

AGENDA

PLANNING AND ZONING COMMISSION & TREE BOARD



Monday, May 6, 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 and Tree Board of the City of Anna will meet on 05/06/2024 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 of the Planning & Zoning Commission and Tree Board**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the Commission regarding an item that is not on this meeting Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific factual information in response to a neighbor's inquiry or to recite existing policy in response to the inquiry.
4. Location Map

Consent Items

5. Approve Minutes of the April 1, 2024 Planning & Zoning Commission Meeting
6. Approve a Resolution regarding the Anna Industrial Park, Block A, Lots 1R & 2r, Replat. Applicant : Anna Industrial 18, LLC - Jesse Wells Phelco Holding, LLC- Kenneth Phelps
7. Approve a Resolution regarding the DHI Anna Addition, Block A, Lots 2R & 3R, Replat. Applicant: D.R Horton
8. Approve a Resolution regarding the Grace Point Family Church Addition, Block A, Lot 1, Development Plat. Applicant: Grace Point Family Church
9. Approve a Resolution regarding the Lazy Lane Addition, Development Plat. Applicant: William & Carolyn Stiltz
10. Approve a Resolution regarding the Slayter Crossing, Preliminary Plat. Applicant: Howard Joseph Cox/3 Monkeys LLC
11. Approve a Resolution regarding The Woods at Lindsey Municipal, Block A, Lot 1 & Block B, Lot 1, Site Plan. Applicant: D.R Horton

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.

Items for Individual Consideration

12. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 1.35± acres located on the northeast corner of E. Fourth Street and N. Sherley Avenue. Zoned SF-7.2. Applicant: Marquin Miller Hunn
13. Consider/Discuss/Action regarding the Anna Original Donation, Block 12, Lot 1-16, Preliminary Site Plan. Applicant: Marquin Miller Hunn
14. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 59.1± acres from Single-Family Residential – Large Lot (SF-E) to Planned Development for multi-family, single-family, commercial, and industrial development. Located on the northwest and southwest corner of County Road 423 and Powell Parkway. Applicant: Ann Warren Hayslett
15. Consider/Discuss/Action regarding the Powell Corners, Block A, Lot 1, Concept Plan. Applicant: Ann Warren Hayslett

Tree Board Items

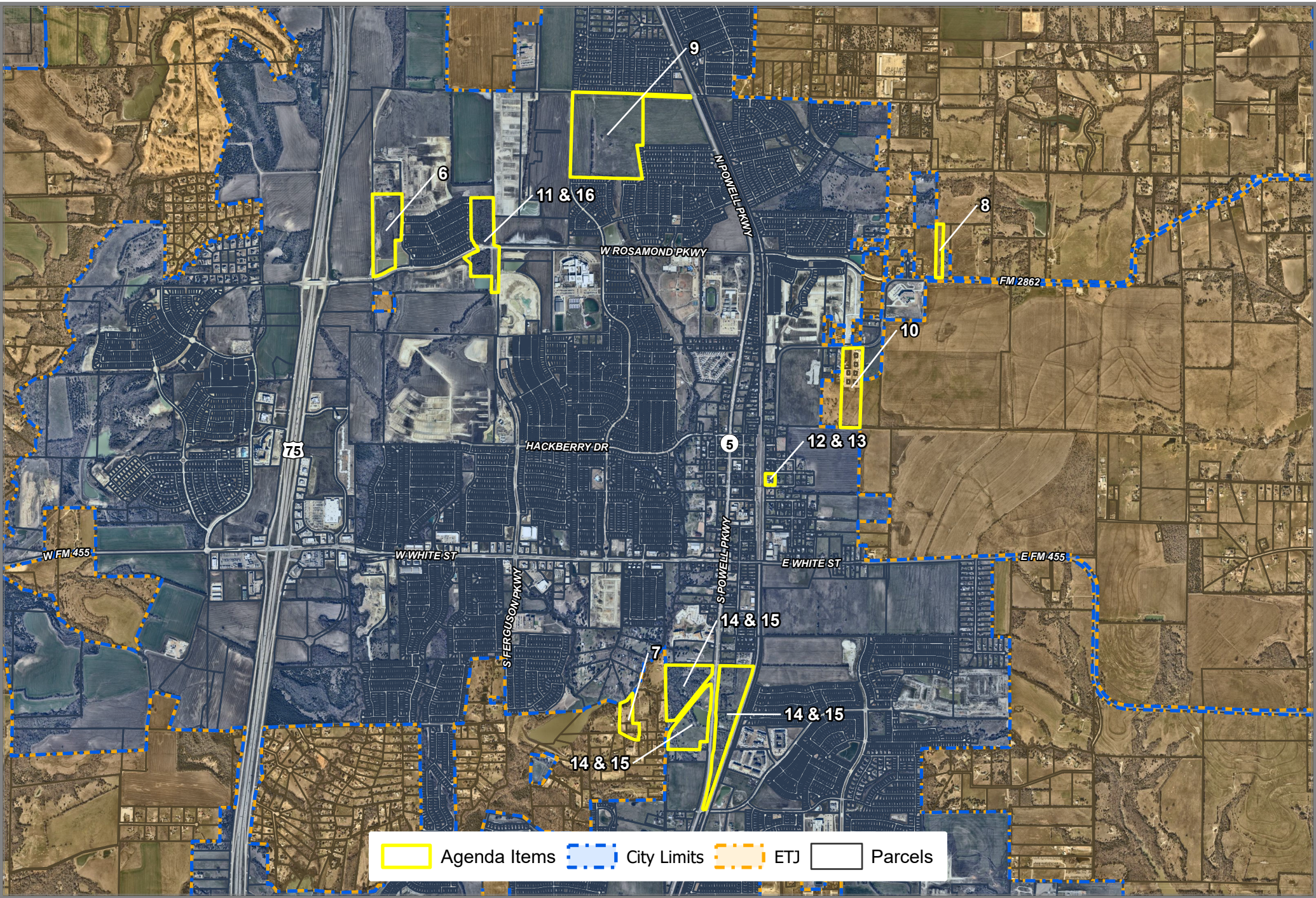
16. Consider/Discuss/Action on a request to waive the Tree Preservation requirements to survey of trees to be removed at John Flavel Greer Park.

Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 6:00 PM 05/03/2024.



Lauren Mecke
Planning Manager



City of Anna, May 6, 2024 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 4/30/2024

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: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Minutes of the April 1, 2024 Planning & Zoning Commission Meeting

SUMMARY:

Review & approval of the meeting minutes from the last Planning & Zoning Commission meeting.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. 04-01-2024 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
April 1, 2024

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on April 1, 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, Bret Wilkinson, 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 a 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.

Mayor Pro-Tem and City Council liaison Lee Miller presented a report on planning, policy, and procedure. Mr. Miller advised in regard to the land use plan the past change in market and land ownership. Mr. Miller advised the Board that the plan does not have to be strictly adhered to and not to make political decisions on multifamily projects, and that the commercial aspects of the plan are generally out of the purview of the Planning & Zoning Commission other than in reference to the economic development perspective.

4. Location Map

Consent Items

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Blanscet to recommend approval of consent items 5-9. The vote was unanimous.

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
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

Ms. Mecke introduced the item. The applicant is requesting a reduced landscape buffer. The requirement is twenty (20) feet adjacent to rights-of-way. Ms. Mecke advised that the Planning & Zoning Commission can reduce this buffer to no less than ten (10) feet which is what the applicant is requesting, and that the packet provided to the Commissioners showed similar commercial examples with and without reduced buffers.

A motion was made by Commissioner Hermann, seconded by Commissioner Walden to recommend approval of the Preliminary Site Plan. The vote was unanimous.

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: Prithviraj Loganathan-Anna288 Holding, LLC

Chairwoman Patterson-Herndon advised a letter of request was received to table this agenda item.

Ms. Mecke and Chairwoman Patterson-Herndon agreed that this item had been tabled two times previously. Chairwoman Patterson-Herndon polled the Board Commissioners to table the item again or proceed with its hearing. The vote to hear the item was 5-1.

The Public Hearing opened at 6:10 p.m.

Ms. Mecke introduced the item. The applicant is requesting regional commercial (C-2) and multi-family (MF) districts with a variance to allow shared open space between the separate multi-family lots, and per the site plan, a large portion of the property appears within the flood plain. The Future Land Use Plan identifies the property as ranching & agriculture and parks & open space, with a preferred scenario of estate residential and suburban living.

Chairwoman Patterson-Herndon asked if the comprehensive plan described each of the proposed site areas.

Ms. Mecke advised that the description for each was available except for the parks and open-space areas.

Chairwoman Patterson-Herndon asked if Ms. Mecke had the information available.

Ms. Mecke advised she did not have the information available. Ms. Mecke advised that the information was provided in the submitted packet. The packet included the ranching and agricultural, suburban living, estate residential, as well as cluster residential districts. Ranching and agricultural states that cluster residential may be appropriate in some circumstances.

There were 7 Speakers in Opposition of the development.

Shawn Smith of 11089 CR 289
Latricia Smith on behalf of Janet Smith of 10468 CR 288
Travis Eden of 10030 CR 288
Renee Eden of 10030 CR 288
LeDawn Webb of 10422 CR 288
Gero Temesvary of 9830 CR 288
Betty Sharp of 10282 CR 288

The Public Hearing was closed at 6:37 p.m.

An additional speaker voiced that they would like to speak in Opposition of the development.

Everett Parker of 804 Westgate Court

The Public Hearing was closed at 6:38 p.m.

Commissioner Nylec asked about the extraterritorial jurisdiction (ETJ) and how it fit into the Anna 2050 Plan.

Ms. Mecke advised that over the last decade, the state ETJ laws regarding annexation have changed and made the process more difficult for cities to annex ETJ's unless a prior agreement or voluntary agreement to annexation is in place. Since the location is within the comprehensive plan, it must be included in the future land use plan.

Chairwoman Patterson-Herndon stated what was provided showed primary land use as ranching and agriculture with secondary use as single-family homes, sporting structures, ranching and agriculture. Chairwoman Patterson-Herndon asked if the proposed item fit within the current zoning.

Ms. Mecke stated multi-family and commercial were not in conformance with the future land use plan. However, per the preferred scenario diagram, it identifies suburban living in which commercial and multi-family could be appropriate. Ms. Mecke repeated that under the current future land use plan, these are not in conformance.

Chairwoman Patterson-Herndon asked what would be developed in the ETJ by right.

Ms. Mecke advised that if the property was not annexed into the city and is providing necessary utilities, there are no restrictions to what could be developed on that property in the ETJ. Property in the ETJ does not have any land use restrictions and the city is not able to place any such land use restrictions on the property in question.

Chairwoman Patterson-Herndon asked if the property owner wanted to put a trailer park on that property, then they would be able to do so.

Ms. Mecke confirmed they could.

Commissioner Blanscet asked if this item was approved, who would develop the utilities.

Ms. Mecke stated the applicant is not proposing a PID or MUD, and instead is proposing to connect to the city's water/sewer, though no plans have been submitted. In reference to Rosamond Parkway crossing Hurricane Creek, Ms. Mecke referred to Mr. Peters.

Mr. Peters stated that the city has multiple CIP projects to expand water and sewer services throughout the city. The city currently has a project which includes extending the trunk line on the east side of Hurricane Creek to the northern city limit. This would require the applicant to be able to provide a way to connect across the creek through various options. Currently, the sewer line is not built but is expected to be placed for bid within 60 days, awarded during summer and construction expected to start late next year. The purpose of the trunk line is to allow for development and for Van Alstyne to utilize the line for access to wastewater treatment plant, which the city would charge Van Alstyne to assist with payment of the wastewater treatment plant.

Ms. Mecke advised that the developer is responsible for constructing water and sewer lines that is necessary to support their development.

Mr. Peters added that the developer would have to fund the connection. In regard to the roads, it is based on the timing of the future Rosamond Parkway bridge. There are currently no plans to do so in the near future. While the road expansion is currently identified, it is not within the funding plan.

Commissioner Walden stated the purpose of the item was to vote on the rezone of the property and not to consider if the infrastructure is in place for development.

Ms. Mecke stated that as part of the planning portion, the subdivision regulations state that a property should be able to support the infrastructure regarding utilities and is a requirement. When a developer applies for the ETJ, they are requested to provide documentation from the water provider stating that this can be provided so that staff can review it before it is presented to the Planning & Zoning Commission.

Commissioner Walden asked if the applicant is asking for any exceptions since this is presented as only a concept plan so it does not indicate this is what will be developed.

Ms. Mecke stated the only exception the applicant is asking for is a zoning exception for the open space and no exceptions from the subdivision regulations.

Chairwoman Patterson-Herndon asked if the city annexed this if it was something the city could control.

Commissioner Blanscet asked if the applicant was present.

Ms. Mecke advised they were not present.

Commissioner Hermann stated that this project did not make sense as it is located in the middle of nowhere and the city already has numerous multi-family projects already zoned. For the project to request this zoning in a ranching and agricultural district, it does not seem reasonable.

The Public Hearing was closed at 6:46 p.m.

A motion was made by Commissioner Nylec, seconded by Commissioner Martin, to recommend denial of the rezone request. The Motion to deny passed unanimously.

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

Chairwoman Patterson-Herndon asked if this item was contingent on the previous item.

Ms. Mecke affirmed that it is. A recommendation to no-action was offered.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin, for non-action. The Motion for no-action passed unanimously.

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 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

The Public Hearing was opened at 6:48 p.m.

Ms. Mecke stated that the item is located in the extraterritorial jurisdiction (ETJ) north of Collin County Outer Loop. The applicant is requesting for a Multi-family (MF) zoning; the future land use plan identifies the space as Parks and Open Space as well as Mixed Use on the preferred scenario diagram. The issue with this site is it is located entirely within the flood zone (designated in June 2009) and additional analysis will be needed. However, it is possible the applicant can reclaim some of the property for development. No letters have been received, and a request is made to the Planning & Zoning Commission to approve or deny the rezoning, or to approve the rezoning with conditions.

Chairwoman Patterson-Herndon asked if any commissioner had any questions for staff. There were none. Chairwoman Patterson-Herndon asked how many letters were sent out.

Ms. Mecke advised letters are only sent out to those on the municipal tax roll. No letter was sent to the City of Anna and only one letter was sent out to the owners of the two adjacent properties, which are owned by the applicant.

Chairwoman Patterson-Herndon asked if the applicant wished to address the Commission.

The applicant presented and approached the dais to show the documentation and stated that they wished to bring the property into city limits and create the zoning for it.

Commissioner Martin asked the applicant if they stated there was five to six acres of usable land, why was the applicant asking for ten acres.

The applicant stated that the property was ten acres.

Commissioner Martin asked how the applicant would be using the property.

The applicant stated they were not sure yet. The property might be utilized in the middle but thorough studies have not been completed for the north and south sides of the property at this time. Preliminary studies have been completed but the development will be based on how much of the acreage can be reclaimed.

Chairwoman Patterson-Herndon asked if there were additional questions for the applicant.

Commissioner Walden stated that development of the land could see drainage issues depending on how and by whom the surrounding land will be developed by first.

The applicant advised this was correct but was only seeking to get the zoning changed during this meeting. The applicant stated that they have worked on projects such as these, so they are familiar with flood plain development.

Commissioner Walden asked if the applicant had worked with developers to update the flood plain study.

The applicant advised they have not as the other developers do not have full plans for their properties either.

Mr. Peters stated that the Engineering Department is working with multiple developers to work together on the flood study, as this was accomplished with another project.

The applicant stated they are looking forward to annex into the city.

Commissioner Nylec stated that this project made more sense as a reasonable multi-family project.

Chairwoman Patterson-Herndon asked if there were any speaker cards.

Commissioner Martin stated they are just asking to be annexed.

The Public Hearing was closed at 6:56 p.m.

A motion was made by Commissioner Blanscet, seconded by Commissioner Nylec, to recommend approval to approve the request to annex. The Motion to approve passed unanimously.

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 Jurisdiction (ETJ). Applicant: Revocable Collins Family Trust

Ms. Mecke stated the engineer would present further information regarding the item. General staff comments include the subdivision regulations based on total number of lots requires fourteen entrances and that the applicant is requesting a waiver from this subdivision regulation. The current submission shows to have five entrances. Also, turnarounds will be required to be updated to Fire Department standards. The project also includes significant parkland and civic center dedication. The future land use plan shows to be for Parks & Open Space and Ranching & Agriculture with a preferred scenario diagram showing Ranching & Agriculture and Estate Residential.

The applicant, Mr. Martin Sanchez, advised the future project would be located at a future arterial thoroughfare intersection west of U.S. 75. Within the estate residential future use, cluster residential would be allowed if open space is provided during development. Mr. Sanchez provided the layout of the proposed project.

Chairwoman Patterson-Herndon asked if there were any townhomes within this project.

Mr. Sanchez stated there are townhomes.

Chairwoman Patterson-Herndon asked if there were cottages and if they were smaller than the townhomes.

Mr. Sanchez states there are cottages. The layout of the cottages and townhomes are similar, but the design concepts are different based on property access and how the designs are based on the planned development standards.

Chairwoman Patterson-Herndon stated the Commission appreciates detailed answers which provide clarification.

Mr. Sanchez explained how the development would be divided and sectioned based on open spaces and the amenity center.

Chairwoman Patterson-Herndon asked where the main entry would be located.

Mr. Sanchez stated the side entry is the main entry but is only described as the side. The project will be designed and landscaped to best utilize the land use to filter traffic to this entrance.

Chairwoman Patterson-Herndon asked if the lot sizes will be the same or will have varying sizes.

Mr. Sanchez stated it is hard to determine at this time due to not knowing where the final reclamation line is and without knowing this the design of the neighborhood could change. At this time, the number of planned residential builds will be at maximum and could change through the platting process.

Commission Nylec asked what the future residential expansion will be and if it will be mixed use or only single-family residential.

Mr. Sanchez advised it would be more single-family residential.

Commissioner Hermann stated that in regard to the repetition of exterior elevations, moving the number down from four to two is something he would push back on.

Mr. Sanchez stated he recalled Commissioner Hermann mentioning this issue previously and would re-design this issue before it is brought before the City Council. Since the cottages face inward away from the rights-of-way, the repetition appears to not be as important as the single-family residential that face the rights-of-way.

Commissioner Hermann stated he agreed that there is no issue with the repetition for the cottages.

Mr. Sanchez stated that as the plans begin to change, there will be a change to the repetition as it currently is. Unlike other builders, there would be consideration for different façade aspects without repeating the same elevations constantly; however, too many different elevation designs do not create cohesion for the neighborhood.

Commissioner Martin advised she was going to address the same issue and it appears that Mr. Sanchez is addressing the issues with the bungalows.

Mr. Sanchez stated that the City's code has two definitions for the unit types. Ms. Mecke was able to assist Mr. Sanchez on clarifying these with regard to the neighborhood design.

Chairwoman Patterson-Herndon asked why there was a change in the garage percentage.

Ms. Mecke advised that the percentage shows how much the garage takes up from the front of the home. Ms. Mecke clarified that the question being asked was the narrower the home, the more the garage door takes up.

Chairwoman Patterson-Herndon asked if the change was due to how narrow a home was.

Mr. Sanchez stated that was the reason why there is a garage percentage change.

Commissioner Nylec asked if this was the reason for the change in the front porch as well.

Mr. Sanchez advised it was.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin, to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 7:16 p.m.

ATTEST:

Chairwoman Kelly Patterson-Herdon

Lauren Mecke, Planning Manager



Item No. 6.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Anna Industrial Park, Block A, Lots 1R & 2r, Replat.
Applicant : Anna Industrial 18, LLC - Jesse Wells Phelco Holding, LLC- Kenneth Phelps

SUMMARY:

Two lots on 20.5± acres located at the southeast corner of Farm-to-Market 2862 and Duck Lake Loop. Located in the Extra-territorial Jurisdiction (ETJ).

The purpose for the Replat is to abandon & dedicate easements and adjust lot lines for industrial development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Replat 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.

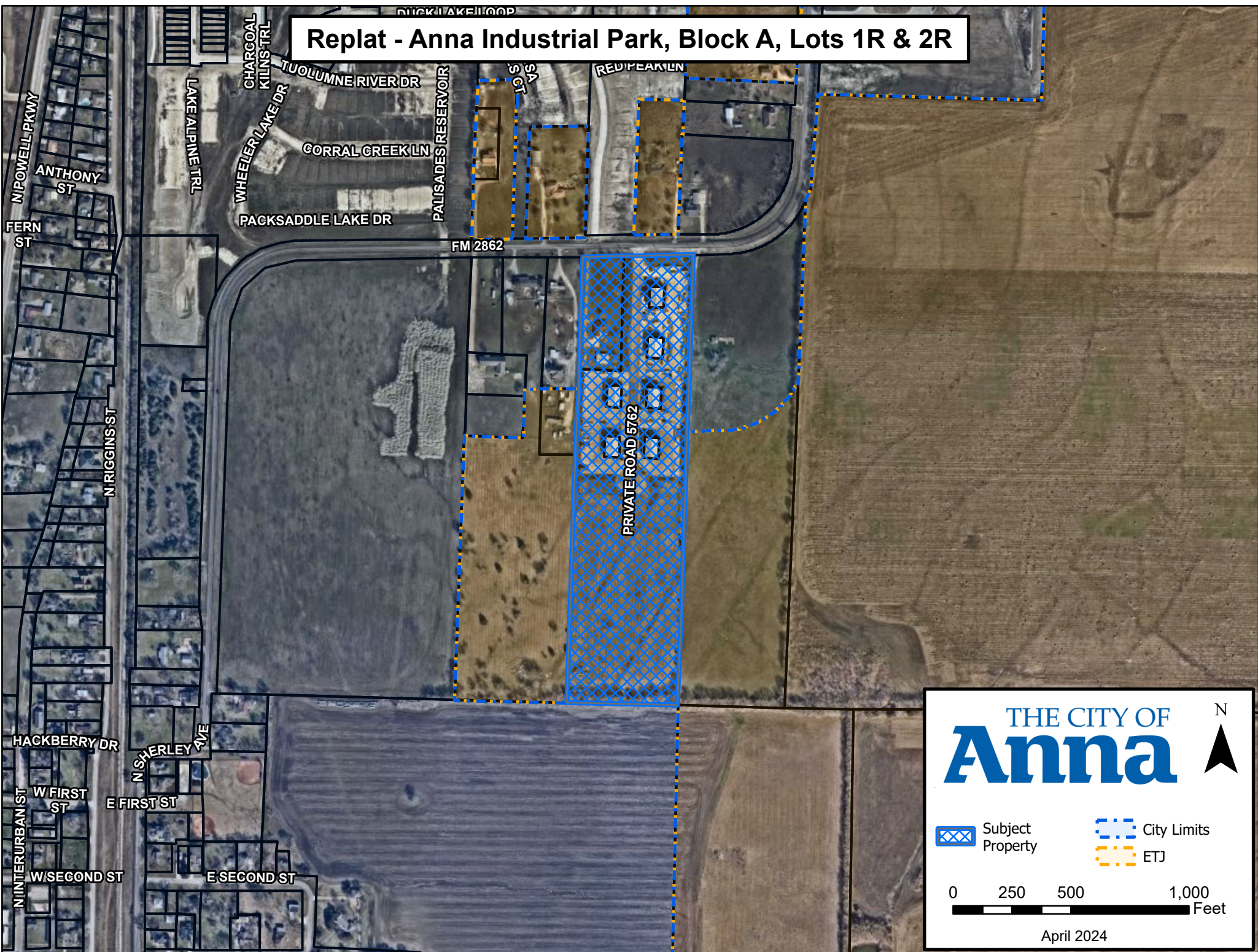
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anna Industrial Park, Block A, Lots 1R & 2R Replat Locator Map
2. RESOLUTION
3. Exhibit A (RP) Anna Industrial Park, BL A, Lt 1R & 2R
4. Application

Replat - Anna Industrial Park, Block A, Lots 1R & 2R



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

April 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-05

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA INDUSTRIAL PARK, BLOCK A, LOTS 1R & 2R, 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 Industrial 18, LLC- Jesse Wells has submitted an application for the approval of Anna Industrial Park, Block A, Lots 1R & 2R, 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 Industrial Park, Block A, Lots 1R & 2R, Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of May, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2844432 / 2875928 Total Number of Acres: 20.5
Zoning Classification(s): ETJ Total Number of Lots: 2
Location: 2438 FM 2862

Property Owner Information & Authorization

Name/Company: Anna Industrial 18, LLC - Jesse Wells
Address: 410 Interchange Street
City: McKinney State: TX Zip Code: 75072
Phone: 469-301-3320 Email: jwells@incontrolwatersystems.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate David Bond (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.

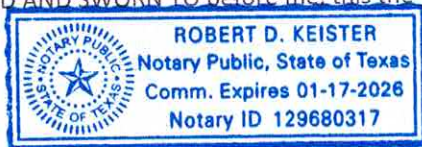
Property Owner's Signature: JESSE WELLS, MM Date: 4/4/2024

STATE OF: TEXAS

COUNTY OF: COLLIN

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

SUBSCRIBED AND SWORN TO before me, this the 4th day of APRIL, 2024



JBIR
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: David Bond
Company: Spiars Engineering
Address: 501 W. President George Bush Hwy, Suite 200
City: Richardson State: TX Zip Code: 75080
Phone: 972-422-0077 Email: david.bond@spiarsengineering.com

Planning & Development Department

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2844432 / 2875928

Total Number of Acres: 20.5

Zoning Classification(s): ETJ

Total Number of Lots: 2

Location: 2438 FM 2862

Property Owner Information & Authorization

Name/Company: Phelco Holdings, LLC - Kenneth Phelps

Address: 410 Interchange Street

City: McKinney

State: TX

Zip Code: 75072

Phone: 469-301-3320

Email: kphelps@incontrolwatersystems.com

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate David Bond (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.

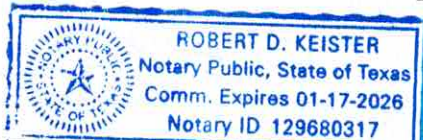
Property Owner's Signature: Kenneth C Phelps MEMBER Date: 4/4/24

STATE OF: TX

COUNTY OF: COLLIN

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

SUBSCRIBED AND SWORN TO before me, this the 4th day of APRIL, 20 24



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

Project Representative Information (complete if designated by owner)

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

Name: David Bond

Company: Spars Engineering

Address: 501 W. President George Bush Hwy, Suite 200

City: Richardson

State: TX

Zip Code: 75080

Phone: 972-422-0077

Email: david.bond@sparsengineering.com

Planning & Development Department

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



Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the DHI Anna Addition, Block A, Lots 2R & 3R, Replat.
Applicant: D.R Horton

SUMMARY:

Two multi-family dwellings lots on 25.4± acres located at the northeast corner of Rosamond Parkway and Buddy Hayes Boulevard. Zoned: Planned Development (ORD. No. 881-2020).

The purpose for the Replat is to dedicate easements and adjust lot lines for multi-family development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Replat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the City Engineer.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. DHI-Anna, Block A, Lots 2R & 3R Replat Locator Map
2. RESOLUTION
3. Exhibit A (RP) DHI Anna, Block A, Lots 2R & 3R
4. Application

Replat - DHI-Anna, Block A, Lots 2R & 3R



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-05-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING DHI ANNA ADDITION, BLOCK A, LOTS 2R & 3R, REPLAT.

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

WHEREAS, a plat for the subject property was previously recorded with the Collin County Clerk's Office; and

WHEREAS, DHI Communities has submitted an application for the approval of the DHI Anna Addition, Block A, Lots 2R & 3R, Replat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Replat

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

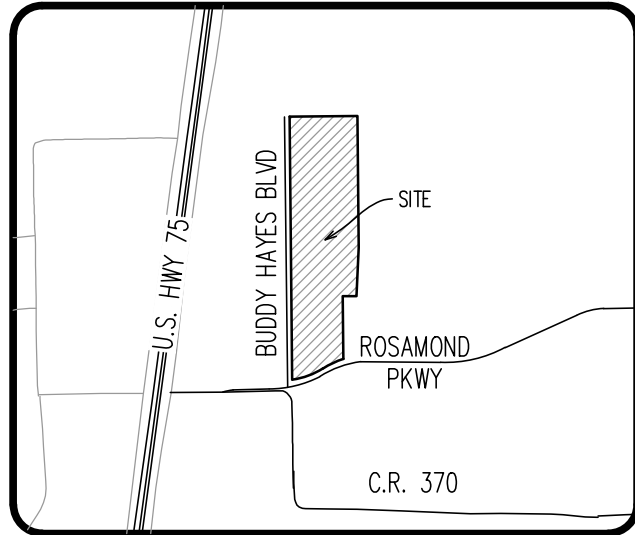
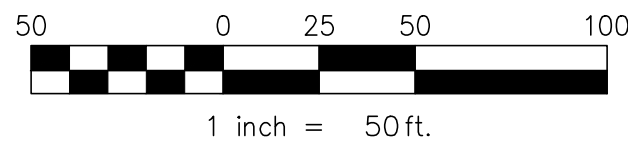
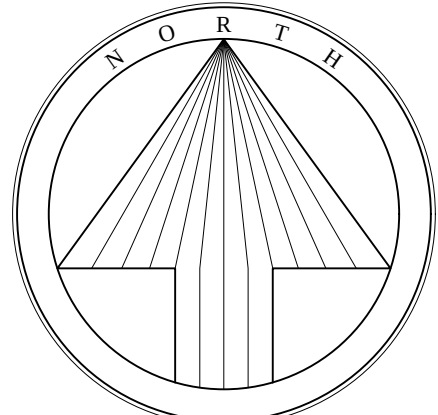
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of May 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



LOCATION MAP
1" = 2000'

LEGEND

(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-S O/S FC".	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWAGE EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

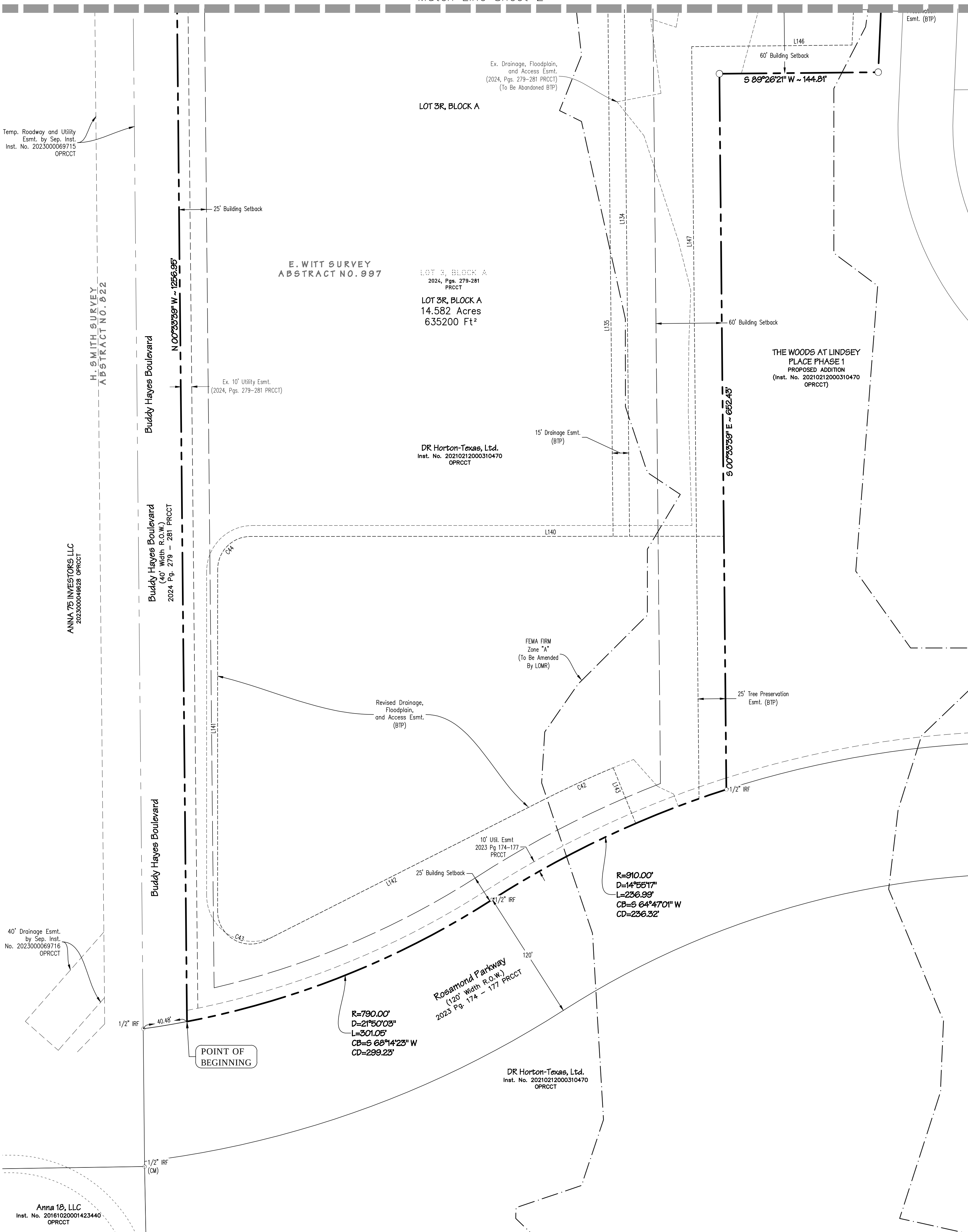
NOTES:

- This Replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- The existing tree line along the flood plain is to remain undisturbed. All trees located within the 25' Tree Preservation Easement are classified as protected.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
- The subject property lies within a 100-year flood plain, Zone A, according to Community Panel No. 48085C0155J, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.
- The purpose of this revision is to adjust the lot line between Lots 2 and 3 and dedicate easements on Lot 2 necessary for development.

EXHIBIT A
1 OF 3

Anna 18, LLC
Inst. No. 20161020001423440
OPRCT

Match Line Sheet 2



REPLAT
DHI ANNA
LOTS 2R & 3R, BLOCK A
BEING 25.446 ACRES
IN THE
E. WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER
DR Horton-Texas Ltd
4306 Miller Road
Rowlett, TX 75088
Telephone (214) 607-4244
Contact:

DEVELOPER
DHI Communities
1341 Horton Circle
Arlington, TX 76011
Telephone (214) 707-8252
Contact: Andrew Wiley

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Kevin Wier

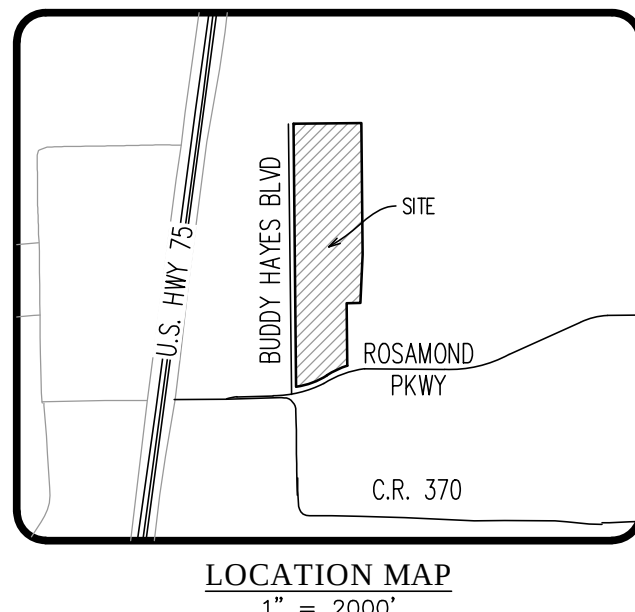
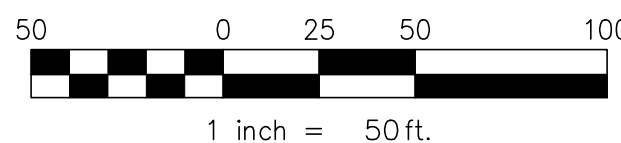
APPROVED
MAY 6, 2024
P&Z COMMISSION
CITY OF ANNA

Scale: 1"=50'

April, 2024

SEI Job No. 23-184

Page 1 of 3

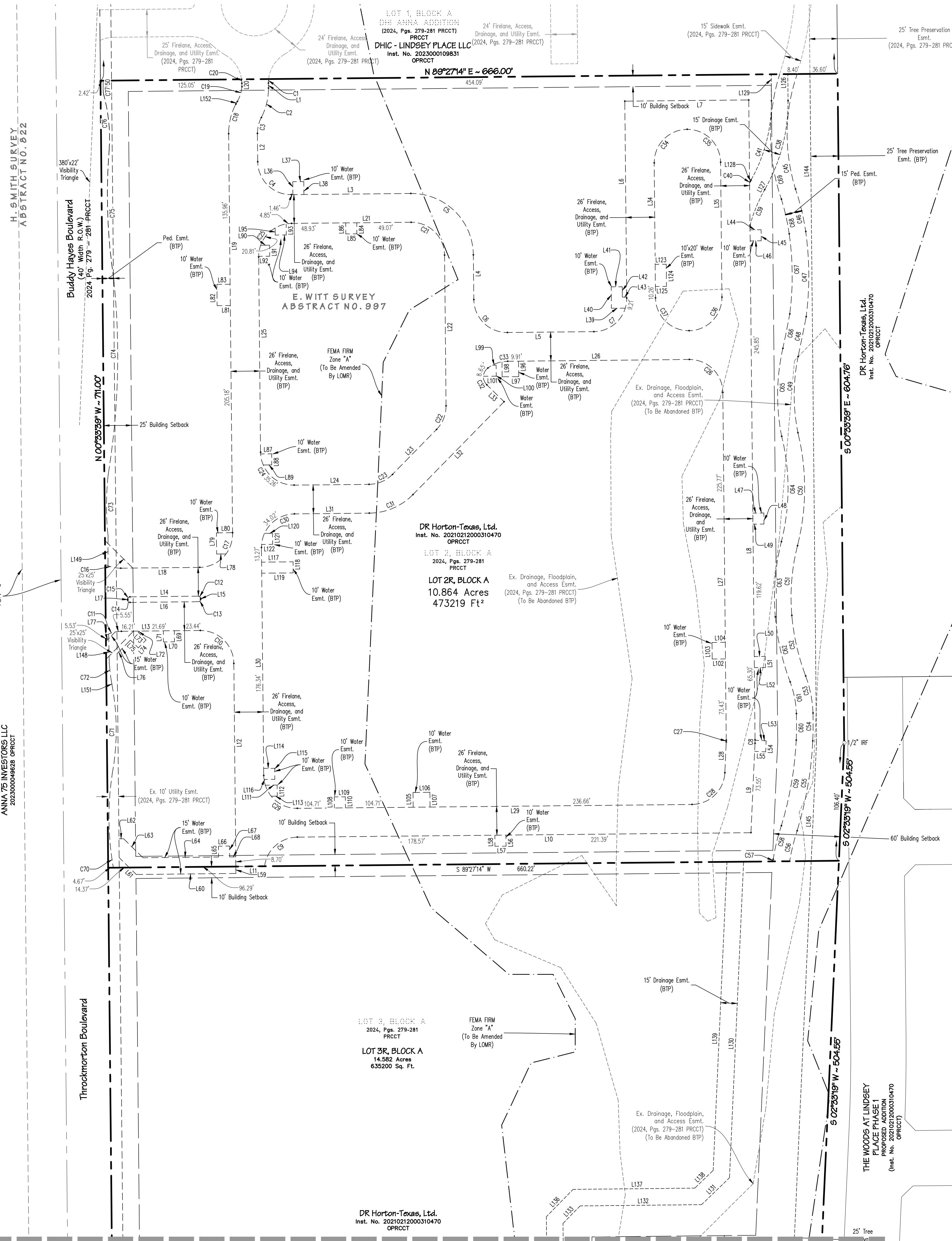


LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5' PLOT FOOTSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' O/S P.C".
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
ESL	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DU	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
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SSS	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL, MAINTENANCE EASEMENT
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(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
BL	STREET NAME CHANGE
Q	BLOCK DESIGNATION
Cab	STREET FRONTAGE
►	CABINET
Vol.	VOLUME
Pg.	PAGE
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FEM	FEDERAL EMERGENCY MANAGEMENT AGENCY
FRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PLAT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

1. This Report was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Easements, agreements, and other documents may exist that affect the subject property that are not shown on this report.
2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustments Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
4. The existing tree line along the flood plain is to remain undisturbed. All trees located within the 25' Tree Preservation Easement are classified as protected.
5. No upsurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
6. The subject property lies within a 100-year flood plain, Zone A, according to Community Panel No. 480805-CO155, dated 6/2/2009, of the National Flood Insurance Rate Map for Collins County, Texas.
7. The purpose of this revision is to adjust the lot line between Lots 2 and 3 and dedicate easements on Lot 2 necessary for development.

EXHIBIT A
2 OF 3



REPLAT

DHI ANNA
LOTS 2R & 3R, BLOCK A
BEING 25.446 ACRES
IN THE
E. WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

APPROVED
MAY 6, 2024
P&Z COMMISSION
CITY OF ANNA

<u>OWNER</u>	<u>DEVELOPER</u>
DR Horton-Texas Ltd	DHI Communities
4306 Miller Road	1341 Horton Circle
Rowlett, TX 75088	Arlington, TX 76011
Telephone (214) 607-4244	Telephone (214) 707-8252
Contact:	Contact: Andrew Wiley

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Kevin Wier

Match Line Sheet 1

Scale: 1"=50' April, 2024 SEI Job No. 23-184 Page 2 of 3

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the E. Witt Survey, Abstract No. 997, City of Anna, Collin County, Texas, being part of a tract conveyed to DR Horton–Texas, Ltd., by deed recorded in Instrument No. 20210212000310470 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at the southwest corner of said DR Horton–Texas tract and at the intersection of Roamond Parkway (120' right-of-way) and Buddy Hayes Boulevard (40' right-of-way as dedicated by Instrument No. ----- of the Official Public Records, Collin County, Texas (OPRCCT);

THENCE N 00°33'39" W, 1256.95 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the southwest corner of Lot 1, Block A DHI Anna Addition, an addition to the City of Anna as recorded in Cab. , Pg. , Official Public Records, Collin County, Texas (OPRCCT);

THENCE departing said line, into and through said DR Horton tract, the following:

N 89°27'14" E, 666.00 feet to a 1/2" iron rod found;
S 00°33'39" E, 604.78 feet to a 1/2" iron rod found;
S 02°33'19" W, 504.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
S 89°26'21" W, 144.81 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
S 00°33'39" E, 652.43 feet to a 1/2" iron rod found;
A non-tangent curve to the left having a central angle of 14°55'17", a radius of 910.00 feet, a chord of S 64°47'01" W – 236.32 feet, an arc length of 236.99 feet to a 1/2" iron rod found;
And a reverse curve having a central angle of 21°50'03", a radius of 790.00 feet, a chord of S 68°14'23" W – 299.23 feet, an arc length of 301.05 feet to the POINT OF BEGINNING with the subject tract containing 1,108,419 square feet or 25.446 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, DR HORTON-TEXAS LTD, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the hereinabove described property as DHI ANNA ADDITION, LOTS 2 & 3, BLOCK A on addition to the City of Anna, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Anna. At no point shall any overhead utilities be installed on the subject property. The City of Anna and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the County of Collin, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2024.

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, DHIC - LINDSEY PLACE LLC, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the hereinabove described property as DHI ANNA ADDITION, LOTS 1-3, BLOCK A on addition to the City of Anna, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Anna. At no point shall any overhead utilities be installed on the subject property. The City of Anna and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the County of Collin, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2024.

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2024.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. No. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

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.

TREE PRESERVATION & BERMING

Along the northern property boundary of Lot 3 and eastern property boundary of Lots 1, 2, & 3, a 25-foot Tree Preservation Easement shall be established where the existing hard tree line shall be preserved and in areas where no trees existing a buffer shall be established consisting of 3-inch minimum caliber trees 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.

ACCESS EASEMENT

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.

VAM EASEMENT

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

DRAINAGE AND RETENTION 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 A, Lot 3, 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 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.

NOTES:

- This Replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
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- The purpose of this revision is to adjust the lot line between Lots 2 and 3 and dedicate easements on Lot 2 necessary for development.

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C41	74.61'	142.50'	73.76'	N 14°26'21" E	30°00'00"
C42	70.59'	965.00'	70.58'	S 65°15'11" W	4°11'29"
C43	61.19'	30.00'	51.12'	S 58°24'48" E	116°51'32"
C44	47.10'	30.00'	42.41'	S 44°59'51" W	89°57'46"
C45	105.65'	166.34'	103.89'	S 00°48'52" W	36°23'31"
C46	39.52'	211.50'	39.46'	N 13°27'59" W	10°42'20"
C47	77.12'	283.93'	76.88'	N 00°19'57" W	15°33'42"
C48	36.85'	1212.91'	36.85'	N 11°27'04" E	1°44'26"
C49	69.20'	174.20'	68.75'	S 00°08'36" W	22°45'43"
C50	103.12'	209.68'	102.08'	N 00°12'21" E	28°10'37"
C51	63.53'	188.50'	63.23'	S 04°38'23" W	19°18'33"
C52	56.25'	205.38'	56.07'	S 12°51'39" E	15°41'31"
C53	34.29'	103.50'	34.14'	N 11°12'52" W	18°59'06"
C54	25.16'	328.91'	25.15'	N 00°28'09" E	4°22'57"
C55	82.55'	328.91'	82.34'	N 09°51'03" E	14°22'51"
C56	28.42'	166.34'	28.39'	S 13°44'59" W	9°47'24"
C57	1.86'	181.34'	1.86'	S 08°21'54" W	0°35'18"
C58	31.39'	181.34'	31.35'	S 13°37'04" W	9°55'01"
C59	78.59'	313.91'	78.38'	N 09°49'57" E	14°20'38"
C60	24.01'	313.91'	24.00'	N 00°28'09" E	4°22'57"

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C61	29.32'	88.50'	29.19'	N 11°12'52" W	18°59'06"
C62	60.36'	220.38'	60.17'	S 12°51'39" E	15°41'31"
C63	68.58'	203.50'	68.26'	S 04°38'23" W	19°18'33"
C64	96.07'	194.68'	95.10'	N 00°09'24" E	28°16'30"
C65	80.02'	189.20'	79.43'	S 00°46'11" W	24°13'58"
C66	31.69'	1197.91'	31.69'	N 11°21'31" E	1°30'57"
C67	72.64'	268.93'	72.42'	N 00°22'33" W	15°28'31"
C68	32.19'	196.50'	32.16'	N 12°48'25" W	9°23'14"
C69	114.78'	181.34'	112.87'	S 00°47'49" E	36°15'52"
C70	85.34'	262.24'	84.96'	S 00°38'48" E	18°38'44"
C71	81.00'	220.50'	80.54'	N 00°10'14" W	21°02'50"
C72	18.42'	148.84'	18.41'	S 07°03'54" E	7°05'23"
C73	55.58'	255.41'	55.47'	S 00°06'43" W	12°28'03"
C74	178.05'	669.60'	177.52'	N 01°36'52" E	15°14'06"
C75	116.53'	504.37'	116.28'	S 01°57'50" E	13°14'17"
C76	50.49'	149.99'	50.25'	N 05°55'22" W	19°17'16"
C77	5.16'	16.47'	5.14'	S 08°11'10" E	17°56'56"

Easement Line Table		
Line #	Length	Direction
L21	108.00'	N 89°26'21" E
L22	136.15'	S 00°33'39" E
L23	56.96'	N 44°27'14" E
L24	67.72'	N 89°26'21" E
L25	176.42'	S 00°33'39" E
L26	164.17'	N 89°26'21" E
L27	314.20'	N 00°33'39" W
L28	27.81'	N 02°33'19" E
L29	356.66'	S 89°26'21" W
L30	205.99'	N 00°33'39" W
L31	67.72'	N 89°26'21" E
L32	117.51'	S 44°27'14" W
L33	21.87'	S 45°32'46" E
L34	121.92'	N 00°33'39" W
L35	121.92'	N 00°33'39" W
L36	11.65'	S 00°33'39" E
L37	10.00'	S 89°26'21" W
L38	11.65'	S 00°33'39" E
L39	12.53'	N 89°26'21" E
L40	19.37'	S 00°33'39" E

Easement Line Table		
Line #	Length	Direction
L101	11.55'	N 89°26'21" E
L102	12.00'	N 89°26'21" E
L103	15.00'	S 00°33'39" E
L104	12.00'	N 89°26'21" E
L105	13.34'	S 00°33'39" E
L106	15.28'	N 89°26'21" E
L107	13.34'	S 00°33'39" E
L108	10.00'	S 00°33'39" E
L109	10.00'	S 89°26'21" W
L110	10.00'	S 00°33'39" E
L111	10.72'	N 89°26'21" E
L112	10.00'	S 00°33'39" E
L113	5.42'	N 89°26'21" E
L114	10.00'	S 89°26'21" W
L115	10.00'	S 00°33'39" E
L116	9.78'	S 89°26'21" W
L117	28.40'	S 89°26'21" W
L118	10.00'	S 00°33'39" E
L119	28.40'	S 89°26'21" W
L120	7.30'	N 89°26'21" E

Easement Line Table		
Line #	Length	Direction
L41	10.00'	N 89°26'21" E
L42	9.37'	N 00°33'39" W
L43	3.93'	S 89°26'21" W
L44	10.00'	N 89°26'21" E
L45	10.00'	N 00°33'39" W
L46	10.00'	N 89°26'21" E
L47	10.00'	N 89°26'21" E
L48	10.00'	N 00°33'39" W
L49	10.00'	N 89°26'21" E
L50	10.00'	N 89°26'21" E
L51	10.00'	N 00°33'39" W
L52	10.00'	N 89°26'21" E
L53	10.07'	S 87°26'41" E
L54	10.00'	N 02°33'19" E
L55	10.00'	S 87°26'41" E
L56	10.00'	N 00°33'39" W
L57	10.00'	S 89°26'21" W
L58	10.00'	N 00°33'39" W
L59	6.30'	N 00°35'31" W
L60	90.00'	N 89°27'14" E

Easement Line Table		
Line #	Length	Direction
L61	21.70'	N 45°32'46" W
L62	4.23'	N 89°26'21" E
L63	24.51'	N 45°32'46" W
L64	68.28'	S 89°27'14" W
L65	9.84'	S 00°33'39" E
L66	10.00'	S 89°26'21" W
L67	9.84'	N 00°33'39" W
L68	5.50'	N 89°27'14" E
L69	10.00'	N 00°33'39" W
L70	10.00'	S 89°26'21" W
L71	10.00'	N 00°33'39" W
L72	1.42'	N 44°26'21" E
L73	10.00'	N 45°33'39" W
L74	10.00'	S 44°26'21" W
L75	10.00'	N 45°33'39" W
L76	17.15'	N 44°26'21" E
L77	11.99'	N 44°26'21" E
L78	8.52'	N 89°26'21" E
L79	19.13'	S 00°33'39" E
L80	14.55'	N 89°26'21" E

Easement Line Table		
Line #	Length	Direction
L141	311.65'	N 00°00'58" E
L142	283.59'	S 63°09'26" W
L143	54.54'	N 22°03'10" W
L144	604.08'	N 00°33'39" W
L145	480.19'	N 02°33'19" E
L146	146.14'	N 89°26'21" E
L147	685.57'	N 00°33'39" W
L148	26.94'	S 01°20'00" E
L149	26.83'	S 00°11'54" W
L150	8.39'	S 00°00'17" W
L151	1.00'	N 10°36'35" W
L152	2.72'	N 29°14'37" E

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	3.63'	30.00'	3.63'	S 02°54'21" W	6°56'03"
C2	27.77'	56.00'	27.49'	N 13°38'44" E	28°24'45"
C3	14.88'	30.00'	14.72'	S 13°38'44" W	28°24'45"
C4	47.12'	30.00'	42.43'	S 45°33'39" E	90°00'00"
C5	87.96'	56.00'	79.20'	N 45°33'39" W	90°00'00"
C6	47.12'	30.00'	42.43'	S 45°33'39" E	90°00'00"
C7	47.12'	30.00'	42.43'	N 44°26'21" E	90°00'00"
C8	3.05'	56.00'	3.05'	N 00°59'50" E	3°06'58"
C9	43.11'	30.00'	39.50'	S 48°16'13" W	82°20'16"
C10	47.12'	30.00'	42.43'	N 45°33'39" W	90°00'00"
C11	14.57'	30.00'	14.42'	S 75°31'49" W	27°49'05"
C12	3.14'	2.00'	2.83'	N 45°33'39" W	90°00'00"
C13	3.14'	2.00'	2.83'	N 44°26'21" E	90°00'00"
C14	3.14'	2.00'	2.83'	S 45°33'39" E	90°00'00"
C15	3.14'	2.00'	2.83'	S 44°26'21" W	90°00'00"
C16	14.57'	30.00'	14.42'	S 76°39'06" E	27°49'05"
C17	47.12'	30.00'	42.43'	N 44°26'21" E	90°00'00"
C18	27.77'	56.00'	27.49'	S 13°38'44" W	28°24'45"
C19	14.19'	30.00'	14.06'	N 17°05'08" E	27°06'01"
C20	3.63'	30.00'	3.63'	N 04°01'39" W	6°56'02"

Owner Authorization and Representative Designation



Property Description

Subdivision/Parcel ID: DHI ANNA ADDITION, PIDN 2832376 Total Number of Acres: 39.655
Zoning Classification(s): PD881-2020 Total Number of Lots: 3
Location: ROSAMOND PKWY & BUDDY HAYES BLVD (NE CORNER OF INTERSECTION)

Property Owner Information & Authorization

Name/Company: DHI COMMUNITIES
Address: 1341 HORTON CIRCLE
City: ARLINGTON State: TEXAS Zip Code: 76011
Phone: _____ Email: _____

Project Representation (check one):

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

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

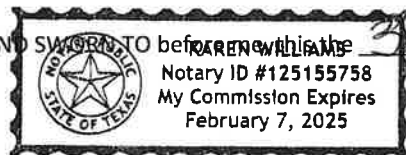
Property Owner's Signature: [Signature] Date: 10/31/23

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2023



Karen Williams
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: BLAKE BEESON & KEVIN S. WIER

Company: SPIARS ENGINEERING INC.

Address: 501 W PRESIDENT GEORGE BUSH HWY, SUITE 200

City: RICHARDSON State: TEXAS Zip Code: 75080

Phone: 972-422-0077 Email: blake.beeson@spiarsengineering.com

Planning & Development Department

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



Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Grace Point Family Church Addition, Block A, Lot 1, Development Plat. Applicant: Grace Point Family Church

SUMMARY:

One lot on 7.5 ± acres located on the north side of County Road 1036, 670± feet west of Country Road 423. Located in the Extra-territorial 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. Grace Point Family Church Addition, Block A, Lot 1 Development Plat Locator Map
2. RESOLUTION
3. Exhibit A (DP) Grace Point Family Church Addn
4. APPLICATION

Development Plat - Grace Point Family Church Addition, Block A, Lot 1

LAKEVIEW DR

PRIVATE ROAD 503

RED FOX RD

ROAD RUNNER RD

COUNTY ROAD 1036

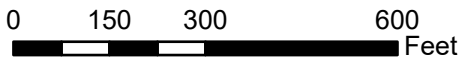
DRY CREEK WASH
COUNTY ROAD 423

THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ



April 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-05-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING GRACE POINT CHURCH, 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, Grace Point Family Church has submitted an application for the Grace Point Church, 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 Grace Point Church, Block A, Lot 1, Development Plat attached hereto as Exhibit A subject to approval of the on-site sewage facility review by Collin County Development Services.

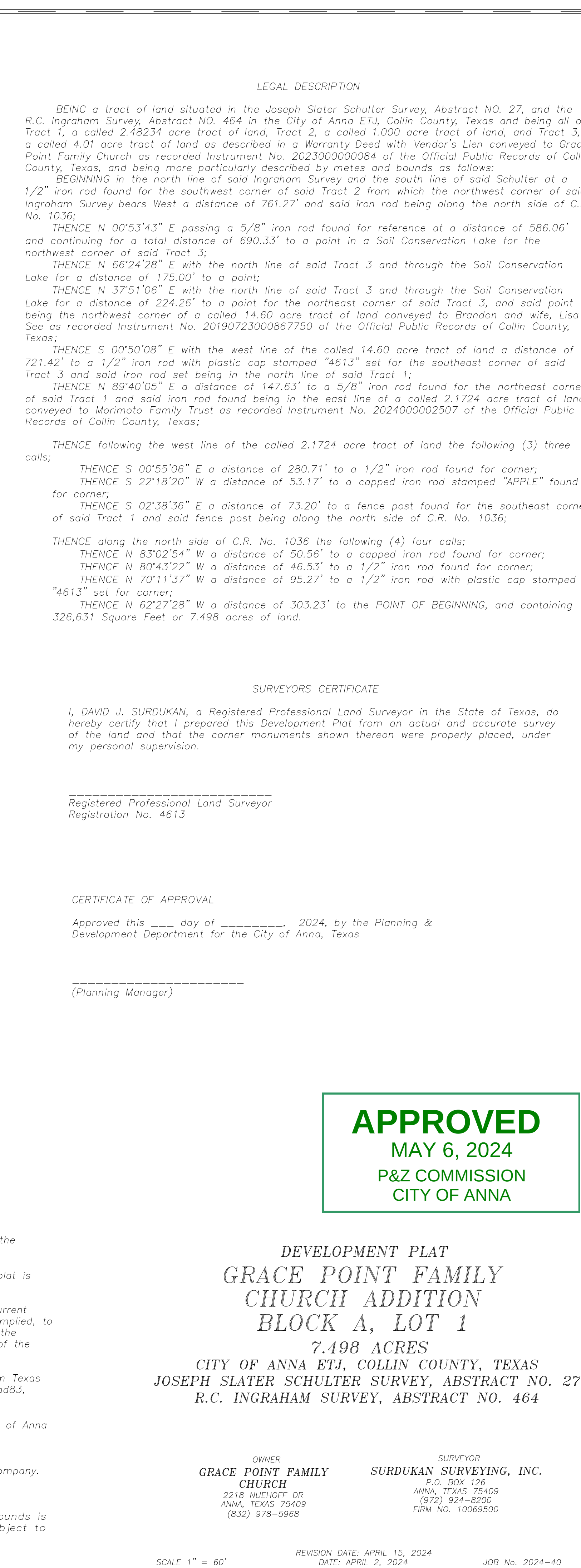
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of May, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1967102, 2121198, 1986242, 2874594, 2874595 Total Number of Acres: 7.498

Zoning Classification(s): ETJ Anna

Total Number of Lots: 1

Location: County Road No. 1036, R.C. Ingraham Survey, Abst. No. 464, Collin County, Texas

Property Owner Information & Authorization

Name/Company: GRACE POINT FAMILY CHURCH

Address: 2218 Nuehoff Drive City: Anna State: Texas Zip Code: 75409

Phone: (832) 978-5968 Email: pastorlafe@gracepoint.family

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate David Surdukan 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: 4/5/2024

STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Lafe Angell
(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 5th day of April, 2024

Danielle Shapiro
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ X Other (specify): Surveyor

Name: David Surdukan

Company: Surdukan Surveying, Inc.

Address: P.O. Box 126

City: Anna State: Texas Zip Code: 75409

Phone: (972) 924-8200 Email: david@surdukansurveying.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: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Lazy Lane Addition, Development Plat. Applicant: William & Carolyn Stiltz

SUMMARY:

One lot on 5.0± acres located at the northwest corner of Lazy Lane and Farm-to-Market Road 2862. Located in the Extra-territorial 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. Lazy Lane Addition, Block A, Lot 1 Development Plat Locator Map
2. RESOLUTION
3. Exhibit A (DP) Lazy Lane Addn BL A Lt 1
4. APPLICATION

Development Plat - Lazy Lane Addition, Block A, Lot 1



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-05-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LAZY LANE 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, William & Carolyn Stiltz has submitted an application for the approval of Lazy Lane 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 Lazy Lane Addition, Block A, Lot 1, Development Plat attached hereto as Exhibit A subject to approval of 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 6th day of May, 2024.

ATTEST:

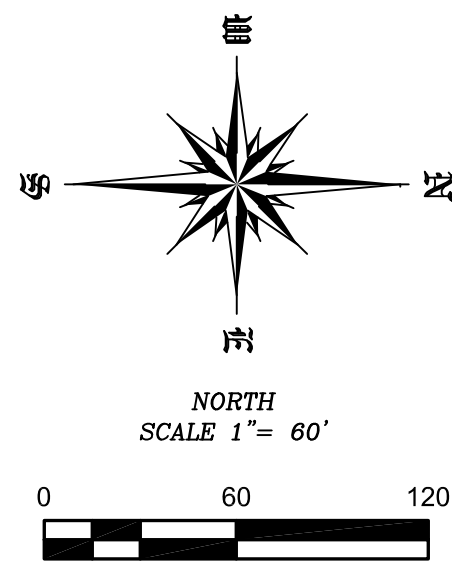
APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°57'09" E	45.00'

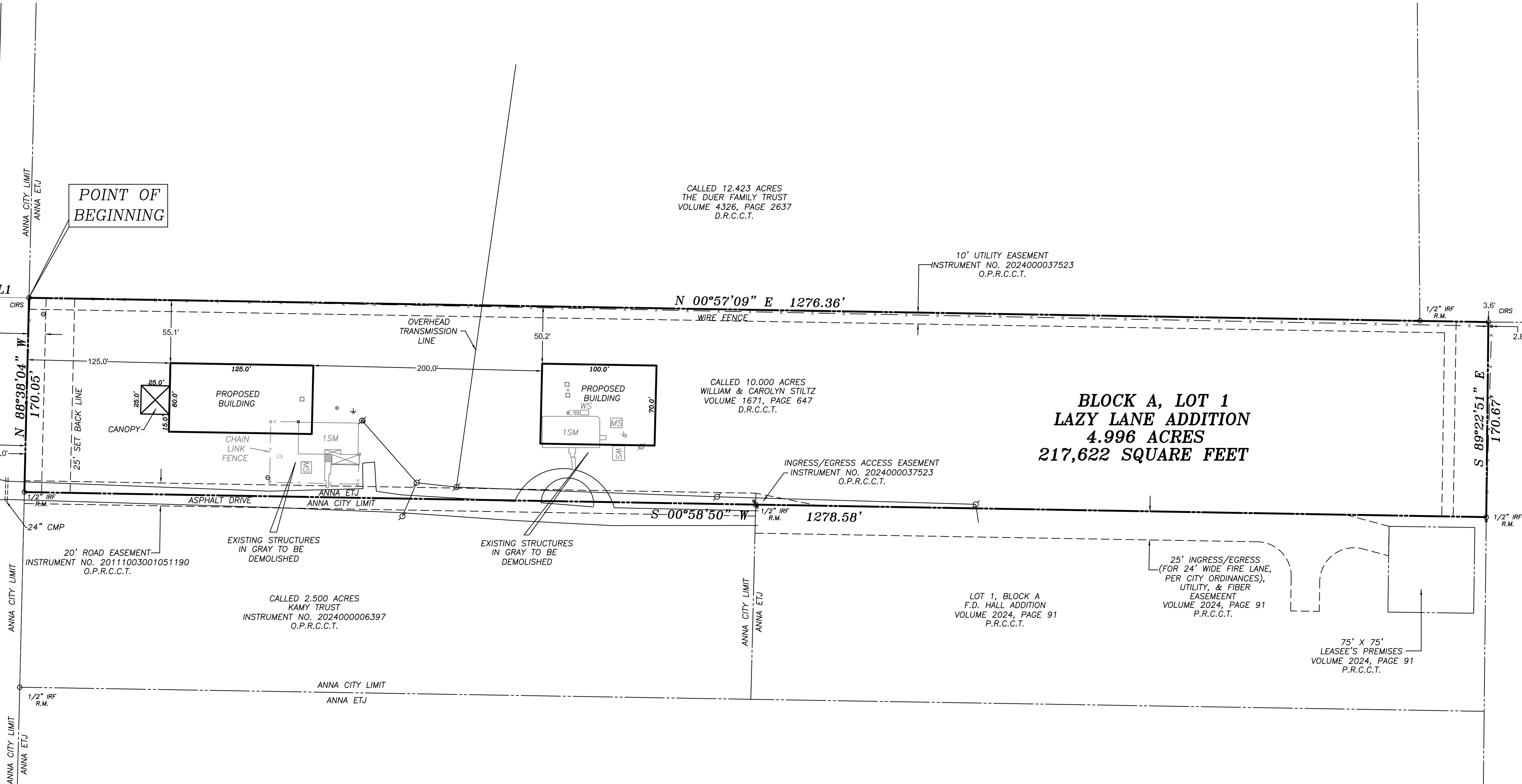
SOUTHWEST CORNER
JOHN C. FARRIS SURVEY
ABSTRACT NO. 330



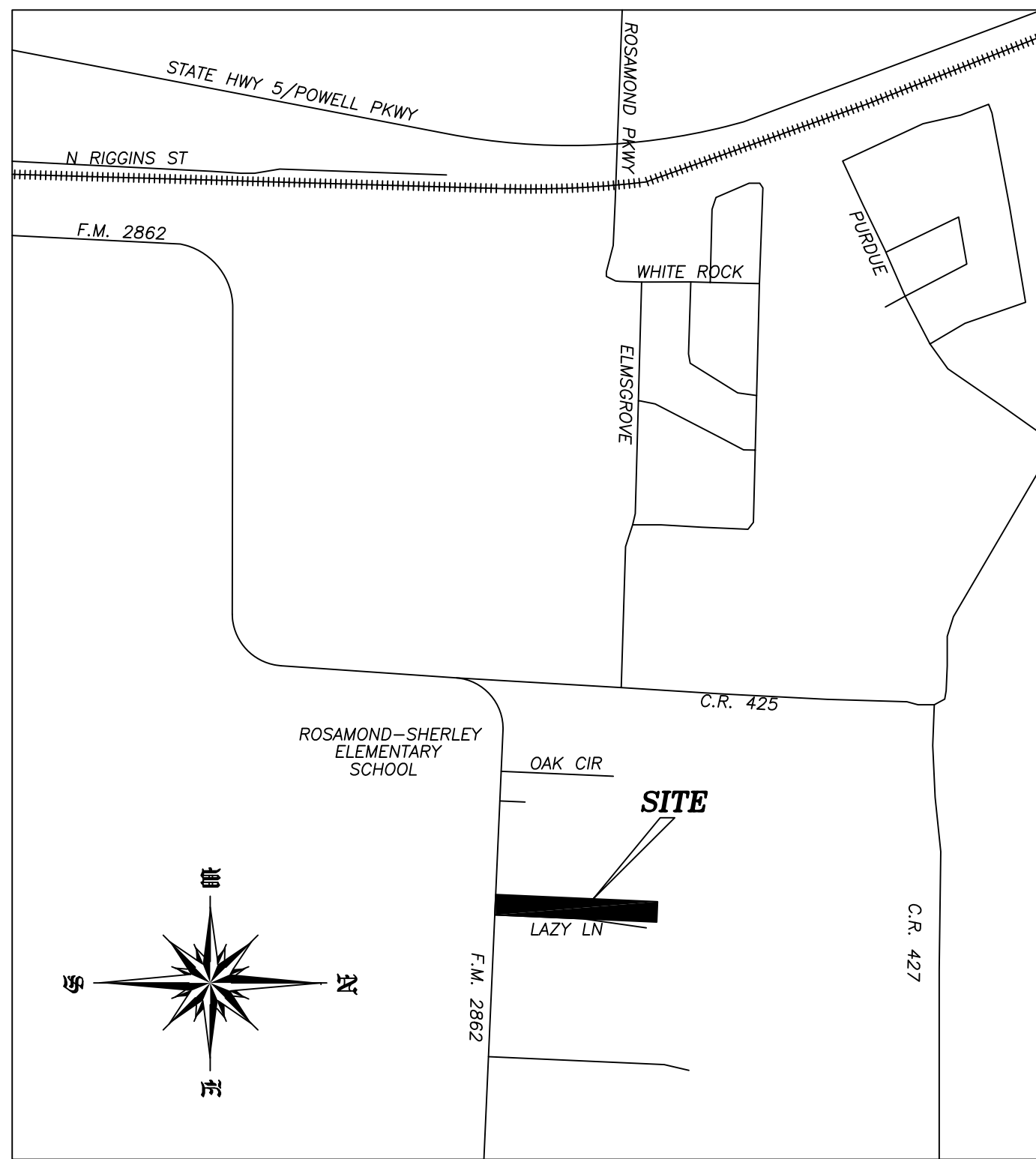
- LEGEND**
- R.M. = REFERENCE MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
CMP = CORRUGATED METAL PIPE
IRF = IRON ROD FOUND
1SM = ONE STORY MOBILE HOME (EXISTING)
MS = METAL SHED (EXISTING)
WS = WOOD SHED (EXISTING)
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
- AC UNIT
ANTENNA
ELECTRIC BOX
FENCE POST
GUYWIRE
MAILBOX
POWER POLE
SEPTIC SEWER CLEANOUT
SEPTIC SEWER MANHOLE
SEPTIC SEWER PUMP
WATER METER
WATER PUMP

F.M. HIGHWAY 2862
90' RIGHT-OF-WAY

POINT OF
BEGINNING



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- The surveyor has not abstracted subject property.
- This survey is subject to all easements of record.
- Copyright 2024, Surdukan Surveying, Inc.
- The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
- The basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
- Existing water service to this site is provided by the City of Anna.
- Sanitary Sewer will be provided by the City of Anna.
- Existing electric is provided by Grayson-Collin Electric Company.
- Solid waste will be provided through the City of Anna.
- 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.
- The Access Easement across the east line of this tract of land was first documented in Warranty Deed from Thomas Giles to James and wife, Margie Giles and recorded in Volume 2696, Page 582 of the Deed Records of Collin County, Texas, but William and wife, Carolyn Stiltz (Original Owners) have never recorded an instrument conveying this easement.

FLOOD NOTE:

This tract of land is located within an area having a Zone Designation "X" (Unshaded) by the Secretary of Housing and Urban Development, as shown on the Flood Insurance Rate Map No. 48085C0160 J, with an identification date of June 2, 2009, for Collin County, Texas.

LEGAL DESCRIPTION

BEING a tract of land situated in the John C. Farris Survey, Abstract No. 330, Collin County, Texas and being the remainder of a called 10,000 acre tract of land conveyed to William and wife, Carolyn Stiltz as recorded in Volume 1671, Page 647 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the north Right-of-Way (ROW) line of F.M. 2862 at a 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of the called 10,000 acre tract of land, said iron rod also being the southeast corner of a called 12,423 acre tract of land conveyed to The Duer Family Trust as recorded in Volume 4326, Page 2637 of the Deed Records of Collin County, Texas, and said iron rod bears N 00°57'09" E a distance of 45.00' from the southwest corner of said John C. Farris Survey;

THENCE N 00°57'09" E with the west line of the called 10,000 acre tract of land a distance of 1276.36' to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the east line of a called 16,061 acre tract of land conveyed to Anna 16 Acres, LLC as recorded in Instrument No. 2024000006397 of the Official Public Records of Collin County, Texas and said iron rod set being at the eastern most southeast corner of a called 88,7622 acre tract of land conveyed to 3MC Joint Venture as recorded in Volume 3670, Page 174 of the Deed Records of Collin County, Texas;

THENCE S 89°22'51" E with the south line of the called 88,7622 acre tract of land a distance of 170.67' to a 1/2" iron rod found for the northwest corner of Lot 1, Block A of the F.D. Hall Addition, an addition in the ETJ of the City of Anna as shown on the plat thereof recorded in Volume 2024, Page 91 of the Plat Records of Collin County, Texas;

THENCE S 00°58'50" W a distance of 1278.58' to a 1/2" iron rod found in the middle of Lazy Lane (Private Road) and in the north ROW line of F.M. 2862 and said iron rod being at the southwest corner of a called 2,500 acre tract of land conveyed to the Kamy Trust as recorded in Instrument NO. 20130508000625770 of the Official Public Records of Collin County, Texas;

THENCE N 88°38'04" W with the north ROW line of F.M. 2862 a distance of 170.05' to the POINT OF BEGINNING, and containing 217,622 Square Feet or 4.996 acres of land.

SURVEYORS CERTIFICATE

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

Registered Professional Land Surveyor
Registration No. 4613

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2024, by the Planning & Development Department for the City of Anna, Texas

(Planning Manager)

APPROVED
MAY 6, 2024
P&Z COMMISSION
CITY OF ANNA

**DEVELOPMENT PLAT
LAZY LANE ADDITION
BLOCK A, LOT 1
BEING 4.996 ACRES OUT OF THE
JOHN C. FARRIS SURVEY
ABSTRACT NO. 330
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS**

OWNER
**WILLIAM & CAROLYN
STILTZ**

12455 LAZY LANE
ANNA, TEXAS 75409
214-620-7983

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

SCALE 1" = 60'

REVISION DATE: APRIL 16, 2024
DATE: APRIL 8, 2024

JOB No. 2024-37

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1003489

Total Number of Acres: 4.999

Zoning Classification(s): ETJ

Total Number of Lots: 1

Location: 12455 LAZY LN ANNA, TX 75409

Property Owner Information & Authorization

Name/Company: WILLIAM & CAROLYN STILTZ

Address: 12455 LAZY LN

City: ANNA

State: TX

Zip Code: 75409

Phone: 214-620-7983

Email: Wjstiltz@yahoo.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: [Signature]

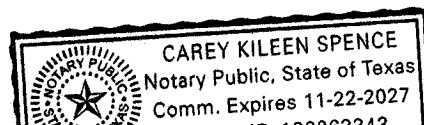
Date: 4/4/2024

STATE OF: TEXAS

COUNTY OF: COLLIN

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

SUBSCRIBED AND SWORN TO before me, this the 4th day of April, 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): SURVEYOR

Name: DAVID SURDUKAN

Company: SURDUKAN SURVEYING, INC.

Address: P.O. BOX 126

City: ANNA

State: TX

Zip Code: 75409

Phone: 972-924-8200

Email: david@surdukansurveying.com

Planning & Development Department

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



Item No. 10.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Slayter Crossing, Preliminary Plat. Applicant: Howard Joseph Cox/3 Monkeys LLC

SUMMARY:

324 residential lots and 11 common area lots on 82.56± acres located at the southwest corner of County Road 371 and north Powell Parkway. Zoned Planned Development (Ord. No. 1096-2024-03).

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Preliminary Plat is in conformance with the adopted Planned Development standards and the city's Subdivision Regulations and Zoning Ordinances. Recommend approval subject to additions and/or alterations to the engineering plans as required by the City Engineer.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Slayter Crossing Preliminary Plat Locator Map
2. RESOLUTION
3. Exhibit A (PP) Slayter Crossing
4. Application

Preliminary Plat - Slayter Crossing



THE CITY OF
Anna

N

Legend:
Subject Property (Blue cross-hatch)
City Limits (Blue dashed line)
ETJ (Orange dashed line)

Scale: 0 300 600 1,200 Feet

April 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-05-0063

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SLAYTER CROSSING, 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, Howard Joseph Cox/ 3 Monkeys LLC has submitted an application for the approval of Slayter Crossing, Preliminary Plat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Plat

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

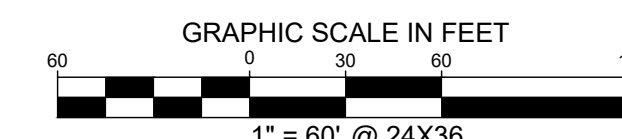
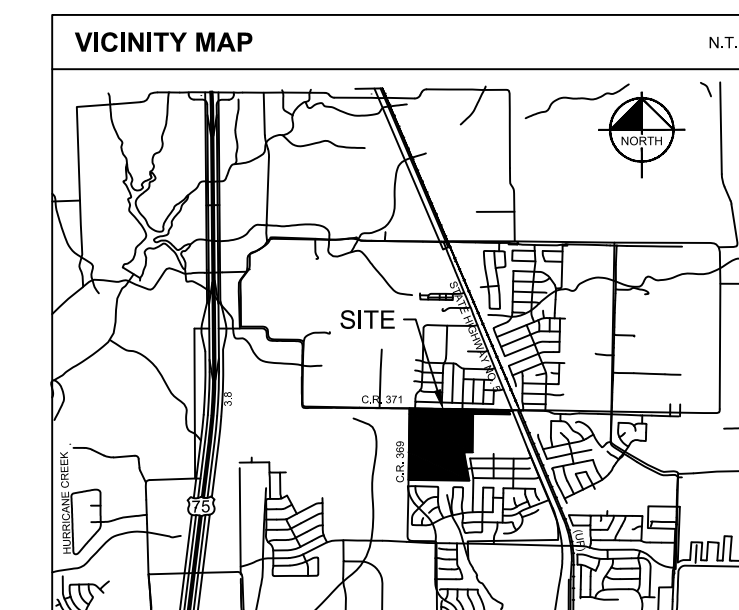
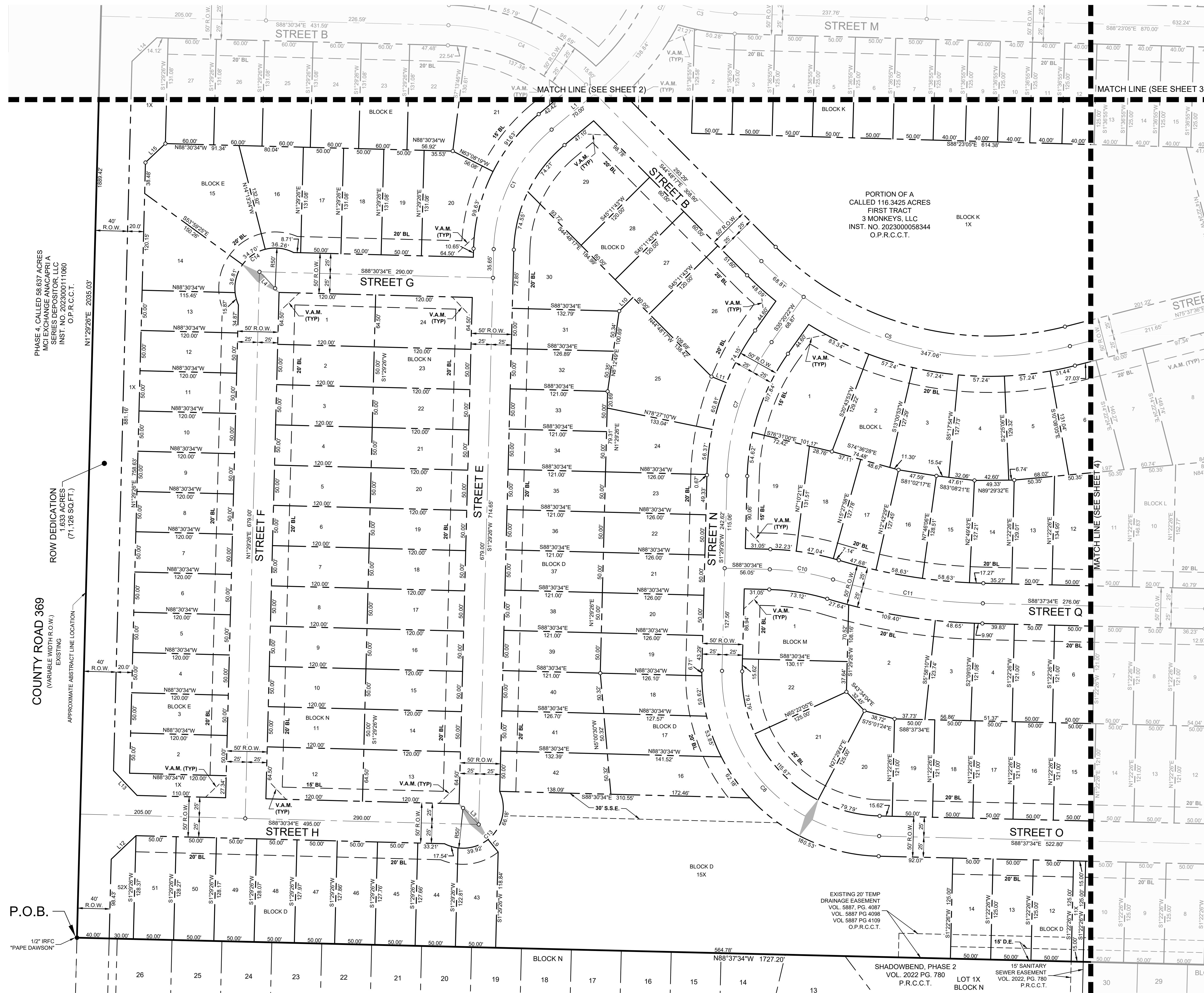
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of May, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BOUNDING LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
FND	FOUNDATION
B.L.	BUILDING LINE
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
"X"	"X" CUT IN CONCRETE SET
"X"	"X" CUT IN CONCRETE FOUND
P.O.R.	POINT OF BEGINNING

**DETAIL
VISIBILITY, ACCESS
MAINTENANCE
EASEMENT
(V.A.M.)**

NOTES:

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.

Line and curve tables located on Sheet 4

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0160J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY PLAT
SLAYTER CROSSING

324 RESIDENTIAL LOTS
11 COMMON AREAS

82.567 ACRES
OUT OF THE
J.C. BRANTLEY SURVEY, ABSTRACT NO. 114
CITY OF ANNA, COLLIN COUNTY, TEXAS
MARCH 2024

Kimley»»Horn

<u>Scale</u> 1" = 60'	<u>Drawn by</u> CDS	<u>Checked by</u> KHA	<u>Date</u> May, 2024	<u>Project No.</u> 063237225	<u>Sheet No.</u> 1 OF 5
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OWNER:
3 Monkeys LLC
1125 Wilma Street
Tyler, Texas 75701
Ph: 831.917.9298
Contact: Howard Joseph Cox Jr

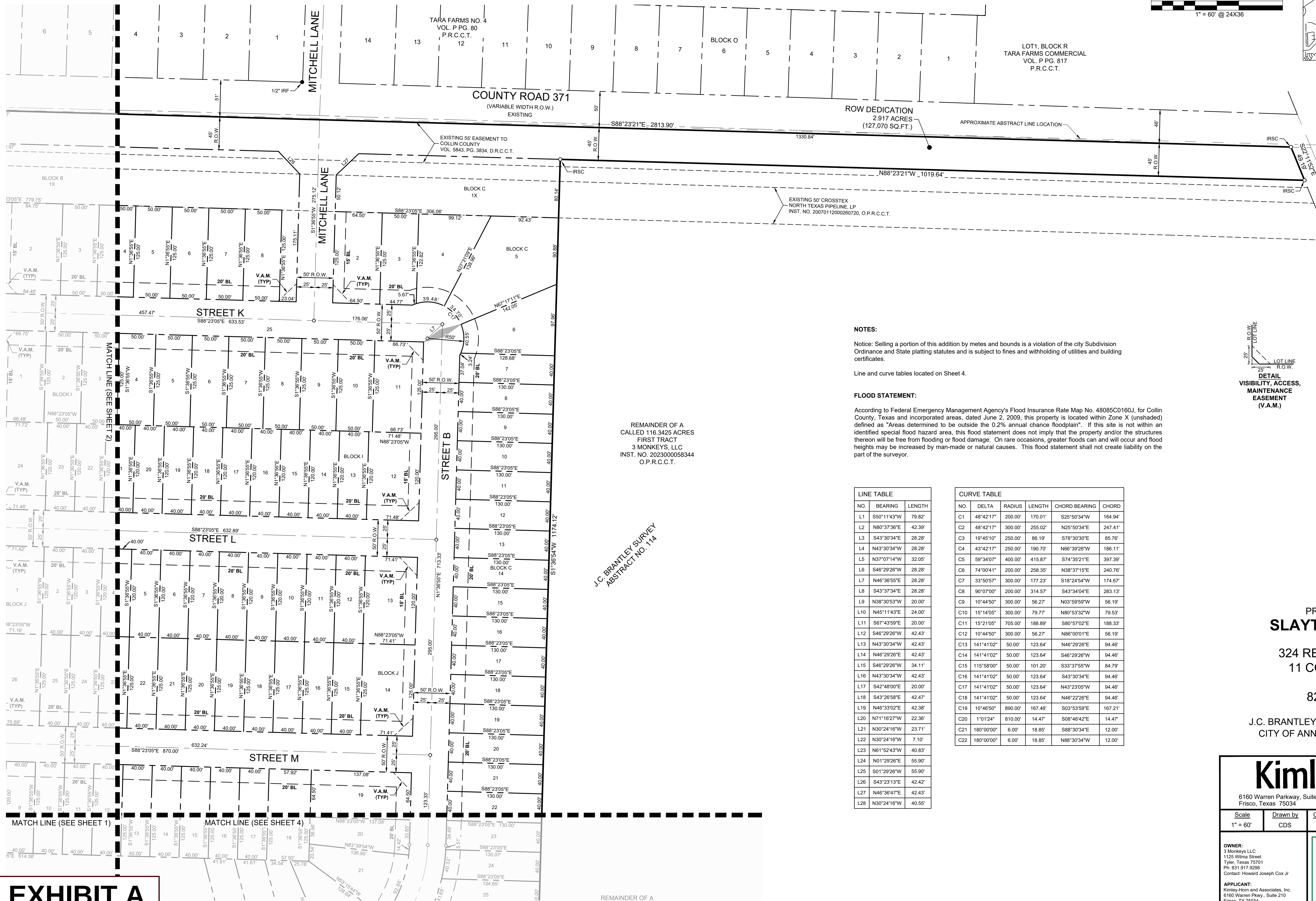
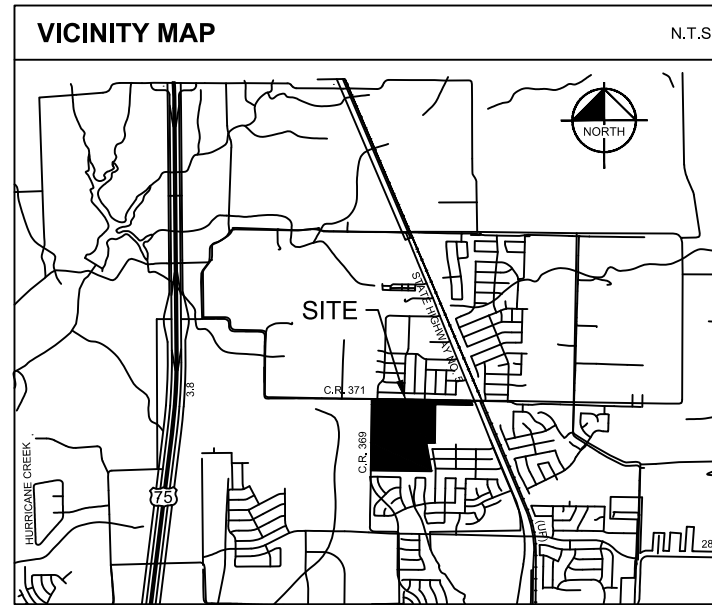
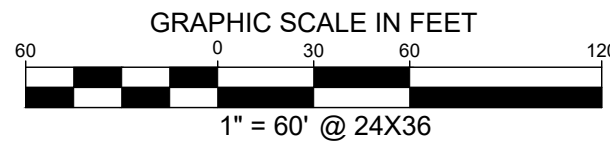
APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Ph: 972.335.3580
Contact: Lexi Cassels PF

APPROVED
MAY 6, 2024
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

[illegible]





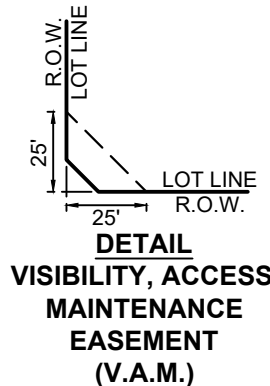
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LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	IRF
---	IRFC
---	IRSC
---	INST. NO.
---	NTS
---	FND.
---	BL
---	P.R.C.C.T.
---	O.P.R.C.C.T.
---	XS
---	XP
---	P.O.B.

PRELIMINARY PLAT
SLAYER CROSSING

324 RESIDENTIAL LOTS
11 COMMON AREAS

82.567 ACRES
OUT OF THE
J.C. BRANTLEY SURVEY, ABSTRACT NO. 114
CITY OF ANNA, COLLIN COUNTY, TEXAS
MARCH 2024

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	May. 2024	063237225	3 OF 5

OWNER:
3 Monkeys LLC
1125 Wilma Street
Tyler, Texas 75701
Ph. 831.917.9298
Contact: Howard Joseph Cox Jr.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Ph. 972.335.3580
Contact: Lexi Cassels, PE

APPROVED
MAY 6, 2024
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

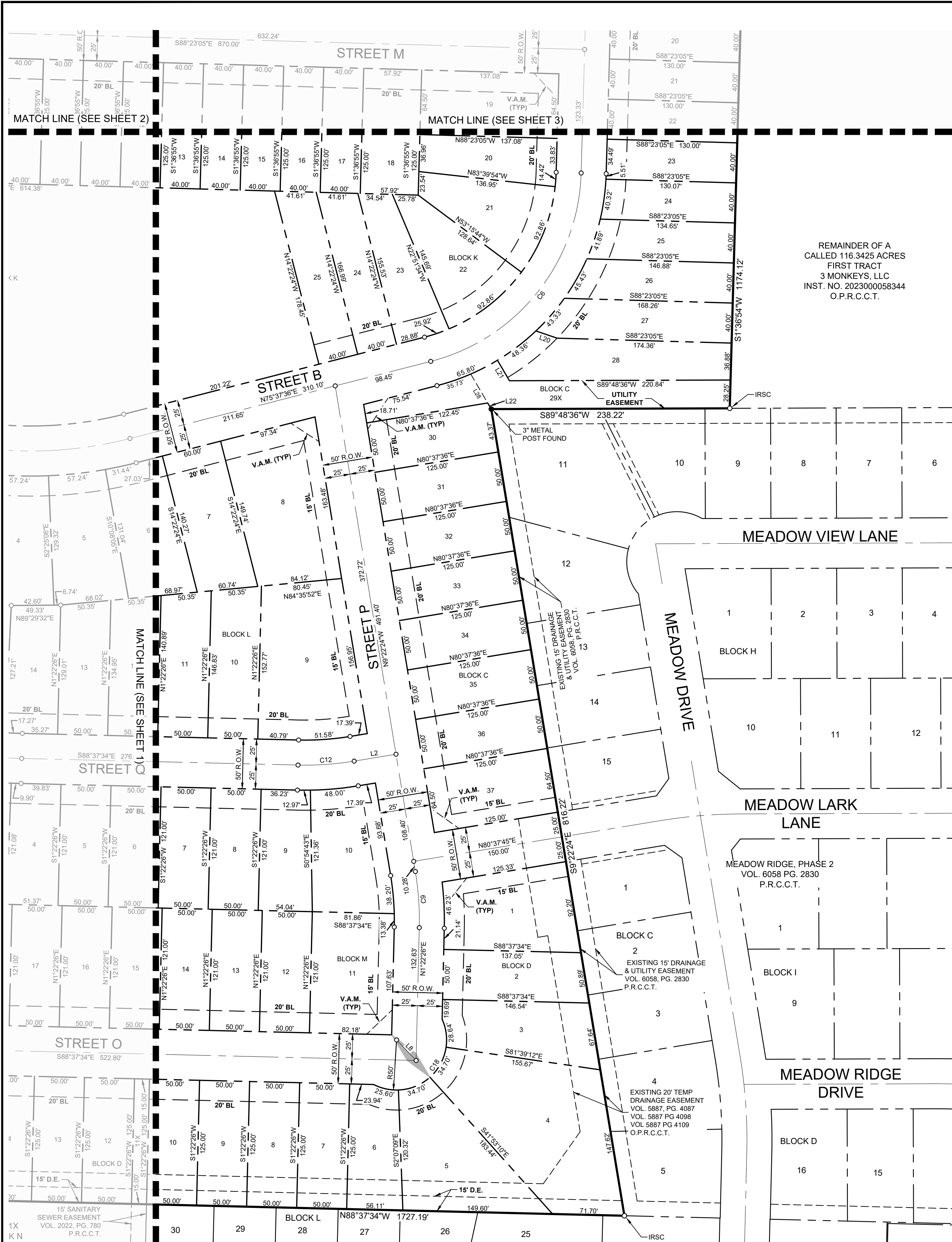


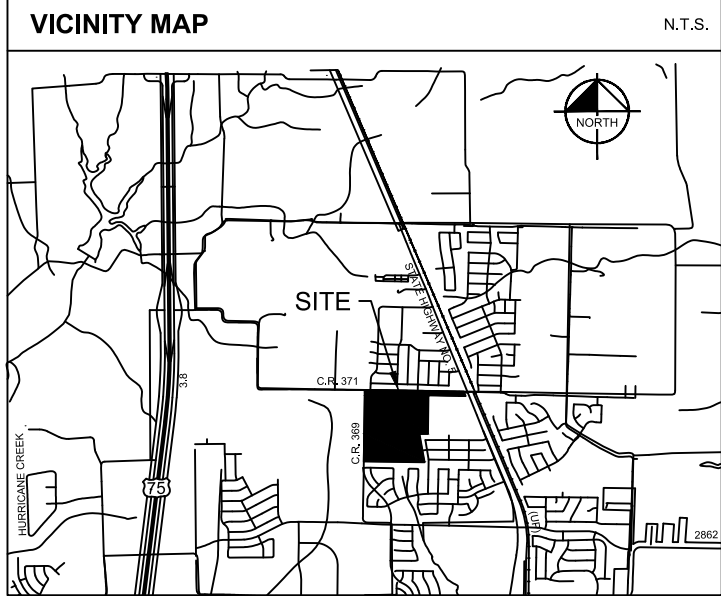
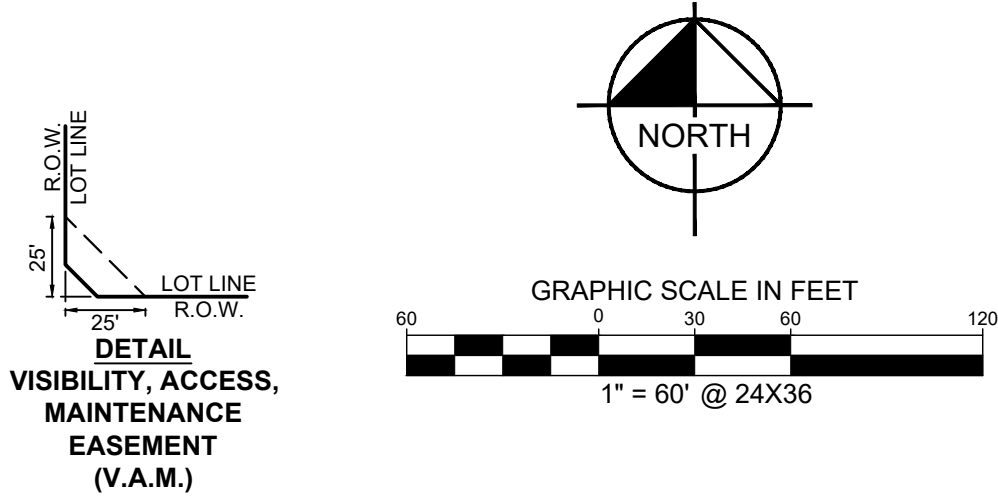
EXHIBIT A

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LEGEND	
BOUNDARY LINE	
EASEMENT LINE	
BUILDING LINE	
IRFC	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND	FOUND
B.L.	BUILDING LINE
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X	1.483	64,612
BLOCK A LOT 2	0.183	7,991
BLOCK A LOT 3	0.170	7,393
BLOCK A LOT 4	0.161	6,992
BLOCK A LOT 5	0.150	6,548
BLOCK A LOT 6	0.143	6,229
BLOCK A LOT 7	0.139	6,050
BLOCK A LOT 8	0.138	6,001
BLOCK A LOT 9	0.138	6,000
BLOCK A LOT 10	0.138	6,000
BLOCK A LOT 11	0.138	6,000
BLOCK A LOT 12	0.138	6,000
BLOCK A LOT 13	0.138	6,000
BLOCK A LOT 14	0.138	6,000
BLOCK A LOT 15	0.138	6,000
BLOCK B LOT 1X	1.522	66,277
BLOCK B LOT 2	0.243	10,577
BLOCK B LOT 3	0.143	6,250
BLOCK B LOT 4	0.143	6,250
BLOCK B LOT 5	0.143	6,250
BLOCK B LOT 6	0.143	6,250
BLOCK B LOT 7	0.143	6,250
BLOCK B LOT 8	0.143	6,250
BLOCK C LOT 1X	0.553	24,074
BLOCK C LOT 2	0.185	8,063
BLOCK C LOT 3	0.143	6,244
BLOCK C LOT 4	0.194	8,456
BLOCK C LOT 5	0.343	14,941
BLOCK C LOT 6	0.201	8,770
BLOCK C LOT 7	0.119	5,198
BLOCK C LOT 8	0.119	5,200
BLOCK C LOT 9	0.119	5,200
BLOCK C LOT 10	0.119	5,200
BLOCK C LOT 11	0.119	5,200
BLOCK C LOT 12	0.119	5,200
BLOCK C LOT 13	0.119	5,200
BLOCK C LOT 14	0.119	5,200
BLOCK C LOT 15	0.119	5,200
BLOCK C LOT 16	0.119	5,200
BLOCK C LOT 17	0.119	5,200
BLOCK C LOT 18	0.119	5,200
BLOCK C LOT 19	0.119	5,200
BLOCK C LOT 20	0.119	5,200
BLOCK C LOT 21	0.119	5,200
BLOCK C LOT 22	0.119	5,200
BLOCK C LOT 23	0.119	5,200
BLOCK C LOT 24	0.121	5,270
BLOCK C LOT 25	0.129	5,603
BLOCK C LOT 26	0.144	6,268
BLOCK C LOT 27	0.167	7,270
BLOCK C LOT 28	0.208	9,039
BLOCK C LOT 29X	0.235	10,257
BLOCK C LOT 30	0.143	6,242
BLOCK C LOT 31	0.143	6,250
BLOCK C LOT 32	0.143	6,250
BLOCK C LOT 33	0.143	6,250
BLOCK C LOT 34	0.143	6,250
BLOCK C LOT 35	0.143	6,250
BLOCK C LOT 36	0.143	6,250
BLOCK C LOT 37	0.185	8,063
BLOCK D LOT 1	0.237	10,323
BLOCK D LOT 2	0.163	7,090
BLOCK D LOT 3	0.195	8,507
BLOCK D LOT 4	0.452	19,688
BLOCK D LOT 5	0.272	11,848

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 6	0.148	6,448
BLOCK D LOT 7	0.143	6,250
BLOCK D LOT 8	0.143	6,250
BLOCK D LOT 9	0.143	6,250
BLOCK D LOT 10	0.143	6,250
BLOCK D LOT 11X	0.043	1,875
BLOCK D LOT 12	0.143	6,250
BLOCK D LOT 13	0.143	6,250
BLOCK D LOT 14	0.143	6,250
BLOCK D LOT 15X	2.192	95,477
BLOCK D LOT 16	0.178	7,761
BLOCK D LOT 17	0.153	6,670
BLOCK D LOT 18	0.144	6,294
BLOCK D LOT 19	0.145	6,300
BLOCK D LOT 20	0.145	6,300
BLOCK D LOT 21	0.145	6,300
BLOCK D LOT 22	0.145	6,300
BLOCK D LOT 23	0.145	6,300
BLOCK D LOT 24	0.199	8,682
BLOCK D LOT 25	0.324	14,099
BLOCK D LOT 26	0.310	13,491
BLOCK D LOT 27	0.165	7,200
BLOCK D LOT 28	0.165	7,200
BLOCK D LOT 29	0.142	6,197
BLOCK D LOT 30	0.290	12,623
BLOCK D LOT 31	0.149	6,492
BLOCK D LOT 32	0.142	6,197
BLOCK D LOT 33	0.139	6,050
BLOCK D LOT 34	0.139	6,050
BLOCK D LOT 35	0.139	6,050
BLOCK D LOT 36	0.139	6,050
BLOCK D LOT 37	0.139	6,050
BLOCK D LOT 38	0.139	6,050
BLOCK D LOT 39	0.139	6,050
BLOCK D LOT 40	0.142	6,192
BLOCK D LOT 41	0.149	6,477
BLOCK D LOT 42	0.155	6,762
BLOCK D LOT 43	0.145	6,297
BLOCK D LOT 44	0.145	6,332
BLOCK D LOT 45	0.147	6,386
BLOCK D LOT 46	0.147	6,391
BLOCK D LOT 47	0.147	6,396
BLOCK D LOT 48	0.147	6,401
BLOCK D LOT 49	0.147	6,406
BLOCK D LOT 50	0.147	6,411
BLOCK D LOT 51	0.147	6,416
BLOCK D LOT 52X	0.078	3,402
BLOCK E LOT 1X	0.566	24,656
BLOCK E LOT 2	0.138	6,000
BLOCK E LOT 3	0.138	6,000
BLOCK E LOT 4	0.138	6,000
BLOCK E LOT 5	0.138	6,000
BLOCK E LOT 6	0.138	6,000
BLOCK E LOT 7	0.138	6,000
BLOCK E LOT 8	0.138	6,000
BLOCK E LOT 9	0.138	6,000
BLOCK E LOT 10	0.138	6,000
BLOCK E LOT 11	0.138	6,000
BLOCK E LOT 12	0.138	6,000
BLOCK E LOT 13	0.137	5,959
BLOCK E LOT 14	0.215	9,377
BLOCK E LOT 15	0.325	14,171
BLOCK E LOT 16	0.182	7,943
BLOCK E LOT 17	0.150	6,554
BLOCK E LOT 18	0.150	6,554

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK E LOT 19	0.150	6,554
BLOCK E LOT 20	0.208	9,051
BLOCK E LOT 21	0.282	12,285
BLOCK E LOT 22	0.191	8,315
BLOCK E LOT 23	0.181	7,865
BLOCK E LOT 24	0.181	7,865
BLOCK E LOT 25	0.181	7,865
BLOCK E LOT 26	0.181	7,865
BLOCK E LOT 27	0.181	7,865
BLOCK F LOT 1	0.177	7,727
BLOCK F LOT 2	0.138	6,000
BLOCK F LOT 3	0.138	6,000
BLOCK F LOT 4	0.138	6,000
BLOCK F LOT 5	0.138	6,000
BLOCK F LOT 6	0.138	6,000
BLOCK F LOT 7	0.138	6,000
BLOCK F LOT 8	0.138	6,000
BLOCK F LOT 9	0.138	6,000
BLOCK F LOT 10	0.138	6,000
BLOCK F LOT 11	0.152	6,639
BLOCK F LOT 12	0.207	9,000
BLOCK F LOT 13	0.165	7,200
BLOCK F LOT 14	0.166	7,228
BLOCK F LOT 15	0.191	8,328
BLOCK F LOT 16	0.223	9,733
BLOCK F LOT 17	0.468	20,380
BLOCK F LOT 18	0.206	8,960
BLOCK F LOT 19	0.178	7,880
BLOCK F LOT 20	0.194	8,453
BLOCK F LOT 21	0.402	17,492
BLOCK F LOT 22	0.248	10,807
BLOCK F LOT 23	0.176	7,651
BLOCK F LOT 24	0.172	7,500
BLOCK F LOT 25	0.172	7,500
BLOCK F LOT 26	0.172	7,500
BLOCK F LOT 27	0.172	7,500
BLOCK F LOT 28	0.201	8,762
BLOCK G LOT 1X	1.563	68,077
BLOCK H LOT 1	0.201	8,760
BLOCK H LOT 2	0.172	7,500
BLOCK H LOT 3	0.172	7,500
BLOCK H LOT 4	0.172	7,500
BLOCK H LOT 5	0.172	7,500
BLOCK H LOT 6	0.172	7,500
BLOCK H LOT 7	0.172	7,500
BLOCK H LOT 8	0.172	7,500
BLOCK H LOT 9	0.172	7,500
BLOCK H LOT 10	0.208	9,048
BLOCK H LOT 11	0.115	5,000
BLOCK H LOT 12	0.115	5,000
BLOCK H LOT 13	0.115	5,000
BLOCK H LOT 14	0.115	5,000
BLOCK H LOT 15	0.115	5,000
BLOCK H LOT 16	0.115	5,000
BLOCK H LOT 17	0.115	5,000
BLOCK H LOT 18	0.115	5,000
BLOCK H LOT 19	0.115	5,000
BLOCK H LOT 20	0.115	5,000
BLOCK H LOT 21	0.115	5,000
BLOCK H LOT 22	0.115	5,000
BLOCK H LOT 23	0.115	5,000
BLOCK H LOT 24	0.115	5,000
BLOCK H LOT 25	0.208	9,077
BLOCK I LOT 1	0.191	8,328
BLOCK I LOT 2	0.143	6,250
BLOCK I LOT 3	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK I LOT 4	0.143	6,250
BLOCK I LOT 5	0.143	6,250
BLOCK I LOT 6	0.143	6,250
BLOCK I LOT 7	0.143	6,250
BLOCK I LOT 8	0.143	6,250
BLOCK I LOT 9	0.143	6,250
BLOCK I LOT 10	0.143	6,250
BLOCK I LOT 11	0.191	8,341
BLOCK I LOT 12	0.197	8,578
BLOCK I LOT 13	0.110	4,800
BLOCK I LOT 14	0.110	4,800
BLOCK I LOT 15	0.110	4,800
BLOCK I LOT 16	0.110	4,800
BLOCK I LOT 17	0.110	4,800
BLOCK I LOT 18	0.110	4,800
BLOCK I LOT 19	0.110	4,800
BLOCK I LOT 20	0.110	4,800
BLOCK I LOT 21	0.110	4,800
BLOCK I LOT 22	0.110	4,800
BLOCK I LOT 23	0.110	4,800
BLOCK I LOT 24	0.197	8,591
BLOCK J LOT 1	0.196	8,555
BLOCK J LOT 2	0.110	4,800
BLOCK J LOT 3	0.110	4,800
BLOCK J LOT 4	0.110	4,800
BLOCK J LOT 5	0.110	4,800
BLOCK J LOT 6	0.110	4,800
BLOCK J LOT 7	0.110	4,800
BLOCK J LOT 8	0.110	4,800
BLOCK J LOT 9	0.110	4,800
BLOCK J LOT 10	0.110	4,800
BLOCK J LOT 11	0.110	4,800
BLOCK J LOT 12	0.110	4,800
BLOCK J LOT 13	0.197	8,569
BLOCK J LOT 14	0.205	8,926
BLOCK J LOT 15	0.115	5,000
BLOCK J LOT 16	0.115	5,000
BLOCK J LOT 17	0.115	5,000
BLOCK J LOT 18	0.115	5,000
BLOCK J LOT 19	0.115	5,000
BLOCK J LOT 20	0.115	5,000
BLOCK J LOT 21	0.115	5,000
BLOCK J LOT 22	0.115	5,000
BLOCK J LOT 23	0.115	5,000
BLOCK J LOT 24	0.115	5,000
BLOCK J LOT 25	0.115	5,000
BLOCK J LOT 26	0.204	8,878
BLOCK K LOT 1X	2.983	129,937
BLOCK K LOT 2	0.145	6,326
BLOCK K LOT 3	0.143	6,250
BLOCK K LOT 4	0.143	6,250
BLOCK K LOT 5	0.143	6,250
BLOCK K LOT 6	0.143	6,250
BLOCK K LOT 7	0.143	6,250
BLOCK K LOT 8	0.115	5,000
BLOCK K LOT 9	0.115	5,000
BLOCK K LOT 10	0.115	5,000
BLOCK K LOT 11	0.115	5,000
BLOCK K LOT 12	0.115	5,000
BLOCK K LOT 13	0.115	5,000
BLOCK K LOT 14	0.115	5,000
BLOCK K LOT 15	0.115	5,000
BLOCK K LOT 16	0.115	5,000
BLOCK K LOT 17	0.115	5,000
BLOCK K LOT 18	0.166	7,240

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK K LOT 19	0.203	8,841
BLOCK K LOT 20	0.134	5,839
BLOCK K LOT 21	0.176	7,679
BLOCK K LOT 22	0.179	7,781
BLOCK K LOT 23	0.151	6,581
BLOCK K LOT 24	0.148	6,450
BLOCK K LOT 25	0.159	6,909
BLOCK L LOT 1	0.310	13,501
BLOCK L LOT 2	0.193	8,386
BLOCK L LOT 3	0.193	8,388
BLOCK L LOT 4	0.195	8,494
BLOCK L LOT 5	0.196	8,549
BLOCK L LOT 6	0.197	8,581
BLOCK L LOT 7	0.200	8,700
BLOCK L LOT 8	0.325	14,148
BLOCK L LOT 9	0.342	14,884
BLOCK L LOT 10	0.172	7,490
BLOCK L LOT 11	0.165	7,193
BLOCK L LOT 12	0.158	6,896
BLOCK L LOT 13	0.151	6,599
BLOCK L LOT 14	0.150	6,526
BLOCK L LOT 15	0.156	6,807
BLOCK L LOT 16	0.156	6,813
BLOCK L LOT 17	0.152	6,617
BLOCK L LOT 18	0.167	7,281
BLOCK L LOT 19	0.219	9,559
BLOCK M LOT 1	0.246	10,729
BLOCK M LOT 2	0.295	12,846
BLOCK M LOT 3	0.148	6,437
BLOCK M LOT 4	0.140	6,117
BLOCK M LOT 5	0.139	6,050
BLOCK M LOT 6	0.139	6,050
BLOCK M LOT 7	0.139	6,050
BLOCK M LOT 8	0.139	6,050
BLOCK M LOT 9	0.143	6,247
BLOCK M LOT 10	0.215	9,346
BLOCK M LOT 11	0.228	9,942
BLOCK M LOT 12	0.139	6,050
BLOCK M LOT 13	0.139	6,050
BLOCK M LOT 14	0.139	6,050
BLOCK M LOT 15	0.139	6,050
BLOCK M LOT 16	0.139	6,050
BLOCK M LOT 17	0.139	6,050
BLOCK M LOT 18	0.139	6,050
BLOCK M LOT 19	0.139	6,050
BLOCK M LOT 20	0.192	8,348
BLOCK M LOT 21	0.215	9,354
BLOCK M LOT 22	0.196	8,520
BLOCK N LOT 1	0.178	7,740
BLOCK N LOT 2	0.138	6,000
BLOCK N LOT 3	0.138	6,000
BLOCK N LOT 4	0.138	6,000
BLOCK N LOT 5	0.138	6,000
BLOCK N LOT 6	0.138	6,000
BLOCK N LOT 7	0.138	6,000
BLOCK N LOT 8	0.138	6,000
BLOCK N LOT 9	0.138	6,000
BLOCK N LOT 10	0.138	6,000
BLOCK N LOT 11	0.138	6,000
BLOCK N LOT 12	0.178	7,740
BLOCK N LOT 13	0.178	7,740
BLOCK N LOT 14	0.138	6,000
BLOCK N LOT 15	0.138	6,000
BLOCK N LOT 16	0.138	6,000
BLOCK N LOT 17	0.138	6,000

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS 3 MONKEYS LLC, is the sole owner of the following described tract of land:

BEING a tract of land situated in the J.C. Brantley Survey, Abstract No. 114, City of Anna, Collin County, Texas, and being a portion of the First Tract described in a deed to 3 Monkeys, LLC, as recorded in Instrument No. 2023000058344 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING a 1/2 inch iron rod with plastic cap stamped "Pape Dawson" found for the southwest corner of said First Tract, common to the northwest corner of Shadowbend, Phase 2, according to the plat thereof recorded in Volume 2022, Pages 780-781 of the Plat Records of Collin County, Texas, same being on the easterly line of a called 58.637 acre tract of land described as Phase 4 in a deed to MCI Exchange Anacapi A Series Depositor, LLC, as recorded in Instrument No. 202300011060 of the Official Public Records of Collin County, Texas, same being in the center of County Road 369, a variable width right of way;

THENCE North 01°29'26" East, along the westerly line of said First Tract and the easterly line of said Phase 4, and, along the centerline of said County Road 369, a distance of 2,035.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said First Tract, common to the northeast corner of said Phase 4, same being in the center of County Road 371, a variable width right of way and said County Road 369;

THENCE South 88°23'21" East, along the northerly line of said First Tract and the centerline of said County Road 371, a distance of 2,813.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said First Tract, common to the northwest corner of a called 0.7575 acre tract of land described in a deed to the State of Texas, as recorded in Instrument No. 20190508000513540 of the Official Public Records of Collin County, Texas, same being on the westerly right of way line of State Highway 5, a variable width right of way;;

THENCE South 22°11'52" East, departing the centerline of said County Road 371, along the easterly line of said First Tract and the westerly right of way line of said State Highway 5, a distance of 49.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the easterly line of said First Tract and the westerly right of way line of said State Highway 5, and crossing said First Tract, the following:

North 88°23'21" West, a distance of 1,019.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°36'54" West, a distance of 1,174.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly line of said First Tract and the northerly line of Meadow Ridge Estates, Phase Two, according to the plat thereof recorded in Cabinet R, Slide 196 of the Plat Records of Collin County, Texas;

THENCE South 89°48'36" West, along the southerly line of said First Tract and the northerly line of said Meadow Ridge Estates, Phase Two a distance of 238.22 feet to a 3 inch metal post found for the northwest corner of said Meadow Ridge Estates, Phase Two, common to an ell corner of said First Tract;

THENCE South 09°22'24" East, along the easterly line of said First Tract and the westerly line of said Meadow Ridge Estates, Phase Two, a distance of 816.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southeast corner of said First Tract, common to the southwest corner of said Meadow Ridge Estates, Phase Two, same being on the northerly line of Shadowbend, Phase 2, according to the plat thereof recorded in Volume 2022, Pages 780-781 of the Plat Records of Collin County, Texas;;

THENCE North 88°37'34" West, along the southerly line of said First Tract and the northerly line of said Shadowbend, Phase 2, a distance of 1,727.20 feet to the POINT OF BEGINNING and containing 82.567 acres (3,596.612 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

3 MONKEYS, LLC.

By: _____

(Print Name and Title)

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ of Q Seminole Anna Town Center, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

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.

STATE OF TEXAS §
COUNTY OF COLLIN §
KNOW ALL MEN BY THESE PRESENTS

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Crandall, Texas.

PRELIMINARY

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

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services

PRELIMINARY PLAT
SLAYTER CROSSING

324 RESIDENTIAL LOTS
11 COMMON AREAS

82.567 ACRES
OUT OF THE
J.C. BRANTLEY SURVEY, ABSTRACT NO. 114
CITY OF ANNA, COLLIN COUNTY, TEXAS
MARCH 2024

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	May. 2024	063237225	5 OF 5

OWNER:
3 Monkeys LLC
1125 Wilma Street
Tyler, Texas 75701
Ph. 831.917.9298
Contact: Howard Joseph Cox Jr.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Ph. (972) 335-3580
Contact: Lexi Cassels, PE

APPROVED
MAY 6, 2024
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

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

Property Owner Information & Authorization

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

Project Representation (check one):

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

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

Property Owner's Signature: Howard Joseph Cox Date: 1/31/24

STATE OF: New Mexico

COUNTY OF: Los Alamos

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

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

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

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

Project Representative Information (complete if designated by owner)

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

Name: Lexi Cassels

Company: Kimley-Horn

Address: 6160 Warren Parkway, Suite 210

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

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

Planning & Development Department

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: R-6114-000-0180-1, R-6114-000-0190-1 Total Number of Acres: 116.3
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Property Owner Information & Authorization

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

Project Representation (check one):

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

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

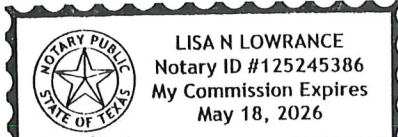
Property Owner's Signature: Eleanor K. Cunningham Date: 1/31/24

STATE OF: Texas

COUNTY OF: Smith

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

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



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

Project Representative Information (complete if designated by owner)

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

Name: Lexi Cassels

Company: Kimley-Horn

Address: 6160 Warren Parkway, Suite 210

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

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

Planning & Development Department

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



Item No. 11.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding The Woods at Lindsey Municipal, Block A, Lot 1 & Block B, Lot 1, Site Plan. Applicant: D.R Horton

SUMMARY:

Public Park on one lot on 19.8± acres located at the northwest and southwest corners of Rosamond Parkway and N Ferguson Parkway.

The purpose of the Site Plan is to show the proposed Park site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Site Plan is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances. Recommend approval subject to additions and/or alterations to the engineering plans as required by the City Engineer.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. The Woods at Lindsey Place - City Parks, Block I, Lot 9 & Block C, Lot 24 Site Plan Locator Map
2. RESOLUTION
3. Exhibit A (SP) John Flavel Greer Park
4. Application

Site Plan - The Woods at Lindsey Place Municipal, Block A, Lot 1 & Block B, Lot 1



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-05-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE WOODS AT LINDSEY PLACE MUNICIPAL, BLOCK A, LOT 1 & BLOCK B, LOT 1, SITE PLAN.

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

WHEREAS, DR Horton – Texas LTD has submitted an application for the approval of The Woods at Lindsey Place Municipal, Block A, Lot 1 & Block B, Lot 1, Site Plan; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Site Plan

The Planning & Zoning Commission hereby approves The Woods at Lindsey Municipal Place, Block A, Lot 1 & Block B, Lot 1, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

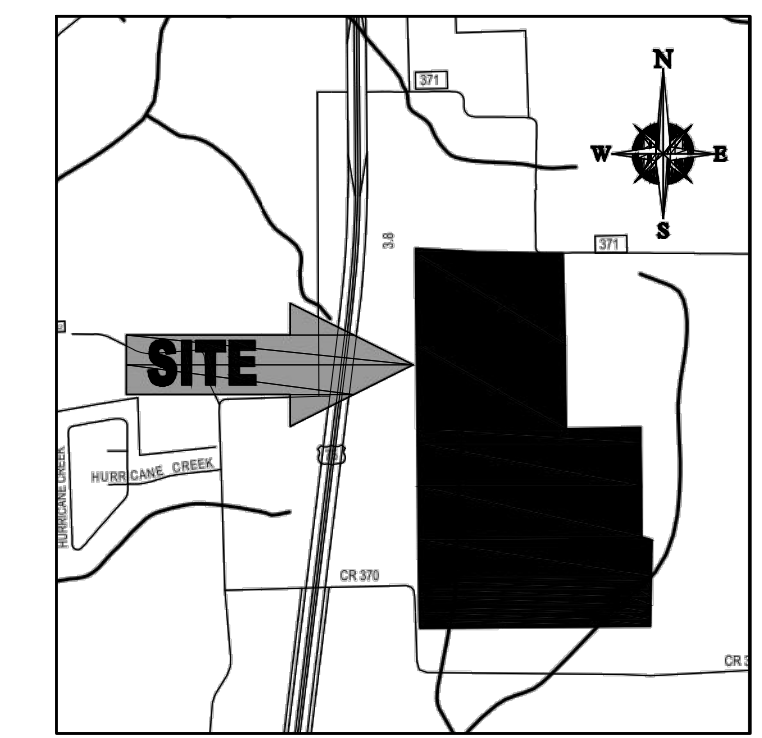
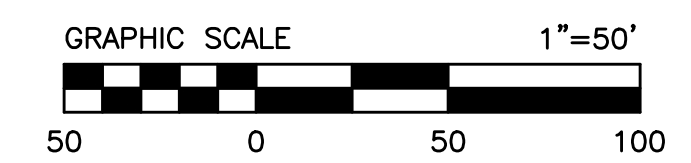
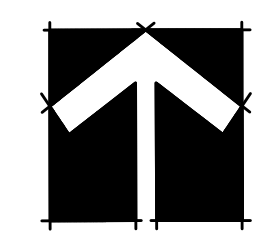
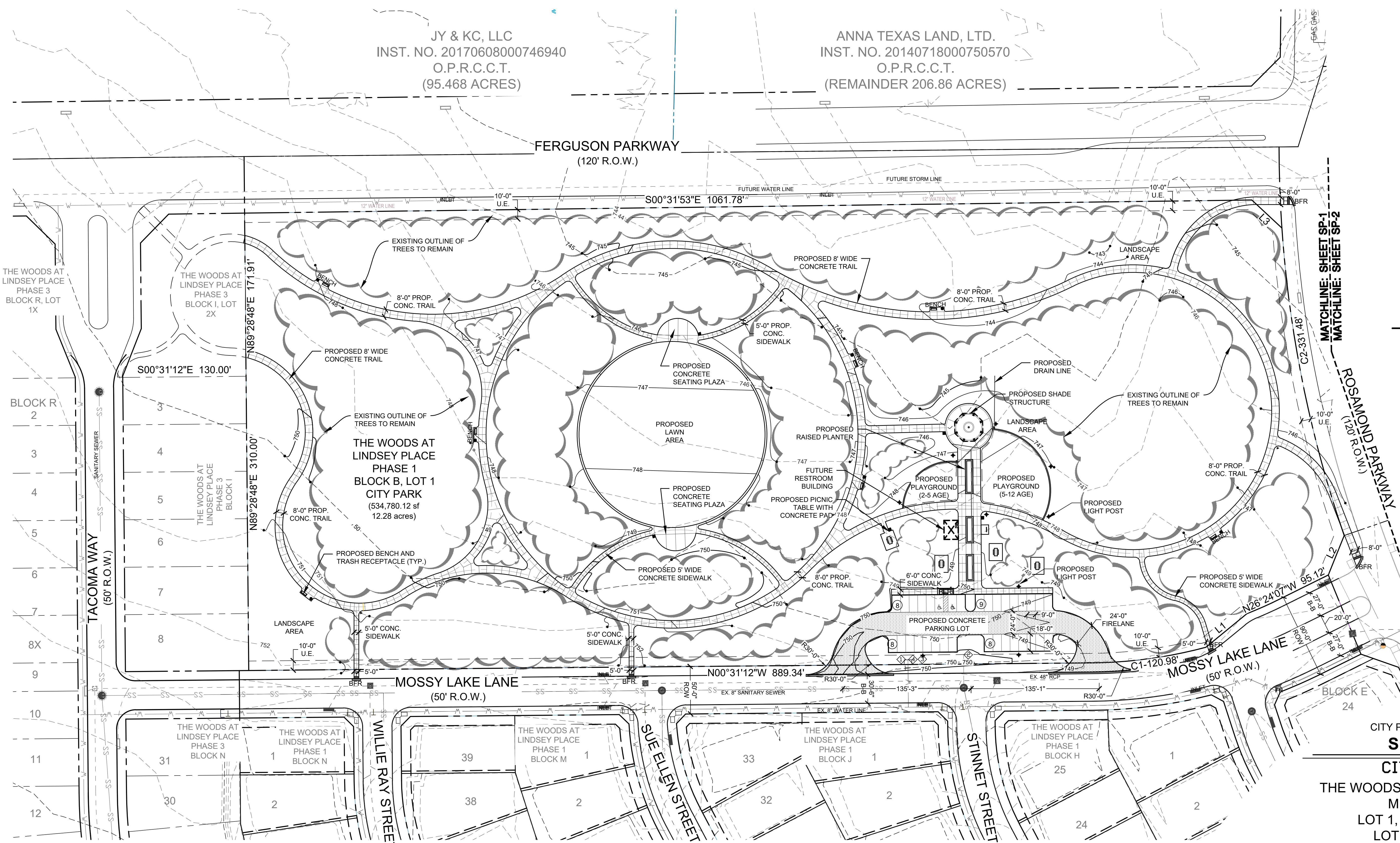
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of May 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



KEY MAP
NTS

WATER METER SCHEDULE

METER ID NUMBER	WATER METER SIZE	METER DDM	IRR.	SAN. SERVICE SIZE	REMARKS
1	1"	1	-	N/A	PROPOSED
2	2"	-	1	N/A	PROPOSED
3	2"	-	1	N/A	PROPOSED
4	1"	1	-	N/A	PROPOSED
5	2"	-	1	N/A	PROPOSED
6	2"	-	1	N/A	PROPOSED

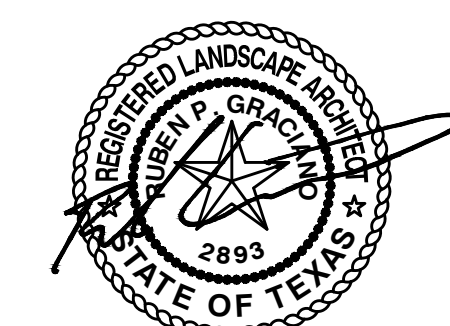
APPROVED
MAY 6, 2024
P&Z COMMISSION
CITY OF ANNA

SITE DATA SUMMARY TABLE
(LOT 1, BLOCK A) (LOT 1, BLOCK B)

GENERAL SITE DATA	
Zoning (from zoning map)	PD-City Park
Land Use (from zoning ordinance)	City Park
Lot Area (square feet & acres)	862,016.6 s.f. 19.797 ac
PARKING	
Parking Ratios (from zoning ordinance)	8 spaces x 2 sites = 16 Spaces
Park & Playgrounds	16 Spaces
Total Parking Required	57 Spaces
Total Parking Provided	2 Spaces
Accessible Parking Required (# spaces)	4 Spaces
Accessible Parking Provided (# spaces)	39 Spaces
Parking Spaces in Excess of 110% of Required Spaces	

BOUNDARY CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	225.77	025°52'15"	500.00'	114.84'	N13°27'19"W
C2	598.92	028°35'47"	1200.00'	305.84'	S76°32'08"W
C3	598.92	028°35'47"	1200.00'	305.84'	S76°32'08"W
C4	41.59'	001°59'08"	1200.00'	20.79'	S00°14'48"W

LOT LINE TABLE		
NO	BEARING	LENGTH
L1	N39°17'34"W	55.80'
L2	N68°02'34"W	44.84'
L3	N43°00'14"E	43.34'
L4	S47°07'40"E	41.39'



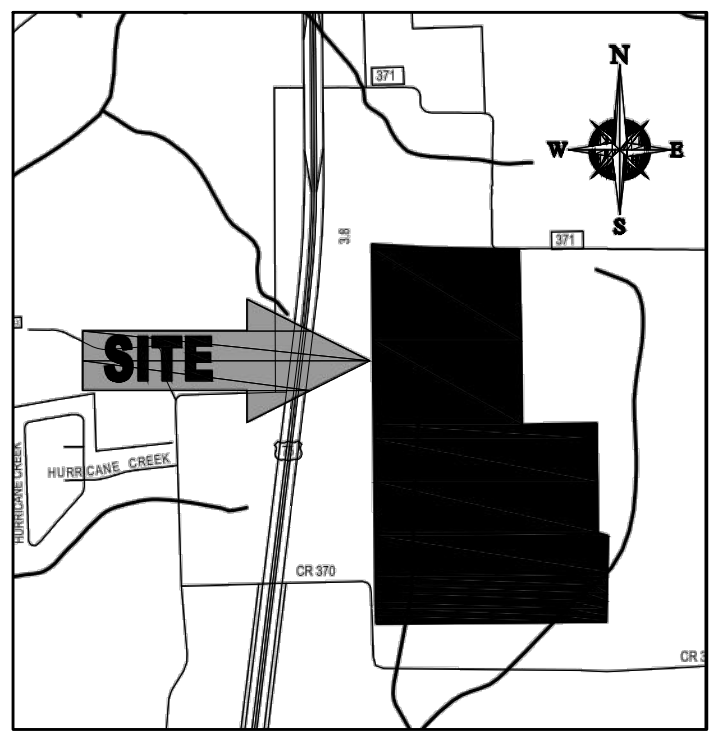
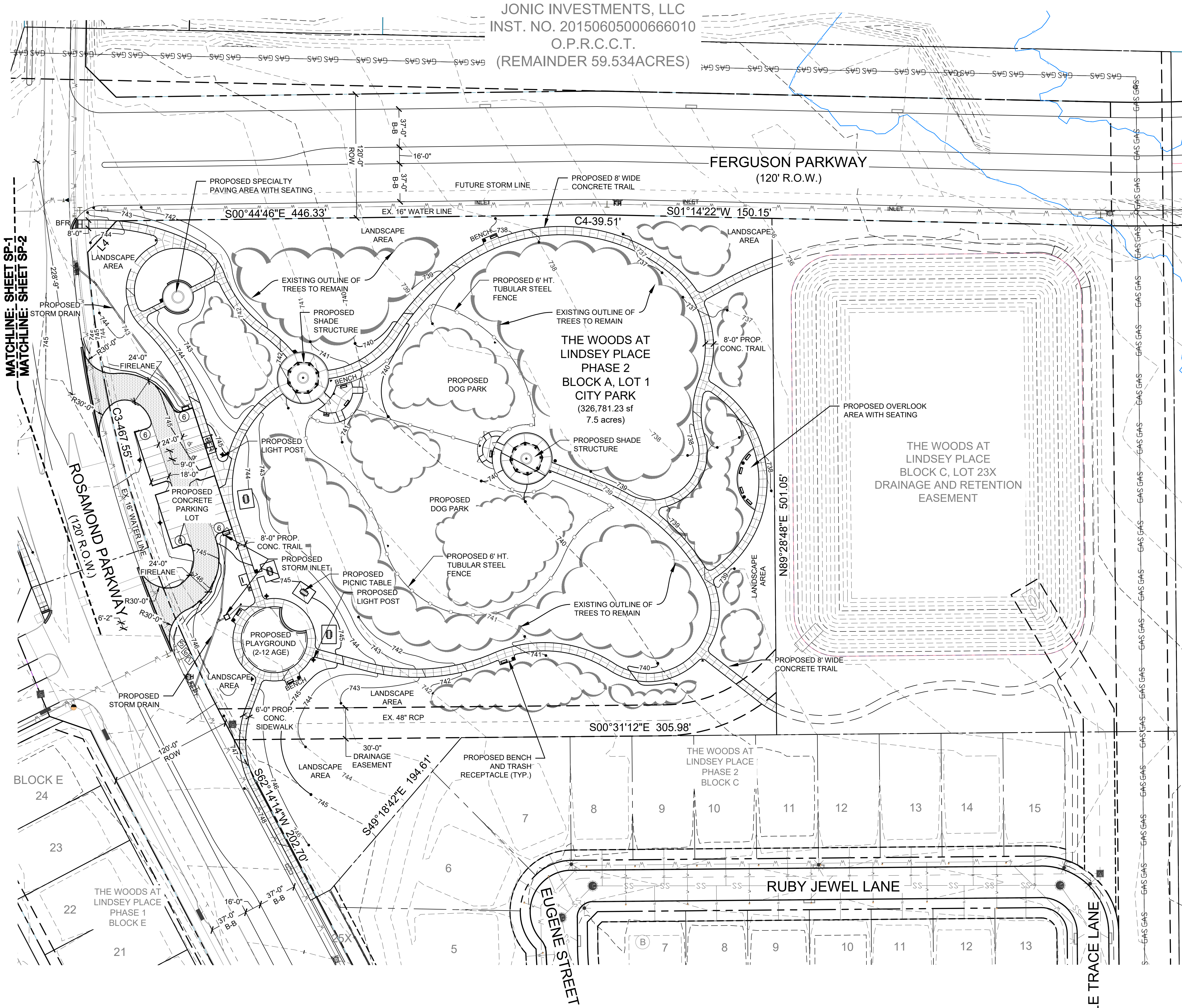
APR 22, 2024

D.R. HORTON-TEXAS, LTD. OWNER
4306 Miller Road
Rowlett, Texas 75088
Contact: (214) 607-4244
JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Ruben Graciano (972) 248-7676

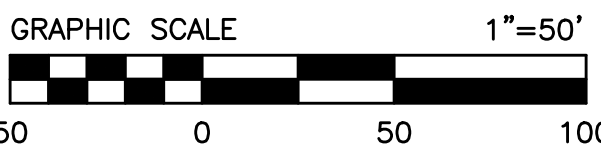
SUBMIT: APR 2, 2024



JONIC INVESTMENTS, LLC
INST. NO. 20150605000666010
O.P.R.C.C.T.
(REMAINDER 59.534ACRES)



KEY MAP



WATER METER SCHEDULE

METER ID NUMBER	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE	REMARKS
1	1"	1	-	N/A	PROPOSED
2	2"	-	1	N/A	PROPOSED
3	2"	-	1	N/A	PROPOSED
4	1"	1	-	N/A	PROPOSED
5	2"	-	1	N/A	PROPOSED
6	2"	-	1	N/A	PROPOSED

SITE DATA SUMMARY TABLE
(LOT 1, BLOCK A) (LOT 1, BLOCK B)

GENERAL SITE DATA	
Zoning (from zoning map)	PD-City Park
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Lot Area (square feet & acres)	862,016.6 s.f. 19.797 ac
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Total Parking Provided	2 Spaces
Accessible Parking Required (# spaces)	4 Spaces
Accessible Parking Provided (# spaces)	39 Spaces
Parking Spaces in Excess of 110% of Required Spaces	

APPROVED
MAY 6, 2024
P&Z COMMISSION
CITY OF ANNA

CITY PROJECT SP-XXXX

SITE PLAN

CITY PARKS

THE WOODS AT LINDSEY PLACE
MUNICIPAL
LOT 1, BLOCK A AND
LOT 1, BLOCK B

19.78 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD.

OWNER

4306 Miller Road
Rowlett, Texas 75088
Contact:

(214) 607-4244

JB PARTNERS, INC.

SURVEYOR/ENGINEER

2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Ruben Graciano

(972) 248-7676

SUBMIT: APR 2, 2024

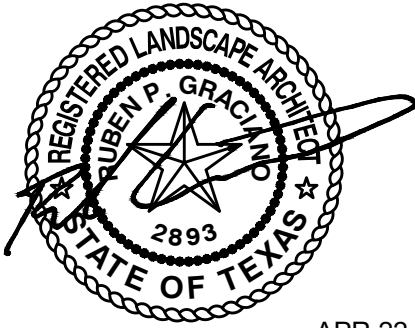
SP-2 of 2



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

BOUNDARY CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
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C2	598.92	028°35'47"	1200.00'	305.84'	S76°32'08"W
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LOT LINE TABLE		
NO.	BEARING	LENGTH
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L2	N68°02'34"W	44.84'
L3	N43°00'14"E	43.34'
L4	S47°07'40"E	41.39'



APR 22, 2024

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

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

Property Owner Information & Authorization

Name/Company: DR Horton - Texas LLC
Address: 4306 Miller Road
City: Rowlett State: TX Zip Code: 75088
Phone: 972 877 4956 Email: dbooth@drhorton.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Dalan Walker (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.

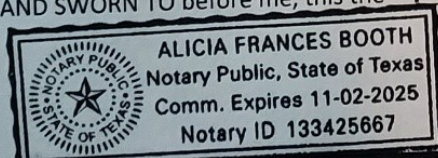
Property Owner's Signature: [Signature] Date: 5/1/24
Texas LLC

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared David L. Booth (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 1st day of May, 20 24



Collin County Alicia Booth
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): Representative
Name: Dalan Walker, Parks Planning Mgr
Company: City of ANNA
Address: P.O. Box 776
City: ANNA State: TX Zip Code: 75409
Phone: 972 924 2616 Email: clo@mecke@annatexas.org

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: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 1.35± acres located on the northeast corner of E. Fourth Street and N. Sherley Avenue. Zoned SF-7.2. Applicant: Marquin Miller Hunn

SUMMARY:

The applicant is requesting to rezone the property to Regional Commercial (C-2) District and Downtown (DT) District zoning to allow for future development.

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

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

Surrounding Land Use and Zoning

North	Single-family detached dwellings under construction zoned SF-1
East	Single-family detached dwelling zoned SF-1
South	Across Fourth Street, Park zoned Planned Development (Ord. No. 1023-2022)
West	Across Sherley Avenue, DART railroad & Riggins Avenue, Office and Telephone Exchange on two lots, zoned Local Commercial (C-1)

Future Land Use Plan

The subject property is located within the Anna 2050 Downtown Master Plan, situated within the Downtown Core District, and identified as a Retail Center and Adaptive Reuse / Infill character areas.

- *Retail Center areas* - Future land use decisions should complement the Retail Center and reinforce the multimodal atmosphere that accommodates a wide array of Downtown activity.
- *Adaptive Reuse/Infill* – The Adaptive Reuse/Infill areas are made up of smaller lots situated along corridors or in districts that are expected to increase in activity over time. As these areas become more attractive for new investment, they can be adapted to establish new uses (i.e. home conversion to a small business) or

be redeveloped with new building types altogether. While there may be some new development on these sites, they are not expected to be aggregated with other sites for redevelopment purposes. Future Land Use decisions should accommodate the existing neighborhood fabric, while encouraging a transition to a more active environment and a more diverse building stock.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

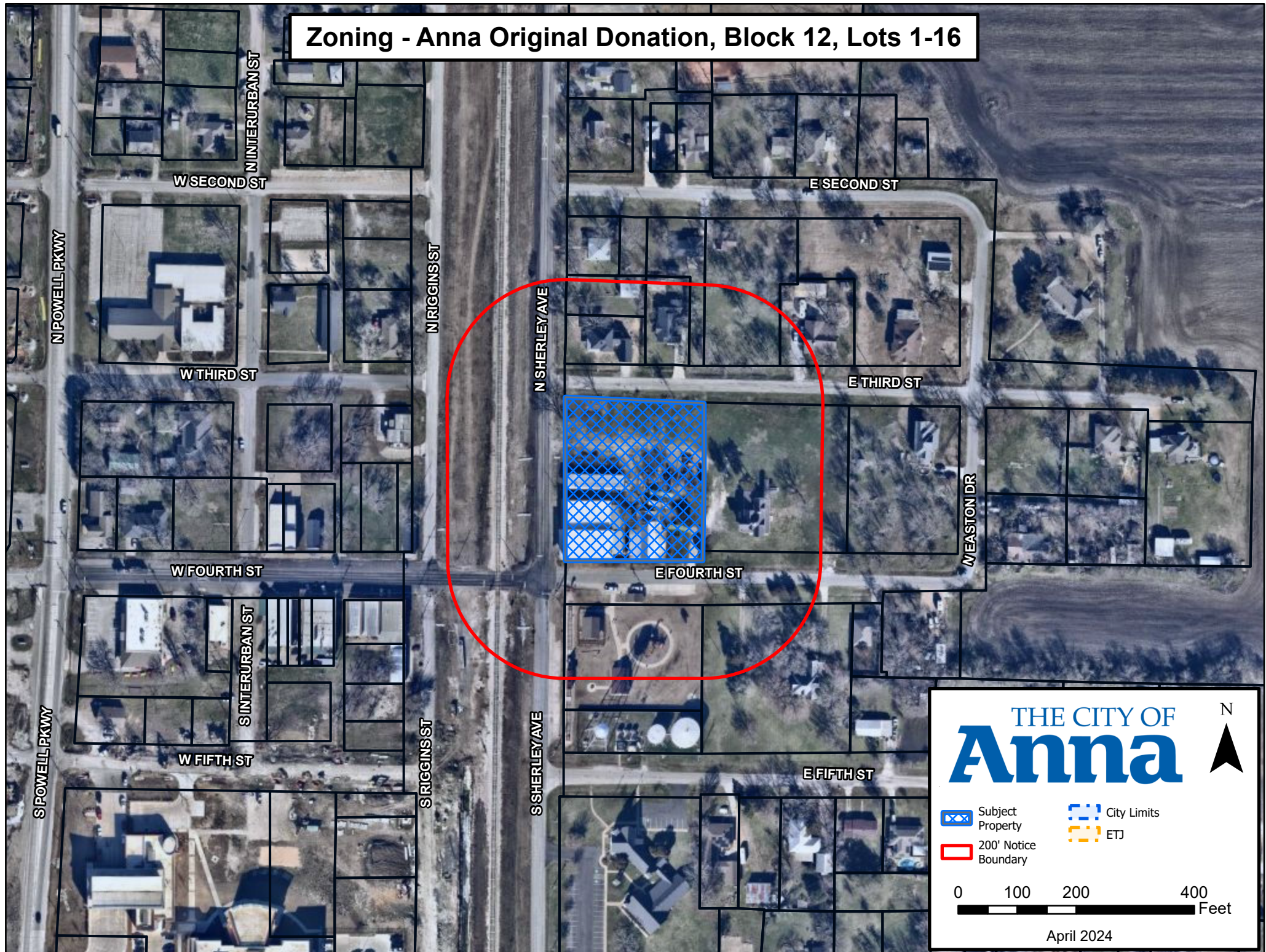
STRATEGIC CONNECTIONS:

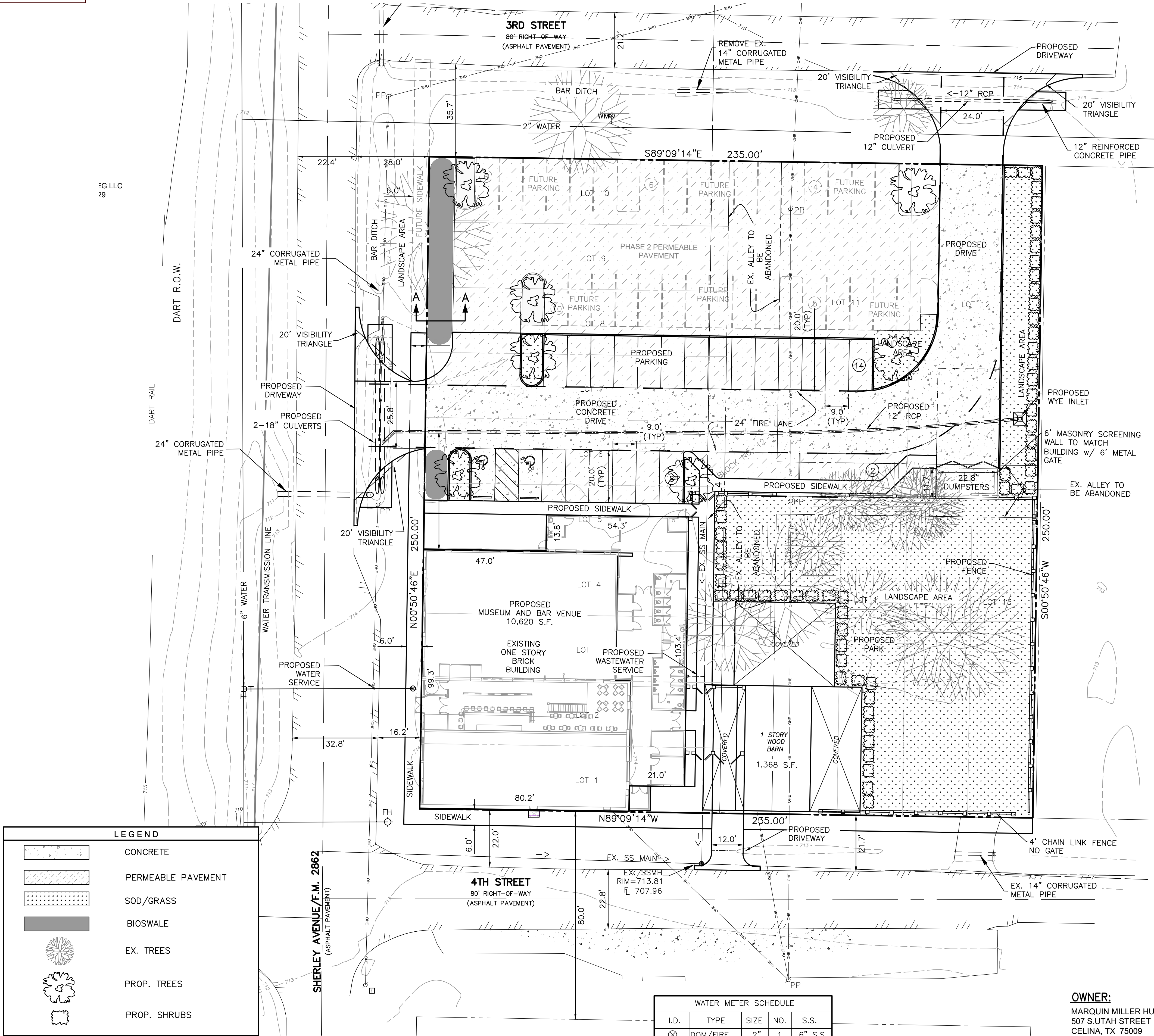
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:

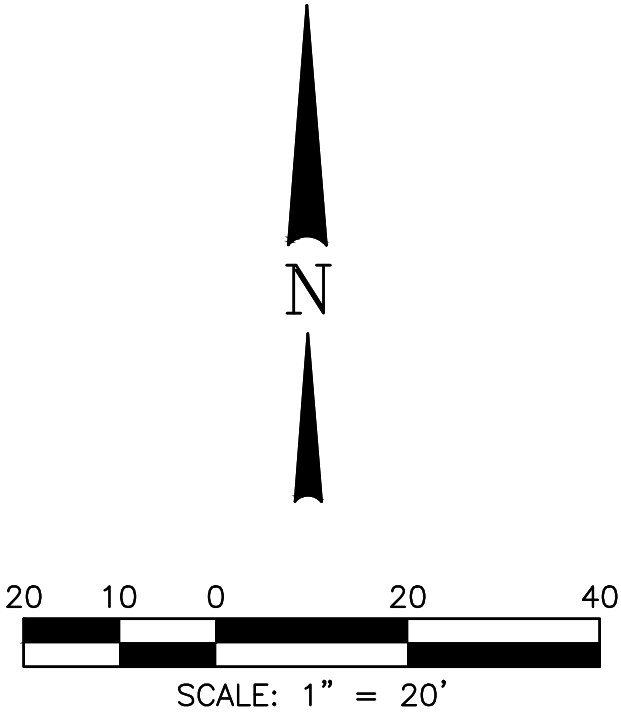
1. Anna Original Donation, Block 12, Lots 1-16 Zoning Locator Map
2. Exhibit A (PSP) Anna OD BLK 12, Lots 1-16
3. PZ - STAFF REPORT (Zoning) Original Donation Sherley Building
4. Application

Zoning - Anna Original Donation, Block 12, Lots 1-16



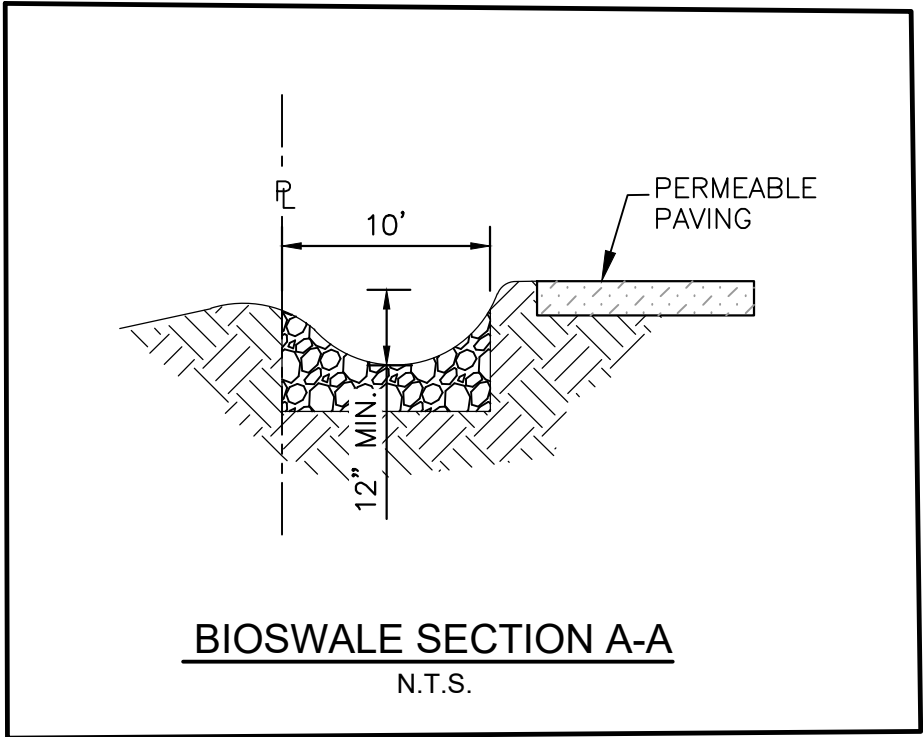


VICINITY MAP
N.T.S.



SITE DATA SUMMARY TABLE – 118 N SHERLEY AVENUE		
GENERAL SITE DATA	EXISTING	PROPOSED
ZONING (from zoning map)	SF-1	CE
LAND USE (from Zoning Ordinance)	SINGLE-FAMILY RESIDENTIAL	LOCAL COMMERCIAL
LOT AREA (square feet & acres)	51,750	51,750
BUILDING FOOTPRINT AREA (square feet)	7,175	7,175
TOTAL BUILDING AREA (square feet)	51,750	51,750
BUILDING HEIGHT (# stories)	1	1
BUILDING HEIGHT (feet-distance to tallest building element)	15 FEET	15 FEET
LOT COVERAGE (percent-x.xx%)	53%	83%
PARKING		
PARKING RATIO (from Zoning Ordinance)	N/A	4/1,000 sf
REQUIRED PARKING (# spaces)	N/A	28
LESS 20% REDUCTION		5
TOTAL PROVIDED PARKING (# spaces)	12	24
ACCESSIBLE PARKING REQUIRED (# spaces)		2
ACCESSIBLE PARKING PROVIDED (# spaces)		2

PLAT INFORMATION:
THIS PROJECT PROPOSED TO ABANDON THE
ALLEYS WITHIN THE BOUNDARY AND REPLAT
INTO A SINGLE LOT:



SURDUKAN SURVEYING, INC.

FIRM NO. 10069500
P.O. BOX 126
ANNA, TX 75409
TEL: 972-924-8200
EMAIL: david@surdukansurveying.com

PREPARED BY:

MACATEE ENGINEERING, LLC (TEX. REG. NO. F-456)
4144 N. CENTRAL EXPWY. SUITE 340
DALLAS, TEXAS 75204
TEL: 214-373-1180
EMAIL: daytonm@macatee-engineering.com

OWNER:

MARQUIN MILLER HUNN
507 S.UTAH STREET
CELINA, TX 75009
TEL: 903-327-2631
EMAIL:marquin2020@gmail.com

PRELIMINARY SITE PLAN
ORIGINAL TOWN OF ANNA
BLOCK 12, LOT 1 thru LOT 16
GROSS ACREAGE: 1.35 acres
CITY OF ANNA, COLLIN COUNTY, TEXAS
HENRY BRANTLEY SURVEY, ABST. NO. 71

CITY OF ANNA

Planning & Zoning Commission

March 4, 2024

Public Hearing: Zoning – Original Donation, Block 12, Lots 1-16 (Sherley Building)

Applicant: Marquin Miller Hunn

DESCRIPTION:

Request to rezone 1.4± acres located on the northeast corner of E. Fourth Street and north Sherley Avenue, from Single-Family Residential (SF-1) to Downtown – Core (DT/CE) District to allow for future development.

REMARKS:

The applicant is requesting to rezone the property to Regional Commercial (C-2) District and Downtown (DT) District zoning to allow for future development.

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

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

Surrounding Land Use and Zoning

North	Single-family detached dwellings under construction zoned SF-1
East	Single-family detached dwelling zoned SF-1
South	Across Fourth Street, Park zoned Planned Development (Ord. No. 1023-2022)
West	Across Sherley Avenue, DART railroad & Riggins Avenue, Office and Telephone Exchange on two lots, zoned Local Commercial (C-1)

Future Land Use Plan

The subject property is located within the Anna 2050 Downtown Master Plan, situated within the Downtown Core District, and identified as a Retail Center and Adaptive Reuse / Infill character areas.

- *Retail Center areas* - Future land use decisions should complement the Retail Center and reinforce the multimodal atmosphere that accommodates a wide array of Downtown activity.

- *Adaptive Reuse/Infill* – The Adaptive Reuse/Infill areas are made up of smaller lots situated along corridors or in districts that are expected to increase in activity over time. As these areas become more attractive for new investment, they can be adapted to establish new uses (i.e. home conversion to a small business) or be redeveloped with new building types altogether. While there may be some new development on these sites, they are not expected to be aggregated with other sites for redevelopment purposes. Future Land Use decisions should accommodate the existing neighborhood fabric, while encouraging a transition to a more active environment and a more diverse building stock.

SUMMARY:

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

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1024769 Total Number of Acres: 1.35
Zoning Classification(s): SF-1 (SF-7.2) Total Number of Lots: 1
Location: 118 N. Sherley Ave. Anna, TX

Property Owner Information & Authorization

Name/Company: Marquin Miller Hunn
Address: 507 S. Utah Street
City: Celina State: TX Zip Code: 75009
Phone: 903-327-2631 Email: MARQUINJ2020@GMAIL.COM

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Dayton Macatee (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.

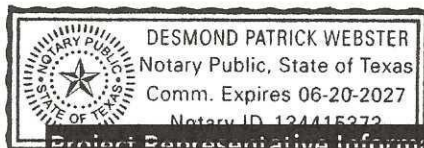
Property Owner's Signature: Marquin Hunn Date: 3/26/24

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Marquin Miller Hunn (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 26 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: Dayton Macatee

Company: Macatee Engineering LLC

Address: 4144 N. Central Expwy #340

City: Dallas State: TX Zip Code: 75204

Phone: 214-373-1180 Email: daytonm@macatee-engineerig.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: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action regarding the Anna Original Donation, Block 12, Lot 1-16, Preliminary Site Plan. Applicant: Marquin Miller Hunn

SUMMARY:

Museum and Bar (75% alcohol sales) on one lot on 1.4± acres located on the northeast corner of E. Fourth Street and N. Sherley Avenue.

The purpose of the Preliminary Site Plan is to show the proposed building expansion and related site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

If the zoning case is recommended for approval, the Preliminary Site Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinances. The Preliminary Site Plan shall be subject to City Council approval of the zoning request.

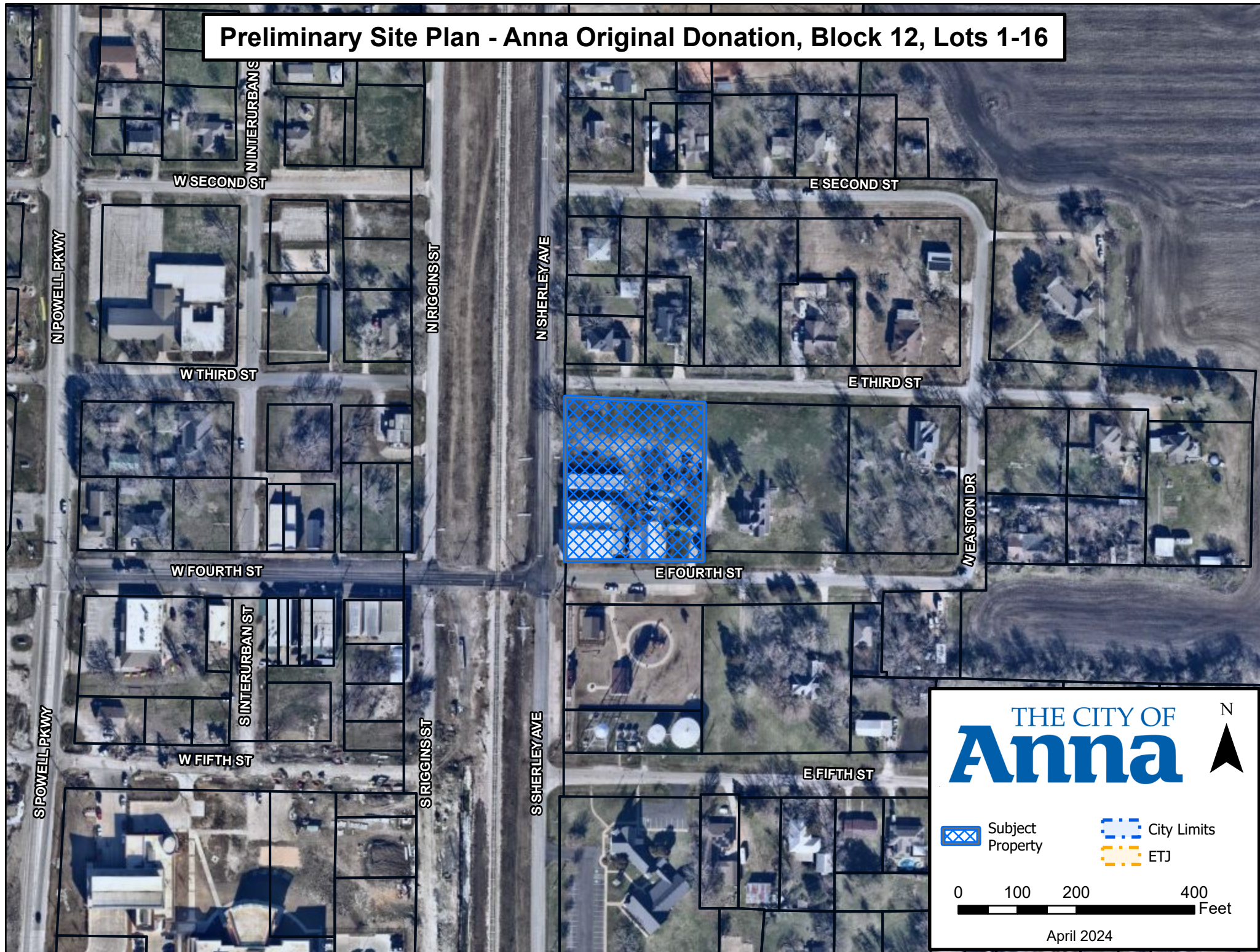
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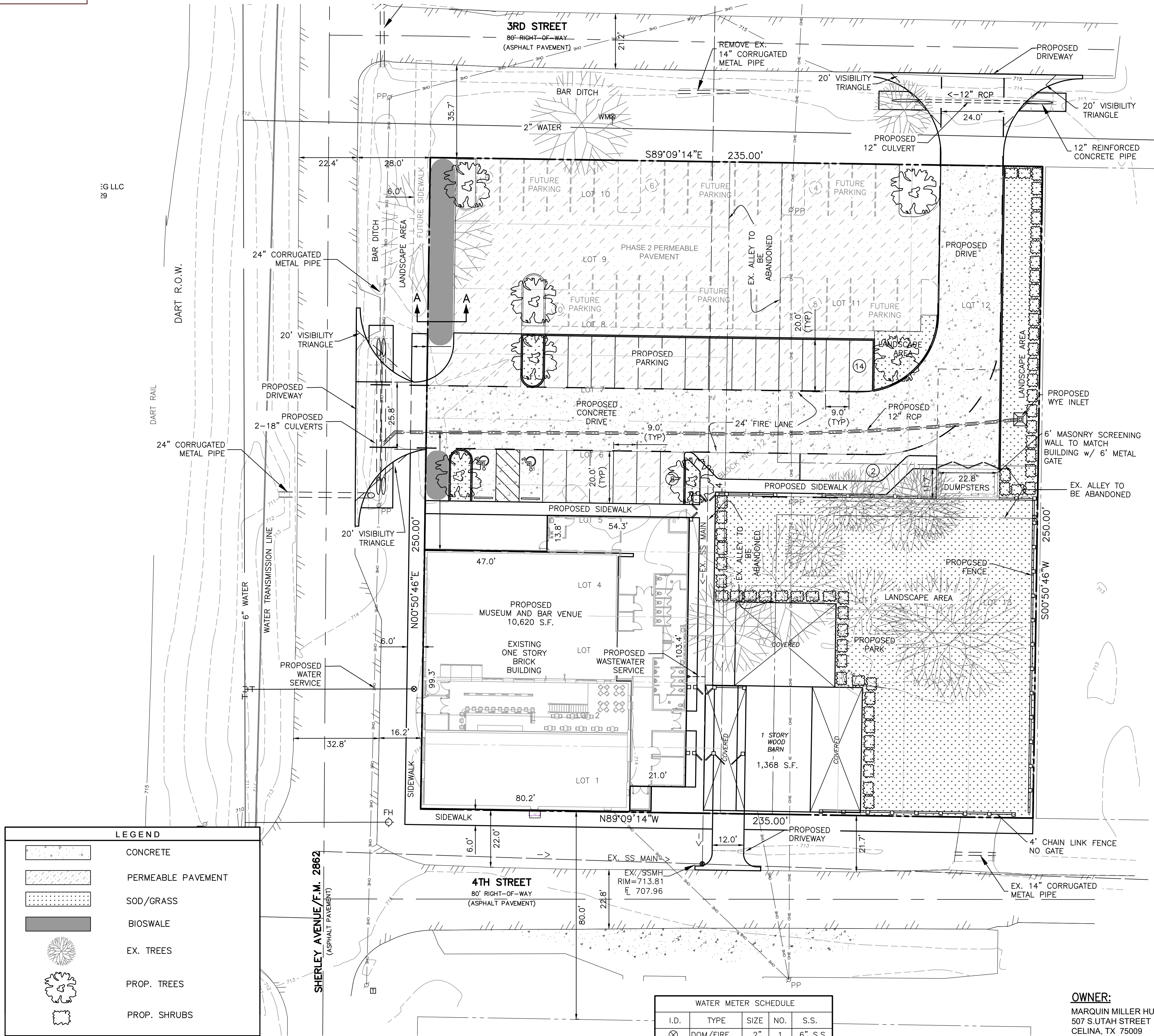
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:

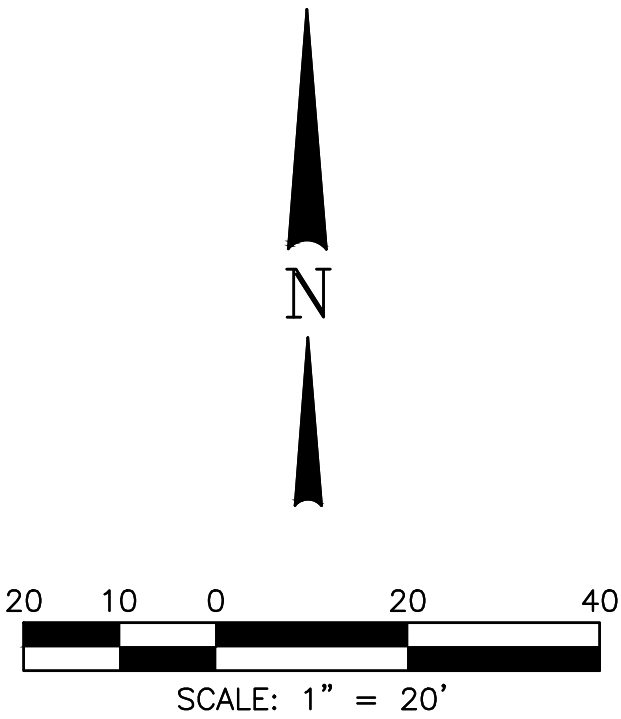
1. Anna Original Donation, Block 12, Lots 1-16 Preliminary Site Plan Locator Map
2. Exhibit A (PSP) Anna OD BLK 12, Lots 1-16
3. Application

Preliminary Site Plan - Anna Original Donation, Block 12, Lots 1-16



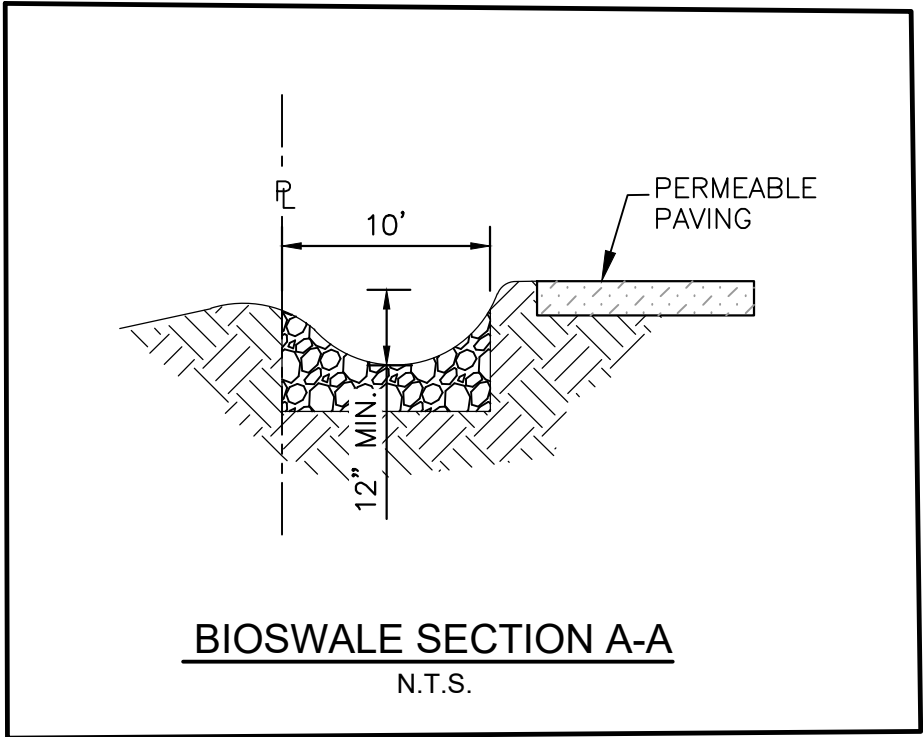


VICINITY MAP
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SITE DATA SUMMARY TABLE - 118 N SHERLEY AVENUE		
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OWNER:

MARQUIN MILLER HUNN
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TEL: 903-327-2631
EMAIL:marquin2020@gmail.com

PRELIMINARY SITE PLAN
ORIGINAL TOWN OF ANNA
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GROSS ACREAGE: 1.35 acres
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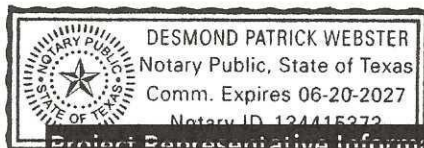
Property Owner's Signature: Marquin Hunn Date: 3/26/24

STATE OF: Texas

COUNTY OF: Collin

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Project Representative Information (complete if designated by owner)

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

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Planning & Development Department

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



Item No. 14.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 59.1± acres from Single-Family Residential – Large Lot (SF-E) to Planned Development for multi-family, single-family, commercial, and industrial development. Located on the northwest and southwest corner of County Road 423 and Powell Parkway. Applicant: Ann Warren Hayslett

SUMMARY:

312 multi-family dwellings with Multi-family (MF) zoning on Tract 1-A, Mixed Density (MD) zoning on Tract 1-B & Tract 1C, Regional Commercial (C-2) on Tract 1-B & 2-B, and Light Industrial (I-1) zoning with C-2 uses on Tract 3-A.

REMARKS:

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

The subject property is currently undeveloped. The applicant's representatives have provided a letter (Exhibit 1) and Zoning Exhibit (Exhibit 2). A concept plan, Powell Corners, Block A, Lot 1, accompanies this request as Exhibit 3.

Surrounding Land Uses and Zoning

North	Single-Family dwelling partially zoned SF-E and partially located in the ETJ and vacant lot zoned SF-E
East	Across DART railroad, multi-family dwellings zoned Planned Development [Anna Town Square]
South	Single-Family dwellings and vacant land zoned SF-E
West	Single-Family dwellings located in the ETJ

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates this property as Cluster Residential, Parks and Open Space, and Community Commercial. The Place Type descriptions from the Comprehensive Plan follows this.

The C-2 & MD zoning districts are in conformance with the Future Land Use Plan. The MF zoning district is not in conformance with the Future Land Use Plan.

Although I-1 zoning is not in conformance with the Future Land Use Plan, allowing for the mix of uses to flex between I-1 and C-2 would bring it into conformance.

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



COMMUNITY COMMERCIAL (CC)

Character & Intent

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

Land Use Considerations

Primary Land Use

Retail and Commercial

Secondary Land Use

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



Proposed Stipulations

- Exempting the properties from the Thoroughfare Overlay (THOR) District requirements.
- Sec. 9.04.025 requires lots to be a minimum one acre each with a 50-foot front yard building setback.

The regulation of this overlay district shall apply to new development and redevelopment located within the greater of a geographic buffer extending outward 500 feet perpendicularly from the right-of-way, or to the back of abutting adjacent lots, for those portions of the following scheduled thoroughfares located within the City limits:

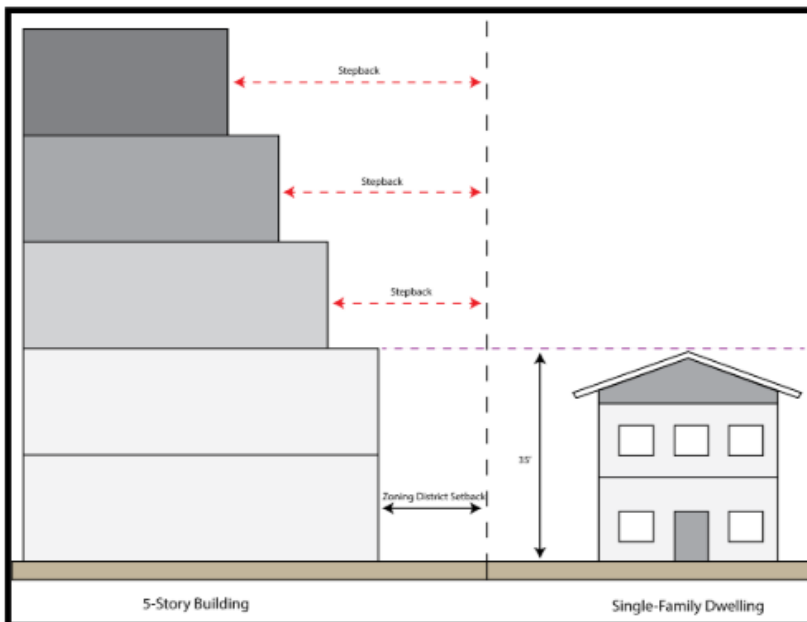
- (1) *U.S. Highway 75;*
- (2) *White Street (FM 455);*
- (3) *Powell Parkway (SH 5);*
- (4) *Sam Rayburn Memorial Highway (SH 121); and*
- (5) *Collin County Outer Loop.*

- Amending MF zoning regulations
- Reducing residential separation requirements
 - Regulation: Sec. 9.04.041 (h) Stepback Regulations

(1) Stepback regulations apply to all new building construction and all additions with multiple stories and a height greater than 35 feet located adjacent to residential zoning districts and existing single-family uses but do not apply when an improved public street or railroad right-of-way separates the new building construction from the existing residential zoning district or single-family residential use.

(2) A 25-foot stepback applies for each additional story after the second story exceeding 35 feet in height (See Figure 7: Stepback Exhibit).

Figure 7: Stepback Exhibit



- Proposed: minimum setback adjacent to residential uses 50 feet

- Decreasing building height
 - Regulation: 70 feet
 - Proposed: 50 feet/three (3) stories
- Decreasing maximum density
 - Regulation: 25 dwelling units per acre
 - Proposed: 18 dwelling units per acre
- Providing stricter requirements on the Multi-Family Amenities
- Private Community Center

The proposed location shall be in general conformance with the approved Concept Plan and shall include; bathroom facilities, a leasing office, community room with food preparation area, fitness center, a pool, tanning deck, outdoor grill and lounge area.

- Fire Pit

The fire pit area shall include hardscape and seating provisions.

- Pet Park

The Pet park shall include (2) waste receptacles, agility equipment, covered seating area, pet fountain, and adjacent pet wash station. The Pet Park shall be enclosed with a decorative, tubular metal fence.

- Sports Court

The sports court can be one of the following: Badminton, Basketball, Pickleball, Tennis, or two beach Volleyball courts.

If a Pickleball, tennis, or badminton court is constructed, it shall be a coated asphalt regulation size court with permanent net fixture.

- Nature Trail

The trail shall be designed to a specification and finish intended to minimize impact to the surrounding undeveloped area, while allowing residents to enjoy the undisturbed

natural features of the property. Final layout and finish specifications shall be approved by the Director of Development services prior to Site Plan approval.

- Private outdoor space

A minimum of 90% of multiple family units shall be provided with a private balcony or patio with a minimum depth of 6' from the unit door and minimum usable sf of 70sf.

- Amending MD zoning regulations

- Lot size

- Regulation: 4,500 square feet (for single-family detached)
- Proposed: 3,000 square feet

- Common area lot tree requirement

- Regulation: *Canopy trees, as specified on the approved plant list, shall account for at least 50% of the required total trees on a site.*

- Proposed: Sec 9.04.045 (f)(1)(B) shall allow the Director of Planning, at their sole discretion, to approve a reduction in the requirement the percentage of the total trees on site be Canopy Trees from 50% to 30% with the presentation of landscape plan.

- Alternate trees in the front yard

- Regulation: *At least one of the trees must be placed in the front yard of the lot.*

- Proposed: Sec 9.04.045 (f)(4)(B)(ii) shall allow the Director of Planning, at their sole discretion, to approve allowing one tree be planted every other lot so long as the total number of trees on site remain the same. A landscape plan must be submitted for review and approval.

- Amenities

- Proposed:

- A pier or overlook at the pond shall qualify as a required amenity under sec. 9.04.042(e)(B).
- No more than one (1) amenity shall be required as apart of the Mixed Density Residential district as long as the density remains under 100 units. Otherwise, anything over 100 units will follow the table located under sec. 9.04.042(e)(A).
- Exempting the MD district from the 1,200-foot setback requirement from a highway.
 - Sec. 9.04.017 prohibits the MD district within 1,200 feet of a designated Master Thoroughfare Plan highway.
- Tract 3-A
 - Flexibility between the C-2 and I-1 land uses and regulations.
 - Given the adjacency to the railroad tracts and the odd shape of the property, giving greater flexibility is in the best interest of the city.
- Allowing outdoor storage to exceed the screening wall height.
 - Regulation: *Outdoor Storage shall not be placed*
 - (i) *Within any required setbacks,*
 - (ii) *Within parking spaces, fire lanes, easements, maneuvering aisles, or loading areas,*
 - (iii) *On the roof of any structure,*
 - (iv) *To exceed the required screening height*
 - (v) *At the front of any primary building.*
- Proposed: May exceed the height of screening but shall be set back from the adjacent right-of-way a minimum of 50 feet.
- Increasing the percentage of the lot for outdoor storage.
 - Regulation: *limited to 5% of the total lot area or 20% of the primary building's gross floor area, whichever is more restrictive.*
 - Proposed: 20% of the total lot area

- Applying Tree Preservation credits across the Planned Development
- The applicants are requesting language be included for tree preservation credits to be applied across the development. This is common practice for large, multi-phased Planned Developments.

SUMMARY:

Request to rezone 59.1± acres from Single-Family Residential – Large Lot (SF-E) to Planned Development for multi-family, single-family, commercial, and industrial development. Located on the northwest and southwest corner of County Road 423 and Powell Parkway.

The request contains elements that are in conformance with the Anna 2050 Comprehensive Plan but does include multi-family zoning which is not in conformity with the Future Land Use Plan.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

A. The location of the planned development zoning district shall be in substantial conformance with the Zoning Exhibit (Exhibit 2).

B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Multi-Family Residential (MF) District, Mixed-Density Residential District (MD), Regional Commercial (C-2) District, Light Industrial (I-1) District, and the Planning and Development Regulations except as otherwise specified herein.

1. Thoroughfare (THOR) Overlay District

The property within this Planned Development is exempt from the requirements of the THOR Overlay District.

2. Tract 1-A: Multi-Family (MF) Residential District

- i. Maximum Height: 50 feet/three (3) stories
- ii. Minimum Setback Adjacent to Residential Uses: 50 feet
- iii. Maximum Density: 18 dwelling units/ gross acre.
- iv. Amenities:
 - 1. Private Community Center
 - a. The proposed location shall be in general conformance with the approved Concept Plan and shall include; bathroom facilities, a leasing office, community room with food preparation area, fitness center, a pool, tanning deck, outdoor grill and lounge area.
 - 2. Fire Pit
 - a. The fire pit area shall include hardscape and seating provisions.
 - 3. Pet Park
 - a. The Pet park shall include (2) waste receptacles, agility equipment, covered seating area, pet fountain, and adjacent pet wash station. The Pet Park shall be enclosed with a decorative, tubular metal fence.
 - 4. Sports Court
 - a. The sports court can be one of the following: Badminton, Basketball, Pickleball, Tennis, or two beach Volleyball courts.
 - b. If a Pickleball, tennis, or badminton court is constructed, it shall be a coated asphalt regulation size court with permanent net fixture.
 - 5. Nature Trail
 - a. The trail shall be designed to a specification and finish intended to minimize impact to the surrounding undeveloped area, while allowing residents to enjoy the undisturbed natural features of the property. Final layout and finish specifications shall be approved by the Director of Development services prior to Site Plan approval.
- v. Private Outdoor Space.

A minimum of 90% of multiple family units shall be provided with a private balcony or patio with a minimum depth of 6' from the unit door and minimum usable sf of 70sf.

3. Tracts 1-C & 2-A: Mixed-Density (MD) District

- i. Lot size: 3,000 square feet

ii. Common area lot tree requirement: the total trees on site required to be Canopy Trees may be reduced from 50% to 30% with the presentation of landscape plan.

iii. Every other lot is required to have a minimum of one tree per front yard.

iv. Amenities

1. No more than one (1) amenity shall be required as apart of the Mixed Density Residential district as long as the density remains under 100 units. Otherwise, anything over 100 units will follow the table located under sec. 9.04.042(e)(A).

2. A pier or overlook at the pond shall qualify as a required amenity.

v. Fencing

1. Masonry screening, if necessary, wall shall be constructed, owned, and maintained by the more intense use.

2. All other fencing 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.

4. Tracts 1-B & 2-B: Regional Commercial (C-2) District

5. Tract 3-A: Light Industrial (I-1)/Regional Commercial (C-2) District

i. Uses permitted by right in the C-2 district shall be allowed by right; uses permitted by specific use permit in the C-2 district shall require a specific use permit.

ii. Where conflicts exist between the C-2 & I-1 districts, the least restrictive regulation shall apply.

iii. Outdoor Storage

1. May exceed the height of screening but shall be set back from the adjacent right-of-way a minimum of 50 feet.

2. Outdoor storage is limited to 20% of the total lot area.

C. Tree Preservation

a. Any trees that are preserved over and above the required amount for the multifamily lot shall be carried over and used for preservation on the remaining zoned property per the Zoning Exhibit for the overall Planned Development.

D. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without a public hearing.

E. The Concept Plan will expire after two (2) years of approval.

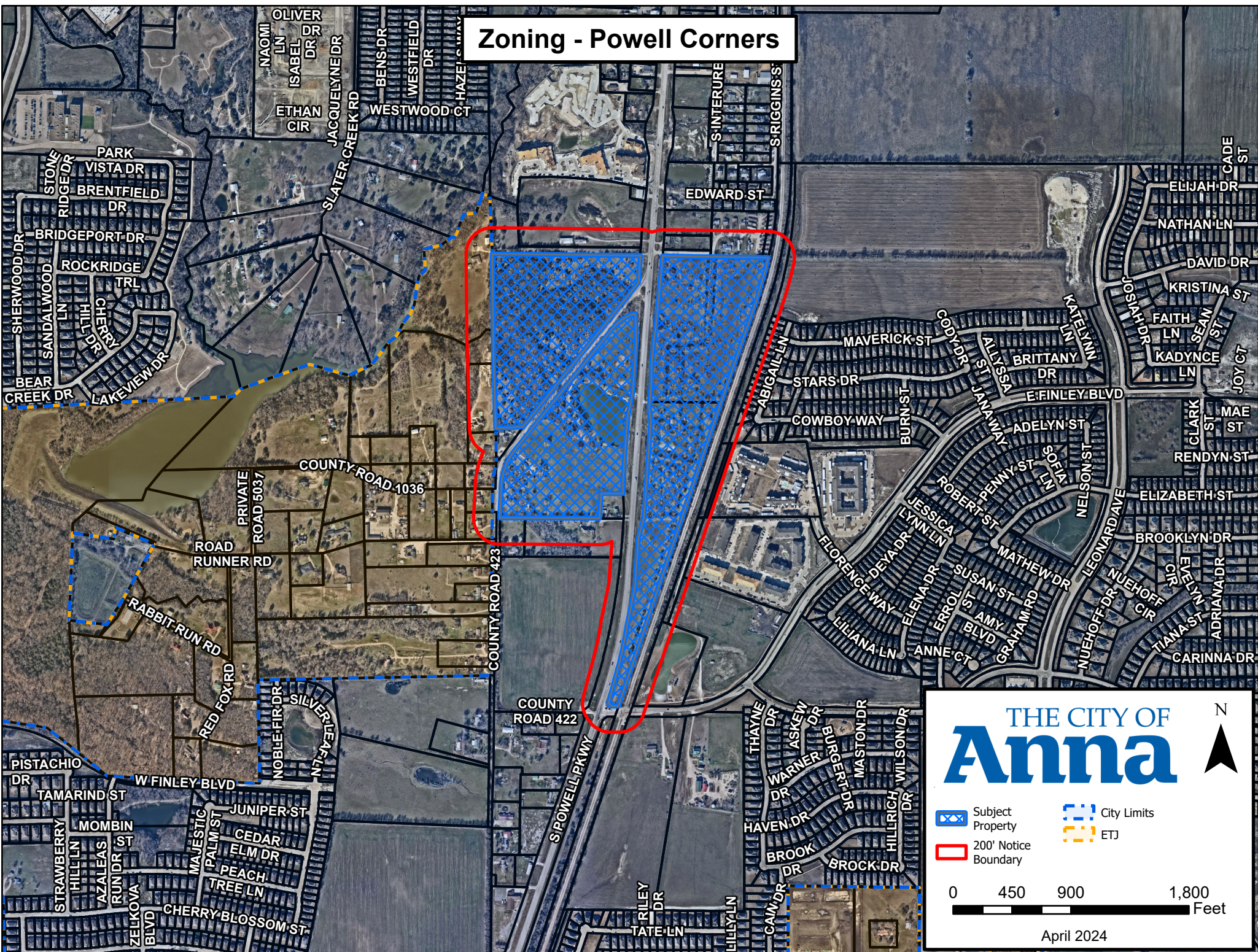
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Powell Corners Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) Powell Corners
3. Exhibit 1 (Zoning narrative) Powell Corners
4. Exhibit 2 (ZE) Powell Corners
5. Exhibit 3 (CP) Powell Corners MF
6. Responses PZ
7. Application Z

Zoning - Powell Corners



THE CITY OF
Anna

Subject Property City Limits
 200' Notice Boundary ETJ

0 450 900 1,800
Feet

April 2024

CITY OF ANNA
Planning & Zoning Commission

May 6, 2024

Zoning: Powell Corners

Applicant: Ann Warren Hayslett

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 59.1± acres from Single-Family Residential – Large Lot (SF-E) to Planned Development for multi-family, single-family, commercial, and industrial development. Located on the northwest and southwest corner of County Road 423 and Powell Parkway.

312 multi-family dwellings with Multi-family (MF) zoning on Tract 1-A, Mixed Density (MD) zoning on Tract 1-B & Tract 1C, Regional Commercial (C-2) on Tract 1-B & 2-B, and Light Industrial (I-1) zoning with C-2 uses on Tract 3-A.

REMARKS:

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

The subject property is currently undeveloped. The applicant's representatives have provided a letter (Exhibit 1) and Zoning Exhibit (Exhibit 2). A concept plan, Powell Corners, Block A, Lot 1, accompanies this request as Exhibit 3.

Surrounding Land Uses and Zoning

North	Single-Family dwelling partially zoned SF-E and partially located in the ETJ and vacant lot zoned SF-E
East	Across DART railroad, multi-family dwellings zoned Planned Development [Anna Town Square]
South	Single-Family dwellings and vacant land zoned SF-E
West	Single-Family dwellings located in the ETJ

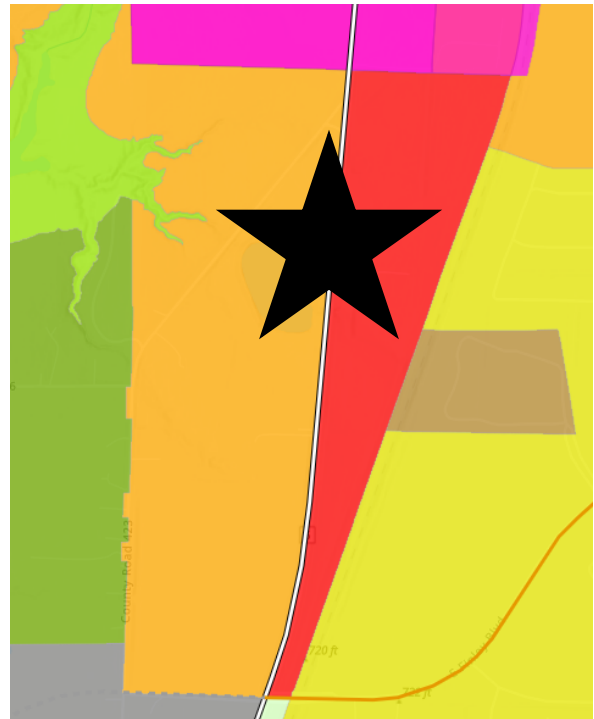
Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates this property as Cluster Residential, Parks and Open Space, and Community Commercial. The Place Type descriptions from the Comprehensive Plan follows this page.

The C-2 & MD zoning districts are in conformance with the Future Land Use Plan. The MF zoning district is not in conformance with the Future Land Use Plan.

Although I-1 zoning is not in conformance with the Future Land Use Plan, allowing for the mix of uses to flex between I-1 and C-2 would bring it into conformance.



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



COMMUNITY COMMERCIAL (CC)

Character & Intent

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

Land Use Considerations

Primary Land Use

Retail and Commercial

Secondary Land Use

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



Proposed Stipulations

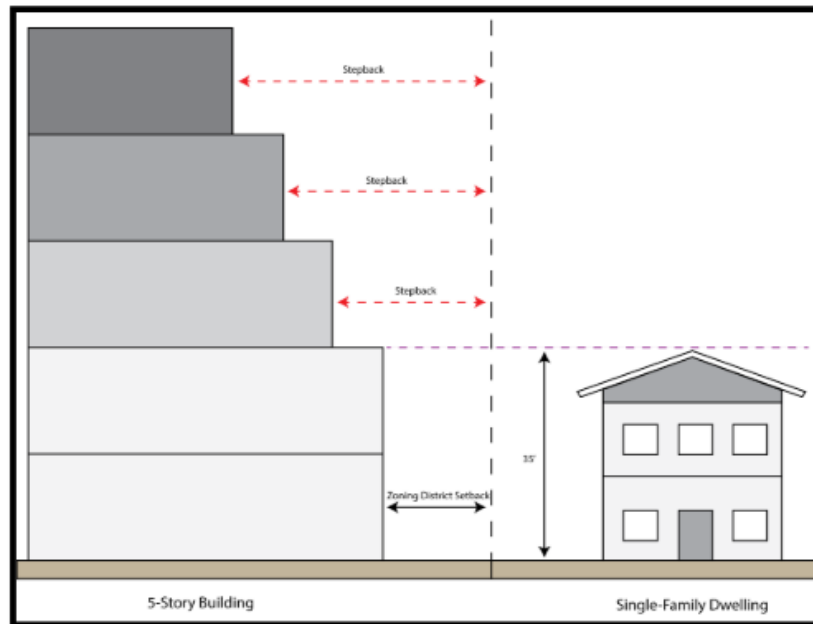
- Exempting the properties from the Thoroughfare Overlay (THOR) District requirements.
 - Sec. 9.04.025 requires lots to be a minimum one acre each with a 50-foot front yard building setback.

The regulation of this overlay district shall apply to new development and redevelopment located within the greater of a geographic buffer extending outward 500 feet perpendicularly from the right-of-way, or to the back of abutting adjacent lots, for those portions of the following scheduled thoroughfares located within the City limits:

- (1) U.S. Highway 75;*
- (2) White Street (FM 455);*
- (3) Powell Parkway (SH 5);*
- (4) Sam Rayburn Memorial Highway (SH 121); and*
- (5) Collin County Outer Loop.*

- Amending MF zoning regulations
 - Reducing residential separation requirements
 - Regulation: Sec. 9.04.041 (h) Stepback Regulations
 - (1) Stepback regulations apply to all new building construction and all additions with multiple stories and a height greater than 35 feet located adjacent to residential zoning districts and existing single-family uses but do not apply when an improved public street or railroad right-of-way separates the new building construction from the existing residential zoning district or single-family residential use.
 - (2) A 25-foot stepback applies for each additional story after the second story exceeding 35 feet in height (See Figure 7: Stepback Exhibit).

Figure 7: Stepback Exhibit



- Proposed: minimum setback adjacent to residential uses 50 feet
- Decreasing building height
 - Regulation: 70 feet
 - Proposed: 50 feet/three (3) stories
- Decreasing maximum density
 - Regulation: 25 dwelling units per acre
 - Proposed: 18 dwelling units per acre
- Providing stricter requirements on the Multi-Family Amenities
 - Private Community Center

The proposed location shall be in general conformance with the approved Concept Plan and shall include; bathroom facilities, a leasing office, community room with food preparation area, fitness center, a pool, tanning deck, outdoor grill and lounge area.
 - Fire Pit

The fire pit area shall include hardscape and seating provisions.
 - Pet Park

The Pet park shall include (2) waste receptacles, agility equipment, covered seating area, pet fountain, and adjacent pet wash station. The Pet Park shall be enclosed with a decorative, tubular metal fence.
 - Sports Court

The sports court can be one of the following: Badminton, Basketball, Pickleball, Tennis, or two beach Volleyball courts.

If a Pickleball, tennis, or badminton court is constructed, it shall be a coated asphalt regulation size court with permanent net fixture.

➤ Nature Trail

The trail shall be designed to a specification and finish intended to minimize impact to the surrounding undeveloped area, while allowing residents to enjoy the undisturbed natural features of the property. Final layout and finish specifications shall be approved by the Director of Development services prior to Site Plan approval.

➤ Private outdoor space

A minimum of 90% of multiple family units shall be provided with a private balcony or patio with a minimum depth of 6' from the unit door and minimum usable sf of 70sf.

- Amending MD zoning regulations

➤ Lot size

- Regulation: 4,500 square feet (for single-family detached)
- Proposed: 3,000 square feet

➤ Common area lot tree requirement

- Regulation: *Canopy trees, as specified on the approved plant list, shall account for at least 50% of the required total trees on a site.*
- Proposed: Sec 9.04.045 (f)(1)(B) shall allow the Director of Planning, at their sole discretion, to approve a reduction in the requirement the percentage of the total trees on site be Canopy Trees from 50% to 30% with the presentation of landscape plan.

➤ Alternate trees in the front yard

- Regulation: *At least one of the trees must be placed in the front yard of the lot.*
- Proposed: Sec 9.04.045 (f)(4)(B)(ii) shall allow the Director of Planning, at their sole discretion, to approve allowing one tree be planted every other lot so long as the total number of trees on site remain the same. A landscape plan must be submitted for review and approval.

➤ Amenities

- Proposed:
 - A pier or overlook at the pond shall qualify as a required amenity under sec. 9.04.042(e)(B).

- No more than one (1) amenity shall be required as apart of the Mixed Density Residential district as long as the density remains under 100 units. Otherwise, anything over 100 units will follow the table located under sec. 9.04.042(e)(A).
- Exempting the MD district from the 1,200-foot setback requirement from a highway.
 - Sec. 9.04.017 prohibits the MD district within 1,200 feet of a designated Master Thoroughfare Plan highway.
- Tract 3-A
 - Flexibility between the C-2 and I-1 land uses and regulations.
 - Given the adjacency to the railroad tracts and the odd shape of the property, giving greater flexibility is in the best interest of the city.
 - Allowing outdoor storage to exceed the screening wall height.
 - Regulation: *Outdoor Storage shall not be placed*
 - (i) *Within any required setbacks,*
 - (ii) *Within parking spaces, fire lanes, easements, maneuvering aisles, or loading areas,*
 - (iii) *On the roof of any structure,*
 - (iv) *To exceed the required screening height*
 - (v) *At the front of any primary building.*
 - Proposed: May exceed the height of screening but shall be set back from the adjacent right-of-way a minimum of 50 feet.
 - Increasing the percentage of the lot for outdoor storage.
 - Regulation: *limited to 5% of the total lot area or 20% of the primary building's gross floor area, whichever is more restrictive.*
 - Proposed: 20% of the total lot area
- Applying Tree Preservation credits across the Planned Development
 - The applicants are requesting language be included for tree preservation credits to be applied across the development. This is common practice for large, multi-phased Planned Developments.

SUMMARY:

Request to rezone 59.1± acres from Single-Family Residential – Large Lot (SF-E) to Planned Development for multi-family, single-family, commercial, and industrial development. Located on the northwest and southwest corner of County Road 423 and Powell Parkway.

The request contains elements that are in conformance with the Anna 2050 Comprehensive Plan but does include multi-family zoning which is not in conformity with the Future Land Use Plan.

RECOMMENDATION:

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

- A. The location of the planned development zoning district shall be in substantial conformance with the Zoning Exhibit (Exhibit 2).
- B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Multi-Family Residential (MF) District, Mixed-Density Residential District (MD), Regional Commercial (C-2) District, Light Industrial (I-1) District, and the Planning and Development Regulations except as otherwise specified herein.

- 1. Thoroughfare (THOR) Overlay District

The property within this Planned Development is exempt from the requirements of the THOR Overlay District.

- 2. Tract 1-A: Multi-Family (MF) Residential District

- i. Maximum Height: 50 feet/three (3) stories
- ii. Minimum Setback Adjacent to Residential Uses: 50 feet
- iii. Maximum Density: 18 dwelling units/ gross acre.
- iv. Amenities:
 - 1. Private Community Center
 - a. The proposed location shall be in general conformance with the approved Concept Plan and shall include;

bathroom facilities, a leasing office, community room with food preparation area, fitness center, a pool, tanning deck, outdoor grill and lounge area.

2. Fire Pit

- a. The fire pit area shall include hardscape and seating provisions.

3. Pet Park

- a. The Pet park shall include (2) waste receptacles, agility equipment, covered seating area, pet fountain, and adjacent pet wash station. The Pet Park shall be enclosed with a decorative, tubular metal fence.

4. Sports Court

- a. The sports court can be one of the following: Badminton, Basketball, Pickleball, Tennis, or two beach Volleyball courts.
- b. If a Pickleball, tennis, or badminton court is constructed, it shall be a coated asphalt regulation size court with permanent net fixture.

5. Nature Trail

- a. The trail shall be designed to a specification and finish intended to minimize impact to the surrounding undeveloped area, while allowing residents to enjoy the undisturbed natural features of the property. Final layout and finish specifications shall be approved by the Director of Development services prior to Site Plan approval.

v. Private Outdoor Space.

A minimum of 90% of multiple family units shall be provided with a private balcony or patio with a minimum depth of 6' from the unit door and minimum usable sf of 70sf.

3. Tracts 1-C & 2-A: Mixed-Density (MD) District

- i. Lot size: 3,000 square feet
- ii. Common area lot tree requirement: the total trees on site required to be Canopy Trees may be reduced from 50% to 30% with the presentation of landscape plan.

iii. Every other lot is required to have a minimum of one tree per front yard.

iv. Amenities

1. No more than one (1) amenity shall be required as apart of the Mixed Density Residential district as long as the density remains under 100 units. Otherwise, anything over 100 units will follow the table located under sec. 9.04.042(e)(A).
2. A pier or overlook at the pond shall qualify as a required amenity.

v. Fencing

1. Masonry screening, if necessary, wall shall be constructed, owned, and maintained by the more intense use.
2. All other fencing 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.

4. Tracts 1-B & 2-B: Regional Commercial (C-2) District

5. Tract 3-A: Light Industrial (I-1)/Regional Commercial (C-2) District

- i. Uses permitted by right in the C-2 district shall be allowed by right; uses permitted by specific use permit in the C-2 district shall require a specific use permit.
- ii. Where conflicts exist between the C-2 & I-1 districts, the least restrictive regulation shall apply.

iii. Outdoor Storage

1. May exceed the height of screening but shall be set back from the adjacent right-of-way a minimum of 50 feet.
2. Outdoor storage is limited to 20% of the total lot area.

C. Tree Preservation

- a. Any trees that are preserved over and above the required amount for the multifamily lot shall be carried over and used for preservation on the

remaining zoned property per the Zoning Exhibit for the overall Planned Development.

- D. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without a public hearing.
- E. The Concept Plan will expire after two (2) years of approval.

Narrative for Zoning Case: City of Anna

Intro:

The Hayslett family has been an integral part of the Anna community, with roots stretching back to the 1920s. The current steward of the family's legacy, who inherited the property in 1996, continues to reside in Anna, upholding the values and traditions that have long been associated with this land.

The property in question, historically zoned for Estate Residential (SF-E), is primed for a transformation that aligns with the City's comprehensive plan, which envisions "Cluster Housing" as part of the future land use. Last year's proposal for a high-density, single-family rental project by NexMetro on the northern 24-acre tract was not favored by the City Council. We believe this decision reflects a preference for diverse housing options that cater to the community's evolving needs.

Intent:

In response to this, and to address the economic realities dictated by the property's current value, we propose a high-quality project presented under the Planned Development zoning designation. This project will feature a mix of uses, including Multifamily zoning (MF) for the northern tract, without any requests for variances, ensuring compliance with existing regulations. The remainder of the proposed residential land will consist of Single Family residences under the MD zoning designation, reflecting the "Cluster Housing" concept and fostering a sense of community.

By introducing the necessary density, our goal is to foster an environment where commercial zoning becomes viable along Hwy 5 under the C-2 designation, bringing economic vitality and services closer to the residents. Additionally, the isolated acreage to the east of Hwy, adjacent to the rail line, is ideally suited for I-1 light Industrial zoning, which will attract businesses and provide employment opportunities without disrupting the residential character of the area.

Our development partner, Continental Properties, is renowned for their excellence in multifamily zoning projects. As a national entity, they bring a wealth of experience and a commitment to quality that is unmatched. With their involvement, we are confident that this development will not only meet but exceed the high standards expected by the City of Anna.

PUD Justification/Benefits:

The intent of the Planned Development District zoning classification is to provide for flexibility of a combination of uses that would not otherwise be feasible under a base zoning criteria.

The property in question has a combination of physical constraints and lack of existing infrastructure that greatly restrict development feasibility across the entire 58 acres.

The existing floodplain and apparent wetlands present along the West side of the property, and within the property indicated as tracts 2 and 4 of the zoning exhibit restrict the developable acreage and spatial efficiency to develop the property utilizing base zoning standards for a single use type. The proposed land use combination and PD standards allow for a combination of residential densities and commercial use types to ensure that the comprehensive development yields the highest and best use, while protecting and maintain the physical beauty of these natural resources.

Currently, the single-family and commercial tracts have little or no access to water, sanitary and/or stormwater facilities. The proposal for a higher density multifamily development to spear head the required infrastructure installation, allows a comprehensive approach to engineering and design to become both physically and economically viable across the entire development. By forward planning each use-type across the proposed development it allows for the understanding of capacity and demand requirements to realize this desired comprehensive approach to infrastructure planning.

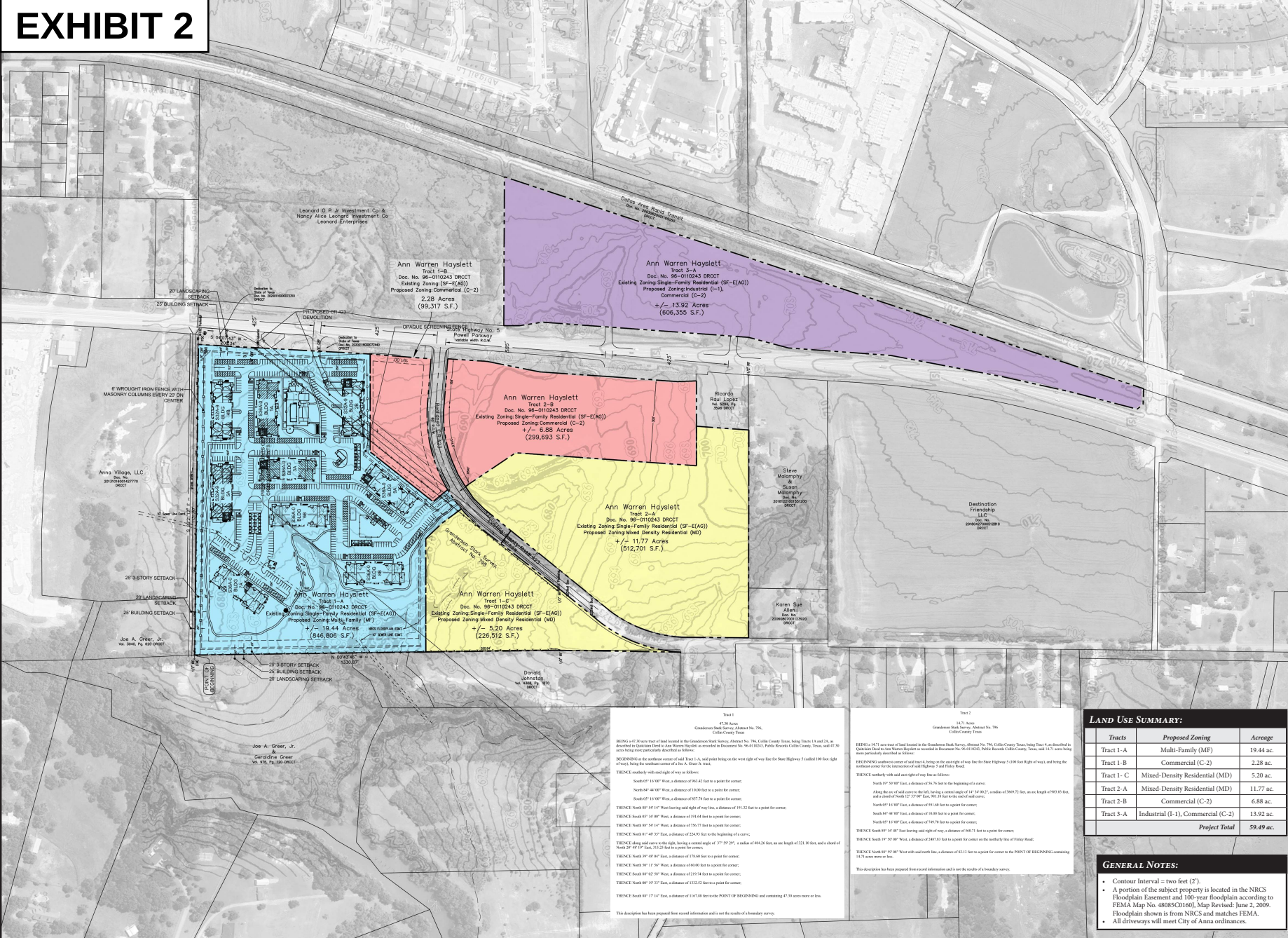
The mix of uses have been specifically selected to create a symbiotic relationship throughout the development. There is a lack of quality, modern, commercial uses along the local stretch of Highway 5. Considering the momentum of development along this corridor, it is understood that creating opportunities for retail and commercial amenities for current and future residents is a resounding positive. The mixture of housing types proposed within the PD, are carefully curated to ensure they further support this opportunity for retail and commercial amenities both economically and qualitatively through careful design and placement. The industrial component within the PD, allows for a low intensity buffer to the rail line on the east end of the property, limiting the potential negative impacts of noise on residential and commercial uses. Further, the Industrial use-type may attract minor employers to the corridor, further cutting back the potential creation of long-range or regional commutes for current and future residents.

The proposal will include pedestrian facilities sufficient to support multi modal transportation amongst the local planned development, increasing opportunities for walk/bike access these retail amenities, assisting in reducing necessity of added auto trips on existing city/state infrastructure.

Conclusion:

This proposal represents a harmonious blend of tradition and progress, honoring the Seller family's legacy while paving the way for a thriving, diverse, and sustainable future for the community of Anna.

EXHIBIT 2



DEVELOPMENT TEAM

Owner:
Hayslett Ann Warren
7257 Stefani Dr
Dallas, TX 75225-1751

Applicant:
Morphic Development
1650 W. Virginia St. Ste 110
McKinney, TX 75069
(469) 450-6269
Contact: Sam Franklin

Land Planner:
Knapp Land Solutions (KLS)
5381 Moss Glen Dr.
Frisco, TX 75034
(972) 885-7537
Contact: James Knapp

LOCATION MAP



ABSTRACT

+/- 58.27 gross acres located off Highway 5 (S. Powell Parkway) and County Road 423 in the City of Anna, Collin County, Texas. Granderson Stark Survey Abstract No. 798

DATE:

Date Issued: February 28, 2024
Revisions:
March 19, 2024
April 05, 2024
April 08, 2024
April 22, 2024

LAND USE SUMMARY:

Tracts	Proposed Zoning	Acctg
Tract 1-A	Multi-Family (MF)	19.44 ac.
Tract 1-B	Commercial (C-2)	2.28 ac.
Tract 1-C	Mixed-Density Residential (MD)	5.20 ac.
Tract 2-A	Mixed-Density Residential (MD)	11.77 ac.
Tract 2-B	Commercial (C-2)	6.88 ac.
Tract 3-A	Industrial (I-1), Commercial (C-2)	13.92 ac.
Project Total		59.49 ac.

GENERAL NOTES:

- Contour Interval = two feet (2').
- A portion of the subject property is located in the NRCS Floodplain Easement and 100-year floodplain according to FEMA Map No. 48085C01601, Map Revised: June 2, 2009. Floodplain shown is from NRCS and matches FEMA.
- All driveways will meet City of Anna ordinances.

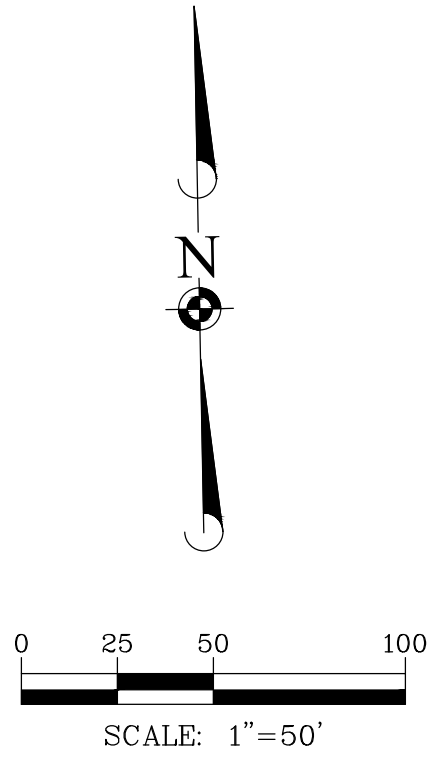
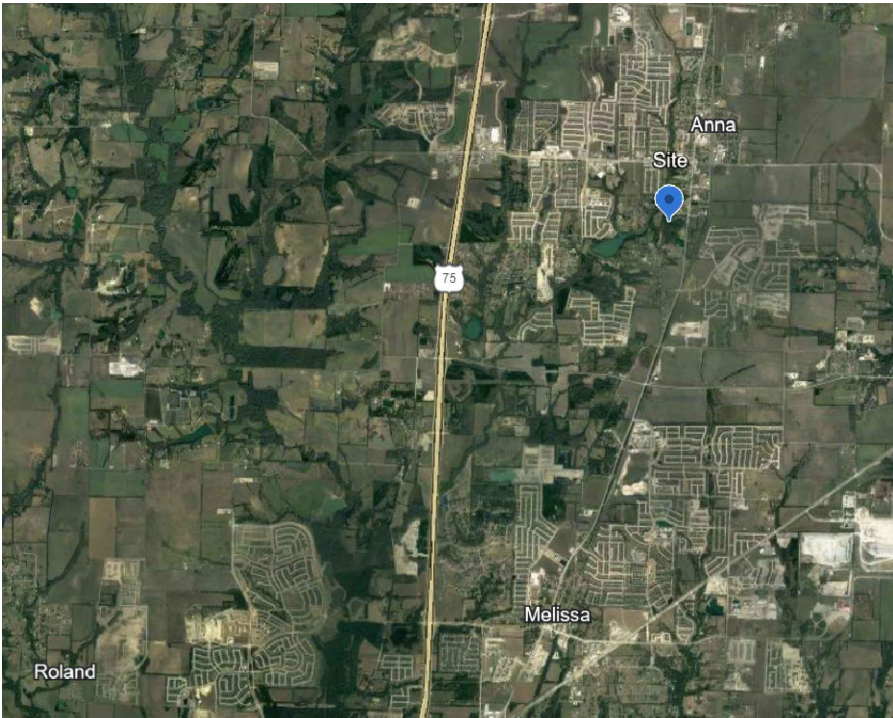
PROJECT

HAYSLETT TRACTS
ANNA, TX
CONCEPT PLAN



KNAPP LAND SOLUTIONS

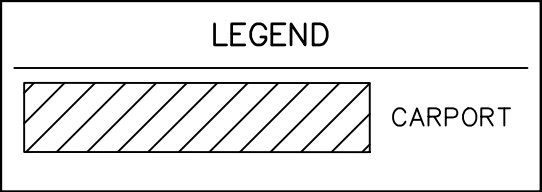
This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.



SITE ANALYSIS TABLE

ZONING	SF-E (AG)
LAND USE	AGRICULTURAL / UNDEVELOPED
LOT AREA	±19.43 AC
BUILDING FOOTPRINT AREA	±4,630 SF, ±12,621 SF, ±12,866 SF
TOTAL BUILDING AREA	±118,954 SF
BUILDING HEIGHT	3 STORIES - 45'
LOT COVERAGE	16.06 DU/AC
MULTIFAMILY UNITS	
# OF STUDIOS	24
# OF 1 BEDROOMS	132
# OF 2 BEDROOMS	129
# OF 3 BEDROOMS	27
TOTAL UNIT COUNT	312
MULTIFAMILY PARKING	
PARKING RATIO	1.79
TOTAL REQUIRED PARKING (INCLUDES RESIDENTIAL AND VISITOR PARKING)	546
REQUIRED VISITOR PARKING	78
TOTAL PROVIDED PARKING	549
PROVIDED VISITOR PARKING	117
ACCESSIBLE PARKING REQUIRED	12
ACCESSIBLE PARKING PROVIDED	13
REQUIRED COVERED PARKING	234
PROVIDED COVERED PARKING	236

NOTE:
EXISTING TOPOGRAPHY WAS OBTAINED VIA SITE OPS AND EXISTING FIELD CONDITIONS COULD VARY FROM WHAT IS SHOWN ON THIS EXHIBIT.



ENGINEER
MANHARD CONSULTING
12225 GREENVILLE AVE SUITE 1000
DALLAS, TEXAS 75243
LANE: SPANN
PHONE: 972.972.4275
EMAIL: LSPANN@MANHARD.COM

DEVELOPER
CONTINENTAL PROPERTIES
BENJAMIN LANG
PHONE: 262.501.8642
EMAIL: BLANG@COPROPERTIES.COM

CONCEPTUAL UTILITY LAYOUT

POWELL CORNERS BLOCK A, LOT 1 ±19.43 AC

CONTINENTAL PROPERTIES

CITY OF ANNA, COLLIN COUNTY, TEXAS

ABS A0798 G STARK SURVEY, SHEET 1, TRACT 114, 22.4321 ACRES



12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph 972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

DESIGN: LS
DRAWN: FA
CHECKED: LS

DATE: 2/22/2024

CSP

PENDING

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Please See Attached Letter

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

Joe A. Greer, Jr.

Name (Please Print)



Signature

1314 S. Powell Pkwy., P.O. Box 272, Anna, TX 75409

Address

05-02-2024

Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

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

May 2, 2024

City of Anna
Planning and Development Department
Attn: Lauren Mecke

In response to the notice received 4/30/2024 regarding a public hearing before P&Z Monday, May 6, 2024, concerning a rezoning request by Morphic Development for Powell Corners, our position will be one of opposition.

This property borders our property east and west, and north to south. The development of this property as proposed will negatively impact our quality of life, our privacy, and our safety. Presently, about 36 acres touching some portion of our land is being developed or has been approved for future multi-family development. Under construction are the Waterview Apartments, and approved for development are the Dreamville Apartments, which will include townhomes. The population increase from just these two developments will be significant and detrimental to more than just our property and lifestyle. Powell Parkway (Highway 5) is already congested and not yet improved to handle the current traffic flow, and certainly not an even larger number of drivers. Exiting our driveway is dangerous and wait times to enter the roadway increase weekly. We have only one choice for ingress and egress and have good reason to be alarmed. Of concern to us are the established drainage areas being altered to possibly increase flooding and erosion on our property. Slayter Creek and the floodway is the designated receiver of all runoff to the west, all of it crossing us along our east boundary. Infrastructure of sewer and water lines to supply the increased population is a concern. The inclusion of the proposed development would increase the total of multi-family development directly affecting us to 60 acres.

We feel more than enough property is already approved for maximum density use, not only affecting our property, but in many other Anna locations. We are asking for careful consideration of this proposal for Powell Corners, and would ask it be denied.

Respectfully,
Joe and Becky Greer

THE CITY OF
Anna

Please circle one:

In favor of request

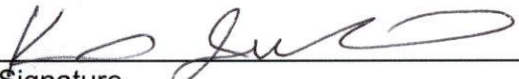
Neutral to request

Opposed to request

Comments:

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

KEVIN JENKINS
Name (Please Print)


Signature

1716 ABIGAIL LANE
Address

5/1/2024
Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

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

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2654198, 2654195, and 2654193 Total Number of Acres: 58
Zoning Classification(s): SF-E (AG) Total Number of Lots: 4
Location: NWC and SWC of CR 423 and Powell Pkwy (Highway 5) and 1825 S Powell Pkwy.

Property Owner Information & Authorization

Name/Company: Ann Warren Hayslett
Address: 7257 Stefani Drive
City: Dallas State: TX Zip Code: 75225
Phone: 469 5636442 Email: annhayslett@yahoo.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.

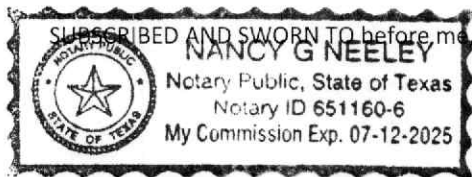
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: Ann Warren Hayslett Date: 04/05/2024

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Ann Warren Hayslett (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 5 day of April, 2024

Nancy G. Neeley
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Samuel Franklin

Company: Franklin Land Company

Address: 1650 W. Virginia Street Suite 212

City: McKinney State: TX Zip Code: 75069

Phone: (469) 450-6269 Email: sam@franklinlandco.com

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: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action regarding the Powell Corners, Concept Plan. Applicant: Ann Warren Hayslett

SUMMARY:

312 multifamily dwelling units on one lot on 19.4± acres located on the west side of S. Powell Parkway, 2,490± feet south of W. White Street.

The Concept Plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the Concept Plan is to show the conceptual layout and related site improvements of the multi-family 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.

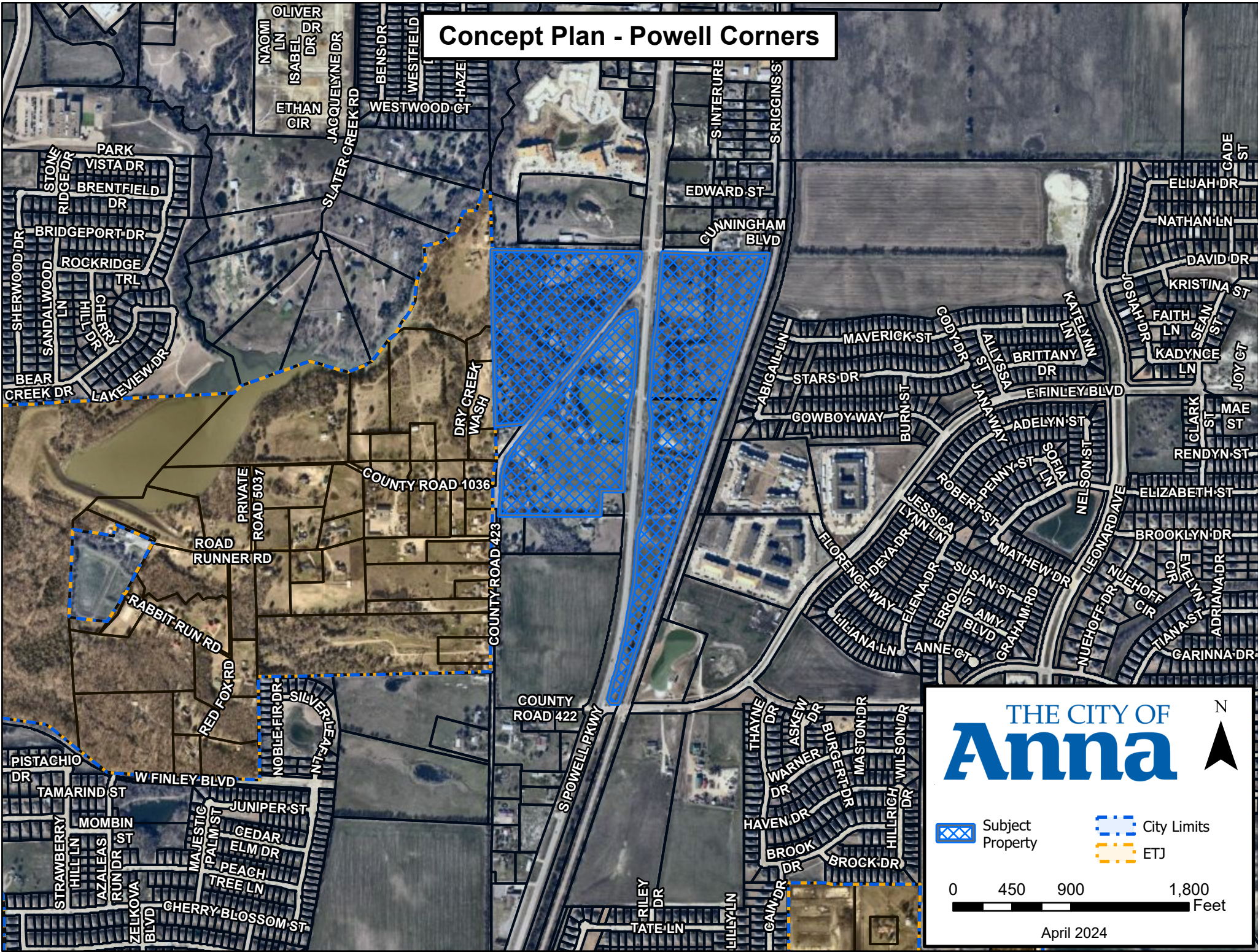
STRATEGIC CONNECTIONS:

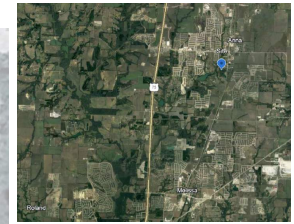
This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:

1. Powell Corners Concept Plan Locator Map
2. Exhibit A (CP) Powell Corners MF
3. Application CP

Concept Plan - Powell Corners





ZONING	SF-E (AG)
LAND USE	AGRICULTURAL / UNDEVELOPED
LOT AREA	±19.43 AC
BUILDING FOOTPRINT AREA	±4,630 SF, ±12,621 SF, ±12,866 SF
TOTAL BUILDING AREA	±118,954 SF
BUILDING HEIGHT	3 STORIES - 45'
LOT COVERAGE	16.06 DU/AC
MULTIFAMILY UNITS	
# OF STUDIOS	24
# OF 1 BEDROOMS	132
# OF 2 BEDROOMS	129
# OF 3 BEDROOMS	27
TOTAL UNIT COUNT	312
MULTIFAMILY PARKING	
PARKING RATIO	1.79
TOTAL REQUIRED PARKING (INCLUDES RESIDENTIAL AND VISITOR PARKING)	546
REQUIRED VISITOR PARKING	78
TOTAL PROVIDED PARKING	549
PROVIDED VISITOR PARKING	117
ACCESSIBLE PARKING REQUIRED	12
ACCESSIBLE PARKING PROVIDED	13
REQUIRED COVERED PARKING	234
PROVIDED COVERED PARKING	236

LEGEND

 CARPOR

DEVELOPER
CONTINENTAL PROPERTIES

BENJAMIN LANG
PHONE: 262.501.8642
EMAIL: BLANG@CPROPERTIES.COM



Manhard
CONSULTING

12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph:972.972.4250 manhard.com
 Civil Engineers | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

DESIGN: LS	CSP
DRAWN: FS	
CHECKED: LA	
DATE: 22/2024	

PENDING

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2654198, 2654195, and 2654193 1,000 Total Number of Acres: 58 19.41
Zoning Classification(s): SF-E (AG) PD-MF Requested Total Number of Lots: 2 1
Location: NWC and SWC of CR 423 and Powell Pkwy (Highway 5) and 1825 S Powell Pkwy.

Property Owner Information & Authorization

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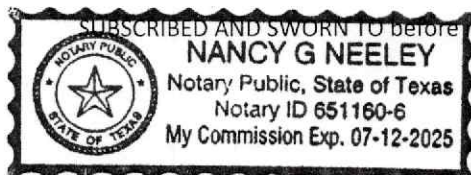
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Property Owner's Signature: Ann Warren Hayslett Date: 04/05/2024

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Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Samuel Franklin Benjamin Lane
Company: Franklin Land Company Continental 809 Ford, LLC
Address: 1650 W. Virginia Street Suite 212 W134 N 8675 Executive Pkwy
City: McKinney Menomonee State: TX WI Zip Code: 75069 53051
Phone: (469) 450-6269 (202) 501-8042 Email: sam@franklinlandco.com blong G C properties.com

Planning & Development Department

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



Item No. 16.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/6/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on a request to waive the Tree Preservation requirements to survey of trees to be removed at John Flavel Greer Park.

SUMMARY:

Article 9.07 (Tree Preservation) requires the Tree Board to provide City Council with a recommendation upon receiving a request for a waiver. John Flavel Greer Park, is part of the Woods at Lindsey Place subdivision and Parks Planning Manager Dalan Walker has been working with consultants for the planning of the park. There is significant areas of tree canopy being preserved within the park and removal of trees would be for trails, parking lots, as well as drainage and utility easements.

Parks are not exempt from Tree Preservation Plan requirements. The Tree Preservation Plan primarily consists of a tree survey that allows staff to review a site to determine if tree mitigation is required. The following areas are exempt from tree mitigation requirements within nonresidential development:

- (A) Install and maintain any utility lines;
- (B) Dedicate public right-of-way;
- (C) Construct any public or private streets and associated sidewalk at the minimum required width only;
- (D) Provide any required easement up to the minimum width needed to accommodate the required service;
- (E) Construct any fire lanes at the minimum required width only;
- (F) Construct any sidewalks at the minimum required width only;
- (G) Construct swimming pools;
- (H) Construct any hike/bike/equestrian trails;
- (I) Construct any portions of a golf course, park playing field, equestrian center, or school playing field but not including buildings, additional parking, club houses, or ancillary buildings; or
- (J) Construct of required drainage structures, including detention and retention basins, and including transitional slopes at the maximum slope allowed by standard city engineering practices and policies.

The regulations allow for a tree survey to exclude the requirement to survey any tree within preservation areas (unless receiving tree credits) and exemption areas, but would only exempt the fire lane and not the whole parking lot. A majority of the site is being preserved and could earn tree credits that would offset the removal of trees within the parking lot.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The tree board and city council shall consider the following factors in determining whether a waiver should be granted:

- (A) The literal enforcement cannot be accomplished;
- (B) The extent to which the application meets other standards of this article;
- (C) The positive and negative impact of the proposed project on surrounding properties; and
- (D) The extent to which the waiver would be mitigated by other proposed or existing landscaping.

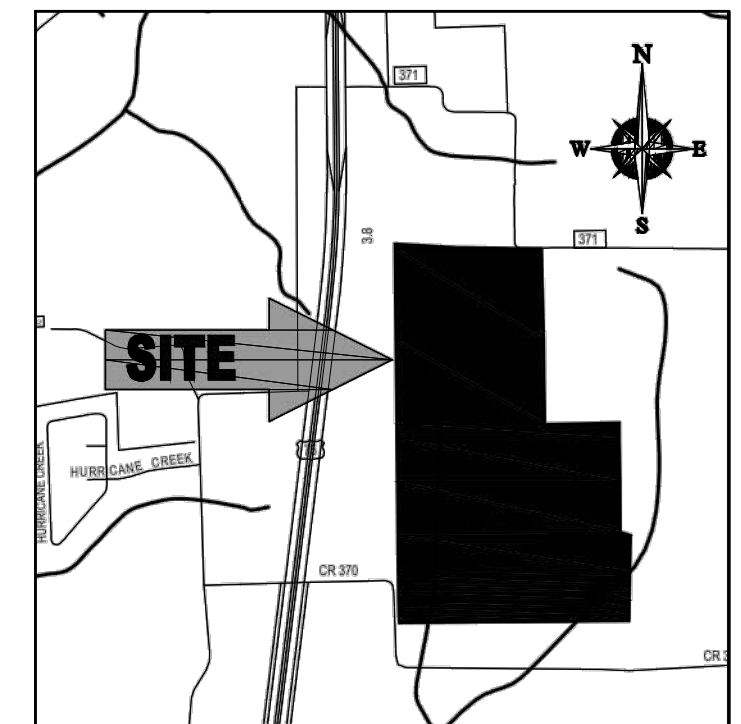
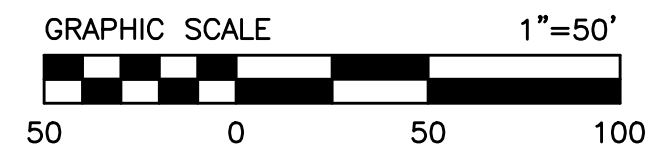
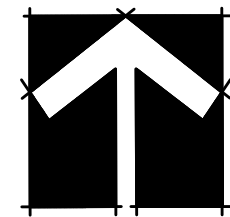
Due to the significant areas being preserved and significant areas of exemptions for fire lanes, sidewalks, hike/bike trails, and installation of utility lines, staff recommends waiving the Tree permit application.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Tree Board Review (SP) John Flavel Greer Park
2. Aerial Imagery



KEY MAP
NTS

WATER METER SCHEDULE

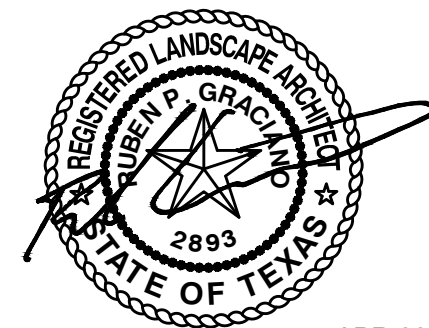
METER ID NUMBER	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE	REMARKS
1	1"	1	-	N/A	PROPOSED
2	2"	-	1	N/A	PROPOSED
3	2"	-	1	N/A	PROPOSED
4	1"	1	-	N/A	PROPOSED
5	2"	-	1	N/A	PROPOSED
6	2"	-	1	N/A	PROPOSED

SITE DATA SUMMARY TABLE
(LOT 1, BLOCK A) (LOT 1, BLOCK B)

GENERAL SITE DATA	
Zoning (from zoning map)	PD-City Park
Land Use (from zoning ordinance)	City Park
Lot Area (square feet & acres)	862,016.6 s.f. 19.797 ac
PARKING	
Parking Ratios (from zoning ordinance)	8 spaces x 2 sites = 16 Spaces
Park & Playgrounds	16 Spaces
Total Parking Required	57 Spaces
Total Parking Provided	2 Spaces
Accessible Parking Required (# spaces)	4 Spaces
Accessible Parking Provided (# spaces)	39 Spaces
Parking Spaces in Excess of 110% of Required Spaces	

BOUNDARY CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	225.77	025°52'15"	500.00'	114.84'	N13°27'19"W	223.85'
C2	598.92	028°35'47"	1200.00'	305.84'	S76°32'08"W	592.73'
C3	598.92	028°35'47"	1200.00'	305.84'	S76°32'08"W	592.73'
C4	41.59'	001°59'08"	1200.00'	20.79'	S00°14'48"W	41.58'

LOT LINE TABLE		
NO	BEARING	LENGTH
L1	N39°17'34"W	55.80'
L2	N68°02'34"W	44.84'
L3	N43°00'14"E	43.34'
L4	S47°07'40"E	41.39'



APR 22, 2024

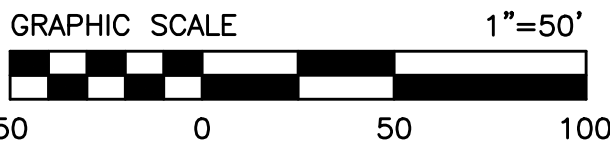
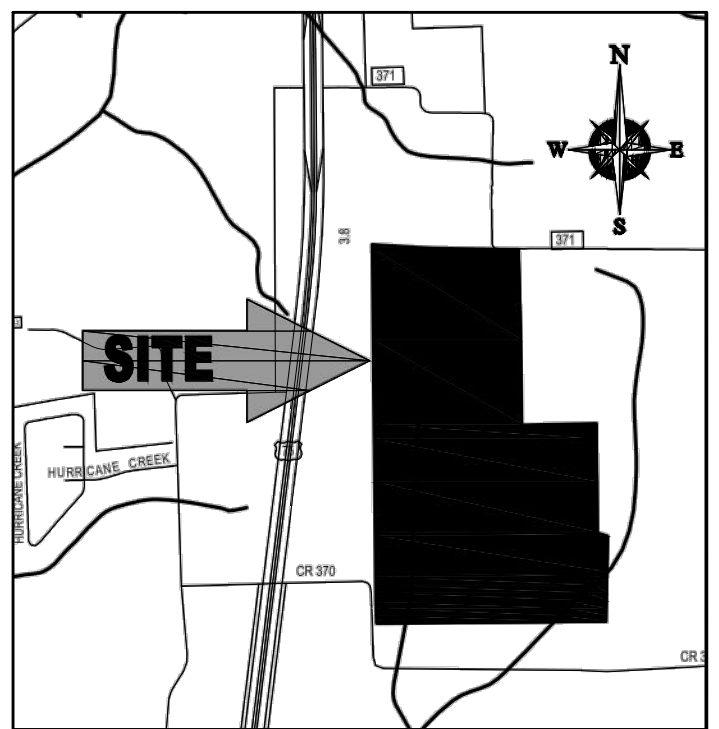
CITY PROJECT SP-XXXX
SITE PLAN
CITY PARKS
THE WOODS AT LINDSEY PLACE
MUNICIPAL
LOT 1, BLOCK A AND
LOT 1, BLOCK B

19.78 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD.	OWNER
4306 Miller Road Rowlett, Texas 75088 Contact:	(214) 607-4244
JBI PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Ruben Graciano	(972) 248-7676

SUBMIT: APR 2, 2024

JONIC INVESTMENTS, LLC
INST. NO. 20150605000666010
O.P.R.C.C.T.
(REMAINDER 59.534ACRES)



WATER METER SCHEDULE

METER ID NUMBER	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE	REMARKS
1	1"	1	-	N/A	PROPOSED
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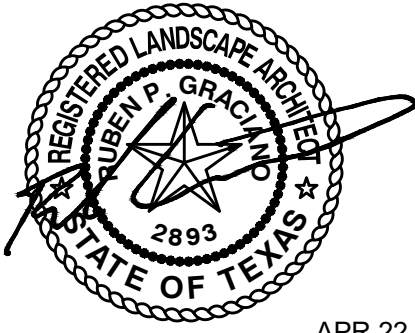
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SP-2 of 2



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APR 22, 2024

Approximate lot lines after right-of-way dedication

