

AGENDA



PLANNING AND ZONING COMMISSION

Monday, April 1, 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 04/01/2024 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

Reports

Receive reports from Staff or the City Council about items of community interest.

Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the Agenda.

- a. Communication from the Council Liaison Regarding Planning Policy and Procedure.

Consent Items

5. Approve Minutes of the March 4, 2024 Planning & Zoning Commission Meeting
6. Approve a Resolution regarding the Anna/121 Land Holdings, Replat. Applicant: Anna 121 Land Holdings, LLC
7. Approve a Resolution regarding the Century Farms, Revised Preliminary Plat. Applicant: Jabez Development

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.

8. Approve a Resolution regarding the Shadowbend Retail, Preliminary Replat. Applicant: LGI Homes-Texas LLC
9. Approve a Resolution regarding the William & Cheryl Enox Addition, Development Plat. Applicant: William Enox/May Enox

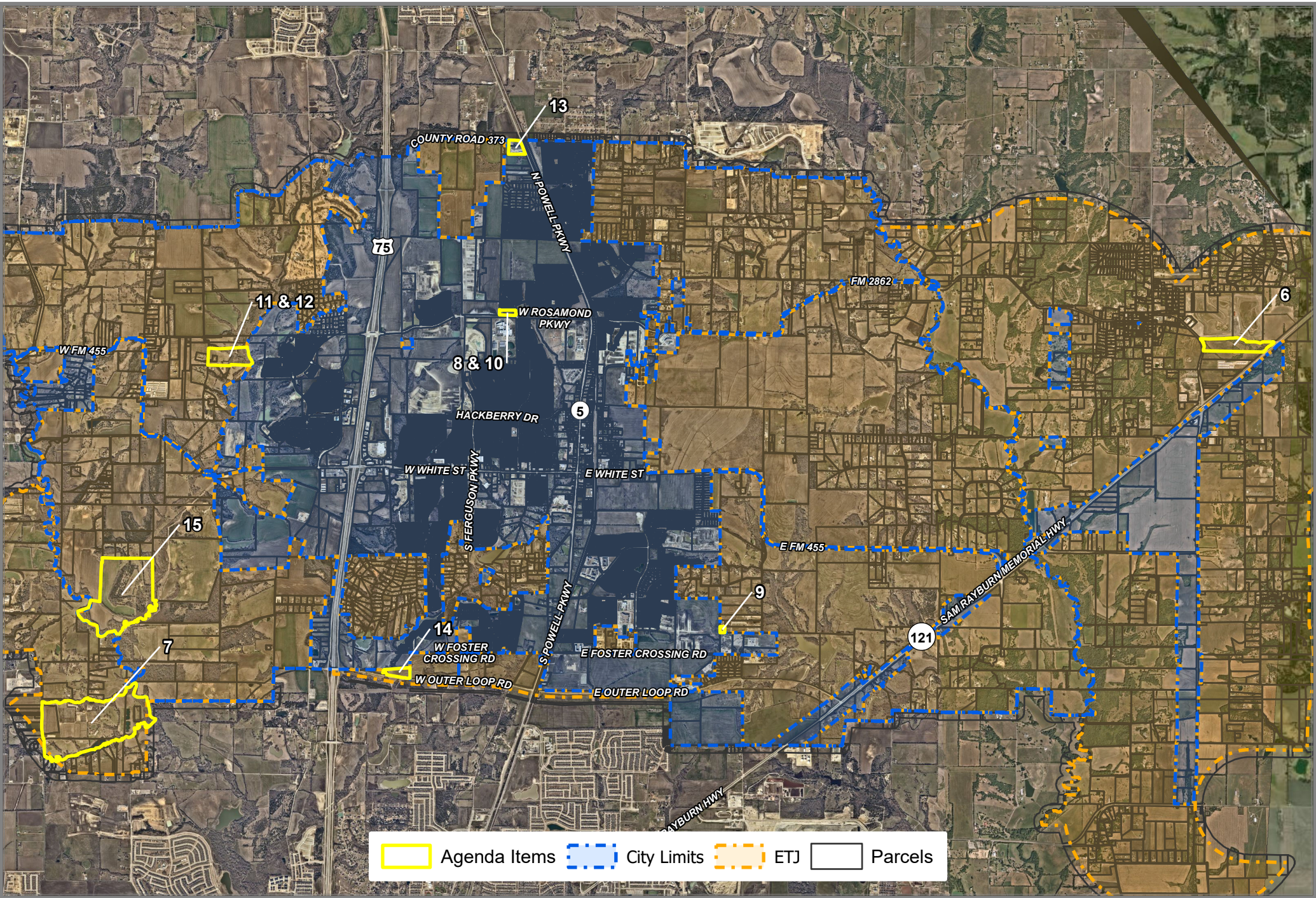
Items for Individual Consideration

10. Approve a Resolution regarding the Shadowbend Retail, Preliminary Site Plan. Applicant: LGI Homes- Texas LLC
11. 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
12. Consider/Discuss/Action on a recommendation regarding the Logan Crossing, Concept Plan. Applicant: Prlthviraj Loganathan-Anna Holding, LLC
13. [Withdrawn] 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
14. Conduct a Public Hearing/Consider/Discuss/Action on a request to to annex and zone 10.1± acres to Multi-family (MF) District. Located on the north side of Collin County Outer Loop, 680± feet east of W. Foster Crossing Road within the Extraterritorial Jurisdiction (ETJ). Applicant: Skorburg Company
15. Provide feedback on a request for a Pre-Annexation Agreement of 432 single family dwellings, detached, 275 single family dwellings, attached, park, and civic center on 204± acres generally located at the intersection of County Road 285 and County Road 827. Located within the Extraterritorial Jursidiction (ETJ). Applicant: Revocable Collins Family Trust

Adjourn

This is to certify that I, Carrie L. Land, City Secretary, verify that this agenda was posted on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 6:00 PM 03/29/2024.

Carrie L. Land
City Secretary



City of Anna, April 1, 2024 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 3/28/2024

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





Item No. 5.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Minutes of the March 4, 2024 Planning & Zoning Commission Meeting

SUMMARY:

x

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. 03-04-2024 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
March 4, 2024

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on March 4, 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, Matt Blanscet, Staci Martin, Douglas Hermann, and Michelle Clemens. Staff present were Nader Jeri, Lauren Mecke, Salena Tittle, Becky Mantuano, and Assistant City Manager, Greg Peters. Also in attendance were Mayor Pro-Tem, Lee Miller, Councilman Kevin Toten, and Councilman Pete Cain.

2. Invocation and Pledge of Allegiance

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

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

There were no Public Speakers.

4. Location Map

Consent Items

A motion was made by Commissioner Walden, seconded by Commissioner Martin to recommend approval of consent items 5-10. The vote was unanimous.

5. Approve minutes of the February 3, 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: Bryan & Sue Cantrell

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

9. Approve a Resolution regarding the Hurricane Creek Commercial, Block A, Lot 2, Preliminary Plat. Applicant: BFB Ana 40 Acres LLC

10. Approve a Resolution regarding the Hurricane Creek Commercial, Block A, Lot 2, Site Plan

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

The Public Hearing opened at 6:15 p.m.

Ms. Mecke introduced the item. The property is currently zoned Agriculture, and the applicant is requesting to rezone to the Downtown Neighborhood District and is in conformance with the Downtown master plan, and the future land use plan. Potential uses that could go on this site include a bed and breakfast, convenience store without fuel pumps and certain uses that would require a specific use permit such as a bar or grocery store. The applicant is not proposing any development currently.

The item received one neutral letter.

Applicant Ralph Graham addressed the Commissioners and neighbors to request a change of zoning to be in accordance with the Downtown Master Plan and future land use and would like to do something that is beneficial to Anna with the property.

Commissioner Walden asked if the applicant has spoken to any of the neighboring property owners.

Mr. Graham stated that he had and that the neighbors to the south had mentioned they have some plans possibly for their land, but he could not speak on their behalf and to the north of him is Coyote Meadows.

The Public Hearing was closed at 6:19 p.m.

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

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 southwest corner of County Road 371 & N. Powell Parkway. Applicant: Howard Joseph Cox/3 Monkeys LLC & Eleanor K. Cunningham

The Public Hearing opened at 6:20 p.m.

Ms. Mecke Introduced the item. The applicant is proposing to rezone the property from ranching and agriculture to a planned development which will include two portions. Ms. Mecke went on to say there is a single- family residential neighborhood with a multi-family & commercial at the front of Powell Parkway. Ms. Mecke stated that for the single-family portion, the applicant is proposing three mixed density lot types as follows. Type A: 40' wide x 115', Type B: 50' wide x 115', and Type C: 60' wide x 115' which exceeds the requirement of 80 feet for that zoning district. The applicant is also proposing to restrict themselves to only single family detached dwellings in this part of the planned development. The applicant is proposing to have commercial along N. Powell Parkway and then have the multi family as a buffer between the two.

Ms. Mecke stated the comprehensive plan identifies this property as ranching and agriculture and the proposed land uses do not conform to the future land use plan, however the ranching and agriculture place type discusses that cluster residential may be appropriate. Two of the three proposed single family lot types do meet that cluster residential size.

Ms. Mecke stated that the applicant is requesting to vary from the zoning ordinance and subdivision regulations and is requesting to specify what is considered a major focal point and where the parking must be. The subdivision regulations do not specify that the parking must be off street and the applicant believes there to be sufficient space when you enter the subdivision for parking.

Ms. Mecke continued that the second part of the request is for the multi family. The applicant is requesting that instead of basing off the number of rooms and the size of the units to base on 15 percent of the lot. A similar request for 10 percent open space has been approved for The Quinn and Villages of Waters Creek.

Ms. Mecke further stated that the applicant has proposed enhancements of restricting the single-family residential to detached only, restricting the total units to 375, and a hike & bike trail. For the multi family the applicant is proposing to restrict the total number of units to 500, prohibit certain uses and increase the required landscape buffer from 10 feet to 20 feet.

Ms. Mecke stated the single-family request is in conformance with the Anna 2050 Comprehensive Plan, however the multifamily and commercial are not, staff received four letters in opposition and one in favor. If the Commission votes in favor of the zoning amendment request, staff recommends approval be subject to restrictions contained within staff's report.

Ocie Vest with Southridge park addressed the commission. Mr. Vest stated that here with him representing Rockhill Capital would be the developer. We respectfully request the rezoning on behalf of the property owner. Mr. Vest further stated that Lexi Cassels with Kimley Horn, the project engineer, and James Knapp who is the land planner with Knapp Land Solutions are also in attendance. Mr. Vest asked that Mr. Knapp come down and briefly explain how the land uses work together.

Mr. Knapp introduced himself to the commission and presented a land plan slide for the commission and public on how the determination was made to blend the three land uses together.

Commissioner Blanscet asked for examples of what the buffers between the multifamily and commercial would look like.

Mr. Knapp said what is required is 10 feet of landscape buffer and they have increased that to 20 feet and with parking it further pushes the buildings even further back.

Commissioner Blanscet asked how many stories are included in the multifamily.

Mr Knapp said he believed it was three stories.

Commissioner Blanscet asked if there was a patio looking at the residential side.

Mr. Knapp explained that this portion has not been rendered currently.

Commissioner Walden said there is a conceptual layout showing four stories.

Commissioner Walden asked if he had ever personally driven down County Road 371 during the morning time or during the afternoons.

Mr. Knapp stated he had been down it but not specifically during these times.

Commissioner Walden asked Mr. Knapp as a developer are you aware that there is an elementary school that services pre-k all the way through 5th grade down that road.

Mr. Knapp replied yes.

Commissioner Walden asked how familiar he was with the master thoroughfare plan because when a few of the developments were approved like Anacapri and The Woods at Lindsey Place, they were not part of that master thoroughfare plan, however yours will be so we have concerns, or I have concerns that this development will gravely impact that as well as the traffic flow coming onto County Road 371. Traffic is already horrendous there in the morning as well as the afternoon.

Ms. Mecke explained that as part of the development the applicant would be required to dedicate Right of Way for both County Road 371 and West Crossing. Ms. Mecke said she was not sure about West Crossing at this time, but the applicant would be required to build an additional two lanes for County Road 371.

Commissioner Martin said right now you are looking to rezone the land but cannot guarantee what will be built there later.

Mr. Knapp explained there are some things in the agreement that would be locked in

Commissioner Martin asked what those things are.

Mr. Knapp said he did not have it in front of him right now.

Ms. Mecke stated that one of the things is the 20-foot landscape buffer.

Commissioner Walden asked the applicant if they had spoken to TXDOT about the light that is at that intersection now because this project will greatly impact that flow.

Mr. Vest replied to this question, that at a later date there would be a lot more information as this is just a schematic to accommodate setbacks and such ; he further showed the commission slides of the additional lanes to County Road 371 and State that Highway 5 has a schematic design however they could not get TXDOT to let them know when or what that looked like.

Mr. Vest further showed a slide with neighborhood points and finally a diagram of the sales tax projections.

Chairwoman Patterson-Herndon asked where the main entrance would be to the multifamily.

Mr. Vest stated that the commercial would have two access drives off Hwy 5 and one of those also serves as a drive into the multifamily as well as two entries off County Road 371.

There were 4 Speakers in Opposition of the development.

Miranda Harp of 133 Meadow Ridge Drive
Todd Saint Pe of 2512 Margaret Lane
Anita Saint Pe of 2512 Margaret Lane
Kevin Soucie of 2117 Meadow Drive

The Public Hearing was closed at 6:50 p.m.

A motion was made by Commissioner Blanscet, seconded by Commissioner Martin to recommend denial of the rezone request. The Motion to deny passed with 1 yay and 4 nays.

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

Ms. Mecke recommended no action since the zoning was not recommended for approval.

A motion was made by chairwoman Patterson-Herndon, seconded by Commissioner Hermann to recommend no action on the concept plan. Motion passed. The vote was unanimous.

Item Number 14 was postponed at the discretion of the Chairwoman Patterson-Herndon and item 16 was presented at that time. Once statements had been addressed for Item number 14 and 15, the Public Hearing picked back up at item number 14.

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 the future S. Ferguson Parkway. Applicant: Joan Leslie Luscombe & Samuel Adam Stephenson

The Public Hearing opened at 7:34 p.m.

Ms. Mecke introduced the item. These properties are located on East Foster Crossing the applicant is proposing to do four straight zonings with multifamily being the major component, SF-20.0 for what the applicant is showing as a dog park, C-1 for the commercial component, and Agriculture for the existing single-family homes.

Ms. Mecke went on to state that the comprehensive plan identifies this intersection as suburban living and community commercial and as such the multifamily and agriculture component are not in conformance with the comprehensive plan. SF 20.0 AND C-1 are in conformance.

Ms. Mecke said that when it comes to annexation of the existing uses, we generally recommend the applicant try to stick with the zoning district that is most equivalent to the existing land uses. In this case there is an agriculture property and a single-family home therefore agricultural does make sense in this case even though it does not conform to the comprehensive plan.

Staff received 20 letters in opposition.

Ms. Mecke stated that since this is a straight zoning request, the Planning & Zoning Commission shall make a recommendation to approve, deny or approve the zoning request with conditions.

Bryan Grant of JPI Presented a slide show presentation.

Commissioner Hermann asked what the issue with current right of way is right now for Ferguson Parkway.

Mr. Grant says he doesn't feel like there is an issue currently.

Commissioner Blanscet asked if the current right of way is going all the way to the loop.

Mr. Grant said that his slide was just a depiction, and they would be stopping at Foster Crossing.

Commissioner Blanscet said this is more of a question for the city if this is moved over to the east will that affect anything.

Mr. Peters responded that he could answer this question and stated that the city has an active project with North Central Texas Council of Governments and TXDOT for the overall design and future construction of this roadway just north of Taylor Blvd to the Collin County Outer Loop. This is a standalone roadway project, what's before you tonight is just a zoning case on a specific piece of property and what they are proposing if the zoning is approved, and how they are proposing to change the alignment across their property.

Commissioner Blanscet asked if it were approved would it work with the thoroughfare plan.

Mr. Peters stated if it were approved the city would adopt whatever was approved by the council into the project accordingly.

Commissioner Walden asked if moving the roadway helped alleviate the detention area.

Mr. Grant stated that it did not really affect it at all.

Commissioner Walden asked how old the floodplain study was that the applicant is working with.

Mr. Grant stated that there is no flood plain in this area but just south of the location.

There were 11 speakers in opposition:

Jim Luscombe of 1303 West Foster Crossing
Gretchen Stewart of 1013 Crepe Myrtle
Devin Linnell of 901 Holly Street
Elise Williams of 2806 Pecan Grove Dr
Rodeney Williams of 2806 Pecan Grove Dr
Erin Thompson of 210 Stanley Falls
Manny Singh of 1001 Holly Street
Robert Drennan of 2817 Leslie Lane
Edward Culham of 2901 Pecan Grove Dr
Benjamin Walker of 301 Niagara Falls

The Public Hearing closed at 8:22 p.m.

Commissioner Hermann asked if there is a timeline on when the extension of Ferguson south would take place to extend to this proposed development.

Mr. Peters stated that currently It is in the environmental and engineering design phase, we expect design to wrap up early next year and the environmental side late this year. We are possibly two years or longer away due to the agreement with the Texas Council of Government.

Commissioner Martin asked when the deal was made.

Mr. Peters replied that it was a process that started back in 2016/2017 timeframe with many meetings between staff, council members and property owners.

Commissioner Martin asked if it was finalized in 2019.

Mr. Peters stated that he believed that to be an accurate statement.

Commissioner Martin stated that it has been 5 years, and we are still 2 years out on construction.

Mr. Peters replied that is correct and explained this is due to funding source of federal funding and that process is much longer.

Commissioner Hermann then asked Ms. Mecke if the portion that backs up to Pecan Grove is currently zoned as single family.

Ms. Mecke stated that is correct.

There was one final speaker that was given time to speak by chairwoman Patterson-Herndon after the public hearing was closed.

Marcus Downs of 10120 Daria Drive, Dallas, Texas spoke in opposition of the item.

A motion was made by Commissioner Martin, seconded by Commissioner Blanscet to deny approval of the request to rezone. Motion Passed. The vote was unanimous.

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

This item is contingent on item number 14.

A motion was made by Chairwomen Patterson-Herndon, seconded by Commissioner Walden to deny approval of the request to rezone. Motion Passes. The vote was unanimous.

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

The applicant has requested this item to be tabled until April 1st, 2024.

Ms. Mecke recommended letting anyone who wishes to speak be allowed to before the item is tabled.

The Public Hearing opened at 6:57 p.m.

There were 7 speakers in opposition.

Terrell Culbertson of 10429 County Road 289
Shawn Smith of 11089 County Road 289
LeDawn Webb of 10422 County Road 288
Attila Temesvary of 9830 County Road 288
Benjamin Walker of 301 Niagara Falls
Elizabeth Sharp of 10282 County Road 288
Travis Eden of 10030 County Road 288

A motion was made by Chairwoman Patterson-Herndon and Seconded by Commissioner Martin to table. Motion passed. The vote was unanimous.

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

This Item is contingent on item number 16 and the applicant motioned to table the item.

A motion was made by Chairwoman Patterson-Herndon and seconded by Commissioner Martin to table. Motion passed. The vote was unanimous.

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 371 and on the south side of future Mantua Parkway. Applicant: Revocable Collins Family Trust

Ms. Mecke introduced the Pre-Annexation agreement request and recommended the Planning & Zoning Commission to give feedback.

Chairwoman Patterson-Herndon asked what a bungalow is.

Commissioner Walden explained they are like a one-story duplex.

The applicant Martin Sanchez introduced himself and explained what a bungalow is and what type of person it is meant to attract.

Chairwoman Patterson-Herndon asked if all the units have garages.

Mr. Sanchez replied that all of them do.

Chairwoman Patterson-Herndon asked if this would require Multifamily zoning.

Mr. Sanchez stated that these can be platted as individual lots on a fire lane.

Chairwoman Patterson-Herndon asked if this conforms with the 2050 Plan.

Ms. Mecke replied that the 2050 plan calls for cluster residential and agriculture with ranching, so it's not exactly in line with the comprehensive plan but the townhomes and single family detached is in line with the cluster residential in the plan.

Commissioner Martin asked how far off it is.

Ms. Mecke stated that it's subjectable due to the amount of greenspace.

Commissioner Hermann says in the packet that article 9.04 Zoning Ordinance is redlined and questioned who redlined it.

Ms. Mecke stated that staff had redlined it with the applicant.

Commissioner Hermann said that his comment really comes back to the repetition of the façade and lowering it from four to two, that he will push back on this.

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

The applicant has asked to table this item until April 1st, 2024, Planning & Zoning Meeting.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to table the request to zone. Motion Passed. The vote was unanimous.

20. Discussion & Direction regarding Article 9.07 Tree Preservation in relation to City Parks.

Ms. Mecke introduced the item. We recently had a park project that needed a tree removal permit and staff were worried about the cost, the city is exempt from fees, but each project would need to go through this process and to move forward the Planning & Zoning Commission would have to give a waiver to each project. Ms. Mecke said staff is looking for Direction from the Tree Preservation Board which is the Planning and Zoning Commission.

Ms. Mecke asked the Commission should we amend the tree preservation ordinance to exempt cities from the tree survey, should we require city parks to submit a tree removal as outlined, should we make the city go before Planning & Zoning Commission and Council for each park project, or a mix of the three.

Chairwoman asked how often this will happen.

Ms. Mecke stated that there are many City Parks coming online soon with more developments dedicating park land.

Chairwoman asked at what point would trees be removed after it is dedicated.

Ms. Mecke clarified that it wouldn't be until the parks department is ready to move forward with developing a park.

Commissioner Hermann commented about the slide that Ms. Mecke presented that Park/School playing fields and Hike & Bike trails are exempt from Mitigation, but city parks are not.

Ms. Mecke clarified that playing fields such as a baseball field are exempt from tree mitigation but that does not exempt it from the tree survey.

Mr. Peters stated that there are properties where developers are dedicating park land, and they must go before the Park Board and the board chooses to accept it or not. He further explained if the Park Board doesn't accept it then the developer would have to pay a dedication fee because the city does not want the land. This keeps the city from inheriting property that cannot be done anything with.

Mr. Peters said generally when the city does a park project the land is heavily wooded areas. Our staff would not want to just get rid of trees but rather be targeted and specific in what we do.

Ms. Mecke introduced a slide to show an extensive tree survey and what that looks like.

Chairwoman Patterson-Herndon commented that She feels like it would be case by case.

Ms. Mecke said any recommendations that were made tonight would only be a suggestion and it would still have to be brought before Council.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Blanscet to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 9:23 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Lauren Mecke, Planning Manager



Item No. 6.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Anna/121 Land Holdings, Replat. Applicant: Anna 121 Land Holdings, LLC

SUMMARY:

Two lots on 29.83± acres located at the southeast corner of Farm-to-Market 2862 and County Road 526. Located in the Extraterritorial Jurisdiction (ETJ).

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

Recommend approval subject to additions and/or alterations to the engineering plans as required by the City Engineer and the on-site sewage facility review by Collin County Development Services.

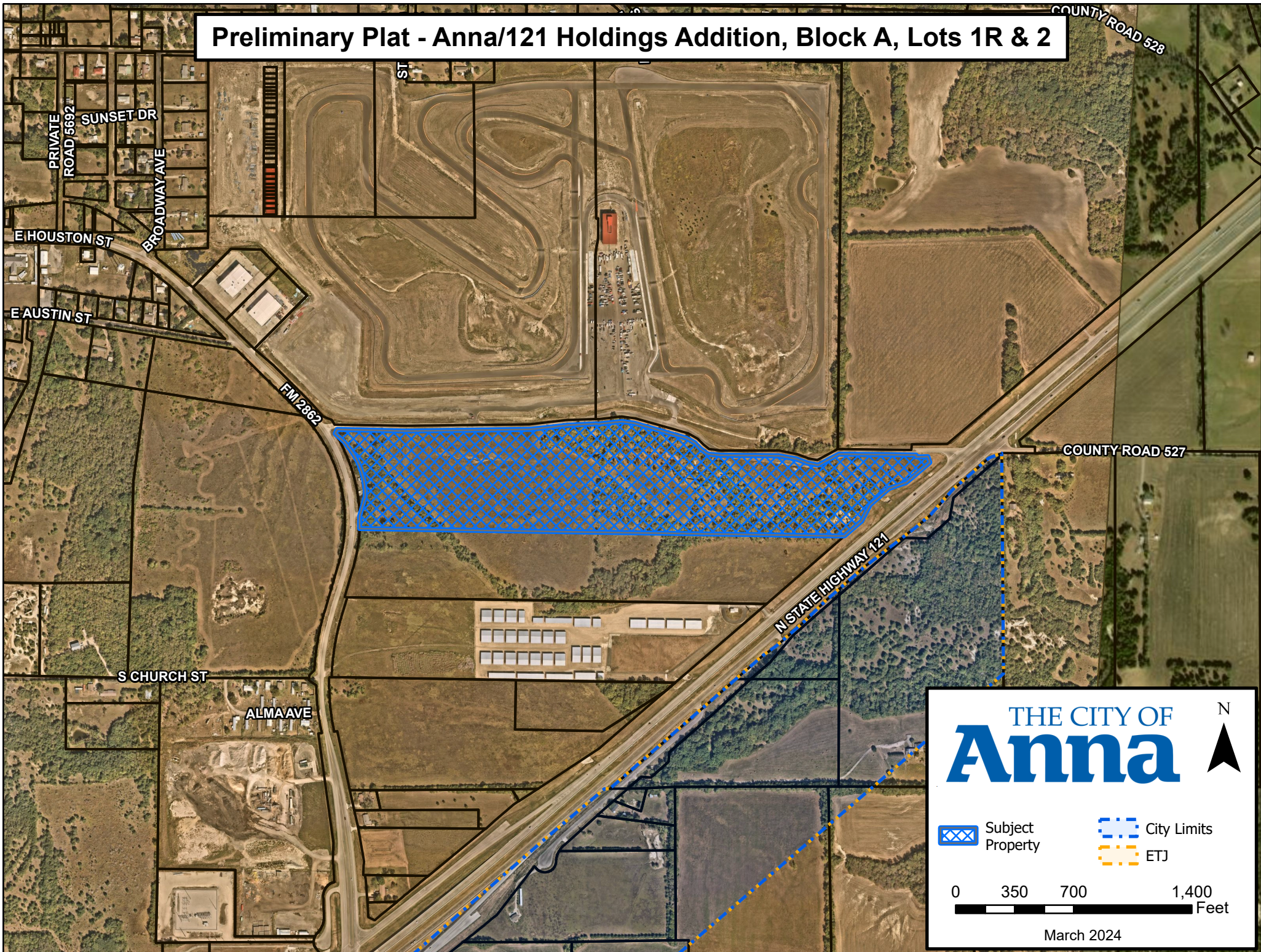
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anna 121 Holdings Addition, Block A, Lots 1R & 2 Preliminary Plat Locator Map
2. Exhibit A (RP) Anna121 Holdings Addn BL A Lts1&2
3. Application
4. Resolution (RP) Anna121 Addn

Preliminary Plat - Anna/121 Holdings Addition, Block A, Lots 1R & 2



THE CITY OF
Anna

N



 Subject Property

 City Limits
 ETJ

0 350 700 1,400 Feet

March 2024

LOU GIGLIOTTI
DOC. NO. 20140703000688450
O.P.R.C.C.T.

COUNTY ROAD NO. 526

RICKY FOX &
TARA FOX
DOC. NO. 20130729001058470
O.P.R.C.C.T.

DRAINAGE EASEMENT
VOLUME 567, PAGE 526
R.P.R.C.C.T.
ITEM M

R=999.95
L=70.35
CB=N0°33'11"E
LC=70.33
Δ=4°01'51"

LOT 1R, BLOCK A

480,852 SQ. FT.
OR 11.039 ACRES

LOT 1, BLOCK A
ANNA/121 LAND HOLDINGS ADDITION
INSTRUMENT NO. 2021-693
O.P.R.C.C.T.

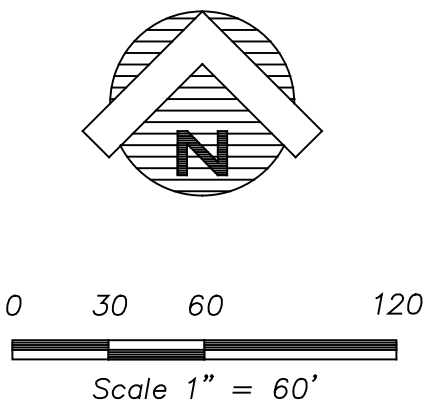
LOT 1, BLOCK B
ANNA/121 LAND HOLDINGS ADDITION
INSTRUMENT NO. 2021-691
O.P.R.C.C.T.

LOT 2, BLOCK A

1,254,313 SQ. FT.
OR 28.795 ACRES

REMAINDER
LOT 1, BLOCK A
ANNA/121 LAND HOLDINGS ADDITION
INSTRUMENT NO. 2021-693
O.P.R.C.C.T.
AND
ANNA/121 LAND HOLDINGS, LLC
INSTRUMENT NO. 20160128000104440
O.P.R.C.C.T.

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N72°52'26"E	4.65'
L2	S89°07'28"E	34.81'
L3	S0°52'32"W	8.50'
L4	S0°52'32"W	17.76'
L5	S72°52'26"W	25.01'
L6	S17°07'34"E	50.00'



MATCH LINE (SEE SHEET 1)

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX		IRON PIPE FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		OVER HEAD ELECTRIC
	DOWN GUY		TRANSFORMER PAD		GAS MAN HOLE		TREE
	S.S. MAN HOLE		ELECTRIC METER		VAULT		
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

REPLAT
LOT 1R AND LOT 2, BLOCK A
ANNA/121 ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A
ANNA/121 HOLDINGS ADDITION
INSTRUMENT NO. 2021-693
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS
39.834 ACRES

CENTRO RESOURCES
TBPS No. 10193888

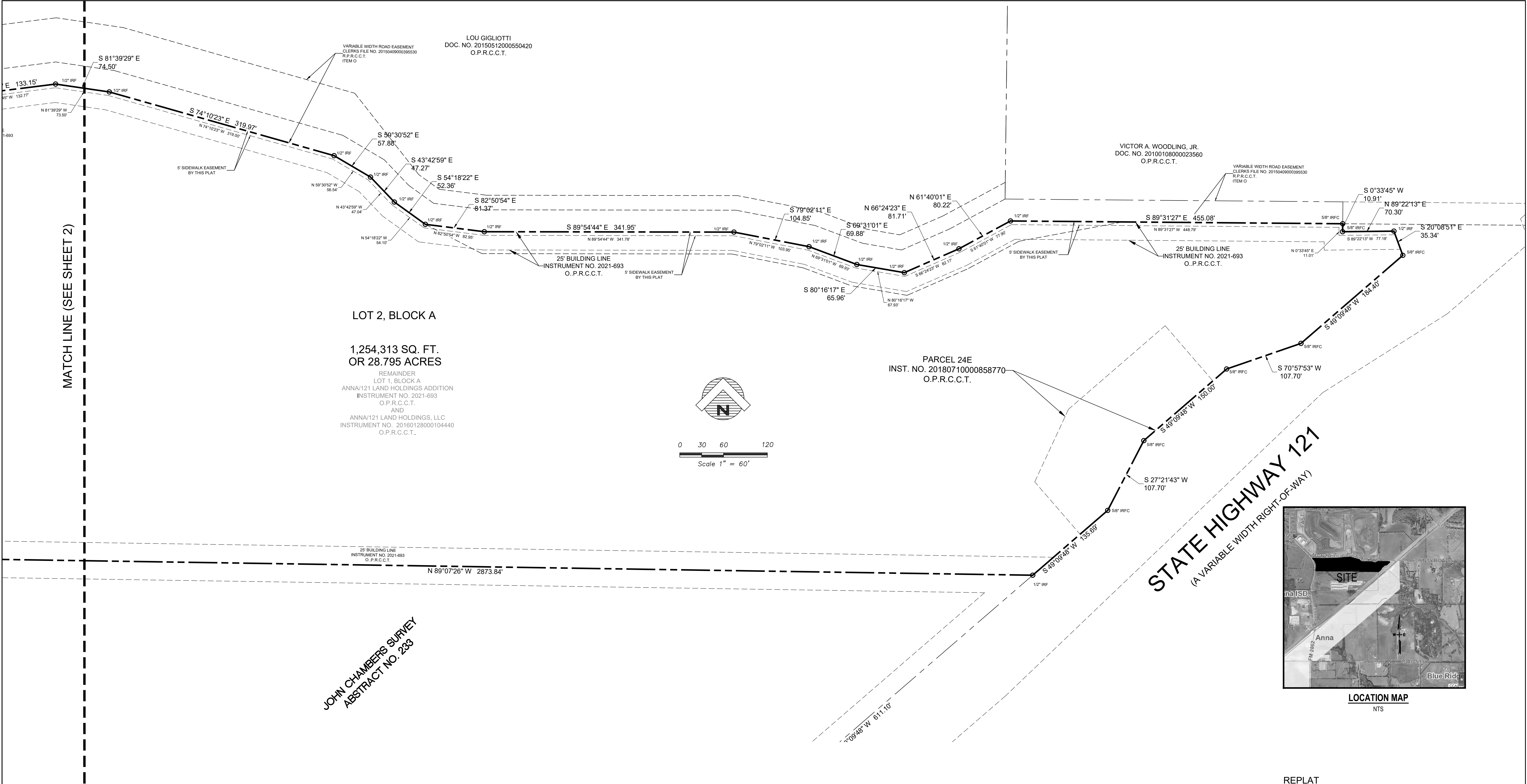
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	16-134 - LOT 1, BLOCK A
DATE:	09/01/2023
SCALE:	1" = 100'
DRAWN BY:	R.M.

APPROVED
APRIL 1, 2024
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A



LOCATION MAP
NTS

REPLAT
LOT 1R AND LOT 2, BLOCK A
ANNA/121 ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A
ANNA/121 HOLDINGS ADDITION
INSTRUMENT NO. 2021-693
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
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SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS
39.834 ACRES

LEGEND			
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MAN HOLE		ELECTRIC METER
	CLEAN OUT		STORM DRAIN MAN HOLE
	MONITORING WELL		SIGN
	TRAFFIC SIGNAL POLE		LIGHT POLE
	TRAFFIC SIGNAL BOX		IRON PIPE FENCE
	SWB MAN HOLE		OVER HEAD ELECTRIC
	GAS MAN HOLE		TREE
	VAULT		
	TELEPHONE MANHOLE		

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

CENTRO RESOURCES
TBPS No. 10193888

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JOB NO.:
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SCALE:
1" = 100'

DRAWN BY:
R.M.

APPROVED
APRIL 1, 2024
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Anna/121 Land Holdings, LLC is the sole owner of a 39.834 acre tract of land situated in the John Chalmers Survey, Abstract No. 233 and the Samuel Craft Survey, Abstract No. 165, in the City of Anna, Collin County, Texas, being all of Lot 1, Block A, Anna/121 Land Holdings Addition, an addition to the City of Anna, according to the plat thereof recorded in Document No. 2021-693, Official Public Records, Collin county, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner with cap stamped "RPLS 1740", said point being the northwest corner of Lot 1, Block B, Anna/121 Land Holdings Addition, addition to the City of Anna, according to the plat thereof recorded in Document No. 2021-6903, Official Public Records, Collin county, Texas, addition to the City of Anna, according to the plat thereof recorded in Document No. 2021-693, Official Public Records, Collin county, Texas, same point being the southwest corner of said Lot 1, Block A, Anna Storage Addition, said point being in the east line of Farm Road No. 2862, said point also being the beginning of a curve to the left having a radius of 999.95 feet, a delta angle of 04 degrees 01 minutes 51 seconds, and a chord bearing and distance of North 00 degrees 33 minutes 11 seconds West, 70.33 feet;

THENCE in a westerly direction along said curve to the left, and along the east right-of-way line of said Farm Road No. 2862, an arc distance of 70.35 feet to a 1/2 inch iron rod found with cap for corner, said point being in the south corner of that certain tract of land conveyed to Ricky Fox and Tara Fox by deed as recorded in Instrument No. 20130729001058470, Official Public Records Collin County, Texas;

THENCE North 15 degrees 54 minutes 55 seconds East, along the common line of said Fox tract and said Lot 1, Block A, a distance 121.56 feet to a 1/2 inch iron rod found with cap for corner, said point being the beginning of a non - tangent curve to the left having a radius of 471.00 feet, a delta angle of 41 degrees 29 minutes 59 seconds, and a chord bearing and distance of North 19 degrees 58 minutes 06 seconds West, 333.74 feet;

THENCE in a northwesterly direction along said curve to the left, continuing along the common line of said Fox tract and said Lot 1, Block A, an arc distance of 341.15 feet to a 1/2 inch iron rod found for corner;

THENCE North 46 degrees 28 minutes 31 seconds West, continuing along the common line of said Fox tract and said Lot 1, Block A, a distance 85.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 28 degrees 34 minutes 59 seconds West, continuing along the east right-of-way line of said Farm Road No. 2862, a distance 5.72 feet to a 1/2 inch iron rod found for corner;

THENCE North 29 degrees 33 minutes 59 seconds East, continuing along the east right-of-way line of said Farm Road No. 2862, a distance 24.61 feet to a 1/2 inch iron rod found for corner, said point being at the intersection of the east right-of-way line of said Farm Road No. 2862 and at the south right-of-way line of said Farm Road No. 526, same point being the northwest corner of said Lot 1, Block A, Anna/121 Land Holdings Addition;

THENCE South 89 degrees 36 minutes 20 seconds East, continuing along the south right-of-way line of said County Road No. 526, a distance 390.12 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 34 minutes 40 seconds East, continuing along the south line of said County Road No. 526, a distance 729.08 feet to a 1/2 inch iron rod found for corner;

THENCE North 84 degrees 21 minutes 40 seconds East, continuing along the south line of said County Road No. 526, a distance 231.44 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 39 minutes 23 seconds East, continuing along the south line of said County Road No. 526, a distance 185.45 feet to a 1/2 inch iron rod found for corner;

THENCE North 82 degrees 52 minutes 45 seconds East, continuing along the south line of said County Road No. 526, a distance 133.15 feet to a 1/2 inch iron rod found for corner;

THENCE South 81 degrees 39 minutes 29 seconds East, continuing along the south line of said County Road No. 526, a distance 74.50 feet to a 1/2 inch iron rod found for corner;

THENCE South 74 degrees 10 minutes 23 seconds East, continuing along the south line of said County Road No. 526, a distance 319.97 feet to a 1/2 inch iron rod found for corner;

THENCE South 59 degrees 30 minutes 52 seconds East, continuing along the south line of said County Road No. 526, a distance 57.88 feet to a 1/2 inch iron rod found for corner;

THENCE South 43 degrees 42 minutes 59 seconds East, continuing along the south line of said County Road No. 526, a distance 47.27 feet to a 1/2 inch iron rod found for corner;

THENCE South 54 degrees 18 minutes 22 seconds East, continuing along the south line of said County Road No. 526, a distance 52.36 feet to a 1/2 inch iron rod found for corner;

THENCE South 82 degrees 50 minutes 54 seconds East, continuing along the south line of said County Road No. 526, a distance 81.37 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 54 minutes 44 seconds East, continuing along the south line of said County Road No. 526, a distance 341.95 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 02 minutes 11 seconds East, continuing along the south line of said County Road No. 526, a distance 104.85 feet to a 1/2 inch iron rod found for corner;

THENCE South 69 degrees 31 minutes 09 seconds East, continuing along the south line of said County Road No. 526, a distance 69.88 feet to a 1/2 inch iron rod found for corner;

THENCE North 66 degrees 24 minutes 23 seconds East, continuing along the south line of said County Road No. 526, a distance 81.71 feet to a 1/2 inch iron rod found for corner;

THENCE North 80 degrees 16 minutes 17 seconds East, continuing along the south line of said County Road No. 526, a distance 65.96 feet to a 1/2 inch iron rod found for corner;

THENCE North 61 degrees 40 minutes 01 seconds East, continuing along the south line of said County Road No. 526, a distance 80.22 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 31 minutes 27 seconds East, continuing along the south line of said County Road No. 526, a distance 455.08 feet to a 5/8 inch iron rod found with cap for corner, said point being in the most northerly northeast corner of said Lot 1, Block A;

THENCE South 00 degrees 33 minutes 45 seconds West, continuing along the south line of said County Road No. 526, a distance 10.91 feet to a 5/8 inch iron rod found with cap for corner;

THENCE North 89 degrees 22 minutes 13 seconds East, continuing along the south line of said County Road No. 526, a distance 70.30 feet to a 1/2 inch iron rod found for corner, said point being in the most northerly northeast corner of said Lot 1, Block A;

THENCE South 20 degrees 08 minutes 51 seconds East, continuing along the south line of said County Road No. 526, a distance 35.34 feet to a 5/8 inch iron rod found with cap for corner, said point being in the most easterly northeast corner of said Lot 1, Block A, same point being at the intersection of the south line of said County Road No. 526 and the northwest right-of-way of State Highway 121 (a variable width right of way);

THENCE South 49 degrees 09 minutes 48 seconds West, along the northwest line of said State Highway 121, a distance 184.40 feet to a 5/8 inch iron rod found with cap for corner;

THENCE South 70 degrees 57 minutes 53 seconds West, continuing along the northwest line of said State Highway 121, a distance 107.70 feet to a 5/8 inch iron rod found with cap for corner;

THENCE South 49 degrees 09 minutes 48 seconds West, continuing along the northwest line of said State Highway 121, a distance 150.00 feet to a 5/8 inch iron rod found with cap for corner;

THENCE South 27 degrees 21 minutes 43 seconds West, continuing along the northwest line of said State Highway 121, a distance 107.70 feet to a 5/8 inch iron rod found with cap for corner;

THENCE South 49 degrees 09 minutes 48 seconds West, continuing along the northwest line of said State Highway 121, a distance 135.69 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of said Lot 1, Block A, same point being the northeast corner of said Lot 1, Block B;

South 89 degrees 07 minutes 26 seconds West, departing the northwesterly line of said right-of-way line of said State Highway 121, a distance 2873.84 feet to the POINT OF BEGINNING and containing 1,735,165 square feet or 39.834 acres of computed land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Larry Turman, do hereby certify that I prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Larry Turman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity indicated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____day of ____, 2024.

Notary Public in and for
The State of Texas

My Commission Expires _____

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Collin County, Texas, the subject property is located in Zone "X" and Does Not lie within a Special Flood Hazard Area (100 Year Flood), Community Panel No. 48085C180J, dated June 2, 2009.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NOTES:

- IRF - Iron Rod Found
- IRS - Iron Rod Set
- C.M. - Controlling Monument
- Basis of Bearing - Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N72°52'26"E	4.65'
L2	S89°07'28"E	34.81'
L3	S0°52'32"W	8.50'
L4	S0°52'32"W	17.76'
L5	S72°52'26"W	25.01'
L6	S17°07'34"E	50.00'

KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA/121 LAND HOLDINGS, LLC, BY AND THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE DESCRIBED PROPERTY AS LOT 1R AND LOT 2, BLOCK A, ANNA/121 APARTMENTS ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND ALLEYS THEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS, OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

FIRE LANE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

VAM EASEMENTS

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

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

WITNESS MY HAND, THIS THE ____ DAY OF ____, 2024

ANNA/121 LAND HOLDINGS, LLC

Shanali N. Bhagat

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Shanali N. Bhagat, Owner of ANNA/121 LAND HOLDINGS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity indicated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____day of ____, 2024.

Notary Public in and for
The State of Texas

My Commission Expires _____

REPLAT
LOT 1R AND LOT 2, BLOCK A
ANNA/121 ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A
ANNA/121 HOLDINGS ADDITION
INSTRUMENT NO. 2021-693
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
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CITY OF ANNA, COLLIN COUNTY, TEXAS
39.834 ACRES

PAGE 3 OF 3

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX		IRON PIPE FENCE
	POWER POLE		WATER VALVE		GAS MAN HOLE		OVER HEAD ELECTRIC
	DOWN GULY		TRANSFORMER PAD		GAS MAN HOLE		TREE
	S.S. MAN HOLE		ELECTRIC METER		VAULT		
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

GENERAL NOTES:

- The purpose of this Preliminary Replat is to divide one Lot into two lots and for development of proposed Lot 1R.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

CERTIFICATE OF APPROVAL

APPROVED on this ____day of ____, 20__, by the Planning & Zoning Commision, City of Anna, Texas.

Planning & Zoning Chair

Director Of Development Services

CENTRO RESOURCES
TBPS No. 10193888

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:
16-134 - LOT 1, BLOCK A

DATE:
09/01/2023

SCALE:
1" = 100'

DRAWN BY:
R.M.

APPROVED
APRIL 1, 2024
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

Property Description

Subdivision/Parcel ID: ANNA/121 ADDITION, BLA, LTI Total Number of Acres: 39.8
Zoning Classification(s): ETS Total Number of Lots: 2
Location: 121

Property Owner Information & Authorization

Name/Company: ANNA 121 LAND HOLDINGS, LLC
Address: 1445 MACARTHUR DRIVE, SUITE 136
City: CARROLLTON State: TEXAS Zip Code: 75007
Phone: 214350-0453 Email: Sbhagat105@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate BRUCE WEST SR (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.

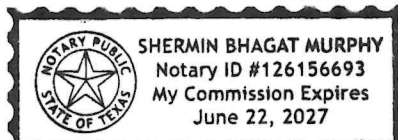
Property Owner's Signature: [Signature] Date: 03-07-2024

STATE OF: TEXAS

COUNTY OF: DALLAS

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of March, 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: BRUCE WEST SR
Company: LCM CONTRACTING, LLC
Address: 18236 MUIR CIRCLE
City: DALLAS State: TX Zip Code: 75287
Phone: 972 571-2832 Email: DEVLOB@GMAIL.COM

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-04-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA/121 HOLDINGS ADDITION, BLOCK A, LOTS 1R & 2, REPLAT.

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

WHEREAS, Anna 121 Land Holdings, LLC has submitted an application for the approval of Anna/121 Holdings Addition, Block A, Lot 1R & 2, Replat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Replat

The Planning & Zoning Commission hereby approves Anna/121 Addition, Block A, Lots 1R & 2, Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer and the on-site sewage facility review by Collin County Development Services.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 1st day of April, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Century Farms, Revised Preliminary Plat.
Applicant: Jabez Development

SUMMARY:

686 Single-Family dwelling, detached lots, one multi-family dwelling, and 13 Common area lots on 267± acres located on the east side of future Hardin Road (CR 206), 800 ± feet north of W. County Road 281. Located within the Extraterritorial Jurisdiction (ETJ).

The purpose of the Revised Preliminary Plat is to modify proposed rights-of-way, lot and block boundaries, and easements necessary for the creation of a single-family, detached and multiple-family residential development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Revised Preliminary Plat is in conformance with the city's Subdivision Regulations and is subject to additions and/or alterations to the engineering plans as required by the City Engineer.

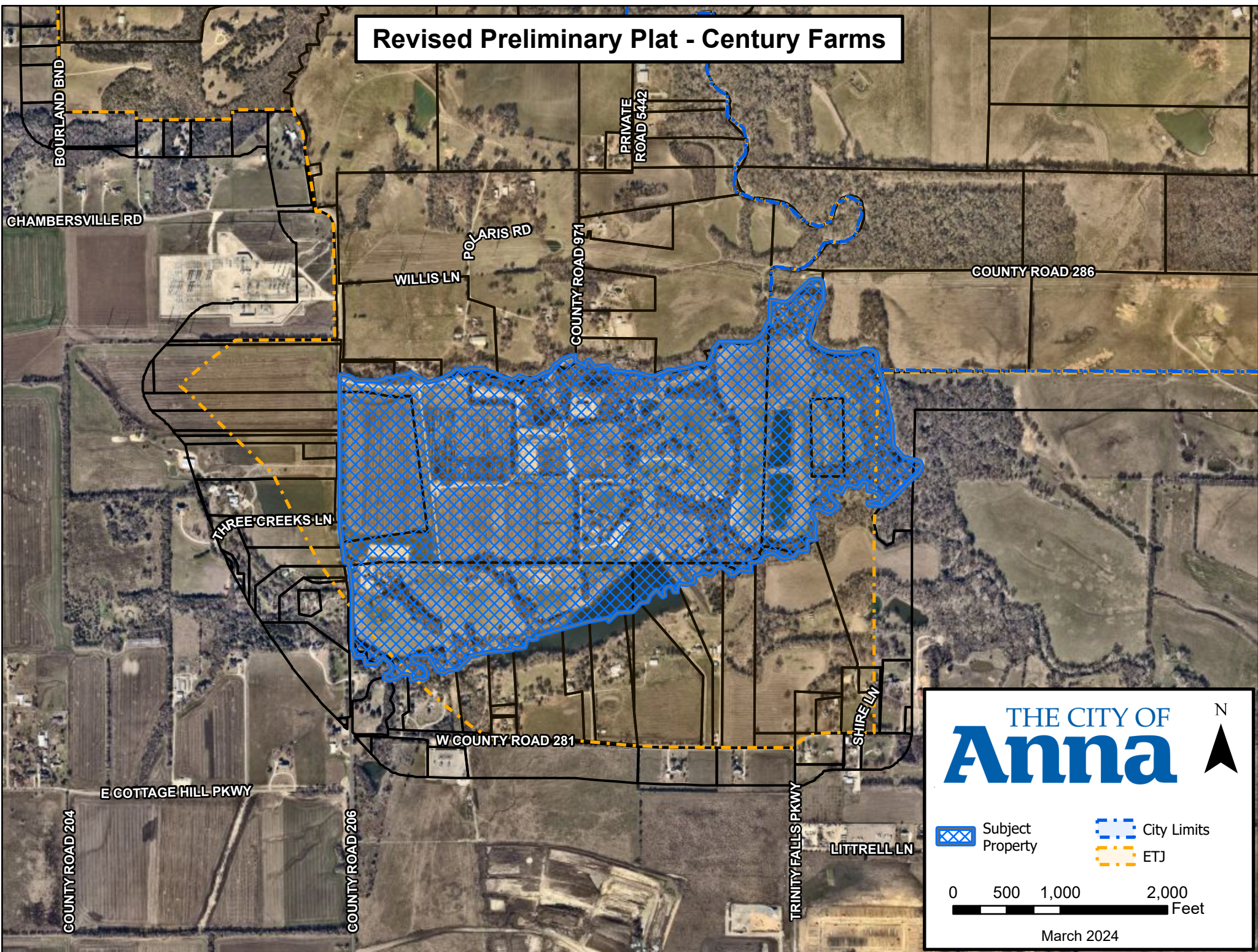
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Century Farms Revised Preliminary Plat Locator Map
2. Resolution (RPP) Centruy Farms
3. Exhibit A (RPP) Century Farms
4. Previously Approved RPP (Chambers Grove)
5. Application

Revised Preliminary Plat - Century Farms



THE CITY OF

Anna

N

Subject Property

City Limits

ETJ

0 500 1,000 2,000 Feet

March 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-04-0055

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING CENTURY FARMS, REVISED 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, Jabez Development has submitted an application for the approval of Century Farms, Revised Preliminary Plat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Revised Preliminary Plat

The Planning & Zoning Commission hereby approves Century Farms Revised Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

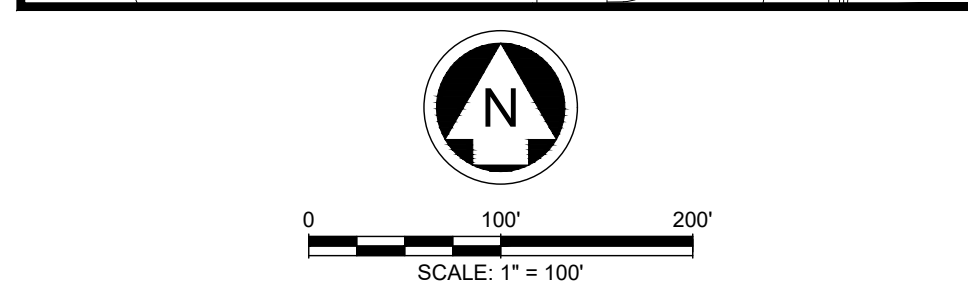
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 1st day of April, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

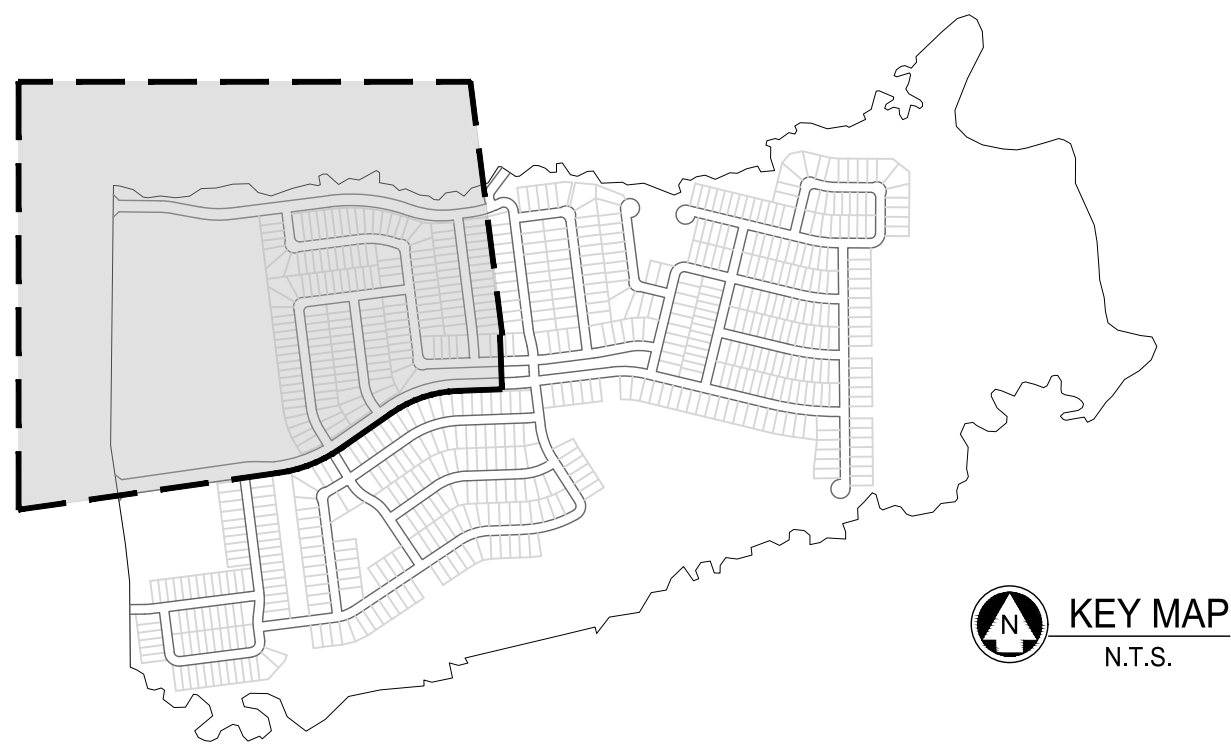


	PROPERTY LINE
	PRELIM. ULTIMATE FLOODPLAIN
	FEMA EFFECTIVE FLOODPLAIN
	PROPOSED 5' W.M.E.
	PROPOSED VISIBILITY EASEMENT
	MAIL KIOSK LOCATION
	STREET NAME CHANGE

1. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF ANNA STANDARDS.
2. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
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5. A 5' WALL MAINTENANCE EASEMENT TO THE SIDA HAS BEEN PROVIDED WITHIN THE SINGLE-FAMILY LOTS ALONG CENTURY FARMS WAY AND NIGHTINGALE DRIVE.

CENTURY FARMS LOT TABULATION		
	# LOTS	%
40' x 120'	376	55%
50' x 120'	310	45%
TOTAL	686	
	# BUILDINGS	# UNITS
MULTI-FAMILY	133	266

ABBREVIATION TABLE	
F.F.E.	FINISHED FLOOR ELEVATION
D.E.	DRAINAGE EASEMENT
F.A.U.E.	PROPOSED FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT TO THE HOA



APPROVED
APRIL 1, 2024
P&Z COMMISSION
CITY OF ANNA

A PRELIMINARY REPLAT FOR CENTURY FARMS

266.906 ACRE TRACT CONTAINING 1X, LOTS 1-23, BLK A; 2X, LOTS 1-17, BLK B; LOTS 1-20, BLK C; 10X, LOTS 1-48, BLK D; 3X, LOTS 1-16, BLK E; 9X, LOTS 1-12, BLK F; 4X, LOTS 1-20, BLK G; LOTS 1-34, BLK H; LOTS 1-32, BLK I; 5X, LOTS 1-52, BLK J; 6X, LOTS 1-30, BLK K; 7X, LOTS 1-22, BLK L; 12X, LOTS 1-47, BLK M; 15X, LOTS 1-32, BLK N; LOTS 1-26, BLK O; LOTS 1-38, BLK P; LOTS 1-12, BLK Q; LOTS 1-31, BLK R; LOTS 1-16, BLK S; LOTS 1-23, BLK T; LOTS 1-23, BLK U; LOTS 1-27, BLK V; LOTS 1-31, BLK W; LOTS 1-54, BLK X; 8X, 11X FOR A TOTAL OF 686 LOTS, 1 MULTI-FAMILY RESIDENCE LOT, AND 13 COMMON LOTS.

ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
NAME: JABEZ DEVELOPMENT
ADDRESS: 1038 TEXAN TRAIL
GRAPEVINE, TEXAS 76051
PHONE: (972) 754-2948
FAX: (-)
CONTACT: ROB McCLAIN
EMAIL: ROB.MCCLAIN@JABEZDEVELOPMENT.COM

PLANNER / ENGINEER / SURVEYOR

Westwood

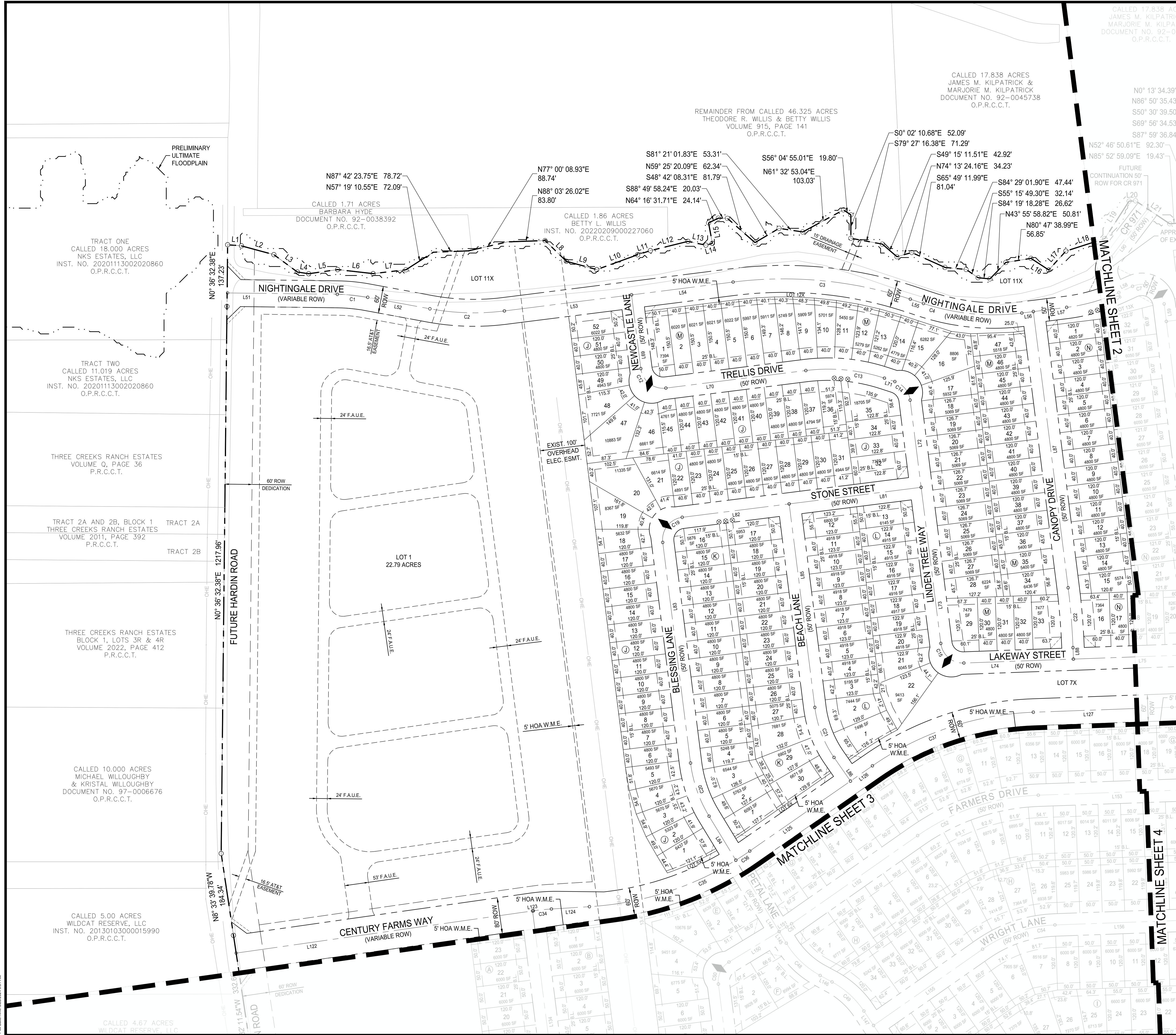
Phone	(469) 213-1800	1110 Frisco Parkway, Suite
Toll Free	(888) 937-5150	Frisco, TX 75093
		westwoodns.com

Westwood Professional Services, Inc.
TOWNSHIP REGISTRATION NO. C-43756

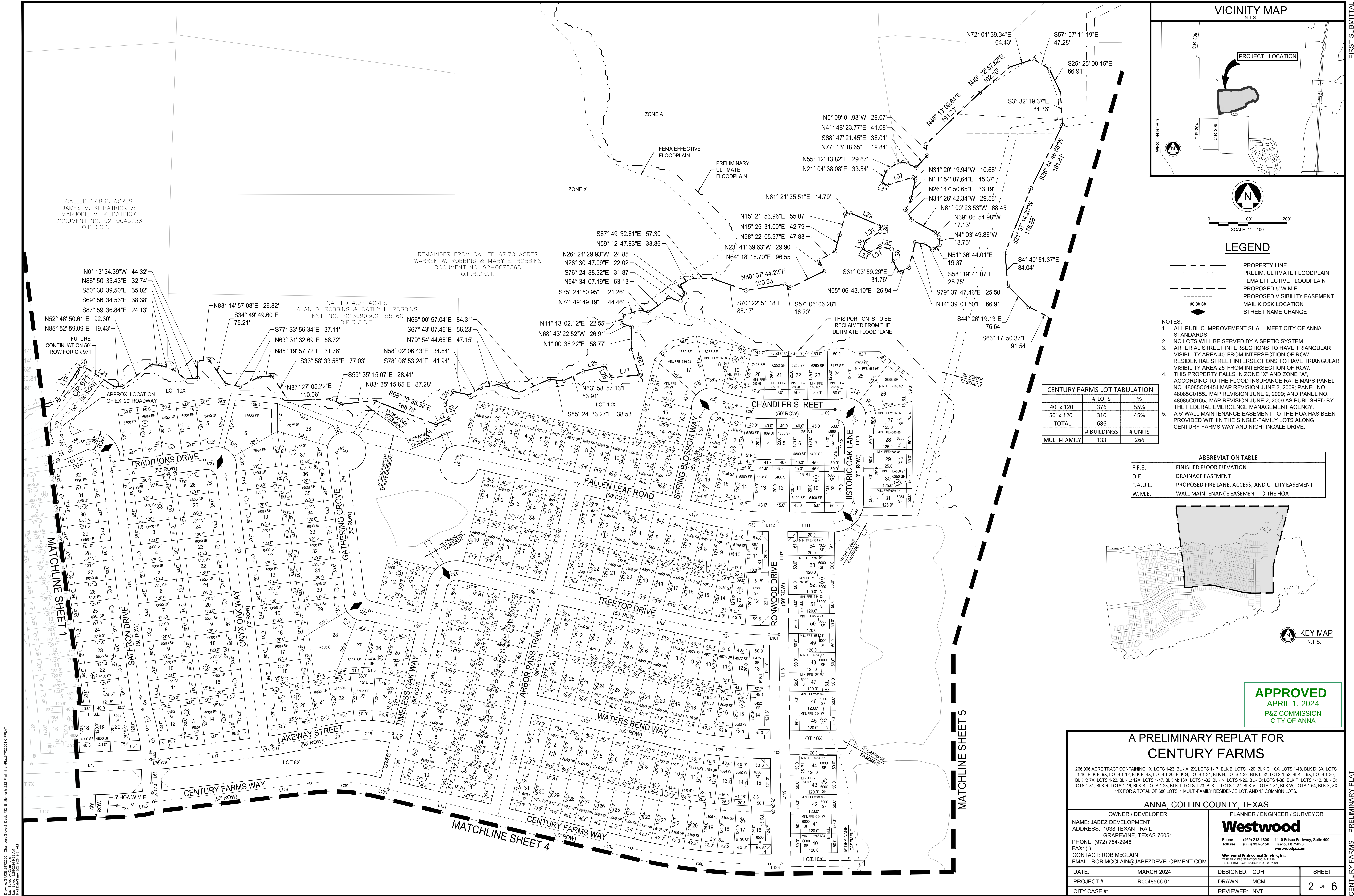
DATE:	MARCH 2024
PROJECT #:	R0048566.01
CITY CASE #:	---

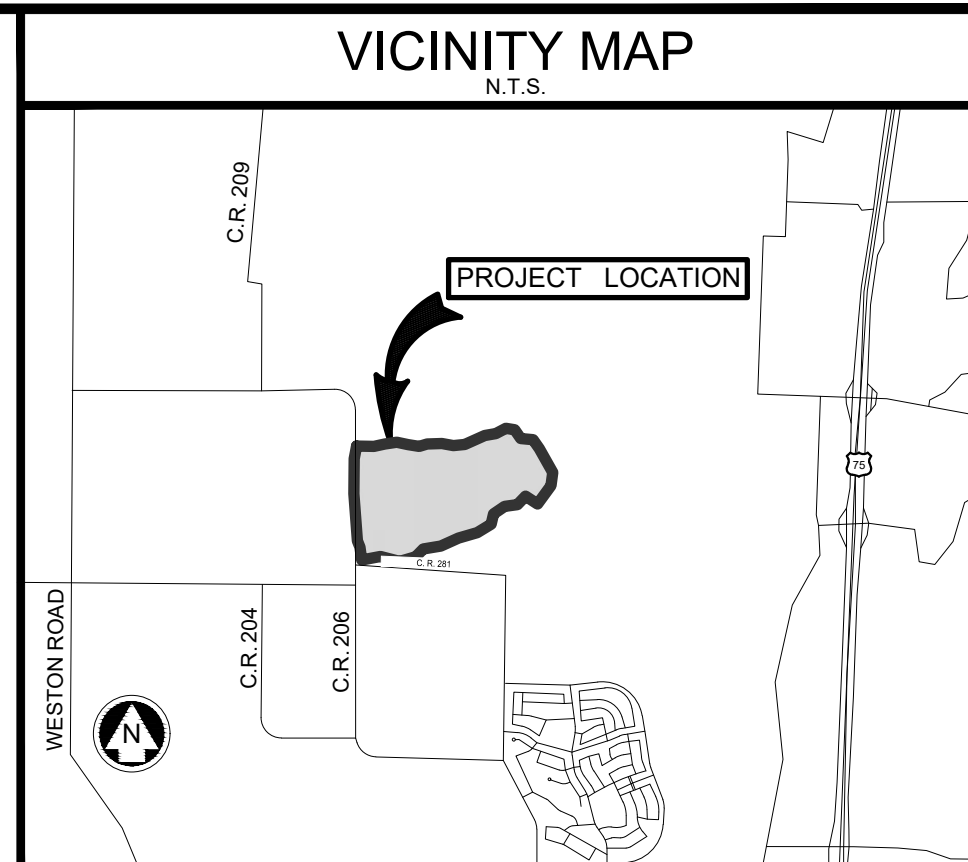
DESIGNED: CDH	SHEET 1 OF 1
DRAWN: MCM	
REVIEWER: NVT	

EXHIBIT A



Drawing: G:\081\STR22001_Chambers Grove\3_Design\32_Entitlements\322_Preliminary\PlotSTR22001-C-PPLAT
Last Saved by: Calmons
Last Saved: 3/28/2024 9:28 AM
Plot Date/Time: 3/28/2024 9:31 AM





SCALE: 1" = 100'

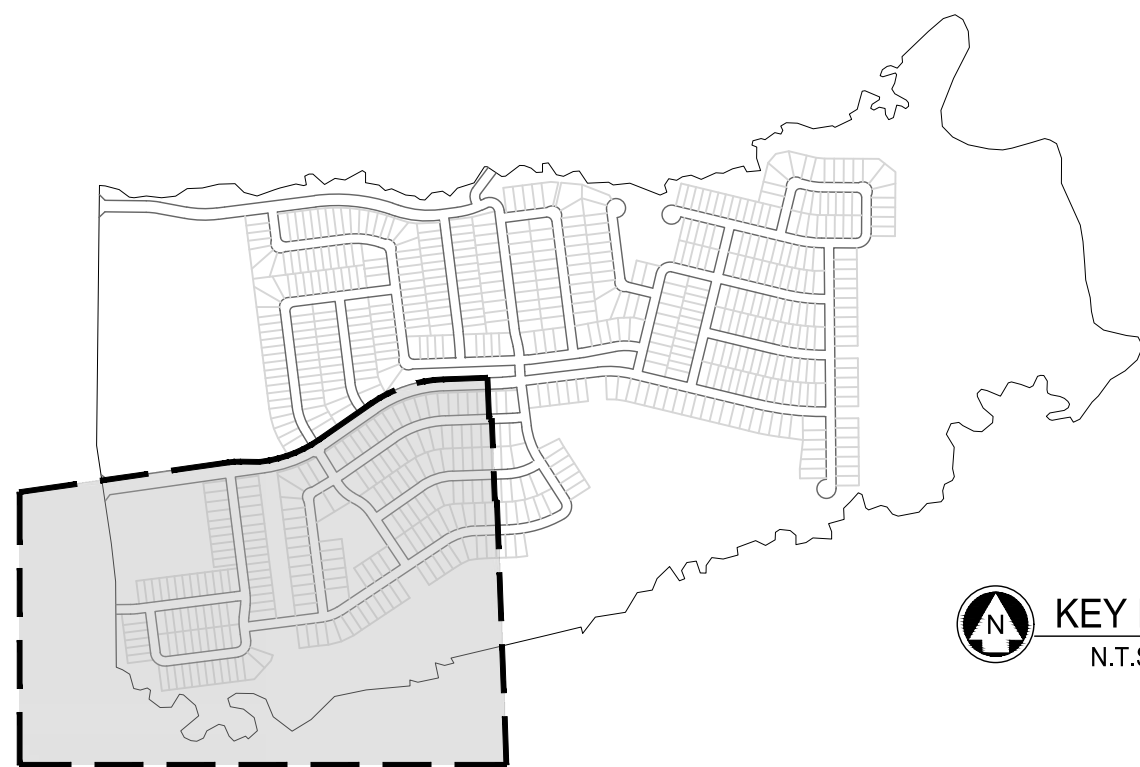
LEGEND

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---	FEMA EFFECTIVE FLOODPLAIN
---	PROPOSED 5' W.M.E.
---	PROPOSED VISIBILITY EASEMENT
---	MAIL KIOSK LOCATION
---	STREET NAME CHANGE

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APPROVED
APRIL 1, 2024
P&Z COMMISSION
CITY OF ANNA

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NAME: JABEZ DEVELOPMENT ADDRESS: 1038 TEXAN TRAIL GRAPEVINE, TEXAS 76051 PHONE: (972) 754-2948 FAX: (-) CONTACT: ROB MCCLAIN EMAIL: ROB.MCCLAIN@JABEZDEVELOPMENT.COM		Westwood Phone (469) 213-1800 1110 Frisco Parkway, Suite 400 TollFree (888) 937-5150 Frisco, TX 75033 westwoodps.com Westwood Professional Services, Inc. TSP# FIRM REGISTRATION NO. P-11556 TSP# FIRM REGISTRATION NO. 10074801	
DATE: MARCH 2024		DESIGNED: CDH	SHEET
PROJECT #: R0048566.01		DRAWN: MCM	3 OF 6
CITY CASE #: ---		REVIEWER: NVT	

EXHIBIT A

CALLED 10.000 ACRES
MICHAEL WILLOUGHBY
& KRISTAL WILLOUGHBY
DOCUMENT NO. 97-0006676
O.P.R.C.C.T.

CALLED 5.000 ACRES
WILDCAT RESERVE, LLC
INST. NO. 20130103000015990
O.P.R.C.C.T.

CALLED 4.67 ACRES
WILDCAT RESERVE, LLC
INST. NO. 20130730001067990
O.P.R.C.C.T.

CALLED 4.2 ACRES
ARNOLD FARMS, LLC
INST. NO. 20140821000899900
O.P.R.C.C.T.

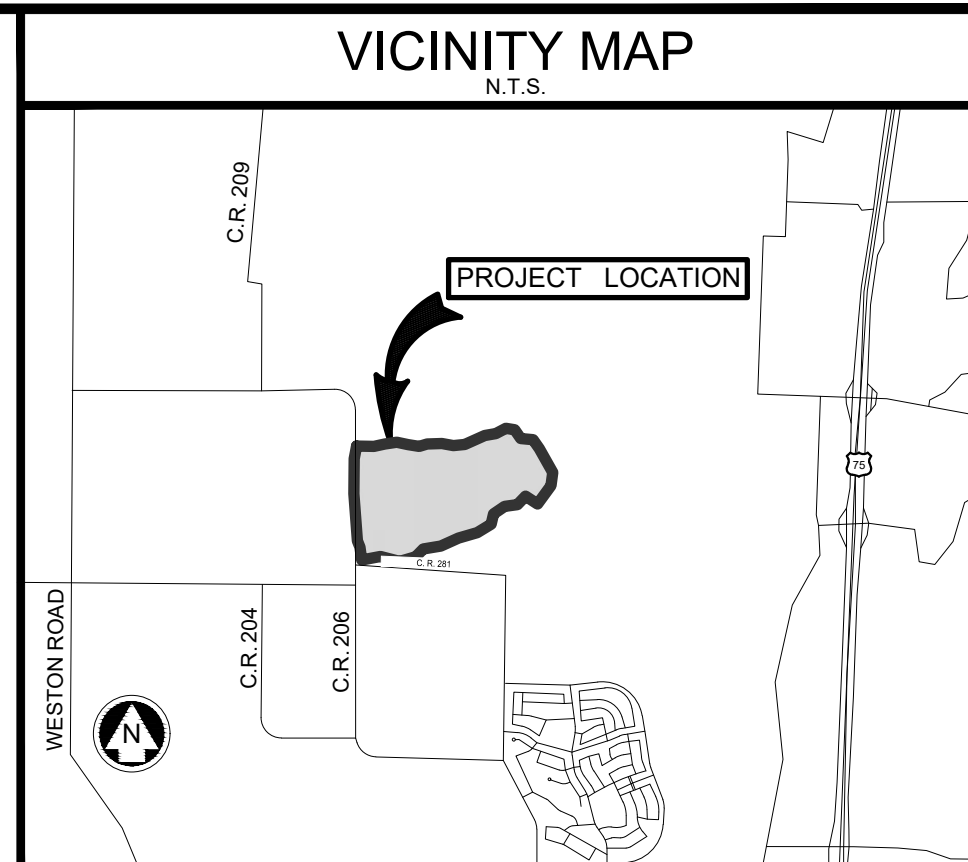
REMAINDER FROM
CALLED 20.493 ACRES
TIMOTHY J. THOMPSON
& ELISE THOMPSON
VOL. 4597, Pg. 2253
O.P.R.C.C.T.

CALLED 28.180 ACRES
JOHN JORDAN & DONICE JORDAN
DOCUMENT NO. 96-0056029
O.P.R.C.C.T.

CALLED 2.39 ACRES
MANUEL CUELLAR
INST. NO. 20091015001273730
O.P.R.C.C.T.

CALLED 3.230 ACRES
DERRICK ROGERS
INST. NO. 20211001002009990
O.P.R.C.C.T.

REMAINDER FROM CALLED 16.683 ACRES
ELIZABETH JEAN GIBSON JERNIGAN
INST. NO. 20090114000039570
O.P.R.C.C.T.



SCALE: 1" = 100'

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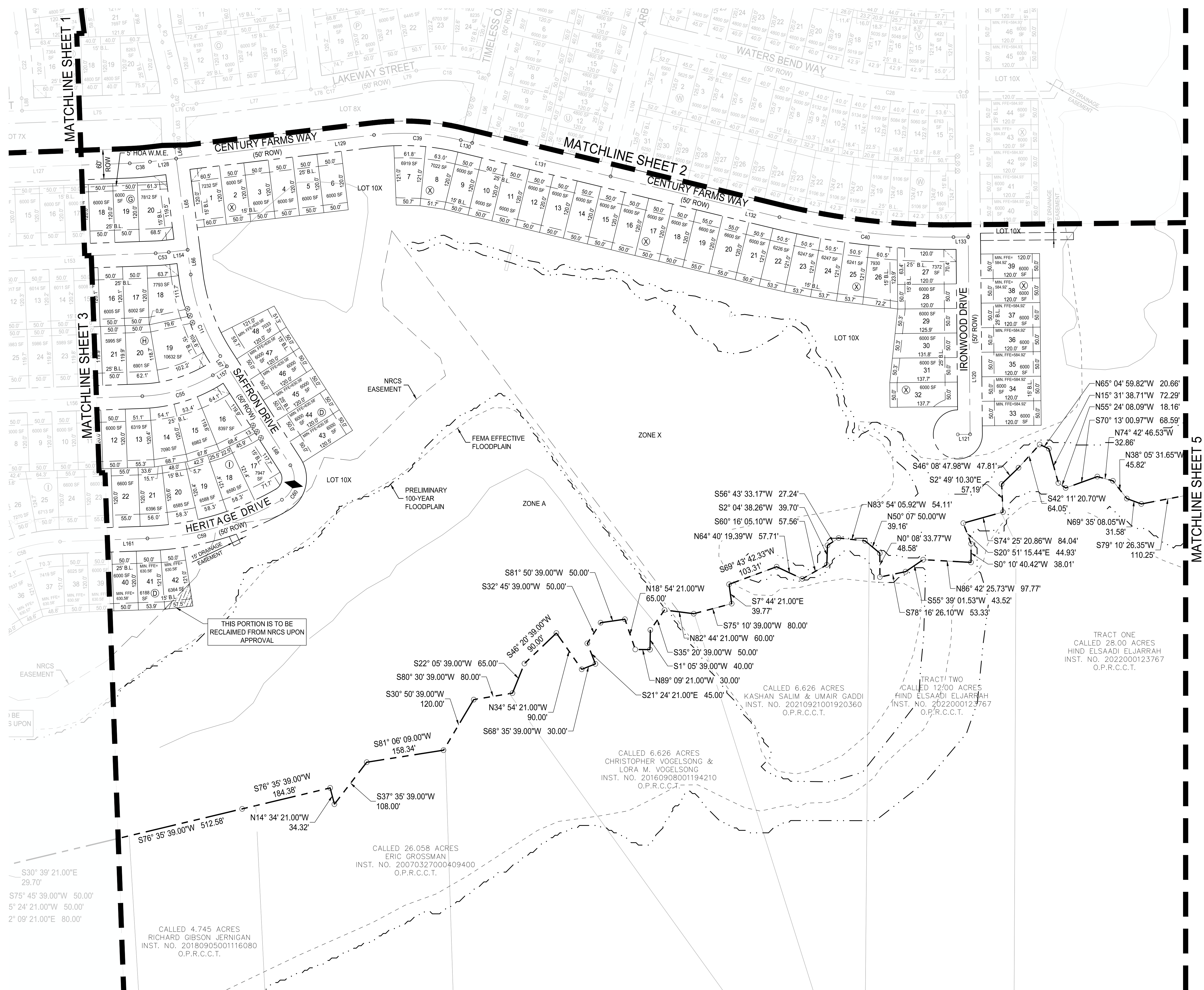
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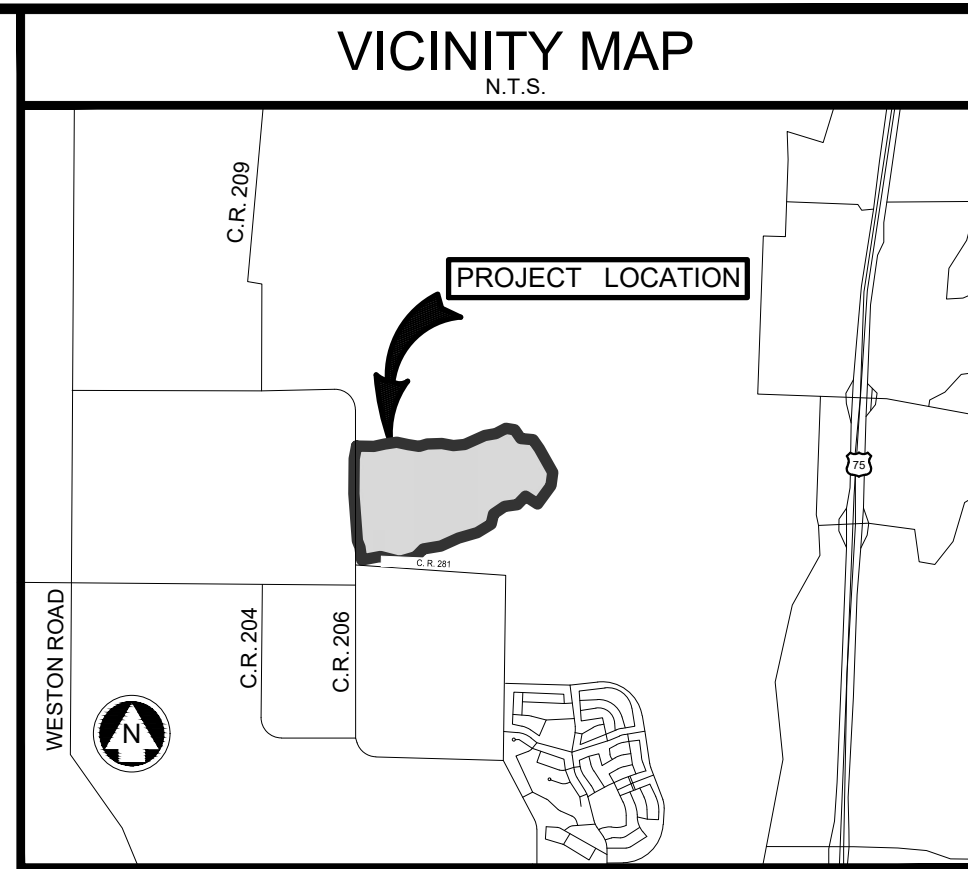
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DATE: MARCH 2024	DESIGNED: CDH
PROJECT #: R0048566.01	DRAWN: MCM
CITY CASE #:	REVIEWER: NVT
	SHEET 4 OF 6

EXHIBIT A





0 100' 200'
SCALE: 1" = 100'

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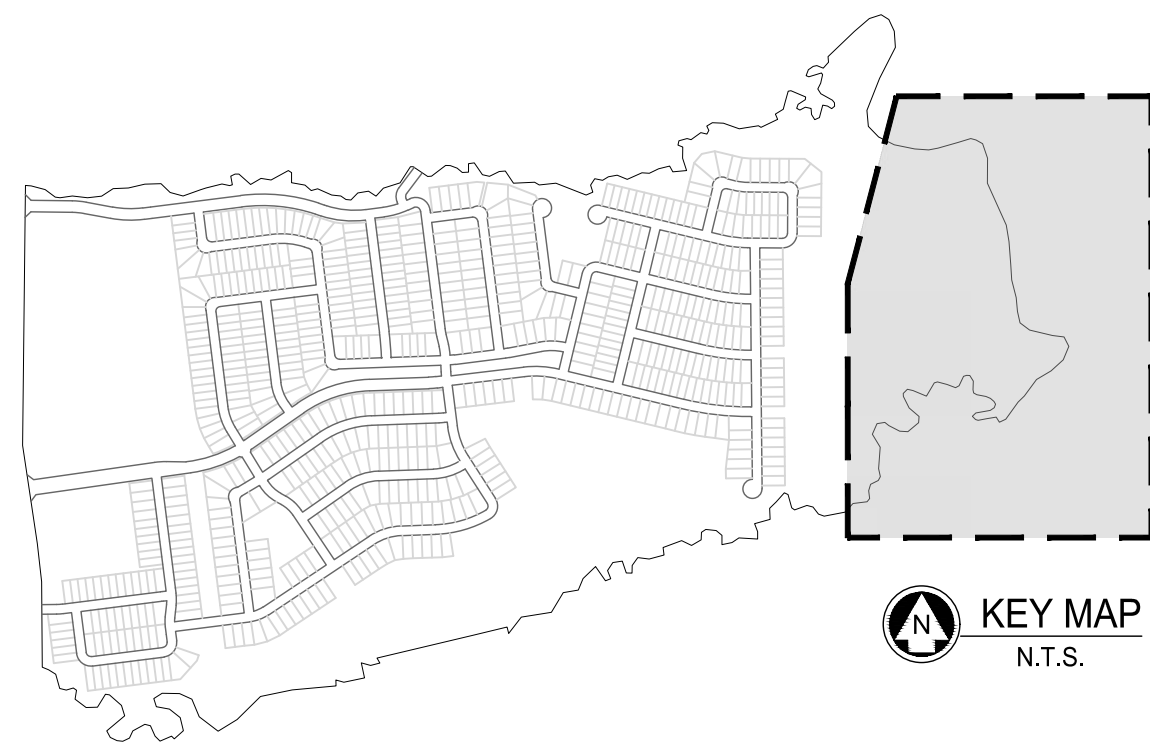
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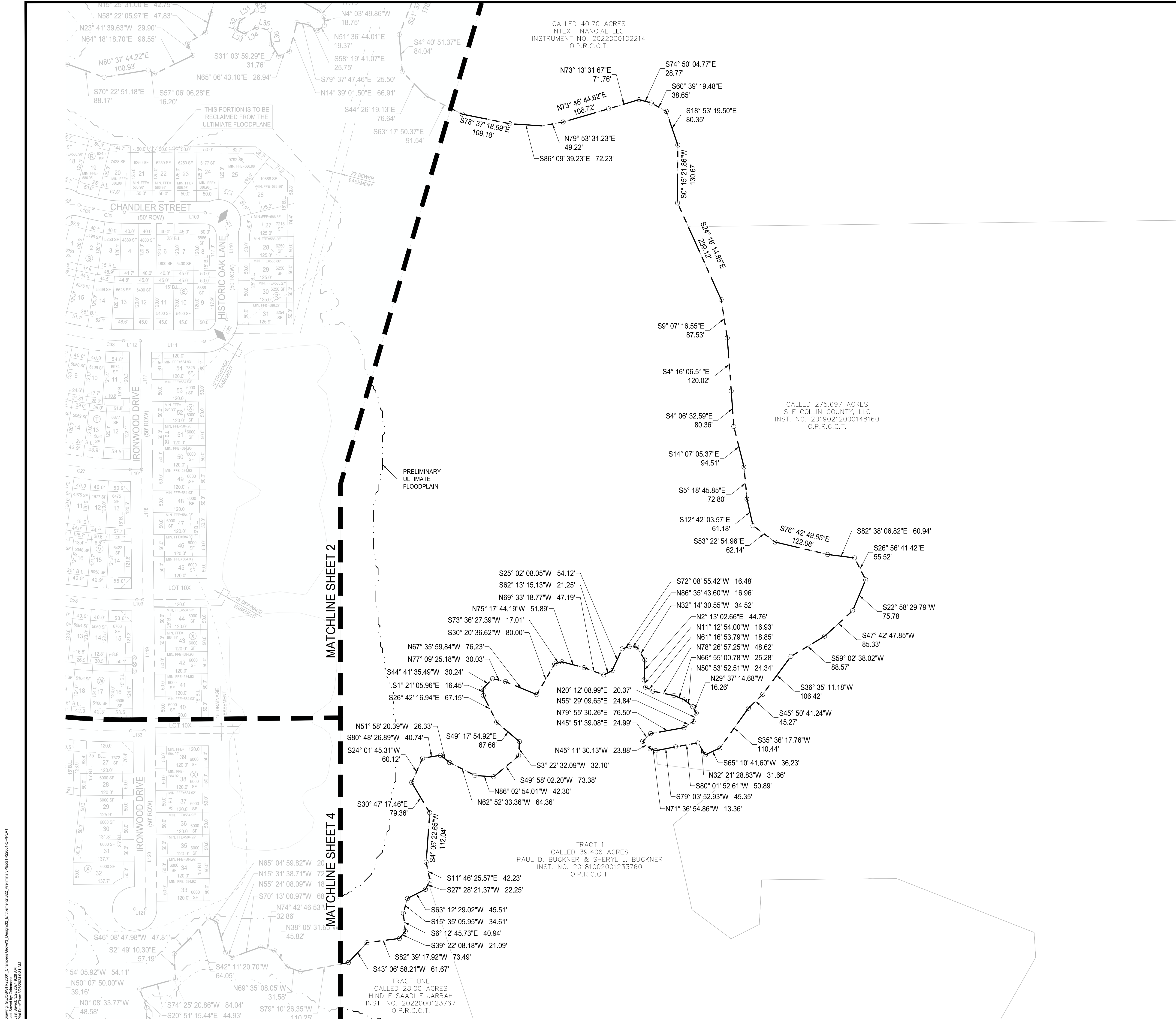
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ADDRESS: 1038 TEXAN TRAIL		Phone (469) 213-1800 1110 Frisco Parkway, Suite 400	
GRAPEVINE, TEXAS 76051		TollFree (888) 937-4150 Frisco, TX 75033	
PHONE: (972) 754-2948		westwoodps.com	
FAX: (-)		Westwood Professional Services, Inc.	
CONTACT: ROB MCCLAIN		TDR FIRM REGISTRATION NO. P-17556	
EMAIL: ROB.MCCLAIN@JABEZDEVELOPMENT.COM		TDR FIRM REGISTRATION NO. 10074301	
DATE:	MARCH 2024	DESIGNED: CDH	SHEET
PROJECT #:	R0048566.01	DRAWN: MCM	5 OF 6
CITY CASE #:	---	REVIEWER: NVT	

EXHIBIT A



BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	30.901	S85° 30' 21.22"E
L2	74.708	S74° 48' 33.55"E
L3	65.098	S53° 34' 41.81"E
L4	25.443	S81° 18' 29.20"E
L5	65.039	N81° 47' 35.80"E
L6	79.604	S83° 29' 14.09"E
L7	73.638	N83° 13' 07.84"E
L8	66.148	S45° 52' 15.54"E
L9	70.050	S74° 40' 57.15"E
L10	96.780	N70° 03' 18.66"E
L11	29.820	N72° 10' 32.48"E
L12	86.167	N76° 07' 42.87"E
L13	40.722	S77° 59' 01.18"E
L14	15.021	N74° 12' 40.56"E
L15	46.338	N10° 19' 55.79"W
L16	47.162	S66° 53' 08.82"E
L17	56.691	N42° 16' 52.20"E
L18	91.004	N72° 12' 32.18"E
L19	99.445	N32° 55' 07.33"E
L20	14.556	N87° 32' 49.33"E
L21	91.517	S66° 04' 25.62"E
L22	38.014	N66° 37' 58.76"E
L23	38.027	N17° 28' 12.23"W
L24	40.419	N32° 47' 17.23"E
L25	58.856	N76° 17' 42.91"E

BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L26	33.927	S29° 23' 13.56"E
L27	72.068	N84° 54' 18.42"E
L28	67.379	N17° 46' 05.95"W
L29	83.097	S67° 01' 30.13"E
L30	14.544	S7° 14' 39.27"W
L31	44.734	S57° 29' 57.62"W
L32	22.256	S18° 51' 03.46"E
L33	18.642	S62° 19' 37.41"E
L34	32.091	N62° 15' 08.47"E
L35	30.728	S77° 36' 23.38"E
L36	31.619	S5° 21' 18.74"E
L37	68.562	S72° 58' 46.34"W
L38	15.619	N67° 40' 58.50"W
L39	50.938	S57° 58' 52.98"W
L40	44.530	S17° 28' 15.61"E
L41	69.454	S79° 18' 58.28"E
L42	71.301	S51° 31' 24.76"E
L43	70.070	S13° 57' 42.03"E
L44	56.507	N17° 11' 04.77"W
L45	83.743	N48° 37' 03.97"W
L46	20.698	N82° 02' 27.50"W
L47	78.974	S31° 38' 20.45"W
L48	59.456	S88° 32' 54.83"W
L49	71.975	S53° 21' 37.73"W
L50	47.466	N9° 13' 06.36"E

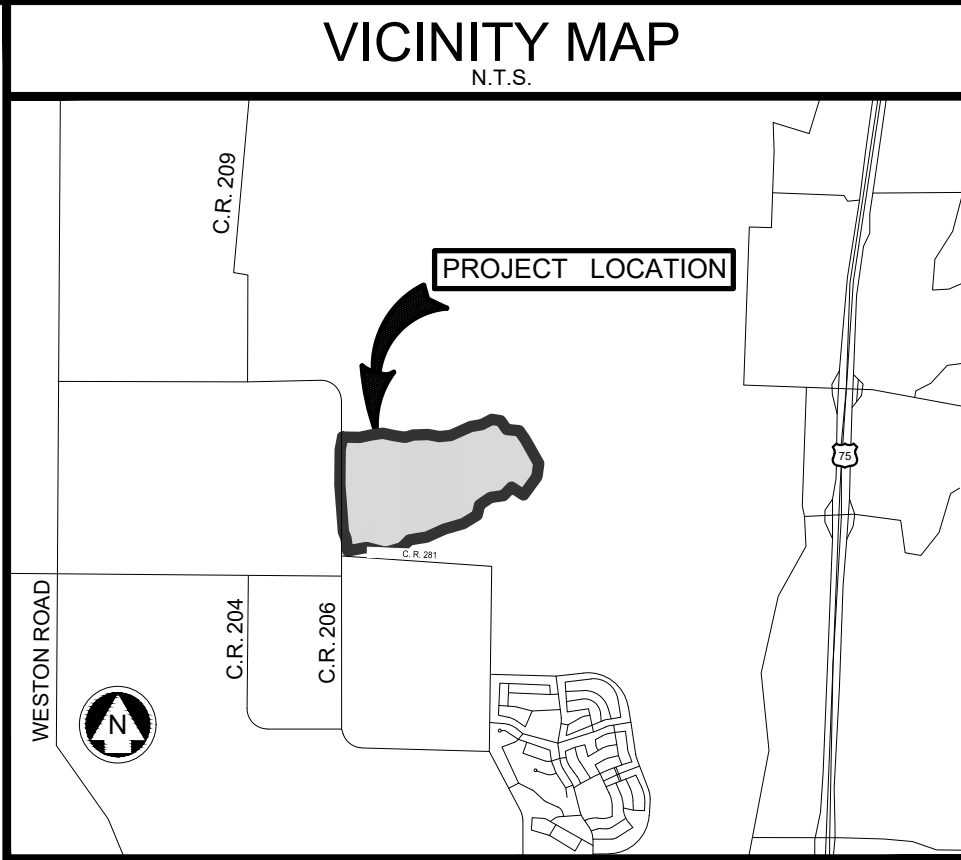
STREET LINE TABLE		
LINE	LENGTH	BEARING
L51	244.22'	S89° 16' 17"E
L52	140.74'	S79° 31' 19"E
L53	285.24'	N82° 47' 22"E
L54	227.89'	N82° 49' 11"E
L55	30.67'	S71° 45' 10"
L56	25.75'	N82° 49' 11"E
L57	74.69'	N82° 49' 11"E
L58	33.43'	N65° 26' 28"E
L59	39.25'	S07° 10' 49"E
L60	583.91'	S07° 10' 49"E
L61	52.57'	S13° 32' 42"E
L62	18.01'	S02° 04' 04"E
L63	60.43'	S02° 04' 04"E
L64	23.75'	S06° 48' 14"E
L65	187.24'	S07° 10' 49"E
L66	50.86'	S07° 10' 49"E
L67	24.67'	S32° 41' 12"E
L68	239.55'	S32° 41' 12"E
L69	165.49'	S07° 10' 49"E
L70	313.88'	N82° 50' 49"E
L71	24.42'	S71° 45' 10"E
L72	195.72'	S07° 10' 49"E
L73	350.19'	S07° 10' 49"E
L74	243.91'	N87° 55' 56"E
L75	307.19'	N87° 55' 56"E
L76	21.75'	N87° 55' 56"E
L77	234.87'	N82° 49' 11"E
L78	29.85'	N82° 49' 11"E
L79	169.86'	N79° 15' 58"E
L80	21.75'	S76° 24' 24"E
L81	296.00'	S82° 50' 49"W
L82	239.98'	S82° 50' 49"W
L83	495.08'	S07° 10' 49"E
L84	114.65'	S31° 17' 21"E
L85	456.65'	S07° 10' 49"E
L86	64.12'	S34° 47' 27"E
L87	619.65'	S07° 10' 49"E

STREET LINE TABLE		
LINE	LENGTH	BEARING
L88	25.47'	S02° 04' 04"E
L89	36.25'	N23° 06' 05"W
L90	135.33'	N37° 10' 55"E
L91	240.00'	N82° 49' 11"E
L92	700.47'	S07° 10' 49"W
L93	154.66'	N76° 24' 24"W
L94	367.84'	N07° 10' 49"W
L95	25.00'	N82° 49' 11"E
L96	143.00'	N13° 35' 36"E
L97	292.00'	N13° 35' 36"E
L98	105.00'	N13° 35' 36"E
L99	240.00'	S76° 24' 24"E
L100	350.99'	S76° 24' 24"E
L101	25.61'	N89° 27' 26"E
L102	371.25'	S76° 24' 24"E
L103	13.29'	N89° 27' 26"E
L104	300.00'	S13° 35' 36"W
L105	290.00'	S13° 35' 36"W
L106	290.00'	S13° 35' 36"W
L107	240.00'	N13° 35' 36"E
L108	32.59'	S76° 24' 24"E
L109	182.38'	S89° 35' 28"E
L110	190.00'	S00° 24' 32"W
L111	144.48'	N89° 35' 28"W
L112	37.91'	N89° 35' 28"W
L113	82.59'	N76° 24' 24"W
L114	266.00'	N76° 24' 24"W
L115	309.01'	N76° 24' 24"W
L116	25.00'	S13° 35' 36"W
L117	290.04'	S00° 32' 34"E
L118	294.04'	S00° 32' 34"E
L119	295.78'	S00° 32' 34"E
L120	402.00'	S00° 32' 34"E
L121	25.00'	S89° 27' 26"W
L122	666.52'	S81° 54' 08"W
L123	1.86'	N81° 54' 08"E
L124	84.69'	N86° 31' 33"E

STREET LINE TABLE		
LINE	LENGTH	BEARING
L125	272.90'	N55° 12' 33"E
L126	59.57'	N55° 12' 33"E
L127	308.82'	N87° 55' 56"E
L128	53.67'	N83° 11' 50"E
L129	406.14'	N83° 11' 50"E
L130	23.97'	S76° 24' 24"E
L131	290.00'	S76° 24' 24"E
L132	353.96'	S76° 24' 24"E
L133	30.05'	N89° 27' 26"E
L134	650.25'	S07° 10' 49"E
L135	66.62'	S06° 02' 36"W
L136	4.99'	S07° 10' 49"E
L137	75.93'	S07° 10' 49"E
L138	375.59'	N82° 49' 11"E
L139	240.00'	S07° 10' 49"E
L140	77.03'	N89° 21' 47"E
L141	66.04'	N82° 49' 11"E
L142	448.64'	N82° 49' 11"E
L143	44.26'	N58° 02' 44"E
L144	185.84'	S31° 17' 21"E
L145	30.45'	S31° 17' 21"E
L146	30.02'	S61° 30' 01"E
L147	38.58'	S33° 43' 17"E
L148	297.12'	S33° 43' 17"E
L149	608.94'	S07° 10' 49"E
L150	130.73'	N58° 42' 39"E
L151	19.71'	N58° 42' 39"E
L152	342.52'	N55° 01' 52"E
L153	350.52'	N87° 55' 54"E
L154	38.75'	N82° 49' 11"E
L155	296.17'	N55° 01' 52"E
L156	286.30'	N87° 55' 54"E
L157	33.82'	N57° 18' 48"E
L158	416.44'	N82° 49' 11"E
L159	419.47'	N56° 16' 43"E
L160	242.54'	N56° 16' 43"E
L161	178.11'	N87° 55' 54"E

STREET CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	009° 44' 58"	400.00'	34.11'	68.06'	67.98'	S84° 23' 48"E
C2	017° 40' 30"	540.00'	83.96'	166.58'	165.92'	S88° 21' 34"E
C3	025° 24' 38"	901.17'	203.18'	399.67'	396.40'	S84° 28' 30"E
C4	025° 25' 39"	500.00'	112.81'	221.90'	220.08'	S84° 28' 00"E
C5	015° 55' 16"	400.00'	55.94'	111.15'	110.79'	N74° 51' 33"E
C6	001° 27' 27"	400.00'	5.09'	10.17'	10.17'	N66° 10' 12"E
C7	107° 22' 42"	50.00'	68.04'	93.71'	80.58'	S60° 52' 10"E
C8	006° 21' 52"	300.00'	16.68'	33.32'	33.31'	S10° 21' 46"E
C9	011° 28' 38"	300.00'	30.15'	60.09'	59.99'	S07° 48' 23"E
C10	004° 44' 09"	300.00'	12.41'	24.80'	24.79'	S04° 26' 09"E
C11	025° 30' 23"	400.00'	90.53'	178.07'	176.60'	S19° 56' 01"E
C12	089° 58' 22"	50.00'	49.98'	78.52'	70.69'	S52° 10' 00"E
C13	025° 24' 01"	400.00'	90.15'	177.33'	175.88'	S84° 27' 11"E
C14	064° 34' 21"	50.00'	31.59'	56.35'	53.41'	S39° 28' 00"E
C15	084° 53' 15"	50.00'	45.73'	74.08'	67.49'	S49° 37' 27"E
C16	005° 06' 45"	300.00'	13.39'	26.77'	26.76'	N85° 22' 33"E
C17	003° 33' 13"	300.00'	9.31'	18.61'	18.60'	N81° 02' 34"E
C18	024° 19' 39"	300.00'	64.66'	127.38'	126.82'	S88° 34' 13"E
C19	090° 01' 38"	50.00'	50.02'	78.56'	70.73'	S37° 50' 00"W
C20	024° 06' 31"	300.00'	64.06'	126.23'	125.30'	S19° 14' 05"E
C21	027° 38' 38"	250.00'	61.43'	120.47'	119.31'	S20° 59' 08"E
C22	005° 06' 45"	1500.00'	66.97'	133.85'	133.80'	S04° 37' 27"E
C23	060° 17' 00"	50.00'	29.03'	52.61'	50.21'	N07° 02' 25"E
C24	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S52° 10' 49"E
C25	069° 13' 34"	50.00'	34.51'	60.41'	56.80'	N41° 47' 36"W
C26	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N58° 35' 36"E
C27	014° 08' 10"	890.00'	110.35'	219.58'	219.03'	S83° 28' 29"E
C28	014° 08' 10"	1150.00'	142.59'	283.73'	283.01'	S83° 28' 29"E
C29	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N58° 35' 36"E
C30	013° 11' 05"	310.00'	35.83'	71.34'	71.18'	S82° 59' 56"E

STREET CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C31	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S44° 35' 28"E
C32	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S45° 24' 32"W
C33	013° 11' 05"	600.00'	69.34'	138.07'	137.78'	N82° 59' 56"W
C34	004° 37' 26"	500.00'	20.19'	40.35'	40.34'	N84° 12' 51"E
C35	028° 16' 32"	700.00'	176.32'	345.45'	341.96'	N72° 23' 18"E
C36	003° 02' 29"	700.00'	18.58'	37.16'	37.15'	N56° 43' 47"E
C37	032° 43' 23"	670.00'	196.70'	382.65'	377.47'	N71° 34' 14"E
C38	000° 44' 06"	500.00'	20.67'	41.32'	41.31'	N85° 33' 53"E
C39	020° 23' 46"	500.00'	89.95'	177.99'	177.05'	S86° 36' 17"E
C40	014° 08' 10"	1450.00'	179.79'	357.75'	356.84'	S83° 28' 29"E
C41	002° 13' 33"	250.00'	4.86'	9.71'	9.71'	S06° 04' 03"E
C42	010° 59' 52"	250.00'	24.07'	47.99'	47.91'	S00° 32' 40"W
C43	013° 13' 25"	200.00'	23.18'	46.16'	46.06'	S00° 34' 07"E
C44	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N37° 49' 11"E
C45	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S52° 10' 49"E
C46	006° 32' 36"	300.00'	17.15'	34.26'	34.24'	N86° 05' 29"E
C47	002° 13' 33"	250.00'	4.86'	9.71'	9.71'	N83° 55' 57"E
C48	030° 12' 41"	200.00'	53.99'	105.46'	104.24'	S46° 23' 41"E
C49	027° 46' 44"	200.00'	49.46'	96.92'	96.07'	S47° 36' 39"E
C50	065° 53' 29"	50.00'	32.40'	57.50'	54.38'	S25° 45' 55"W
C51	003° 40' 47"	200.00'	6.42'	12.84'	12.84'	N56° 52' 16"E
C52	032° 54' 02"	500.00'	147.63'	287.11'	283.18'	N71° 28' 53"E
C53	005° 06' 43"	300.00'	13.39'	26.77'	26.76'	N85° 22' 32"E
C54	023° 54' 02"	300.00'	88.58'	172.27'	169.91'	N71° 28' 53"E
C55	028° 55' 58"	300.00'	77.40'	151.49'	149.89'	N73° 27' 55"E
C56	000° 12' 33"	200.00'	0.37'	0.73'	0.73'	N82° 42' 54"E
C57	026° 19' 54"	200.00'	46.78'	91.92'	91.11'	N69° 26' 40"E
C58	031° 39' 11"	300.00'	85.04'	165.73'	163.64'	N72° 06' 19"E
C59	027° 57' 53"	590.00'	146.91'	287.97'	285.12'	N73° 56' 57"E
C60	092° 39' 13"	50.00'	52.37'	80.86'	72.33'	S13° 38' 24"E



APPROVED
APRIL 1, 2024
P&Z COMMISSION
CITY OF ANNA

A PRELIMINARY REPLAT FOR CENTURY FARMS

266.906 ACRE TRACT CONTAINING 1X, LOTS 1-23, BLK A; 2X, LOTS 1-17, BLK B; LOTS 1-20, BLK C; 10X, LOTS 1-48, BLK D; 3X, LOTS 1-16, BLK E; 9X, LOTS 1-12, BLK F; 4X, LOTS 1-20, BLK G; LOTS 1-34, BLK H; LOTS 1-32, BLK I; 5X, LOTS 1-52, BLK J; 6X, LOTS 1-30, BLK K; 7X, LOTS 1-22, BLK L; 12X, LOTS 1-47, BLK M; 15X, LOTS 1-32, BLK N; LOTS 1-26, BLK O; LOTS 1-38, BLK P; LOTS 1-12, BLK Q; LOTS 1-31, BLK R; LOTS 1-16, BLK S; LOTS 1-23, BLK T; LOTS 1-23, BLK U; LOTS 1-27, BLK V; LOTS 1-31, BLK W; LOTS 1-54, BLK X; 8X 11X FOR A TOTAL OF 686 LOTS, 1 MULTI-FAMILY RESIDENCE LOT, AND 13 COMMON LOTS.

ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
DEVELOPMENT
038 TEXAN TRAIL
RAPEVINE, TEXAS 76051

PHONE: (972) 754-2948
FAX: (-)
CONTACT: ROB McCLAIN
EMAIL: ROB.MCCLAIN@JABEZDEVELOPMENT.COM

PLANNER / ENGINEER / SURVEYOR

Westwood

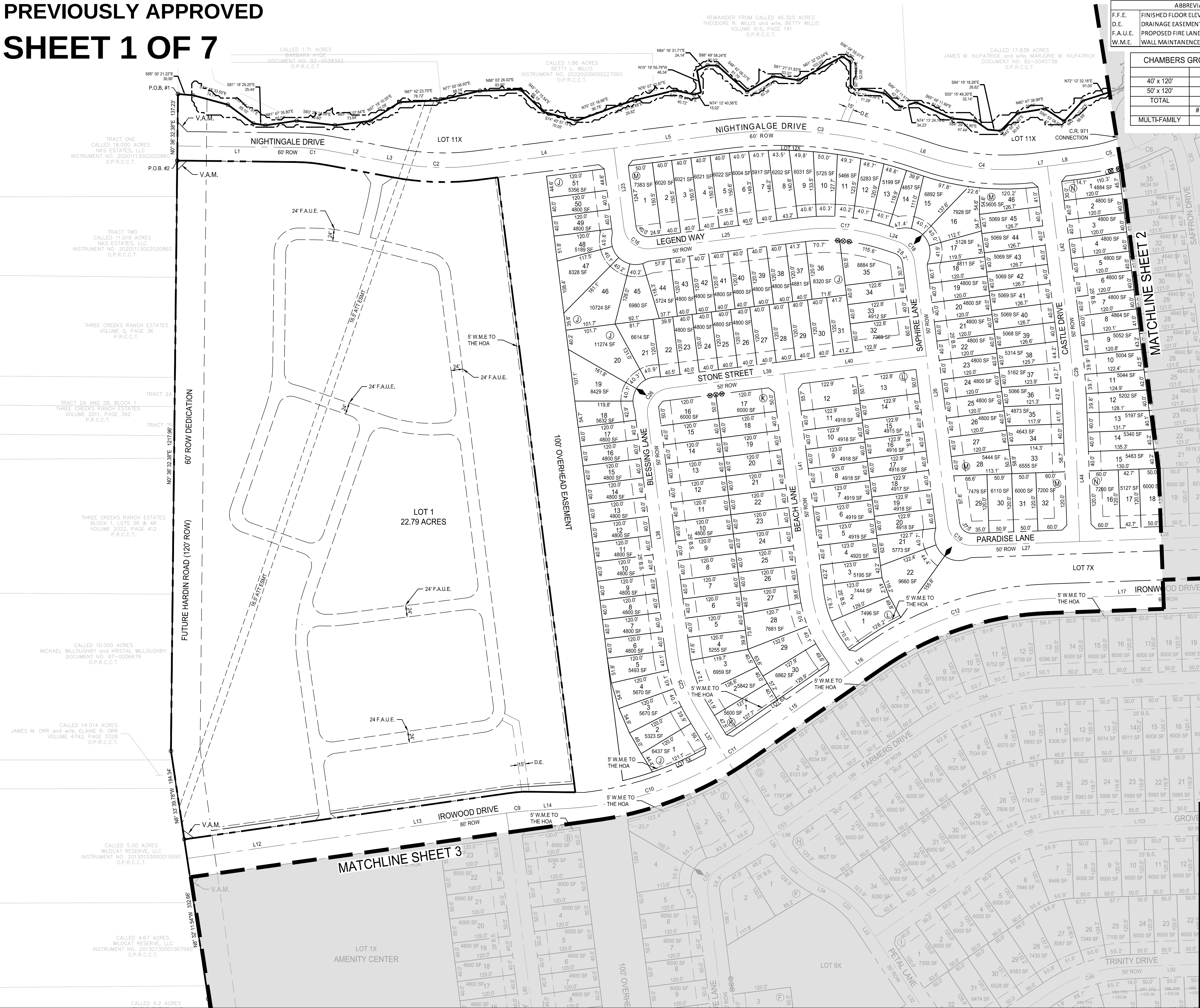
Phone (469) 213-1800 1110 Frisco Parkway, Suite
Toll Free (888) 937-5150 Frisco, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
 TBPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. 10074301

DATE:	MARCH 2024	DESIGNED: CDH	SHEET 6 OF 6
PROJECT #:	R0048566.01	DRAWN: MCM	
CITY CASE #:	---	REVIEWER: NVT	

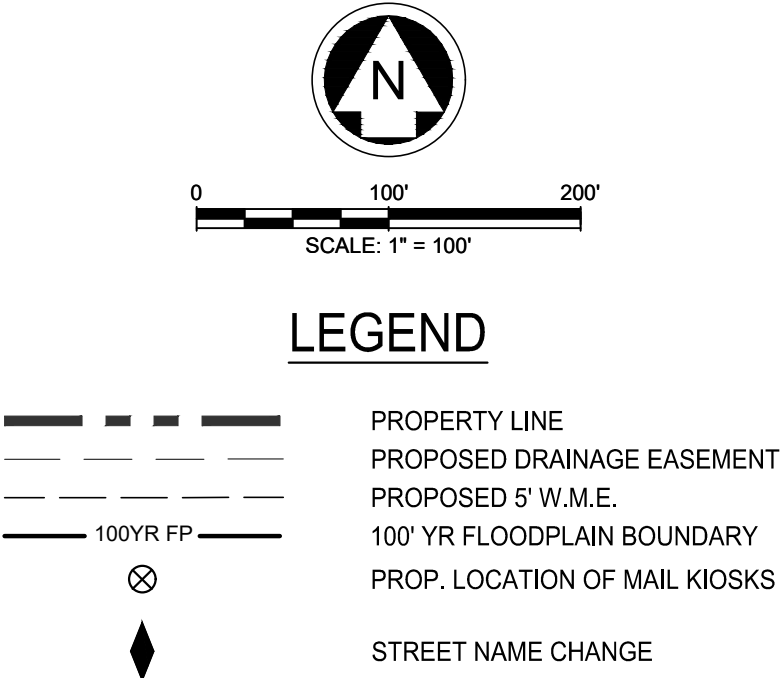
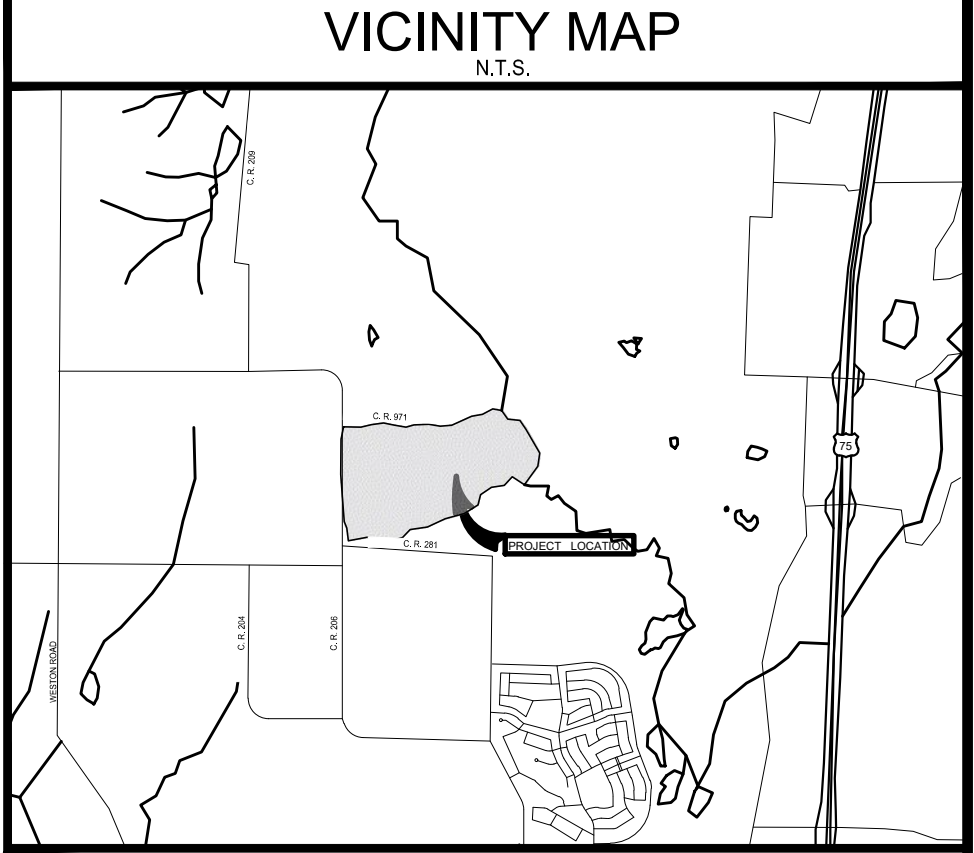
EXHIBIT A

PREVIOUSLY APPROVED
SHEET 1 OF 7

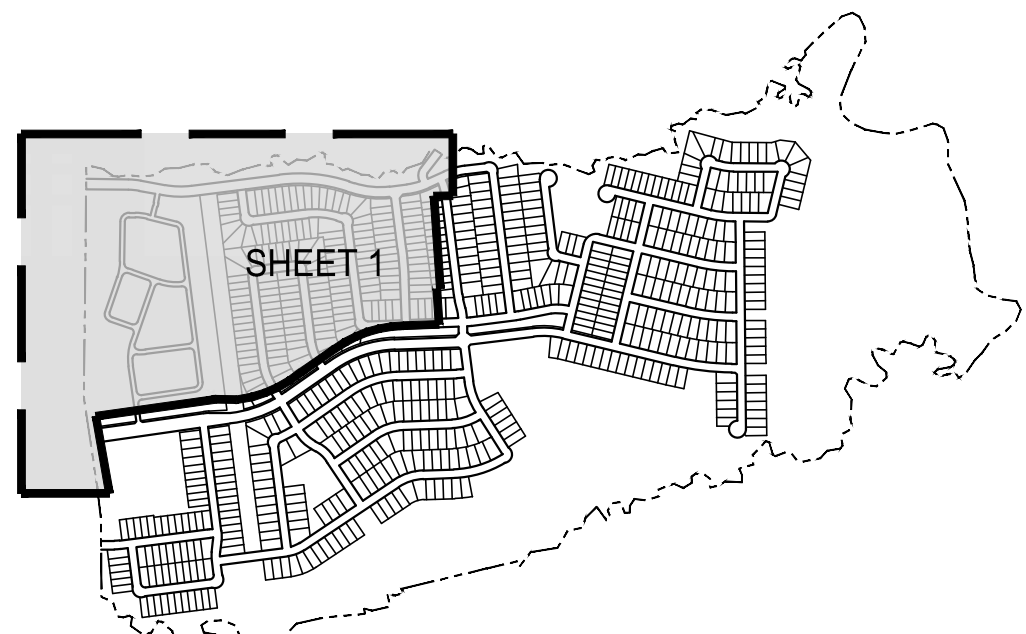


ABBREVIATION TABLE			
F.F.E.	FINISHED FLOOR ELEVATION		
D.E.	DRAINAGE EASEMENT		
F.A.U.E.	PROPOSED FIRE LANE, ACCESS, AND UTILITY EASEMENT		
W.M.E.	WALL MAINTENANCE EASEMENT TO THE HOA		

CHAMBERS GROVE LOT TABULATION			
	# LOTS	%	
40' x 120'	316	48%	
50' x 120'	345	52%	
TOTAL	661		
	# BUILDINGS	# UNITS	
MULTI-FAMILY	133	266	



- NOTES:
- NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 - ALL CORNER CLIPS TO BE 10'x10', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 25'x25'.
 - ALL CURB RADII AT INTERSECTIONS TO BE 25', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 50'.
 - THIS PROPERTY FALLS IN ZONE X AND ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0145J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0155J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0165J MAP REVISION JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - A 5' WALL MAINTENANCE EASEMENT TO THE HOA HAS BEEN PROVIDED WITHIN THE SINGLE-FAMILY LOTS ALONG IRONWOOD DRIVE, NIGHTINGALE DRIVE, AND FUTURE HARDIN ROAD.



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

APPROVED
March 14, 2023
CITY COUNCIL
CITY OF ANNA

A PRELIMINARY PLAT AMENDMENT FOR
CHAMBERS GROVE

267 ACRES CONTAINING LOTS 1-23, BLK A; LOTS 1-17, BLK B; LOTS 1-20, BLK C; LOTS 1-134, BLOCK D; LOTS 1-16, BLOCK E; LOTS 1-12, BLOCK F; LOTS 1-20, BLOCK G; LOTS 1-34, BLOCK H; LOTS 1-32, BLOCK I; LOTS 1-51, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1-22, BLOCK L; LOTS 1-46, BLOCK M; LOTS 1-35, BLOCK N; LOTS 1-31, BLOCK O; LOTS 1-26, BLOCK P; LOTS 1-24, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-19, BLOCK S; LOTS 1-35, BLOCK T; LOTS 1-13, BLOCK U FOR A TOTAL OF 661 RESIDENTIAL LOTS, 1 MULTIFAMILY RESIDENCE LOT AND 144 COMMON LOTS

ANNA ETJ, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
NAME: STRATFORD LAND
ADDRESS: 5949 SHERRY LANE #800
DALLAS, TEXAS 75225
PHONE: (214)-239-2356
FAX: NA
CONTACT: DAVIS WIGGINS
EMAIL: DWIGGINS@STRATFORDLAND.COM

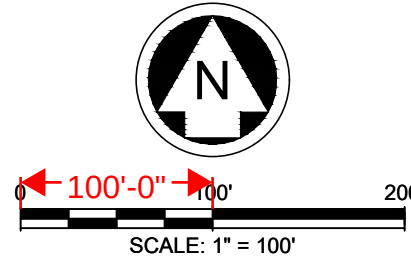
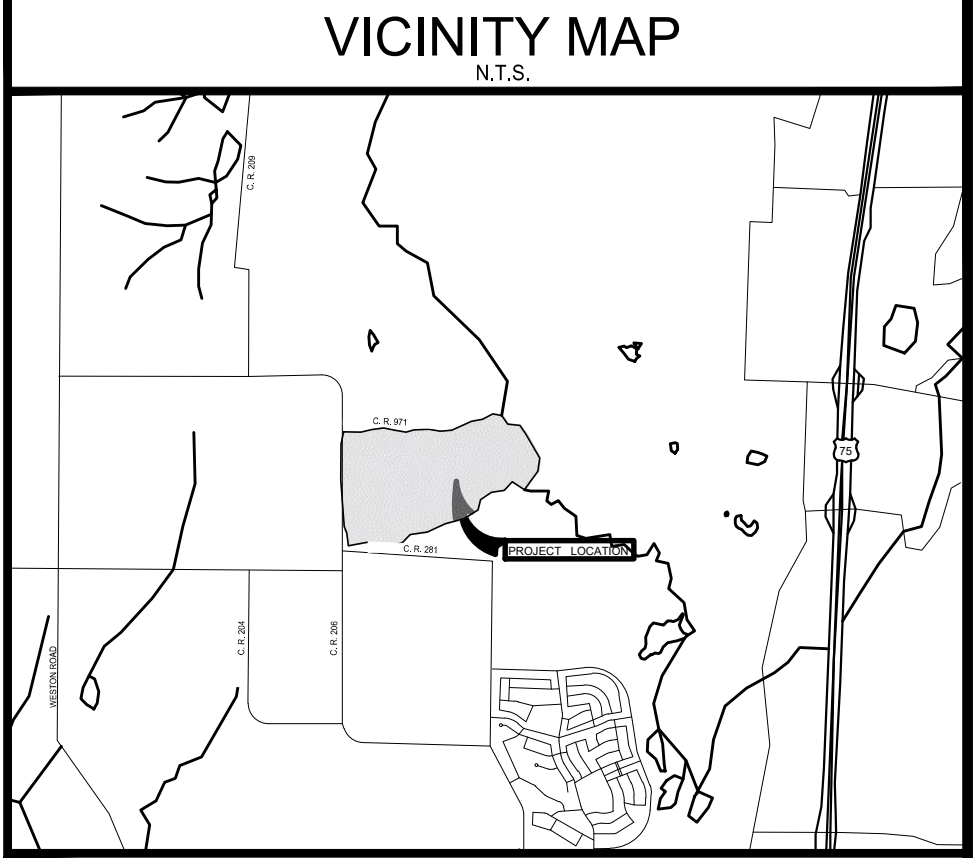
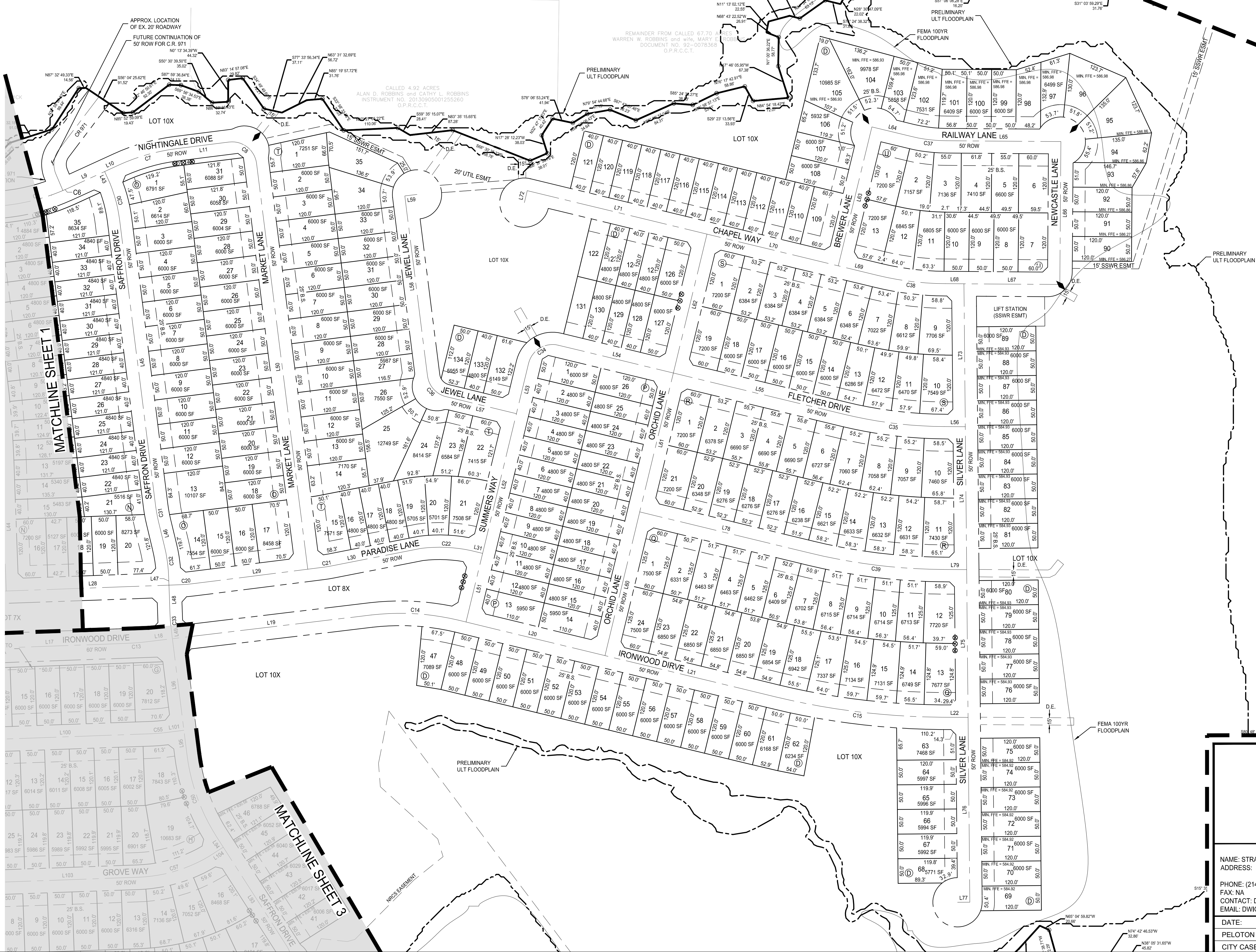
PLANNER / ENGINEER / SURVEYOR
PELOTON
LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DATE: FEBRUARY 2023
PELOTON PROJECT #: STR22001
CITY CASE #:

DESIGNED: DAK
DRAWN: MML
REVIEWER: GSB

SHEET
1 OF 15

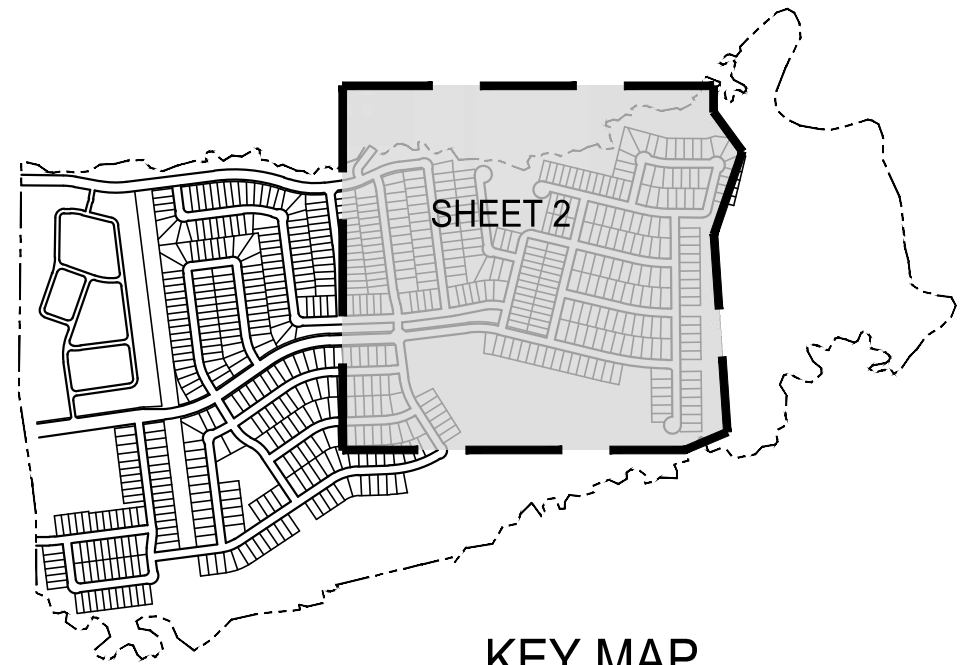
PREVIOUSLY APPROVED
SHEET 2 OF 7



LEGEND

- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 5' W.M.E.
- 100' YR FLOODPLAIN BOUNDARY
- PROP. LOCATION OF MAIL KIOSKS
- STREET NAME CHANGE

- NOTES:
1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 2. ALL CORNER CLIPS TO BE 10'x10', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 25'x25'.
 3. ALL CURB RADII AT INTERSECTIONS TO BE 25', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 50'.
 4. THIS PROPERTY FALLS IN ZONE X AND ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0145J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0155J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0165J MAP REVISION JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 5. A 5' WALL MAINTENANCE EASEMENT TO THE HOA HAS BEEN PROVIDED WITHIN THE SINGLE-FAMILY LOTS ALONG IRONWOOD DRIVE, NIGHTINGALE DRIVE, AND FUTURE HARDIN ROAD.



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

APPROVED
March 14, 2023
CITY COUNCIL
CITY OF ANNA

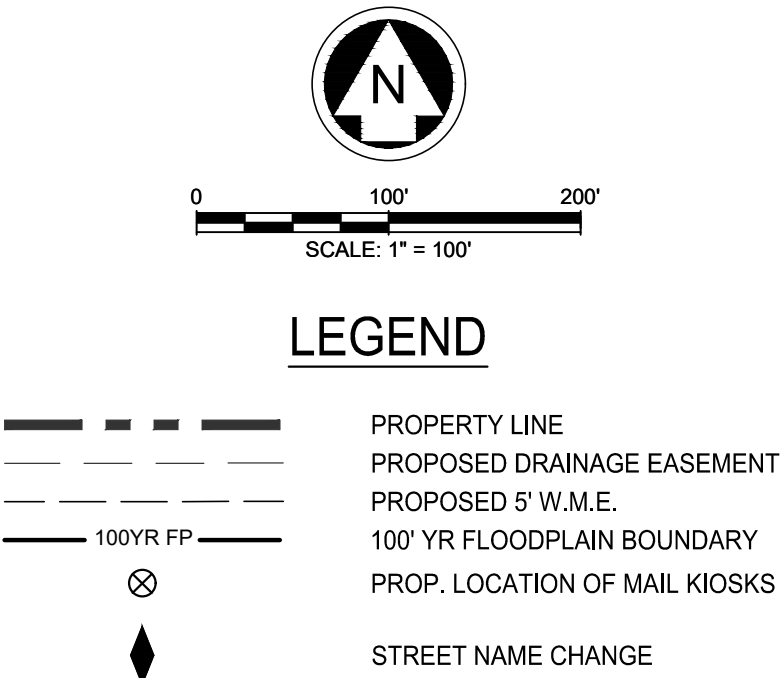
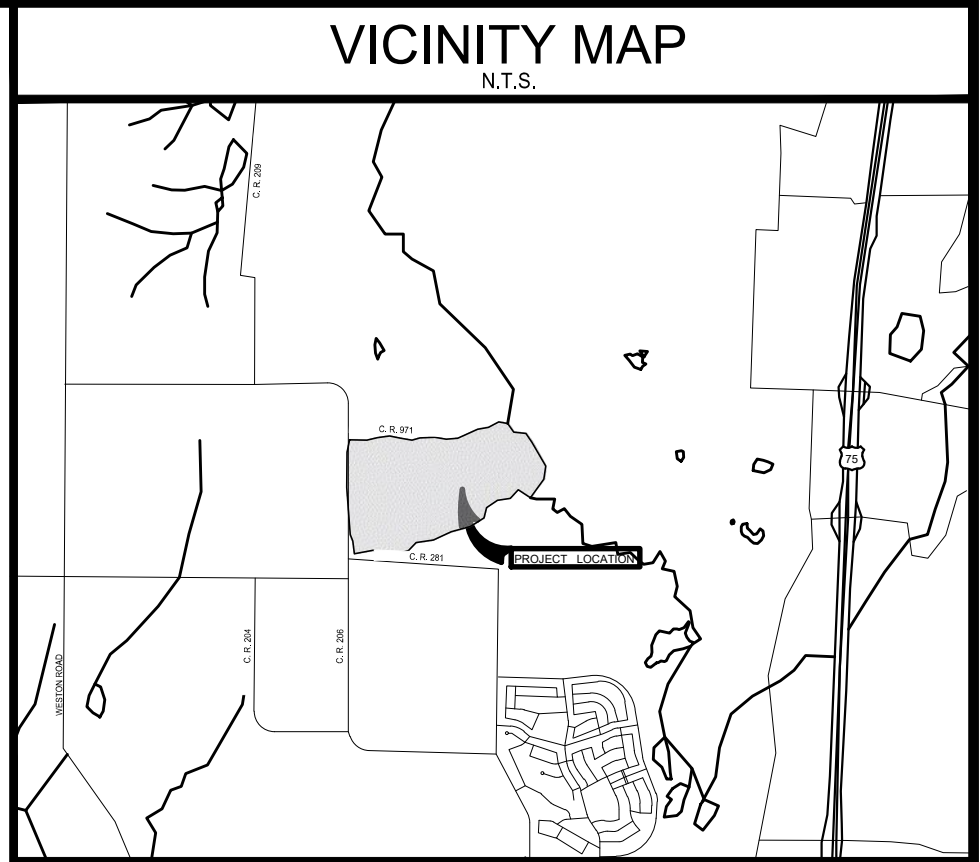
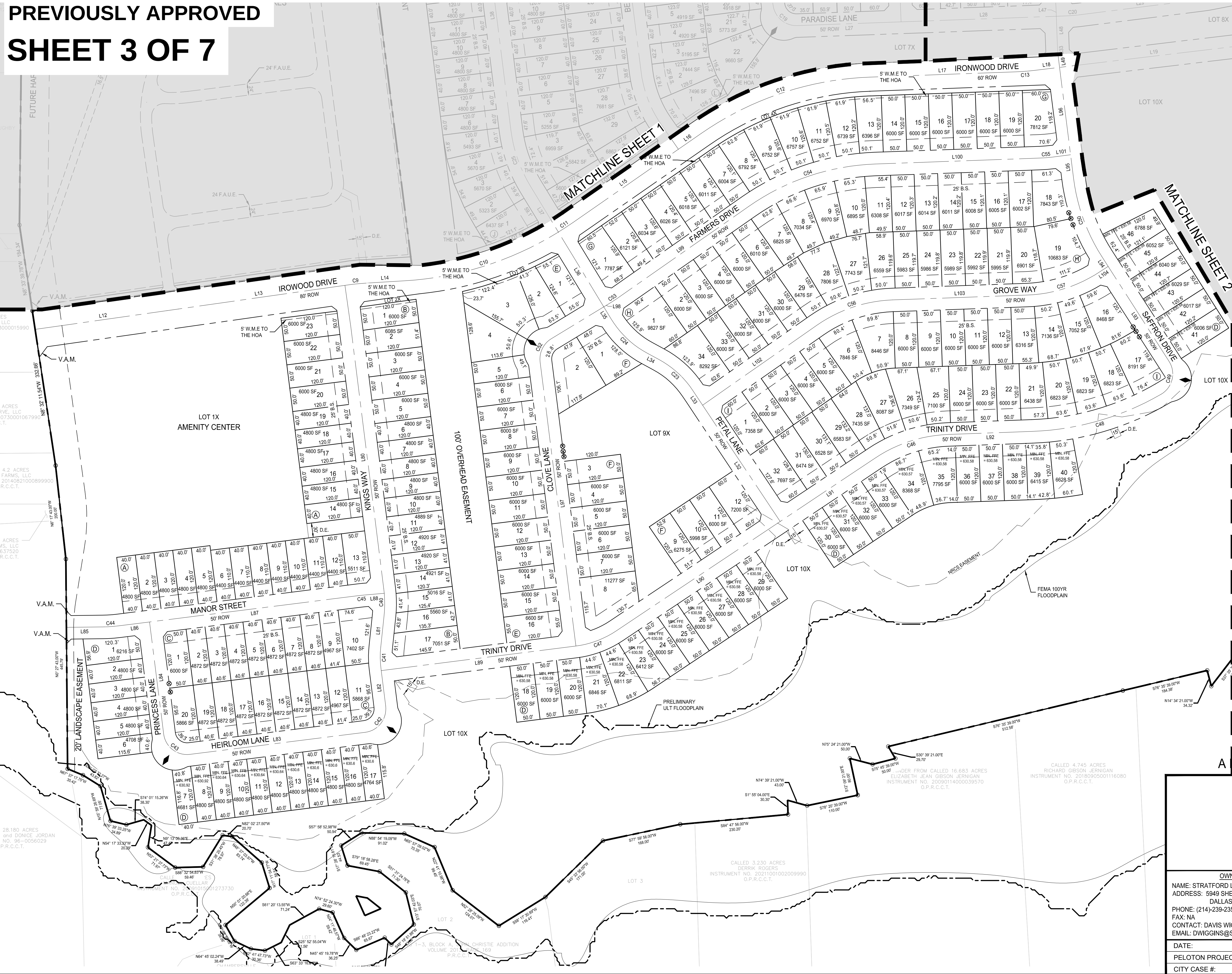
A PRELIMINARY PLAT AMENDMENT FOR
CHAMBERS GROVE

267 ACRES CONTAINING LOTS 1-23, BLK A; LOTS 1-17, BLK B; LOTS 1-20, BLK C; LOTS 1-134, BLOCK D; LOTS 1-16, BLOCK E; LOTS 1-12, BLOCK F; LOTS 1-20, BLOCK G; LOTS 1-34, BLOCK H; LOTS 1-32, BLOCK I; LOTS 1-51, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1-22, BLOCK L; LOTS 1-46, BLOCK M; LOTS 1-35, BLOCK N; LOTS 1-31, BLOCK O; LOTS 1-26, BLOCK P; LOTS 1-24, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-19, BLOCK S; LOTS 1-35, BLOCK T; LOTS 1-13, BLOCK U; FOR A TOTAL OF 861 RESIDENTIAL LOTS, 1 MILE SINGLE-FAMILY RESIDENCE LOT AND 145 COMMON LOTS.

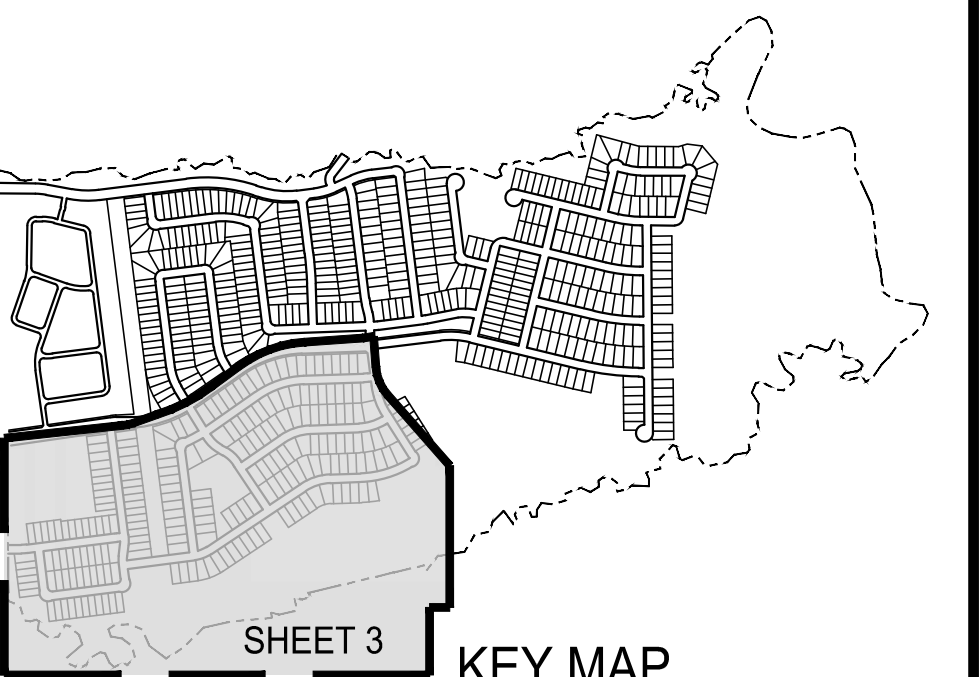
ANNA ETJ, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: STRATFORD LAND ADDRESS: 5949 SHERRY LANE #800 DALLAS, TEXAS 75225 PHONE: (214) 239-2356 FAX: NA CONTACT: DAVIS WIGGINS EMAIL: DWIGGINS@STRATFORDLAND.COM		 PELOTON LAND SOLUTIONS TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 213-1800	
DATE: FEBRUARY 2023	DESIGNED: DAK	SHEET	
PELOTON PROJECT #: STR22001	DRAWN: MML	2 OF 15	
CITY CASE #:	REVIEWER: GSB		

PREVIOUSLY APPROVED
SHEET 3 OF 7



1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
2. ALL CORNER CLIPS TO BE 10'x10', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 25'x25'.
3. ALL CURB RADI AT INTERSECTIONS TO BE 25', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 50'.
4. THIS PROPERTY FALLS IN ZONE X AND ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0145J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0155J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0165J MAP REVISION JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. A 5' WALL MAINTENANCE EASEMENT TO THE HOA HAS BEEN PROVIDED WITHIN THE SINGLE-FAMILY LOTS ALONG IRONWOOD DRIVE, NIGHTINGALE DRIVE, AND FUTURE HARDIN ROAD.



APPROVED March 6, 2023 P&Z COMMISSION CITY OF ANNA	APPROVED March 14, 2023 CITY COUNCIL CITY OF ANNA
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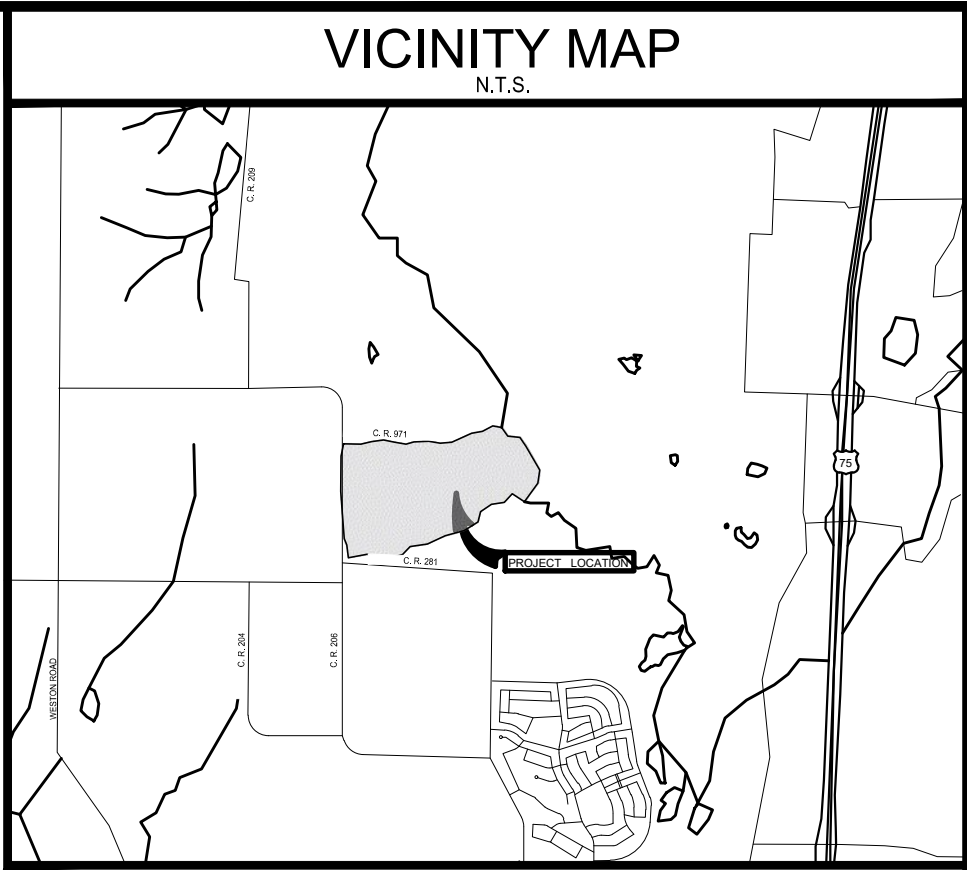
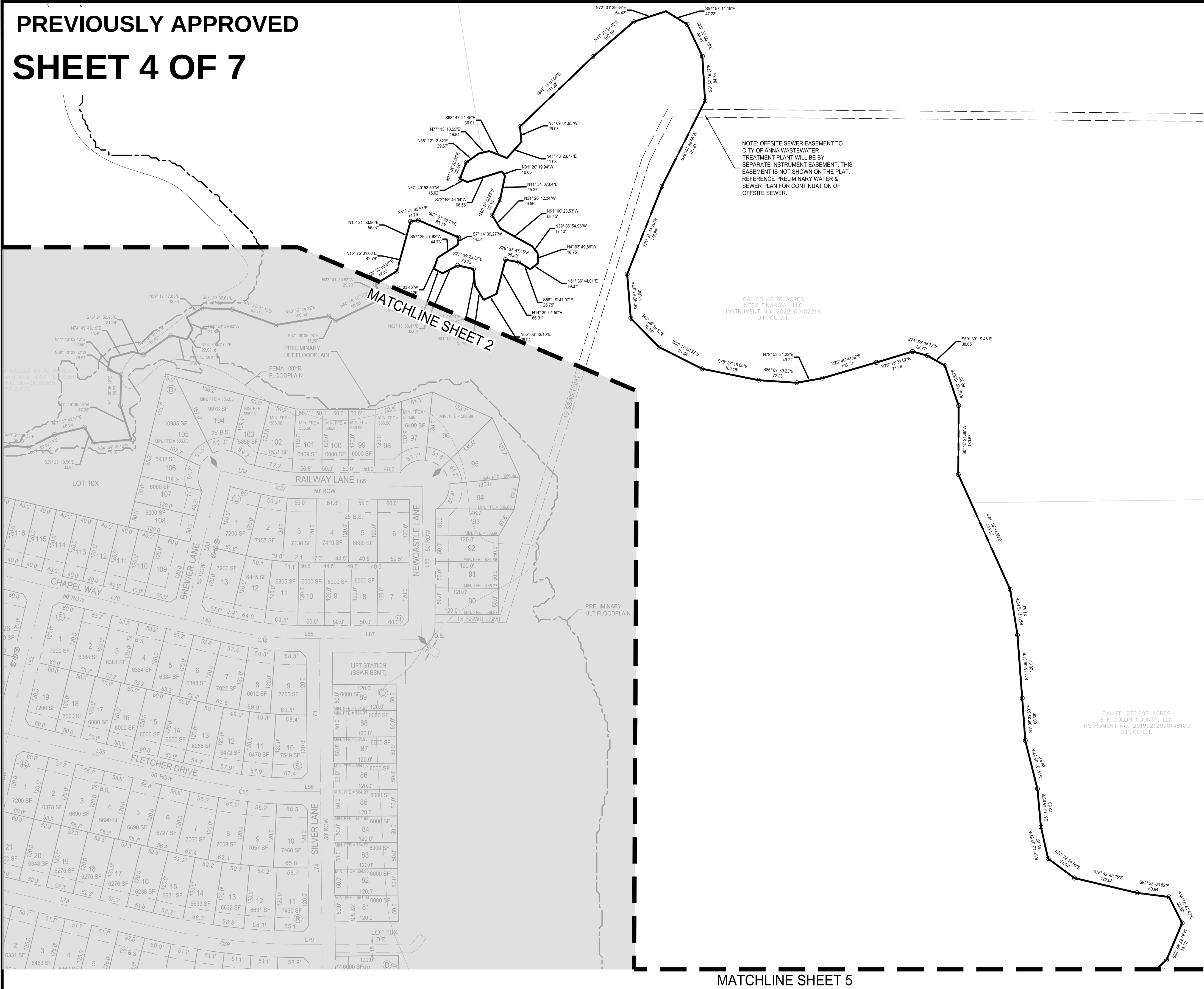
A PRELIMINARY PLAT AMENDMENT FOR
CHAMBERS GROVE

267 ACRES CONTAINING LOTS 1-23, BLK A; LOTS 1-17, BLK B; LOTS 1-20, BLK C; LOTS 1-134, BLOCK D; LOTS 1-16, BLOCK E; LOTS 1-12, BLOCK F; LOTS 1-20, BLOCK G; LOTS 1-34, BLOCK H; LOTS 1-32, BLOCK I; LOTS 1-51, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1-22, BLOCK L; LOTS 1-46, BLOCK M; LOTS 1-35, BLOCK N; LOTS 1-31, BLOCK O; LOTS 1-26, BLOCK P; LOTS 1-24, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-19, BLOCK S; LOTS 1-35, BLOCK T; LOTS 1-13, BLOCK U FOR A TOTAL OF 661 RESIDENTIAL LOTS,

ANNA ETJ, COLLIN COUNTY, TEXAS

<u>OWNER / DEVELOPER</u> NAME: STRATFORD LAND ADDRESS: 5949 SHERRY LANE #800 DALLAS, TEXAS 75225 PHONE: (214)-239-2356 FAX: NA CONTACT: DAVIS WIGGINS EMAIL: DWIGGINS@STRATFORDLAND.COM		<u>PLANNER / ENGINEER / SURVEYOR</u> PELTON LAND SOLUTIONS INC. 10000 FRISCO STREET SUITE 400 FRISCO TEXAS 75033 (689) 213-1801  PELTON LAND SOLUTIONS TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (689) 213-1801	
DATE:	FEBRUARY 2023	DESIGNED: DAK	SHEET
PELTON PROJECT #:	STR22001	DRAWN: MML	3 OF 15
CITY CASE #:		REVIEWER: GSB	

PREVIOUSLY APPROVED
SHEET 4 OF 7

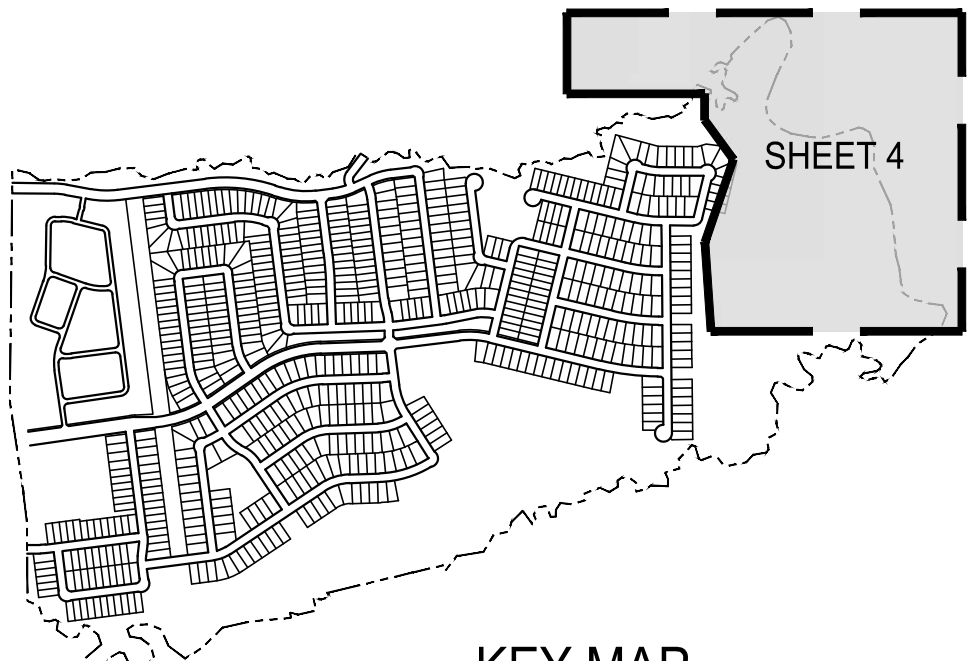


0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 5' W.M.E.
- 100' YR FLOODPLAIN BOUNDARY
- PROP. LOCATION OF MAIL KIOSKS
- STREET NAME CHANGE

- NOTES:
1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 2. ALL CORNER CLIPS TO BE 10"x10", EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 25"x25".
 3. ALL CURB RADII AT INTERSECTIONS TO BE 25', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 50'.
 4. THIS PROPERTY FALLS IN ZONE X AND ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0145J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0155J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0165J MAP REVISION JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCE MANAGEMENT AGENCY.
 5. A 5' WALL MAINTENANCE EASEMENT TO THE HOA HAS BEEN PROVIDED WITHIN THE SINGLE-FAMILY LOTS ALONG IRONWOOD DRIVE, NIGHTINGALE DRIVE, AND FUTURE HARDIN ROAD.



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

APPROVED
March 14, 2023
CITY COUNCIL
CITY OF ANNA

A PRELIMINARY PLAT AMENDMENT FOR

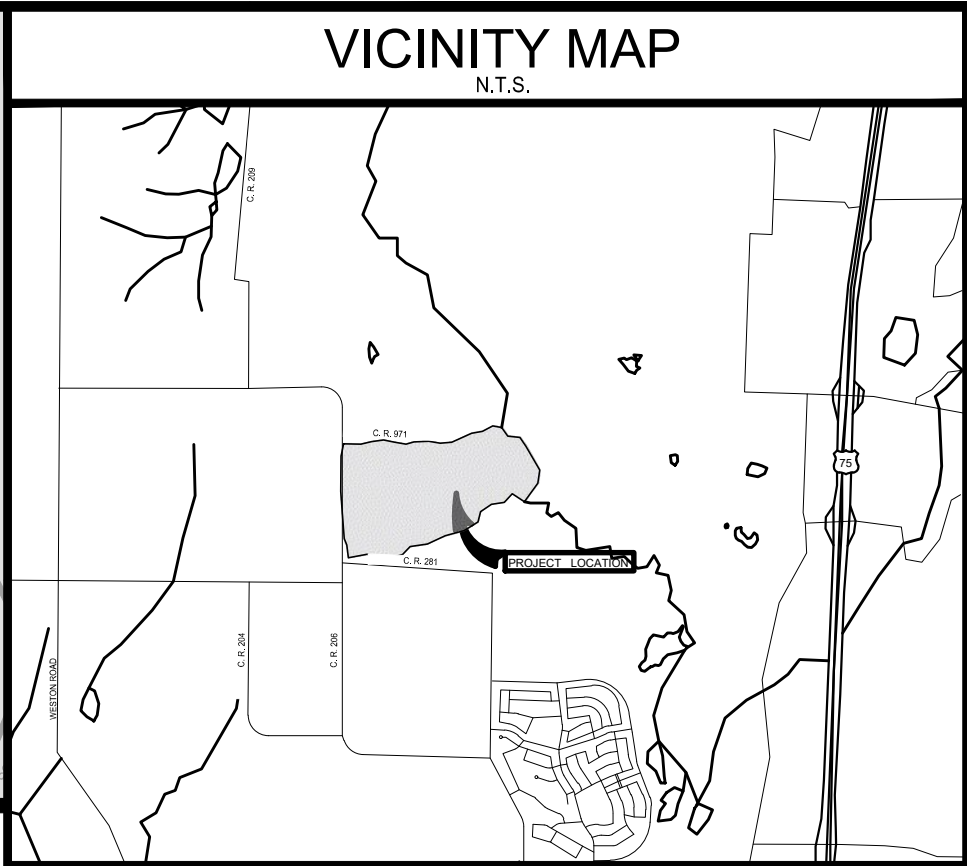
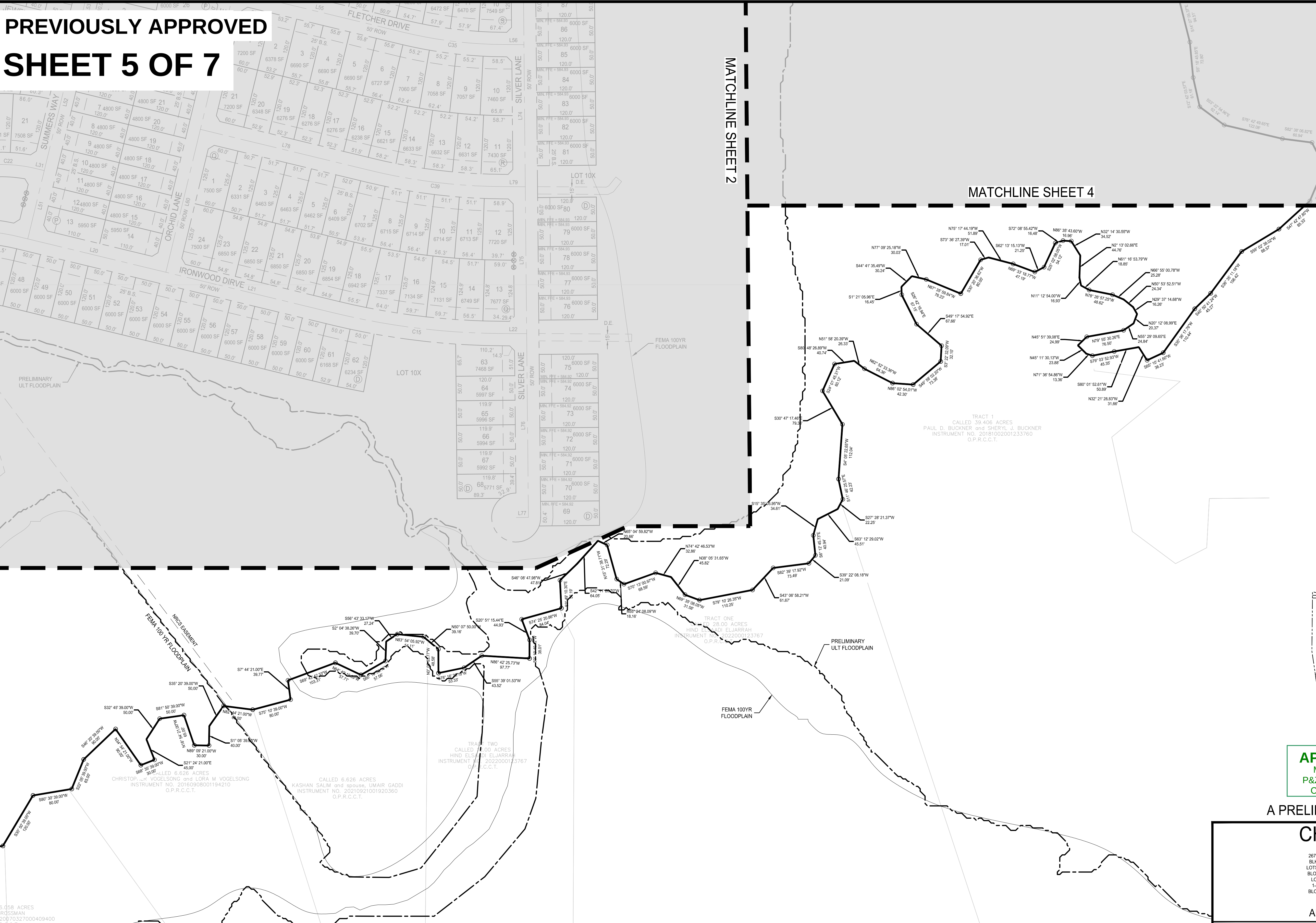
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SHEET 5 OF 7



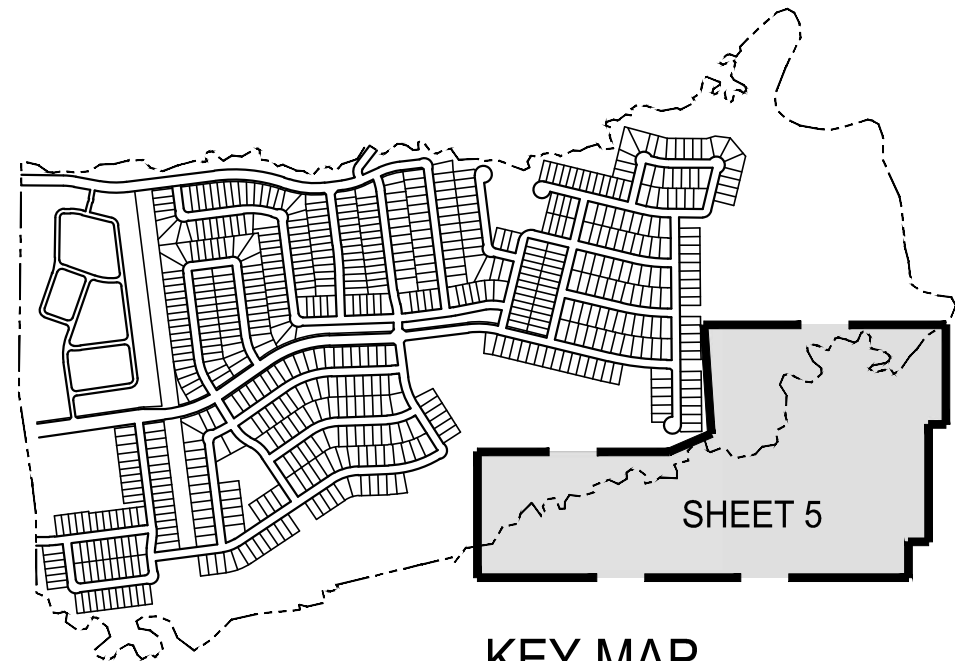
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LEGEND

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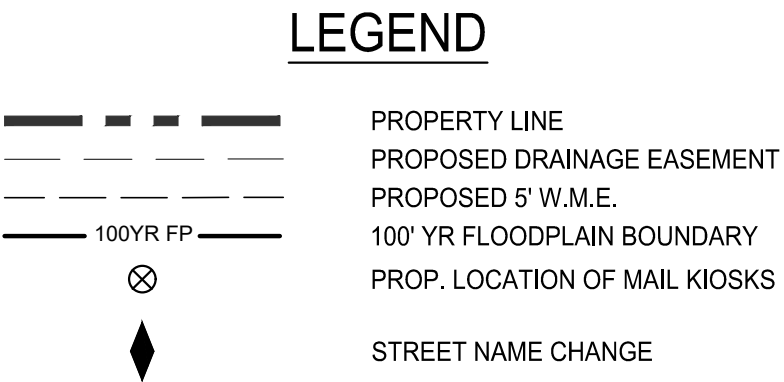
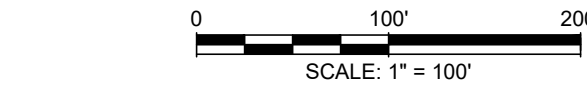
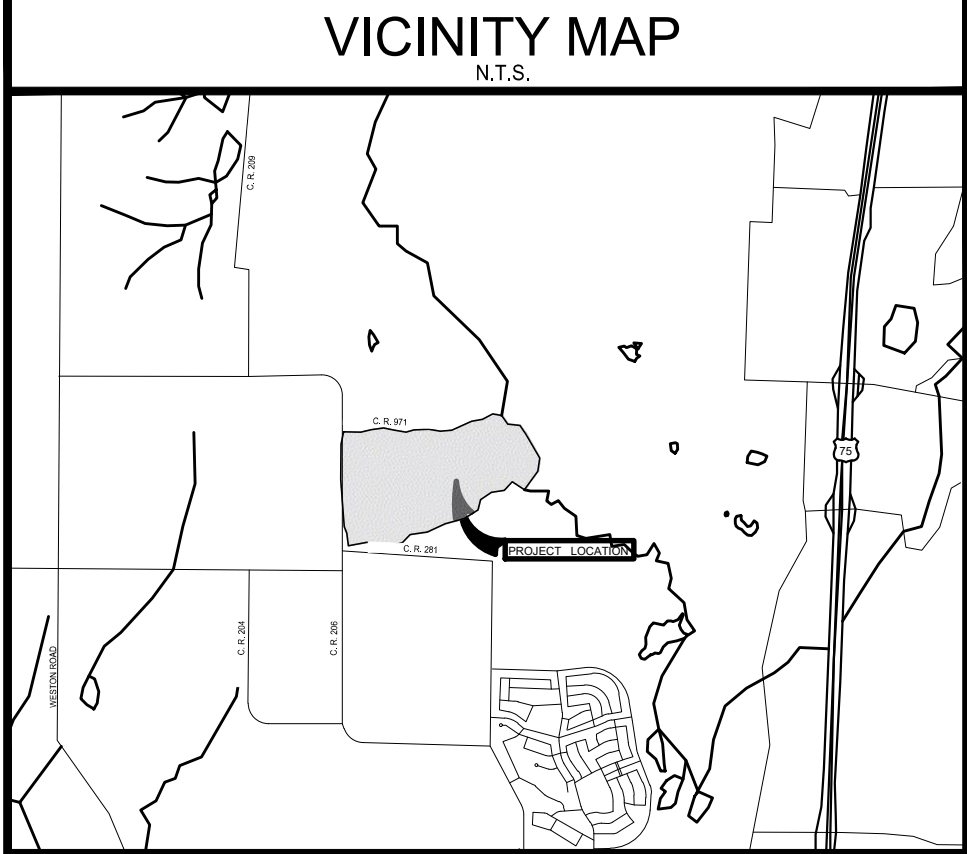
SHEET 6 OF 7

STREET CENTERLINE LINE TABLES

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	244.219	S89° 16' 17.30"E
L2	108.718	S79° 31' 19.31"E
L3	33.080	S79° 31' 19.31"E
L4	287.428	N82° 47' 22.38"E
L5	228.156	N82° 49' 10.73"E
L6	30.675	S71° 45' 10.27"E
L7	25.750	N82° 49' 10.73"E
L8	74.686	N82° 49' 10.73"E
L9	82.822	N65° 26' 28.41"E
L10	31.981	N65° 26' 28.41"E
L11	107.806	S82° 49' 10.73"W
L12	294.184	N81° 54' 07.84"E
L13	374.193	N81° 54' 07.84"E
L14	84.685	N86° 31' 33.37"E
L15	272.902	N55° 12' 32.75"E
L16	59.575	N55° 12' 32.75"E
L17	308.817	N87° 55' 55.90"E
L18	53.675	N83° 11' 50.16"E
L19	406.137	N83° 11' 50.16"E
L20	305.971	S76° 24' 23.62"E
L21	356.582	S76° 24' 23.62"E
L22	54.802	S89° 35' 28.37"E
L23	165.491	S7° 10' 49.27"E
L24	24.416	S71° 45' 10.27"E
L25	313.884	N82° 50' 48.52"E
L26	545.912	S7° 10' 49.28"E
L27	220.915	N87° 55' 55.90"E
L28	351.940	N87° 55' 55.90"E
L29	263.824	N82° 49' 10.73"E
L31	24.395	S76° 24' 23.62"W
L32	297.115	N33° 43' 16.78"W
L33	38.580	N33° 43' 16.78"W
L34	30.020	N61° 30' 01.21"W
L35	30.445	N31° 17' 20.54"W
L36	185.837	N31° 17' 20.54"W
L37	114.648	N31° 17' 20.54"W

LINE TABLE		
LINE #	DISTANCE	BEARING
L38	495.080	N7° 10' 49.27"W
L39	535.976	N82° 50' 48.52"E
L40	535.976	N82° 50' 48.52"E
L41	456.650	S7° 10' 49.27"E
L42	339.229	S7° 10' 49.27"E
L43	26.109	N24° 33' 31.59"W
L44	260.218	S2° 04' 04.10"E
L45	583.895	S7° 10' 49.27"E
L46	52.572	S13° 32' 41.74"E
L47	18.005	S2° 04' 04.10"E
L48	60.425	S2° 04' 04.10"E
L49	23.689	S6° 48' 09.84"E
L50	830.000	N7° 10' 49.27"W
L51	143.289	S13° 35' 36.38"W
L52	291.711	S13° 35' 36.38"W
L53	105.000	S13° 35' 36.38"W
L54	240.000	S76° 24' 23.62"E
L55	356.582	S76° 24' 23.62"E
L56	42.726	S89° 35' 28.37"E
L57	146.659	N76° 24' 23.62"W
L58	367.842	N7° 10' 49.27"W
L59	24.999	S82° 49' 10.73"W
L60	300.000	S13° 35' 36.38"W
L61	290.000	S13° 35' 36.38"W
L62	290.000	S13° 35' 36.38"W
L63	290.000	N13° 35' 36.38"E
L64	82.587	S76° 24' 23.62"E
L65	232.384	S89° 35' 28.37"E
L66	290.000	N0° 24' 31.63"E
L67	194.475	S89° 35' 28.37"E
L69	82.587	S76° 24' 23.62"E
L70	273.995	S76° 24' 23.62"E
L71	375.000	S76° 24' 23.62"E
L72	24.973	N13° 35' 36.38"E
L73	290.040	N0° 32' 33.93"W
L74	290.040	N0° 32' 33.93"W
L75	299.778	N0° 32' 33.93"W

LINE TABLE		
LINE #	DISTANCE	BEARING
L76	375.000	N0° 32' 33.93"W
L77	25.000	N89° 27' 26.07"E
L80	565.184	N7° 10' 49.27"W
L81	66.617	N6° 02' 35.51"E
L82	80.013	N7° 10' 49.27"W
L83	375.595	N82° 49' 10.73"E
L84	240.000	S7° 10' 49.27"E
L85	77.028	S89° 21' 46.66"W
L86	66.037	S82° 49' 10.73"W
L87	448.637	S82° 49' 10.73"W
L88	44.264	S85° 02' 43.50"W
L89	416.440	S82° 49' 10.73"W
L90	419.472	S56° 16' 43.22"W
L91	242.542	S56° 16' 43.22"W
L92	178.114	S87° 55' 54.17"W
L93	239.551	N32° 41' 12.03"W
L94	24.671	N32° 41' 12.03"W
L95	50.860	N7° 10' 49.27"W
L96	187.236	N7° 10' 49.27"W
L97	608.942	S7° 10' 49.27"E
L98	19.712	N58° 42' 39.46"E
L99	342.518	N55° 01' 52.28"E
L100	350.517	N87° 55' 54.17"E
L101	38.750	N82° 49' 10.73"E
L102	296.171	N55° 01' 52.28"E
L103	286.301	N87° 55' 54.17"E
L104	33.825	N57° 18' 47.97"E



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STREET CENTERLINE CURVE TABLES

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C1	S84° 23' 48.30"E	67.98	68.064	400.00	68.06
C2	S88° 17' 55.17"E	162.72	163.352	536.45	163.35
C3	S84° 27' 59.77"E	396.14	399.414	900.00	399.41
C4	S84° 27' 59.77"E	220.08	221.897	500.00	221.90
C5	N74° 51' 32.92"E	110.79	111.150	400.00	111.15
C6	N66° 10' 11.76"E	10.17	10.175	400.00	10.17
C7	S74° 07' 49.57"W	120.86	121.324	400.00	121.32
C8	N52° 10' 49.27"W	70.71	78.540	50.00	78.54
C9	N84° 12' 50.60"E	40.34	40.350	500.00	40.35
C10	N72° 23' 17.55"E	341.96	345.450	700.00	345.45
C11	N56° 43' 47.24"E	37.15	37.157	700.00	37.16
C12	N71° 34' 14.32"E	377.47	382.654	670.00	382.65
C13	N85° 33' 53.03"E	41.31	41.320	500.00	41.32
C14	S86° 36' 16.73"E	177.05	177.990	500.00	177.99
C15	N82° 59' 55.99"E	337.52	338.270	1470.00	338.27
C16	S52° 10' 00.37"E	70.69	78.516	50.00	78.52

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C17	S84° 27' 10.87"E	175.88	177.328	400.00	177.33
C18	S39° 27' 59.77"E	53.41	56.350	50.00	56.35
C19	S49° 37' 26.69"E	67.49	74.078	50.00	74.08
C20	N85° 22' 33.31"E	26.76	26.769	300.00	26.77
C21	N80° 52' 19.64"E	20.39	20.394	300.00	20.39
C22	S87° 29' 14.10"E	101.02	101.506	300.00	101.51
C23	N47° 36' 39.00"W	96.02	96.967	200.00	96.97
C24	N46° 23' 40.87"W	104.24	105.457	200.00	105.46
C25	N19° 14' 04.90"W	125.30	126.233	300.00	126.23
C26	N37° 49' 59.63"E	70.73	78.564	50.00	78.56
C29	S4° 37' 26.69"E	178.40	178.462	2000.00	178.46
C30	S14° 35' 54.44"E	77.47	77.682	300.00	77.68
C31	S10° 21' 45.50"E	33.31	33.325	300.00	33.32
C32	S7° 48' 22.92"E	59.99	60.094	300.00	60.09

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C33	S4° 26' 06.97"E	24.78	24.792	300.00	24.79
C34	N58° 35' 36.38"W	70.71	78.540	50.00	78.54
C35	N82° 59' 55.99"E	204.35	204.803	890.00	204.80
C36	N41° 47' 36.44"W	56.80	60.411	50.00	60.41
C37	N82° 59' 56.17"E	71.18	71.336	310.00	71.34
C38	N82° 59' 55.99"E	137.76	138.069	600.00	138.07
C39	N82° 59' 55.99"E	270.94	271.536	1180.00	271.54
C40	N0° 34' 06.88"W	57.57	57.699	250.00	57.70
C41	S0° 34' 06.88"E	46.06	46.159	200.00	46.16
C42	N37° 49' 10.73"E	70.71	78.540	50.00	78.54
C43	S52° 10' 49.27"E	70.71	78.540	50.00	78.54
C44	N86° 05' 28.70"E	34.24	34.261	300.00	34.26
C45	S83° 55' 57.12"W	9.71	9.712	250.00	9.71
C46	S72° 06' 18.70"W	163.64	165.735	300.00	165.73
C47	S69° 32' 56.98"W	91.82	92.645	200.00	92.65
C48	S73° 56' 57.43"W	285.12	287.967	590.00	287.97

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CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C49	N13° 38' 24.32"E	72.33	80.855	50.00	80.86
C50	N19° 56' 00.65"W	176.60	178.068	400.00	178.07
C52	S25° 45' 55.10"W	54.38	57.501	50.00	57.50
C53	N56° 52' 15.87"E	12.84	12.845	200.00	12.84
C54	N71° 28' 53.23"E	283.18	287.111	500.00	287.11
C55	N85° 22' 32.45"E	26.76	26.767	300.00	26.77
C56	N71° 28' 53.23"E	169.91	172.267	300.00	172.27
C57	N73° 27' 55.19"E	149.89	151.492	300.00	151.49

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PELOTON PROJECT #:	STR22001	DRAWN: MML	6 OF 15
CITY CASE #:		REVIEWER: GSB	

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2657074 Total Number of Acres: 267
Zoning Classification(s): Anna ETJ Total Number of Lots: 701
Location: Century Farms is located at the intersection of CR 206 and CR 971, west of 75, in Anna TX.

Property Owner Information & Authorization

Name/Company: Jabez Development
Address: 1038 TEXAN TRAIL
City: Grapevine State: TX Zip Code: 76051
Phone: 972-754-2948 Email: rob.mcclain@jabezdevelopment.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Nathan Thompson (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.

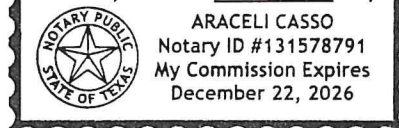
Property Owner's Signature: [Signature] Date: 3/5/24

STATE OF: Texas

COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 5th day of March, 20 24



Araceli Casso
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Nathan Thompson
Company: Westwood
Address: 11000 FRISCO STREET
City: Frisco State: TX Zip Code: 75033
Phone: 214-577-5223 Email: nathan.thompson@westwoodps.com

Planning & Development Department

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



Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Shadowbend Retail, Preliminary Replat. Applicant: LGI Homes-Texas LLC

SUMMARY:

Restaurants and retail on one lot and two vacant lots on 4.4± acres located on the northwest corner of Rosamond Parkway & West Crossing Boulevard. Zoned Planned Development (Ord. No. 797-2018)

The purpose of the Preliminary Replat is to subdivide an existing lot and propose easements necessary for the construction of the retail and restaurant 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. Shadowbend, Block A, Lots 1R, 2, & 3 Preliminary Replat Locator Map
2. Resolution (PRP) Shadowbend Retail
3. Exhibit A (PRP) Shadowbend Retail
4. Application

Preliminary Replat – Shadowbend, Block A, Lots 1R, 2, & 3



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 100 200 400 Feet

March 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-03-0053

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHADOWBEND RETAIL, BLOCK A, LOTS 1R, 2, & 3, PRELIMINARY REPLAT

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

WHEREAS, BFB Ana 40 Acres LLC has submitted an application for the approval of Shadowbend Retail, Block A, Lots 1R, 2, & 3, Preliminary Replat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Replat

The Planning & Zoning Commission hereby approves the Shadowbend Retail, Block A, Lots 1R, 2, & 3, Preliminary Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

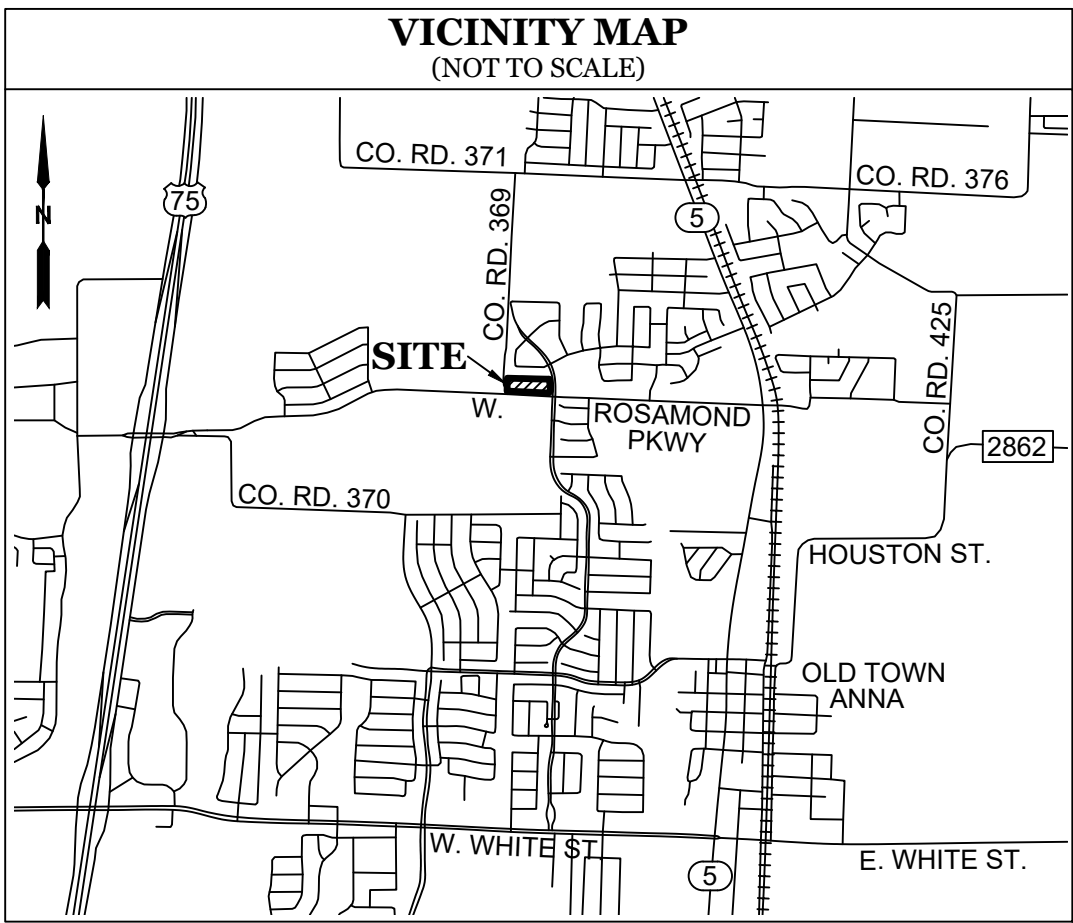
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 1st day of April, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



- GENERAL NOTES**
- The purpose of this conveyance plat is to create three (3) lots of record and dedicate easements.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2nd, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0155J & 48085C0160J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network. North American Datum of 1983 (Adjustment Realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network. North American Datum of 1983 (Adjustment Realization 2011).
 - A conveyance plat is a record of property approved by the city for the purpose of scale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Anna. Selling a portion of this property by metes & bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat or replat is a violation of the city ordinance and state law.

LINE	BEARING	DISTANCE
L1	S 00°04'10" W	26.89'
L2	S 45°41'34" W	41.96'
L3	N 01°23'47" E	9.21'

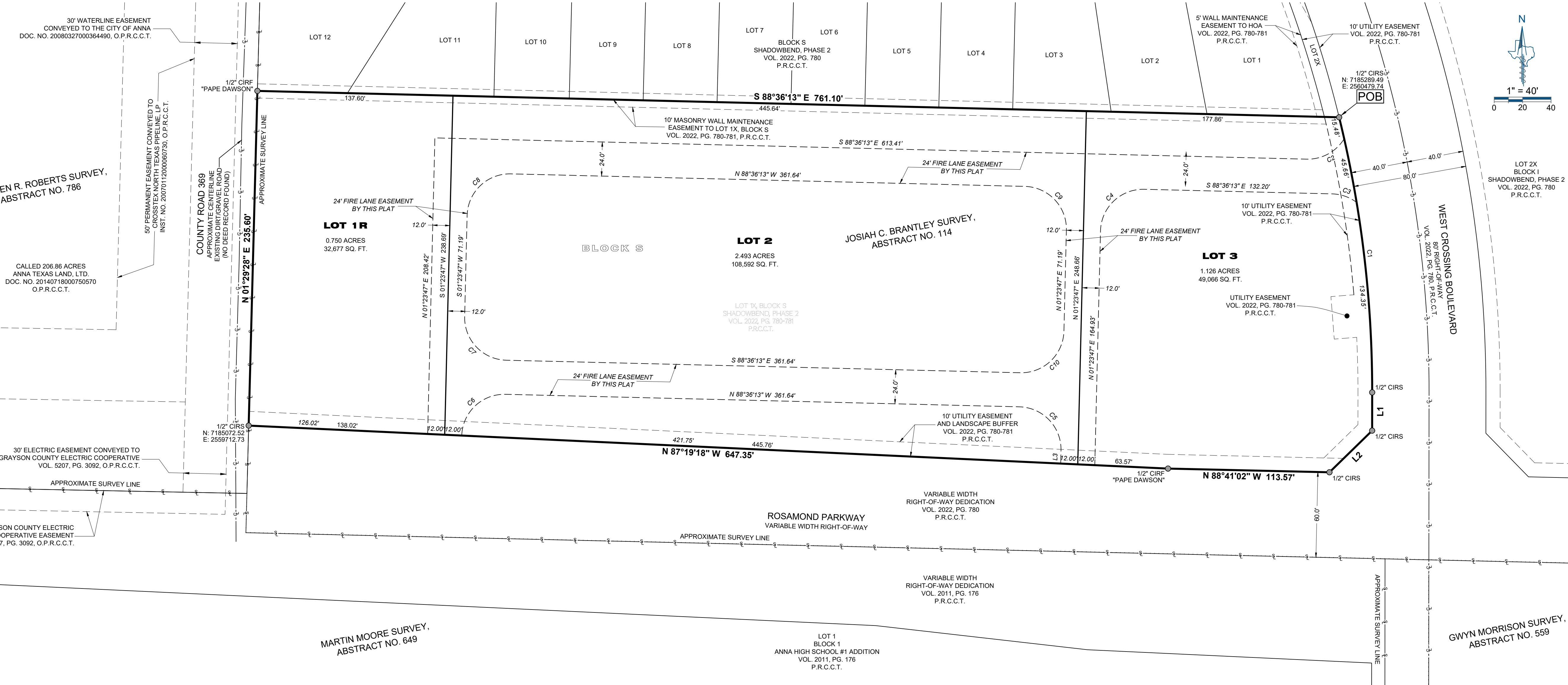
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	195.49'	810.00'	13°49'42"	S 06°50'41" E	195.02'
C2	31.44'	30.00'	88°12'47"	N 61°12'24" E	30.02'
C3	18.56'	30.00'	35°26'30"	S 70°52'58" E	18.26'
C4	47.12'	30.00'	90°00'00"	N 46°23'47" E	42.43'
C5	47.12'	30.00'	90°00'00"	N 43°36'13" W	42.43'
C6	46.89'	30.00'	89°33'41"	S 46°36'57" W	42.26'
C7	47.12'	30.00'	90°00'00"	S 43°36'13" E	42.43'
C8	47.12'	30.00'	90°00'00"	S 46°23'47" W	42.43'
C9	47.12'	30.00'	90°00'00"	N 43°36'13" W	42.43'
C10	47.12'	30.00'	90°00'00"	N 46°23'47" E	42.43'

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

ENGINEER
Claymore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite 40
Prosper, TX 75078
(817) 281-0572

OWNER
LGI HOMES-TEXAS, LLC
Contact: Elaine Torres
1450 Lake Robbins Drive
The Woodlands, TX 77380
(281) 362-8998

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **LGI TEXAS-HOMES, LLC**, is the owner of a 4.369 acre tract of land situated in the Josiah C. Brantley Survey, Abstract Number 114, City of Anna, Collin County, Texas, being Lot 1X in Block S of Shadowbend, Phase 2, a subdivision recorded in Plat Book 2022, Pages 780 - 781 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of West Crossing Boulevard, an 80 foot right-of-way, being the Northeast corner of said Lot 1X, also being the Southeast corner of Lot 2X in Block S of said Shadowbend, Phase 2;

THENCE, along the West right-of-way line of West Crossing Boulevard with the East line of said Lot 1X, the following three (3) courses and distances:

- Along a non-tangent curve to the right, having a radius of 810.00 feet, a chord bearing of S06°50'41"E, a chord length of 195.02 feet, a delta angle of 13°49'42", an arc length of 195.49 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;
- S00°04'10"W, a distance of 26.89 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;
- S45°41'34"W, a distance of 41.96 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the Northwest intersection of West Crossing Boulevard and Rosamond Parkway, a variable width right-of-way, being the Southerly Southeast corner of said Lot 1X;

THENCE, along the North right-of-way line of Rosamond Parkway with the South line of said Lot 1X, the following two (2) courses and distances:

- N88°41'02"W, a distance of 113.57 feet to a 1/2 inch iron rod with a yellow cap stamped "PAPE DAWSON" found;
- N87°19'18"W, a distance of 647.35 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set, being in the East line of a called 206.86 acre tract of land conveyed to Anna Texas Land, Ltd by deed of record in Document Number 20140718000750570 of the Official Public Records of Collin County, Texas, also being in the North right-of-way line of Rosamond Parkway, also being the Southwest corner of said Lot 1X;

THENCE, N01°29'28"E, leaving the North right-of-way line of Rosamond Parkway, along the West line of said Lot 1X and the East line of said 206.86 acre tract, a distance of 235.60 feet to a 1/2 inch iron rod with a yellow cap stamped "PAPE DAWSON" found in said East line, being the Northwest corner of said Lot 1X, also being the Southwest corner of Lot 12 in Block S of said Shadowbend, Phase 2;

THENCE, S88°36'13"E, leaving the East line of said 206.86 acre tract, along the North line of said Lot 1X and the South line of Lots 12-1 & 2X in Block S of said Shadowbend, Phase 2, a distance of 761.10 feet to the **POINT OF BEGINNING**, containing an area of 4.369 Acres, or 190,336 Square Feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **LGI HOMES-TEXAS, LLC**, does hereby adopt this replat, designating herein described property as **SHADOWBEND RETAIL, BLOCK A, LOTS 1R, 2, & 3** an addition to the City of Anna, Collin County, 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.

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

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

OWNER: **LGI HOMES-TEXAS, LLC**

BY: _____ Date _____
Elaine Torres, Officer
LGI HOMES-TEXAS, LLC

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Date

CERTIFICATE OF APPROVAL

APPROVED by the City of Anna City Council on this

_____ day of _____, 2024.

P&Z Chairperson

ATTEST:

Director of Development Services

**PRELIMINARY REPLAT
SHADOWBEND RETAIL
BLOCK A, LOTS 1R, 2, & 3**

ZONED: PD-C
BEING 4.369 ACRES OF LAND SITUATED IN THE
JOSIAH C. BRANTLEY SURVEY, ABSTRACT NO. 114,
CITY OF ANNA, COLLIN COUNTY, TEXAS

DATE OF PREPARATION: MARCH 18, 2024

APPROVED
APRIL 1, 2024
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: SHADOWBEND PH 2 Total Number of Acres: 7.37
Zoning Classification(s): C1-COMMERCIAL Total Number of Lots: 1
Location: NWC ROSAMOND PARKWAY & WEST CROSSING BOULEVARD

Property Owner Information & Authorization

Name/Company: LGI HOMES - TEXAS LLC
Address: 1450 Lake Robbins Dr Ste 430
City: THE WOODLANDS State: TX Zip Code: 77380
Phone: 713.623.6944 Email: gage@hplproperties.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate CLAY CRISTY (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.

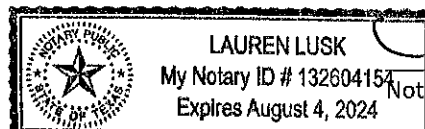
Property Owner's Signature: SPON Date: 2/13/24

STATE OF: Texas

COUNTY OF: Montgomery

BEFORE ME, a Notary Public, on this day personally appeared Sean O'Neal (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 13th day of February, 2024



Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: CLAY CRISTY
Company: CLAYMOORE ENGINEERING
Address: 1903 CENTRAL DRIVE
City: BEDFORD State: TX Zip Code: 76021
Phone: 817.281.0572 Email: clay@claymooreeng.com

Planning & Development Department

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



Item No. 9.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the William & Cheryl Enox Addition, Development Plat.
Applicant: William Enox/May Enox

SUMMARY:

One lot on 1.6± acres located on the west side of Kieth Lane, 925± feet west of County Road 419. Located within the Extraterritorial Jurisdiction (ETJ).

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

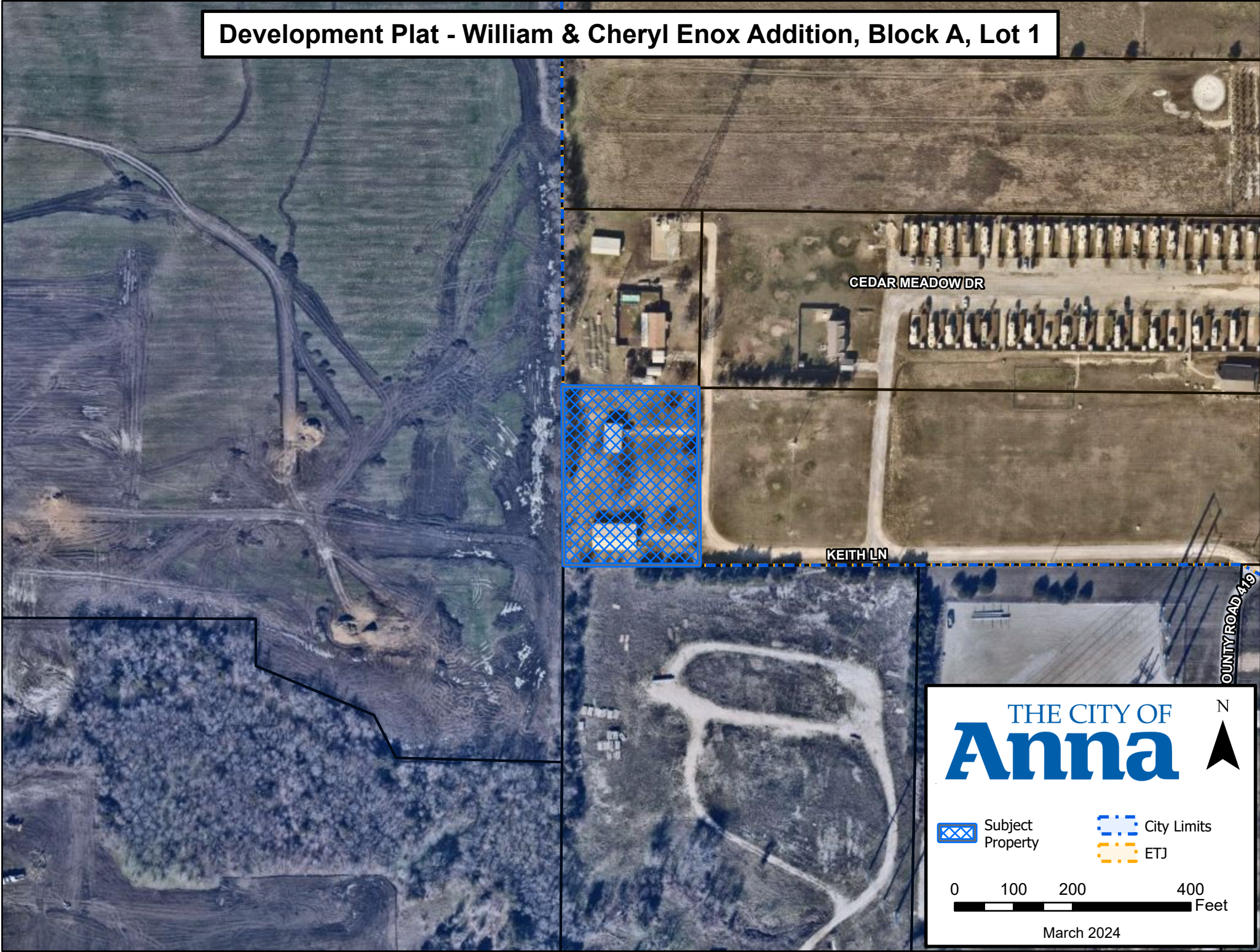
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. William & Cheryl Enox Addition, Block A, Lot 1 Development Plat Locator Map
2. Resolution (DP) William & Cheryl Enox Addn
3. Exhibit A (DP) William & Cheryl Enox Addn BLA Lt1
4. Application

Development Plat - William & Cheryl Enox Addition, Block A, Lot 1



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-04-0057

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING WILLIAM & CHERYL ENOX ADDITION, BLOCK A, LOT 1, DEVELOPMENT PLAT.

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

WHEREAS, Willam Enox/Mary Enox has submitted an application for the approval of William & Cheryl Enox Addition, Block A, Lot 1, Development Plat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Development Plat

The Planning & Zoning Commission hereby approves William & Cheryl Enox Addition, Block A, Lot 1, Development Plat attached hereto as Exhibit A.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 1st day of April, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, William Enox and Mary Enox are the owners of a tract of land situated in the G. Morrison Survey, Abstract No. 559, Collin County, Texas, and being all of that certain 1.58 acre tract of land, described as Tract One, conveyed from Barbara A. Keith, Trustee, to William Enox and Mary Enox, by Warranty Deed with Vendor's Lien, as recorded in File No. 20190904001084220, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod and red cap stamped "Sempco" found at the Southwest corner of said 1.58 acre tract, at the Northwest corner of a called 14.304 acre tract of land conveyed to S. G. Johndroe, III, Trustee, by deed as recorded in Volume 4810, Page 1989, Deed Records, Collin County, Texas, and on the East line of a called 108.344 acre tract of land conveyed to Meritage Homes of Texas, LLC, by deed as recorded in File No. 2023000121336, Official Public Records, Collin County, Texas, from said point the approximate Southwest corner of G. Morrison Survey, Abstract No. 559 bears South 01 degrees 36 minutes 10 seconds West, a distance of 1,031 feet;

THENCE North 00 degrees 46 minutes 47 seconds East, with the West line of said 1.58 acre tract and the East line of said 108.344 acre tract, a distance of 300.81 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northwest corner of said 1.58 acre tract and the Southwest corner of a called 1.59 acre tract of land, described as Tract One, conveyed to William Enox, et al, by deed as recorded in File No. 20190904001084110, Official Public Records, Collin County, Texas, from which a 2 inch steel fence post found for witness bears North 26 degrees 20 minutes 27 seconds West, a distance of 1.20 feet;

THENCE South 89 degrees 27 minutes 22 seconds East, with the North line of said 1.58 acre tract and the South line of said 1.59 acre tract, a distance of 227.90 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" found at the Northeast corner of said 1.58 acre tract, the Southeast corner of said 1.59 acre tract, the Southwest corner of a called 12.120 acre tract of land, described as Tract Two, conveyed to William Enox, et al, by deed as recorded in File No. 20190904001084110, Official Public Records, Collin County, Texas, at the Northwest corner of a called 11.74 acre tract of land, described as Tract Two, conveyed to William Enox, et al, by deed as recorded in File No. 20190904001084220, Official Public Records, Collin County, Texas, and on the West line of a called 1.041 acre easement described in Volume 1611, Page 247, Deed Records, Collin County, Texas;

THENCE South 00 degrees 16 minutes 07 seconds West, with the East line of said 1.58 acre tract, the West line of said 11.74 acre tract, and the West line of said 1.041 acre easement, a distance of 300.01 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" found at the Southeast corner of said 1.58 acre tract, the Southwest corner of said 11.74 acre tract, and on the North line of said 14.304 acre tract, from which a 3/8 inch iron rod found bears South 89 degrees 39 minutes 16 seconds East, a distance of 372.99 feet;

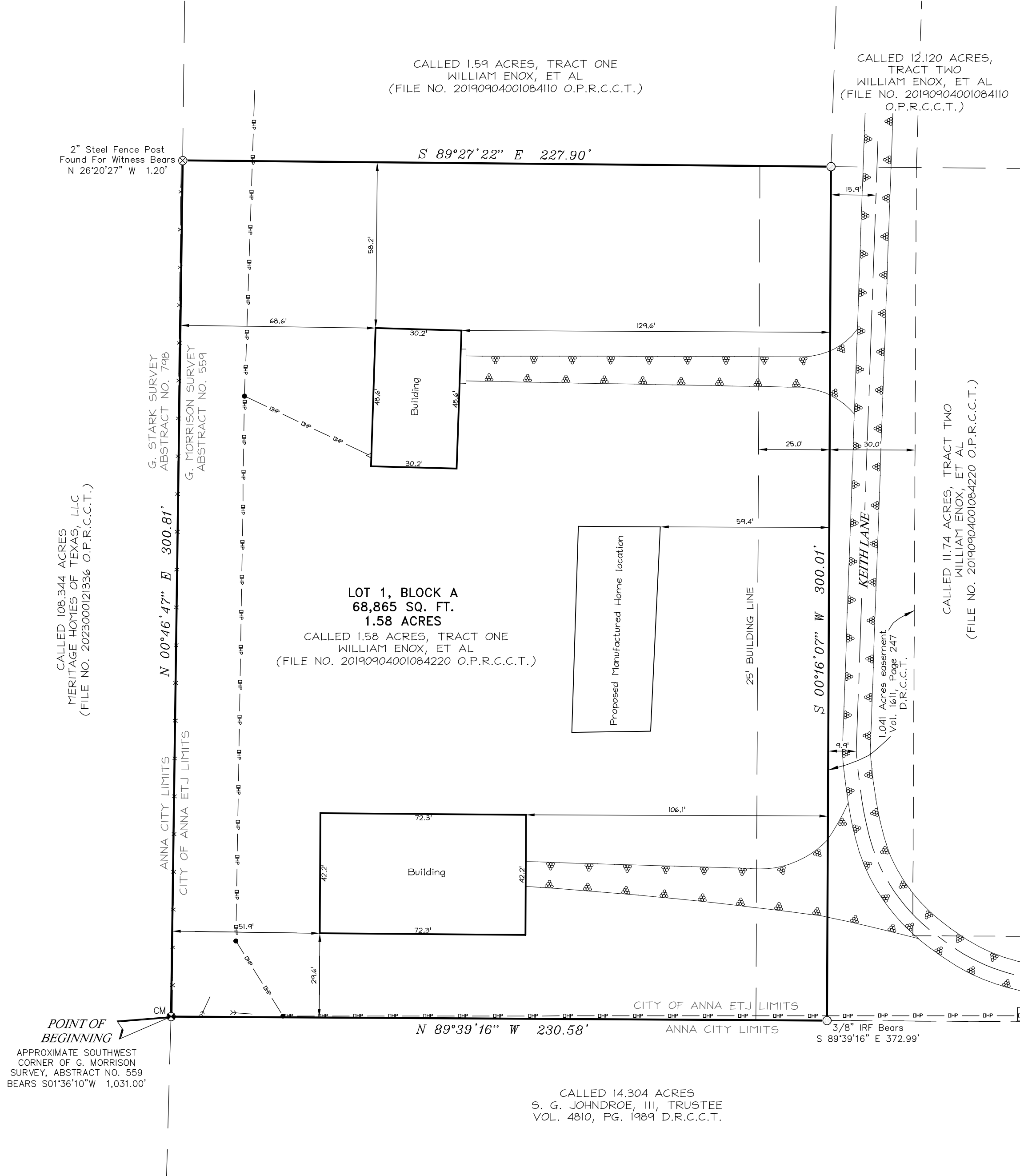
THENCE North 89 degrees 39 minutes 16 seconds West, with the South line of said 1.58 acre tract and the North line of said 14.304 acre tract, a distance of 230.58 feet to the POINT OF BEGINNING and CONTAINING 68,865 square feet or 1.58 acres of land.

SURVEYOR'S CERTIFICATION

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision.

THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48085C0160J, DATED 06/02/2009. IT IS SHOWN AS A PORTION OF THE PROPERTY NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

By: Tina Ballard
Tina Ballard
R.P.L.S. Number: 6746



LEGEND

CM CONTROLLING MONUMENT

B.L. BUILDING LINE (BY THIS PLAT)

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS,

COLLIN COUNTY, TEXAS

D.R.C.C.T. DEED RECORDS,

COLLIN COUNTY, TEXAS

○ 1/2" IRON ROD FOUND (BY-LINE)

⊗ 1/2" IRON ROD SET (BY-LINE)

● 5/8" IRON ROD FOUND (SEMPCO)

▲ ELECTRIC METER

● POWER POLE

▣ TELE. PEDESTAL

← GUY WIRE

—▲—▲— GRAVEL

—●—●— BARBED WIRE FENCE

—DP—DP— OVERHEAD ELECTRIC

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 5) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 6) THE PROPERTY OWNER IS RESPONSIBLE FOR SUFFICIENT CAPACITY OF UTILITIES.
- 7) ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION.
- 8) CITY LIMITS SHOWN HEREON ARE APPROXIMATE IN LOCATION.

EXHIBIT A

OWNER/DEVELOPER - WILLIAM AND MARY ENOX
ADDRESS: 3701 PRIMROSE CT., DENISON, TX 75020
PHONE NUMBER: 817-874-5034

PROJECT NAME:
DEVELOPMENT PLAT
WILLIAM & CHERYL ENOX ADDITION
ADDRESS: 9759 KEITH LANE,
ANNA, TX
PREPARED: 03/04/2024
BY-LINE JOB NO: 2023-1731
SCALE: 1" = 30'
TECHNICIAN: AMN

BY-LINE
SURVEYING LLC

P.O. Box 834
Emory, TX 75440
Ph: (937) 373-5150
Firm No. 10194233
www.bylinesurveying.com

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DATE OF PREPARATION: 03/04/2024

DEVELOPMENT PLAT
WILLIAM & CHERYL ENOX ADDITION
BLOCK A, LOT 1
1.58 ACRES
AN ADDITION TO THE ETJ OF THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
G. MORRISON SURVEY,
ABSTRACT NO. 559

APPROVED
APRIL 1, 2024
P&Z COMMISSION
CITY OF ANNA

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: _____ Total Number of Acres: 1.58
Zoning Classification(s): NONE Total Number of Lots: 1
Location: 8759 Keith Ln

Property Owner Information & Authorization

Name/Company: William ENOX / Mary ENOX
Address: 3701 Primrose Ct
City: Denison State: TX Zip Code: 75020
Phone: 817-371-8563 Email: MWENOX@AOL.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.

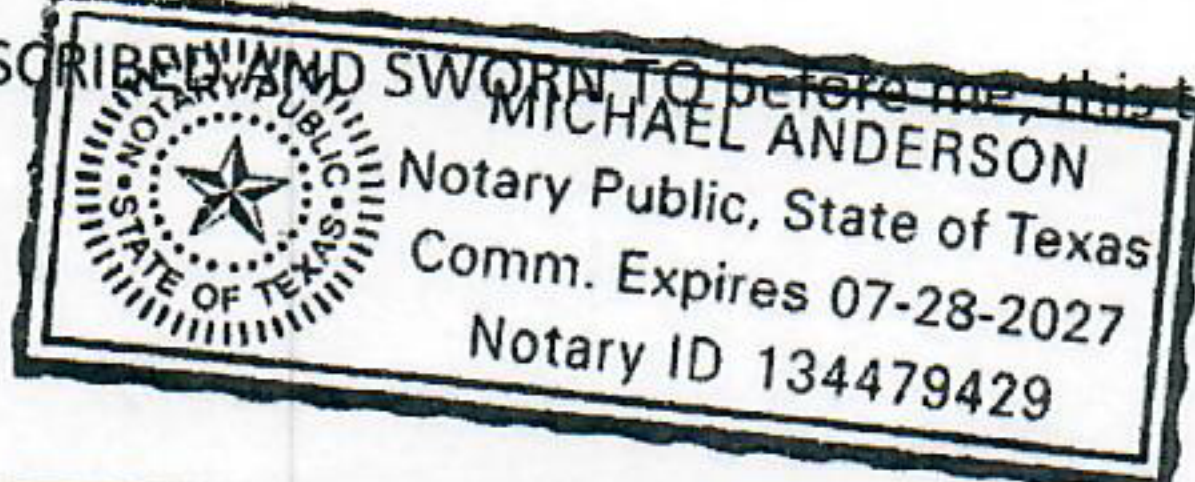
Property Owner's Signature: Mary Enox / William Enox Date: 3-5-24

STATE OF: Texas

COUNTY OF: Garrett

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 5th day of MARCH, 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



Item No. 10.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Shadowbend Retail, Preliminary Site Plan.
Applicant: LGI Homes- Texas LLC

SUMMARY:

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

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

ISSUES:

Landscape Buffer Reduction

The applicant is requesting to reduce the minimum 20-foot landscape buffer requirement adjacent to the right-of-way. Sec. 9.04.045 (Landscaping) of Article 9.04 (Zoning Ordinance) states that nonresidential, mixed-use, and multi-family parcels shall provide for a minimum 20-foot landscape buffer when adjacent to the right-of-way of any arterial or collector street.

However, if unique circumstances existing which prevent strict adherence with the requirement the Planning & Zoning Commission has the authority to consider granting a modification during the preliminary site plan approval process by reducing the buffer requirement to a minimum of 10 feet.

Unusual circumstances include but are not limited to, insufficient lot depth or size of the existing lot, existing structures and drives, and floodplain and existing trees to be preserved.

The existing lot depth is 235.6 feet on the western edge of the property and a 10-foot landscape buffer is currently platted.

There are two developments similar to this request. Willow Creek Addition, with a lot depth of 172 feet, was granted a landscape buffer reduction to 13 feet. Unlike Shadowbend Retail, the Willow Creek Addition does not provide a fire lane/access easement behind the buildings. The Shops at Avery Point, with a lot depth of 221 feet, did not request a landscape reduction. Unlike both Willow Creek and Shadowbend Retail, The Shops at Avery Point does not include drive through facilities. The primary

difference between the Shadowbend Retail development and the other developments is increased internal landscaping around the drive-through entrances.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

If the Planning & Zoning Commission grants the modification of the landscape buffer reduction, the Preliminary Site Plan is in conformance with the adopted Planned Development standards and the city's Subdivision Regulations and Zoning Ordinances.

If the Planning & Zoning Commission grants the modification of the landscape buffer reduction, the Preliminary Site Plan is recommended for approval.

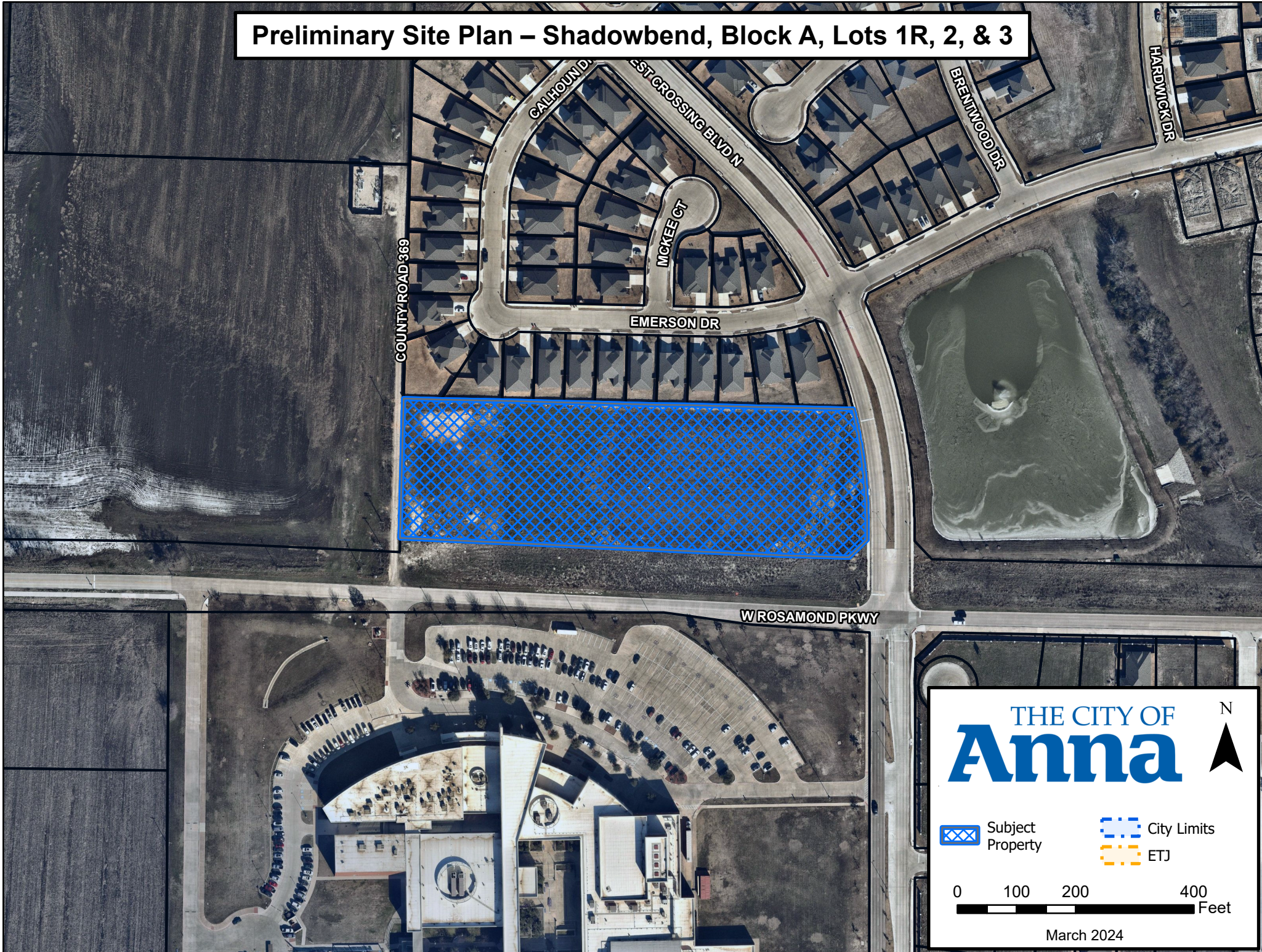
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Shadowbend, Block A, Lots 1R, 2, & 3 Preliminary Site Plan Locator Map
2. Resolution (PSP) Shadowbend Retail
3. Exhibit A (PSP) Shadowbend Retail
4. Application
5. Exhibit A (SP) Willow Creek Addition
6. Exhibit A (SP) Shops at Avery Pointe, Block A, Lots 1 & 2

Preliminary Site Plan – Shadowbend, Block A, Lots 1R, 2, & 3



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-04-0056

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHADOWBEND RETAIL, 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, LGI Homes – Texas LLC submitted an application for the approval of Shadowbend Retail, Block A, Lots 1R, 2 & 3, Preliminary Site Plan; and

WHEREAS, the Planning & Zoning Commission grants a reduction to the landscape buffer along Rosamond Parkway and West Crossing Boulevard to 10 feet; 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 Shadowbend Retail, Block A, Lots 1R, 2, & 3, Preliminary Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 1st day of April, 2024.

ATTEST:

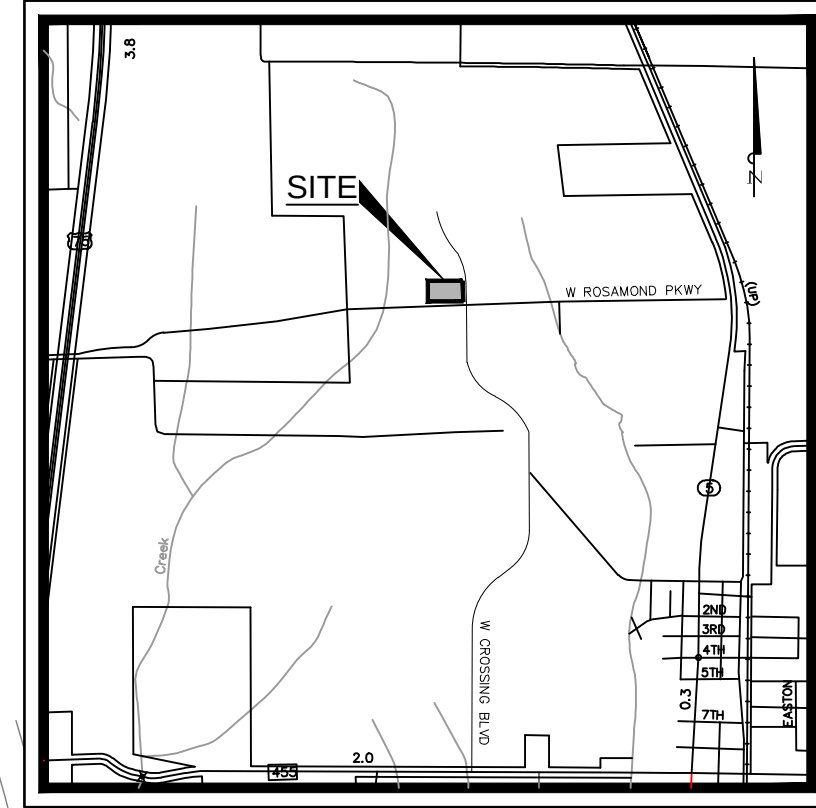
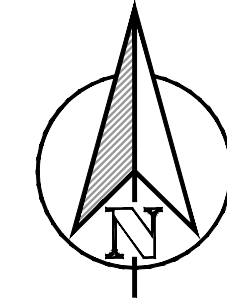
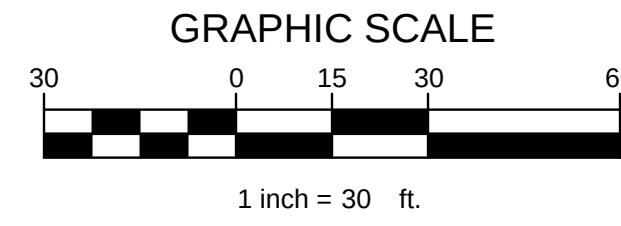
APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

PLOTTED BY: SANTIAGO DURAN
 PLOT DATE: 3/20/2024 4:08 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-154 MODUS ARCHITECTURE SHOPS AT SHADOW BEND - ANNA\CADD\SHEETS\PSP-SITE PLAN.DWG
 LAST SAVED: 3/20/2024 3:59 PM

SITE DATA SUMMARY																							
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. 1 AREA (SQ. FT.)	BLDG. 2 AREA (SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING				HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS		
									REQ.	PROV.	REQ.	PROV.	REQ. RATIO	BLDG. 1 REQ.	BLDG. 2 REQ.	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)
PROPOSED LOT 1	PD-C1-COMMERCIAL	RETAIL	4.37	190,335	7,700	7,700	26'	1	50% MAX	11.6%	1:1.25 MAX	0.12	RETAIL (1 PER 250 SQ FT)	31	31	128	128	5	5	86,477	45%	103,858	55%
		RESTAURANT			3,300	3,300							RESTAURANT (1 PER 100 SQ FT)	33	33								



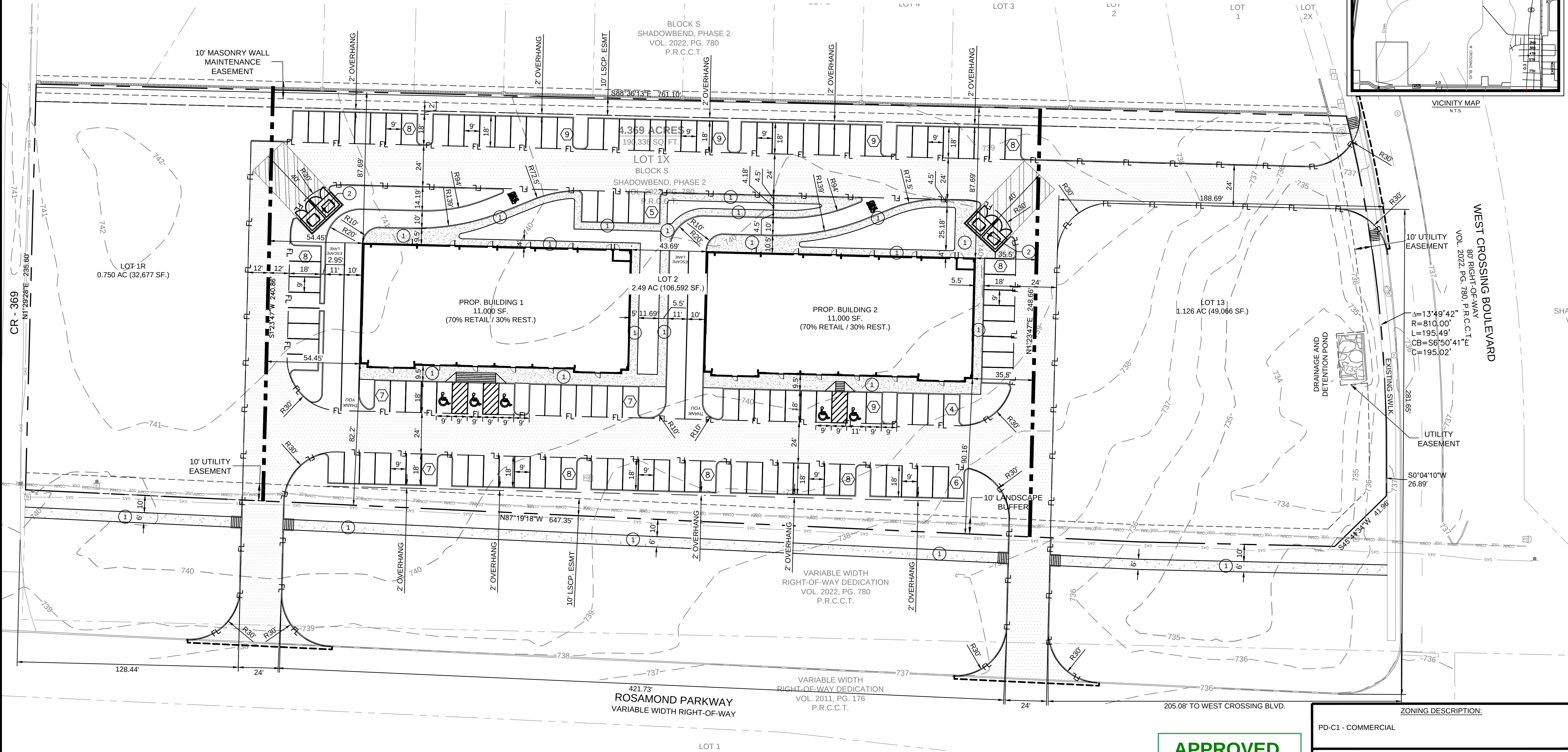
PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer
 P.E. No. 109880
 Date 3/20/2024

SHADOW BEND
 WEST ROSAMOND PKWY.
 ANNA, TX 75409

PRELIMINARY SITE PLAN

DESIGN:	RS
DRAWN:	RS
CHECKED:	ASD
DATE:	3/20/2024
SHEET	
PSP	
CM FILE NO.	2023-

EXHIBIT A



APPROVED
 APRIL 1, 2024
 P&Z COMMISSION
 CITY OF ANNA

LEGEND	
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROPOSED FIRE LANE STRIPPING

CONSTRUCTION SCHEDULE	
①	PROPOSED SIDEWALK
②	PROPOSED DUMPSTER ENCLOSURE

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

<u>ZONING DESCRIPTION:</u>		
PD-C1 - COMMERCIAL		
<u>OWNER:</u>		
HUNNINGTON 3773 RICHMOND AVE. STE.# 800 HOUSTON, TX. 77046 PH: 713.623.6944		
		CONTACT NAME: GAGE A. RABA
<u>APPLICANT:</u>		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, STE.# 406 BEDFORD, TX 76021 PH: 817.281.0572		
		CONTACT NAME: CLAY CRISTY
<u>SURVEYOR:</u>		
EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009		
		CONTACT NAME: TYLER RANK
<u>LEGAL DESCRIPTION:</u>		
SHADOW BEND, RETAIL, BLOCK A, LOTS 1R, 2, & 3.		
<u>CITY:</u>		<u>STATE:</u>
ANNA		TX.
<u>COUNTY:</u>	<u>SURVEY:</u>	<u>ABSTRACT NO.</u>
COLLIN	J.C. BRANTLEY	114

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: SHADOWBEND PH 2 Total Number of Acres: 7.37
Zoning Classification(s): C1-COMMERCIAL Total Number of Lots: 1
Location: NWC ROSAMOND PARKWAY & WEST CROSSING BOULEVARD

Property Owner Information & Authorization

Name/Company: LGI HOMES - TEXAS LLC
Address: 1450 Lake Robbins Dr Ste 430
City: THE WOODLANDS State: TX Zip Code: 77380
Phone: 713.623.6944 Email: gage@hplproperties.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate CLAY CRISTY (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.

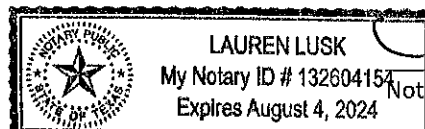
Property Owner's Signature: SPON Date: 2/13/24

STATE OF: Texas

COUNTY OF: Montgomery

BEFORE ME, a Notary Public, on this day personally appeared Sean O'Neal (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 13th day of February, 2024



Lauren Lusk
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: CLAY CRISTY

Company: CLAYMOORE ENGINEERING

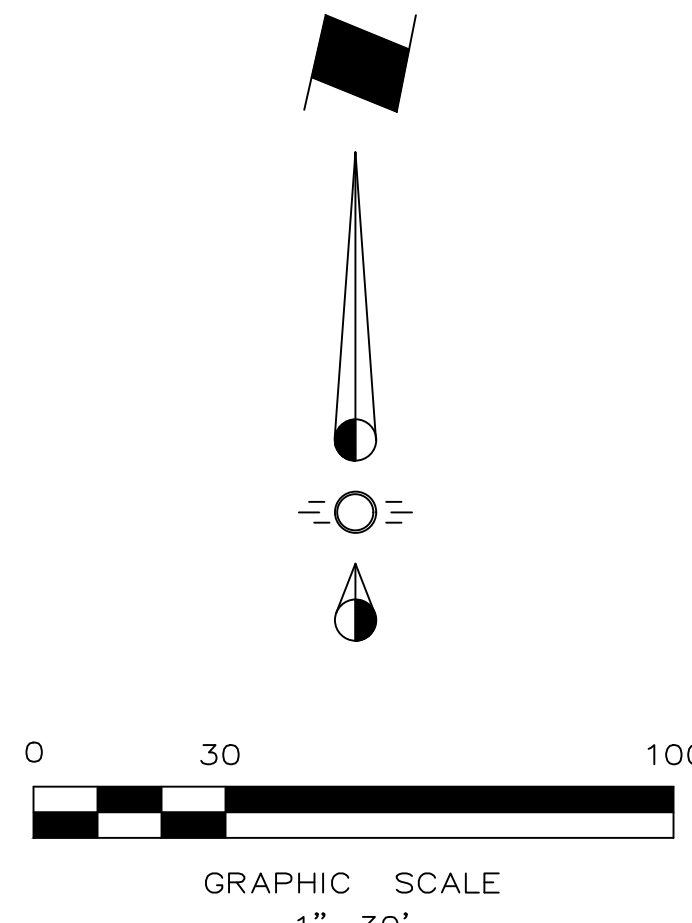
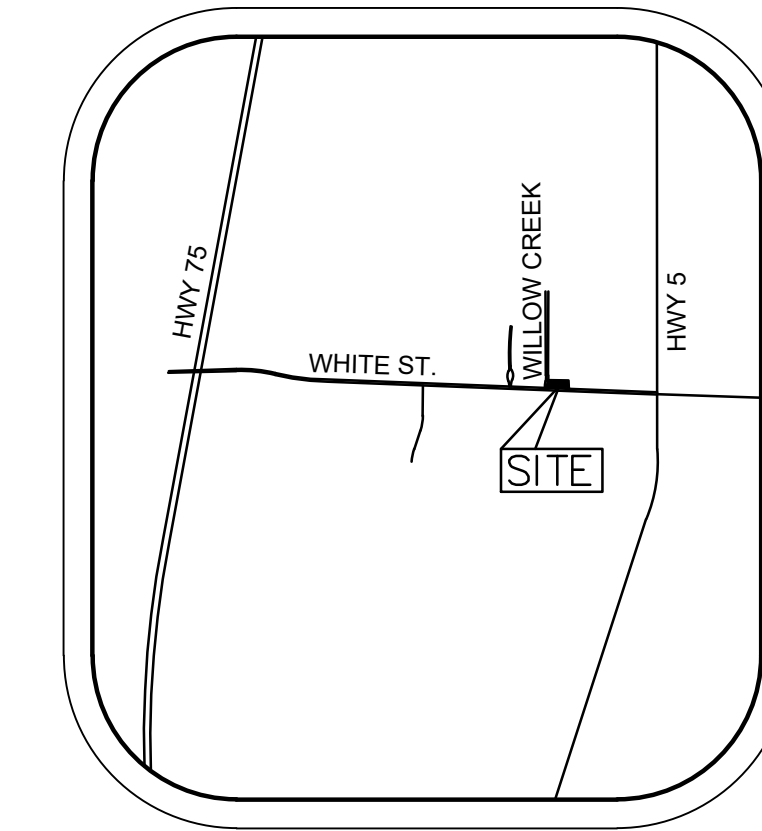
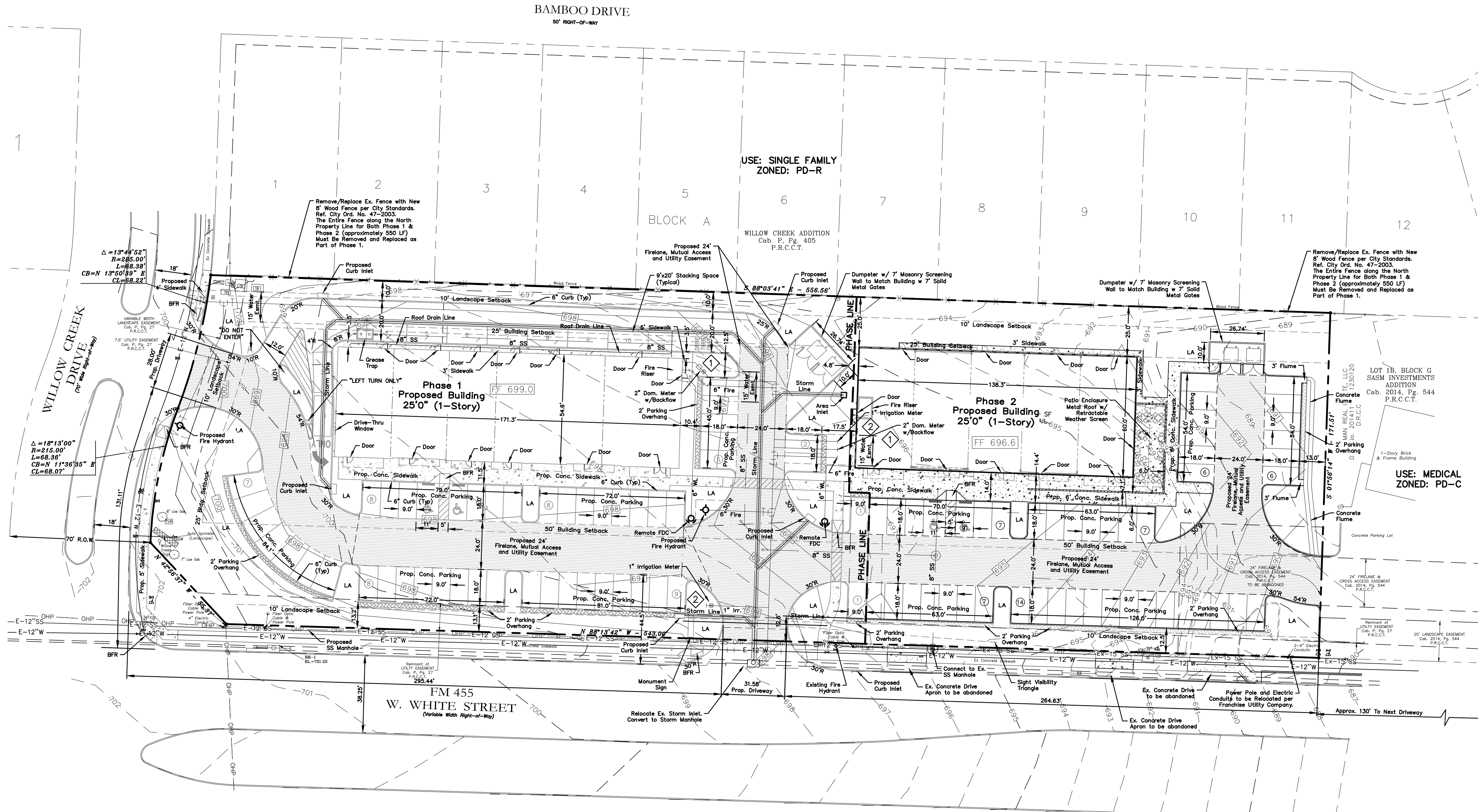
Address: 1903 CENTRAL DRIVE

City: BEDFORD State: TX Zip Code: 76021

Phone: 817.281.0572 Email: clay@claymooreeng.com

Planning & Development Department

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



- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Contour
 - Existing Contour
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp
 - Landscape Area

SYNOPSIS

Address: 628 W. White Street
Anna, Texas 75409

Zoning: PD-C-1 (Ord. No. 47-2003)
& THOR Overlay District

Proposed Use: Retail, Alcoholic Beverage Store, Restaurant, Medical

Lot Area: 2.249 Acres (97,966 sf)

Building Areas:
Phase 1 Building 9,324 sf
Phase 2 Building 8,920 sf (8,300 sf Bldg. + 620 sf Patio)

Lot Coverage: 17.99%
Floor Area Ratio: 0.18 : 1

Building Height:
Phase 1 25'-0" (1-Story)
Phase 2 25'-0" (1-Story)
Patio Enclosure 20'-0"

Phase 1 Building Required Parking:

Restaurant-Take Out (1,517 sf)	3 spaces per 1,000	= 5 Spcs.
Alcoholic Beverage Store (1,492 sf)	4 spaces per 1,000	= 6 Spcs.
Retail (1,302 sf)	4 spaces per 1,000	= 6 Spcs.
Medical (5,013 sf)	5 spaces per 1,000	= 26 Spcs.

Phase 2 Building Required Parking:

Retail (6,120 sf)	4 spaces per 1,000	= 25 Spcs.
Restaurant (2,800 sf)	10 spaces per 10,000	= 28 Spcs.

Phase 1 Parking Required Total: (43 Parking Spaces)
Parking Provided Total: (49 Parking Spaces) 2 Handicap Spcs.

Phase 2 Parking Required Total: (53 Parking Spaces)
Parking Provided Total: (47 Parking Spaces) 2 Handicap Spcs.

Overall Parking Required Total: (96 Parking Spaces)
Overall Parking Provided Total: (96 Parking Spaces) 4 Handicap Spcs.

NOTE: LIGHTING WILL COMPLY WITH THE CITY OF ANNA ZONING ORDINANCES.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

WATER METER CHART			
No.	Meter Type	Size	Quantity
1	Domestic Meter	2"	2
2	Irrigation Meter	1"	2

FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 48065C01060 (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

Landscape Area

Required Internal LS Area (8 SF/Space):

Phase 1 (49 spaces)	= 392 SF
Phase 2 (47 spaces)	= 376 SF

Additional Internal LS Area Provided:

Phase 1	= 16,029 SF
Phase 2	= 10,476 SF

Total Landscape Area:

Phase 1	= 16,421 SF
Phase 2	= 10,852 SF

APPROVED
MAY 10, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
May 2, 2022
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

OWNER:
Marcus Property Company LLC
1717 Pembroke Lane
McKinney, Texas 75072
Phone (320) 444-7709
b.marcus@terraconstruction.com
Contact: Bruce Marcus

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

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

Issue Dates:	Revisions:	Date:
1 4/26/2022	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS	
1720 W. Virginia Street 972.562.4409	McKinney, Texas 75069 Texas P.E. Firm No. F-3935
Drawn By: C.E.C.I.	Checked By: C.E.C.I.
Scale: 1"=30'	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: ZACHARY GRIMES, P.E. NO. 122013 ON 4/26/22. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.	
REVISED SITE PLAN	
WILLOW CREEK RETAIL CENTER	
WILLOW CREEK ADDITION PHASE 1B, BLOCK G, LOT 1R 2.249 ACRES JOHN C. FARRIS SURVEY, ABSTR. NO. 331 CITY OF ANNA, COLLIN COUNTY, TEXAS	
Sheet No.	Project No.
SP	22011

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

PREPARED DATE: 4/26/2022

WILLOW CREEK RETAIL CENTER PHASE 2



Item No. 11.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
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.

CLUSTER RESIDENTIAL (CR)

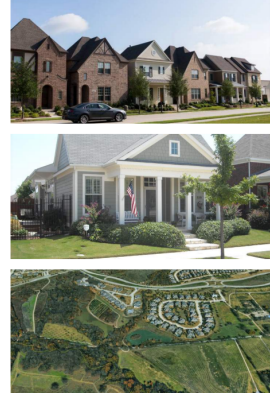
Character & Intent
Cluster residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in planned subdivisions with all utilities, residential streets and sidewalks.

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



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.
1. 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

1. As drawn on the Concept Plan, the applicant is not requesting a reduction of the open space requirement.
2. 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.
3. 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.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

- 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.

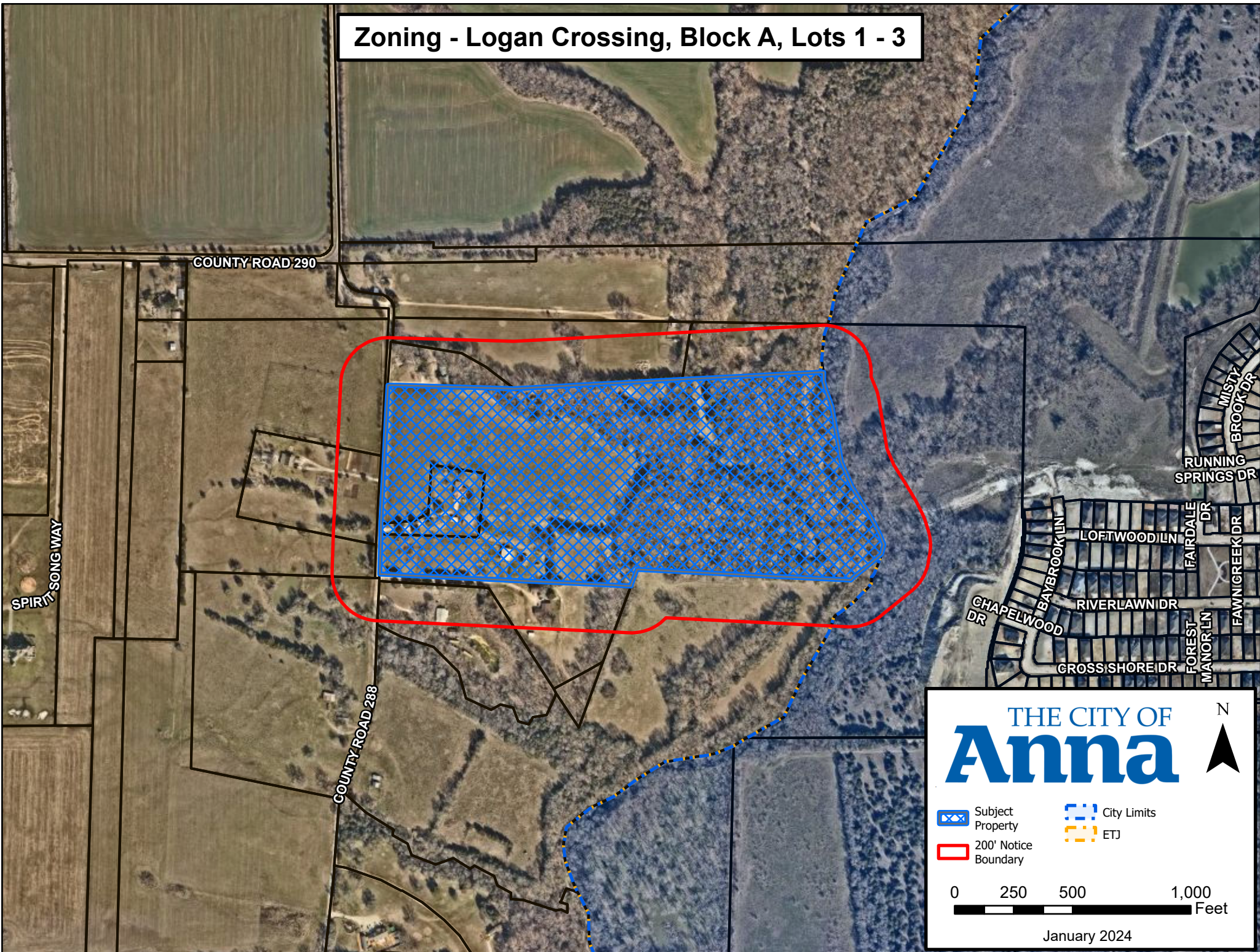
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

- 1. Logan Crossing, Block A, Lots 1 - 3 Zoning Locator Map
- 2. PZ - STAFF REPORT (Zoning) Logan Crossing
- 3. Exhibit A (CP) Zoning Annexation
- 4. PZ Response
- 5. Application

Zoning - Logan Crossing, Block A, Lots 1 - 3



CITY OF ANNA

Planning & Zoning Commission

April 1, 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.

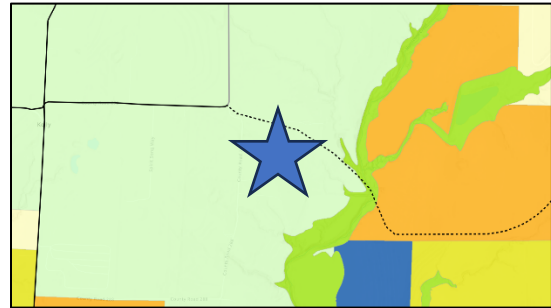
A Concept Plan, Logan, accompanies this request as Exhibit A.

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.

N:\0044000\00006 CAD\DWG\SITE DESIGN C3D\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)	22.47
MF Tract 3 Area (sf)	978,857
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)	21.1%
UNIT COUNT	
Total Unit Count	215
Total 1 Bedroom	110
Total 2 Bedroom	47
Total 3 Bedroom	58
Unit Density	9.6
PARKING	
Total Required Parking	430
Total Required Covered Parking	215
Total Covered Parking Provided	260
Total Parking Provided	461
OPEN SPACE	
600 sf per 1 Bedroom	66,000
900 sf per 2 Bedroom	42,300
900 sf per 3 Bedroom	52,200
Total Required Open Space (sf)	160,500
Total Provided Open Space	381,413
Open Space Provided (percentage)	42.1%

PLANNING AND ZONING COMMISSION

APRIL 1, 2024

OPPOSITION TO THE

ANNEXATION AND ZONING REQUEST FOR 37.8 ACRES LOCATED at 10320 COUNTY ROAD 288

AND REVIEW OF THE CONCEPT PLAN

Name: Janet M Smith
Address: 10468 County Road 288
Anna, Texas 75409

Sent via email to Lauren Mecke; lmecke@annatexas.gov

Our property is located just north of and adjacent to the 37.8 acres listed above.

We STRONGLY oppose the proposed annexation, zoning and concept plan of the 37.8 acres located at 10320 County Road 288.

THE ANNA 2050 COMPREHENSIVE PLAN

The 2050 COMPREHENSIVE PLAN was developed based on input from the Joint Workshop held on August 11, 2020, in coordination with the Kimley-Horn team and Anna City staff. The purpose was to provide a Vision Statement, A set of Guiding Principles and A Preferred Scenario for the *future development of Anna*.

The property under discussion is located on the west side of Hurricane Creek and color-coded light yellow and next to that is a yellow area.

The light yellow is described in the PlaceType descriptions as ESTATE RESIDENTIAL (ER). "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 may have water service, though they may have *septic* wastewater treatment. Residential uses are oriented to the site. Lots may or may not have livestock restrictions. Lot sizes in the Estate Residential Place Type range from ½ acre to 2 acre lots."

The yellow color is described as SUBURBAN LIVING (SL). "Predominately single-family housing on detached lots. Home sites are in platted subdivisions with all utilities, residential streets, and sidewalks."

The proposed concept plan does not fit into either category. Instead, it is a MIXED USE (MU) Plan. A MU is high density combining multi-family housing types, shopping and restaurants. The concept plan presented includes (5)-3 story apartment buildings (207 units), 186 single family rental homes, and 39

rental townhomes, a total of 432 units plus 3 restaurants, and 2 retail spaces. This is a Mixed-Use concept plan and is not in compliance with the 2050 PLAN.

The Anna 2050 Plan provides a single family residential development on the West side of Hurricane Creek equal to or exceeding the upscale development on the East side of Hurricane Creek. It would be a tragedy to allow a 37.8-acre property to destroy the opportunity for a beautiful Estate Residential area.

ANNEXATION

This area is currently in the Extra Territorial Jurisdiction (ETJ) “.....It can be thought of a ring around the City of Anna which enables the city to *regulate subdivisions of land*.(Emphasis added) However, it does not allow for zoning.” (from the Anna website) This area is in the ETJ. Zoning cannot occur unless there is annexation by the City.

Annexation would require the City to provide:

...- Water services. While we do have water service, it is insufficient to handle the high volume of usage that a MULTI USE project would demand.

...Sewer services; Sewer services are nonexistent.

...-Priority police and fire protection. The City is not able to provide sufficient water to offer fire services. A fire station is under construction in the Villages of Hurricane near Hwy 75. Fire vehicles must still go to FM 455 to reach any fire emergency on the west side of the Creek. Currently, any fire must burn itself out. Law enforcement is provided by the County Sheriff's Office.

...-Emergency Medical services equal to those currently being provided to the other areas in the City.

...-Maintenance of county and public roads. These are county roads, not equipped to handle heavy traffic or equipment.

Anna has many projects that are currently the focus of the City's resources, making this project unrealistic. The City of Anna cannot and should not consider the annexation of this 37.8-acre property.

ROSAMOND PARKWAY

The routing of the Rosamond Parkway extension from Hurricane Village Estates across Hurricane Creek to East Fork Estates has not yet been determined. However, this 37.8-acre property dares to create a small piece of this roadway that destroys a home with horses, dogs, cats and wildlife without any regard for the homeowner.

As early as 2020, when the 2050 plan was released, concerned citizens wrote a letter to Ross Attobelli, the then Director of Development Services, to consider alternative plans that would not destroy homes. There are other alternative routes that should be considered and not allow this 37.8-acre ill-conceived concept plan to determine the future path of this major 6 lane divided thoroughfare.

HISTORICAL SIGNIFICENCE OF THE AREA: Kelly Community was an active community in the late 1800's to around 1940. The Kelly Store and the Kelly School were located at the corner of FM 455, CR 290 and CR 289. The Store's concrete pad still exists. A historical marker has been placed near that corner on CR 290. Please note that **Kelly** is shown on the 2050 PLAN.

SUMMARY

My husband and I moved to this beautiful area 32 years ago. Since then, we have welcomed a not-for-profit dog rescue retreat and a not-for-profit equestrian facility that provides therapeutic help to challenged kids.

Many of us have horses, cows and acreage committed to the production of hay, corn, grain, native and cultivated pecans and honey.

I ask all the commissioners to visit this area and please enjoy the peace and quiet and the green acres of hay and grain growing. Stop by my property and walk to the back of this home and enjoy the view towards Hurricane Creek.

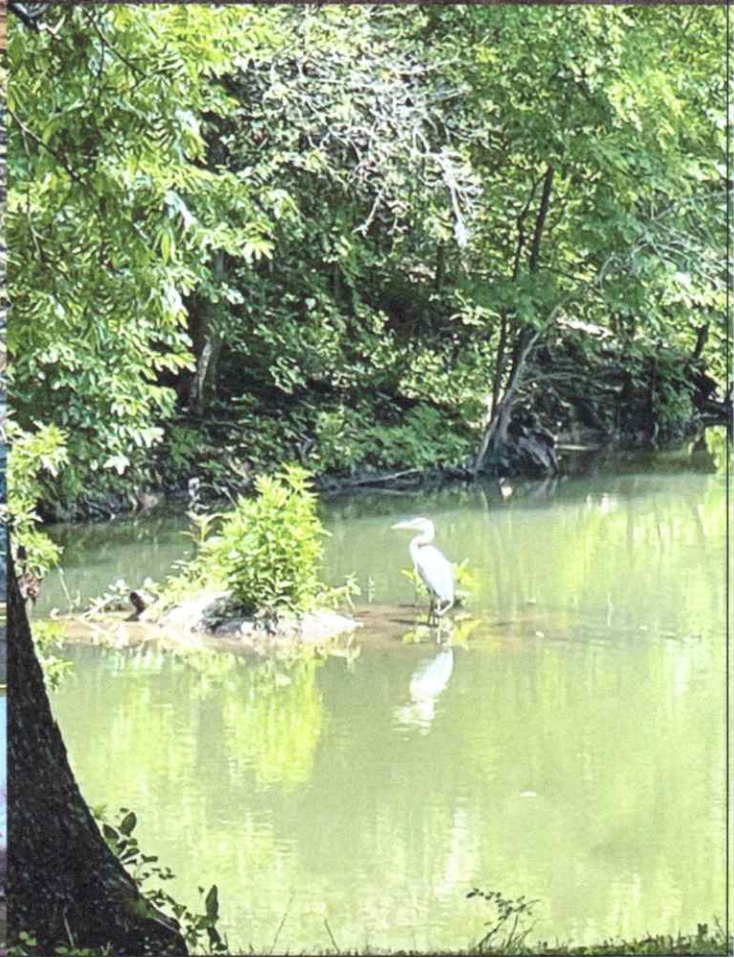
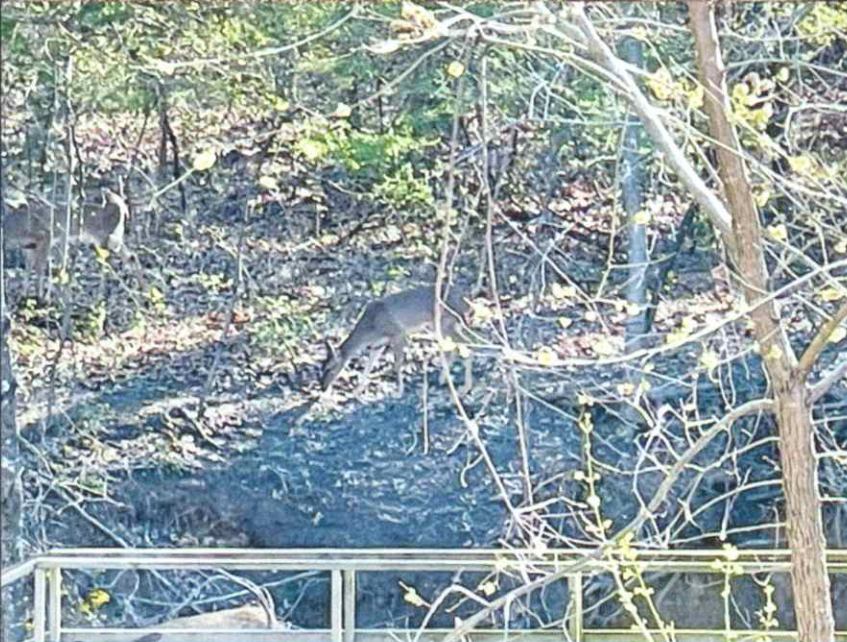
Some of us have applied for a wildlife designation to protect the natural habitat of deer and other wildlife. We are part of the migratory path for Hummingbirds, Canadian Geese and other fowl.

It would be a travesty to allow this ill-conceived plan to change the ambiance of this area. For all the above reasons my family and I **strongly oppose** any consideration of the annexation, zoning, and concept plan for the 37.8 acres presented at this meeting, April 1, 2024, of the Planning & Zoning Commission

Thank you for your consideration.

Sincerely,

Janet Smith and family



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.

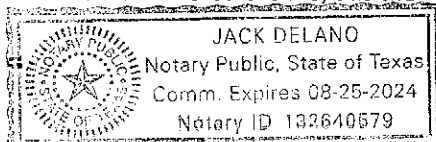
Property Owner's Signature: _____ Date: 12/27/2023

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



Item No. 12.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
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 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.

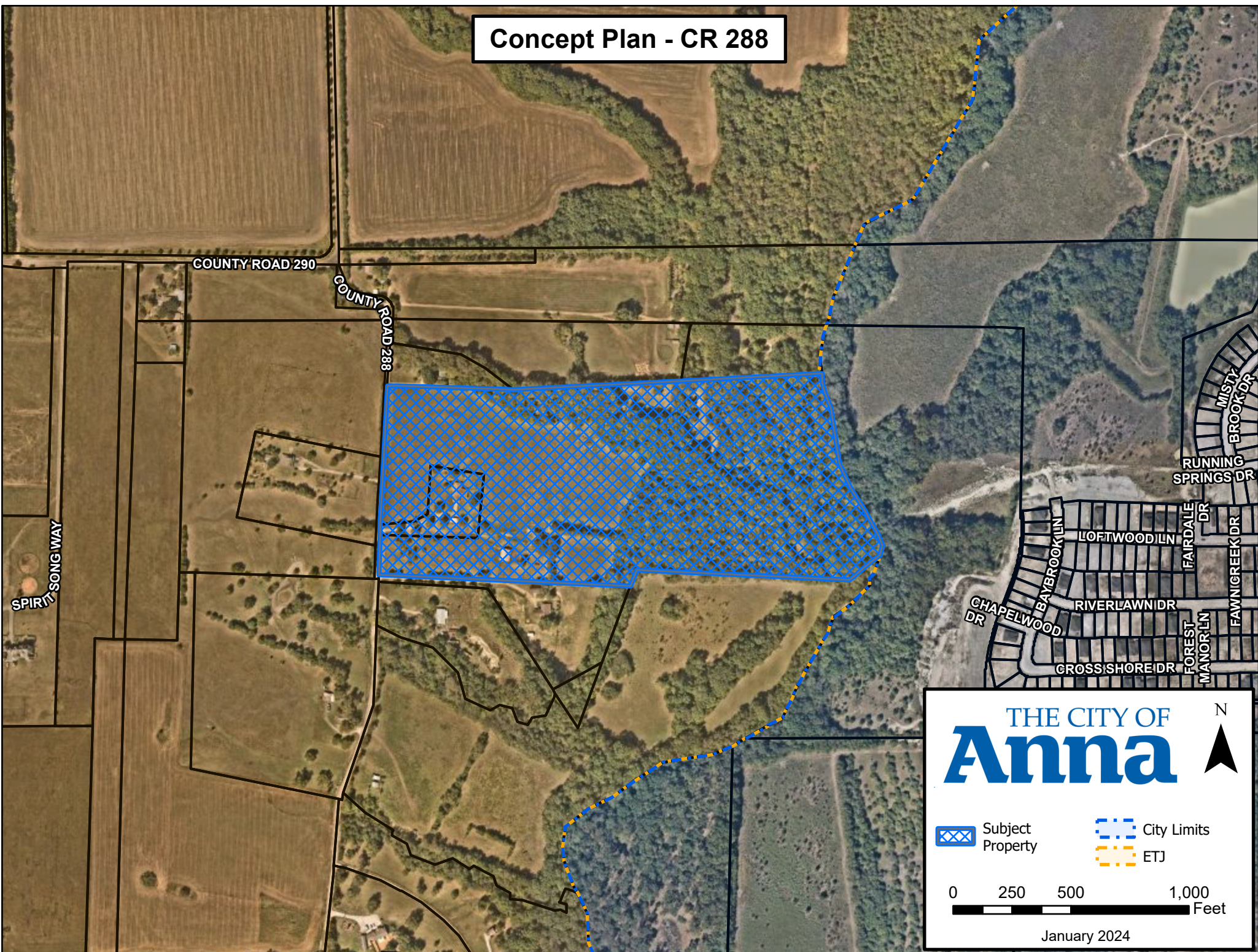
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

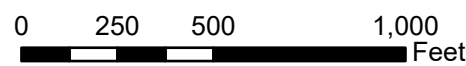
1. CR 288 Concept Plan Locator Map
2. Exhibit A (CP) Zoning Annexation
3. Application

Concept Plan - CR 288



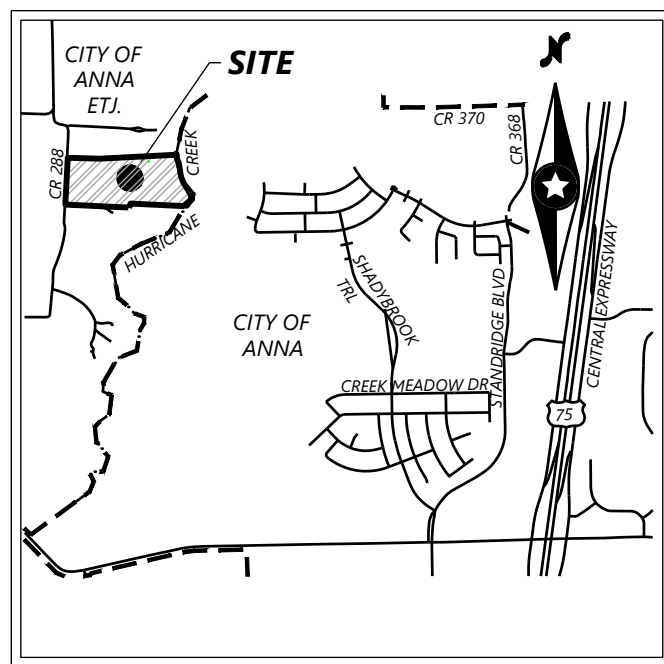
THE CITY OF
Anna

-  Subject Property
-  City Limits
-  ETJ



January 2024

(NOT TO SCALE)

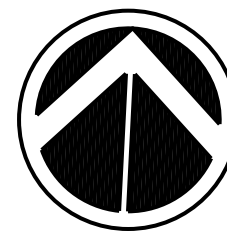
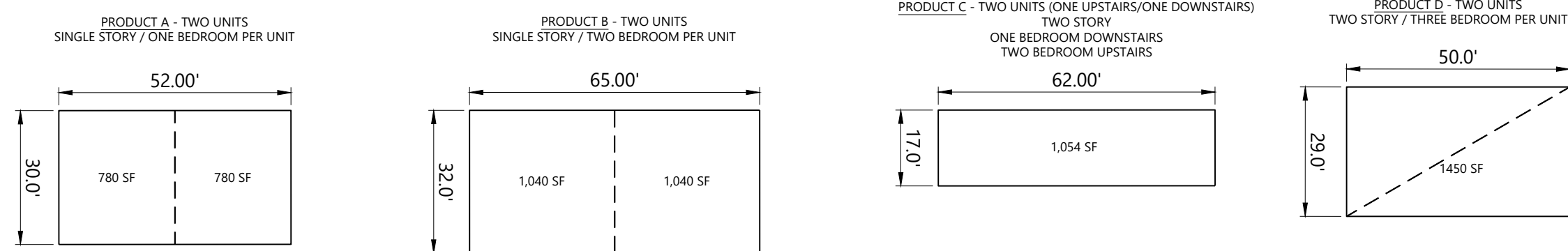


IN COMPLIANCE WITH:

- 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"

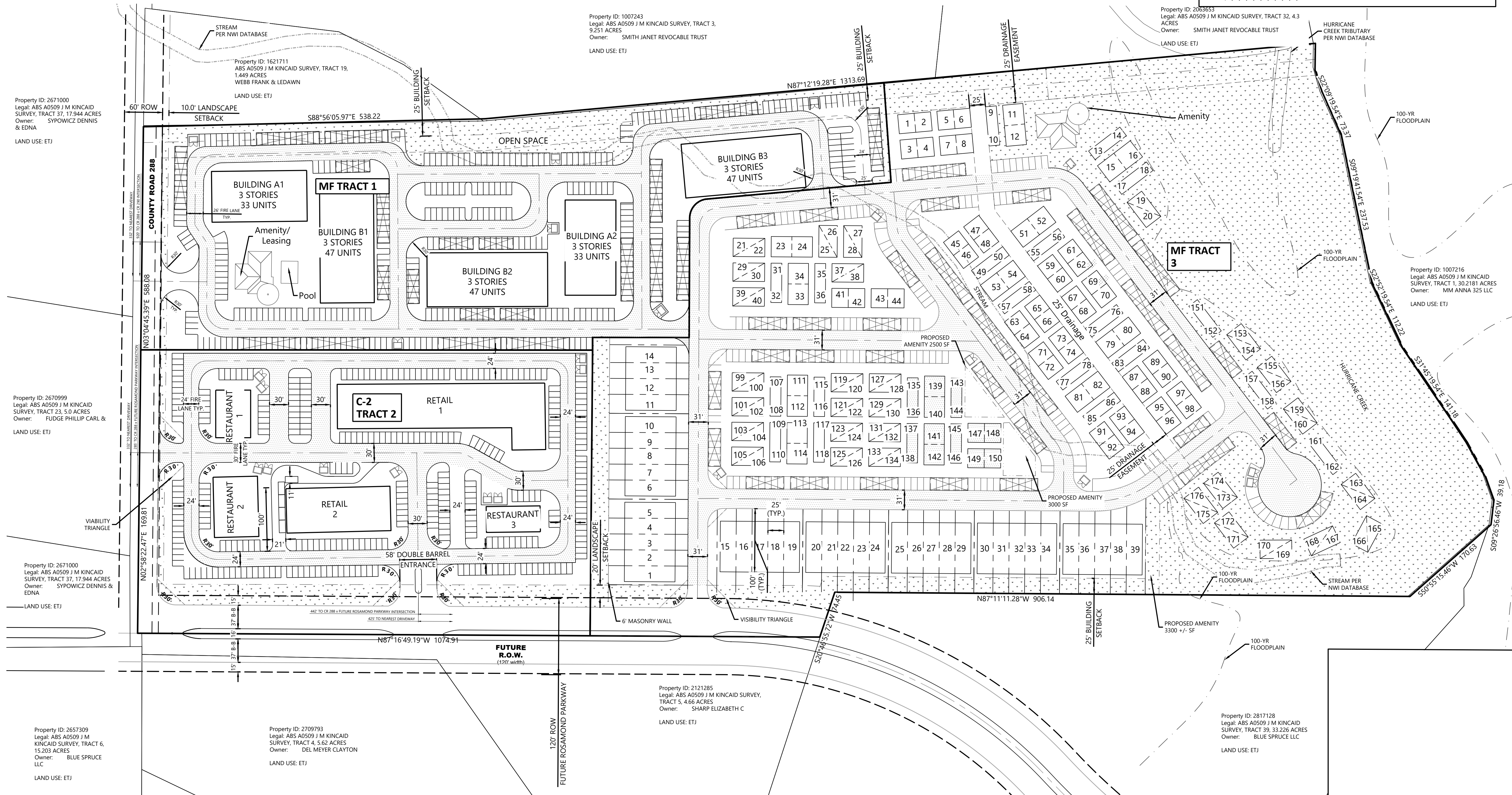
10.00' MINIMUM SPACING REQUIRED BETWEEN BUILDINGS



80 160 Feet

SCALE: 1" = 80' - 0"

OPEN SPACE



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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)	22.47
MF Tract 3 Area (sf)	978,857
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)	21.1%
UNIT COUNT	
Total Unit Count	215
Total 1 Bedroom	110
Total 2 Bedroom	47
Total 3 Bedroom	58
Unit Density	9.6
PARKING	
Total Required Parking	430
Total Required Covered Parking	215
Total Covered Parking Provided	260
Total Parking Provided	461
OPEN SPACE	
600 sf per 1 Bedroom	66,000
900 sf per 2 Bedroom	42,300
900 sf per 3 Bedroom	52,200
Total Required Open Space (sf)	160,500
Total Provided Open Space	381,413
Open Space Provided (percentage)	42.1%

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.

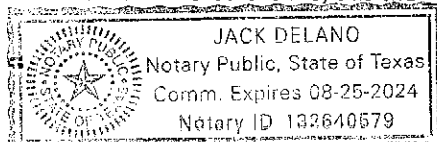
Property Owner's Signature: _____ Date: 12/27/2023

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



Item No. 13.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

[Withdrawn] 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 will re-notice this zoning request once ready to move forward.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

STRATEGIC CONNECTIONS:

This item has no strategic connection.

ATTACHMENTS:



Item No. 14.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to to annex and zone 10.1± acres to Multi-family (MF) District. Located on the north side of Collin County Outer Loop, 680± feet east of W. Foster Crossing Road within the Extraterritorial Jurisdiction (ETJ). Applicant: Skorburg Company

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.

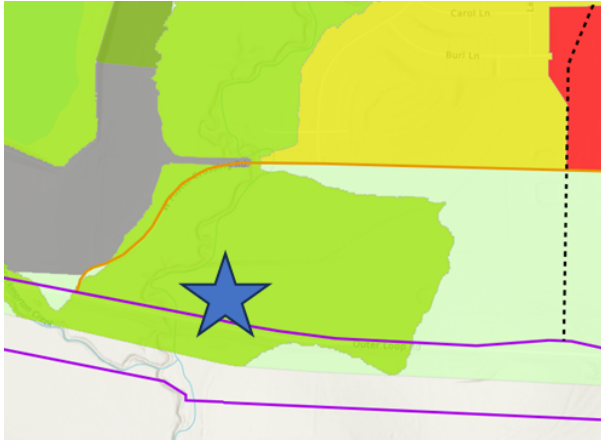
Surrounding Land Uses and Zoning

North	Vacant land zoned Planned Development (Ord. No. 2002-27A; south of Pecan Grove)
East	Agriculture (Pecan Farm) located in the ETJ
South	Across Collin County Outer Loop, vacant land in Melissa's ETJ
West	Vacant land owned by Collin County & located in the ETJ

Conformance with the Anna 2050 Comprehensive Plan

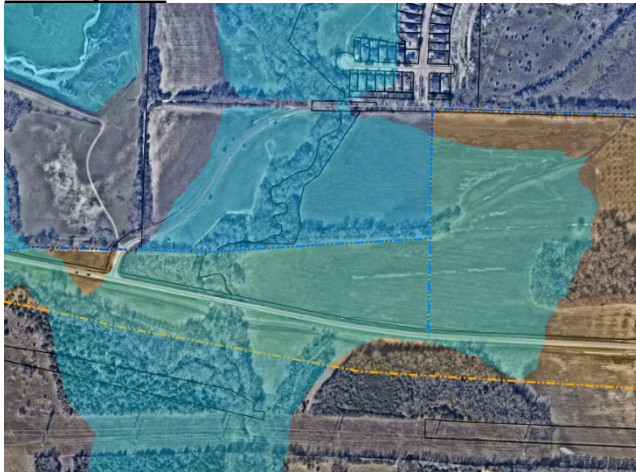
The Anna 2050 Future Land Use Plan identifies this area as Parks and Open Space place type. The Preferred Scenario Diagram identifies this property as Mixed Use. On the following pages are the pages from the Comprehensive Plan for the Mixed Use place type.

The proposed zoning district does conform to the Mixed Use place type.



ISSUES:

Floodplain



The primary issue for this site is due to the entire tract being within the flood zone. The flood zone as currently shown has been in effect since June 2009. It is possible that several acres can be reclaimed and developed in the future but will need further analysis.

MIXED USE (MU)

Character & Intent

A Mixed Use center offers people the ability to live, shop, work and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This PlaceType typically includes a higher intensity of uses developed in an urbane style that are supported by nodes of activity. The design and scale of development in a Mixed Use center encourages active living, with a complete and comprehensive network of walkable streets.

Land Use Considerations

Primary Land Use

Retail, commercial, townhomes, apartments, offices, hotels and personal service uses

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

Lot Size (range) N/A



SUMMARY:

Request to annex and zone 10.1± acres to Multi-family (MF) District. Located on the north side of Collin County Outer Loop, 680± feet east of W. Foster Crossing Road.

The request for multi-family zoning is not in conformance with the Future Land Use Plan but is in conformance with the Preferred Scenario Diagram within the Anna 2050 Comprehensive Plan.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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.

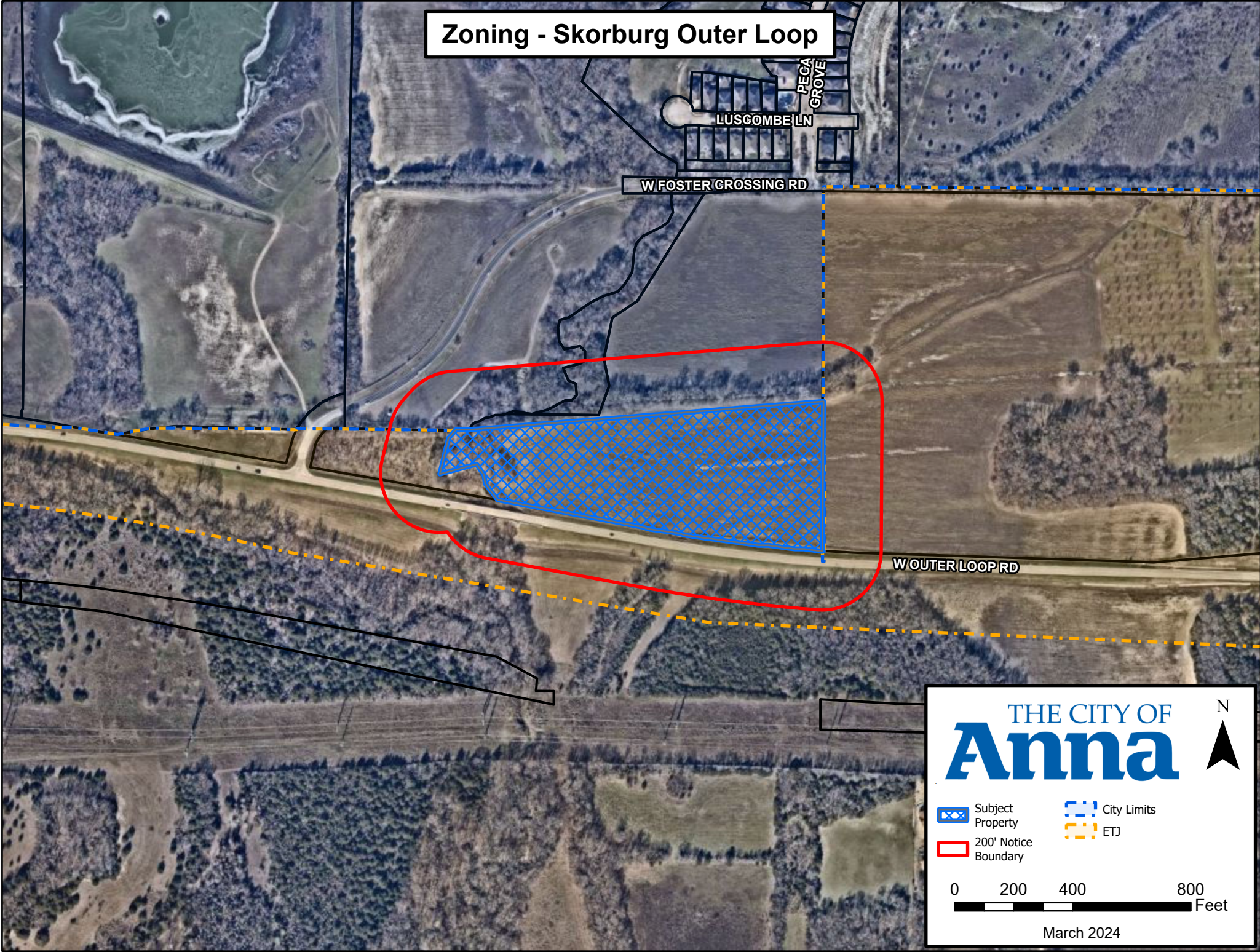
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Skorborg Outer Loop Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) Skorborg Outer Loop
3. Zoning Exhibit
4. Application

Zoning - Skorburg Outer Loop



THE CITY OF
Anna



-  Subject Property
-  200' Notice Boundary
-  City Limits
-  ETJ

0 200 400 800 Feet

March 2024

CITY OF ANNA
Planning & Zoning Commission
April 1, 2024
Zoning: Skorburg Outer Loop
Applicant: Skorburg Company

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone 10.1± acres to Multi-family (MF) District. Located on the north side of Collin County Outer Loop, 680± feet east of W. Foster Crossing Road.

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.

Surrounding Land Uses and Zoning

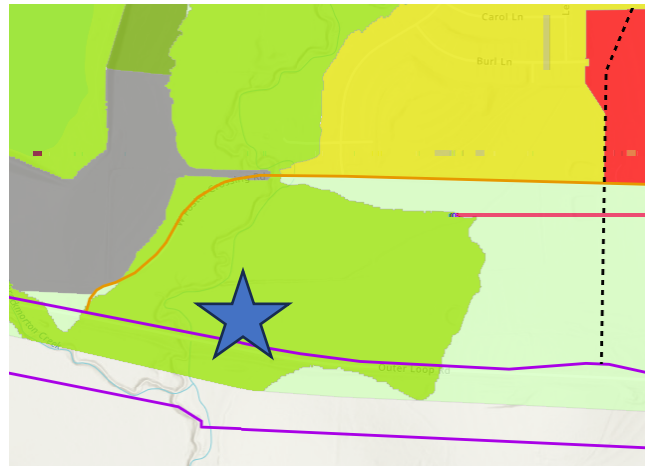
North	Vacant land zoned Planned Development (Ord. No. 2002-27A; south of Pecan Grove)
East	Agriculture (Pecan Farm) located in the ETJ
South	Across Collin County Outer Loop, vacant land in Melissa's ETJ
West	Vacant land owned by Collin County & located in the ETJ

Conformance with the Anna 2050 Comprehensive Plan

The Anna 2050 Future Land Use Plan identifies this area as Parks and Open Space place type.

The Preferred Scenario Diagram identifies this property as Mixed Use. On the following pages are the pages from the Comprehensive Plan for the Mixed Use place type.

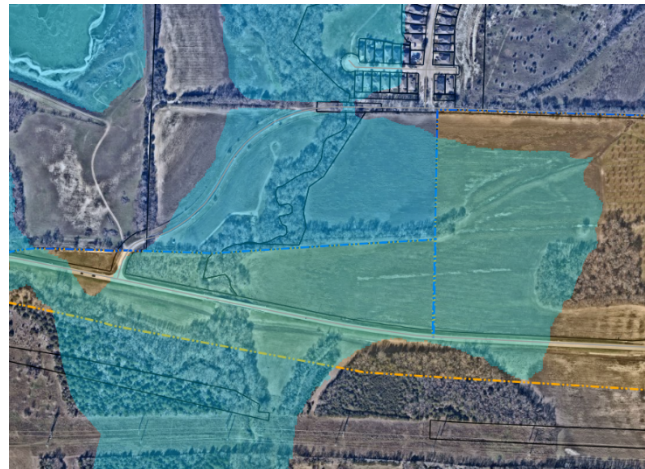
The proposed zoning district does conform to the Mixed Use place type.



ISSUES:

Floodplain

The primary issue for this site is due to the entire tract being within the flood zone. The flood zone as currently shown has been in effect since June 2009. It is possible that several acres can be reclaimed and developed in the future but will need further analysis.



Character & Form

A Mixed Use center offers people the ability to live, shop, work and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This PlaceType typically includes a higher intensity of uses developed in an urbane style that are supported by nodes of activity. The design and scale of development in a Mixed Use center encourages active living, with a complete and comprehensive network of walkable streets.

Land Use Considerations

Primary Land Use

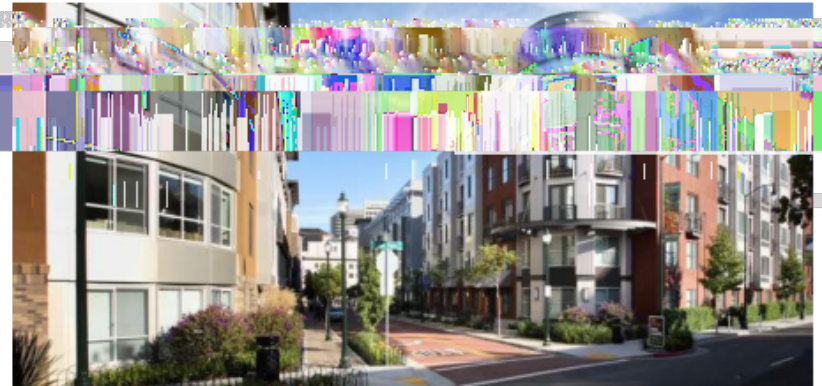
Retail, commercial, townhomes, apartments, offices, hotels and personal service uses

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

Lot Size (range) N/A



SUMMARY:

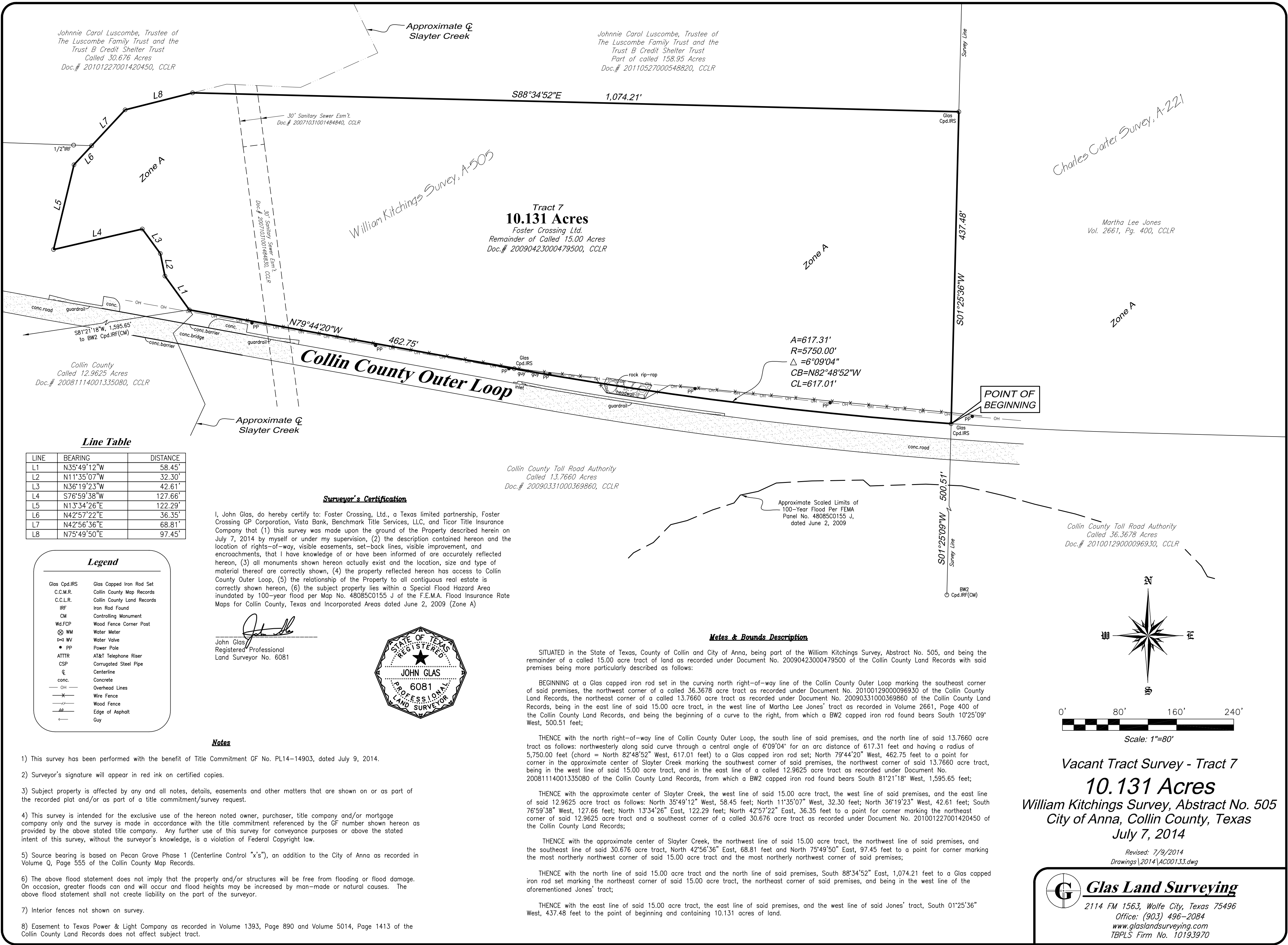
Request to annex and zone 10.1± acres to Multi-family (MF) District. Located on the north side of Collin County Outer Loop, 680± feet east of W. Foster Crossing Road.

The request for multi-family zoning is not in conformance with the Future Land Use Plan but is in conformance with the Preferred Scenario Diagram within the Anna 2050 Comprehensive 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.



Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: Tracts 9 and 13 of the William Kitchings Survey Total Number of Acres: 10.01
Zoning Classification(s): Multifamily Residential(MF) Total Number of Lots: 1
Location: NEC of Outer Loop Rd and W Foster Crossing Rd

Property Owner Information & Authorization

Name/Company: Skorburg Company
Address: 8214 Westchester Dr., Ste 900
City: Dallas State: TX Zip Code: 75225
Phone: 214-888-8857 Email: PPeters@skorburgcompany.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.

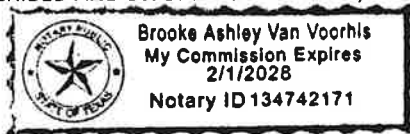
Property Owner's Signature: _____ Date: 03/06/2024

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared Adam J Buczek
(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 6th day of March, 2024



Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: _____
Company: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Email: _____

Planning & Development Department

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



Item No. 15.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 4/1/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Provide feedback on a request for a Pre-Annexation Agreement of 432 single family dwellings, detached, 275 single family dwellings, attached, park, and civic center on 204± acres generally located at the intersection of County Road 285 and County Road 827. Located within the Extraterritorial Jurisdiction (ETJ). 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 utilizing 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 Single-family dwellings and vacant land located in the ETJ
East Vacant land located in the ETJ
South Across East Fork Trinity River and Hurricane Creek, single-family dwellings and

vacant land located in the ETJ
West Vacant land located in the ETJ

Conformance with the Anna 2050 Comprehensive Plan

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agricultural 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
4,000	2,100	2,000

MD District Requirements (square feet):

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

Adequacy of streets and access

In accordance with the Subdivision Regulations, the proposed plan would require 14 entrances. The layout currently has four.

Sec. 9.02.081. Streets

(c) Adequacy Of Streets and Thoroughfares

(4) Approach Streets and Access

.... All residential subdivisions, with the exception of multifamily dwellings and single-unit or duplex unit park developments, shall provide no less than one entrance for each 50 lots including stubs for future development and in no case shall have more than 150 lots for each connection to an existing street.

PROPOSED ENHANCEMENTS:

Minimum building size & lot width

The applicant is proposing minimum building sizes that exceed previous zoning regulations and increased lot widths from the current MD District.

Park land dedication and Civic Center (fire station)

The applicant is proposing to preserve land for park land dedication with park improvements and a civic center.

Dedicated off-street parking

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

SUMMARY:

Pre-Annexation Agreement of 432 single-family dwellings detached, 275 single-single family dwellings, attached, park land, and civic center lots on 204± acres located at the intersection of County Road 285 and County Road 827. Located within the Extraterritorial Jurisdiction (ETJ).

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

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.

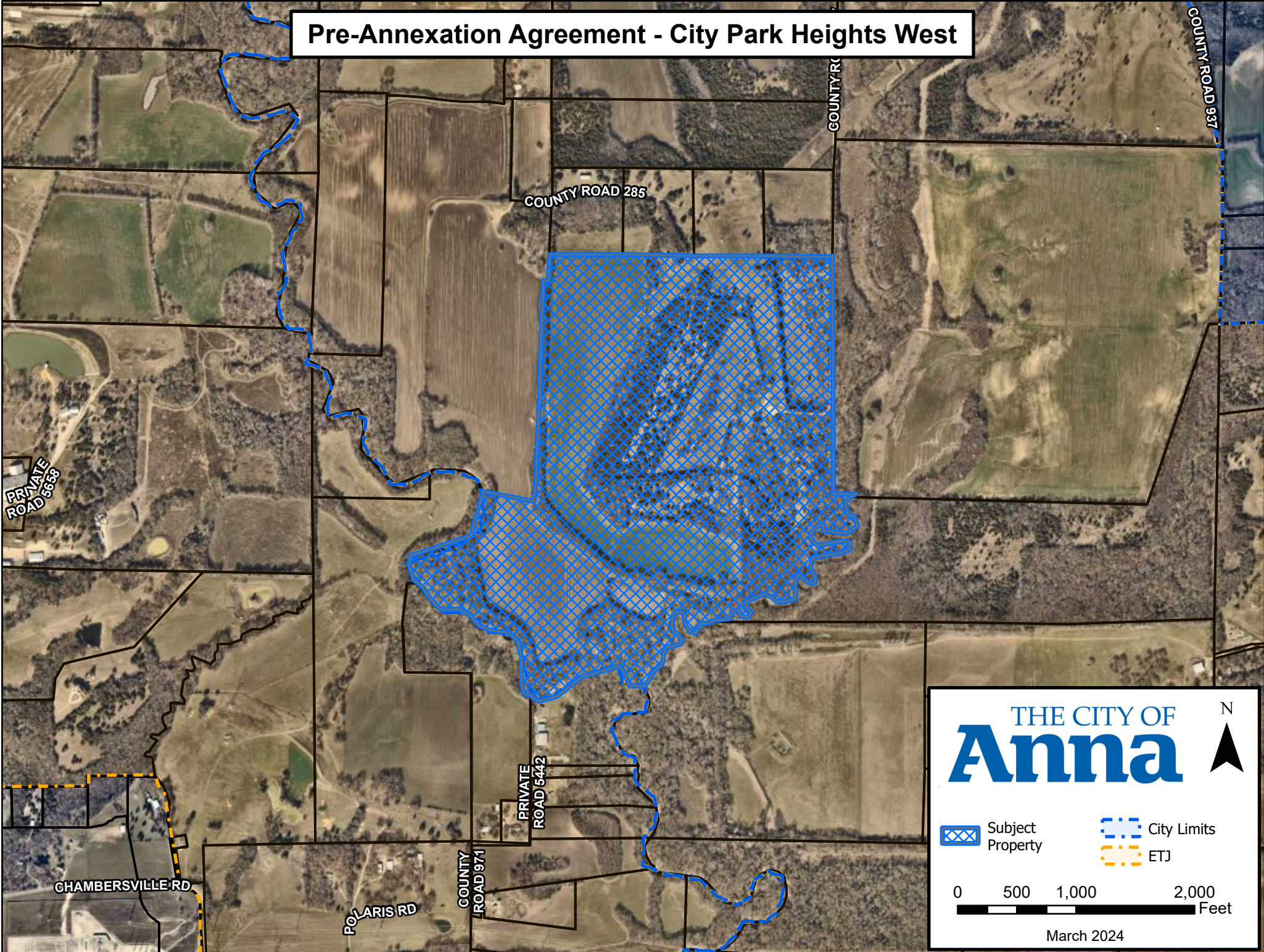
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

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

Pre-Annexation Agreement - City Park Heights West



THE CITY OF

Anna

N

Subject Property

City Limits

ETJ

0 500 1,000 2,000

Feet

March 2024

CITY OF ANNA

Planning & Zoning Commission

April 1, 2024

Zoning: City Park Heights West

Applicant: Revocable Collins Family Trust

DESCRIPTION:

Provide feedback on a request for a Pre-Annexation Agreement of 432 single-family dwellings detached, 275 single-single family dwellings, attached, park land, and civic center lots on 204± acres located at the intersection of County Road 285 and County Road 827. Located within the Extraterritorial Jurisdiction (ETJ).

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Conformance with the Anna 2050 Comprehensive Plan

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agricultural 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.



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ISSUES:

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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.

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(c) Adequacy Of Streets and Thoroughfares

(4) Approach Streets and Access

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PROPOSED ENHANCEMENTS:

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The applicant is proposing minimum building sizes that exceed previous zoning regulations and increased lot widths from the current MD District.

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The applicant is proposing to preserve land for park land dedication with park improvements and a civic center.

Dedicated off-street parking

The applicant is proposing 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:

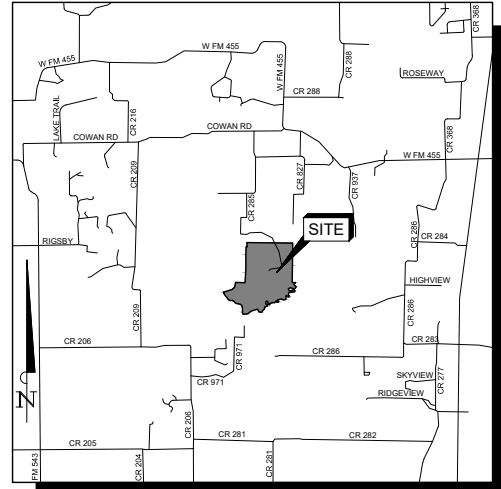
Pre-Annexation Agreement of 432 single-family dwellings detached, 275 single-single family dwellings, attached, park land, and civic center lots on 204± acres located at the intersection of County Road 285 and County Road 827. Located within the Extraterritorial Jurisdiction (ETJ).

The request for MD zoning is in conformance with the Cluster Residential place type within the Anna 2050 Future Land Use Plan if an equivalent amount of land is preserved for open space. 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. No vote is being requested for this item.

EXHIBIT: "A - SUBJECT PROPERTY"



LOCATION MAP
SCALE: NTS

FUTURE MAJOR
ARTERIAL (120' ROW)

FUTURE TAYLOR
BOULEVARD (80' ROW)

CR 827

SUBJECT PROPERTY
(204 ACRES)



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

SCALE 1:1000

Exhibit: “B”

Development Standards for the City Park Heights West

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 outlined 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. Developer intends to conduct a flood study to determine the amount of potential floodplain reclamation. In anticipation of these floodplain reclamation efforts, Developer has prepared a "Maximum Potential Land Use Study" which is depicted as "Exhibit C-General Development Plan". The majority of the residential lots that are anticipated in the reclaimed floodplain area will be "Residential Bungalows: SFD-Bungalow 50' x 100'). As such, the maximum number of single-family residential units shall be as follows:
 - a. Max number of Res Bungalows (SFD-Bungalow 40' x 100'): 325 units
 - b. Max number of Urban Residential (TH 24'x100'): 250 units
 - c. Maximum number of Urban Cottages (SFA-Cottage 24' x 90'): 180 units
7. Lot sizes shall be mixed in each area to provide additional options and character to community. Exhibit C illustrates a design philosophy which follows a more traditional transect design which focuses the more urban product nearer the open spaces and amenities while promoting a less dense product radiating away from the core open spaces. It is anticipated that the final land plan (at platting) will include larger lots in the area to be reclaimed.
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. Private Amenities:
 - a. A private "Amenity Center" facility shall be provided as part of the development. It is anticipated that the Amenity Center will be centrally located as shown in the attached General Development Plan. The Amenity Center facility shall include, at a minimum, the following:
 - i. Swimming Pool
 - ii. Restrooms
 - iii. Picnic area

- b. A hike-bike trail and future trail head are planned as shown on Exhibit C – General Development Plan.
- c. 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.
- d. All sidewalks and barrier free ramps (BFR's) shall be in accordance with the City of Anna Development Regulations and be ADA compliant.

10. Private Improvements / Amenities:

- a. Developer shall construct and maintain, via the Homeowner's Association, an Amenity Center for the use and enjoyment of the residents of City Park Heights West. It is anticipated that the Amenity Center will be centrally located as shown in the General Development Plan. Amenity Center shall include, but not limited to, a swimming pool, restroom/changing facilities, picnic area and dedicated parking (including handicapped parking).
- b. Developer shall construct and maintain, via the Homeowner's Association, various common areas and pet areas along the eastern property adjacent and in conjunction with the SFA- Cottage homes and townhomes.

11. Developer shall dedicate the northwest +/-14 acres and the hike / bike trail to the City of Anna. Tract shall be used for municipal uses included but not limited to a fire station, park, veteran's memorial and/or other such uses.

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 ~~red strikethrough~~ text and Additions or changes (i.e., added or revised development standards that are in addition to or differ from the Zoning Ordinance and Landscape Regulations) are indicated with underline red 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 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. No Change
- 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 with 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 and Townhomes 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.

3. ZONING DISRICT AREA REGULATIONS

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

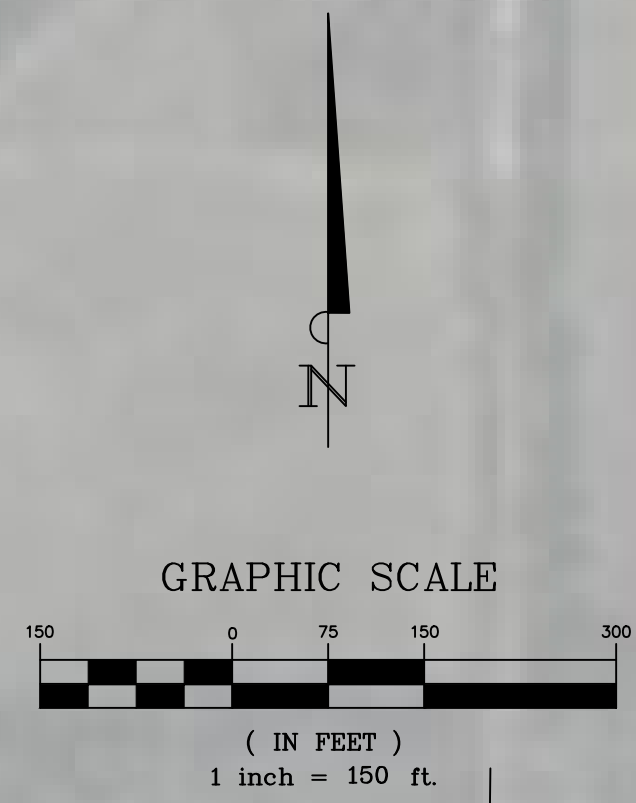
	SFD-Bungalow (40'x100')	Townhome: TH	SFA-Cottage
Maximum Height (feet)	35	35	35
Maximum Stories	2	2	2
Side Yard, mid-block (feet)	5	5	5
Side Yard, Corner Lot, Street Side (feet)	10	10	10
Building Separation	10	10	10
Rear Yard (feet) from ROW	15	20	20
Rear Yard (feet) from fire lane / first floor	15	20	20
<u>Rear Yard (feet) from fire lane / upper floors</u>	<u>15</u>	<u>15</u>	<u>15</u>
Front Yard (feet)	20	10	10
Lot Area (square feet)	<u>4500 4000</u>	<u>2400 2000</u>	<u>2400 2100</u>
Min. Lot Width (feet)	<u>25 40</u>	<u>20 24</u>	<u>20 24</u>
Min. Lot Depth (feet)	<u>80 90</u>	80	<u>80 90</u>
Max. Lot Coverage (%)	<u>60% 55%</u>	<u>60% 75%</u>	<u>60% 75%</u>
Minimum Building Size (square feet)	<u>1800</u>	<u>1750</u>	<u>1800</u>
Min Masonry (%)	<u>50</u>	<u>25</u>	<u>25</u>

4. 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.
 - b) 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. 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"



FUTURE MAJOR ARTERIAL (120' ROW)

MUNICIPAL ZONE

FUTURE TAYLOR BOULEVARD (80' ROW)

POSSIBLE VETERANS MEMORIAL

POSSIBLE FIRESTATION

POSSIBLE PARK

HIKE AND BIKE TRAIL

FUTURE RESIDENTIAL EXPANSION
AFTER RECLAMATION

CR 827

POTENTIAL REVISED FLOOD BOUNDARY

LEGEND

107	FUTURE LOTS (GREY SCALE) 50' X 100'
180	SINGLE FAMILY 40' x 100'
233	TOWNHOMES - TH 24' X 100'
163	COTTAGES 24' X 92'

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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.