL  
± 12,000 SF  
1 STORY

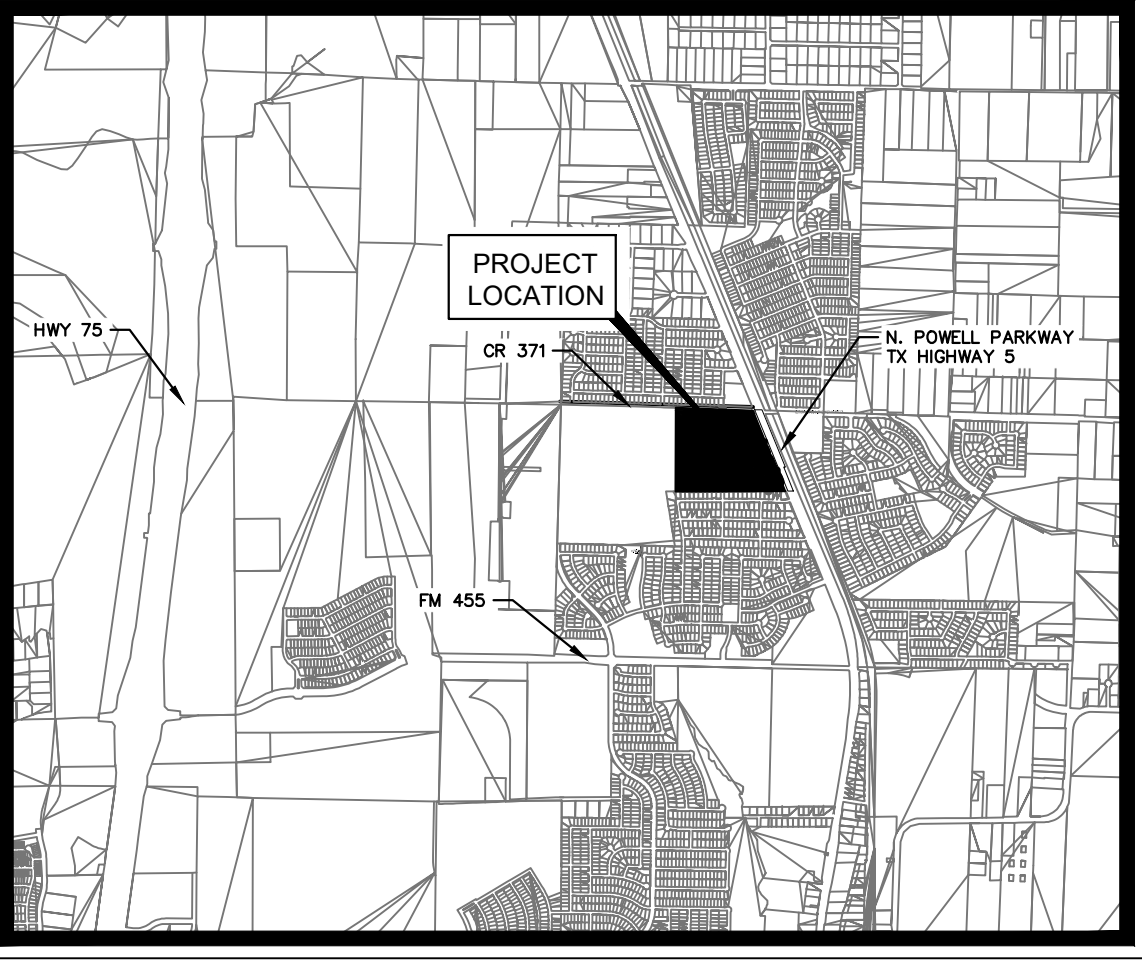
BANK  
± 7,000 SF  
1 STORY

DETENTION AREA  
± 1.30 AC

EXISTING SHADOWBEND PHASE 2 J.C.  
BRANTLEY SURVEY ABSTRACT NO. 114

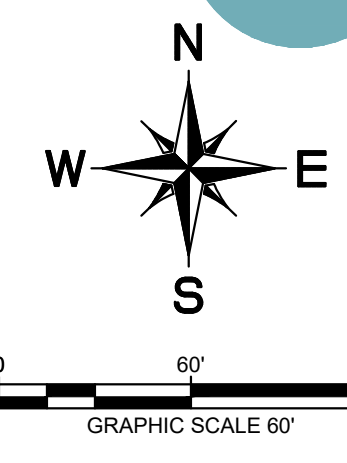
EXISTING SHADOWBEND PHASE 1 INST. NO.  
202107150002580  
O.P.R.C.C.T.

N. POWELL PARKWAY  
STATE HIGHWAY 5  
(VARIABLE WIDTH R.O.W.)



VICINITY MAP

SCALE: NTS



| Item                                                                | Multi-Family                                  | Commercial   |
|---------------------------------------------------------------------|-----------------------------------------------|--------------|
| <b>General Site Data</b>                                            |                                               |              |
| Zoning (from zoning map)                                            | AG                                            | AG           |
| Base Zoning (from Planned Development)                              | MF                                            | C-2          |
| Lot Area (square feet & acres)                                      | 22.5                                          | 11.7         |
| Building Footprint Area (square feet)                               | 202,750                                       | 84,100       |
| Total Building Area (square feet)                                   | 751,000                                       | 84,100       |
| Building Height (# stories)                                         | 4                                             | 1            |
| Building Height (feet - distance to tallest building element)       | 70 ft (max.)                                  | 25 ft (max.) |
| 3 Story Building Setback                                            | 50 ft (min.)                                  | -            |
| 4 Story Building Setback                                            | 75 ft (min.)                                  | -            |
| Lot Coverage (percent - x.xx%)                                      | 63.26%                                        | 64.94%       |
| <b>Multifamily Units</b>                                            |                                               |              |
| # of 1 bedrooms                                                     | 250                                           | -            |
| # of 2 bedrooms                                                     | 150                                           | -            |
| # of 3 bedrooms                                                     | 100                                           | -            |
| Total Unit Count                                                    | 500                                           | -            |
| <b>Parking</b>                                                      |                                               |              |
| Parking Ratio (from Zoning Ordinance)                               | -                                             | VARIES       |
| Required Parking (# spaces)                                         | -                                             | 267          |
| Total Provided Parking (# spaces)                                   | -                                             | 427          |
| Accessible Parking Required (# spaces)                              | -                                             | 14           |
| Accessible Parking Provided (# spaces)                              | -                                             | 15           |
| <b>Multifamily Parking</b>                                          |                                               |              |
| Parking Ratio (from Zoning Ordinance)                               | 1/1 BRU: 2/2 & 3 BRU + 0.25/Unit for visitors | -            |
| Required Parking per unit (# spaces)                                | 750                                           | -            |
| Required Visitor Parking (# spaces)                                 | 125                                           | -            |
| Total Provided Parking (# spaces)                                   | 875                                           | -            |
| Accessible Parking Required (# spaces)                              | 18                                            | -            |
| Accessible Parking Provided (# spaces)                              | 18                                            | -            |
| Required Covered Parking excluding visitor (# spaces & percent - %) | 375, 50%                                      | -            |
| Provided Covered Parking (# spaces & percent - %)                   | 380, 50.5%                                    | -            |

NOTE:  
This Concept Plan is preliminary and subject to change. It has been prepared for zoning purposes only. Revisions to Concept Plan that adhere in all aspects to the restrictions of the PD shall be permitted by The City.

EXHIBIT E - Concept Plan  
**COX TRACT**  
Commercial and Multi-Family  
Approx. Acreage: ± 34.7 AC  
City of Anna, Collin County, Texas  
J.C. Brantley Survey, Abstract Number 114  
February 2024

OWNER/DEVELOPER  
Howard Joseph Cox Jr & 3 Monkeys LLC  
1125 Wilma Street  
Tyler, Texas 75701  
Contact: Howard Joseph Cox Jr - coxhowardj@msn.com  
(831) 917-9298

ENGINEER  
**Kimley»Horn**  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928

NOTES:  
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.  
2. AERIAL IMAGE BY NEWMAP, COPYRIGHT 2021

STAFF REPORT  
EXHIBIT B



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: R-6114-000-0180-1, R-6114-000-0190-1 Total Number of Acres: 116.3  
Zoning Classification(s): Planned Development Total Number of Lots: 2  
Location: Southwest corner of County Road 371 and N. Powell Parkway

## Property Owner Information & Authorization

Name/Company: Howard Joseph Cox/3 Monkeys LLC  
Address: 1125 Wilma Street  
City: Tyler State: TX Zip Code: 75701  
Phone: (831) 917-9298 Email: coxhowardj@msn.com

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Lexi Cassels (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.

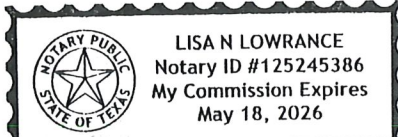
Property Owner's Signature: Eleanor K. Cunningham Date: 1/31/24

STATE OF: Texas

COUNTY OF: Smith

BEFORE ME, a Notary Public, on this day personally appeared Eleanor K. Cunningham (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 31st day of January, 2024



Lisa N. Lowrance  
Notary Public in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Lexi Cassels

Company: Kimley-Horn

Address: 6160 Warren Parkway, Suite 210

City: Frisco, Texas State: TX Zip Code: 75034

Phone: (469) 200-4339 Email: lexi.cassels@kimley-horn.com

## Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: R-6114-000-0180-1, R-6114-000-0190-1 Total Number of Acres: 116.3  
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City: Tyler State: TX Zip Code: 75701  
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Property Owner's Signature: Howard Joseph Cox Date: 1/31/24

STATE OF: New Mexico

COUNTY OF: LOS ALAMOS

BEFORE ME, a Notary Public, on this day personally appeared Howard Joseph Cox (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."

STATE OF NEW MEXICO  
NOTARY PUBLIC  
LISA M. SCOTT  
COMMISSION #1066610  
COMMISSION EXPIRES 03/15/2025

SUBSCRIBED AND SWORN TO before me, this the 31 day of January, 2024

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

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Lexi Cassels

Company: Kimley-Horn

Address: 6160 Warren Parkway, Suite 210

City: Frisco, Texas State: TX Zip Code: 75034

Phone: (469) 200-4339 Email: lexi.cassels@kimley-horn.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)





Item No. 14.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone 11.2± acres and rezone 34.7± acres for a multifamily and commercial development. Generally located at the northwest and northeast corners of E. Foster Crossing Road and future S. Ferguson Parkway. Applicant: Joan Leslie Luscombe & Samuel Adam Stephenson

**SUMMARY:**

Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone 11.2± acres and rezone 34.7± acres for a multifamily and commercial development from Planned Development (Ord. No. 2002-27A) and Extraterritorial Jurisdiction (ETJ) to Multi-Family Residential (MF) District, Single-Family Residential (SF-20.0) District, Local Commercial (C-1) District, and Agricultural (AG) District. Generally located at the northwest and northeast corners of E. Foster Crossing Road and future S. Ferguson Parkway.

The applicant is requesting to zone the subject property to the MF District on one lot for multi-family dwellings, SF-20.0 District on one lot for a dog park, C-1 District on five lots for retail and restaurants, and AG District for the remainder which contains two existing single-family homes. The applicants are not requesting variances from Article 9 Planning & Development of the City of Anna Code of Ordinance.

**REMARKS:**

The Multi-Family Residential (MF) district provides for high-density residential development, targeting well-designed multi-family uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multi-family uses with site development characteristics that accommodate open space and access to light and air.

A Zoning Exhibit and Concept Plan, Jefferson Foster Crossing, Block A, Lot 1 & Block B, Lot 1 and Foster Crossing Commercial, Block C, Lot 1, accompanies this request as Exhibit 1 and Exhibit 2.

**History**

Most of the subject property is currently undeveloped and there are two single-family, detached dwellings and agriculture on the area identified as AG District on the concept plan. A portion of the property is located within the ETJ. The City of Anna does not



regulate land uses for properties within the ETJ.

The current zoning of the in-city 34.7 acre portion was adopted by Ordinance No. 2002-27A as part of the Pecan Grove Subdivision zoning. The property is permitted to be platted into an equivalent of today's SF-7.2 and SF-6.0 single-family residential zoning districts.

### **Surrounding Land Uses and Zoning**

North: Single-Family lots and vacant lot zoned Planned Development (Pecan Grove, Phase 1; Ord. No. 2002-27A & 705-2015)

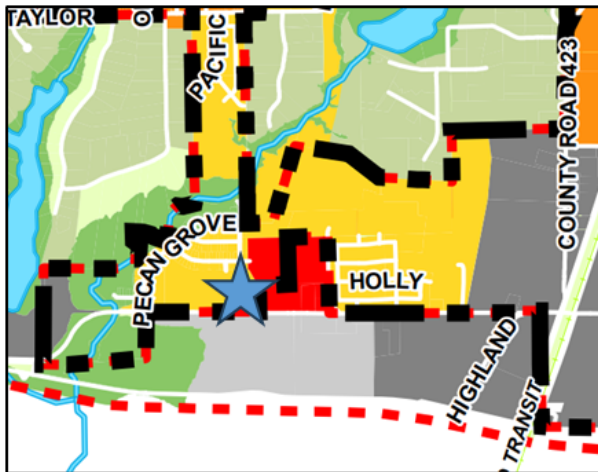
East: Vacant land located in the ETJ

South: Across W Foster Crossing Road, Agriculture (pecan farm) located in the ETJ

West: Vacant land zoned Planned Development (Ord. No. Ord. No. 2002-27A)

### **Conformance with the Anna 2050 Comprehensive Plan**

The Anna 2050 Future Land Use Plan identifies this area as Suburban Living and Community Commercial place types. Below are the pages from the Comprehensive Plan for each place type.



The MF District and AG District zoning would not be in conformance with the character & intent of these place types. The SF-20.0 District is in conformance with the Suburban Living Place type and the C-1 District zoning is in conformance with both place types.

The Preferred Scenario Diagram identifies this property as Cluster Residential. The proposed zoning does not align with the Cluster Residential place type.



### **SUBURBAN LIVING (SL)**

#### **Character & Intent**

Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

#### **Land Use Considerations**

##### **Primary Land Use**

Single-family detached homes

##### **Secondary Land Use**

Civic and institutional uses, parks and open space, neighborhood-serving retail and office

##### **Indicators & Assumptions**

- + Lot size (range) 7,500 SF - ½ acre lots
- + Platting and utilities required



### **COMMUNITY COMMERCIAL (CC)**

#### **Character & Intent**

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

#### **Land Use Considerations**

##### **Primary Land Use**

Retail and Commercial

##### **Secondary Land Use**

- + Civic and institutional uses
- + Indicators & Assumptions
- + Lot Size (Range) N/A
- + Typically 5 acres or less; 1 or 2 stories



## **Annexation of existing uses**

The portion of the property proposed for the AG District zoning contains two single-family, detached dwellings with one also classified as an Agriculture land use. Land uses, buildings, structures, lots, and other situations that came into existence legally prior to the effective date of the Zoning Ordinance and are subsequently (re)zoned to a zoning district that would not allow it, are classified as non-conformities. Staff generally discourages creating a non-conformity and recommends that existing land uses are



zoned to the district that would allow for the use or to the zoning district best suited for future redevelopment of the site. In reviewing the zoning districts, the AG district is the most appropriate zoning for the existing land uses.

**FINANCIAL IMPACT:**

This item has no financial impact.

**BACKGROUND:**

Request to annex and zone 11.2± acres and rezone 34.7± acres for a multifamily and commercial development from Planned Development (Ord. No. 2002-27A) and Extraterritorial Jurisdiction (ETJ) to Multi-Family Residential (MF) District, Single-Family Residential (SF-20.0) District, Local Commercial (C-1) District, and Agricultural (AG) District.

The request for MF District and AG District zoning is not in conformance with the Anna 2050 Future Land Use Plan while the request for C-1 District and SF-20 District zoning is in conformance with the Anna 2050 Future Land Use Plan. The request for the AG District as shown on the associated concept plan is the most appropriate zoning for the existing land uses.

The Planning & Zoning Commission shall make a recommendation to City Council:

- (i) To approve the rezoning, or
- (ii) To deny the rezoning, or
- (iii) To approve the rezoning with conditions.

**STRATEGIC CONNECTIONS:**

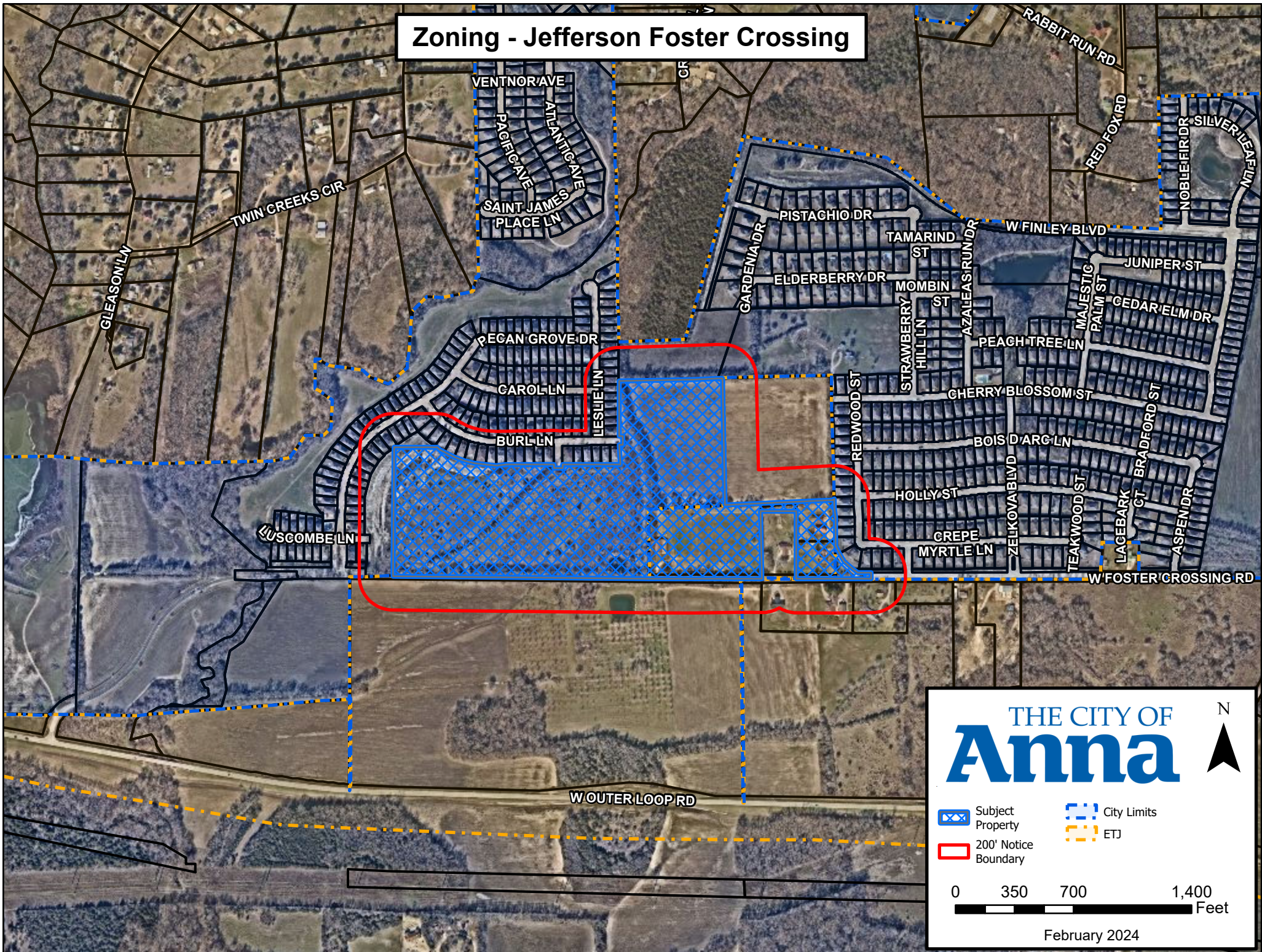
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**ATTACHMENTS:**

1. Jefferson Foster Crossing Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) Jefferson Anna Luscombe
3. Exhibit 1 -Zoning Exhibit
4. Exhibit 2 (CP) Jefferson Foster Crossing
5. PZ Combined Responses
6. Application 1
7. Application 2



# Zoning - Jefferson Foster Crossing





CITY OF ANNA

Planning & Zoning Commission

March 4, 2024

**Zoning:** Jefferson Foster Crossing, Block A, Lot 1 & Block B, Lot 1 and Foster Crossing Commercial, Block C, Lot 1

**Applicant:** Samuel Adam Stephenson & Joan Leslie Luscombe

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**DESCRIPTION:**

Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone 11.2± acres and rezone 34.7± acres for a multifamily and commercial development from Planned Development (Ord. No. 2002-27A) and Extraterritorial Jurisdiction (ETJ) to Multi-Family Residential (MF) District, Single-Family Residential (SF-20.0) District, Local Commercial (C-1) District, and Agricultural (AG) District. Generally located at the northwest and northeast corners of E. Foster Crossing Road and future S. Ferguson Parkway.

The applicant is requesting to zone the subject property to the MF District on one lot for multi-family dwellings, SF-20.0 District on one lot for a dog park, C-1 District on five lots for retail and restaurants, and AG District for the remainder which contains two existing single-family homes. The applicants are not requesting variances from Article 9 Planning & Development of the City of Anna Code of Ordinance.

**REMARKS:**

The Multi-Family Residential (MF) district provides for high-density residential development, targeting well-designed multi-family uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multi-family uses with site development characteristics that accommodate open space and access to light and air.

A Zoning Exhibit and Concept Plan, Jefferson Foster Crossing, Block A, Lot 1 & Block B, Lot 1 and Foster Crossing Commercial, Block C, Lot 1, accompanies this request as Exhibit 1 and Exhibit 2.

**History**

Most of the subject property is currently undeveloped and there are two single-family, detached dwellings and agriculture on the area identified as AG District on the concept plan. A portion of the property is located within the ETJ. The City of Anna does not regulate land uses for properties within the ETJ.



The current zoning of the in-city 34.7± acre portion was adopted by Ordinance No. 2002-27A as part of the Pecan Grove Subdivision zoning. The property is permitted to be platted into an equivalent of today's SF-7.2 and SF-6.0 single-family residential zoning districts.

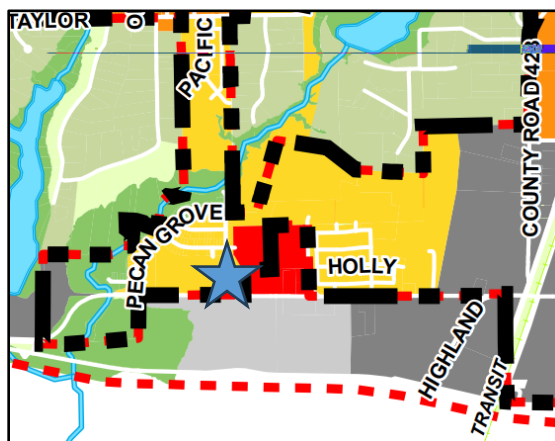
### **Surrounding Land Uses and Zoning**

|       |                                                                                                                  |
|-------|------------------------------------------------------------------------------------------------------------------|
| North | Single-Family lots and vacant lot zoned Planned Development (Pecan Grove, Phase 1; Ord. No. 2002-27A & 705-2015) |
| East  | Vacant land located in the ETJ                                                                                   |
| South | Across W Foster Crossing Road, Agriculture (Pecan Grove) located in the ETJ                                      |
| West  | Vacant land zoned Planned Development (Ord. No. Ord. No. 2002-27A)                                               |

### **Conformance with the Anna 2050 Comprehensive Plan**

The Anna 2050 Future Land Use Plan identifies this area as Suburban Living and Community Commercial place types. On the following pages are the pages from the Comprehensive Plan for each place type.

The MF District and AG District zoning would not be in conformance with the character & intent of these place types. The SF-20.0 District is in conformance with the Suburban Living Place type and the C-1 District zoning is in conformance with both place types.



The Preferred Scenario Diagram identifies this property as Cluster Residential. The proposed zoning does not align with the Cluster Residential place type.

### **Annexation of existing uses**

The portion of the property proposed for the AG District zoning contains two single-family, detached dwellings with one also classified as an Agriculture land use. Land uses, buildings, structures, lots, and other situations that came into existence legally prior to the effective date of the Zoning Ordinance and are subsequently (re)zoned to a zoning district that would not allow it, are classified as non-conformities. Staff generally discourages creating a non-conformity and recommends that existing land uses are zoned to the district that would allow for the use or to the zoning district best suited for future redevelopment of the site. In reviewing the zoning districts, the AG district is the most appropriate zoning for the existing land uses.

## **SUBURBAN LIVING (SL)**

### **Character & Intent**

Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

### **Land Use Considerations**

#### **Primary Land Use**

Single-family detached homes

#### **Secondary Land Use**

Civic and institutional uses, parks and open space, neighborhood-serving retail and office

#### **Indicators & Assumptions**

- + Lot size (range) 7,500 SF - ½ acre lots
- + Platting and utilities required





## COMMUNITY COMMERCIAL (CC)

### Character & Intent

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

### Land Use Considerations

#### **Primary Land Use**

Retail and Commercial

#### **Secondary Land Use**

- + Civic and institutional uses
- + Indicators & Assumptions
- + Lot Size (Range) N/A
- + Typically 5 acres or less; 1 or 2 stories



**SUMMARY:**

Request to annex and zone 11.2± acres and rezone 34.7± acres for a multifamily and commercial development from Planned Development (Ord. No. 2002-27A) and Extraterritorial Jurisdiction (ETJ) to Multi-Family Residential (MF) District, Single-Family Residential (SF-20.0) District, Local Commercial (C-1) District, and Agricultural (AG) District.

The request for MF District and AG District zoning is not in conformance with the Anna 2050 Future Land Use Plan while the request for C-1 District and SF-20 District zoning is in conformance with the Anna 2050 Future Land Use Plan. The request for the AG District as shown on the associated concept plan is the most appropriate zoning for the existing land uses.

**RECOMMENDATION:**

The Planning & Zoning Commission shall make a recommendation to City Council:

- (i) To approve the rezoning, or
- (ii) To deny the rezoning, or
- (iii) To approve the rezoning with conditions.











**From:** [Jim Luscombe](#)  
**To:** [Lauren Mecke](#)  
**Subject:** [EXTERNAL]: FW: Docs for 4MAR24 P&Z Meeting - Luscombe  
**Date:** Tuesday, February 27, 2024 12:16:21 PM  
**Attachments:** [Route D v08.22.2018.pdf](#)  
[Anna PZ 4MAR24.pdf](#)

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**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.

Better address.....

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**From:** Jim Luscombe  
**Sent:** Tuesday, February 27, 2024 12:13 PM  
**To:** 'lmecke@annatx.gov' <lmecke@annatx.gov>  
**Cc:** 'Greg Peters' <gpeters@annatexas.gov>; Ryan Henderson <RHenderson@annatexas.gov>  
**Subject:** Docs for 4MAR24 P&Z Meeting - Luscombe

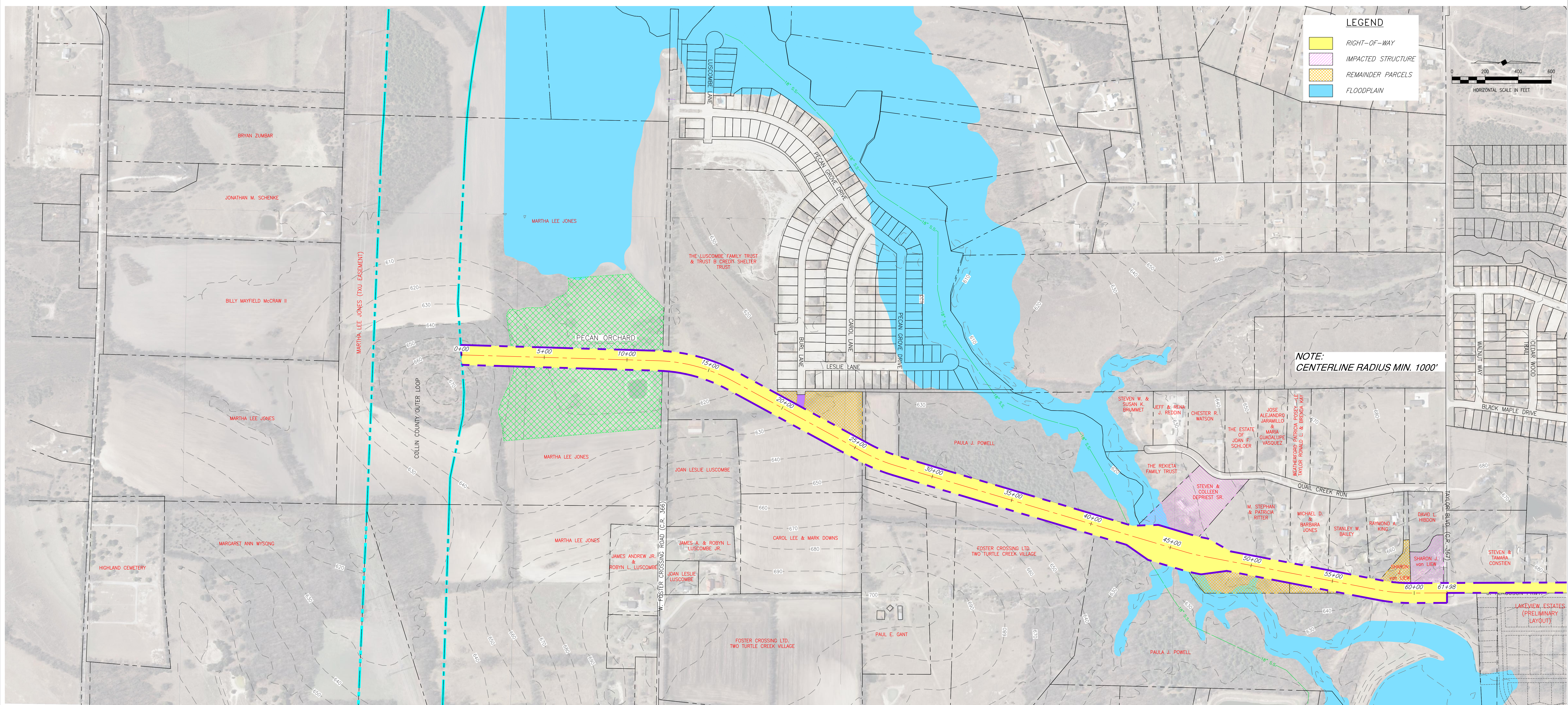
Lauren, I am opposed to the proposed zoning change (as well as the design plan) for the property on W Foster Crossing Road North of the Foster Crossing Pecan Orchard.

I want the City to continue with the routing (attached) agreed to in 2018 of the Ferguson Parkway extension that connects with the Outer Loop.

Please include the attachments in the P&Z package for the 3MAR24 meeting. This is the same material that I spoke to at an earlier P&Z meeting. Call if questions.

Jim Luscombe 214 458-4107





|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                              |  |  |                                                                                                       |                                                            |                                  |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------|----------------------------------|
|  |  |  | <p>These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks &amp; Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks &amp; Carter, L.L.P. original document, the original document will govern in all cases.</p> | <p><b>BIRKHOFF, HENDRICKS &amp; CARTER, L.L.P.</b><br/>PROFESSIONAL ENGINEERS<br/>TBPE Firm No. 526; TBPLS Firm No. 10031800<br/>11910 Greenville Ave., Suite 600<br/>Dallas, Texas 75243 (214) 361-7900</p> |  |  | <p><b>CITY OF ANNA, TEXAS</b><br/>FERGUSON PARKWAY</p> <p>CONCEPTUAL ROUTE ANALYSIS<br/>ROUTE 'D'</p> | <p>BHC<br/>PROJECT NO.<br/>2015-123</p> <p>August 2018</p> | <p>SHEET NO.</p> <p><b>D</b></p> |
|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                              |  |  |                                                                                                       |                                                            |                                  |



# Thriving Foster Crossing Community

- Our Community is on Foster Crossing Road, South of Anna and parallel to the Outer Loop
- Five Luscombe Families with their homes living together
- Additional Family interests own adjacent land
- Pecan Grove I sub-division has become a model neighborhood
- Foster Crossing Pecans - 500 Tree Orchard & Cracking operation
- Aunt Martha's Vintage Iris Garden – 700+ Varieties
- Canopy of Trees on old Country Road - 100+ years in the making



# Negotiated Agreement for Ferguson South Extension

- June 2018 – The City came with a request to extend Ferguson Parkway South, though the Luscombe properties, to connect with the Outer Loop. The City wished to get this extension done with the smallest delay, expense and fight with the Family. We reluctantly agreed, hoping to get the least bad alignment.
- August 2018 - Facilitated by the Mayor, a compromise agreement was reached among six Family interests, City, County and consulting Engineers; placing the alignment on a Route D. All parties agreed and signed off. This documentation is attached.
- 2018 - 2021 - The Route D alignment appears in the Comprehensive, Master Thoroughfare and the Future Land Use Plans, and substantial funds have been spent to move the project along.
- 2022 - One parcel of the Family land was transferred to a future generation, which put that property on the market. The Route D alignment goes through the middle of that parcel.
- March 2023 – A firm interested developing that parcel presented a concept plan to City Council, which would have altered the Route D alignment for their benefit, but to the detriment of other Family members. The Council pretty much gave it a negative review.



# Our Family is Again At Risk

- December 2023 – Now another developer is considering the parcel, again looking at altering Route D alignment for their benefit; and again to the detriment of other Family members
- Based on the concept plan provided, the change in route alignment would put the major thoroughfare substantially closer to the Family homes
- And cut off access to the producing pecan orchard, damaging the Foster Crossing Pecans business
- Plus mis-aligns with Family property boundaries on the South side of the Outer Loop, splitting one parcel down the middle
- As well as wasting initial project funds and effort already spent



# P&Z Commission Help is Needed

- You soon may be asked to approve items that impact the future of our Families and farm on Foster Crossing
- We're enlisting your help to continue the City's commitment to the negotiated agreements and existing zoning
- You're invited to come visit with us, over the next couple of weeks, to get an on-the-ground view of the issues
- Contact – Jim Luscombe – [Jim.Luscombe@LuscombeMail.com](mailto:Jim.Luscombe@LuscombeMail.com)
  - (214) 458-4107
  - [www.fostercrossingpecans.com](http://www.fostercrossingpecans.com)



Alfredo Fernandez  
1806 Burl Lane  
Anna, TX 75409  
2/26/2024

City of Anna Planning and Zoning Commission  
Opposition to proposed Zoning Change  
City of Anna  
120 W. Seventh Street  
Anna, TX 75409

Dear City of Anna Planning and Zoning Commission:

In regards to the proposed zoning change from Planned Development #2002-27A, I would like to express my opposition to such change and request that it will not be considered any longer. The current concept plan for Jefferson Foster Crossing that includes a total of 460 multifamily units is not conducive to the type of quiet and secluded life that I was expecting when I moved to the Pecan Grove phase I subdivision in 2019.

Moreover, the amount of traffic of West Foster Crossing Rd will severely impact my safety and commute of that of my family. The current size and condition of West Foster Crossing Rd does not allow for the additional traffic that 460 multifamily homes will bring. If the plan is to expand it, how is the city going to take care of the current "tree tunnel" (as my kids referred to) that is present in West Foster Crossing Rd. This "tree tunnel" allows me and my family to connect briefly with nature as we drive thru it, and it is one of the reasons I chose the area as my home.

Not only will the proposed subdivision increase traffic on West Foster Crossing Rd, but the plan indicates that Flower Lane and Burl Lane will be open to traffic to/from this new proposed development making the front of my house practically a full-on access road, increasing noise and decreasing safety for my kids and pets.

Another area that will be affected is the barn near my home that the people of our community use to host farmers markets and other fun events or festivals. We use those times and that space to create bonds between the people in our neighborhood and the areas surrounding it, as well as to support small, local businesses that flourish in the environment Anna in and of itself creates.

For these reasons I kindly ask the commission to decline this request.

Sincerely,

Alfredo Fernandez



THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

See attached letters please

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

Brenda Interior-Boyselle

Name (Please Print)

Brenda Boyselle

Signature

1814 Burt Ln

Address

2/26/2024

Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)

Subject: Zoning Response



## Zoning Response #1

### Opposed to Request

Re: opposed to all Proposed zoning change, Ferguson parkway, and especially to Multifamily (MF), single family residential (SF-20.0) and opposed to Local Commercial (C-1) district.

Mrs. Mecke,

This is in response to the developers continuously stating that **our area was not considered a neighborhood.**

What is considered a neighborhood?

A neighborhood is an area where people live and interact with one another. Neighborhoods tend to have their own identity or "feel" based on the people living there and nearby places.

For me, my neighbors were there when my son's ex-wife left my grandchildren, 1 & 2 yr old, and their mother took all their toys and clothes and went to North Carolina about 9-10 years ago, and they had to move in with me. My Pecan Grove neighbors gave us clothes, toys, and more. My neighbors dressed my grandchildren in no time. Thank you all, especially Kevin Toten. You may not remember, but my grandkids cherished and enjoyed the train table you gave them for years.

My neighbors now watch my home when I'm gone, collect my mail, and pick up any boxes left at my front door.

My neighbor Angel called me before when, at times, I leave to go to work and forget to close the garage door.

Another of my neighbors, if I don't place the garbage bin out on Thursdays, will put it out by the curve to ensure it gets emptied. And vice versa, I returned their recycle and garbage bin for them to reciprocate.

I'm sharing this with you because if the developers say this is not a neighborhood, what do you call the acts of kindness Pecan Grove residents show?

I trust my neighbors and appreciate them very much. Thank you, Pecan Grove neighbors!!

Please consider my opposition as well as others oppositions to such change in zoning.

Sincerely,



Brenda Interian-Boysselle

1814 Burl Ln

Anna, TX 75409

## Zoning Response #2

### Opposed to Request

Re: opposed to all Proposed zoning change, Ferguson parkway, and especially to Multifamily (MF), single family residential (SF-20.0) and opposed to Local Commercial (C-1) district.

Mrs. Mecke,

Subject: Petition to stop the building of Jefferson Anna in our neighborhood, Pecan Grove, on Foster Crossing.

This email is to petition to stop the building of the Jefferson apartment complex planned to be built by Pecan Grove. I understand the proposed plan is to build the apartment complex in front of our homes, including mine, and behind my neighbors' homes.

The reasons for my petition are:

1. My grandchildren and the children in the neighborhood enjoy playing outside and riding their bikes since it is a safe area with very little traffic. We trust our neighbors and allow our children/grandchildren outdoor playtime. The apartment complex will remove that trusting relationship with transient renters within our neighborhood without investment in our community.
2. Noise and Disruptions. Construction and increased population density will contribute to more noise and disruptions.
3. Quality of life: building this complex near our homes will impact our quality of life during and after construction for years to come. For example, we value our privacy; some of the proposed apartments will have a direct view of our backyards, therefore taking away our privacy. Currently, our neighborhood is peaceful, friendly, and safe. We will lose the close-knit feeling as well.
4. Aesthetic Considerations: We value the aesthetics of our neighborhood and the beautiful views from our windows. An apartment complex will not fit the existing home style and will significantly disrupt the visual harmony of our area.
5. Traffic and Overcrowding: This complex will increase population density in our immediate areas, resulting in more crowded streets and increased traffic, as it has already impacted, and it shows in the morning commute with the incredibly congested traffic from Collin County Outer Loop toward Highway 75.

I worked two jobs Monday to Friday from 8:00 am to 9:00 pm and on Saturdays worked 8 hours for four years to be able to reduce my income-to-debt ratio and afford/qualify to buy a house; I immediately fell in love with the neighborhood when I was looking to buy a home. And I got the perfect home for me and my family.

I appreciate you reading my long email and understanding how important this issue is to our community and me. Please consider this petition and help us keep the essence of our community. Thank you again for your time, empathy, and dedication to making our voices heard.

Sincerely,



Brenda Interian-Boysselle

1814 Burl Ln

Anna, TX 75409



THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Loss of privacy! Foster Crossing is a very dangerous road as is + don't want more traffic flying down it! Commercial buildings bring more congestion + cars!

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

Nicholas & Michelle Thille

Name (Please Print)



Signature

2818 Pecan Grove Dr Anna, TX 75409

Address

2-26-24

Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)

Subject: Zoning Response

THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

Melanie Baker

Name (Please Print)

Melanie Baker

Signature

2908 Redwood St.

Address

2/27/24

Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)

Subject: Zoning Response



THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

*No multi family*

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

*Paul R Sparkman Jr*

Name (Please Print)

*Paul R Sparkman Jr*

Signature

*2813 Leslie Ln*

Address

*2-23-2024*

Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)

Subject: Zoning Response

THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Increase of Traffic - Construction - Backs directly  
to my backyard + I'm downhill - Will this mean  
possible rezoning of school bc of kids? - Not OK!

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

Heather Helsley  
Name (Please Print)

[Signature]  
Signature

2805 Pecan Grove Drive  
Address

2-27-2024  
Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)  
Subject: Zoning Response



THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

We purchased this home, being told  
that the area behind us would not be devel-  
oped, And it would negatively impact  
the value of our home and quality of our  
lives.

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

Debra Casebolt Jones & Joseph Gregory Jones  
Name (Please Print)

Debra Casebolt Jones Joseph Gregory Jones  
Signature

2717 Leslie Ln Anna TX 75409  
Address

2-27-24  
Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)  
Subject: Zoning Response

This is not the first time that this parcel of land has been discussed by the City of Anna for rezoning. The first time was to enable construction of the neighborhood now known as Pecan Grove. This property was farm land for 100 years. Before the birth of Pecan Grove, the landowner and the developer felt that single family homes best reflected their desires and those of the growing community. High density housing was discussed and rejected. We are addressing the same question, but the circumstances have changed. Now, the request is to insert high density housing and commercial businesses in the middle of a well established single family neighborhood. It is only through the accident of the economic downturn of 2008 that additional homes were not built in the parcel of land currently zoned for single family homes which was the original intent of the landowner and the City of Anna. Increasing the density of housing now will decrease the value of the existing homes.

The size of the proposed housing would move the composition of the neighborhood away from family living. The average apartment size in Collin County is over 900 square feet. The majority of apartments proposed in this plan are only 600 square feet. Apartments of this size are not only smaller than average for Texas, but they are smaller than average for New York City which is 877 square feet. The average size of apartments in Japan is 709 square feet. While we have not seen the floor plans, it seems that this project is not targeted to house families. As the existing neighbors are primarily families, this plan would change the composition of the environment by an influx of single adults resulting in a dilution of family homes.

The square footage of apartments in Japan was mentioned because JPI, the developer of this project, was recently purchased by a Japanese company. Legislation proposed in Texas last year would limit foreign companies from ownership positions in Texas. While this bill was not passed, this question should be aired by the city council before obtaining approval.

Our own property access will be adversely affected by the proposed change in usage. Our land has been used for agriculture. It abuts the land for which rezoning is requested and has, for years, been cultivated with this land. Repurposing the land to commercial use precludes access and egress to our land from the west, which has been available to us since we have owned this parcel. The other access point from the south is blocked by vehicles placed so as to prevent us reaching our land from the lane. Losing all access from the south and west would force farm equipment to negotiate the neighborhood to the east to access our property.

These issues are just a few of the issues and objections that are relevant to our position as landowners adjacent to the proposed development area. We strongly object to the proposed rezoning and development. It should remain zoned for single family housing. Moreover, the City of Anna should respect and consider the current families of Pecan Grove as this change would adversely affect their quality of life and the home values of those residents who already call this corner of Anna home.

We strongly object to this rezoning.

Submitted by Carol Lee Downs and Marc Downs 2/28/2024



THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I strongly oppose ~~building~~ building apartments, let alone STORES

Virtually in my back yard. I moved here for the beautiful area and my

family loves it. Please do not destroy it by doing this.

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

Edward Culham

Name (Please Print)



Signature

2901 Pecan Grove Dr. Anna, TX, 75409

Address

2/23/24

Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)  
Subject: Zoning Response



THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

Opposed to request

**Comments:**

it would be an over development of our area  
causing agitation due to the excessive traffic  
condition that already exist. This area is  
currently overbuilt

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

Erin Massengale  
Name (Please Print)

C Massengale  
Signature

1802 Carol Ln. Anna TX 75409  
Address

2/29/24  
Date

**Please return form to:**

**USPS Mail:**

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

**Hand Delivery:**

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)  
Subject: Zoning Response



THE CITY OF  
**Anna**

Please circle one:

In favor of request

Neutral to request

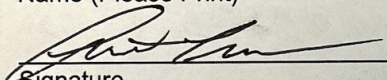
Opposed to request

Comments:

*Potential decrease in property value. Road infrastructure  
is not up to par to handle more traffic.*

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

Justin Landrum  
Name (Please Print)

  
Signature

2021 Luscombe Ln.  
Address

3/1/24  
Date

Please return form to:

USPS Mail:

City of Anna  
Planning and Development Department  
P.O. Box 776  
Anna, TX 75409

Hand Delivery:

Planning and Development Department  
Municipal Complex  
120 W. Seventh Street  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)  
Subject: Zoning Response



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: 2529057 Total Number of Acres: 11.16  
Zoning Classification(s): ETJ Total Number of Lots: 1  
Location: 305 feet east of Pecan Grove Drive on north side of E Foster Crossing

## Property Owner Information & Authorization

Name/Company: Joan Leslie Luscombe  
Address: 8645 Luscombe Farm Dr  
City: Anna State: TX Zip Code: 75409  
Phone: 214-212-0814 Email: leslie.luscombe@icloud.com

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Peyton McGee (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.

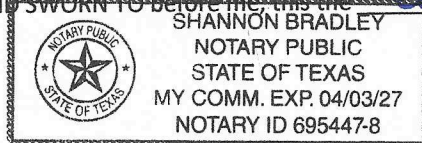
Property Owner's Signature: Joan Leslie Luscombe Date: 2-6-24

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Joan Leslie Luscombe (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 6 day of Feb., 20 24



Shannon Bradley  
Notary Public in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Peyton McGee

Company: Kimley-Horn

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

City: Dallas State: TX Zip Code: 75240

Phone: 972 770 1300 Email: peyton.mcgee@kimley-horn.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: 2531830 Total Number of Acres: 34.72  
Zoning Classification(s): PD-R Total Number of Lots: 1  
Location: 305 feet east of Pecan Grove Drive on north side of E Foster Crossing

## Property Owner Information & Authorization

Name/Company: Samuel Adam Stephenson  
Address: 3055 S Bannock St  
City: Englewood State: CO Zip Code: 80110  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Peyton McGee (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: Samuel Stephenson Date: 2/6/2024

STATE OF: Colorado

COUNTY OF: Archuleta

BEFORE ME, a Notary Public, on this day personally appeared Samuel Stephenson (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 February, 2024

MICHAEL ROORDA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244003120  
MY COMMISSION EXPIRES JANUARY 23, 2028

Michael Roorda  
Notary Public in and for the State of Texas  
Colorado

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_  
Name: Peyton McGee  
Company: Kimley-Horn  
Address: 13455 Noel Road Two Galleria Office Tower, Suite 700  
City: Dallas State: TX Zip Code: 75240  
Phone: 972 770 1300 Email: peyton.mcgee@kimley-horn.com

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Item No. 15.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Consider/Discuss/Action on the Jefferson Foster Crossing, Block A, Lot 1, Block B, Lot 1 & Foster Crossing Commercial Block C, Lot 1, Concept Plan. Applicant: Joan Leslie Luscombe & Samuel Adam Stephenson

**SUMMARY:**

Multi-family dwellings, single-family, detached dwellings, and commercial development on 45.9± acres generally located at the northwest and northeast corners of E. Foster Crossing Road and future S. Ferguson Parkway.

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 multi-family & 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:**

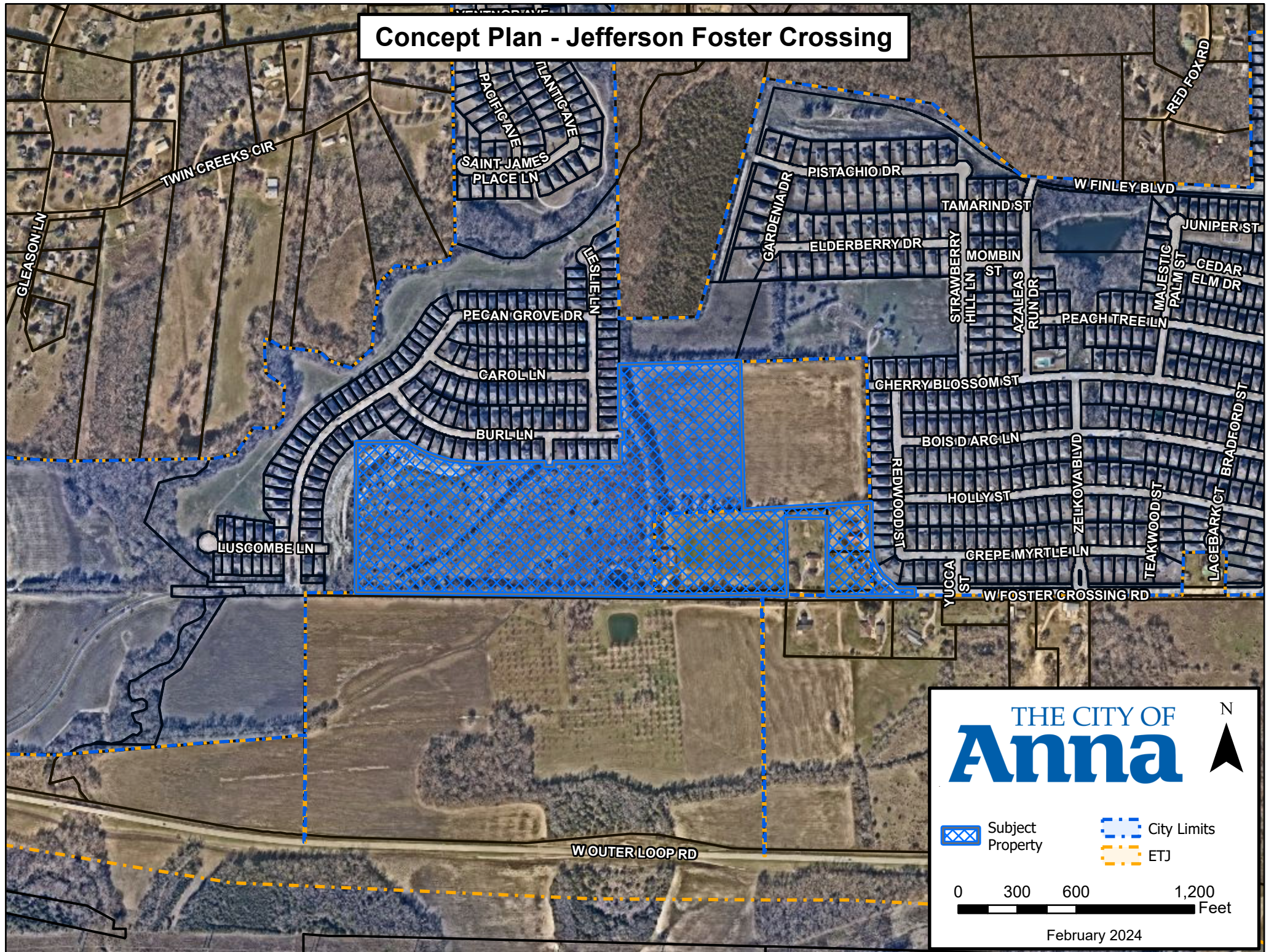
1. Jefferson Foster Crossing Concept Plan Locator Map
2. Exhibit A (CP) Jefferson Foster Crossing
3. Application 1
4. Application 2







# Concept Plan - Jefferson Foster Crossing



**THE CITY OF**  
**Anna**

**Subject Property** **City Limits**  
**ETJ**

0 300 600 1,200 Feet

February 2024







# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: 2529057 Total Number of Acres: 11.16  
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City: Anna State: TX Zip Code: 75409  
Phone: 214-212-0814 Email: leslie.luscombe@icloud.com

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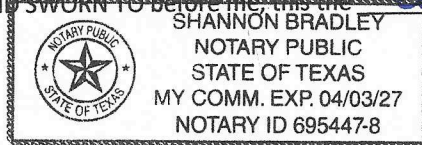
Property Owner's Signature: Joan Leslie Luscombe Date: 2-6-24

STATE OF: Texas

COUNTY OF: Collin

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SUBSCRIBED AND SWORN TO before me, this the 6 day of Feb., 20 24



Shannon Bradley  
Notary Public in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Peyton McGee

Company: Kimley-Horn

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

City: Dallas State: TX Zip Code: 75240

Phone: 972 770 1300 Email: peyton.mcgee@kimley-horn.com

Planning & Development Department

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# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

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SUBSCRIBED AND SWORN TO before me, this the 6th day of February, 2024

MICHAEL ROORDA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244003120  
MY COMMISSION EXPIRES JANUARY 23, 2028

Michael Roorda  
Notary Public in and for the State of Texas  
Colorado

## Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): \_\_\_\_\_  
Name: Peyton McGee  
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Planning & Development Department

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Item No. 16.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
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:**

**REMARKS:**

The Multi-Family Residential (MF) district provides for high-density residential development, targeting well-designed multi-family uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multi-family uses with site development characteristics that accommodate open space and access to light and air.

The Regional Commercial (C-2) district provides for medium- to large-scale development of retail, service, entertainment, and office necessary for a regional market. This district primarily facilitates commercial development, like big box and anchor retailers and intensive shopping strip centers that are automobile oriented and generate high traffic counts.

A Concept Plan, Logan, accompanies this request as Exhibit A.

**Surrounding Land Uses and Zoning**

North Single-family dwellings and agriculture located in the ETJ

East Across Hurricane Creek, vacant land zoned Planned Development (Villages of Hurricane Creek – North; Ord. No. 932-2021)

South Single-family dwellings and agriculture located in the ETJ

West Across CR 288, single-family dwelling and agriculture located in the ETJ

**Conformance with the Anna 2050 Comprehensive Plan**

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agricultural place type. The Ranching & Agricultural place type states that Cluster Residential may be appropriate when preservation of open space is included.

The Preferred Scenario Diagram identifies this property as Estate Residential and



Suburban Living. On the following pages are the pages from the Comprehensive Plan for each place type.

The proposed zoning districts are not in conformance with the Ranching and Agricultural place type.

### **Proposed Stipulations**

The applicant is requesting the following variances from the Zoning Ordinance:

- Open Space Requirement - The applicant is requesting the open space requirements to be shared between the two multi-family zoned lots.
  - o Sec. 9.04.029 for both Multi-family dwelling and Townhome unit and Single-unit or Duplex Unit Park:

*(B) Each lot or parcel of land that is used for a Multi-Family Dwelling shall provide on the same lot or parcel of land usable open space, per Table 20: Multi-Family Dwelling Open Space below.*

Table 20: Multi-Family Dwelling Open Space

| Number of Bedrooms             | Size            |
|--------------------------------|-----------------|
| 1 or less                      | 600 square feet |
| Each additional bedroom over 1 | 300 square feet |

- o As drawn on the Concept Plan, the applicant is not requesting a reduction of the open space requirement.
- o If the zoning request is approved, staff can ensure that open space is shared between the two properties by the plat with access easements to benefit each lot.
- o A significant portion of the property contains flood plain and Hurricane Creek.

### **SUMMARY:**

Request to annex and zone 37.8± acres to Planned Development for a multi-family lot, townhome unit and single-unit/duplex-unit park on one lot, & commercial development on located at the northeast corner of future Rosamond Parkway and County Road 288.

The request for multi-family and commercial zoning is not in conformance with the Anna 2050 Future Land Use Plan.

### **FINANCIAL IMPACT:**

This item has no financial impact.

### **BACKGROUND:**

The Planning & Zoning Commission shall make a recommendation to City Council:

1. To approve the rezoning, or
2. To deny the rezoning, or
3. To approve the rezoning with conditions.

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

- A. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan.
- B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Planned Development (PD) District, Regional Commercial (C-2) District and Multi-Family Residential (MF) District, and the Planning and Development Regulations except as otherwise specified herein.
  1. Total Open space may be shared between multiple lots.

#### **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
2. PZ - STAFF REPORT (Zoning) Logan Crossing
3. Exhibit A (CP) Zoning Annexation
4. Application



# Annexation - CR 288

COUNTY ROAD 290

COUNTY ROAD 288

SPIRIT SONG WAY

MISTY BROOK DR  
RUNNING SPRINGS DR

CHAPELWOOD DR  
BAYBROOK LN  
LOFTWOOD LN  
FAIRDALE DR  
RIVERLAWN DR  
GROSS SHORE DR  
FOREST MANOR LN  
FAWNCREEK DR

THE CITY OF  
**Anna**



 Subject Property

 City Limits

 ETJ

0 250 500 1,000 Feet

January 2024



CITY OF ANNA

Planning & Zoning Commission

March 4, 2024

**Zoning:** Logan Crossing

**Applicant:** Prlthviraj Loganathan-Anna288 Holding, LLC

---

**DESCRIPTION:**

Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone 37.8± acres to Planned Development for a multi-family lot, townhome unit and single-unit/duplex-unit park on one lot, & commercial development on located at the northeast corner of future Rosamond Parkway and County Road 288.

**REMARKS:**

The Multi-Family Residential (MF) district provides for high-density residential development, targeting well-designed multi-family uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multi-family uses with site development characteristics that accommodate open space and access to light and air.

The Regional Commercial (C-2) district provides for medium- to large-scale development of retail, service, entertainment, and office necessary for a regional market. This district primarily facilitates commercial development, like big box and anchor retailers and intensive shopping strip centers that are automobile oriented and generate high traffic counts.

A Concept Plan, Logan, accompanies this request as Exhibit A.

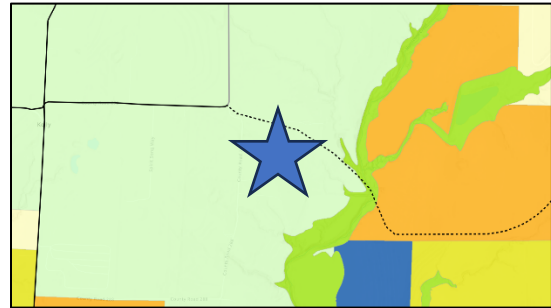
**Surrounding Land Uses and Zoning**

|       |                                                                                                                        |
|-------|------------------------------------------------------------------------------------------------------------------------|
| North | Single-family dwellings and agriculture located in the ETJ                                                             |
| East  | Across Hurricane Creek, vacant land zoned Planned Development (Villages of Hurricane Creek – North; Ord. No. 932-2021) |
| South | Single-family dwellings and agriculture located in the ETJ                                                             |
| West  | Across CR 288, single-family dwelling and agriculture located in the ETJ                                               |



## **Conformance with the Anna 2050 Comprehensive Plan**

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agricultural place type. The Ranching & Agricultural place type states that Cluster Residential may be appropriate when preservation of open space is included.



The Preferred Scenario Diagram identifies this property as Estate Residential and Suburban Living. On the following pages are the pages from the Comprehensive Plan for each place type.

The proposed zoning districts are not in conformance with the Ranching and Agricultural place type.

## **Proposed Stipulations**

The applicant is requesting the following variances from the Zoning Ordinance:

- Open Space Requirement - The applicant is requesting the open space requirements to be shared between the two multi-family zoned lots.
  - Sec. 9.04.029 for both Multi-family dwelling and Townhome unit and Single-unit or Duplex Unit Park:

*(B) Each lot or parcel of land that is used for a Multi-Family Dwelling shall provide on the same lot or parcel of land usable open space, per Table 20: Multi-Family Dwelling Open Space below.*

*Table 20: Multi-Family Dwelling Open Space*

| <i>Number of Bedrooms</i>             | <i>Size</i>            |
|---------------------------------------|------------------------|
| <i>1 or less</i>                      | <i>600 square feet</i> |
| <i>Each additional bedroom over 1</i> | <i>300 square feet</i> |

- As drawn on the Concept Plan, the applicant is not requesting a reduction of the open space requirement.
- If the zoning request is approved, staff can ensure that open space is shared between the two properties by the plat with access easements to benefit each lot.
- A significant portion of the property contains flood plain and Hurricane Creek.

## **RANCHING & AGRICULTURE (RA)**

### **Character & Intent**

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

### **Land Use Considerations**

#### **Primary Land Use**

Farming, ranching and wildlife management

#### **Secondary Land Use**

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

#### **Indicators & Assumptions**

- + Lot size (range) typically greater than 10 acres
- + Platting and Utility Exceptions probable





## ESTATE RESIDENTIAL (ER)

### Character & Intent

Estate Residential areas are dominated by single-family housing on the urban fringe in large lot development. Unlike rural living, home sites may be in platted subdivisions that have water service, though they may have septic wastewater treatment. Residential uses are oriented interior to the site. Lots may or may not have farm and livestock restrictions. Lot sizes in the Estate Residential Place Type range from ½ acre to 2 acre lots.

### Land Use Considerations

#### **Primary Land Use**

Single-family detached homes

#### **Secondary Land Use**

Agricultural land, civic and institutional uses, parks and open space

### **Indicators & Assumptions**

- + Lot size (range) ½-2 acre lots
- + Platting and utility exceptions unlikely to be granted
- + In areas immediately adjacent to parcels developed with higher density residential products, similar product types may be considered for these areas if water and wastewater requirements can be met by the developer.



## SUBURBAN LIVING (SL)

### Character & Intent

Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

### Land Use Considerations

#### **Primary Land Use**

Single-family detached homes

#### **Secondary Land Use**

Civic and institutional uses, parks and open space, neighborhood-serving retail and office

#### **Indicators & Assumptions**

- + Lot size (range) 7,500 SF - ½ acre lots
- + Platting and utilities required





## **CLUSTER RESIDENTIAL (CR)**

### **Character & Intent**

Cluster residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

### **Land Use Considerations**

#### **Primary Land Use**

Single-family detached homes, townhomes and other single-family attached homes

#### **Secondary Land Use**

Civic and institutional uses, parks and open space

#### **Indicators & Assumptions**

- + Lot size (range) 5,000 – 7,500 SF



## **SUMMARY:**

Request to annex and zone 37.8± acres to Planned Development for a multi-family lot, townhome unit and single-unit/duplex-unit park on one lot, & commercial development on located at the northeast corner of future Rosamond Parkway and County Road 288.

The request for multi-family and commercial zoning is not in conformance with the Anna 2050 Future Land Use Plan.

## **RECOMMENDATION:**

The Planning & Zoning Commission shall make a recommendation to City Council:

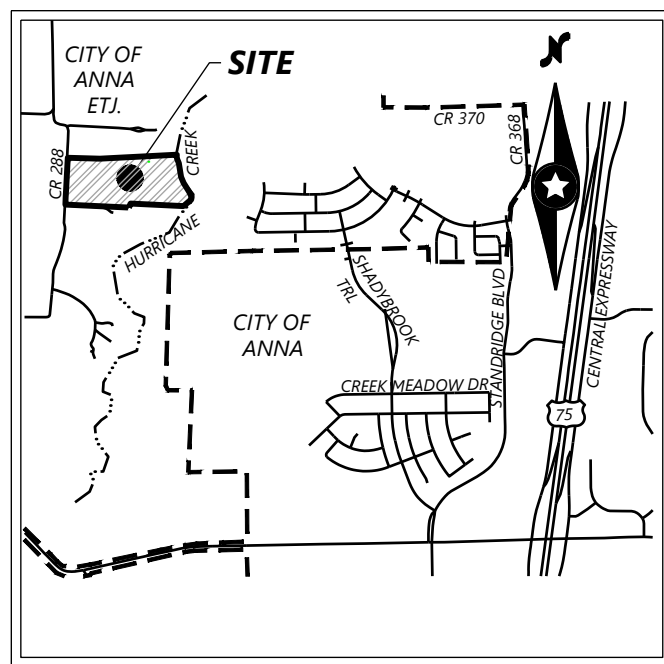
- (i) To approve the rezoning, or
- (ii) To deny the rezoning, or
- (iii) To approve the rezoning with conditions.

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

- A. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan.
- B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Planned Development (PD) District, Regional Commercial (C-2) District and Multi-Family Residential (MF) District, and the Planning and Development Regulations except as otherwise specified herein.
  - 1. Total Open space may be shared between multiple lots.



(NOT TO SCALE)

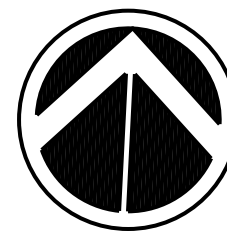
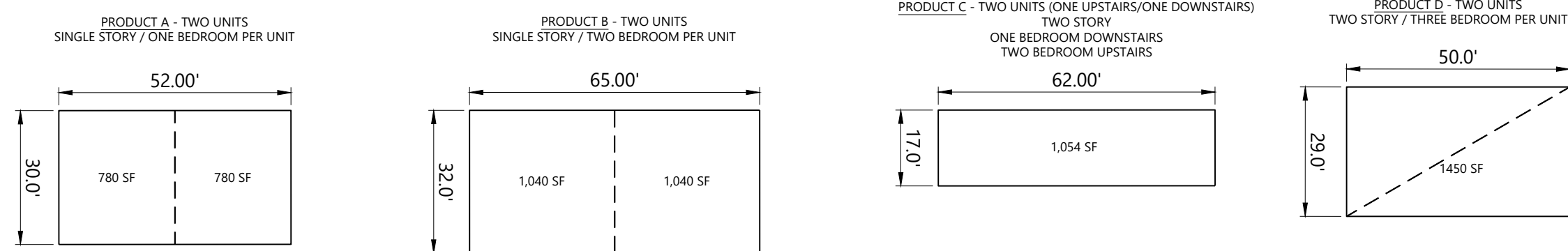


IN COMPLIANCE WITH:

- FUTURE ROSAMOND PARKWAY IS LISTED AS A PRINCIPAL ARTERIAL (120' R.O.W.)
- SITE ALLOWS FOR A 60' R.O.W. DEDICATION COUNTY ROAD 288 (MEASURED FROM THE CENTER OF THE R.O.W.)

SCALE 1" = 30'-0"

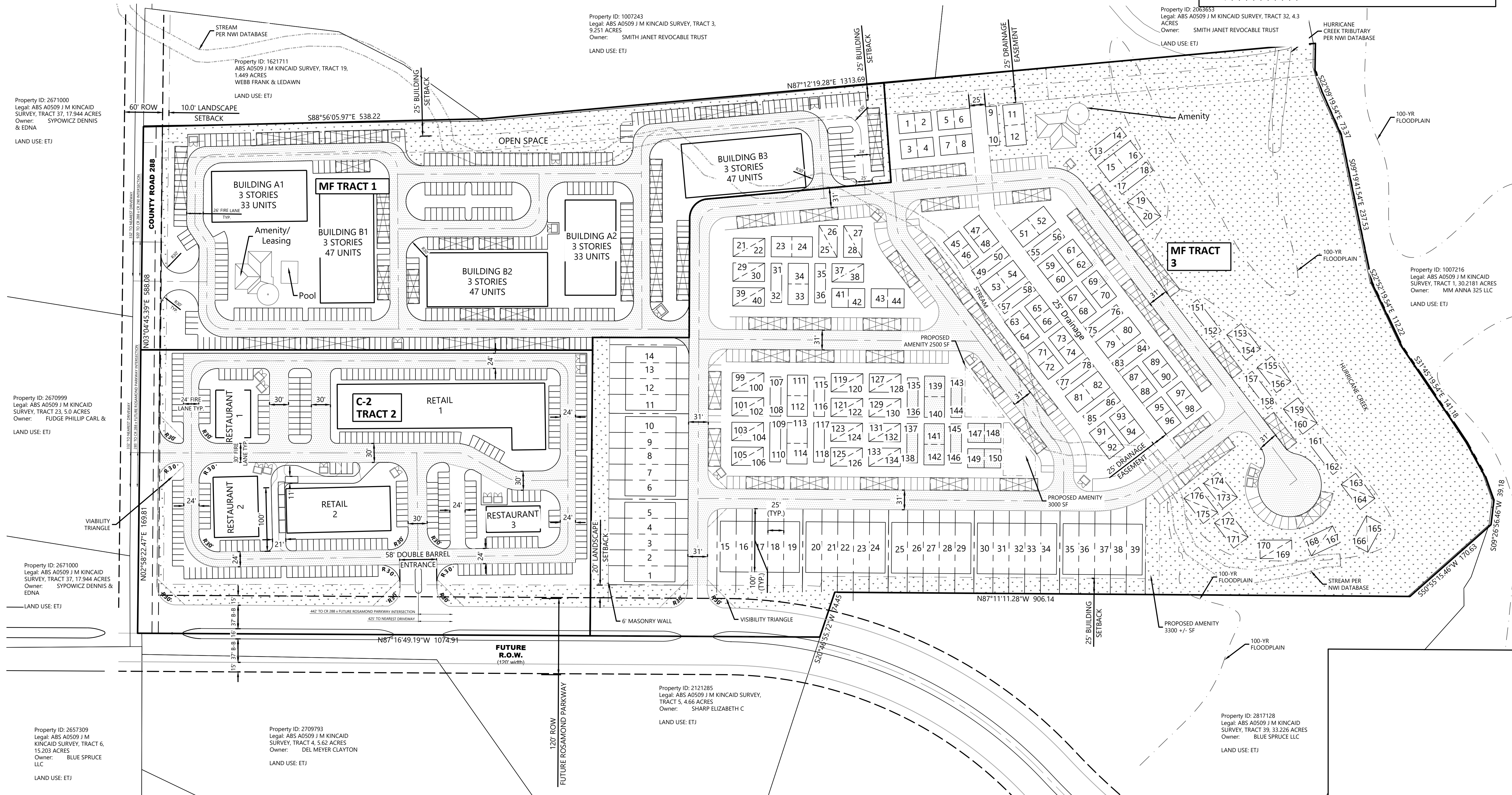
10.00' MINIMUM SPACING REQUIRED BETWEEN BUILDINGS



0 80 160 Feet

SCALE: 1" = 80' - 0"

OPEN SPACE





N:\0044000\00\06 CAD\DWG\SITE DESIGN C3.D\0044000 ANNA TEXAS CP 8.DWG 2024 Westwood Professional Services, Inc. ©

| MUTI-FAMILY TRACT 1 SITE DATA SUMMARY TABLE |              |
|---------------------------------------------|--------------|
| Item                                        | Site         |
| Zoning (from zoning map)                    | ETJ          |
| Land Use (from zoning ordinance)            | Multi-Family |
| Proposed Land Use                           | PD-MF        |
| MF Tract 1 Area (ac )                       | 8.31         |
| MF Tract 1 Area (sf )                       | 361,868      |
| BUILDING FOOTPRINT                          |              |
| Buildings:                                  | 5            |
| Building Height                             | 3 Stories    |
| Building A1 Area (sf)                       | 12000        |
| Building B1 Area (sf)                       | 16150        |
| Building A2 Area (sf)                       | 12000        |
| Building B2 Area (sf)                       | 16150        |
| Building B3 Area (sf)                       | 16150        |
| Lot Coverage (percent)                      | 20.0%        |
| Square Footage (per 1-story):               | 72450        |
| Square Footage (2 total stories):           | 144900       |
| Square Footage (3 total stories):           | 217350       |
| Usable Square Footage (3 total stories):    | 152145       |
| UNIT COUNT                                  |              |
| Total Unit Count                            | 207          |
| Total 1 Bedroom                             | 107          |
| Total 2 Bedroom                             | 67           |
| Total 3 Bedroom                             | 33           |
| Unit Density (Variance)                     | 24.92        |
| PARKING                                     |              |
| Required parking                            | 307          |
| Visitor Parking                             | 52           |
| Total Required Parking                      | 359          |
| Required Covered Parking                    | 179          |
| Total Covered Parking                       | 182          |
| Total Parking Provided                      | 388          |
| OPEN SPACE                                  |              |
| 600 sf per 1 Bedroom                        | 64,200       |
| 900 sf per 2 Bedroom                        | 60,300       |
| 900 sf per 3 Bedroom                        | 29,700       |
| Total Required Open Space                   | 154,200      |
| Total Provided Open Space                   | 381,413      |
| Open Space Provided (percentage)            | 40.4%        |

| COMMERCIAL TRACT 2 SUMMARY SITE DATA TABLE |                  |
|--------------------------------------------|------------------|
| Item                                       | Site             |
| Zoning (from zoning map)                   | ETJ              |
| Land Use (from zoning ordinance)           | Retail/Restuarnt |
| Proposed Land Use                          | PD-C-2           |
| C-2 Tract 2 Area (ac)                      | 7.33             |
| C-2 Tract 2 Area (sf)                      | 319356           |
| BUILDING FOOTPRINT                         |                  |
| Retail Building Height                     | 1 Story          |
| Lot Coverage (percent)                     | 15.9%            |
| UNIT COUNT                                 |                  |
| Total Unit Count                           | 5                |
| Retail                                     | 2                |
| Restaurant                                 | 3                |
| PARKING                                    |                  |
| Required Parking                           | 251              |
| Total Parking Provided                     | 295              |
| LANDSCAPING                                |                  |
| Minimum                                    | 10%              |
| Total Required Landscape                   | 31,936           |
| Total Provided Landscape                   | 42,314           |

| SINGLE FAMILY RENTAL TRACT 3 SITE DATA SUMMARY TABLE |                                 |
|------------------------------------------------------|---------------------------------|
| Item                                                 | Site                            |
| Zoning (from zoning map)                             | ETJ                             |
| Land Use (from zoning ordinance)                     | Townhomes/Single Family Rentals |
| Proposed Land Use                                    | PD-MF                           |
| MF Tract 3 Area (ac )                                | 22.14                           |
| MF Tract 3 Area (sf )                                | 964,226                         |
| BUILDING FOOTPRINT                                   |                                 |
| Product A Building Height                            | 1 Story                         |
| Product B Building Height                            | 1 Story                         |
| Product C Building Height                            | 2 Story/29' Max                 |
| Product D Buidling Height                            | 2 Story/29' Max                 |
| Townhomes Height                                     | 2 Story                         |
| Lot Coverage (percent)                               | 21.9%                           |
| UNIT COUNT                                           |                                 |
| Total Unit Count                                     | 221                             |
| Total 1 Bedroom                                      | 112                             |
| Total 2 Bedroom                                      | 51                              |
| Total 3 Bedroom                                      | 58                              |
| Unit Density                                         | 10.0                            |
| PARKING                                              |                                 |
| Total Required Parking                               | 442                             |
| Total Required Covered Parking                       | 221                             |
| Total Covered Parking Provided                       | 260                             |
| Total Parking Provided                               | 461                             |
| OPEN SPACE                                           |                                 |
| 600 sf per 1 Bedroom                                 | 67,200                          |
| 900 sf per 2 Bedroom                                 | 45,900                          |
| 900 sf per 3 Bedroom                                 | 52,200                          |
| Total Required Open Space (sf)                       | 165,300                         |
| Total Provided Open Space                            | 381,413                         |
| Open Space Provided (percentage)                     | 43.3%                           |



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: 2878846 & 2668239 Total Number of Acres: 37.8  
Zoning Classification(s): Project is located in the ETJ Total Number of Lots: 2  
Location: 10320 County Road 288, Anna, Texas 75409

## Property Owner Information & Authorization

Name/Company: Prithiviraj Loganathan - Anna288 Holding, LLC  
Address: 421 Country Club Drive  
City: Fairview State: TX Zip Code: 75069  
Phone: \_\_\_\_\_ Email: prithivi@ustamil.com

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Charles Branch (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.

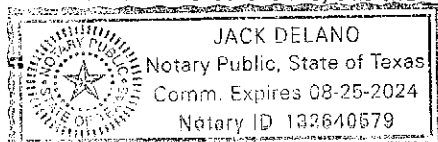
Property Owner's Signature: \_\_\_\_\_ Date: 12/27/2023

STATE OF: TX

COUNTY OF: Cain

BEFORE ME, a Notary Public, on this day personally appeared Prithiviraj Loganathan (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 27 day of Dec, 2023



\_\_\_\_\_  
Notary Public in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☒ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Charles Branch

Company: Valiant Real Estate Services, Inc.

Address: \_\_\_\_\_

City: McKinney State: TX Zip Code: \_\_\_\_\_

Phone: 469-569-1044 Email: CBranch@valiant-services.com

## Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



Item No. 17.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Consider/Discuss/Action on a recommendation regarding the Logan Crossing, Concept Plan. Applicant: Prithviraj Loganathan-Anna Holding, LLC

**SUMMARY:**

Retail and restaurant commercial development on one lot, 207 multifamily dwelling units on one lot, and 39 Townhome units and 176 Single-unit/Duplex-unit Park dwelling units on one lot on 40± acres located at the northeast corner of future Rosamond Parkway and County Road 288.

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 single-family, multi-family & 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 and staff recommends the following changes be made prior to Council:

- Correct the city limits on the locator map and
- Correct the unit count and parking for the townhome units and single-unit/duplex-unit park lot.

**STRATEGIC CONNECTIONS:**

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

**ATTACHMENTS:**

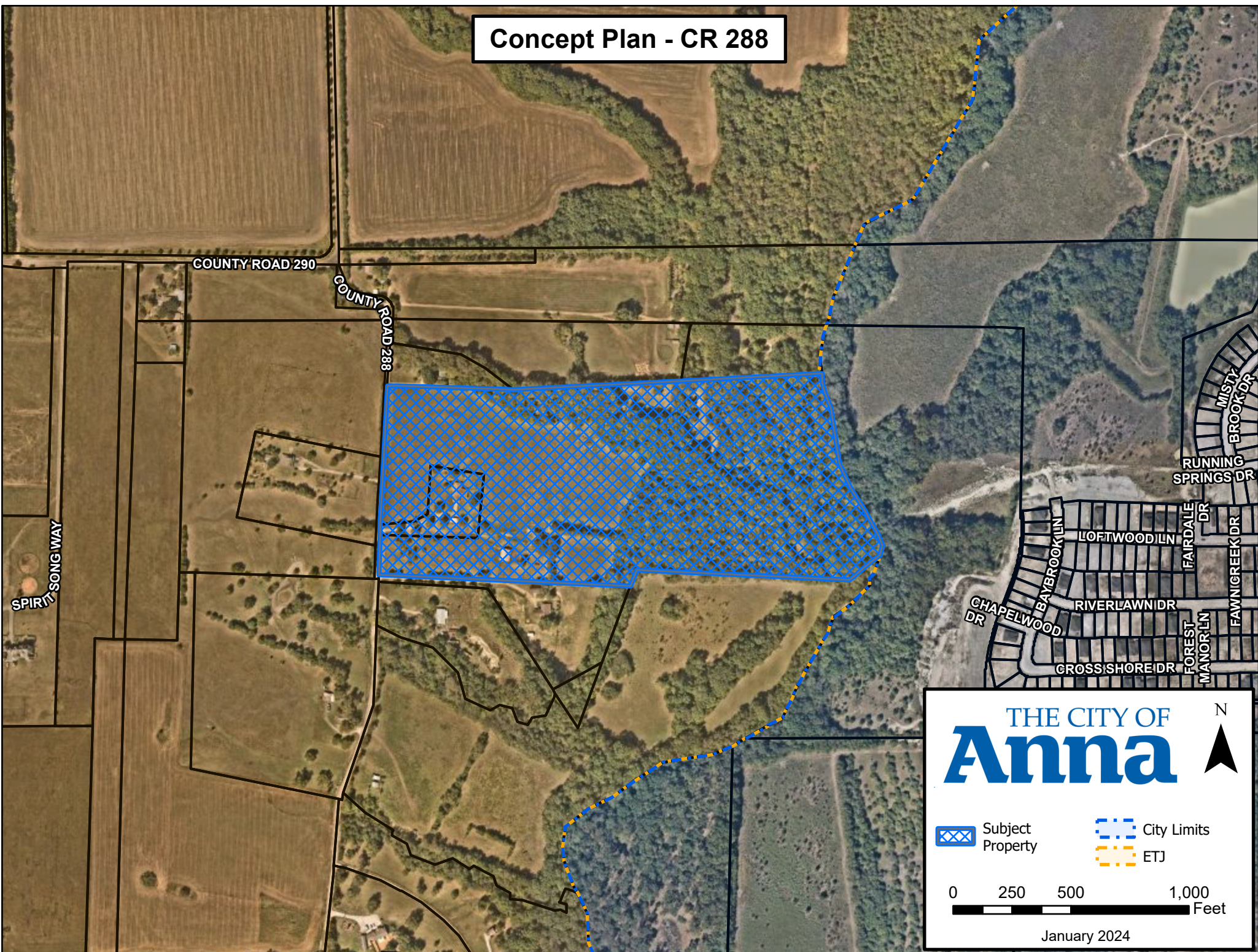
1. CR 288 Concept Plan Locator Map



2. Exhibit A (CP) Zoning Annexation
3. Application



# Concept Plan - CR 288



THE CITY OF  
**Anna**

N

0 250 500 1,000 Feet

January 2024

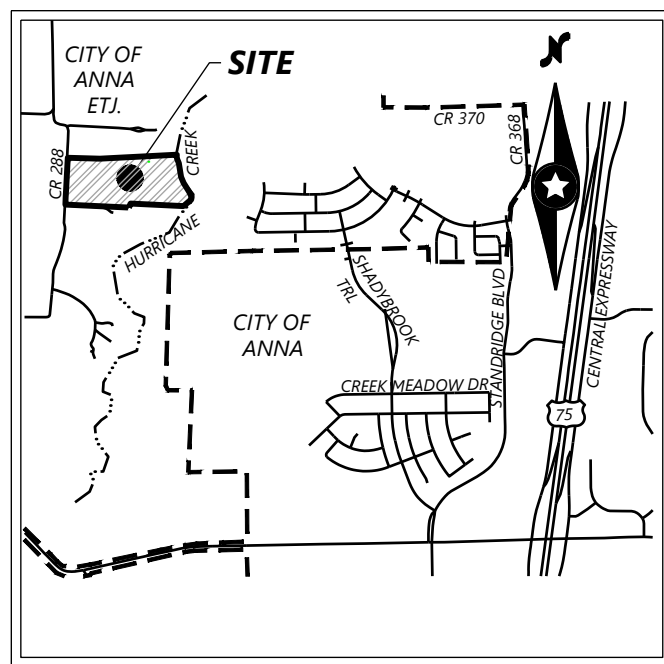
Subject Property

City Limits

ETJ



(NOT TO SCALE)

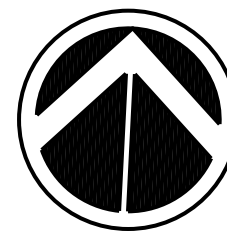
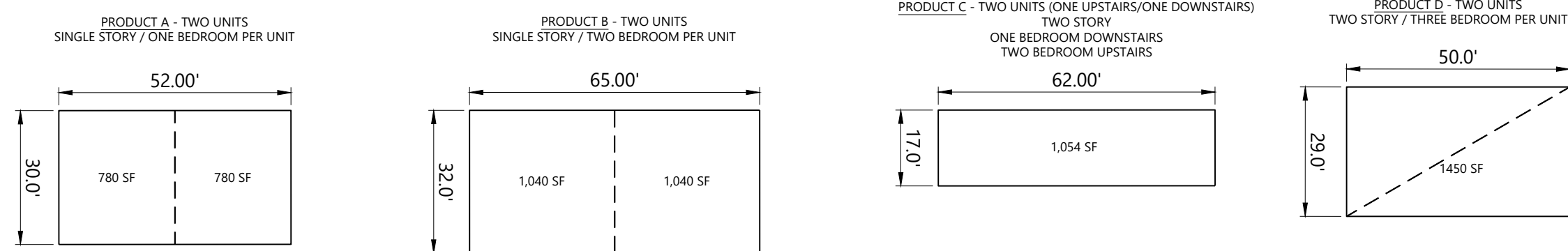


IN COMPLIANCE WITH:

- FUTURE ROSAMOND PARKWAY IS LISTED AS A PRINCIPAL ARTERIAL (120' R.O.W.)
- SITE ALLOWS FOR A 60' R.O.W. DEDICATION COUNTY ROAD 288 (MEASURED FROM THE CENTER OF THE R.O.W.)

SCALE 1" = 30'-0"

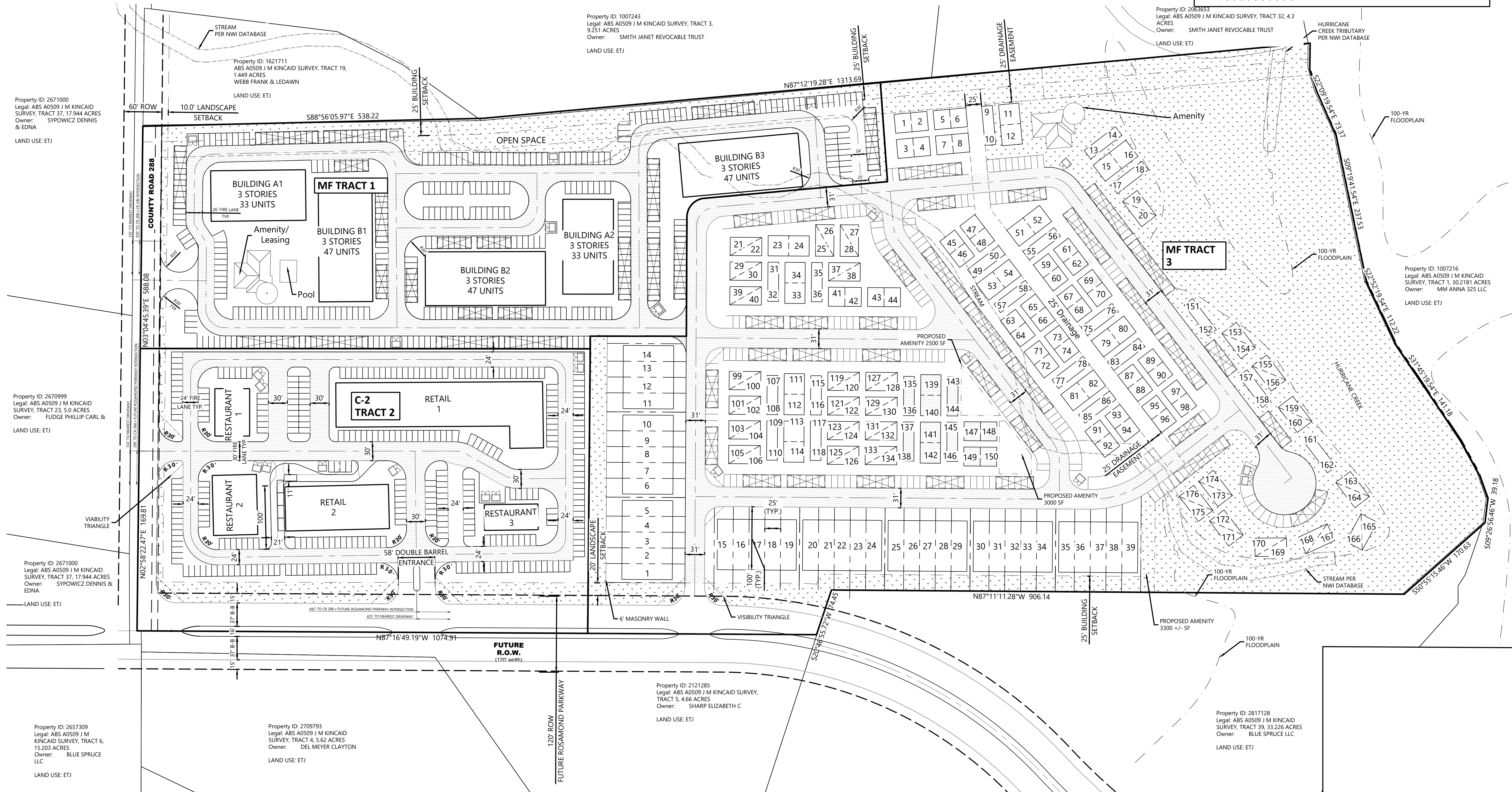
10.00' MINIMUM SPACING REQUIRED BETWEEN BUILDINGS



80 160 Feet

SCALE: 1" = 80' - 0"

OPEN SPACE





N:\0044000\00006 CAD\DWG\SITE DESIGN C3.D\0044000 ANNA TEXAS CP 8.DWG 2024 Westwood Professional Services, Inc. ©

| MUTI-FAMILY TRACT 1 SITE DATA SUMMARY TABLE |              |
|---------------------------------------------|--------------|
| Item                                        | Site         |
| Zoning (from zoning map)                    | ETJ          |
| Land Use (from zoning ordinance)            | Multi-Family |
| Proposed Land Use                           | PD-MF        |
| MF Tract 1 Area (ac )                       | 8.31         |
| MF Tract 1 Area (sf )                       | 361,868      |
| BUILDING FOOTPRINT                          |              |
| Buildings:                                  | 5            |
| Building Height                             | 3 Stories    |
| Building A1 Area (sf)                       | 12000        |
| Building B1 Area (sf)                       | 16150        |
| Building A2 Area (sf)                       | 12000        |
| Building B2 Area (sf)                       | 16150        |
| Building B3 Area (sf)                       | 16150        |
| Lot Coverage (percent)                      | 20.0%        |
| Square Footage (per 1-story):               | 72450        |
| Square Footage (2 total stories):           | 144900       |
| Square Footage (3 total stories):           | 217350       |
| Usable Square Footage (3 total stories):    | 152145       |
| UNIT COUNT                                  |              |
| Total Unit Count                            | 207          |
| Total 1 Bedroom                             | 107          |
| Total 2 Bedroom                             | 67           |
| Total 3 Bedroom                             | 33           |
| Unit Density (Variance)                     | 24.92        |
| PARKING                                     |              |
| Required parking                            | 307          |
| Visitor Parking                             | 52           |
| Total Required Parking                      | 359          |
| Required Covered Parking                    | 179          |
| Total Covered Parking                       | 182          |
| Total Parking Provided                      | 388          |
| OPEN SPACE                                  |              |
| 600 sf per 1 Bedroom                        | 64,200       |
| 900 sf per 2 Bedroom                        | 60,300       |
| 900 sf per 3 Bedroom                        | 29,700       |
| Total Required Open Space                   | 154,200      |
| Total Provided Open Space                   | 381,413      |
| Open Space Provided (percentage)            | 40.4%        |

| COMMERCIAL TRACT 2 SUMMARY SITE DATA TABLE |                  |
|--------------------------------------------|------------------|
| Item                                       | Site             |
| Zoning (from zoning map)                   | ETJ              |
| Land Use (from zoning ordinance)           | Retail/Restuarnt |
| Proposed Land Use                          | PD-C-2           |
| C-2 Tract 2 Area (ac)                      | 7.33             |
| C-2 Tract 2 Area (sf)                      | 319356           |
| BUILDING FOOTPRINT                         |                  |
| Retail Building Height                     | 1 Story          |
| Lot Coverage (percent)                     | 15.9%            |
| UNIT COUNT                                 |                  |
| Total Unit Count                           | 5                |
| Retail                                     | 2                |
| Restaurant                                 | 3                |
| PARKING                                    |                  |
| Required Parking                           | 251              |
| Total Parking Provided                     | 295              |
| LANDSCAPING                                |                  |
| Minimum                                    | 10%              |
| Total Required Landscape                   | 31,936           |
| Total Provided Landscape                   | 42,314           |

| SINGLE FAMILY RENTAL TRACT 3 SITE DATA SUMMARY TABLE |                                 |
|------------------------------------------------------|---------------------------------|
| Item                                                 | Site                            |
| Zoning (from zoning map)                             | ETJ                             |
| Land Use (from zoning ordinance)                     | Townhomes/Single Family Rentals |
| Proposed Land Use                                    | PD-MF                           |
| MF Tract 3 Area (ac )                                | 22.14                           |
| MF Tract 3 Area (sf )                                | 964,226                         |
| BUILDING FOOTPRINT                                   |                                 |
| Product A Building Height                            | 1 Story                         |
| Product B Building Height                            | 1 Story                         |
| Product C Building Height                            | 2 Story/29' Max                 |
| Product D Buidling Height                            | 2 Story/29' Max                 |
| Townhomes Height                                     | 2 Story                         |
| Lot Coverage (percent)                               | 21.9%                           |
| UNIT COUNT                                           |                                 |
| Total Unit Count                                     | 221                             |
| Total 1 Bedroom                                      | 112                             |
| Total 2 Bedroom                                      | 51                              |
| Total 3 Bedroom                                      | 58                              |
| Unit Density                                         | 10.0                            |
| PARKING                                              |                                 |
| Total Required Parking                               | 442                             |
| Total Required Covered Parking                       | 221                             |
| Total Covered Parking Provided                       | 260                             |
| Total Parking Provided                               | 461                             |
| OPEN SPACE                                           |                                 |
| 600 sf per 1 Bedroom                                 | 67,200                          |
| 900 sf per 2 Bedroom                                 | 45,900                          |
| 900 sf per 3 Bedroom                                 | 52,200                          |
| Total Required Open Space (sf)                       | 165,300                         |
| Total Provided Open Space                            | 381,413                         |
| Open Space Provided (percentage)                     | 43.3%                           |



# Owner Authorization and Representative Designation

THE CITY OF  
**Anna**

## Property Description

Subdivision/Parcel ID: 2878846 & 2668239 Total Number of Acres: 37.8  
Zoning Classification(s): Project is located in the ETJ Total Number of Lots: 2  
Location: 10320 County Road 288, Anna, Texas 75409

## Property Owner Information & Authorization

Name/Company: Prithiviraj Loganathan - Anna288 Holding, LLC  
Address: 421 Country Club Drive  
City: Fairview State: TX Zip Code: 75069  
Phone: \_\_\_\_\_ Email: prithivi@ustamil.com

### Project Representation (check one):

- ☐ I will represent the application myself; OR  
☒ I hereby designate Charles Branch (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.

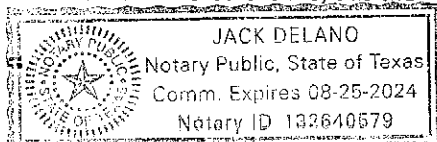
Property Owner's Signature: \_\_\_\_\_ Date: 12/27/2023

STATE OF: TX

COUNTY OF: Cain

BEFORE ME, a Notary Public, on this day personally appeared Prithiviraj Loganathan (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 27 day of Dec, 2023



\_\_\_\_\_  
Notary Public in and for the State of Texas

## Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☒ Preparer ☐ Other (specify): \_\_\_\_\_

Name: Charles Branch

Company: Valiant Real Estate Services, Inc.

Address: \_\_\_\_\_

City: McKinney State: TX Zip Code: \_\_\_\_\_

Phone: 469-569-1044 Email: CBranch@valiant-services.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • [www.annatexas.gov](http://www.annatexas.gov)



Item No. 18.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Provide feedback on a request for a Pre-Annexation Agreement of 470 single family, attached & detached lots with multiple common area lots located on 60± acres generally located on both sides of Ferguson Parkway on the north side of County Road 371 and on the south side of future Mantua Parkway. Applicant: Revocable Collins Family Trust

**SUMMARY:**

**REMARKS:**

A request for a Pre-Annexation Development Agreement (PADA) has been received for the subject property. Prior to City Council review of the PADA, staff recommended that the Applicant present to the Planning & Zoning Commission to provide feedback on the proposed development.

The request is most similar to the Mixed-Density Residential (MD) District. The MD District provides medium-density residential development with diversified housing choices. This district encourages a mix of single-family and two-family residential uses and incentivizes community amenities to form compact, accessible, and walkable neighborhoods.

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

A Subject Property (Exhibit A), Development Standards (Exhibit B) and General Plan (Exhibit C) and Architectural Styles (Exhibit I) accompany this request.

**Surrounding Land Uses and Zoning**

North Vacant land located in the ETJ  
East Bryant Elementary School and vacant land located in the ETJ  
South Across CR 371, vacant land zoned PD (Anacapri, Phase 3; Ord. No. 887-2020)  
West Across CR 371, vacant land zoned AG



## **Conformance with the Anna 2050 Comprehensive Plan**

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agricultural, Cluster Residential, and Parks & Open Space place types. The Ranching & Agricultural place type states that Cluster Residential may be appropriate when preservation of open space is included.

The proposed land uses of Single-family dwellings, attached and detached are in conformance with the Cluster Residential place type. Townhome units are not in conformance with the Cluster Residential place type.

## **ISSUES:**

### Interpretation of Sec. 9.04.042 and Sec. 9.04.029.

Staff recommends that language be added to clarify that Single-Family Dwellings, Attached are required to follow the Site Design Requirements for Townhome Units as amended and require a specified acreage of open space rather than requiring open space only for Townhome Units. This recommendation stems from the Zoning Ordinance's definitions that define Single-Family Dwellings, Attached and Townhome Units as two distinct uses.

#### *Single-Family Dwelling, Attached*

*A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling unit attached by a common wall to another, in which each dwelling is located on a separate platted lot.*

#### *Townhome Unit*

*A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling unit attached by a common wall to another, in which each dwelling is located on a parcel of land or lot under one ownership.*

### SF-A Cottages Fire Lane

The applicant is proposing SF-A Cottages in which the driveways are accessed by a "Fire Lane" rather than a public street. Article 9.02 (Subdivision Regulations) requires every lot to front a public street. If the SF-A cottages are Townhome Units on one lot, then it would meet the frontage requirement. Townhome Units are permitted by right in the Multi-Family (MF) District and by Specific Use Permit in the Mixed Use District but are not permitted in the MD District.

### Lot Area

The applicant is proposing lot areas below the minimum permitted threshold in the MD District.

Proposed Lot Area (square feet):

SFD-Bungalow: 4,000

SFA-Cottage: 2,100

TH A: 2,000

TH B:2,200

MD District Requirements (square feet):

Single-family detached: 4,500

Single-family attached/Two-family: 2,400/dwelling unit

**PROPOSED ENHANCEMENTS:**

Minimum building size

The applicant is proposing minimum building sizes that exceed previous zoning regulations.

Hike & Bike Trail to Elementary School

The applicant is proposing an enhanced hike & bike trail to connect the development to Bryant Elementary School.

Dedicated off-street parking

The applicant is proposing 40 off-street parking spaces in proximity to the SFA-Cottages.

**SUMMARY:**

Provide feedback for a Pre-Annexation Agreement of 470 single family dwellings, attached & detached with multiple common area lots located on 60± acres generally located on both sides of Ferguson Parkway on the north side of County Road 731 and on the south side of future Mantua Parkway.

The request for MD zoning is in conformance with the Cluster Residential place type within the Anna 2050 Future Land Use Plan. The Townhome Units land use, as defined in the Zoning Ordinance, are not in conformance with the Cluster Residential place type.

This item is for informational purposes and to solicit feedback. It does not require a vote by the commission.

**FINANCIAL IMPACT:**



This item has no financial impact.

**BACKGROUND:**

Please provide your thoughts on the proposed development. No vote is being requested for this item.

**STRATEGIC CONNECTIONS:**

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

**ATTACHMENTS:**

1. City Park Heights East Annexation Locator Map
2. PZ - STAFF REPORT (Pre-Annex) City Park Heights East
3. Exhibit A - Subject Property
4. Exhibit B Development Standards
5. Exhibit C - General Development Plan
6. Exhibit I - Architectural Styles-Midtown Descriptions

# Annexation - City Park Heights East





CITY OF ANNA  
Planning & Zoning Commission  
March 4, 2024  
**Zoning:** City Park Heights East  
**Applicant:** Revocable Collins Family Trust

---

**DESCRIPTION:**

Provide feedback on a request for a Pre-Annexation Agreement of 470 single family dwellings, attached & detached with multiple common area lots located on 60± acres generally located on both sides of Ferguson Parkway on the north side of County Road 731 and on the south side of future Mantua Parkway.

**REMARKS:**

A request for a Pre-Annexation Development Agreement (PADA) has been received for the subject property. Prior to City Council review of the PADA, staff recommended that the Applicant present to the Planning & Zoning Commission to provide feedback on the proposed development.

The request is most similar to the Mixed-Density Residential (MD) District. The MD District provides medium-density residential development with diversified housing choices. This district encourages a mix of single-family and two-family residential uses and incentivizes community amenities to form compact, accessible, and walkable neighborhoods.

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

A Subject Property (Exhibit A), Development Standards (Exhibit B) and General Plan (Exhibit C) and Architectural Styles (Exhibit I) accompanies this request.

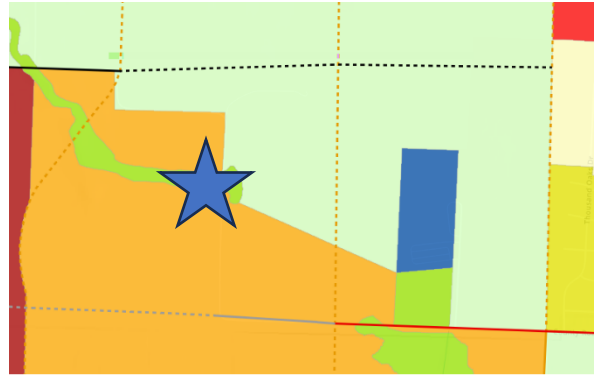
**Surrounding Land Uses and Zoning**

|       |                                                             |
|-------|-------------------------------------------------------------|
| North | Vacant land located in the ETJ                              |
| East  | Bryant Elementary School and vacant land located in the ETJ |

|       |                                                                            |
|-------|----------------------------------------------------------------------------|
| South | Across CR 371, vacant land zoned PD (Anacapri, Phase 3; Ord. No. 887-2020) |
| West  | Across CR 371, vacant land zoned AG                                        |

### **Conformance with the Anna 2050 Comprehensive Plan**

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agricultural, Cluster Residential, and Parks & Open Space place types. The Ranching & Agricultural place type states that Cluster Residential may be appropriate when preservation of open space is included.



The proposed land uses of Single-family dwellings, attached and detached are in conformance with the Cluster Residential place type. Townhome units are not in conformance with the Cluster Residential place type.

### **ISSUES:**

#### **Interpretation of Sec. 9.04.042 and Sec. 9.04.029.**

Staff recommends that language be added to clarify that Single-Family Dwellings, Attached are required to follow the Site Design Requirements for Townhome Units as amended and require a specified acreage of open space rather than requiring open space only for Townhome Units. This recommendation stems from the Zoning Ordinance's definitions that define Single-Family Dwellings, Attached and Townhome Units as two distinct uses.

#### **Single-Family Dwelling, Attached**

*A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling unit attached by a common wall to another, in which each dwelling is located on a separate platted lot.*

#### **Townhome Unit**

*A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling unit attached by a common wall to another, in which each dwelling is located on a parcel of land or lot under one ownership.*

#### **SF-A Cottages Fire Lane**



The applicant is proposing SF-A Cottages in which the driveways are accessed by a "Fire Lane" rather than a public street. Article 9.02 (Subdivision Regulations) requires every lot to front a public street. If the SF-A cottages are Townhome Units on one lot, then it would meet the frontage requirement. Townhome Units are permitted by right in the Multi-Family (MF) District and by Specific Use Permit in the Mixed Use District but are not permitted in the MD District.

#### Lot Area

The applicant is proposing lot areas less than would be permitted in the MD District.

Proposed Lot Area (square feet):

| SFD-Bungalow | SFA-Cottage | TH A  | TH B  |
|--------------|-------------|-------|-------|
| 4,000        | 2,100       | 2,000 | 2,200 |

MD District Requirements (square feet):

| Single-family detached | Single-family attached/Two-family |
|------------------------|-----------------------------------|
| 4,500                  | 2,400/dwelling unit               |

### **PROPOSED ENHANCEMENTS:**

#### Minimum building size

The applicant is proposing minimum building sizes that exceed previous zoning regulations.

#### Hike & Bike Trail to Elementary School

The applicant is proposing an enhanced hike & bike trail to connect the development to Bryant Elementary School.

#### Dedicated off-street parking

The applicant is proposing 40 off-street parking spaces in proximity to the SFA-Cottages.

## **RANCHING & AGRICULTURE (RA)**

### **Character & Intent**

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

### **Land Use Considerations**

#### **Primary Land Use**

Farming, ranching and wildlife management

#### **Secondary Land Use**

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

#### **Indicators & Assumptions**

- + Lot size (range) typically greater than 10 acres
- + Platting and Utility Exceptions probable





## **CLUSTER RESIDENTIAL (CR)**

### **Character & Intent**

Cluster residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

### **Land Use Considerations**

#### **Primary Land Use**

Single-family detached homes, townhomes and other single-family attached homes

#### **Secondary Land Use**

Civic and institutional uses, parks and open space

#### **Indicators & Assumptions**

- + Lot size (range) 5,000 – 7,500 SF



**SUMMARY:**

Provide feedback for a Pre-Annexation Agreement of 470 single family dwellings, attached & detached with multiple common area lots located on 60± acres generally located on both sides of Ferguson Parkway on the north side of County Road 731 and on the south side of future Mantua Parkway.

The request for MD zoning is in conformance with the Cluster Residential place type within the Anna 2050 Future Land Use Plan. The Townhome Units land use, as defined in the Zoning Ordinance, are not in conformance with the Cluster Residential place type.

**RECOMMENDATION:**

Please provide your thoughts on the proposed development.



# EXHIBIT: "A-SUBJECT PROPERTY"

EXISTING CR 371 TO BE ABANDONED ON THE WEST  
SIDE OF SUBJECT PROPERTY SOUTH OF STREET H



30' RIGHT-OF-WAY DEDICATION FOR CR 371

SCALE 1:300



Master Planning  
Civil Engineering  
Land Development  
210 Adair Avenue, Suite 200  
McKinney, TX 75072  
Tel 469 424 5900  
bsanchezgroup.biz  
Certificate of Registration No. F-8665

# Exhibit: “B”

## Development Standards for the City Park Heights East

The permitted uses and standards for development of the Subject Property shall be in accordance with the Mixed Density Residential (MD) District. The proposed Planned Development District Standards proposed herein are aimed at promoting a mixed-use residential district encompassing a diversified medium-density residential mix of housing choices. This proposed district will have a mixture of single family detached bungalows, urban townhomes and courtyard focused cottage-style townhomes. The integrated land plan, streetscape characteristics and overall community design encourage pedestrian activity by enforcing and promoting the walkable community principles outlined in the City of Anna Unified Development Code.

*Disclaimer: Zoning Ordinance modifications set forth herein are specifically related to the Subject Property associated with this Development Agreement and shall not apply to any additional areas without or outside of the city limits of the City of Anna.*

### **Illustrative Layout – General Development Plan; Conflicts and Terms:**

1. Development shall generally follow, but not exactly, the circulation, block patterns and street alignments illustrated in **Exhibit C** – “GDP - General Development Plan / Illustrative Plan” (GDP). Conflicts between the Development Standards, GDP and City Ordinances will be addressed in priority as in **Section 4** below.
2. Details on a Preliminary Plat that differ from the GDP which do not alter the basic relationship of the proposed single-family development area to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not reduce the yards provided at the boundary of the site, as indicated in these Development Regulations or associated General Development Plan, may be authorized by the Director of Planning as updates to the General Development Plan without requiring a rezoning of the subject property and without requiring an Amendment to the Pre Annexation Development Agreement. These types of updates shall be considered as “Administrative Updates” for the City files.
3. As part of any annexation request and future development of the subject property, the applicant agrees to abide by all applicable procedural requirements under City Regulations or as amended herein.
4. Conflicts:
  - a. Where there is a conflict between these Development Regulations and the City’s Zoning Ordinance these Development Regulations shall prevail and control.
  - b. Where these Development Regulations may be silent, the General Development Plan shall prevail and control.
  - c. Where these Development Regulations and the General Development Plan are silent, the City’s Unified Development Code shall prevail and control.



5. Terms that are not defined in these Development Regulations shall have the meanings ascribed to such terms in the City of Anna's Zoning Ordinance of the Development Agreement, as applicable. When there is a conflict between the City's Zoning Ordinance and the Development Agreement, the Development Agreement shall control.
6. Maximum number of single-family residential units shall be as follows:
  - a. Maximum number of Residential Bungalows (SFD-Bungalow): 140 units
  - b. Maximum number of Urban Residential (THA): 80 units
  - c. Maximum number of Urban Residential (THB): 160 Units
  - d. Maximum number of Urban Cottages (SFA-Cottage): 110 units
7. Lot size shall be mixed in each area to provide additional options and character to community.
8. 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 facing and/or siding to the required Homeowner's Association (HOA) lots adjacent to major/minor thoroughfares and internal primary entrance roadways, shall be ornamental iron fences such as wrought iron or tubular steel.
  - b. Fences constructed between residences may be wood.
  - c. All wood privacy fencing between residences shall be at least six feet in height. Wood fencing shall be stained and sealed.
  - d. Plastic and chain-link fencing is prohibited.
  - e. Wood fencing of a uniform design shall be constructed along the rear or side lot lines to single-family homes that are adjacent to HOA common area lots.
9. A minimum of 15-foot-wide common area "east-west" tract with an associated minimum 10-foot wide sidewalk shall be owned and maintained by the HOA on the south side of the "Bungalows" connecting from Ferguson Road east to Bryant Elementary School.

**Exhibit C.**

10. Private Amenities:
  - a. The "Nature Area" shall be the centerpiece of the development. The intent is to designate a non-disturbance area to promote the natural flora and fauna of the area. This area will have some limited accessibility but is mostly reserved for passive enjoyment.
  - b. The "Nature Pond" will serve two purpose: drainage and contextually sensitive nature area. The overall development's detention requirements shall be focused in this location. The detention pond will be designed as a "wet pond" with a calculated "free board" detention function. A hiking trail and lookouts shall be incorporated into the design of the pond.
  - c. There will be a dedicated "School Trail Route" which provides a safe yet direct route for elementary aged students (**Section 9** above). The dedicated path is

intended to encourage students to walk to the Bryant Elementary School and reducing local vehicle trips. This route shall include:

- i. Dedicated hike-bike trail 10' concrete sidewalk
  - ii. Canopy trees and landscaping
  - iii. Decorative Benches
  - iv. Decorative Trash receptacles
- d. A private "Amenity Center" facility shall be provided as part of the development. The Amenity Center facility shall include, at a minimum, the following:
  - i. Swimming Pool
  - ii. Restrooms
  - iii. Picnic area
- e. All plans and specifications for the construction of such amenities and improvements must be reviewed and approved by the Director of Development Services or applicable designee. Developer shall receive credits against Parkland Dedication Fees as set forth in the Development Agreement. Given the open space and amenities provided, no Parkland Dedication shall be due.
- f. All sidewalks and barrier free ramps (BFR's) shall be in accordance with the City of Anna Development Regulations and be ADA compliant.

#### 11. Infrastructure Improvements:

- a. As shown on the General Development Plan (**Exhibit C**), the north-south right-of-way (ROW) (future Ferguson Parkway) that traverses between CR 371 through the subject property to the northern "east-west" arterial which connects to US 75 shall be a minimum of eighty feet (80) feet wide of ROW and be constructed as a Minor Arterial. **Exhibit D-1.**
- b. As shown on the General Development Plan (**Exhibit C**), the east-west right-of-way (ROW) (future Road H) that traverses from the West Property Line to the East Property line through the center of the property shall be a minimum of sixty feet (60') of ROW and be constructed as a residential collector. **Exhibit D-2.**
- c. As shown on the General Development Plan (**Exhibit C**), the east-west right-of-way (ROW) (future Street "S") that traverses from the East Property line to future Ferguson Road shall be a minimum of sixty feet (60') of ROW and be constructed as a residential collector. **Exhibit D-3.**

#### 12. Private Improvements / Amenities:

- a. There is an elementary school site immediately east of the subject property. The School Trail Route shall be owned and maintained by the HOA on the south side of the "Cottages" connecting from Ferguson Road east to Bryant Elementary School. **Exhibit C.**
- b. A nature trail around the detention pond along the western property line shall be constructed by the Developer in an environmentally sensitive manner to allow for access to the pond while minimizing impacts to the natural landscape.
- c. A nature trail around the detention pond at the northeastern property line shall be constructed by the Developer in an environmentally sensitive manner to allow for access to the pond while minimizing impacts to the natural landscape.



- d. Developer shall construct and maintain, via the Homeowner's Association, an Amenity Center for the use and enjoyment of the residents of Bryant Park Heights. Amenity Center shall include, but not limited to, a swimming pool, restroom/changing facilities, picnic area and dedicated parking (including handicapped parking).
- e. Developer shall construct and maintain, via the Homeowner's Association, various pocket parks and pet areas along the eastern property adjacent and in conjunction with the SFA- Cottage homes.
- d.f. Developer shall construct and maintain, via the Homeowner's Association, forty (40) additional guest parking spaces along the eastern property adjacent and in conjunction with the SFA-Cottage homes.

## ARTICE 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 ~~striketthrough~~ 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 underline text.)

1. Sec. 9.04.004 Definitions
2. Sec. 9.04.042 Site Design Requirements
  - a. No Change
  - b. No Change
  - c. Single-Family and Two-Family Residential Standards
    - 1) Building Articulation – At least four facade articulation techniques are required on each single-family or two-family dwelling to add variety and interest to a building. The following features are a partial list of acceptable techniques of exterior articulation, but others may also be proposed or utilized as part of a specific set of architectural designs plans. Exhibit I provides (for illustration purposes only) architectural styles proposed for the subject property.
      - A. One of the following:
        - A base course or plinth course;
        - Banding, moldings, or stringcourses;
        - Quoins;
        - Oriels;
        - Cornices;
        - Arches;
        - Balconies;
        - Brackets;
        - Shutters;
        - Keystones;

- Dormers; or
  - Louvers as part of the exterior wall construction.  
(Quoins and banding shall wrap around the corner of the structure for at least two feet.)
- B. Horizontal banding continues the length of the wall that faces a street or other similar highly visible areas.
  - C. Front Porch of the at least ~~50~~20 square feet.
  - D. No Change
  - E. No Change
- 2) Roof Treatment. No change
  - 3) Fenestration. No change.
  - 4) Garages. On front entry garages, the face of a garage shall not:
    - A. No Change
    - B. Be over ~~60%~~80% of the total frontage width of a dwelling.  
Porches or columns are not considered part of the front elevation of the primary living area.
  - 5) House Repetition.
    - A. Within residential development, single-family and two-family dwellings with substantially identical exterior elevations can only repeat every ~~four (4)~~two (2) lots when fronting the same right-of-way including both sides of the street.
    - B. No Changes
- d. Multi-family Residential Standards. No change
  - e. Townhome Unit and Single-Unit or Duplex Unit Park Standards.
    - 1) Building Articulation. No change.
      - A. No Change.
      - B. No Change.
      - C. Front porch of at least ~~50~~24 square feet.
      - D. The installation of at least ~~two (2)~~one (1) coach lights.
      - E. No Change
    - 2) No Change.
    - 3) No Change
    - 4) No Change
    - 5) Unit Repetition
      - A. Dwelling units wit substantially identical exterior elevations can only repeat every ~~four (4)~~two (2) units when fronting the same right-of-way, fire lane, or easement, including both sides of the that right-of-way, fire lane, or easement. The SFA-Cottages shall be exempt from any prohibition on repetition since this unit type faces a common landscaped courtyard and not a right-of-way, fire lane, or easement.
      - B.



3. Sec. 9.04.029 Residential Use-Specific Standards
  - a. No Change
  - b. No Change
  - c. No Change.
  - d. Townhome Unit and Single-Unit or Duplex Unit Park
    - i. No Change
    - ii. No Change
    - iii. A Townhome Unit or Single-Unit or Duplex Unit Park shall provide the required amount of useable open space, per Table 21: Townhome Unit or Single-Unit or Duplex Unit Park Open Space Below.

| Number of Bedrooms             | Size                           |
|--------------------------------|--------------------------------|
| 1 or less                      | <del>600</del> 300 square feet |
| Each additional bedroom over 1 | 300 square feet                |

4. ZONING DISTRICT AREA REGULATIONS

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

|                                                           | SFD-Bungalow      | SFA-Cottage       | TH A              | TH B              |
|-----------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|
| Maximum Height (feet)                                     | 35                | 35                | 35                | 35                |
| Side Yard, Interior (feet)                                | 5                 | 0                 | 0                 | 0                 |
| Side Yard, Corner Lot, Street Side (feet)                 | 10                | 10                | 10                | 10                |
| Rear Yard (feet) <del>from ROW</del>                      | 15                | 20                | 20                | 20                |
| <del>Rear Yard (feet) from fire lane / first floor</del>  | <del>15</del>     | <del>20</del>     | <del>20</del>     | <del>20</del>     |
| <del>Rear Yard (feet) from fire lane / upper floors</del> | <del>15</del>     | <del>15</del>     | <del>15</del>     | <del>15</del>     |
| Front Yard (feet)                                         | 20                | 10                | 10                | 10                |
| Lot Area (square feet)                                    | 4000              | 2100              | 2000              | 2200              |
| Min. Lot Width (feet)                                     | 40                | 24                | 24                | 24                |
| <del>Min. Lot Depth (feet)</del>                          | <del>90</del>     | <del>80</del>     | <del>80</del>     | <del>85</del>     |
| Max. Lot Coverage (%)                                     | <del>60</del> 55% | <del>67</del> 70% | <del>70</del> 75% | <del>69</del> 70% |
| <del>Minimum Building Size (square feet)</del>            | <del>2000</del>   | <del>2000</del>   | <del>2000</del>   | <del>2000</del>   |
| Maximum Building Size (square feet)                       | 3600              | 2800              | 2800              | 3000              |
| Min Masonry (%)                                           | <del>50</del>     | <del>25</del>     | <del>25</del>     | <del>25</del>     |

5. Sec. 9.04.045 Landscaping

- 1) No Change
- 2) No Change
- 3) No Change
- 4) Residential Development

A. No Change

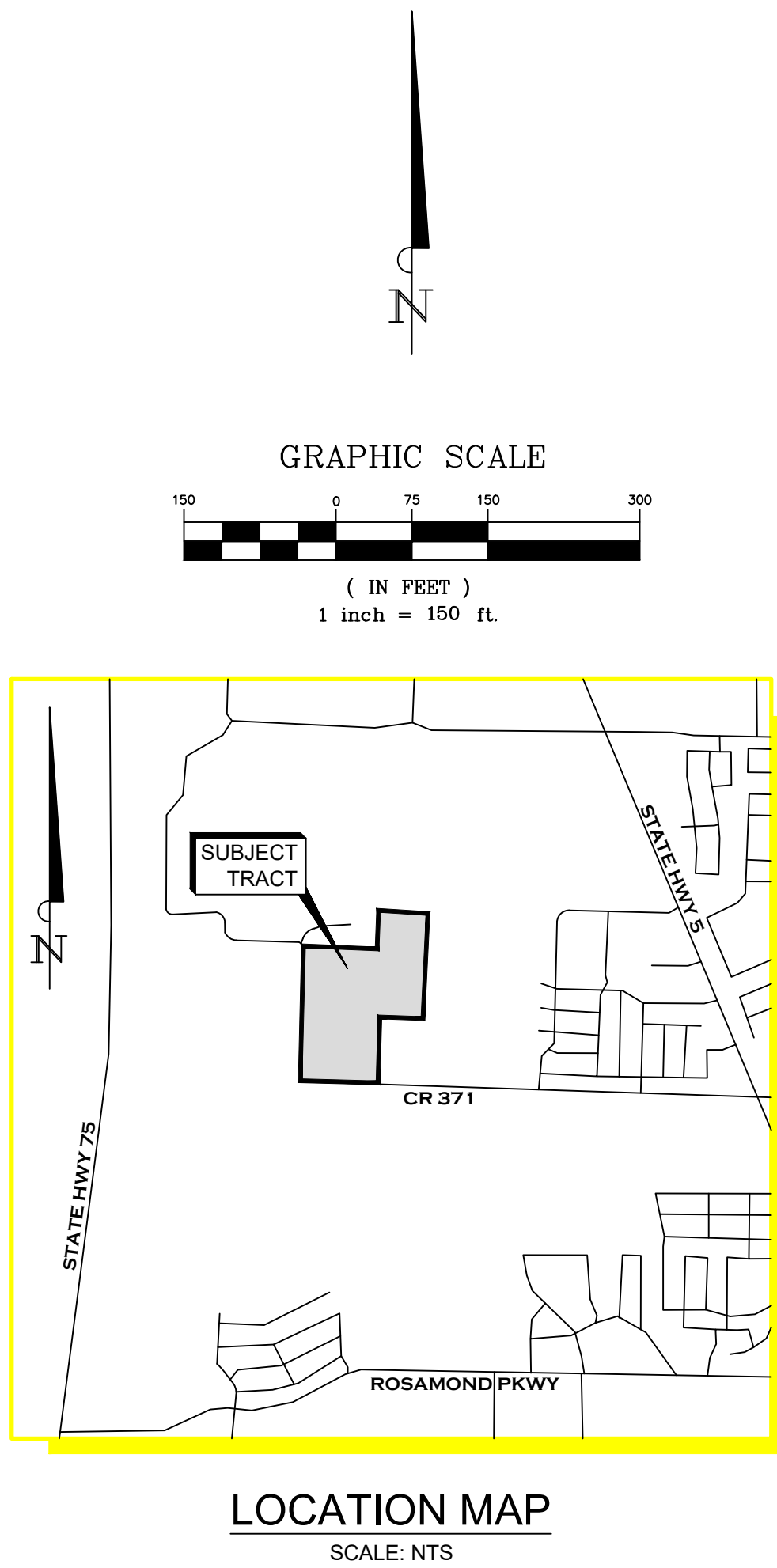
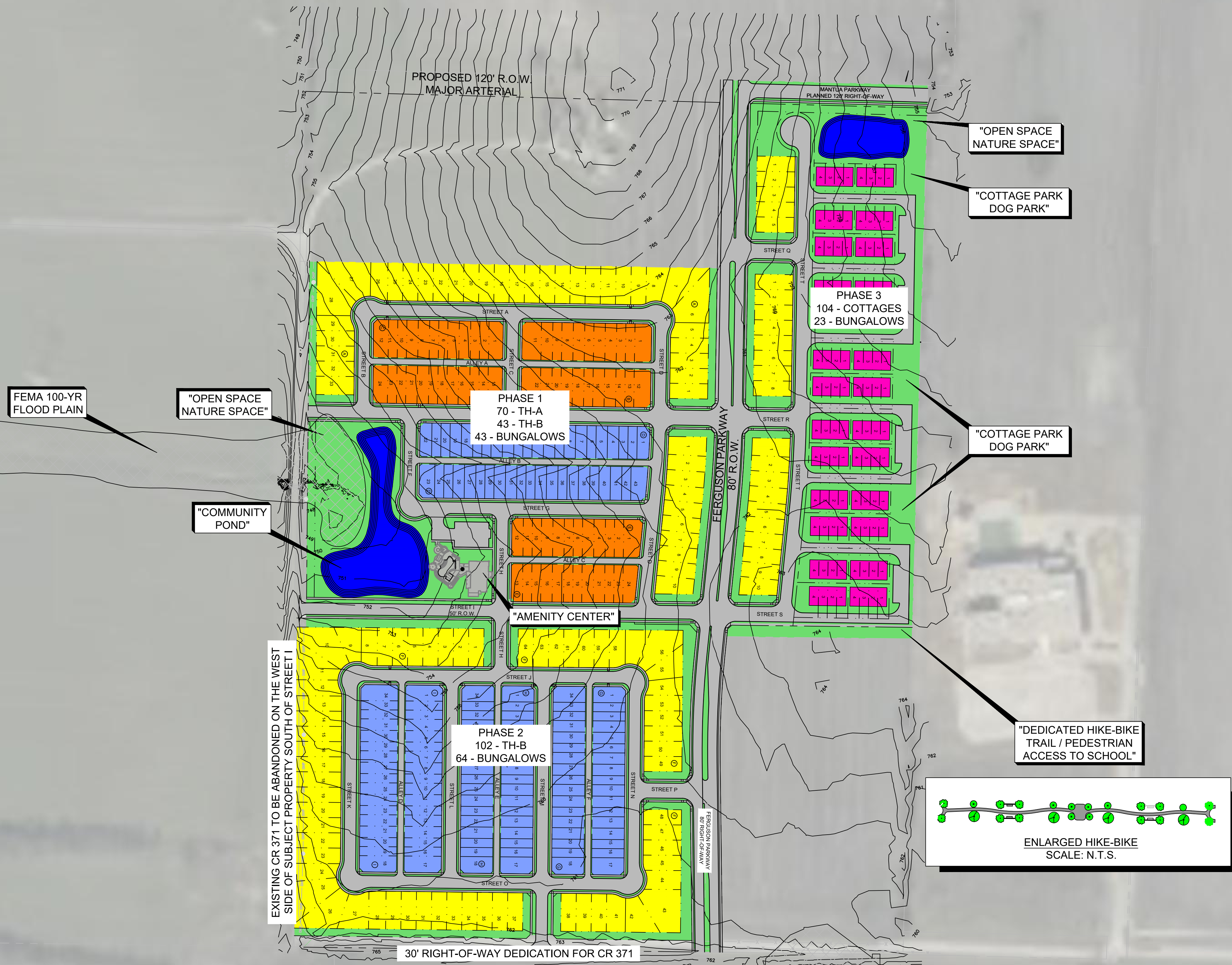
- i. No Change
- ii. No Change
- iii. No Change

iv. The following minimum standards apply as established in Table 27: Residential Planting Requirements. An applicant shall choose one of the three planting options. An applicant may plant the required canopy trees, ornamental trees, or a combination of canopy and ornamental trees specified in Table 27: Residential Planting Requirements.

- a) For the Urban Cottage Lots, the number of trees shall be calculated as per Table 27; however, the final tree planting shall be consistent with the Landscape Plan submitted by the Developer. The ultimate location and planting of the required number of trees shall be used to highlight the landscape courtyards, paseos, urban garden niches and other related areas. A conceptual landscape plan for the entire site shall be submitted with the first Preliminary Plat.
- a) The Landscape Plan for the area surrounding the Urban Cottages may also incorporate some of the required trees as indicated in Table 27 into the streetscape / landscape buffers / landscape setbacks / tree planting areas along the adjacent local street.
- b) 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.



EXHIBIT: "C-GENERAL DEVELOPMENT PLAN"



**LEGEND**

|     |                                   |
|-----|-----------------------------------|
| 130 | SFD - BUNGALOWS<br>40' X 100'     |
| 70  | TOWNHOMES - TH-A<br>24' X 100'    |
| 145 | TOWNHOMES - TH-B<br>24 X 85' MIN. |
| 104 | COTTAGES<br>24' X 92'             |

**SITE DATA TABLE**

|                |               |
|----------------|---------------|
| AMENITY CENTER | 4,230 SQ. FT. |
| OPEN SPACE     | ±15.9 AC.     |

**CITY PARK HEIGHTS EAST ANNA, TEXAS**

Master Planning  
Civil Engineering  
Land Development

210 Adriatic Parkway, Suite 200  
McKinney, TX 75072  
Tel 469 424 5900  
thesanchezgroup.biz  
Certificate of Registration No. F-8663

**SANCHEZ & Associates**



## Exhibit I: Architectural Style *(for illustration purposes only)*

This single-family home exudes a harmonious blend of classic charm and modern aesthetics, stretching comfortably across a 30-foot width. Its design is steeped in the modern farmhouse style, which is characterized by a warm and inviting atmosphere that brings to mind the simplicity and comfort of rural living combined with contemporary elements.

The lower portion of the exterior walls is adorned with stone wainscot, providing a sturdy and timeless foundation that adds texture and depth to the facade. This natural stone element not only enhances the home's curb appeal but also acts as a durable protective layer.

Above the stone wainscot, the home features vertical board and batten siding, a hallmark of farmhouse design. This siding choice contributes a rustic yet clean-lined look that's both visually striking and understated. The vertical lines of the board and batten add height and elegance to the home's profile.

Adding to the home's distinct character, window shutters flank the windows, offering a traditional touch as well as practical benefits. These shutters can provide privacy, control over natural lighting, and protection against the elements, while also contributing to the overall aesthetic with their color and style.

A standout feature of this residence is the metal roof that crowns the garage. The sleek and durable metal roof not only provides long-lasting protection but also complements the modern farmhouse theme with its industrial flair. The contrast between the metal roof and the more traditional elements of the home creates a visually appealing dynamic that's both fresh and familiar.

Overall, this 30-foot wide single-family home balances the pastoral allure of farmhouse design with modern sensibilities, resulting in a living space that's as stylish as it is welcoming. The combination of stone, metal, and wood materials along with the functional shutters provides a multi-textured appearance that's both grounded in tradition and aligned with contemporary trends.





## Exhibit I: Architectural Style *(for illustration purposes only)*

This 30-foot wide single-family home is a beautiful representation of transitional architecture, where the warmth of traditional design meets the clean lines of contemporary style. The facade features a handsome brick exterior, providing a classic and durable base with a timeless appeal. The brickwork adds depth and character to the home, setting the stage for a blend of styles that complement the overall design.

A subtle transition to stucco at the second floor introduces a modern touch, offering a smooth and refined contrast to the textured brick. This stucco band encapsulates the transitional nature of the home, seamlessly integrating the traditional lower facade with the contemporary elements above, without overwhelming the design.

The residence is crowned with a high-pitched gable roof that gives the home an impressive profile and a sense of grandeur. This architectural choice not only adds to the visual interest but also allows for a spacious interior with high ceilings. The steep slopes of the gable roof create an inviting aesthetic reminiscent of classic homes, yet the execution remains clean and modern.

A metal awning over the front door provides a sleek and functional accent, protecting visitors from the elements while adding a contemporary edge. Headers over the windows and the garage door further enhance the home's elegance, framing these features with a touch of sophistication that unifies the transitional theme. The combination of these elements—brick, stucco, and metal—results in a cohesive and attractive home that bridges the past and present with style and grace.



## Exhibit I: Architectural Style *(for illustration purposes only)*

This 30-foot wide single-family home artfully embodies the Modern Prairie style, characterized by horizontal lines and a connection to the earth. A significant design feature is the high brick watertable that reaches past the second floor, grounding the home with a substantial and textured presence. The warm brickwork provides a nod to the natural elements that are central to Prairie architecture.

Above, a metal awning roof shelters the front door, introducing a modern element that contrasts with the traditional brick. This sleek canopy not only serves a practical function but also enhances the home's contemporary aesthetic. A header over the garage door adds a refined touch, contrasting the rustic brick with its polished finish.

The second floor is clad in horizontal siding, maintaining the home's linear motif and contributing to the modern interpretation of the Prairie style. This feature lightens the visual weight of the brick and complements the home's broad, hipped roof, which completes the design with a sense of enclosure and protection.

The overall effect is a harmonious blend of the Prairie School's organic influence with modern design elements. The high brick watertable, metal awning, brick accents, and horizontal siding come together to create a residence that is both rooted in tradition and refreshingly contemporary, offering a serene and stylish place to call home.



30' MOD. PRAIRIE

1.25.24



## Exhibit I: Architectural Style *(for illustration purposes only)*



This 4-unit townhouse development elegantly combines modern farmhouse style with urban practicality. The lower exterior features a dual wainscot of stone and brick, providing not only a durable base but also a rich, textural contrast that is both visually striking and reminiscent of classic farmhouse architecture.

Metal awnings over the first floor windows and doors introduce an industrial element, offering weather protection while complementing the vertical board and batten siding above. This siding choice, with its clean vertical lines, adds a contemporary twist to the traditional aesthetic and draws the eye upward to the second story.

The second floor is adorned with window shutters, enhancing the farmhouse charm and providing residents with additional privacy and control over their home's natural lighting. The shutters balance form and function, adding to the townhouse's rustic yet refined appearance.

Topping off the design are the metal roof dormers, which not only add architectural interest to the roofline but also invite ample daylight into the upper living spaces. These dormers reflect the metal details below, tying together the modern and traditional elements into a cohesive and inviting residential development.

## Exhibit I: Architectural Style *(for illustration purposes only)*



MOD. PRAIRIE / 24' W. T.H.

1.24.24

This architecturally distinct 4-unit townhouse exemplifies the Modern Prairie style with its strong horizontal lines and integration of natural materials. A defining feature is the high brick watertable that extends past the second floor, creating a visual anchor and adding a layer of texture and warmth. The brick's rich earth tones and durability pay homage to the organic foundations of Prairie design while providing a modern, urban edge.

The end units boast a striking metal roof, adding an industrial yet sleek counterpoint to the traditional brick below. This metallic element not only reinforces the townhouse's contemporary credentials but also provides a durable and weather-resistant covering. Central to the front elevation, a metal canopy stretches over the first-floor windows and the center front entry doors, offering both shelter and a touch of modern sophistication.

Above the brick watertable, the second floor features horizontal siding, reinforcing the horizontal emphasis typical of Prairie architecture and contributing to the building's streamlined appearance. This choice of siding balances the solidity of the brick with a lighter, more modern material that complements the overall design narrative.

A gently sloping hipped roof caps the townhouses, mirroring the broad, flat expanses of the Prairie landscape and contributing to the sense of horizontality that is key to this architectural style. The roof's overhanging eaves extend beyond the walls, providing protection from the elements and emphasizing the clean, geometric lines that are characteristic of the Modern Prairie aesthetic.



## Exhibit I: Architectural Style *(for illustration purposes only)*



This 30-foot wide single-family home stands as a striking example of transitional architecture, effortlessly blending the timeless appeal of traditional materials with the streamlined aesthetics of contemporary design. The facade is distinguished by richly textured brickwork, imbuing the structure with depth and enduring charm. This classic foundation is elegantly juxtaposed with a modern touch of stucco at the second floor, creating a refined contrast that highlights the home's layered design.

Atop the home, high-pitched gable roofs command attention, their steep slopes adding a dramatic element to the home's silhouette. These roofs not only enhance the structure's visual appeal but also contribute to a spacious interior, allowing for vaulted ceilings and ample natural light. The prominence of the high-pitched gable roofs is a nod to traditional architecture, yet their clean, sharp lines resonate with modern sensibilities.

A contemporary metal awning over the front door adds a practical yet stylish feature, offering shelter with a minimalist flair. Complementing this, headers above the windows and garage door inject an element of sophistication, framing these openings with precision and elegance. These details, when combined with the distinct transition from brick to stucco and the striking gable roofs, culminate in a home that embodies the essence of transitional style—harmoniously fusing the old with the new.



Item No. 19.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action on a request to zone a civic center( Public Works Building) on 6.8 ± acres located at the southwest corner of County Road 373 & N. Powell Parkway. Zoned Local Commercial (C-1), Light Industrial (I-1) and Planned Development (Ord No. 485-2010). Applicant: Steven Smith, Public Works Director

**SUMMARY:**

Staff is requesting the Commission to table this item to the April 1, 2024 Planning & Zoning Commission meeting at 6:00 p.m. in Council Chambers located within the Municipal Complex at 120 W 7th Street. There are some details regarding existing and proposed easements and property lines which need to be finalized prior to finalizing the specifics of the land use in the proposed zoning.

**FINANCIAL IMPACT:**

This item has no financial impact.

**BACKGROUND:**

Staff recommends accepting the request to table the item.

**STRATEGIC CONNECTIONS:**

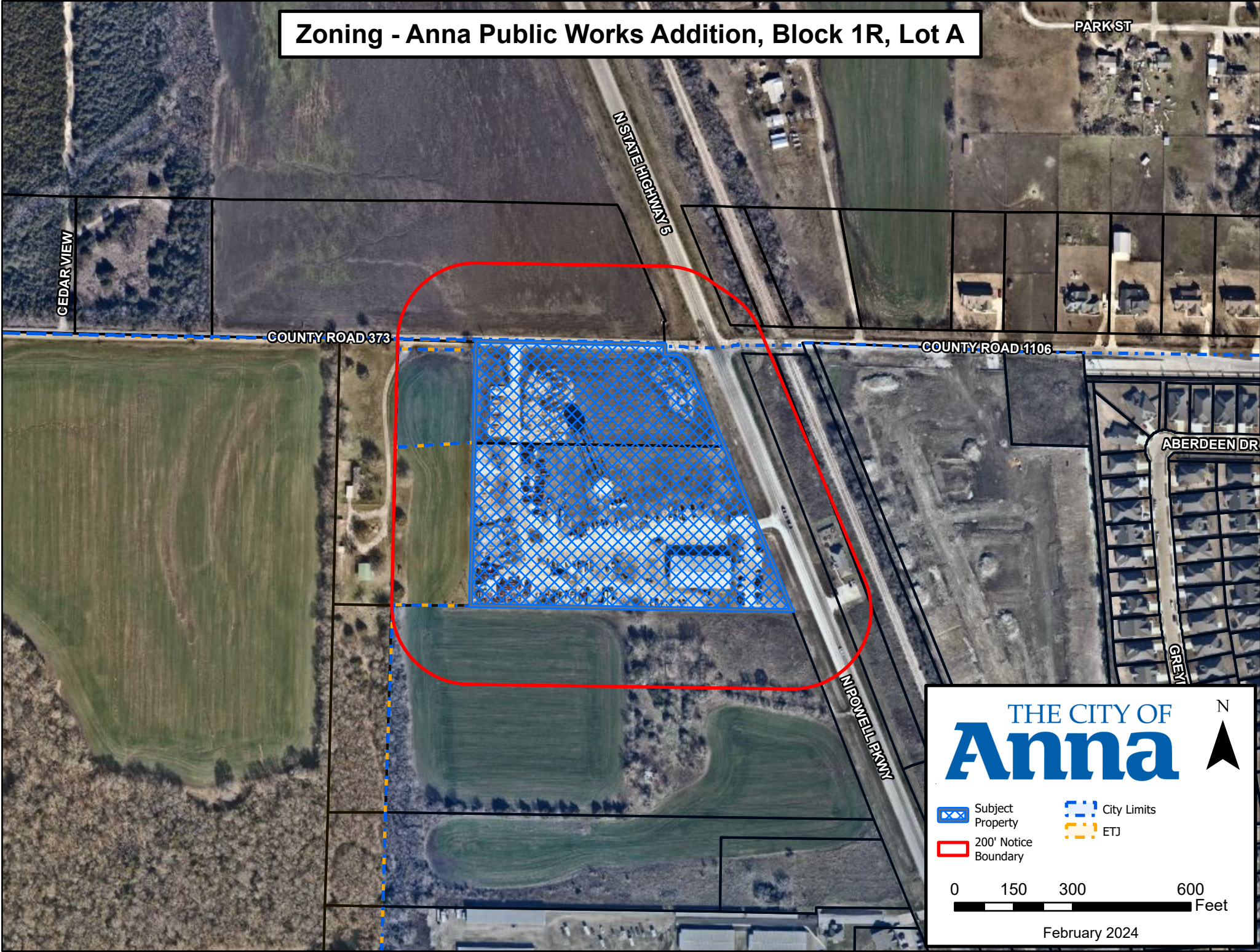
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

**ATTACHMENTS:**

1. Anna Public Works Addition, Block 1R, Lot A Zoning Locator Map



# Zoning - Anna Public Works Addition, Block 1R, Lot A







Item No. 20.

Planning and Zoning Commission Agenda  
Staff Report

Meeting Date: 3/4/2024  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Discussion & Direction regarding Article 9.07 Tree Preservation in relation to City Parks.

**SUMMARY:**

The City of Anna adopted Tree Preservation regulations were originally adopted in 2005 and recently amended in 2023. In reviewing the initial plans for a new city park, staff noted that a Tree Removal Permit including a survey would be required as Sec. 9.07.003 states:

*(c) Tree removal application fee. At the time a tree removal permit application is submitted, an applicant shall pay a fee to the city in the amount specified by the city council in a fee schedule. The following shall be exempt from payment of the tree removal permit fees:*

*(1) City of Anna. When critically altering any protected quality tree and/or specimen tree not exempt from tree removal permit requirements, the city is exempt from the permit application fee, but must obtain a tree removal permit and comply with all tree placement and tree protection procedures as listed in this article. Protected quality trees and/or specimen trees proposed to be critically altered must be shown on a tree preservation plan approved by the landscape administrator.*

In the following section (9.07.004) there is an exemption for tree mitigation during the construction of nonresidential development for park playing fields but not including additional parking or ancillary buildings. There are also exemptions for hike & bike trails and utility easements but not for the construction of a city park.

A waiver from the regulations is permitted as follows:  
9.07.002

*(3) Waivers. An application for a waiver to the terms of the tree preservation section may be made. The application for a waiver shall be reviewed by the tree board, and a recommendation for approval or denial shall be forwarded to the city council. The decision of the city council shall be final. No public hearing shall be required. The tree board and city council shall consider the following factors in determining whether a waiver should be granted:*

- (A) The literal enforcement cannot be accomplished;*
- (B) The extent to which the application meets other standards of this article;*
- (C) The positive and negative impact of the proposed project on surrounding properties; and*
- (D) The extent to which the waiver would be mitigated by other proposed or existing landscaping.*



**FINANCIAL IMPACT:**

This item has no financial impact.

**BACKGROUND:**

With the Planning & Zoning Commission appointed as the city's Tree Board, staff is looking for feedback with three recommendations:

- Amend Article 9.07 Tree Preservation to exempt city parks, and/or
- Require city parks to submit a Tree Removal Permit as outlined, and/or
- Each park project proposing removal of trees is to go before the Tree Board & City Council with a waiver request from Article 9.07.

**STRATEGIC CONNECTIONS:**

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

**ATTACHMENTS:**