



AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 5, 2020 @ 7:00 P.M.

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, October 5, 2020, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items.

1. **Call to Order 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 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Planner II Lauren Mecke (LMECKE@annatexas.gov) by October 5, 2020, no later than 5:00 PM so it may be read into the record.

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.

4. **Location Map**

Consent Items

5. Consider/Discuss/Action to approve minutes of the September 1, 2020 Planning and Zoning Commission meeting.
6. Consider/Discuss/Action on a recommendation regarding the Hendricks Addition, Block A, Lot 1, Development Plat. Applicant: David Surdukan
7. Consider/Discuss/Action on a recommendation regarding the Irick Estate, Block A, Lot 1 Development Plat. Applicant: Sean Irick
8. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 3R Replat. Applicant: RLG Consulting Engineers.
9. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 3R Site Plan. Applicant: RLG Consulting Engineers.

Public Hearing Items

10. A) Conduct a public hearing to consider public comments to rezone 275± acres located at the northwest corner and southwest corner of future Rosamond Parkway & future Ferguson Parkway from AG Agricultural District to Planned Development-Restricted Commercial, General Commercial, Multiple-Family Residential - High Density, Single Family Residence-60, Single-

Family Residence - Zero lot line homes, and Two-Family Residence District (PD-C-1/C-2/MF-2/SF-60/SF-Z/TF). Applicant: DR Horton

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 275± acres from AG Agricultural District to Planned Development-Restricted Commercial, General Commercial, Multiple-Family Residential - High Density, Single Family Residence-60, Single-Family Residence - Zero lot line homes, and Two-Family Residence District (PD-C-1/C-2/MF-2/SF-60/SF-Z/TF).

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Woods at Lindsey Place, associated with the rezoning request.

11. A) Conduct a public hearing to consider public comments to rezone 370± acres located on the west side of future Standridge Boulevard, 662± feet north of West White Street (FM 455) Planned Development 689-2015-Single-Family Residence (SF-84) to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z). Applicant: Peloton Land Solutions

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 370± acres Planned Development 689-2015-Single-Family Residence (SF-84) to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z).

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Villages of Hurricane Creek, associated with the rezoning request.

Adjorn

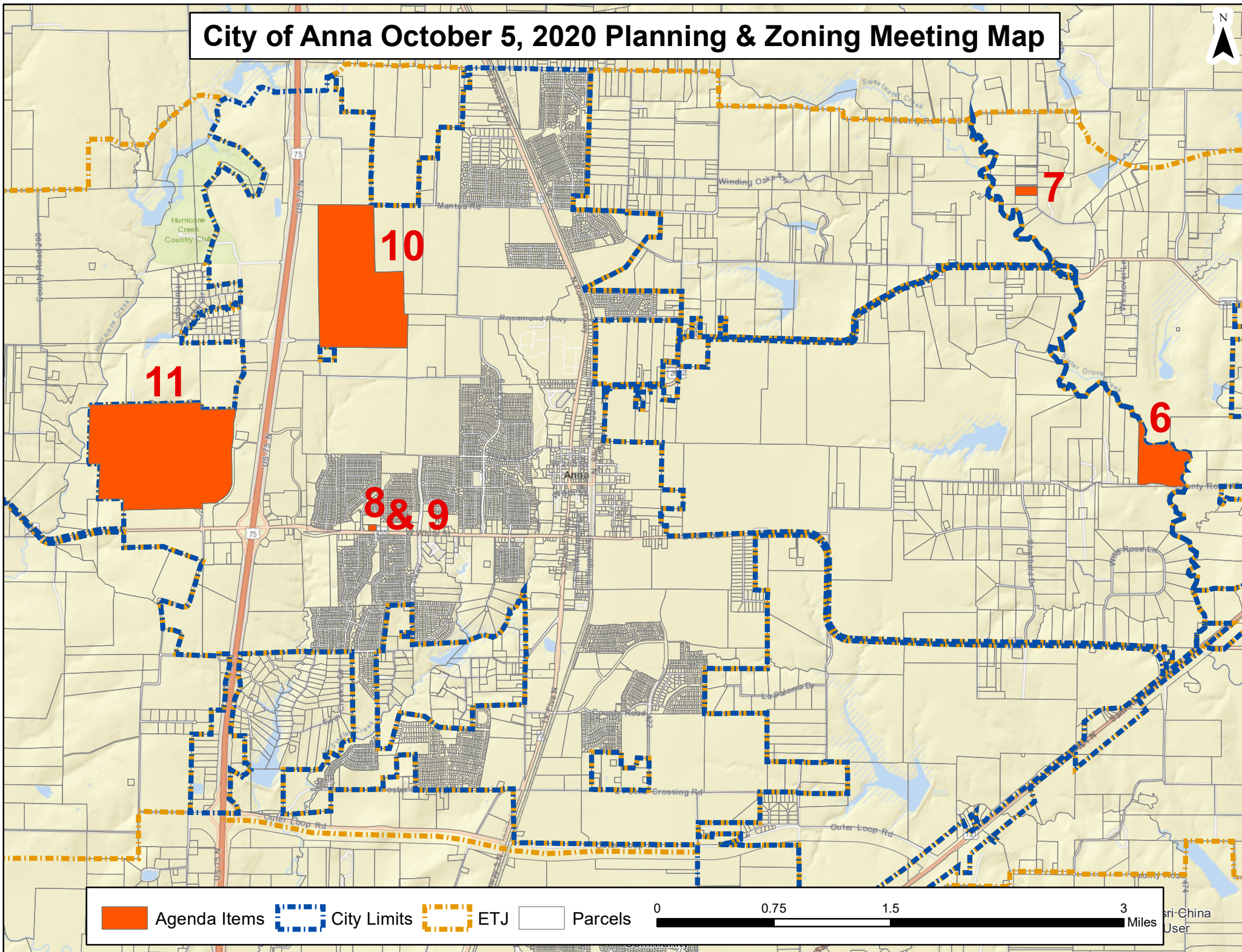
This is to certify that I, Ross Altobelli, Director of Development Services, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. October 2, 2020.



Ross Altobelli
Director of Development Services

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 9729243325 two working days prior to the meeting so that appropriate arrangements can be made

City of Anna October 5, 2020 Planning & Zoning Meeting Map



Agenda Items City Limits ETJ Parcels 0 0.75 1.5 3 Miles

**MINUTES
PLANNING AND ZONING COMMISSION
September 1, 2020**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on September 1, 2020, at 111 N. Powell Parkway, Anna City Hall, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:08 p.m.

Members present were Wayne Barton, Alonzo Tutson, Danny Ussery, Donald Henke, Brent Thomas, and Nick Rubits. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings, Kevin Johnson. City Attorney, David Overcash was present via speakerphone.

2. Invocation and Pledge of Allegiance

Commissioner Thomas 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 citizen comments.

4. Location Map

5. Consider/Discuss/Action on a recommendation regarding the White Oaks Addition Block A, Lot 1-5 Final Plat. Applicant: Tyler Rank.

Mrs. Demings gave a brief presentation and answered questions from the Commission. This submittal is a Final Plat creating 5 lots and is located in the ETJ. It is recommended for approval subject to the addition of language from the on-site sewage facility review by Collin County Development Services.

Commissioner Henke clarified with staff that the applicant was intending to divide the land into 5 lots.

A motion was made by Commissioner Barton seconded by Commissioner Thomas to recommend approval of the final plat. The vote was unanimous.

6. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek Revised Preliminary Plat. Applicant: Jay Reissig

Ms. Mecke gave a brief presentation and answered questions from the Commission. The purpose of this plat is to realign the roads in order to submit the project to the north. It is recommended for approval as submitted.

Commissioner Barton questioned if it was just two roads being altered.

Commissioner Ussery asked, as well, if lots were being changed.

Ms. Mecke responded that some lots were reconfigured.

Marc Paquette, 11000 Frisco St, Frisco, TX, Peloton Land Solutions, was present to respond as the applicant. He explained that the revision was in order to line up streets for better connection. Some configurations have been changed to do this, but none of the area that is part of a recorded plat is being modified.

Commissioner Rubits asked if there was anticipation that any of the lots changed would create future variance requests.

Mr. Altobelli answered that none would be created.

A motion was made by Commissioner Thomas seconded by Commissioner Rubits to recommend approval of the revised preliminary plat. The vote was unanimous.

7. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek- North Preliminary Plat. Applicant: Jay Reissig.

Ms. Mecke gave a brief presentation and answered questions from the Commission. This submittal is for a new subdivision. The request includes two waivers, one for overlength streets and one for cul-de-sac length in excess of 600 ft. Staff is in support of the overlength street requirement waiver and are seeking commission guidance on the points system of the Neighborhood Design Guidelines.

Mr. Altobelli added that the Director of Public Works is concerned with the waiver for increased length and will work with developers during design and construction to introduce elements that will keep speed down. The developer will also work with the Fire Department to meet their requirements.

Chairman Tutson asked if the Neighborhood Design Guidelines' points system was not met would it hold up the platting process.

Mr. Altobelli clarified that at this time we are simply presenting to the council the evaluation and asking for input on how to handle the calculation and reporting of the system.

Commissioner Rubits clarified with staff that the points table present was filled out by Peloton Land Solution. He also questioned who validates that what they are saying is true.

Mr. Altobelli responded that staff will be able to validate during the site plan, landscape plan, and civils plans process.

Mr. Paquette added that the project has a development agreement already in place that covers the elements in the Design Guidelines, as well.

Commissioner Rubits expressed his concern with developers making promises they do not intend to follow through on.

Nathan Bryan was present as a City Council representative and stated that that was the purpose of the formation of the guidelines, to provide a way to enforce quality development.

Mr. Altobelli stated that staff was intending to make sure this form of calculating is what the Commission wants to see. It is only preliminary, and guarantees will follow.

Commissioner Barton added that he did not have a problem with the street length waivers. He understood need to work with the floodplain. He stated that in his experience the most effective speed deterrent is alignment changes.

Mr. Paquette elaborated that between a curvilinear road and the natural topography the engineers will be able to control traffic speed.

Commissioner Barton asked applicants for the reasoning behind the cul-de-sac length waiver.

Mr. Paquette answered that the intend is to keep the topography as a natural as possible.

Commissioner Barton confirmed with staff that it is set forth in the ordinance that the Neighborhood Design Guidelines are check at the preliminary platting stage.

Chairman Tutson thanked staff for ensuring the points system was utilized.

A motion was made by Chairman Tutson seconded by Commissioner Henke to recommend approval of the preliminary plat to include the waiver requests. The vote was unanimous.

8. Consider/Discuss/Action to approve minutes of the August 3, 2020 Planning and Zoning Commission meeting.

The commission thanked staff for detailed minutes.

A motion was made by Commissioner Thomas seconded by Commissioner Tutson to approve the August 3, 2020 Planning and Zoning Commission meeting minutes.

9. A) Conduct a public hearing regarding a request to amend Article 9.04 Zoning Ordinance and Article 9.05 Signs of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances in order to amend regulations pertaining to sign variances.

The public hearing opened at 7:42 p.m.

Mr. Altobelli gave a brief presentation and answered questions from the commission. The City of Anna adopted signage regulations on January 9, 2001 (Ord. No. 2001-01). On March 11, 2008 the City Council amended the sign ordinance and zoning ordinance (Ord. No. 370-2008) by eliminating the Sign Board and amending the duties of the Board of Adjustments to hear all appeals or variances to the sign regulations. Included within both ordinances was language that gave final authority to City Council on all signage related variance requests. When the City of Anna Ordinances were recodified later in 2008 that section/language which gave City Council final authority and review of signage variance requests was not included. The intent of the ordinance amendment is to give the City Council exclusive authority to hear appeals and variances on all sign issues.

Commissioner Thomas asked if City Council wants to be a part of this process.

Mr. Altobelli responded that staff is aware that signage is going to be changed on Hwy 75. Council wants to see these request and have an input in the decision to ensure the vision of the City is being met.

Commissioner Henke questioned why we are going from one extreme to the other, from the Board of Adjustments only to City Council only. It should be a two-step process.

Commissioner Ussery added that he'd like to be able to discuss this at Planning & Zoning.

Mr. Altobelli clarified that P&Z would be able to evaluate a signage request if it is brought forward as part of site plan or planned development.

Commissioner Barton elaborated that that he spoke with staff and the City Attorney and confirmed that signage does not have to be a zoning issue. A sign can be a part of a Planned Development and then it will go through P&Z and City Council. If it is a variance the final say currently is the BOA. Presenting the sign variances before council will eliminate grey area.

Commissioner Rubits clarified with staff and Commissioner Barton that the Board of Adjustments is to determine if a hardship would be imposed if zoning was enforced.

Commissioner Barton stated that he likes the reviews as staff has presented it.

Commissioner Henke asked staff what happened to the sign board.

Staff responded that at the time there most likely wasn't enough requests.

The public hearing closed at 7:57 p.m.

B) Consider/ Discuss/Action on a recommendation regarding a request to amend Article 9.04 Zoning Ordinance and Article 9.05 Signs of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances in order to amend regulations pertaining to sign variances.

A motion was made by Commissioner Barton seconded by Commissioner Thomas to recommend approval of the text amendment in accordance with the language that was presented in the September 1, 2020 packet. The vote was unanimous.

10. Adjourn

A motion was made by Commissioner Ussery seconded by Commissioner Rubits to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:59 p.m.

Alonzo Tutson

Planning and Zoning Commission Chairman

ATTEST:

CITY OF ANNA
Planning & Zoning Commission
October 5, 2020

Development Plat: Hendricks Addition, Block A, Lot 1

Applicant: David Surdukan

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Hendricks Addition, Block A, Lot 1 Development Plat.

SUMMARY:

Three single-family dwellings, detached, one mobile home, and two accessory structures on one lot on 54.2± acres located on the west side of CR 424, 2,500± feet west of Gas House Rd. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

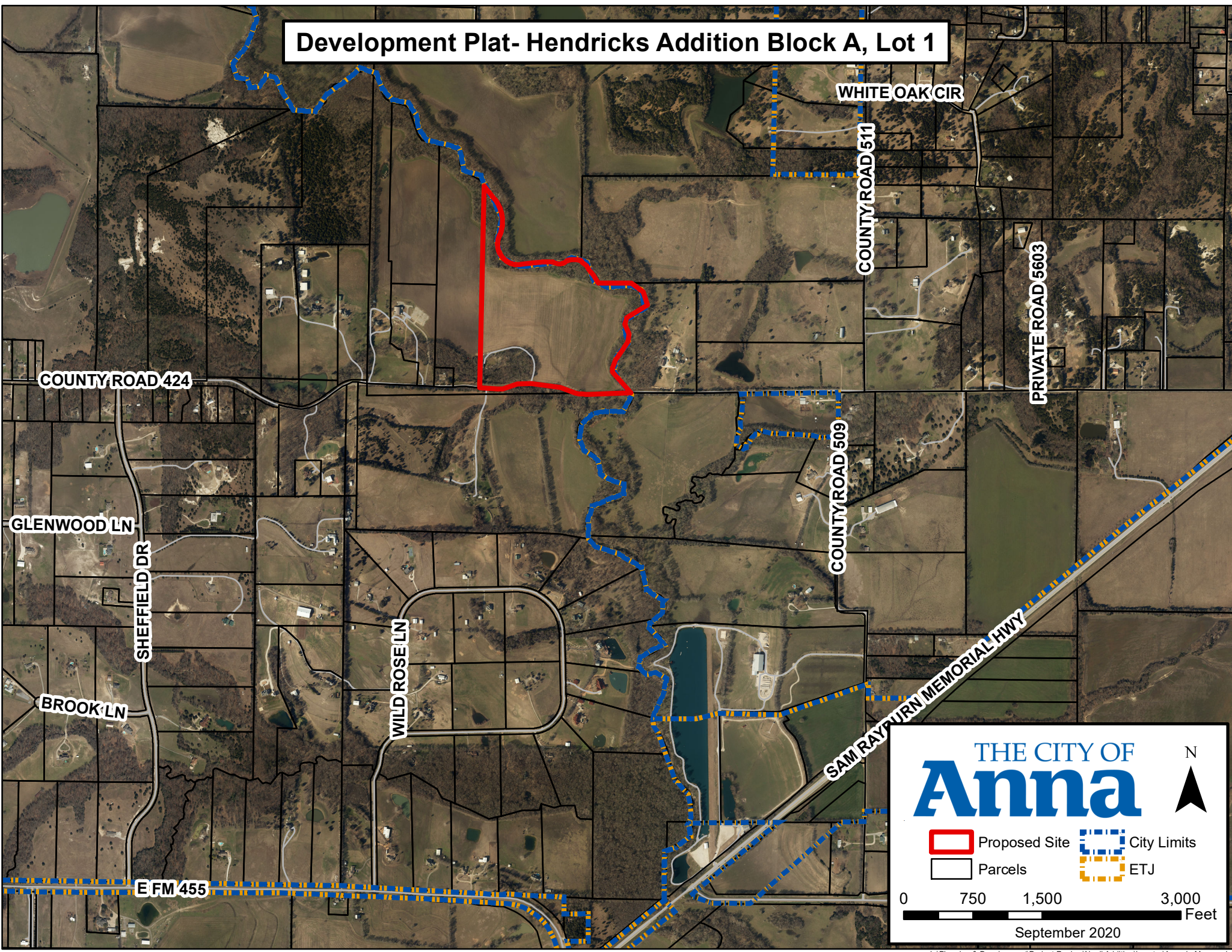
Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Development Plat- Hendricks Addition Block A, Lot 1



THE CITY OF

Anna

N

Proposed Site

City Limits

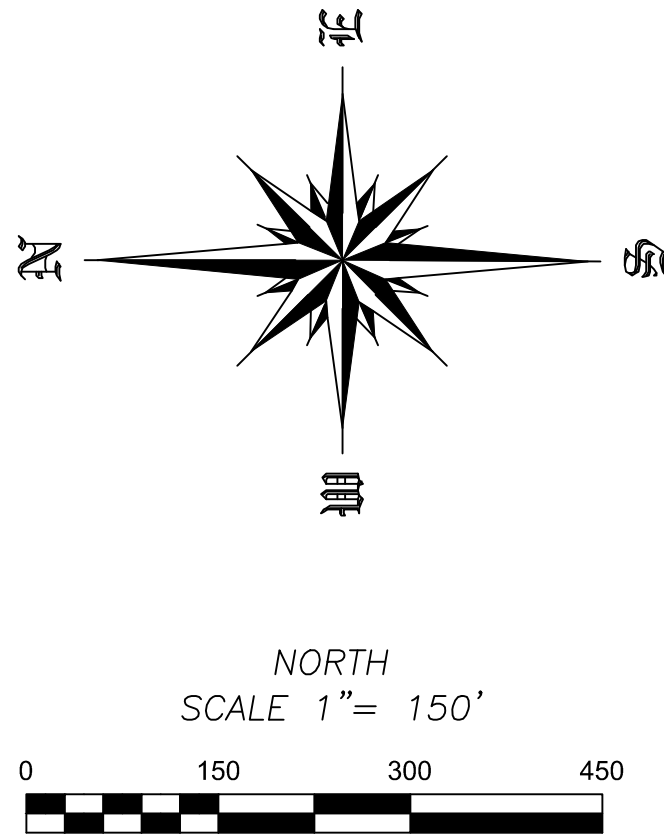
Parcels

ETJ

0 750 1,500 3,000

Feet

September 2020



LEGEND

- C.M. = CONTROLLING MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
CIRF = CAPPED IRON ROD FOUND STAMPED (3258)
IRF = IRON ROD FOUND
⚡ = POWER POLE
⊙ = SEPTIC TANK LID
◆ = SIGN
☐ = TELEPHONE BOX
= ELECTRIC METER
⊗ = WATER VALVE
☐ = MAILBOX

LINE TABLE

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1 S 61°35'51" E	31.81'	L25 S 13°24'04" E	69.60'
L2 S 38°53'12" E	87.32'	L26 S 26°20'20" W	69.58'
L3 S 38°06'22" E	257.18'	L27 S 57°42'39" W	196.65'
L4 S 16°47'14" E	85.08'	L28 S 43°10'34" W	35.75'
L5 S 00°59'34" E	58.74'	L29 S 11°13'54" W	56.29'
L6 S 02°49'29" W	111.80'	L30 S 19°56'54" E	127.57'
L7 S 17°39'12" W	105.31'	L31 S 20°30'41" W	142.46'
L8 S 04°13'51" W	155.74'	L32 S 46°50'38" W	75.45'
L9 S 47°12'41" E	199.14'	L33 S 27°47'07" W	156.47'
L10 S 81°12'44" E	127.37'	L34 S 00°46'59" E	49.18'
L11 S 83°12'01" E	51.41'	L35 S 18°50'01" E	30.54'
L12 N 81°20'57" E	183.06'	L36 S 44°29'14" E	247.25'
L13 N 88°30'15" E	78.22'	L37 S 89°36'53" W	82.69'
L14 S 71°26'58" E	100.27'	L38 S 89°29'00" W	202.56'
L15 N 62°37'24" E	117.21'	L39 S 00°31'00" E	29.22'
L16 N 88°23'14" E	87.39'	L40 S 89°39'07" W	291.18'
L17 S 63°39'21" E	85.48'	L41 N 68°59'11" W	181.86'
L18 S 39°58'55" E	188.90'	L42 N 82°03'41" W	314.59'
L19 S 24°50'07" E	69.18'	L43 S 88°18'00" W	150.40'
L20 S 46°59'38" E	74.52'	L44 S 71°43'31" W	167.03'
L21 N 88°24'19" E	207.18'	L45 S 88°39'44" W	56.61'
L22 S 88°23'16" E	110.80'	L46 N 87°03'43" W	204.35'
L23 S 61°23'37" E	43.53'	L47 N 83°33'49" W	66.94'
L24 S 43°22'30" E	109.82'		

GENERAL NOTES:

- The surveyor has not abstracted subject property.
- This survey is subject to all easements of record.
- This survey is subject to a 15' Water Easement granted to North Collin Water Supply Corp. and recorded in Volume 1057, Page 6 of the Deed Records of Collin County, Texas.
- Copyright 2020, Surdukan Surveying, Inc.
- The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
- The basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
- Existing water service to this site is provided by North Collin Water Supply.
- Sanitary Sewer is an existing system on site.
- Existing electric is provided by Grayson-Collin Electric Company.
- Solid waste will be provided through a private solid waste company.
- Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.
- This property is required to follow the City's Tree Preservation Ordinance, Article 9.07. Clear cutting is prohibited by City of Anna Ordinance 9.07.011.

CALLLED 78.397 ACRES
CHAPEL HILL INVESTMENTS LTD.
VOLUME 4613, PAGE 879
O.P.R.C.C.T.

CALLLED 400.422 ACRES
BRUNHILD INVEST INC
C.C. NO. 19920522000338550
O.P.R.C.C.T.

LOT 1
BLOCK A
2,362,847 SQUARE FEET
54.244 ACRES

BRENT AND THERESA HENDRICKS
VOLUME 5435, PAGE 1193
O.P.R.C.C.T.

CALLLED 4.540 ACRES
BO CROSSEN & JOAN SWALWELL
VOLUME 4205, PAGE 1587
O.P.R.C.C.T.

LEGAL DESCRIPTION

BEING a 54.244 acre tract of land situated in the John Roland Survey, Abstract No. 784, Collin County, Texas, and being all of a called 4.354 acre tract as conveyed to Brent and Theresa Hendricks in County Clerk No. 20170605000724510 of the Official Public Records of Collin County, Texas and being all of a called 49.821 acre tract as conveyed to Brent and Theresa Hendricks in Volume 5435, Page 1193 of the Official Public Records of Real Property of Collin County, Texas being more particularly described in metes and bounds as follows:

COMMENCING at the southwest corner of the John Roland Survey, Abstract No. 784 and said corner being the southwest corner of a called 4.540 acre tract of land as conveyed to Bo Crossen and Joan Swallow in Volume 4205, Page 1587 of the Official Public Records of Real Property of Collin County, Texas;

THENCE N 85°53'39" E a distance of 1148.44' to a Mag Nail found in County Road 424 for the POINT OF BEGINNING, and said Mag Nail being the southwest corner of the Hendricks' called 4.354 acre tract;

THENCE N 01°32'15" E with the west line of the called 4.354 acre tract a distance of 2261.85' to a point for corner in the center of Sister Grove Creek;

THENCE with the meanderings of Sister Grove Creek the following calls;

THENCE S 61°35'51" E a distance of 31.81' to a point for corner;
THENCE S 38°53'12" E a distance of 87.32' to a point for corner;
THENCE S 38°06'22" E a distance of 257.18' to a point for corner;
THENCE S 16°47'14" E a distance of 85.08' to a point for corner;
THENCE S 00°59'34" E a distance of 58.74' to a point for corner;
THENCE S 02°49'29" W a distance of 111.80' to a point for corner;
THENCE S 17°39'12" W a distance of 105.31' to a point for corner;
THENCE S 04°13'51" W a distance of 155.74' to a point for corner;
THENCE S 47°12'41" E a distance of 199.14' to a point for corner;
THENCE S 81°12'44" E a distance of 127.37' to a point for corner;
THENCE N 83°12'01" E a distance of 51.41' to a point for corner;
THENCE N 81°20'57" E a distance of 183.06' to a point for corner;
THENCE N 88°30'15" E a distance of 78.22' to a point for corner;
THENCE S 71°26'58" E a distance of 100.27' to a point for corner;
THENCE N 62°37'24" E a distance of 117.21' to a point for corner;
THENCE N 88°23'14" E a distance of 87.39' to a point for corner;
THENCE S 63°39'21" E a distance of 85.48' to a point for corner;
THENCE S 39°58'55" E a distance of 188.90' to a point for corner;
THENCE S 24°50'07" E a distance of 69.18' to a point for corner;
THENCE S 46°59'38" E a distance of 74.52' to a point for corner;
THENCE N 88°24'19" E a distance of 207.18' to a point for corner;
THENCE S 88°23'16" E a distance of 110.80' to a point for corner;
THENCE S 61°23'37" E a distance of 43.53' to a point for corner;
THENCE S 43°22'30" E a distance of 109.82' to a point for corner;
THENCE S 13°24'04" E a distance of 69.60' to a point for corner;
THENCE S 26°20'20" W a distance of 69.58' to a point for corner;
THENCE S 57°42'39" W a distance of 196.65' to a point for corner;
THENCE S 43°10'34" W a distance of 35.75' to a point for corner;
THENCE S 11°13'54" W a distance of 56.29' to a point for corner;
THENCE S 19°56'54" E a distance of 127.57' to a point for corner;
THENCE S 20°30'41" W a distance of 142.46' to a point for corner;
THENCE S 46°50'38" W a distance of 75.45' to a point for corner;
THENCE S 27°47'07" W a distance of 156.47' to a point for corner;
THENCE S 00°46'59" E a distance of 49.18' to a point for corner;
THENCE S 18°50'01" E a distance of 30.54' to a point for corner;
THENCE S 44°29'14" E a distance of 247.25' to a point for corner and said corner being the northeast corner of a called 0.197 acre tract of land as conveyed to Collin County in Document No. 96-0091977 of the Official Public Records of Collin County, Texas;

THENCE S 89°36'53" W departing Sister Grove Creek and with the north line of the 0.197 acre tract a distance of 82.69' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 89°29'00" W continuing with the north line of the 0.197 acre tract a distance of 202.56' to a capped 1/2" iron rod stamped "4613" set for the northwest corner of the called 0.197 acre tract;

THENCE S 00°31'00" E with the west line of the 0.197 acre tract a distance of 29.22' to a Mag Nail set for corner in County Road 424 and said Mag Nail being in the south line of the John Roland Survey;

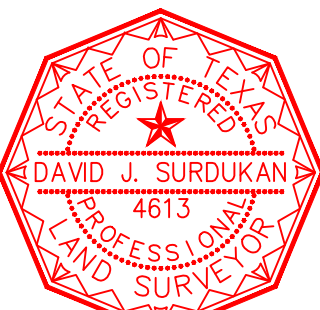
THENCE with County Road 424 the following calls;

THENCE S 89°39'07" W a distance of 291.18' to a Mag Nail set for corner;
THENCE N 68°59'11" W a distance of 181.86' to a Mag Nail set for corner;
THENCE N 82°03'41" W a distance of 314.59' to a Mag Nail set for corner;
THENCE S 88°18'00" W a distance of 150.40' to a Mag Nail set for corner;
THENCE S 71°43'31" W a distance of 167.03' to a Mag Nail set for corner;
THENCE S 88°39'44" W a distance of 56.61' to a Mag Nail set for corner;
THENCE N 87°03'43" W a distance of 204.35' to a Mag Nail found for corner;
THENCE N 83°33'49" W continuing with County Road 424 a distance of 66.94' to the POINT OF BEGINNING, and containing 2,362,847 Square Feet or 54.244 Acres of land.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2017. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613



CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2020, by the City Council of the City of Anna Texas

(Mayor)

City Secretary

DEVELOPMENT PLAT
HENDRICKS ADDITION
BLOCK A, LOT 1
BEING 54.244 ACRES OUT OF THE
JOHN ROLAND SURVEY
ABSTRACT NO. 784
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNER
BRENT & THERESA HENDRICKS
5799 CR 424
ANNA, TEXAS 75409
(972) 633-0303

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

SCALE 1" = 150'

DATE: AUGUST 28, 2020

JOB No. 2020-75

EXHIBIT A

CITY OF ANNA
Planning & Zoning Commission
October 5, 2020

Development Plat: Irick Estates, Block A, Lot 1

Applicant: Sean Irick

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Irick Estates, Block A, Lot 1 Development Plat.

SUMMARY:

Single-family dwelling, detached and one accessory structure on one lot on 5.1± acres located on the west side of CR 479, 2,322± feet north of FM 2862. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

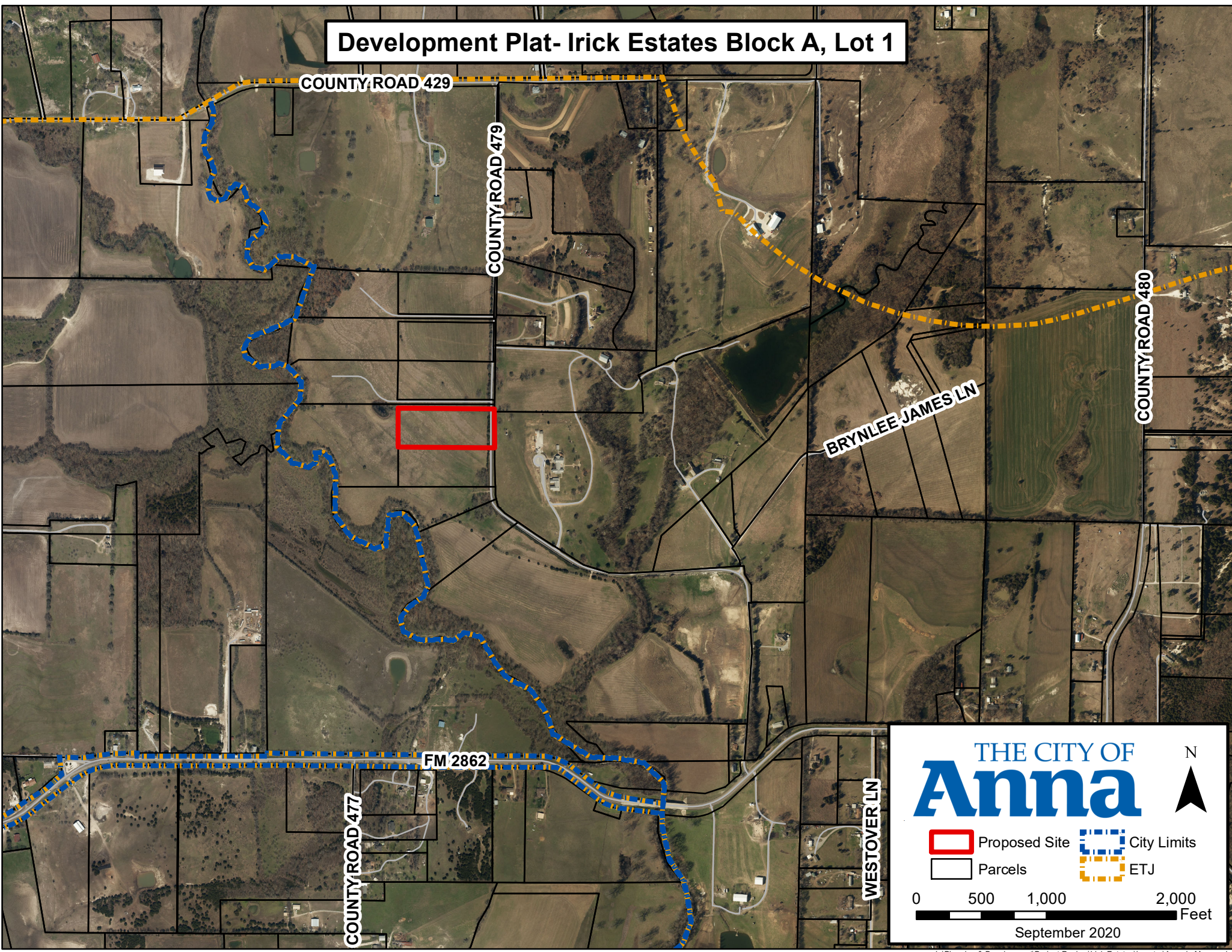
Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Development Plat- Irick Estates Block A, Lot 1



THE CITY OF
Anna

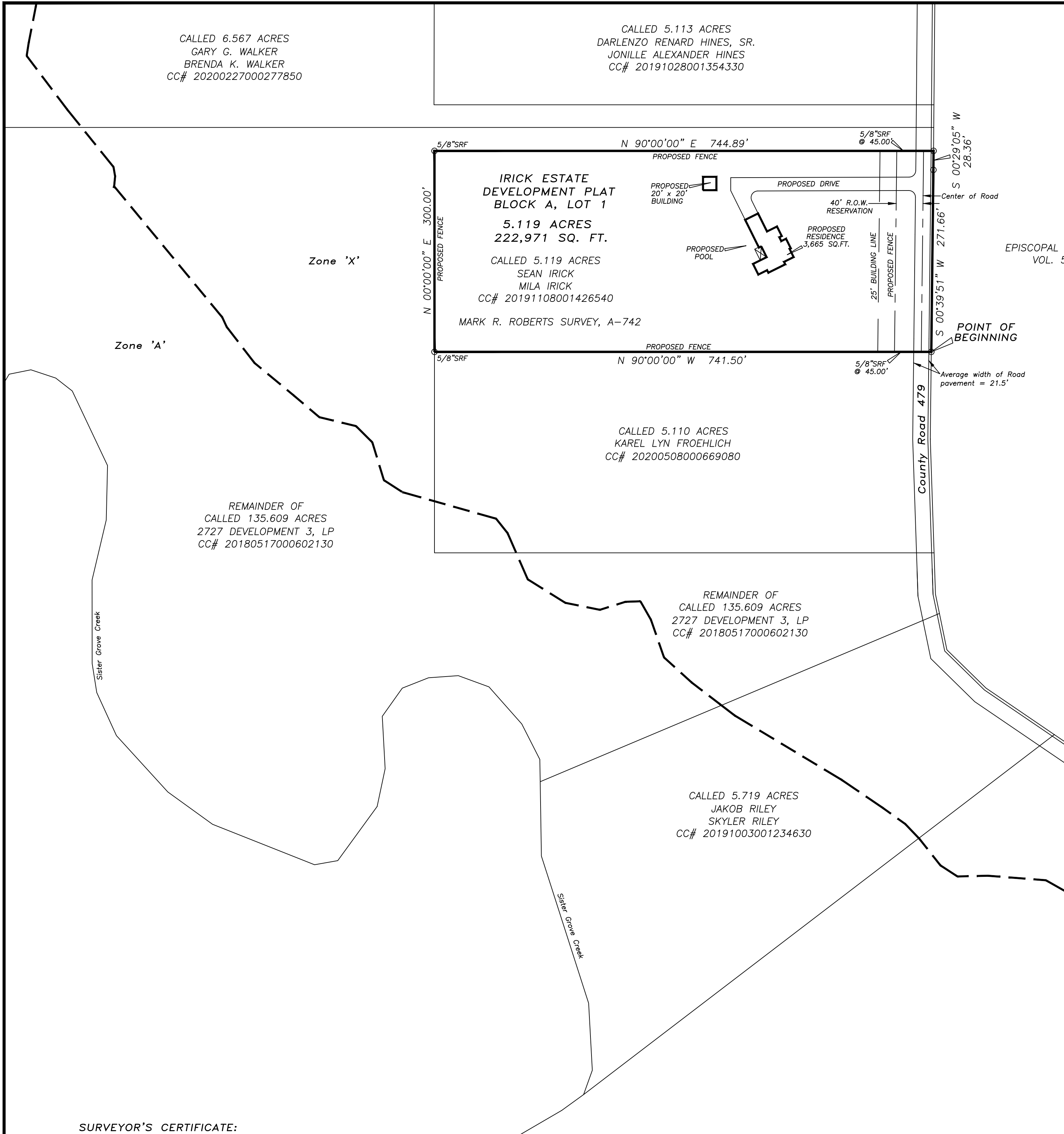
 Proposed Site
 Parcels
 City Limits
 ETJ

0 500 1,000 2,000 Feet

September 2020

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EXHIBIT A



STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION

BEING all that tract of land in Collin County, Texas, out of the Mark R. Roberts Survey, A-742, and being all of that called 5.119 acres of land described in deed to Sean Irick and Mila Irick as recorded under CC# 20191108001426540 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point on the East side of County Road No. 479, at the Southeast corner of said 5.119 acres, and at the Northeast corner of that called 5.110 acres of land described in a deed to Karel Lyn Froehlich as recorded under CC# 20200508000669080 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod found bears North 90 degrees 00 minutes 00 seconds West, 45.00 feet for witness;

THENCE North 90 degrees 00 minutes 00 seconds West, 741.50 feet to a 5/8 inch steel rod found at the Southwest corner of said 5.119 acres, and the Northwest corner of said 5.110 acres;

THENCE North 00 degrees 00 minutes 00 seconds East, 300.00 feet to a 5/8 inch steel rod found at the Northwest corner of said 5.119 acres;

THENCE North 90 degrees 00 minutes 00 seconds East, 744.89 feet to a point on the East side of County Road No. 479, and at the Northeast corner of said 5.119 acres;

THENCE along the East line of said 5.119 acres and the East side of County Road No. 479 as follows:

South 00 degrees 29 minutes 05 seconds West, 28.36 feet;
South 00 degrees 39 minutes 51 seconds West, 271.66 feet to the POINT OF BEGINNING, containing 5.119 acres or 222,971 square feet of land.

FLOOD DEFINITIONS — — — — —
F.I.R.M. 48085C0070J, dated June 2, 2009.

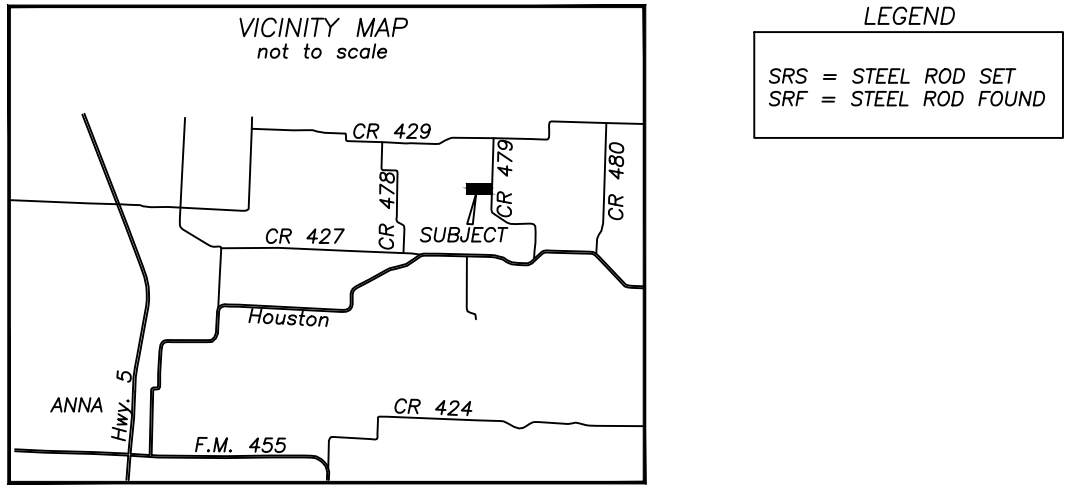
Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined."

Notes:

Easement to Grayson-Collin Electric, Vol. 1927, Pg. 603 - Blanket.
Easement to Grayson-Collin Electric, Vol. 5731, Pg. 3692 - Blanket.

Note: Verify exact location of underground utilities prior to construction.
Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"
Note: Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.



CITY OF ANNA
Planning & Zoning Commission
October 5, 2020

Replat: Victoria Falls Center Addition, Block A, Lot 3R

Applicant: RLG Consulting Engineers

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 3R Replat.

SUMMARY:

Bank on one lot on 1.3± acres located on the north side of White St (FM 455), 220± feet east of Victoria Falls Drive. Zoned: Planned Development-General Commercial-119-2003 (PD-C-2-119-2003)

The purpose for this replat is to combine Victoria Falls Center Addition, Block A, Lots 3 and 4 into one lot, 3R.

RECOMMENDATION:

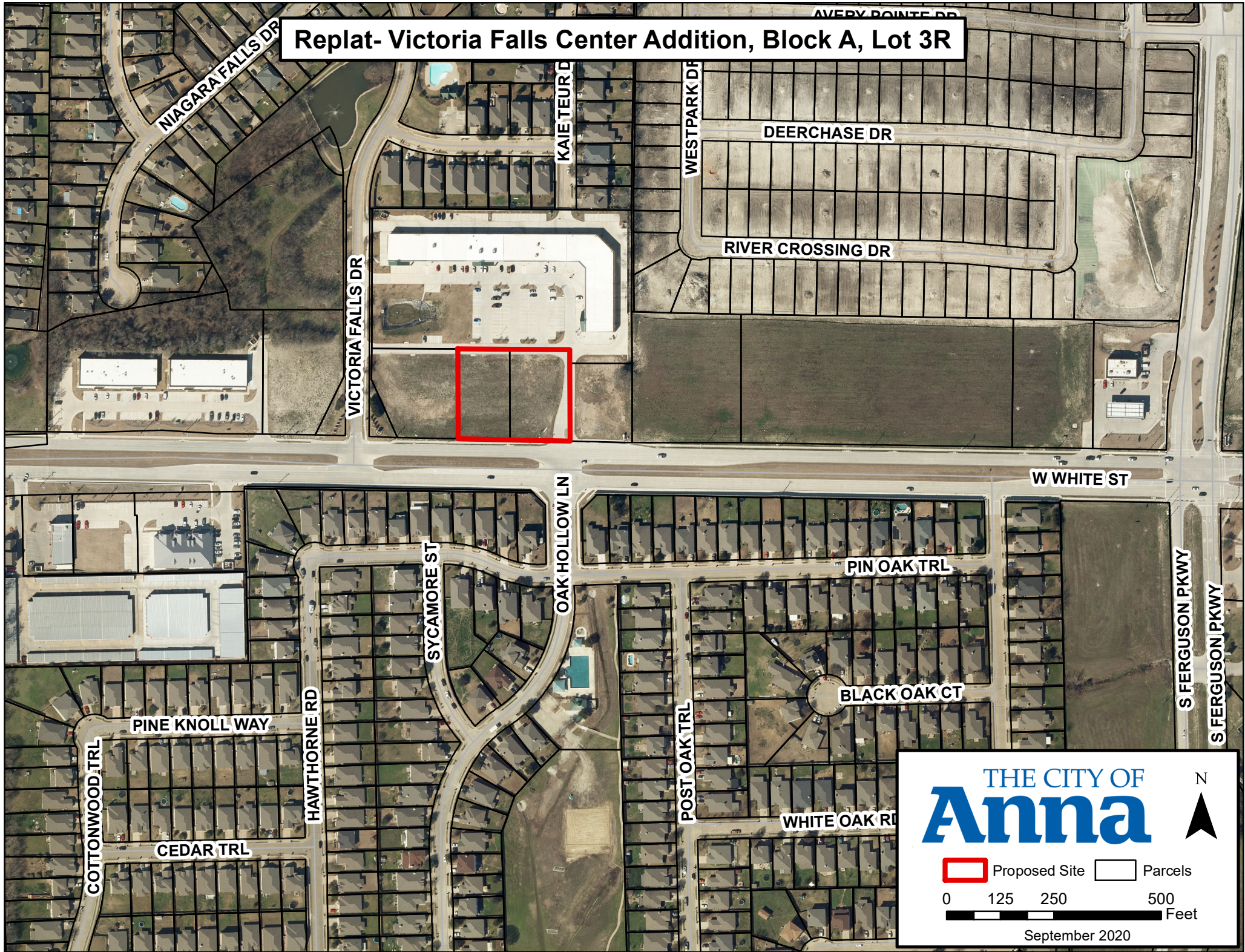
Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Replat- Victoria Falls Center Addition, Block A, Lot 3R



THE CITY OF
Anna

N



Proposed Site



Parcels

0 125 250 500 Feet

September 2020

CITY OF ANNA
Planning & Zoning Commission
October 5, 2020

Site Plan: Victoria Falls Center Addition, Block A, Lot 3R

Applicant: RLG Consulting Engineers

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 3R Site Plan.

SUMMARY:

Bank on one lot on 1.3± acres located on the north side of White St (FM 455), 220± feet east of Victoria Falls Drive. Zoned: Planned Development-General Commercial-119-2003 (PD-C-2-119-2003)

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Site Plan- Victoria Falls Center Addition, Block A, Lot 3R

NIAGARA FALLS ST

KAIE TEUR DR

WESTPARK DR

DEERCHASE DR

RIVER CROSSING DR

VICTORIA FALLS DR



W WHITE ST

SYCAMORE ST

OAK HOLLOW LN

PIN OAK TRL

BLACK OAK CT

PINE KNOLL WAY

HAWTHORNE RD

POST OAK TRL

WHITE OAK RD

S FERGUSON PKWY

S FERGUSON PKWY

COTTONWOOD TRL

CEDAR TRL

THE CITY OF
Anna

0 125 250 500 Feet

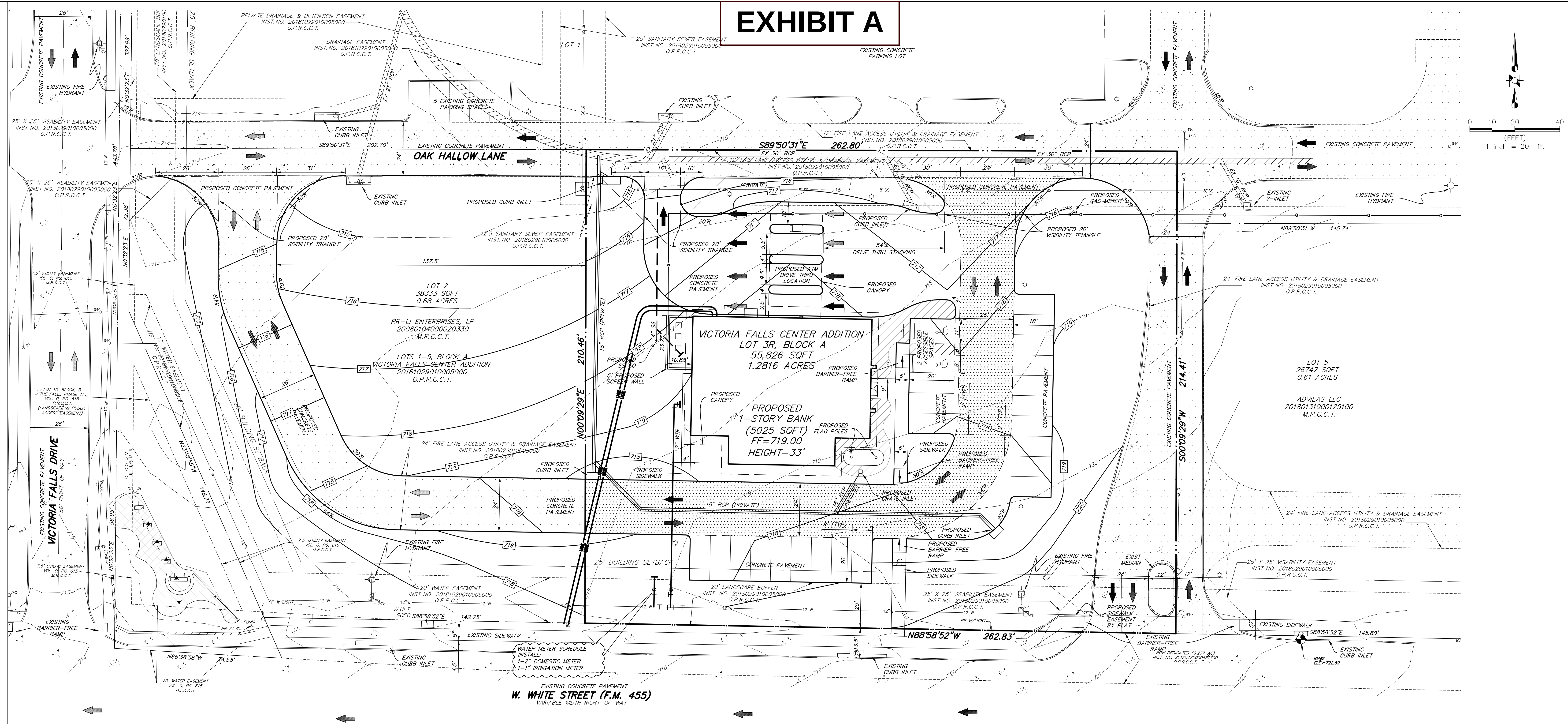
Proposed Site

Parcels

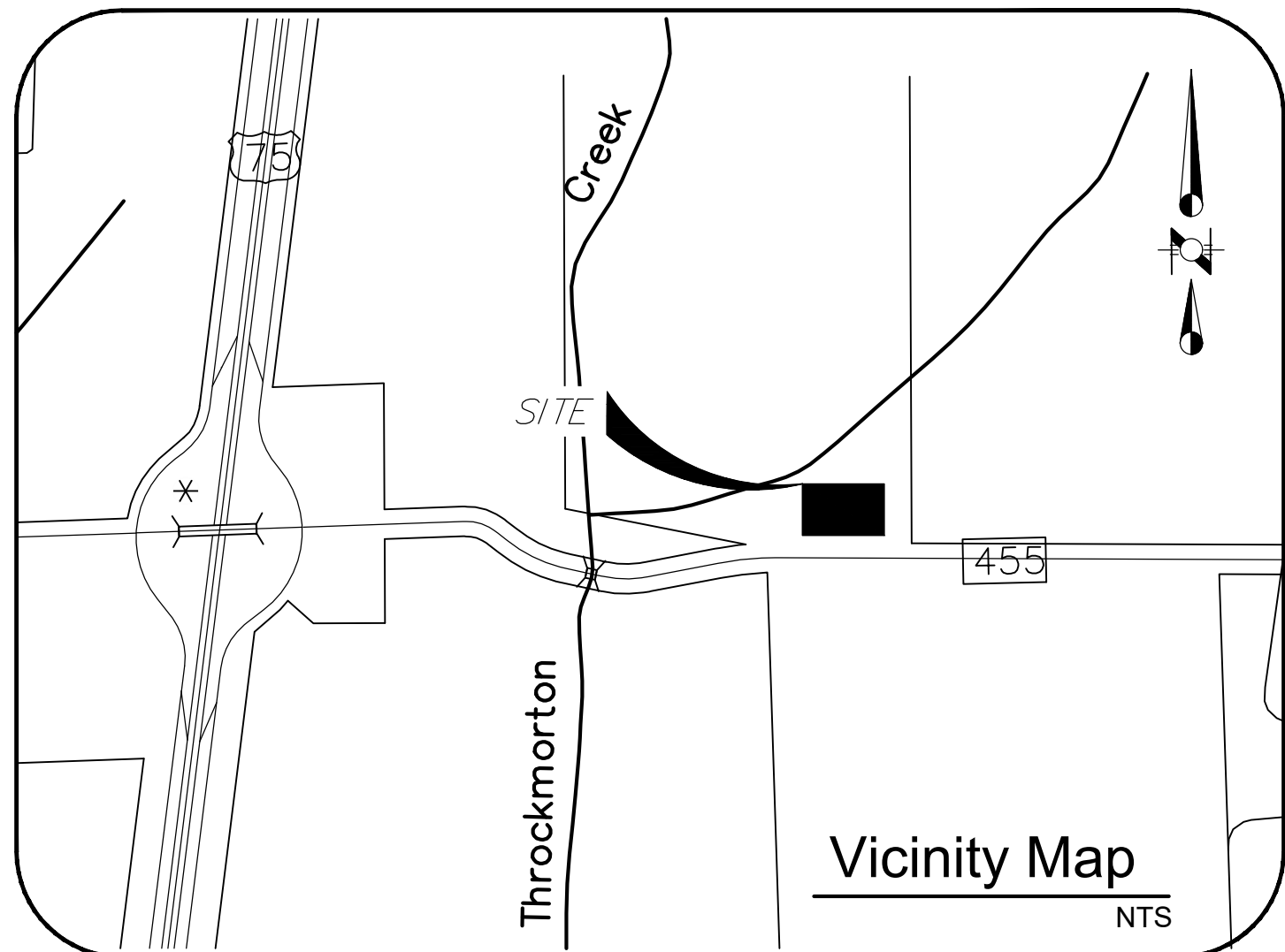
September 2020

N

EXHIBIT A



GENERAL SITE DATA	
Zoning	PD119-2003/C-2
Land Use	C-2 Commercial District
Lot Area	55,826 ft ² ; 1.28 ac
Building Footprint	5,025 ft ²
Total Building Area	5,025 ft ²
Building Height	1-story
Building Height	33 ft
Lot Coverage	9.00 %
PARKING	
Parking Ratio	3.5 per 1,000 GFA
Required Parking	18 spaces
Provided Parking	22 spaces
ADA Parking Req'd	2 spaces
ADA Parking Provided	2 spaces
LANDSCAPE AREA	
Required Internal Area	8 x 24 = 192 ft ²
Additional Area Provided	952 ft ²
Total Landscape Area	1,144 ft ²



	PROPOSED FIRE LANE EASEMENT
	EXISTING FIRE LANE EASEMENT
	PROPOSED LANDSCAPE AREA
	PROPOSED CURB
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED GAS LINE FOR REFERENCE ONLY (REF MEP & ATMOS)
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED LIGHT POLE
	EXISTING FIRE HYDRANT

OWNER:
TEXAS BANK
1120 US HIGHWAY 79 N
HENDERSON, TX 75652
MICHAEL MARSHALL
844-319-6684

ARCHITECT:
TGS ARCHITECTS
825 WATERS CREEK BLVD
BLDG M, SUITE 345
ALLEN, TX 75013
SEAN NEAL
(214) 788-1945

ENGINEER:
RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPY, SUITE 300
DALLAS, TX 75234
ABDULLAH EMAD, PE
(214) 739-8100

PROGRESS SET FOR REVIEW ONLY
ISSUED 09/08/2020

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:
BM#1: SQUARE CUT ON BACK OF 10FT INLET, WEST SIDE OF VICTORIA FALLS DRIVE, APPROX 390FT ± NORTH OF THE CENTERLINE OF F.M. HIGHWAY NO. 455. (NOT SHOWN) ELEV: 713.25
BM#2: SQUARE CUT ON INLET, NORTH SIDE OF WESTBOUND LANE OF F.M. HIGHWAY 445 (WHITE ST.), APPROX 25FT ± NORTH OF CENTERLINE OF WESTBOUND LANE. BENCHMARK IS APPROX. 56FT ± EAST OF THE CENTERLINE OF OAK HOLLOW LANE AS SHOWN. ELEV: 722.59

RLG CONSULTING ENGINEERS					
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243 WWW.RLGINC.COM TBPE FIRM REG. F-493					
SITE PLAN					
TEXAS BANK					
VICTORIA FALLS CENTER ADDITION					
LOT 3R, BLOCK A, 1.28 ACRES					
CITY OF ANNA, COLLIN COUNTY, TEXAS					
ZONING	DRAWN	DATE	FILE	NUMBER	SHEET
PD119-2003 C-2	RLG	8/28/2020	2013	009	C3.00

CITY OF ANNA
PLANNING & ZONING COMMISSION

October 5, 2020

Public Hearing: Zoning & Concept Plan - The Woods at Lindsey Place

Applicant: David Both, DR Horton

DESCRIPTION:

Request to rezone 275± acres located at the northwest corner and southwest corner of future Rosamond Parkway & future Ferguson Parkway from AG Agricultural District to Planned Development-Restricted Commercial, General Commercial, Multiple-Family Residential - High Density, Single Family Residence-60, Single-Family Residence - Zero lot line homes, and Two-Family Residence District (PD-C-1/C-2/MF-2/SF-60/SF-Z/TF).

REMARKS:

The applicant is requesting to rezone the subject property in order to allow for a multi-use development to include multiple-family residence, single-family residences, two-family residences, and commercial uses with modified development standards.

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

The subject property is currently undeveloped. A concept plan (Exhibit A) accompanies this request.

Surrounding Land Uses and Zoning

North	Undeveloped land zoned Agricultural District, and Planned Development-537-2011 (Mantua), and partially located in the Extraterritorial Jurisdiction (ETJ)
East	Undeveloped land zoned Planned Development-285-2006 (SF-60) and Agricultural District
South	Undeveloped land zoned Planned Development-839-2019 (Meadow Vista/SF-60) and partially located in the ETJ
West	Undeveloped land zoned Planned Development-537-2011 and Single-Family Residence – Large Lot

Proposed Planned Development Stipulations

The requested zoning is PD-C-1/C-2/MF-2/SF-60/SF-Z/TF. This PD is proposed as a multi-use development. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for single-family, two-family, multiple-family, and nonresidential uses.

Design Standards - The language in the proposed PD district would allow this site to be developed with a mix of residential and nonresidential land uses with modified development standards, neighborhood parks, hike and bike trails, and preservation of existing trees along the zoning district boundaries and interior to the proposed multifamily development.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2034

- a. Principle 3: Beautiful Community
 - i. Preserve natural areas/open space.
- b. Principle 5: Great Housing Opportunities
 - i. Diverse housing choices for all family generations: small lots, townhomes, estate homes, “ranchette”, apartments, mixed-use development.
 - ii. Safe, well-design, well-maintained multi-family rental housing.
- a. Principle 6: Dynamic Business Community
 - i. Attractive commercial centers with well-designed and well-maintained landscaping.
 - ii. Ability of neighbors to work in Anna.

City of Anna Goals for 2024

- a. Growing Anna Economy
 - i. Expand the commercial tax base.
 - ii. More jobs for neighbors.
 - iii. Expand retail businesses.

b. Sustainable Anna Community Through Planned, Managed Growth

i. Having new buildings and homes that are attractive and using the appropriate building materials and meeting City's architectural standards.

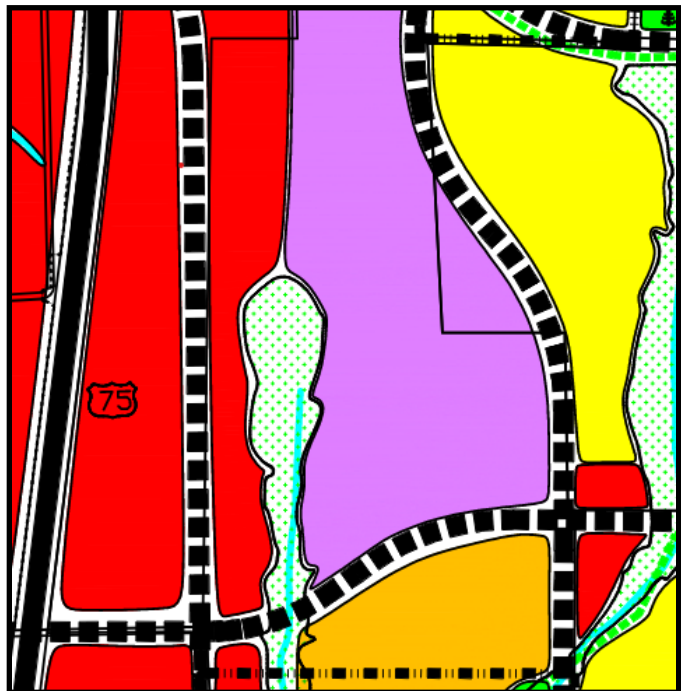
ii. Having a range of housing choice available in Anna.

c. Anna – A Great Place to Live

i. Increase the number of “family-oriented” restaurants.

ii. Increase the number of retail businesses.

Future Land Use Plan – The Future Land Use Plan designates this property as Commercial (red), Employment Center District (purple), Flood Hazard (white), and medium density residential (orange). Each of these categories are only generally defined within the current Comprehensive Plan.



Commercial is land or buildings where merchandise or services are offered for sale. The primary purpose of the land is to provide a location for displaying merchandise or communicating services in a manner that enhances the convenient retail sale of goods and services. The role of commercial activity in the city is to provide convenient and available retail, service, and office opportunities to residents of the Anna market area. Commercial activity provides return on investment for business and property owners, employment opportunities for local residents (neighbors), and an economic base for local taxing entities. Commercial activity generally supports community residential activity, but certain aspects of the retail, service, and office uses such as big-box retail, and service and office headquarters may be more regionally oriented and act as basic elements of the economy.

Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit.

ISSUES:

2010 Future Land Use Plan: Commercial & Employment Center District

The proposed residential uses on the north side of future Rosamond Parkway are not in conformance with the 2010 Future Land Use Plan. The land area located on the north side of future Rosemond Parkway, east side of future Throckmorton Parkway, and west side of future Ferguson Parkway is designated as Commercial and Employment Center District. The applicant is proposing to rezone this area to allow for multifamily, single-family, and two-family-family land uses.

Since the adoption of the 2010 Future Land Use Plan, the city has adopted zoning associated with the Mantua development. The Mantua zoning allows for a significant amount of retail, office, and mixed-use development along the west side of future Throckmorton Parkway opposite of the proposed zoning request.



Allowing housing on east side of Throckmorton would allow neighbors to be directly adjacent to future retail, restaurant, and office uses. Additionally, the proposed zoning will provide a variety of housing opportunities for the future commercial development.

Planned Development Stipulations

In order to allow for an increase building pad site, the applicant is requesting the following modifications to the residential base zoning district area regulations.

- 10' min. corner lot side yard setback allowed (base zoning requires 15').
- 20' rear yard setback allowed (base zoning requires 25').
- Increase the maximum lot coverage by 5% for both the SF-60 (50%) and TF (55%).

To increase the quality of development, the applicant has agreed to the following improvements as part of the zoning request:

- a. Construct an 8' hike and bike trail along the north side of future Rosemond Parkway, west side of future Ferguson Parkway, and around the perimeter of the proposed Neighborhood Parks with connections to the residential subdivision roadways.
- b. Protect and preserve the mature tree line along the existing tract boundaries and dedicate a 10' tree preservation easement during the platting process.
- c. Install a 6' sidewalk connecting the SF-Z neighborhood to the Neighborhood Parks.
- d. Construction of a private amenity center with pool and splash pad (Exhibit B)
- e. As part of the multifamily development, construct an undulating berm with staggered tree plantings between the multifamily development and single-family developments in areas where no existing trees exist.
- f. Prohibit, within the C-1 zoning district, Automobile and Related Services Uses and majority of Transportation, Utility and Communications Uses

SUMMARY:

Request to rezone 275± acres located at the northwest corner and southwest corner of future Rosamond Parkway & future Ferguson Parkway to allow nonresidential, multi-family, single-family and two-family zoning. The applicant has included stipulations to create a walkable multi-use development that will include hike and bike trails, dedication of Neighborhood Parks, preservation of existing mature vegetation, and appropriate screening between the multi-family development and the single-family and two-family developments. Additionally, the proposed residential lots meet minimum lot width, depth, and sizes requirements. Although much of the zoning request area is not in conformance with the 2010 Future Land Use Plan, as mentioned previously, the Mantua zoning had yet to be adopted. The proposed zoning will help support the Mantua nonresidential

zoning and create quality housing opportunities for this area's future employees. For these reasons, staff is in support of the rezoning request.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the C-1 Restricted Commercial (C-1), C-2 General Commercial District (C-2), MF-2 Multiple-Family Residential - High Density (MF-2), SF-60 Single-Family Residence District (SF-60), SF-Z Single-Family Residence District - Zero lot line homes (SF-Z), TF Two-Family Residential District (TF), and the Planning and Development Regulations unless specified or restricted herein.

a. C-1 Restricted Commercial:

1. Additional Permitted Uses by-right:

- A. Child-care center
- B. Nursery school, kindergarten

2. Additional Prohibited Uses:

- A. Auto repair, minor
- B. Automobile service station
- C. Car wash
- D. Construction yard
- E. Electrical substation
- F. Gas Metering station
- G. Motorcycle sales and service
- H. Quick oil change facility
- I. Quick tune-up facility
- J. Tire Dealer

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

1. Maximum Height: 3 story / 50 feet

2. Maximum Number of Units: 600
3. Buffer: A 60-foot wide vegetative buffer shall be provided on the east and north sides of the district where adjacent to a single-family residential district. The natural tree line shall be preserved as a buffer and in areas where no trees exist, trees with a 3" minimum caliber shall be planted staggered at 25-foot centers with an undulating berm a minimum of three (3) feet in height up to six (6) feet in height. The 60-foot vegetative buffer shall count as the required "60-foot setback from the adjacent property line for buildings in excess of one story in height".
4. Screening Fence:
 - A. Fencing between single family lots and multi-family development shall consist of a 6' cedar fence with masonry columns at no less than 100-foot intervals. The fence shall be owned and maintained by the single-family development HOA.
 - B. Border screening on any perimeter not abutting a single-family lot shall be owned and maintained by the multi-family development and shall consist of either of the following:
 - i. Masonry border fence of not less than six feet in height; and/or
 - ii. An ornamental metal fence, such as wrought iron or tubular steel, with stone columns at 50-foot intervals along with a vegetative screen comprised of minimum 3" caliber trees planted staggered at 25-foot centers. The vegetative screen may be planted within any required landscape buffer.
5. Refuse facilities: Two (2) 30 cubic yard compactors will be provided for the development, one each for trash and recycle. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Solid metal gates of an equal height to the enclosure height must be provided on the truck collection side of the enclosure. Refuse containers shall be provided and maintained in a manner to satisfy public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup in accordance with refuse collection guidelines.
6. A minimum 8' hike & bike trail shall be provided around the perimeter of the multi-family development in general conformance and as shown on Exhibit A (Concept Plan).
7. Parking: 1.5 off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard.

Other off-street parking space regulations are set forth in section 9.04.037.

c. SF-60 Single-Family Residence:

1. Minimum side yard, corner lot, setback: 10 feet
2. Minimum rear yard setback: 20 feet
3. Maximum lot coverage: 50%
4. Fences:
 - A. The rear yard fencing of any residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel. Said fencing is to be owned and maintained by the individual lot owners. single-family development H.O.A. Side yard fences abutting and/or adjacent to open space/common area lots may be wood per Section c.4.B below and are to be owned and maintained by the individual lot owners.
 - B. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

d. SF-Z Single-Family Residence:

1. Minimum side yard, corner lot, setback: 10 feet
2. Minimum rear yard setback: 20 feet
3. Fences:
 - A. The rear yard fences of any residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel. Said fencing to be owned and maintained by the individual lot owners. Side yard fences abutting and/or adjacent to open space/common area lots may be wood per Section d.3.B below and are to be owned and maintained by the individual lot owners.
 - B. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

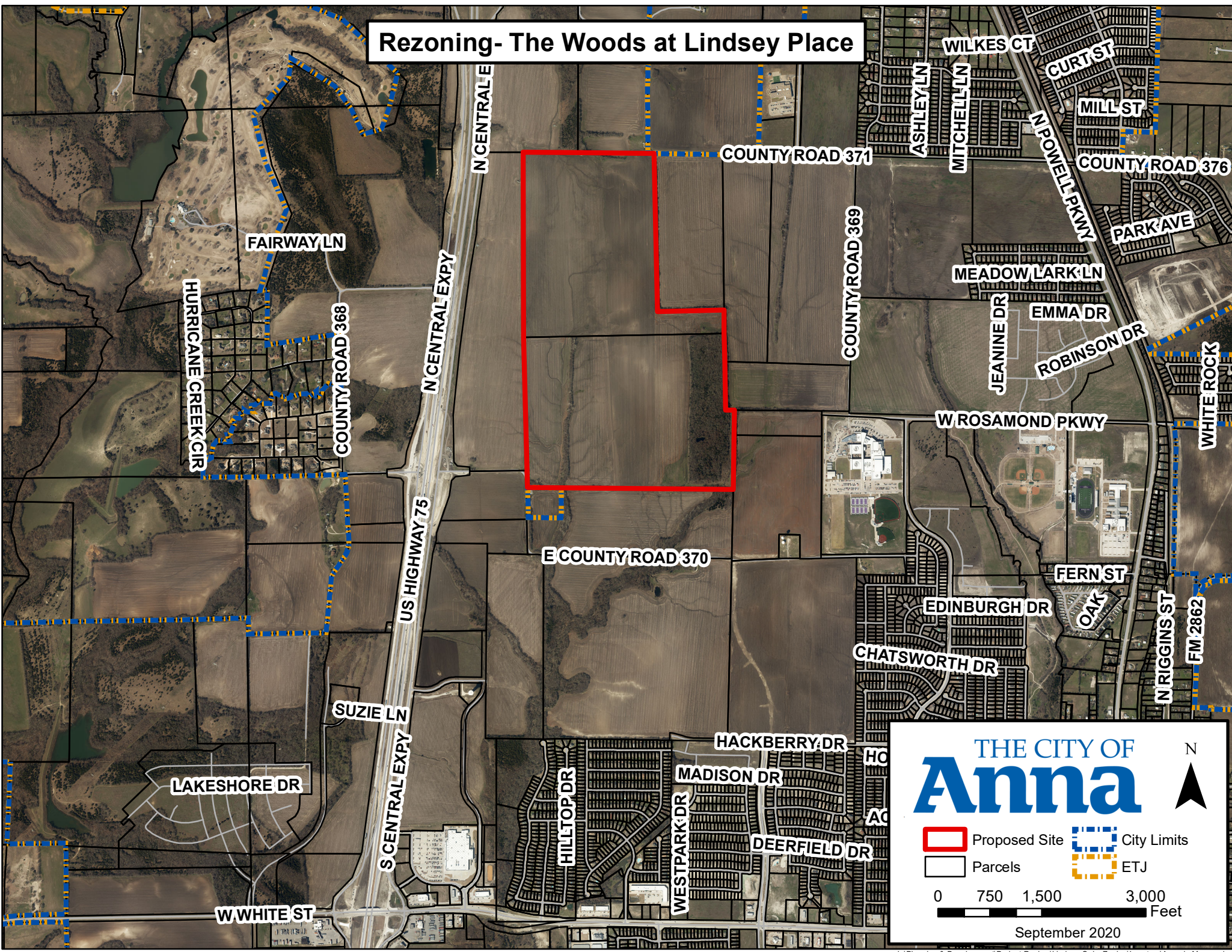
e. TF Two-Family Residence: Residences will be constructed such that two units will be sited on one duplex lot. As an example, a duplex lot being 60 feet in width, would have an A side and B side (e.g. Lot 1A and Lot 1B respectively)

the center being the party wall between two residences (25-foot wide product on each side of the party wall).

1. Minimum Side yard setback: 5 feet
 2. Minimum side yard, corner lot, setback: 10 feet
 3. Minimum rear yard setback: 20 feet
 4. Maximum lot coverage: 55%
 5. Fences:
 - A. The rear yard fences of any residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel. Said fencing to be owned and maintained by the individual lot owners. Side yard fences abutting and/or adjacent to open space/common area lots may be wood per Section e.5.B below and are to be owned and maintained by the individual lot owners.
 - B. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.
 - C. Fencing between single family lots and multi-family development shall consist of a 6' cedar fence with masonry columns at 100-foot intervals. The fence shall be owned and maintained by the single-family development HOA.
- g. Park land and public/private facility dedication/construction: As part of the zoning request the applicant has agreed to the following as shown/identified on the Concept Plan (Exhibit A).
1. Dedication of two tracts of land for the purpose of Neighborhood Parks subject to review by the city's parks advisory board and approval by the City Council prior to Preliminary Plat approval.
 2. The construction of an 8' hike and bike trail.
 - a. The City of Anna will be responsible for maintaining only those portions of the 8' hike and bike trail that are located within or within proximity to the R.O.W. of both Ferguson Parkway and Rosemond Parkway.
 3. The construction of a 6' sidewalk connecting the SF-Z district to the Neighborhood Park to be constructed within the R.O.W.

4. Private amenity center to include a pool with splash pad in general conformance with the conceptual rendering shown on Exhibit B.
 5. Prior to final plat approval the applicant may enter into a Roadway, Water and Sewer Impact Fee Credit Agreement with the City of Anna. The impact fees from the development shall be used to fund capital improvements shown on the city's capital improvement plan needed to serve the development and surrounding areas.
- h. To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located on portions of the eastern and northern property boundaries of the zoning requires. The existing tree line shall be located within a 10' tree preservation easement as identified on the Concept Plan (Exhibit A) and designated as a non-disturbance area in which no construction or tree removal will occur. Removal of any trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances.

Rezoning- The Woods at Lindsey Place

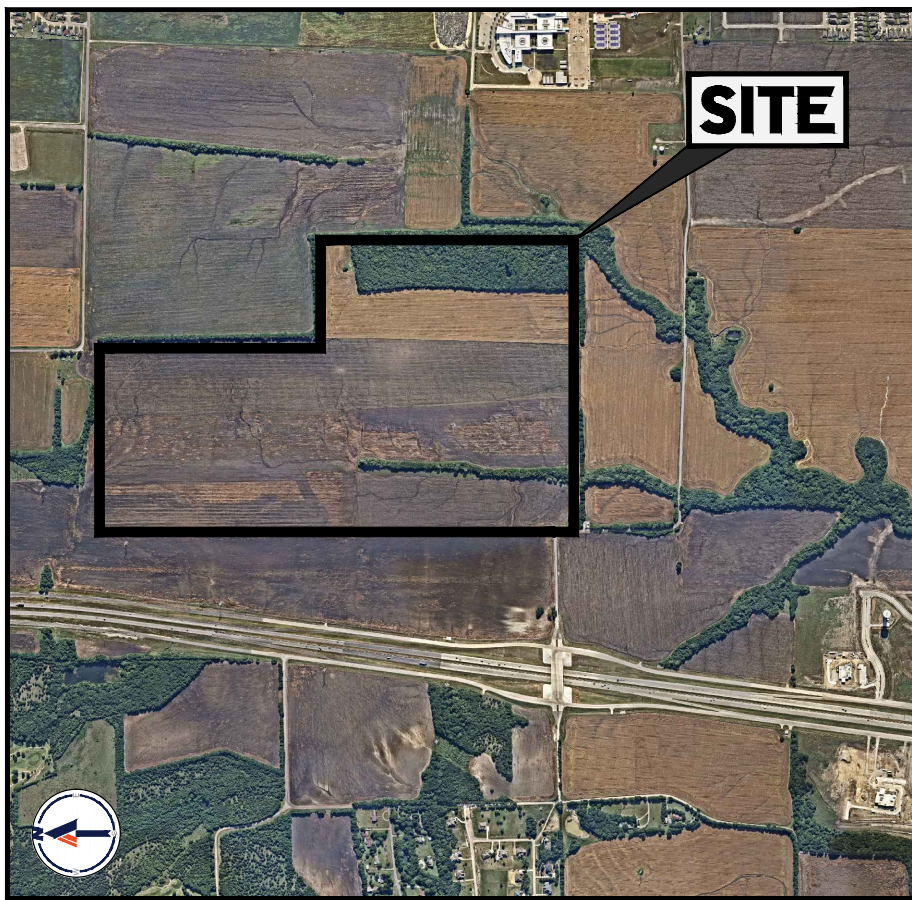


THE CITY OF
Anna

Proposed Site
Parcels
City Limits
ETJ

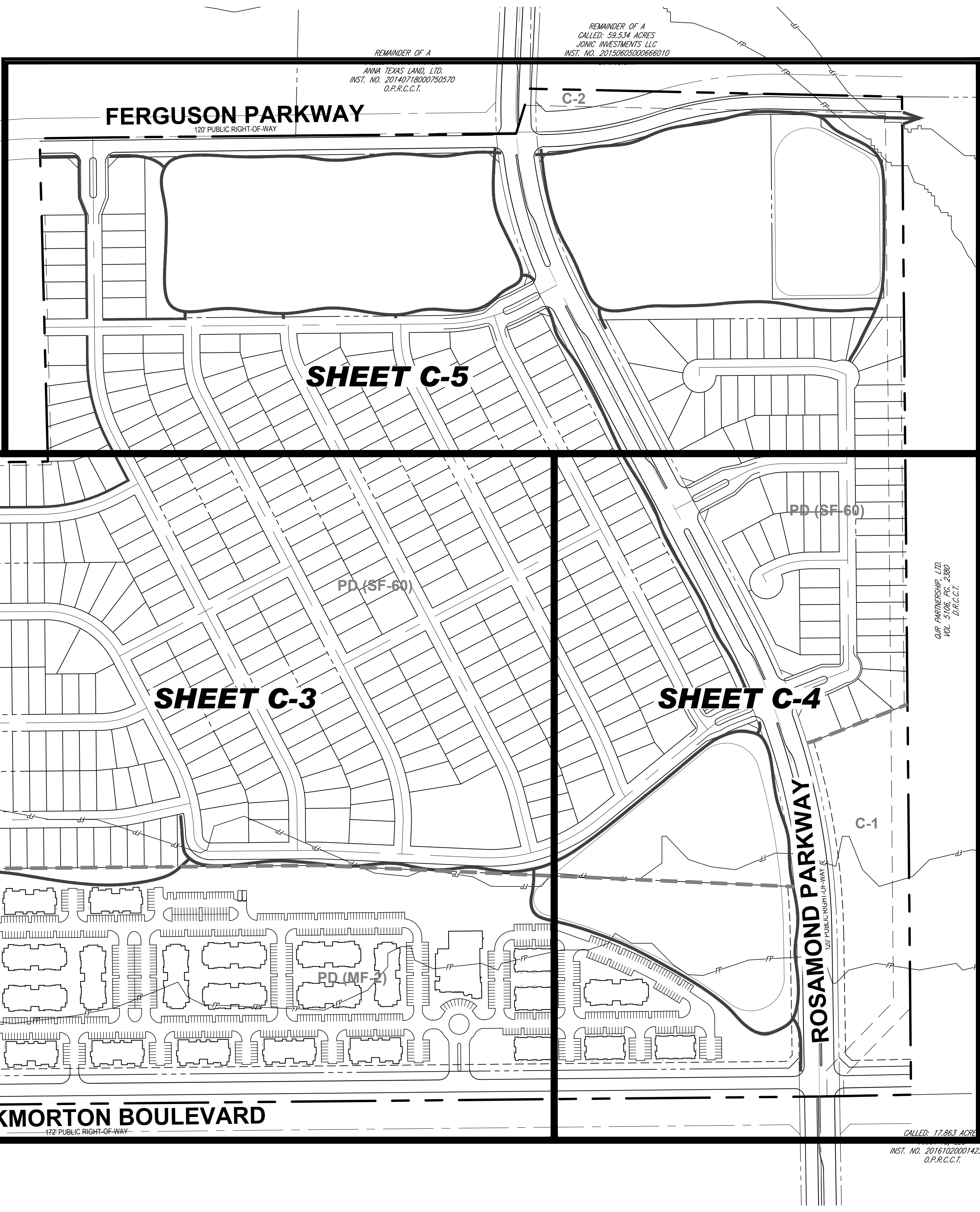
0 750 1,500 3,000 Feet

September 2020



VICINITY MAP
N.T.S.

EXHIBIT A



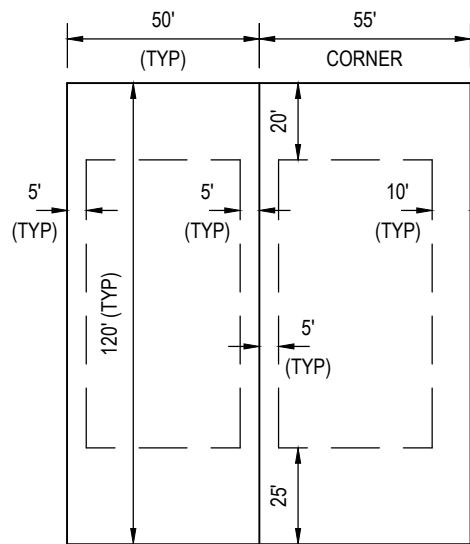
CALL: 81.5 ACRES
LAURA BRYANT COLLINS
INST. NO. 20160825001122560
O.P.R.C.C.T.

CALL: 159.819 ACRES
LJHJ PROPERTIES, LTD.
INST. NO. 2006100300142464
O.P.R.C.C.T.

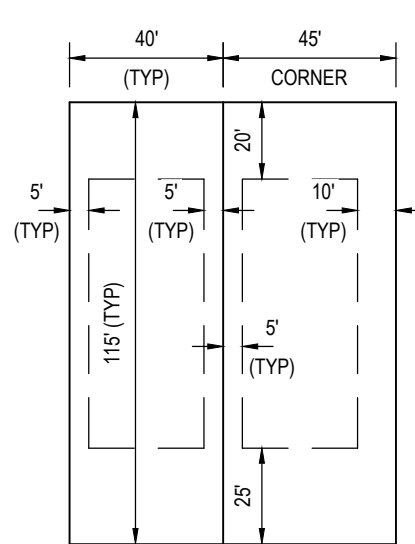
CALL: 555.801 ACRES
TRACT B
RISLAND MANTRA LLC
INST. NO. 20160625000783630
O.P.R.C.C.T.

CALL: 555.801 ACRES
TRACT B
RISLAND MANTRA LLC
INST. NO. 20160625000783630
O.P.R.C.C.T.

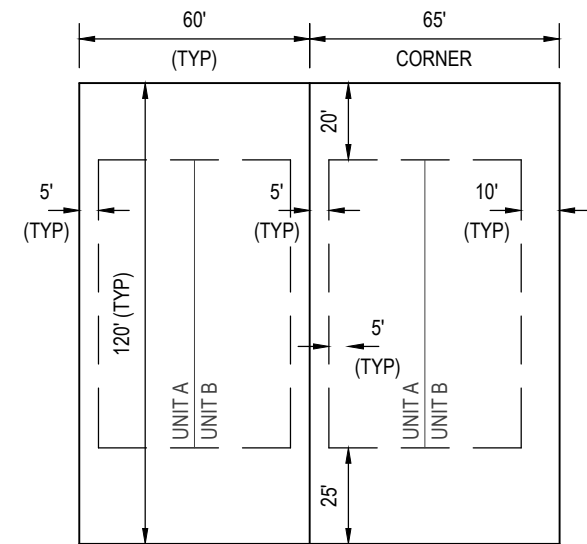
CALL: 17.963 ACRES
INST. NO. 20161020001423440
O.P.R.C.C.T.



STANDARD PD (SF-60) LOT



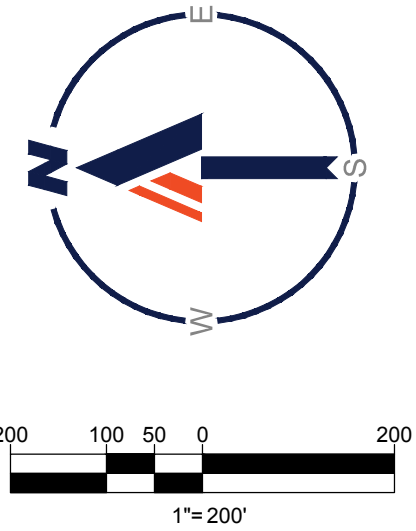
STANDARD PD (SF-Z) LOT



STANDARD PD (TF) LOT

USE TABULATION		
ZONE	AREA	%
SF-60	110.646	40.2
SF-Z	56.796	20.7
TF	8.016	2.9
MF-Z	38.567	14.0
C-1	5.568	2.0
C-2	3.464	1.3
PARK	21.809	7.9
MISC.	30.134	11.0
	275.00	

RESIDENTIAL TABULATION		
ZONE	COUNT	%
SF-60	495	32.9
SF-Z	345	22.9
TF	32 (64)	4.3
MF-Z	28 (560)	39.9
	1504	



CONCEPT PLAN
THE WOODS AT LINDSEY PLACE
275.000 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
PART OF EU WITT SURVEY, ABSTRACT No. 997, BEING ALL
OF A CALLED 159.819 ACRE TRACT OF LAND DESCRIBED IN
A SPECIAL WARRANTY DEED TO LJHJ PROPERTIES, LTD.,
RECORDED IN INSTRUMENT No. 20061003001424640,
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(O.P.R.C.C.T.), BEING PART OF A CALLED 159.819 ACRE
TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY
DEED TO LJHJ PROPERTIES, LTD., RECORDED IN
INSTRUMENT No. 20061003001424640, (O.P.R.C.C.T.)
DATE SEPTEMBER 10, 2020

OWNER:
LJHJ PROPERTIES, LTD.
PO BOX 122
ANNA, TX 75008
CONTACT: RUSSELL HARLOW

APPLICANT:
DR HORTON LAND COMPANY
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE: 972-924-3542
CONTACT: DAVID BOOTH

ENGINEER:
BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: DEAN CARDWELL

TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT
PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TD202021
DRAWN BY:	NMK
CHECKED BY:	DOC
DATE:	9/9/2020
CAD ID:	CPA

PROPOSED
CONCEPT PLAN

FOR

D-R HORTON

America's Builder

THE WOODS AT LINDSEY PLACE
APPROXIMATELY 2040 COUNTY ROAD
370
COLLIN COUNTY
ANNA, TX 75409

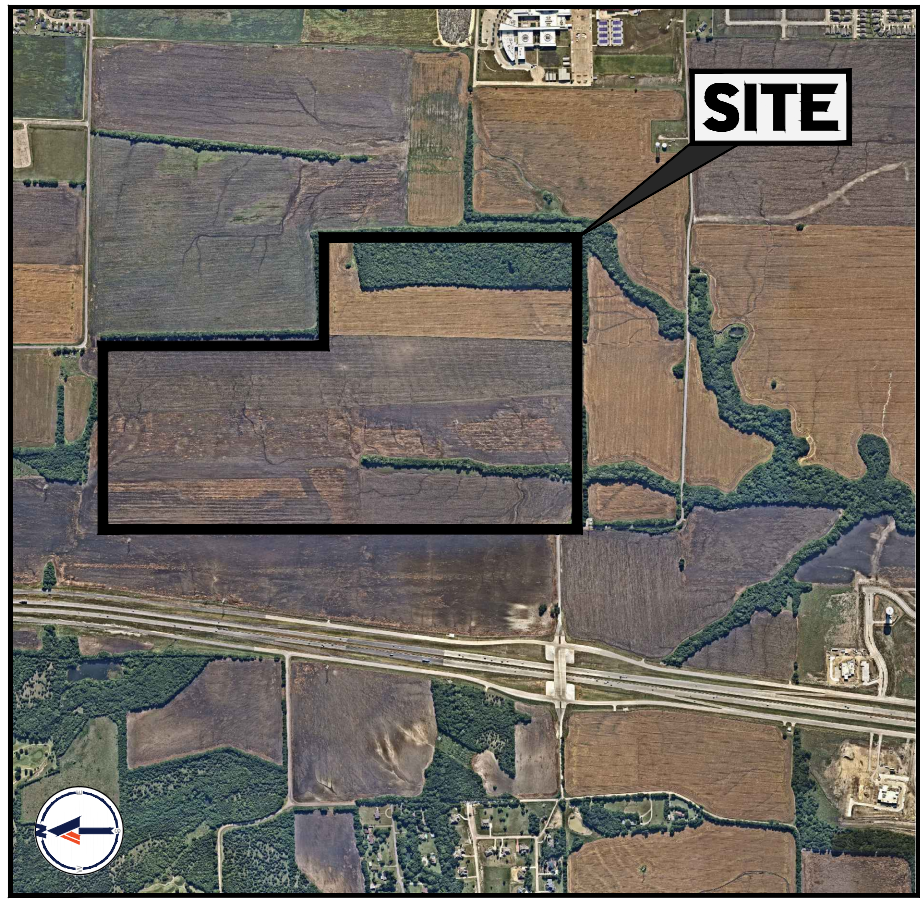
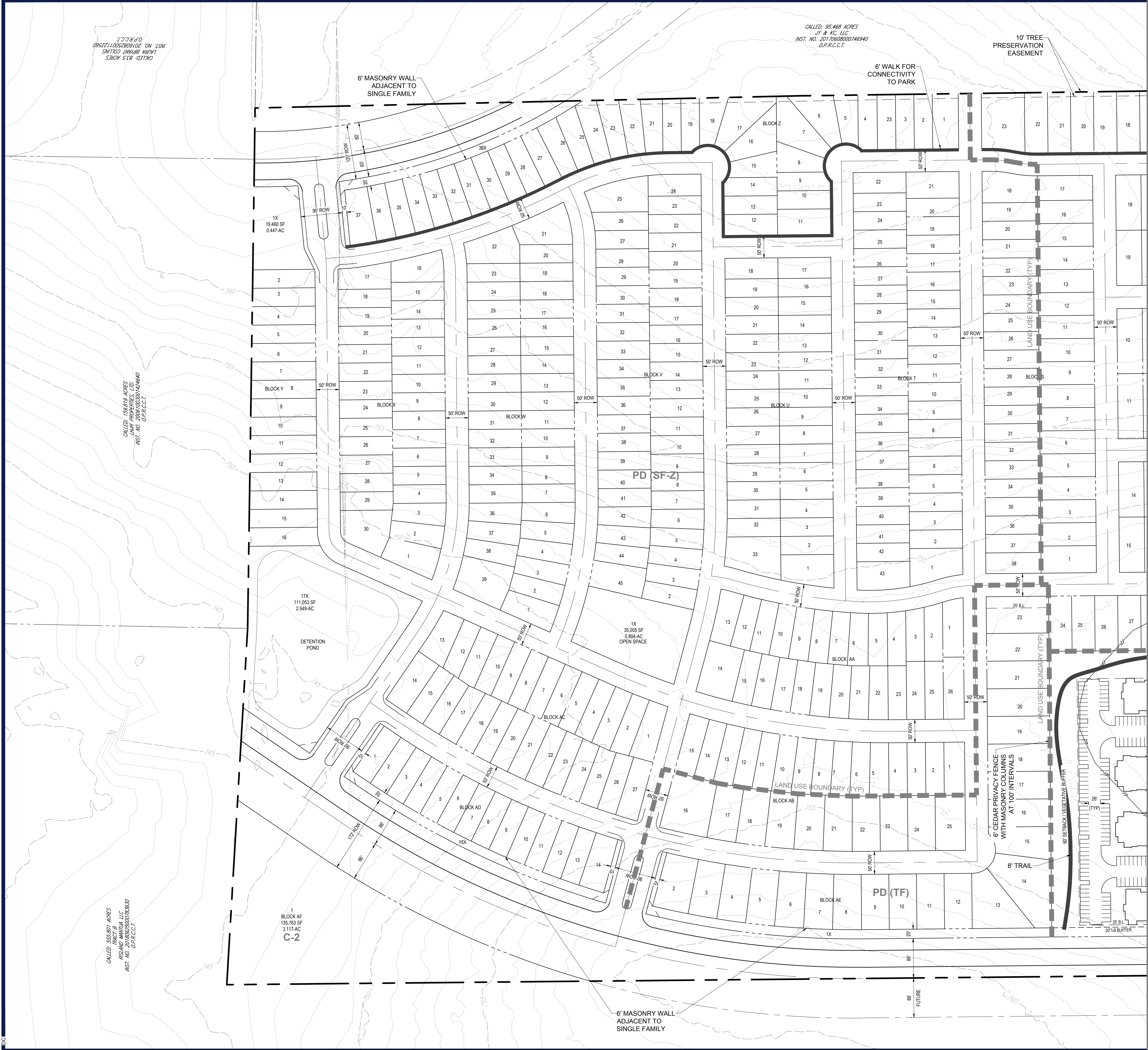
BOHLER

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
DEAN G. CARDWELL
LICENSE NUMBER: 115432

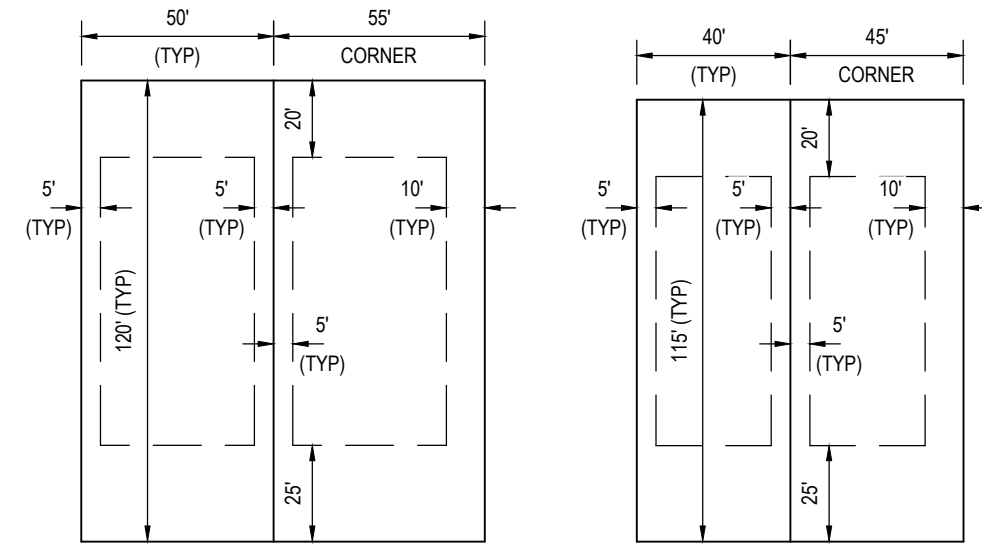
SHEET TITLE:
**OVERALL
CONCEPT PLAN**

SHEET NUMBER:
C-1



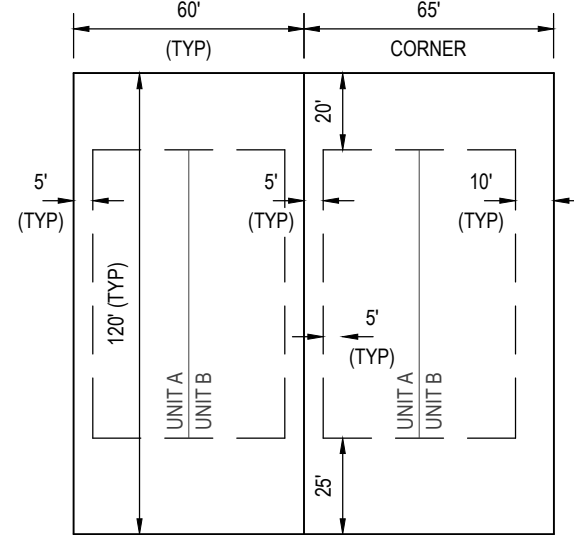
VICINITY MAP
N.T.S.

EXHIBIT A



STANDARD PD (SF-60) LOT

STANDARD PD (SF-Z) LOT

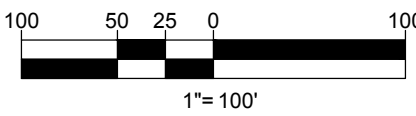
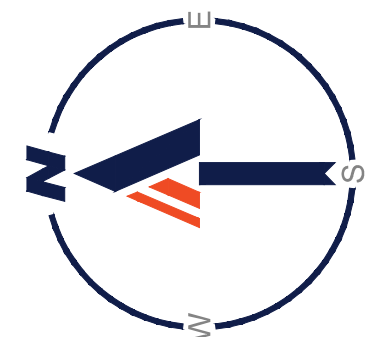


STANDARD PD (TF) LOT

USE TABULATION		
ZONE	AREA	%
SF-60	110.646	40.2
SF-Z	56.796	20.7
TF	6.016	2.9
MF-2	36.567	14.0
C-1	5.568	2.0
C-2	3.464	1.3
PARK	21.809	7.9
MISC.	30.134	11.0
	275.00	

RESIDENTIAL TABULATION		
ZONE	COUNT	%
SF-60	495	32.9
SF-Z	345	22.9
TF	32 (64)	4.3
MF-2	28 (560)	39.9
	1504	

OWNER: LHH PROPERTIES, LTD PO BOX 122 ANNA, TX PHONE: 972-924-3542 CONTACT: RUSSELL HARLOW	APPLICANT: DR HORTON LAND COMPANY 4308 MILLER ROAD ROWLETT, TX 75088 PHONE: 214-607-4244 CONTACT: DAVID BOOTH	ENGINEER: BOHLER 6017 MAIN STREET FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: DEAN CARDWELL
---	--	--



CONCEPT PLAN
THE WOODS AT LINDSEY PLACE
275.000 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
PART OF ELLIOTT SURVEY, ABSTRACT NO. 997, BEING ALL
OF A CALLED 159.819 ACRE TRACT OF LAND DESCRIBED IN
A SPECIAL WARRANTY DEED TO LHH PROPERTIES, LTD.,
RECORDED IN INSTRUMENT NO. 20061003001424601,
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(O.P.R.C.C.T.), BEING PART OF A CALLED 159.819 ACRE
TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY
DEED TO LHH PROPERTIES, LTD., RECORDED IN
INSTRUMENT NO. 20061003001424640, (O.P.R.C.C.T.)
DATE SEPTEMBER 10, 2020

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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PROJECT NO.:	TD202021
DRAWN BY:	NMK
CHECKED BY:	DOC
DATE:	9/9/2020
CAD ID:	CPA

PROJECT:

PROPOSED CONCEPT PLAN

FOR



THE WOODS AT LINDSEY PLACE

APPROXIMATELY 2040 COUNTY ROAD
370
COLLIN COUNTY
ANNA, TX 75409

BOHLER

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY

BOHLER

FOR REVIEW PURPOSES ONLY

DEAN G. CARDWELL
LICENSE NUMBER 15542

SHEET TITLE:

DETAIL CONCEPT PLAN

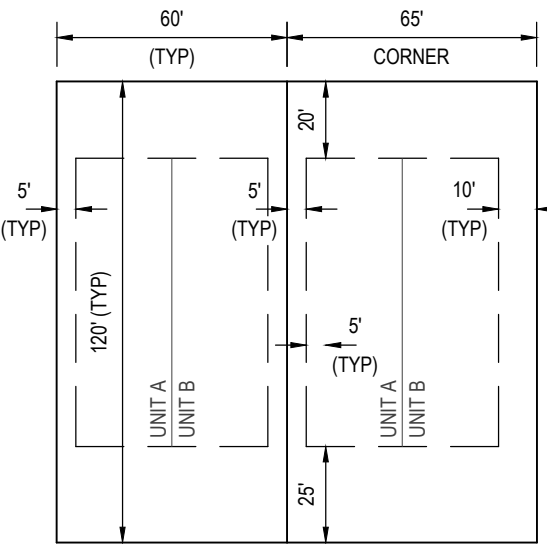
SHEET NUMBER:

C-2



STANDARD PD (SF-60) LOT

STANDARD PD (SF-Z) LOT



STANDARD PD (TF) LOT

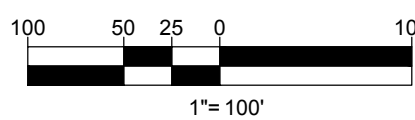
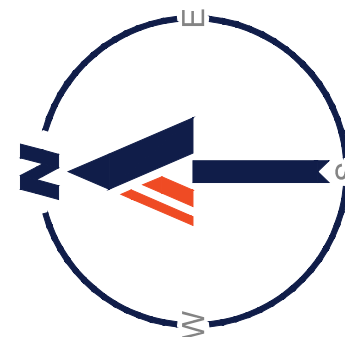
ZONE	AREA	%
SF-60	110.646	40.2
SF-Z	56.796	20.7
TF	8.016	2.9
MF-2	38.567	14.0
C-1	5.568	2.0
C-2	3.464	1.3
PARK	21.809	7.9
MISC.	30.134	11.0
	276.00	

ZONE	COUNT	%
SF-60	495	32.9
SF-Z	345	22.9
TF	32 (64)	4.3
MF-2	26 (600)	39.9

OWNER:
LHJH PROPERTIES, LTD
PO BOX 122
ANNA, TX
PHONE: 972-924-3542
CONTACT: RUSSELL HARLOW

APPLICANT:
DR HORTON LAND COMPANY
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE: 214-607-4244
CONTACT: DAVID BOOTH

ENGINEER:
BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: DEAN CARDWELL



CONCEPT PLAN
THE WOODS AT LINSEY PLACE
275,000 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
PART OF ELI WITT SURVY, ABSTRACT NO. 997, BEING ALL
OF A CALLED 159,819 ACRE TRACT OF LAND DESCRIBED IN
A SPECIAL WARRANTY DEED TO LHJH PROPERTIES, LTD.,
RECORDED IN INSTRUMENT NO. 2006100300124640,
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(O.P.R.C.C.T.), BEING PART OF A CALLED 159,819 ACRE
TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY
DEED TO LHJH PROPERTIES, LTD., RECORDED IN
INSTRUMENT NO. 2006100300124640, (O.P.R.C.C.T.)
DATE SEPTEMBER 10, 2020

REVISIONS

[illegible]

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DRAWN BY:	NMK
CHECKED BY:	DOC
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CAD I.D.:	CPA

PROJECT:

PROPOSED CONCEPT PLAN

- FOR -

D·R·HORTON®
America's Builder

THE WOODS AT LINDSEY PLACE

APPROXIMATELY 2040 COUNTY ROAD
370
COLLIN COUNTY
ANNA, TX 75409

BOHLER //

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300

TX@BohlerEng.com
E No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY

BOHLER //

FOR REVIEW PURPOSES ONLY

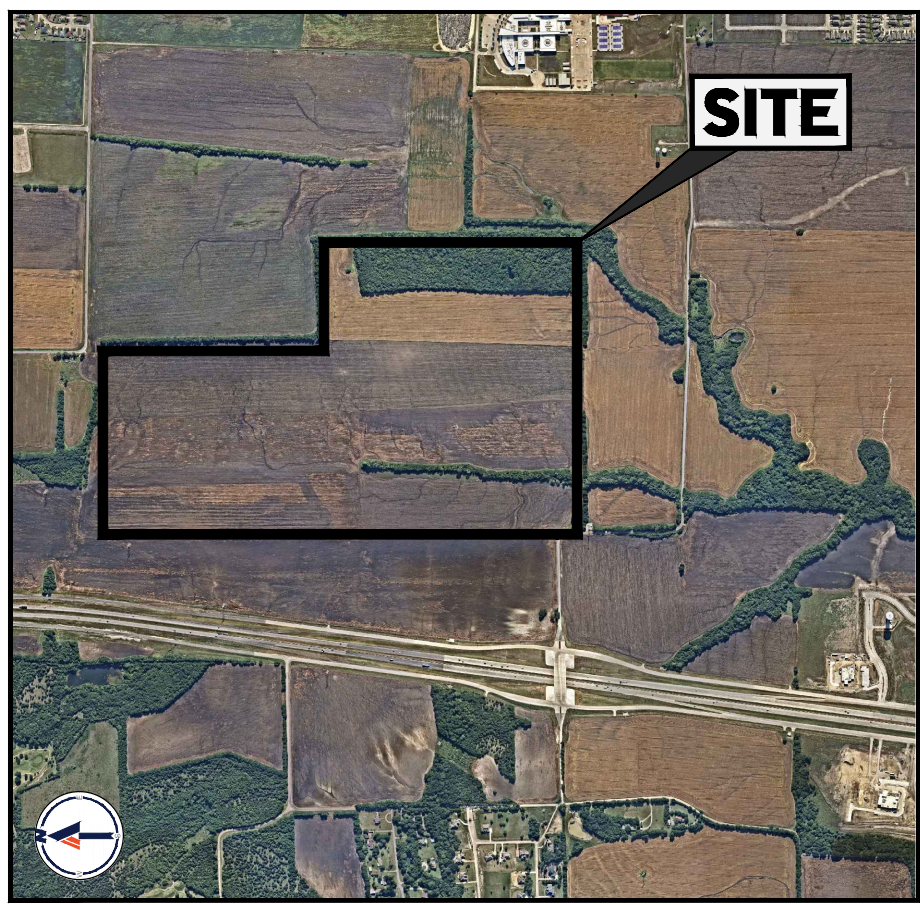
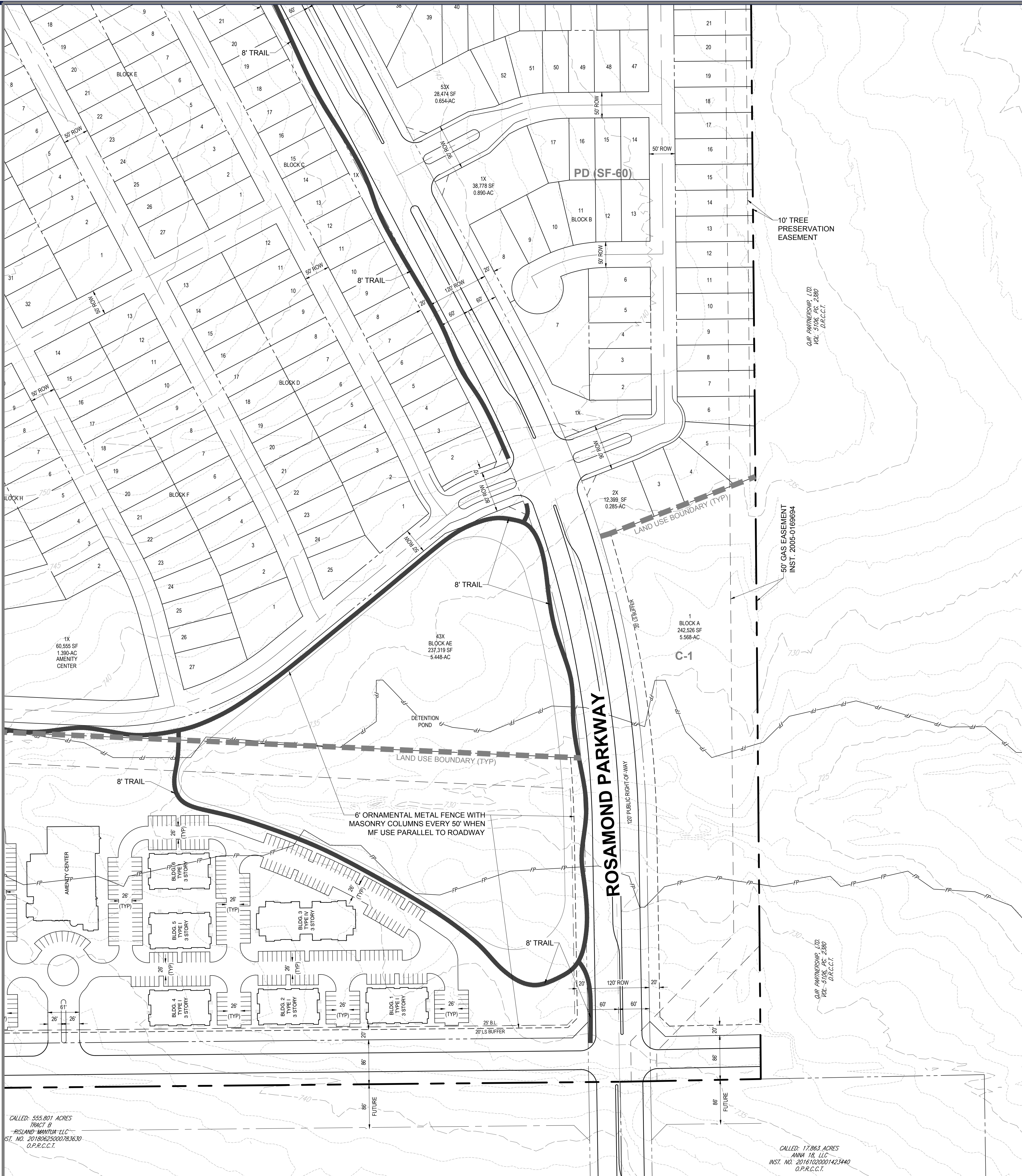
DEAN O. CARDWELL
LICENSE NUMBER: 11543

SHEET TITLE:

DETAIL CONCEPT PLAN

SHEET NUMBER

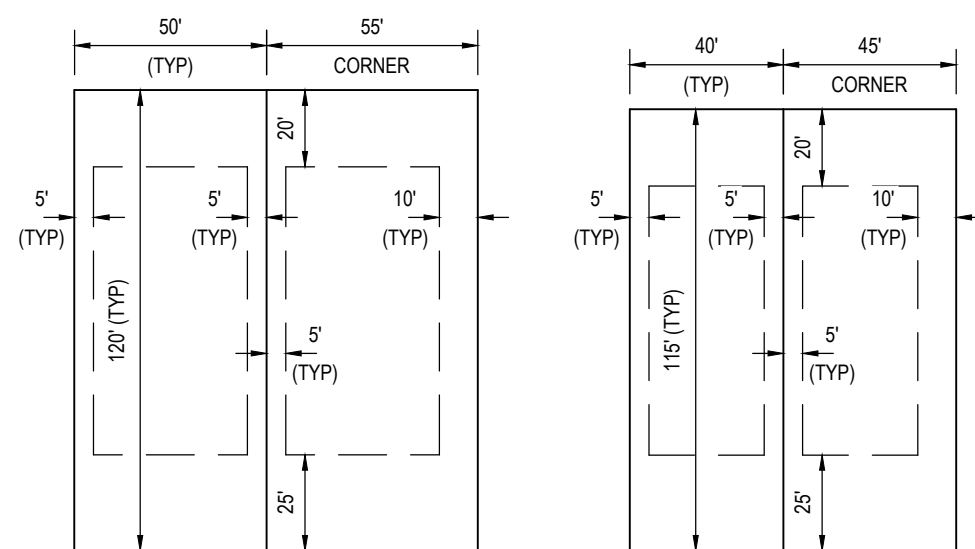
C-3



VICINITY MAP

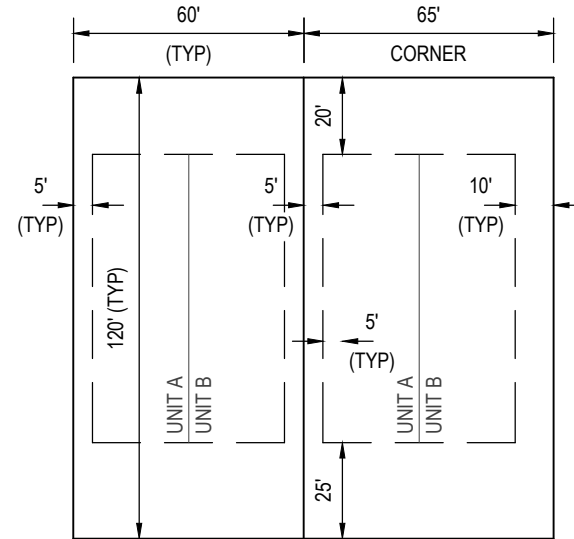
N.T.S.

EXHIBIT A



STANDARD PD (SF-60) LOT

STANDARD PD (SF-Z) LOT



STANDARD PD (TF) LOT

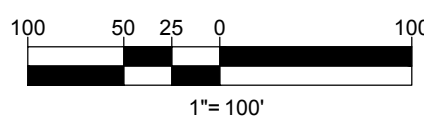
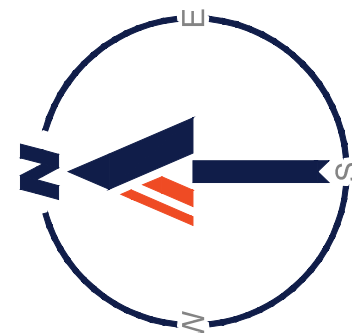
ZONE	AREA	%
SF-60	110.646	40.2
SF-Z	56.796	20.7
TF	8.016	2.9
MF-2	38.567	14.0
C-1	5.568	2.0
C-2	3.464	1.3
PARK	21.809	7.9
MISC.	30.134	11.0
	276.00	

ZONE	COUNT	%
SF-60	495	32.9
SF-Z	345	22.9
TF	32 (64)	4.3
MF-2	26 (600)	39.9

OWNER:
LHJH PROPERTIES, LTD
PO BOX 122
ANNA, TX
PHONE: 972-924-3542
CONTACT: RUSSELL HARLOW

APPLICANT:
DR HORTON LAND COMPANY
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE: 214-607-4244
CONTACT: DAVID BOOTH

ENGINEER:
BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: DEAN CARDWELL



CONCEPT PLAN
THE WOODS AT LINSEY PLACE
275,000 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
PART OF ELI WITT SURVY, ABSTRACT NO. 997, BEING ALL
OF A CALLED 159,819 ACRE TRACT OF LAND DESCRIBED IN
A SPECIAL WARRANTY DEED TO LHJH PROPERTIES, LTD.,
RECORDED IN INSTRUMENT NO. 2006100300124640,
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(O.P.R.C.C.T.), BEING PART OF A CALLED 159,819 ACRE
TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY
DEED TO LHJH PROPERTIES, LTD., RECORDED IN
INSTRUMENT NO. 2006100300124640, (O.P.R.C.C.T.)
DATE SEPTEMBER 10, 2020

REVISIONS

[illegible]

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PROJECT No.:	TD202021
DRAWN BY:	NMK
CHECKED BY:	DOC
DATE:	9/9/2020
CAD I.D.:	CPA

PROJECT:

PROPOSED CONCEPT PLAN

FOR -



THE WOODS AT LINDSEY PLACE

APPROXIMATELY 2040 COUNTY ROAD
370
COLLIN COUNTY
ANNA, TX 75409

BOHLER //

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
E No. 18065 | TBPLS No. 1019441:

PLANS PREPARED BY

BOHLER //
FOR REVIEW PURPOSES ONLY

DEAN O. CARDWELL
LICENSE NUMBER: 11543

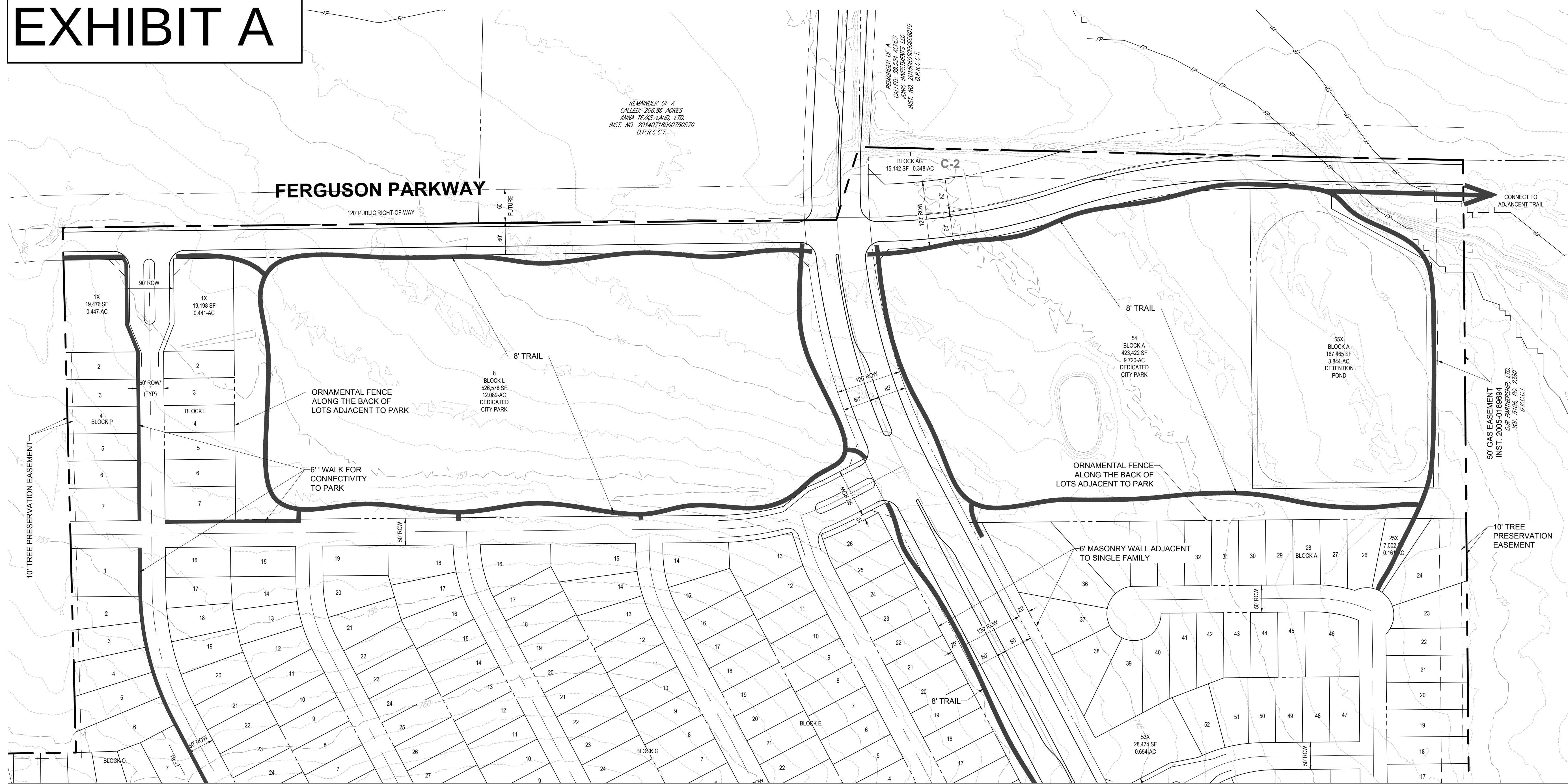
SHEET TITLE:

DETAIL CONCEPT PLAN

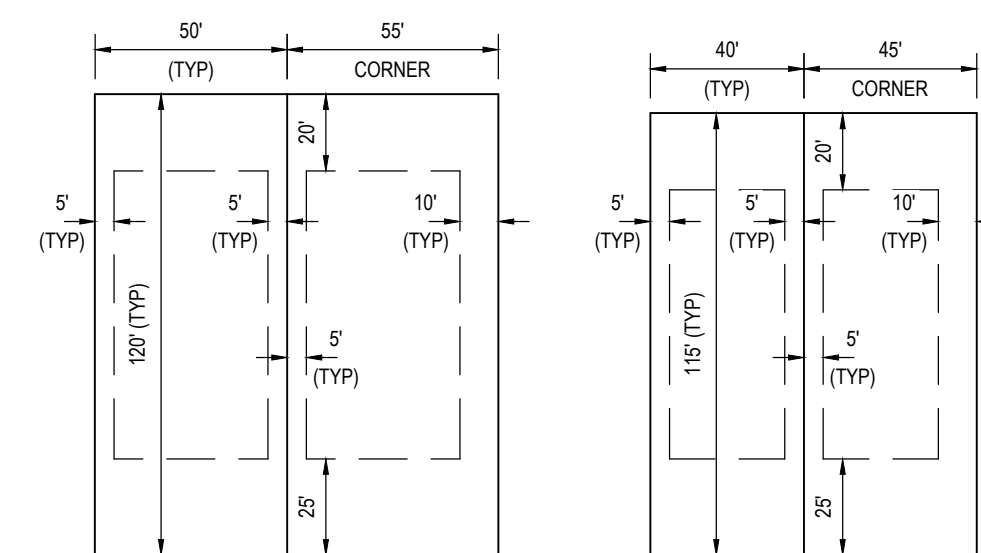
SHEET NUMBER

C-4

EXHIBIT A

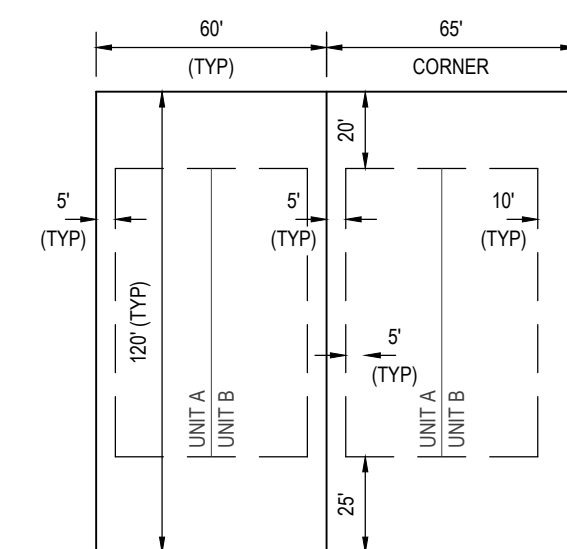


SEE SHEET C-3 & C-4 FOR CONTINUATION



STANDARD PD (SF-60) LOT

STANDARD PD (SF-Z) LOT

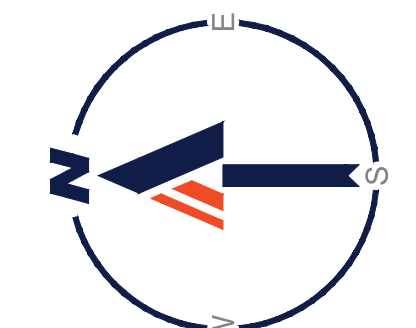


STANDARD PD (TF) LOT

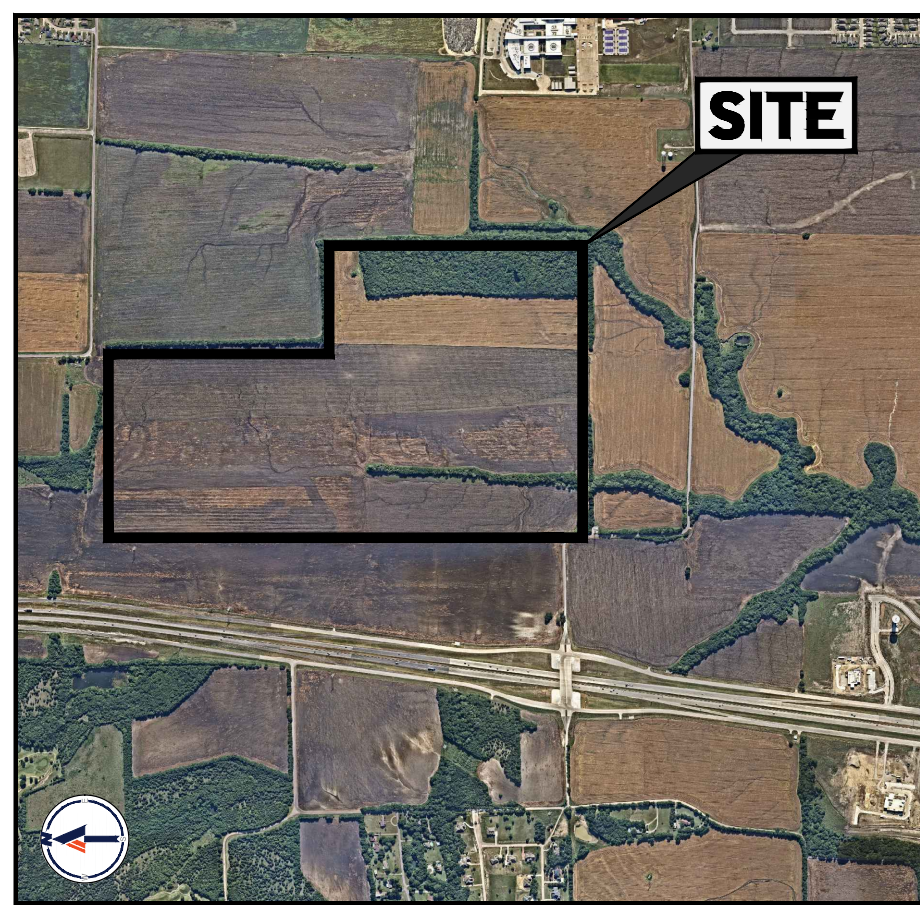
ZONE	AREA	%
SF-60	110.646	40.2
SF-Z	56.796	20.7
TF	8.016	2.9
MF-2	38.567	14.0
C-1	5.568	2.0
C-2	3.464	1.3
PARK	21.809	7.9
MISC.	30.134	11.0
	275.93	

ZONE	COUNT	%
SF-60	495	32.9
SF-Z	345	22.9
TF	32 (64)	4.3
MF-2	26 (600)	39.9

<u>OWNER:</u> LHJH PROPERTIES, LTD PO BOX 122 ANNA, TX PHONE: 972-924-3542 CONTACT: RUSSELL HARLOW	<u>APPLICANT:</u> DR HORTON LAND COMPANY 4306 MILLER ROAD ROWLETT, TX 75088 PHONE: 214-607-4244 CONTACT: DAVID BOOTH	<u>ENGINEER:</u> BOHLER 6017 MAIN STREET FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: DEAN CARDWELL
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CONCEPT PLAN
THE WOODS AT LINDSEY PLACE
275.000 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
PART OF E/L WITT SURVEY, ABSTRACT NO. 997, BEING ALL
OF A CALLED 1959.819 ACRE TRACT OF LAND DESCRIBED IN
A SPECIAL WARRANTY DEED TO LHJH PROPERTIES, LTD.
RECORDED IN INSTRUMENT NO. 20061003001424600
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(P.O.R.C.C.T.), BEING PART OF A CALLED 1959.819 ACRE
TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY
DEED TO LHJH PROPERTIES, LTD., RECORDED IN
INSTRUMENT NO. 20061003001424640 (P.O.R.C.C.T.)
DATE SEPTEMBER 10, 2020



VICINITY MAP
N.T.S.

[illegible]

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PROJECT No.:	TD202021
DRAWN BY:	NMK
CHECKED BY:	DOC
DATE:	9/9/2020
CAD I.D.:	CPA

PROJECT:

PROPOSED CONCEPT PLAN

— FOR —



THE WOODS AT LINDSEY PLACE
APPROXIMATELY 2040 COUNTY ROAD
370
COLLIN COUNTY
ANNA, TX 75409



6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
DEAN O. CARDWELL
LICENSE NUMBER: 115432

SHEET TITLE:

DETAIL CONCEPT PLAN

SHEET NUMBER:

C-5

EXHIBIT B



- LEGEND**
- ① POOL
 - ② CLUBHOUSE BUILDING
 - ③ POOL DECK
 - ④ SHADE STRUCTURE
 - ⑤ PLAYGROUND
 - ⑥ CONCRETE SIDEWALK
 - ⑦ SEAT WALL
 - ⑧ RAISED PLANTER
 - ⑨ PARKING

CITY OF ANNA
Planning & Zoning Commission
October 5, 2020

Amend Zoning: The Villages of Hurricane Creek

Applicant: Pelton Land Solutions

DESCRIPTION:

Request to rezone 370± acres located on the west side of future Standridge Boulevard, 662± feet north of West White Street (FM 455) from Planned Development 689-2015-Single-Family Residence (SF-84) to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z).

REMARKS:

The applicant is requesting to table the zoning case until the November 2, 2020, Planning & Zoning Commission meeting in order to continue to refine the request.

RECOMMENDATION:

Recommended that the Commission accept the applicant's request to table the zoning case and concept plan to the November 2, 2020, Planning & Zoning Commission meeting to be held in Anna City Hall (111 N Powell Pkwy) at 7:00 p.m.

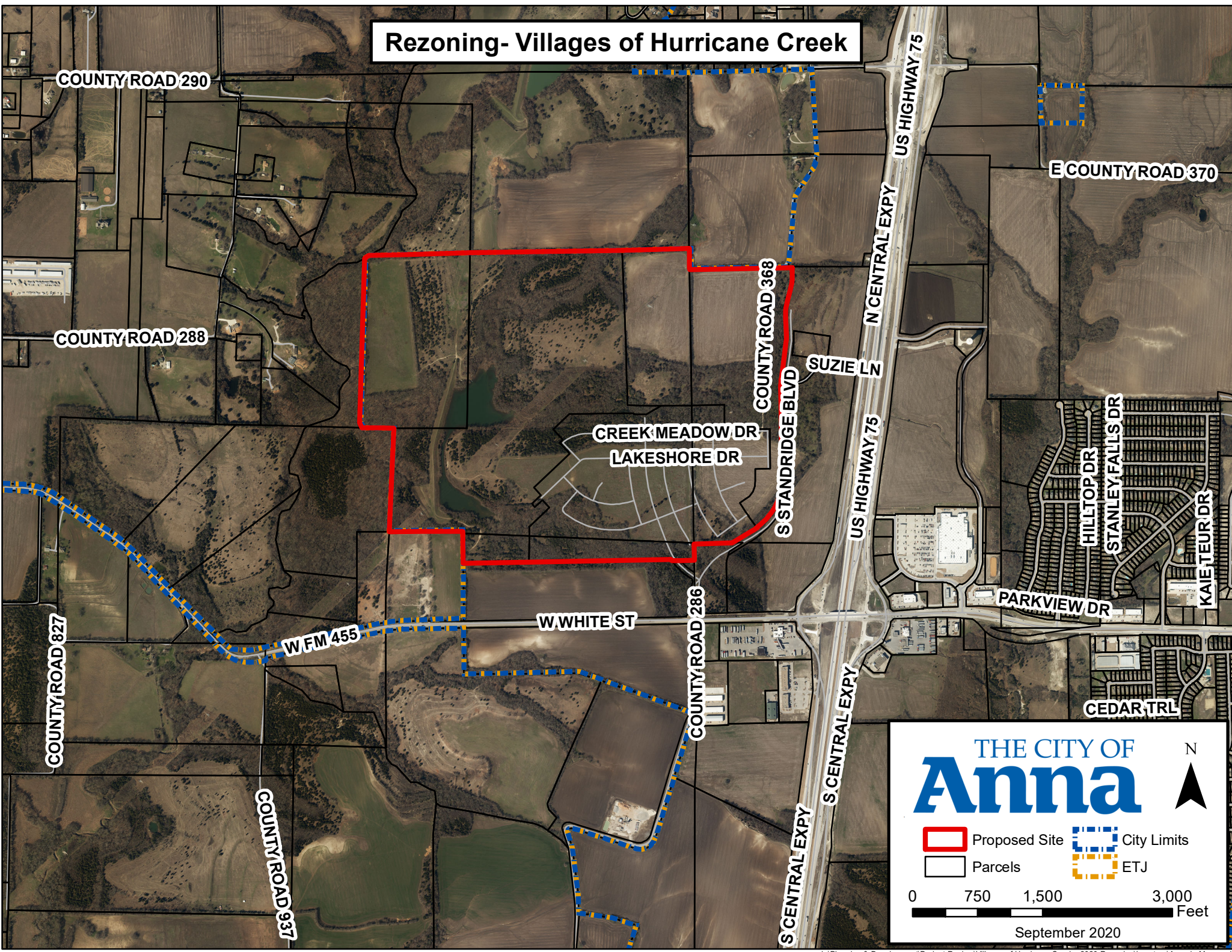
ATTACHMENTS:

Locator

Letter from the applicant

Response Letter

Rezoning- Villages of Hurricane Creek



THE CITY OF

Anna

N

Proposed Site

City Limits

Parcels

ETJ

0 750 1,500 3,000 Feet

September 2020



CORPORATE OFFICE
9800 Hillwood Pkwy.
Suite 250
Fort Worth, Texas, 76177
817.562.3350
TBPLS 10177700

October 1, 2020

Planning & Zoning Commission
City of Anna
3223 North Powell Parkway
Anna, Texas 75409

Re: Revised Planned Development Zoning for Villages of Hurricane Creek

Commission Members:

On behalf of the Owner/Developer, CADG Hurricane Creek, LLC, Peloton Land Solutions has submitted a revised Planned Development Zoning application for the Villages of Hurricane Creek. The case is expected to be heard at the October 5, 2020 Planning & Zoning Commission meeting.

We are respectfully requesting this Public Hearing be continued to the November 2, 2020 meeting so that we can have more time to refine the request with Staff.

We appreciate your favorable consideration of this continuance request.

Sincerely,

Peloton Land Solutions, Inc.

A handwritten signature in blue ink, appearing to read 'M. Paquette', with a long horizontal stroke extending to the right.

Marc Paquette, P.E.

Project Manager/Associate Principal



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

We're the owners of the NWC of 75 + 455
and we support more density. It will draw in
more retailers/restaurants, add jobs, and bring in
more tax dollars for the City.

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

Keeson Martin
Name (Please Print)


Signature

15640 Quorum, Addison, TX 75001
Address

9-21-2020
Date

Please return form to:

USPS Mail:

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

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek