

AGENDA



PLANNING AND ZONING COMMISSION

Monday, June 3, 2024 @ 6:00 PM

**Council Chambers at the City of Anna Municipal Complex,
located at 120 W 7th Street, Anna, TX 75409**

The Planning & Zoning Commission of the City of Anna will meet on 06/03/2024 at 6:00 p.m. in the Council Chambers at the City of Anna Municipal Complex, to consider the following items.

If you wish to speak on an Open Session agenda item, please fill out the Speaker Registration Form and turn it in to city staff before the meeting starts.

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

Consent Items

5. Approve Minutes of the April 1, 2024 & May 6, 2024, Planning & Zoning Commission Meeting
6. Approve a Resolution regarding the Anna Ranch, Phase 3, Site Plan. Applicant: Harlan Properties
7. Approve a Resolution regarding the Anna Storage Addition, Block A, Lot 1R & 2, Replat. Applicant: A-Affordable Boat, RV & Mini Storage-Anna LLC
8. Approve a Resolution regarding the Anna Town Square Addition, Block A, Lot 2R, Final Plat. Applicant: Grand at Anna II Owner, LLC
9. Approve a Resolution regarding the Pine Woods Estates, Preliminary Plat. Applicant: Stephen Linville
10. Approve a Resolution regarding the Hurricane Creek Townhomes, Revised Preliminary Plat. Applicant: Travis Biber

Items for Individual Consideration

11. Consider/Discuss/Action regarding the Family Time Away Place, Final Plat. Applicant: Family Time Away, LLC
12. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend the Future Land Use Designation Place Type in the Future Land Use Plan of the Anna 2050 Comprehensive Plan, annex and zone 2.5± acres and rezone 20.5± acres located on North Powell Parkway from SF-E Single-Family Residential - Large Lot to Multi-Family (MF) & Regional Commercial (C-2). Applicant: Anna Pkwy Development LLC
13. Consider/Discuss/Action regarding the Anna 23, Concept Plan. Applicant: Anna Pkwy Development LLC
14. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 28± acres from SF-E Single Family Residential- Large Lot to Regional Commercial (C-2). Located at the southeast corner of Rosamond Parkway and U.S. Highway 75. Applicant: MJLA Adams LTD & Anna 18, LLC
15. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend an existing Planned Development (Ord. No. 797-2018) on 5± acres located at the northwest corner of Rosamond Parkway and N. Powell Parkway to allow a self-storage (mini-warehouse) and child-care center/nursery school, kindergarten by right. Applicant: Britton Church, Rosamond Powell Investment, LLC
16. Consider/Discuss/Action regarding the Shadowbend Commercial, Concept Plan. Applicant: Britton Church, Rosamond Powell Investment, LLC
17. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 0.22± acres located at the southwest corner of W. 4th Street & S. Powell Parkway from Local Commercial (C-1) District within the Thoroughfare (THOR) Overlay District to Downtown Core (DT/CE). Applicant : Meltex, Inc.
18. Consider/Discuss/Action regarding the A.L. Geer Addition, Block A, Lot 1R, Replat . Applicant: Meltex, Inc.

Future Agenda Items

19. Work Program

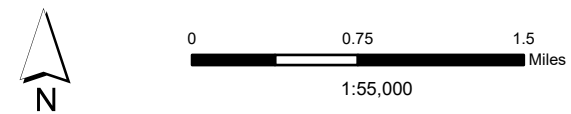
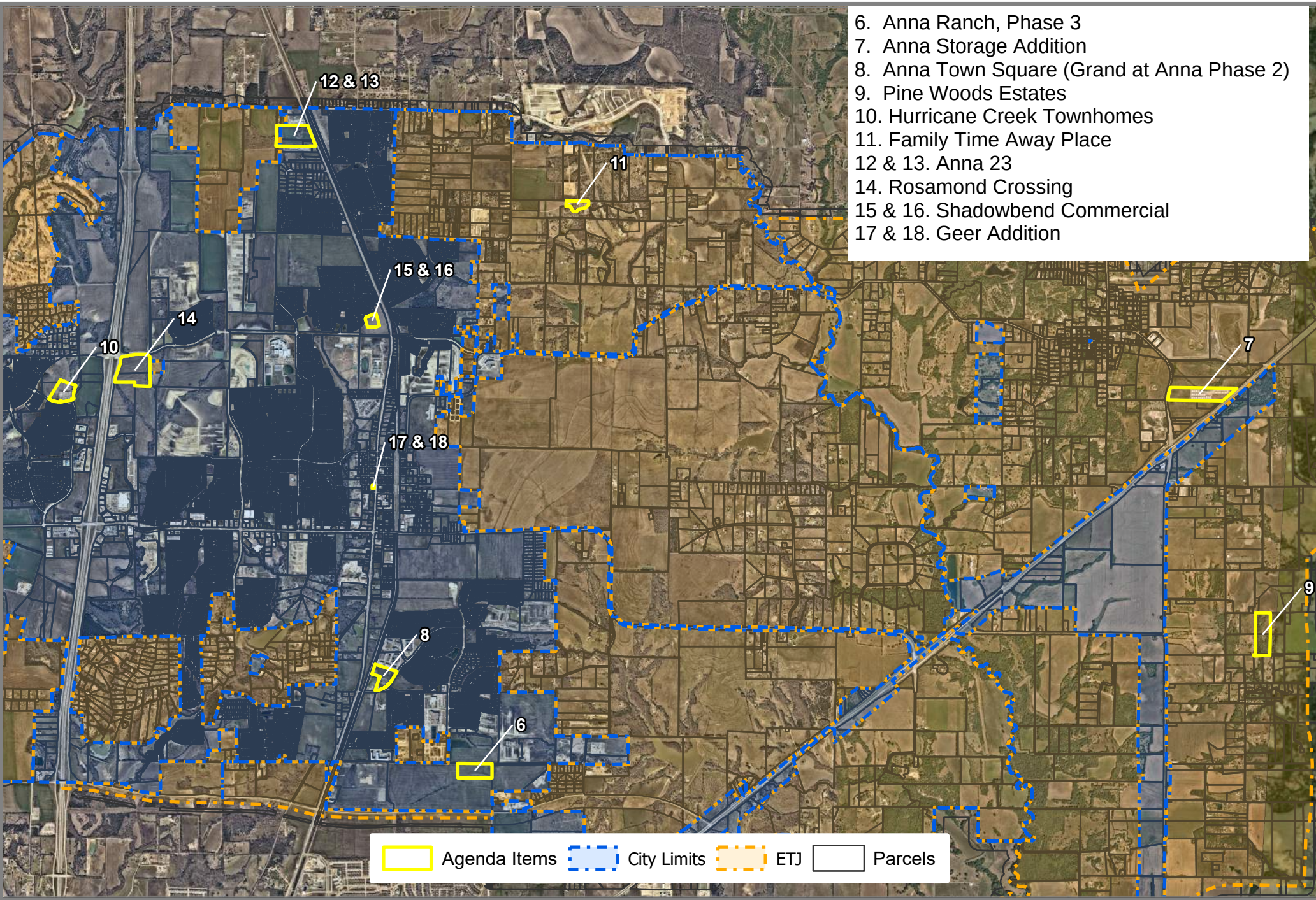
Adjourn

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 06/03/2024.



Lauren Mecke
Planning Manager

6. Anna Ranch, Phase 3
7. Anna Storage Addition
8. Anna Town Square (Grand at Anna Phase 2)
9. Pine Woods Estates
10. Hurricane Creek Townhomes
11. Family Time Away Place
- 12 & 13. Anna 23
14. Rosamond Crossing
- 15 & 16. Shadowbend Commercial
- 17 & 18. Geer Addition



City of Anna, June 3, 2024 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 5/30/2024

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.

THE CITY OF
Anna



Item No. 5.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Minutes of the April 1, 2024 & May 6, 2024, Planning & Zoning Commission Meeting

SUMMARY:

x

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. 04-01-2024 PZ Minutes- Updated 2
2. 05-06-2024 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, Michelle Clemens, and David Nylec. 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 if you look at Chapter 213 in Government Code it indicates the plan is just a guideline but 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.

Terrell Culbertson of 10429 CR 289
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: Skorborg 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 was 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. Schez 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

**MINUTES
PLANNING AND ZONING COMMISSION
May 6, 2024**

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on May 6, 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 6:04 p.m.

Commissioners present were Kelly Patterson-Herndon, David Nylec, Jessica Walden, Matt Blanscet, Staci Martin, and Douglas Hermann. Staff present were Nader Jeri, Lauren Mecke, Bret Wilkinson, Everett Johnson, and Assistant City Manager, Greg Peters. Also in attendance were 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.

Ms. Mecke introduced Everett Johnson to the Planning and Zoning Commission as the new Planner I. She reminded the Commission that the mandatory training is scheduled for June 1, and will be located at the municipal complex. Ms. Mecke advised that this meeting is the last for Commissioner Michelle Clemens, and though she was not present for the meeting, thanked Commissioner Clemens for her service to the city.

4. Location Map

Consent Items

Commissioner Walden requested to have item #5 tabled until the next Planning & Zoning Commission meeting.

A motion was made by Commissioner Martin, seconded by Commissioner Walden to recommend approval of consent items # 6-11. The vote was unanimous.

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

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

Chairwoman Patterson-Herndon opened the public hearing at 6:08 p.m.

Ms. Mecke advised there are no speaker cards for this item. The comprehensive plan calls for the downtown master plan to identify land uses, and this property is identified as retail centers and adaptive reuse infill. Ms. Mecke stated the request is to rezone this property from SF-1 to Downtown core, and that the request is in conformance with the Anna 2050 Comprehensive Plan and Downtown Master Plan. No letters were received.

Chairwoman Patterson-Herndon closed the public hearing at 6:09 p.m.

A motion was made by Commissioner Blanscet, seconded by Chairwoman Patterson-Herndon to recommend approval of the rezone request. The vote was unanimous.

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

Ms. Mecke confirmed that the item was contingent on the zoning case.

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

Chairwoman Patterson-Herndon advised before discussing item #14-15, she recused herself from discussion and appointed Commissioner Hermann to lead the Commission.

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

Ms. Mecke advised the property location on the east and west sides of South Powell Parkway near the intersection of County Road 423. The applicant is requesting to rezone the properties to I1 and C2. The comprehensive plan identifies this location as cluster residential to the west and community commercial to the east. The applicant is proposing to exempt the properties from the THOR overlay district to apply tree preservation credits across the development. Ms. Mecke stated the applicant is also requesting stipulations

beyond the city's regulations for the multifamily district, as well as reduce the lot sizes for the mixed density district, reduce the requirement for common area lots, and reduction of landscape regulations. There were over 23 letters of opposition received.

Commissioner Hermann opened the public hearing at 6:14 p.m.

Mr. Franklin with Morphic Development stated that the project is 57 acres on both east and west sides of Highway 5. The project includes four different districts – industrial, mixed-density, multifamily and commercial. Mr. Franklin advised he is asking for exemptions as zoning on single family residential cannot be developed if it is within 1200 feet of the right-of-way of a designated major highway based on current Zoning Ordinance, though multifamily can. Mr. Franklin stated that a work session was done with the Council prior and there was no negative feedback, so the applicant chose to proceed to Planning & Zoning. Mr. Franklin proceeded to show slides of the traffic flow and plans for the property.

Mr. Ben Lange with Continental Properties addressed the Commissioners and spoke about who Continental is and their goals working with Morphic Development. Mr. Lange presented slides of what Continental takes on in house and the types of development and the places the company has developed.

Commissioner Blanscet asked how many bedrooms there are?

Mr. Lange stated they specifically formulated the unit count to be heaviest in one- and two-bedroom homes as they found these are the highest demand for renters.

Commissioner Blanscet asked if the studio was an open concept.

Mr. Lange responded that it's an efficiency unit with a living room and a kitchen combined with a small sleeping space off to the rear.

Commissioner Blanscet asked if this is a gated community?

Mr. Lange replied that it would be non-gated. He further explained that the property management is 24 hours and often there is leasing staff and maintenance staff that live on site.

Commissioner Blanscet asked what the rent per square footage expected to be on this property?

Eric with Continental Properties stated it would be time dependent but at today's market rates would be \$1.76 a square foot.

Commissioner Walden stated that the plans show the applicant has 19.44 acres of land that the multifamily is trying to be put on and asked if a study had been run to see how many single-family homes can fit on that property line with the floodplain being on it.

Mr. Franklin Stated that they had, and it would probably come in as about one third of a third.

Commissioner Nylec asked for clarification if this was just for one plot at this time or the whole tract.

Ms. Mecke responded that it is the whole tract.

There were 8 speakers in opposition.

Mrs. Becky Greer of 1314 South Powell Parkway

Mr. Joe Greer of 1314 South Powell Parkway
Tana Brown of 2109 Adriana Drive
Jeanie Ketzler 616 Liliana Lane
Kevin Sausi 2117 Meadow Drive
Stephanie Dingle 820 Anne Court
Diana Hopewell 1661 Roadrunner Road
Betty Sharp 10282 County Road 288

Commissioner Nylec asked if Ms. Mecke could define orange and red. Ms. Mecke stated that cluster residential is intended to provide smaller, single family and attached residential lots. Ms. Mecke further noted that home sites are in platted subdivisions with all utilities, residential streets, and sidewalks, and then community residential or 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 or surrounding neighbors.

Commissioner Martin asked if Ms. Mecke could remind everyone when the comprehensive plan was written. Ms. Mecke replied that the Comprehensive Plan was approved in April or May of 2021.

Commissioner Walden asked Ms. Mecke if she could remind everyone of who writes the Comprehensive Plan and who's involved in that process. Ms. Mecke responded that City Council appointed a Comprehensive Plan Advisory Committee that consisted of 23 people which was a combination of at least one representative from every board and commission, council as well as some of the major home builders and local property owners, business owners, and a resident from the ETJ.

Commissioners Nylec and Commissioner Hermann discussed the Comprehensive Plan being a guide to follow.

Commissioner Hermann said the Industrial up against the railroad tracks does make sense and that he liked the commercial on Highway 5 but feels the multifamily, mixed-density is not ideal, but you get more of a single family feel with that.

Commissioner Nylec asked if there was a reason the mixed-density can't be placed where the multifamily is as well as townhomes.

Commissioner Nylec stated that this is the second or third time a developer has come after this piece of property and it's not going to go away but wants to do it right and assure everyone he does hear them.

Commissioner Blanscet stated he lives in Anna Town Square, so he does understand as well.

Commissioner Nylec made a motion to deny, seconded by Commissioner Martin. Motion to deny fails with 2 yes votes, 3 no votes and 1 abstain.

Commissioner Blanscet made a motion to approve agenda item number 14 with the recommendation that the multifamily be mixed-density.

Commissioner Walden asked Ms. Mecke to describe what that is.

Ms. Mecke Explained that the Mixed Density District is a Single-Family District that allows for single-family homes, meaning only one dwelling unit per lot or two dwelling units per lot, she further explained that there

are stipulations. The Mixed Density district requires 4,500 Square Feet for a single- family home and for a townhome or a duplex it requires 2,300 Square Feet per unit.

Commissioner Hermann responded we have a motion do we have a second? There was not a second. Motion failed to approve agenda item 14 with the recommendation that the multifamily be mixed-density.

A motion was made by Commissioner Walden, seconded by Commissioner Blanscet to recommend approval with the condition of changes to account for the rezone request. The vote was approved 5-0-1 with Chairwoman Patterson-Herdon abstaining.

15. Consider/Discuss/Action regarding the Powell Corners, Block A, Lot 1, Concept Plan. Applicant: Anna Warren Hayslett

Ms. Mecke stated that the land use is allowed by right in the Mixed-Use.

Mr. Peters recommended that since the Planning & Zoning Commission's recommendation for the zoning was to modify the applicant's request, that the recommendation for the concept plan should match that.

A motion was made by Commissioner Walden, seconded by Commissioner Blanscet to recommend approval with the condition of changes to account for the rezone request. The vote was approved 5-0-1 with Chairwoman Patterson-Herdon abstaining.

Chairwoman Patterson-Herndon returned at 7:12 p.m.

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.

Ms. Mecke gave a brief presentation on the request to waive the Tree Preservation requirements for John Flavel Greer Park. She answered questions pertaining to protecting trees during construction and that the Parks Planning Manager, Dalan Walker, will be the staff member responsible for making sure it is followed.

A motion was made by Commissioner Blanscet, seconded by Commissioner Martin to recommend approval of the waiver of the Tree Preservation request. The vote was unanimous.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin, to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 7:21 p.m.

Chairwoman Kelly Patterson-Herdon

ATTEST:

Lauren Mecke, Planning Manager



Item No. 6.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Anna Ranch, Phase 3, Site Plan. Applicant: Harlan Properties

SUMMARY:

130 Single-Family, attached lots and eight common area lots on 14.5± acres located at the southwest corner of E. Foster Crossing Road and County Road 418. Zoned Planned Development (Ord. No. 1088-2023-12).

The purpose of the Site Plan is to show the proposed attached single-family dwelling development site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Site Plan is in conformance with the adopted Planned Development standards and 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: Unique.

ATTACHMENTS:

1. Anna Ranch Phase 3 Site Plan Locator Map
2. Resolution (SP) Anna Ranch Ph 3
3. Exhibit A (SP) Anna Ranch PH 3
4. APPLICATION

Site Plan - Anna Ranch Phase 3

COUNTY ROAD 422

E FOSTER CROSSING RD

COUNTY ROAD 418

THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ

0 150 300 600 Feet

May 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-06-0065

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RANCH, PHASE 3, 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, Harlan Properties, Inc has submitted an application for the approval of Anna Ranch, Phase 3, Site Plan; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Site Plan

The Planning & Zoning Commission hereby approves Anna Ranch, Phase 3, 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 3rd day of June, 2024.

ATTEST:

APPROVED:

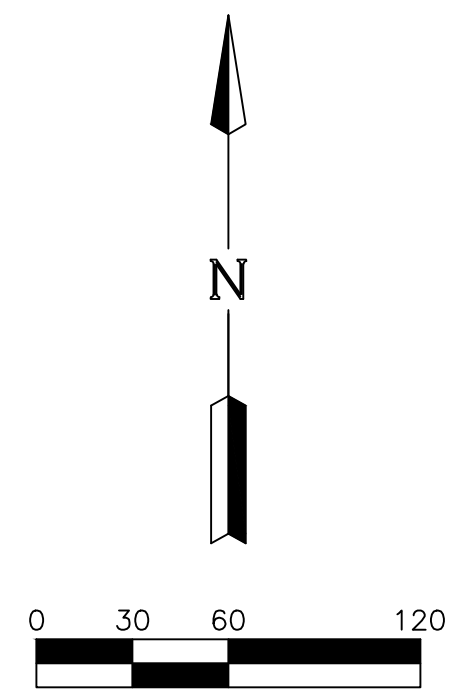
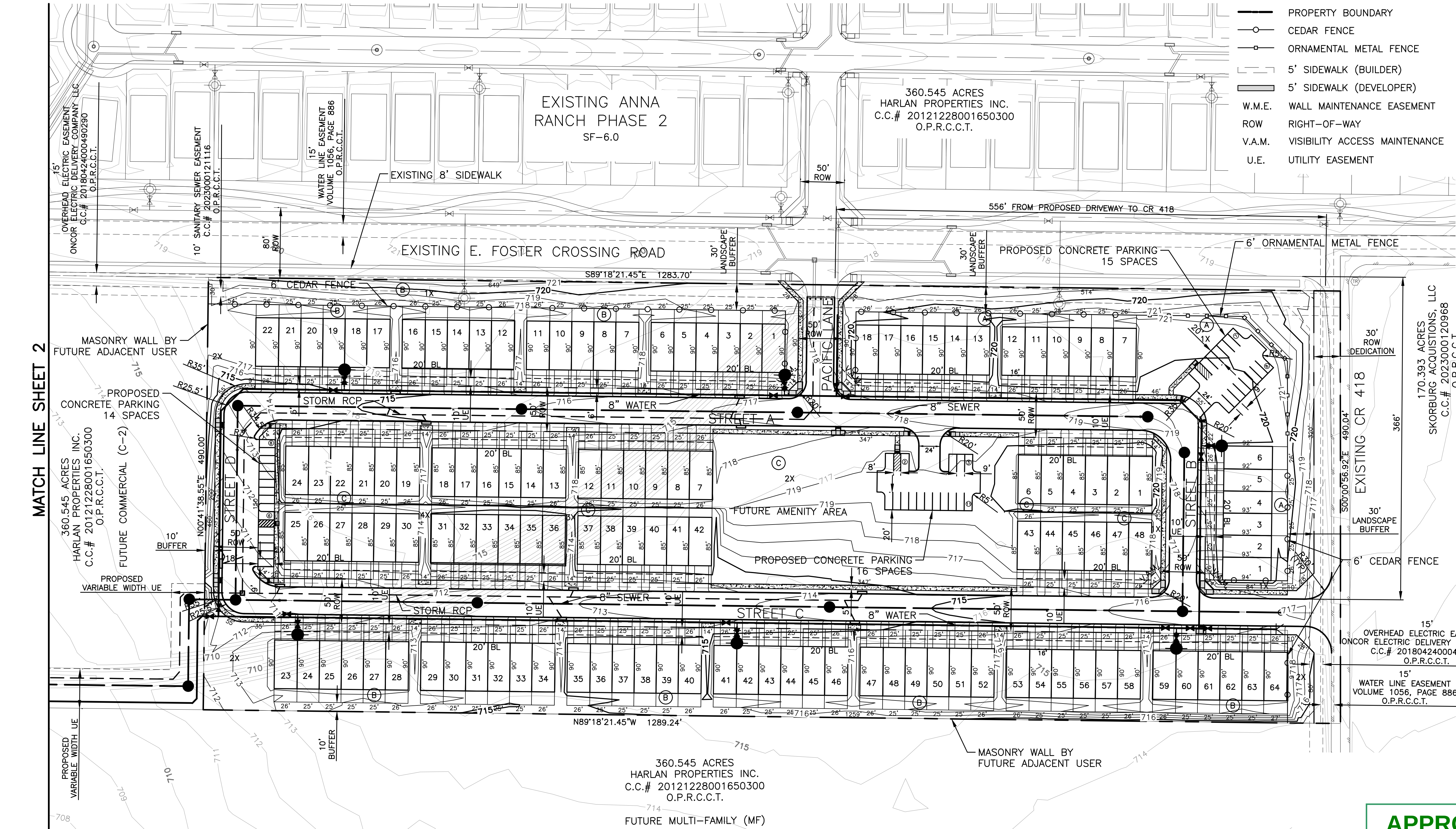
Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

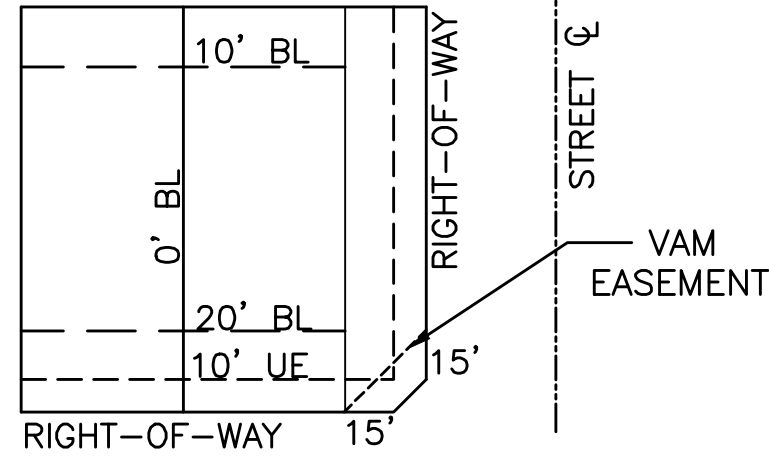
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Date/Time : Tue, 21 May 2024 10:27:46
User Name : mrcadanas

EXHIBIT A
1 OF 2

MATCH LINE SHEET 2

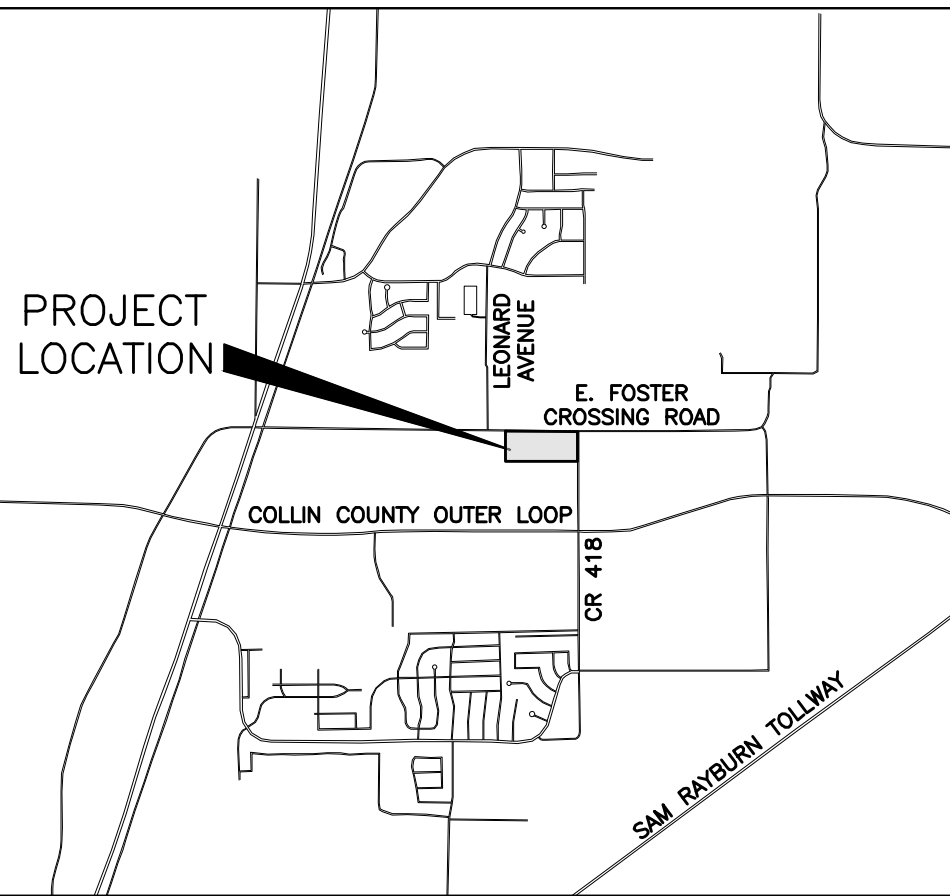


LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
BLOCK & LOT NUMBERS	SQ. FT.	ACRES		BLOCK & LOT NUMBERS	SQ. FT.	ACRES		BLOCK & LOT NUMBERS	SQ. FT.	ACRES		BLOCK & LOT NUMBERS	SQ. FT.	ACRES		BLOCK & LOT NUMBERS	SQ. FT.	ACRES	
BLOCK A, LOT 1	2,432	0.06		BLOCK B, LOT 2	2,250	0.05		BLOCK B, LOT 23	2,340	0.05		BLOCK C, LOT 2	2,125	0.05		BLOCK C, LOT 20	2,125	0.05	
BLOCK A, LOT 1X	48,369	1.11		BLOCK B, LOT 2X	37,980	0.87		BLOCK B, LOT 24	2,250	0.05		BLOCK C, LOT 2X	58,912	1.35		BLOCK C, LOT 21	2,125	0.05	
BLOCK A, LOT 2	2,331	0.05		BLOCK B, LOT 3	2,250	0.05		BLOCK B, LOT 25	2,250	0.05		BLOCK C, LOT 3	2,125	0.05		BLOCK C, LOT 22	2,125	0.05	
BLOCK A, LOT 2X	982	0.02		BLOCK B, LOT 4	2,250	0.05		BLOCK B, LOT 26	2,250	0.05		BLOCK C, LOT 3X	2,380	0.05		BLOCK C, LOT 23	2,125	0.05	
BLOCK A, LOT 3	2,323	0.05		BLOCK B, LOT 5	2,250	0.05		BLOCK B, LOT 27	2,250	0.05		BLOCK C, LOT 4	2,125	0.05		BLOCK C, LOT 24	2,210	0.05	
BLOCK A, LOT 4	2,315	0.05		BLOCK B, LOT 6	2,340	0.05		BLOCK B, LOT 28	2,340	0.05		BLOCK C, LOT 4X	2,380	0.05		BLOCK C, LOT 25	2,210	0.05	
BLOCK A, LOT 5	2,308	0.05		BLOCK B, LOT 7	2,340	0.05		BLOCK B, LOT 29	2,340	0.05		BLOCK C, LOT 5	2,125	0.05		BLOCK C, LOT 26	2,125	0.05	
BLOCK A, LOT 6	2,392	0.05		BLOCK B, LOT 8	2,250	0.05		BLOCK B, LOT 30	2,250	0.05		BLOCK C, LOT 5X	5,000	0.11		BLOCK C, LOT 27	2,125	0.05	
BLOCK A, LOT 7	2,340	0.05		BLOCK B, LOT 9	2,250	0.05		BLOCK B, LOT 31	2,250	0.05		BLOCK C, LOT 6	2,210	0.05		BLOCK C, LOT 28	2,125	0.05	
BLOCK A, LOT 8	2,250	0.05		BLOCK B, LOT 10	2,250	0.05		BLOCK B, LOT 32	2,250	0.05		BLOCK C, LOT 7	2,210	0.05		BLOCK C, LOT 29	2,125	0.05	
BLOCK A, LOT 9	2,250	0.05		BLOCK B, LOT 11	2,340	0.05		BLOCK B, LOT 33	2,250	0.05		BLOCK C, LOT 8	2,125	0.05		BLOCK C, LOT 30	2,210	0.05	
BLOCK A, LOT 10	2,250	0.05		BLOCK B, LOT 12	2,340	0.05		BLOCK B, LOT 34	2,340	0.05		BLOCK C, LOT 9	2,125	0.05		BLOCK C, LOT 31	2,210	0.05	
BLOCK A, LOT 11	2,250	0.05		BLOCK B, LOT 13	2,250	0.05		BLOCK B, LOT 35	2,340	0.05		BLOCK C, LOT 10	2,125	0.05		BLOCK C, LOT 32	2,125	0.05	
BLOCK A, LOT 12	2,340	0.05		BLOCK B, LOT 14	2,250	0.05		BLOCK B, LOT 36	2,250	0.05		BLOCK C, LOT 11	2,125	0.05		BLOCK C, LOT 33	2,125	0.05	
BLOCK A, LOT 13	2,340	0.05		BLOCK B, LOT 15	2,250	0.05		BLOCK B, LOT 37	2,250	0.05		BLOCK C, LOT 12	2,210	0.05		BLOCK C, LOT 34	2,125	0.05	
BLOCK A, LOT 14	2,250	0.05		BLOCK B, LOT 16	2,340	0.05		BLOCK B, LOT 38	2,250	0.05		BLOCK C, LOT 13	2,210	0.05		BLOCK C, LOT 35	2,125	0.05	
BLOCK A, LOT 15	2,250	0.05		BLOCK B, LOT 17	2,340	0.05		BLOCK B, LOT 39	2,250	0.05		BLOCK C, LOT 14	2,125	0.05		BLOCK C, LOT 36	2,210	0.05	
BLOCK A, LOT 16	2,250	0.05		BLOCK B, LOT 18	2,250	0.05		BLOCK B, LOT 40	2,340	0.05		BLOCK C, LOT 15	2,125	0.05		BLOCK C, LOT 37	2,210	0.05	
BLOCK A, LOT 17	2,250	0.05		BLOCK B, LOT 19	2,250	0.05		BLOCK B, LOT 41	2,340	0.05		BLOCK C, LOT 16	2,125	0.05		BLOCK C, LOT 38	2,125	0.05	
BLOCK A, LOT 18	2,340	0.05		BLOCK B, LOT 20	2,250	0.05		BLOCK B, LOT 42	2,250	0.05		BLOCK C, LOT 17	2,125	0.05		BLOCK C, LOT 39	2,125	0.05	
BLOCK B, LOT 1	2,340	0.05		BLOCK B, LOT 21	2,250	0.05		BLOCK B, LOT 43	2,250	0.05		BLOCK C, LOT 18	2,210	0.05		BLOCK C, LOT 40	2,125	0.05	
BLOCK B, LOT 1X	24,864	0.57		BLOCK B, LOT 22	2,340	0.05		BLOCK B, LOT 44	2,250	0.05		BLOCK C, LOT 19	2,210	0.05		BLOCK C, LOT 41	2,125	0.05	



TYPICAL LOT DIAGRAM
NOT TO SCALE

Site Data Summary Table	
General Site Data	Townhome
Zoning	MD (TH)
Land-Use	Townhome
Minimum Lot Area	2,125 SF
Building Size	900 SF
Max Lot Coverage	65%
Total Land Area	14.5 AC
Minimum Lot Width	25
Minimum Lot Depth	80
Residential Lots	130
Open Space Lots	8



VICINITY MAP
NOT TO SCALE

LEGEND

- Ⓐ BLOCK LETTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY BOUNDARY
- CEDAR FENCE
- ORNAMENTAL METAL FENCE
- 5' SIDEWALK (BUILDER)
- 5' SIDEWALK (DEVELOPER)
- W.M.E. WALL MAINTENANCE EASEMENT
- ROW RIGHT-OF-WAY
- V.A.M. VISIBILITY ACCESS MAINTENANCE
- U.E. UTILITY EASEMENT

UTILITY LEGEND

- PROPOSED SANITARY SEWER WITH MANHOLE
- EXISTING SANITARY SEWER WITH MANHOLE
- PROPOSED WATER WITH FIRE HYDRANT & VALVES
- EXISTING WATER WITH FIRE HYDRANT & VALVES
- EXISTING STORM DRAIN SYSTEM WITH INLET
- PROPOSED STORM DRAIN SYSTEM WITH INLET

- NOTES:
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLE.
 - RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLANNING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - THERE SHALL BE A MINIMUM OF 14' SEPARATION BETWEEN TOWNHOME BUILDING ENDS.

SITE PLAN
FOR
ANNA RANCH PHASE 3

LOTS 1-18, 1X, BLOCK A; LOTS 1-64, 1X-2X, BLOCK B;
LOTS 1-48, 1X-5X, BLOCK C;
OUT OF THE
D. E. W. BABB SURVEY, ABSTRACT NO. 33
AND IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
130 MD (TH) LOTS
8 COMMON AREA LOTS
GROSS AREA: 14.468 ACRES
ZONING: ORD. NO. 1088-2023-12

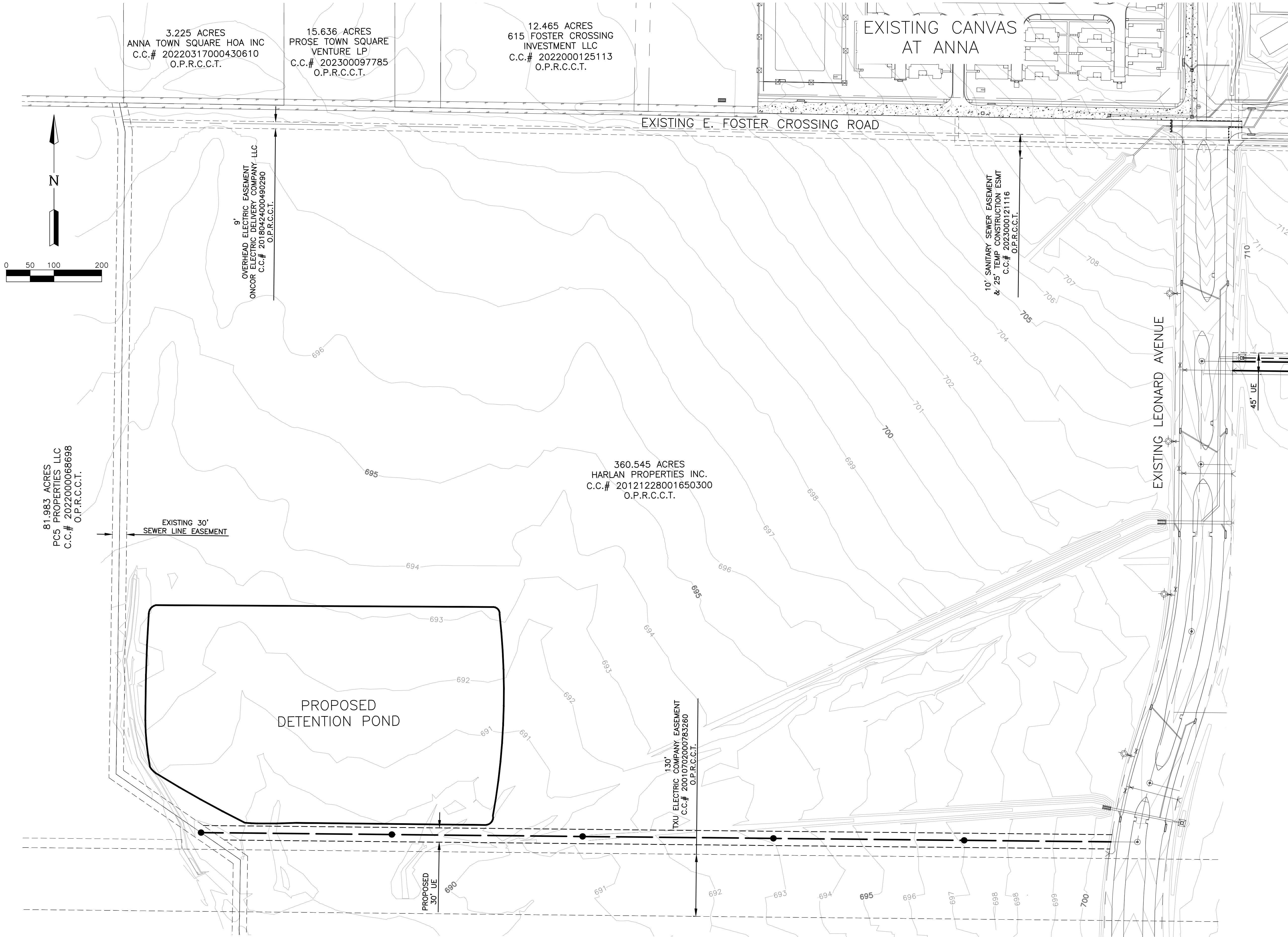
OWNER & DEVELOPER:
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TX 75062
PHONE: (972)-874-6274

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Contact: Ron Salame
Phone 469.621.0710
FRN - F1386
Office: 314.401.3036

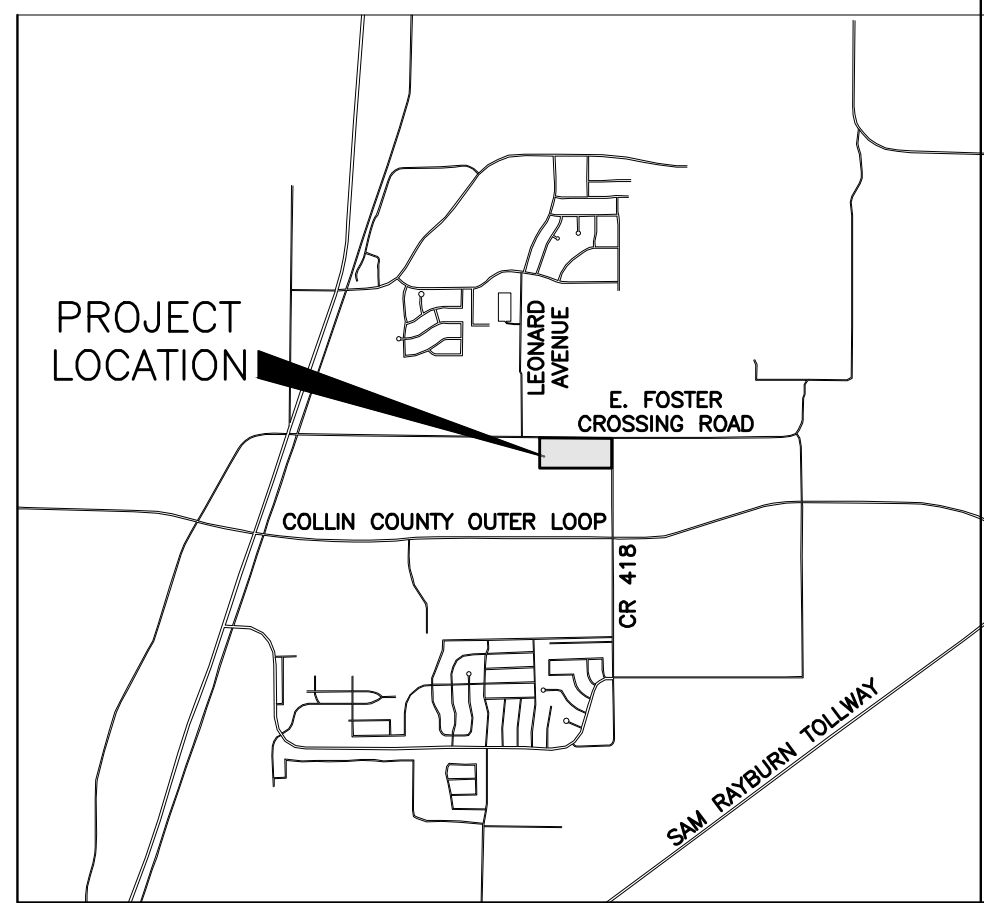
APPROVED
JUNE 3, 2024
P&Z COMMISSION
CITY OF ANNA

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EXHIBIT A
2 OF 2



MATCH LINE SHEET 1



VICINITY MAP
NOT TO SCALE

UTILITY LEGEND

- PROPOSED SANITARY SEWER WITH MANHOLE
- EXISTING SANITARY SEWER WITH MANHOLE
- PROPOSED WATER WITH FIRE HYDRANT & VALVES
- EXISTING WATER WITH FIRE HYDRANT & VALVES
- EXISTING STORM DRAIN SYSTEM WITH INLET
- PROPOSED STORM DRAIN SYSTEM WITH INLET

- NOTES:
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLE.
 - RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLANNING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

SITE PLAN
FOR
ANNA RANCH PHASE 3

LOTS 1-18, 1X, BLOCK A; LOTS 1-64, 1X-2X, BLOCK B;
LOTS 1-48, 1X-5X, BLOCK C;
OUT OF THE
D. E. W. BABB SURVEY, ABSTRACT NO. 33
AND IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
130 MD (TH) LOTS
8 COMMON AREA LOTS
GROSS AREA: 14.468 ACRES
ZONING: ORD. NO. 1088-2023-12

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

APPROVED
JUNE 3, 2024
P&Z COMMISSION
CITY OF ANNA

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Contact: Ron Salamee
Phone 469.621.0710
FRN - F-1386
Office: 314-401-3036

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: Anna Ranch Phase 3 Total Number of Acres: 15
Zoning Classification(s): MD Total Number of Lots: 138
Location: Southeast of the Leonard Avenue and East Foster Crossing Road Intersection

Property Owner Information & Authorization

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

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Ron Salamie, P.E. (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.

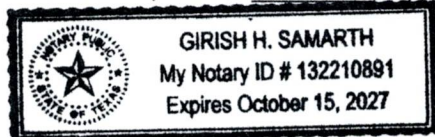
Property Owner's Signature: [Signature] Date: 5-2-24

STATE OF: Texas

COUNTY OF: DALLAS

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

SUBSCRIBED AND SWORN TO before me, this the 2nd day of May, 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: Ron Salamie, P.E.
Company: LJA Engineering, Inc.
Address: 6060 North Central Expressway, Suite 400
City: Dallas State: TX Zip Code: 75024
Phone: (314)-401-3036 Email: rsalamie@lja.com



Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve a Resolution regarding the Anna Storage Addition, Block A, Lot 1R & 2, Replat.
Applicant: A-Affordable Boat, RV & Mini Storage-Anna LLC

SUMMARY:

Two lots on 25± acres located on the east side of Farm-to-Market 2862, 1,040± feet south of County Road 512. Located within the Extraterritorial Jurisdiction (ETJ).

The purpose of this replat is to subdivide the property into two lots for the undeveloped portion to be sold off.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

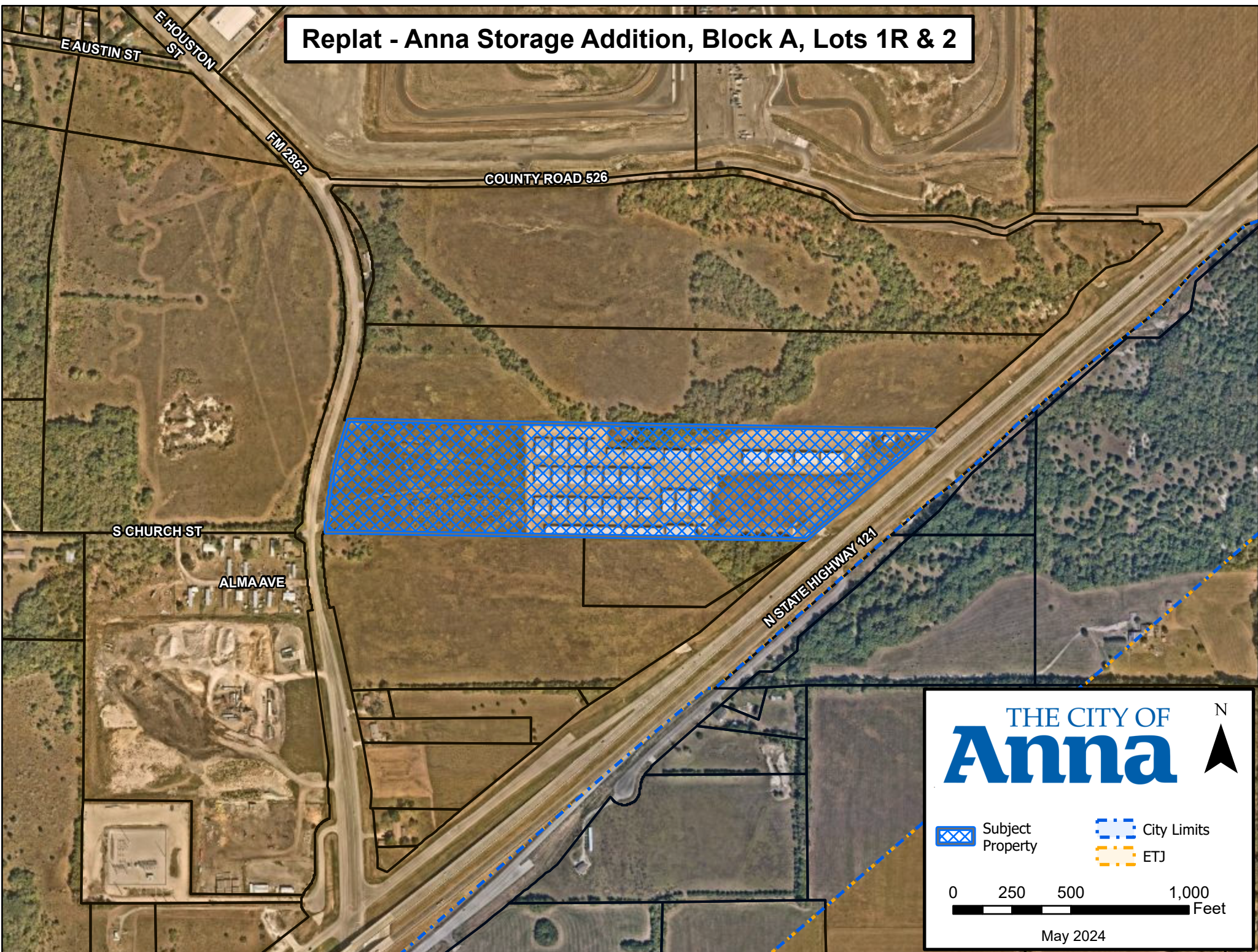
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anna Storage Addition, Block A, Lots 1R & 2 Replat Locator Map
2. Resolution Anna Storage
3. Exhibit A - ANNA STORAGE ADDITION
4. Application

Replat - Anna Storage Addition, Block A, Lots 1R & 2



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

May 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-06-0066

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA STORAGE ADDITION, BLOCK A, LOT 1R & 2, REPLAT.

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

WHEREAS, A-Affordable Boat, Rv & Mini Storage- Anna LLC has submitted an application for the approval of Anna Storage Addition, Block A, Lot 1R & 2, Replat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Replat

The Planning & Zoning Commission hereby approves Anna Storage Addition, Block A, Lot 1R & 2, 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 3rd day of June, 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: Anna Storage Addition Total Number of Acres: 25
Zoning Classification(s): N/A Total Number of Lots: 2
Location: Highway 121 between E Houston St. and RD 526

Property Owner Information & Authorization

Name/Company: _____
Address: 725 HWY 287 N. SUITE 503
City: MANSFIELD State: TEXAS Zip Code: 76063
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate CHAD WALLACE (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.

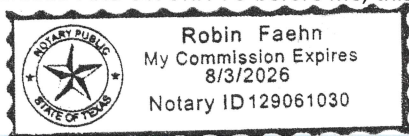
Property Owner's Signature: Cody Naef Date: 5-7-24

STATE OF: Texas

COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of May, 2024



Robin Faehn
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: CHAD WALLACE

Company: BAIRD, HAMPTON & BROWN INC.

Address: 6300 RIDGLEA PLACE, SUITE 700

City: FORT WORTH State: TEXAS Zip Code: 76116

Phone: 682-291-9430 Email: CWALLACE@BHBINC.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: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Anna Town Square Addition, Block A, Lot 2R, Final Plat. Applicant: Grand at Anna II Owner, LLC

SUMMARY:

Multi-family dwellings on one lot on 11± acres located on the northwest side of E. Finley Boulevard, 540± feet southeast of Florance Way. Zoned Planned Development (Ord. No. 983-2022; Ord. No. 691-2015)

The purpose of the final plat is to propose right-of-way, lot and block boundaries, and easements necessary for the future construction of the multi-family dwelling development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Site Plan is in conformance with the adopted Planned Development standards and 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: Unique.

ATTACHMENTS:

1. Anna Town Square Addition, Block A, Lot 2R Final Plat Locator Map
2. Resolution (FP) Anna Town Square Addn BL A Lt 2
3. Application
4. Exhibit A (FP) Anna Town Square Grand at Anna PH 2

Final Plat - Anna Town Square Addition, Block A, Lot 2R



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-06-0068

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA TOWN SQUARE ADDITION, BLOCK A, LOT 2, FINAL 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, Grand at Anna II Owner, LLC has submitted an application for the approval of Anna Town Square Addition, Block A, Lot 2, Final Plat; and

WHEREAS, the Final 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 Final Plat

The Planning & Zoning Commission hereby approves Anna Town Square Addition, Block A, Lot 2, Final 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 3rd day of June, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

Owner Authorization and Representative Designation



Property Description

Subdivision/Parcel ID: Anna Crossing, South of Palladium Total Number of Acres: 11.09
Zoning Classification(s): PD 3627-2013; 129-2004 Total Number of Lots: 1
Location: 401 E. Finley Blvd., Anna, TX 75409

Property Owner Information & Authorization

Name/Company: Grand at Anna II Owner, LLC
Address: 300 Crescent Court
City: Dallas State: Texas Zip Code: 75201
Phone: 214.697.8947 Email: todd.finley@clxv.com

Project Representation (check one):

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

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

Property Owner's Signature: [Signature] Date: 4/24/2024

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Todd Finley
(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 24th 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): _____

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Planning & Development Department

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

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, GRAND AT ANNA II OWNER, LLC is the sole owner of a 11.0943 acre tract of land located in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas, said 11.0943 acre tract of land being all of that same tract of land conveyed to GRAND AT ANNA II OWNER, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20211217002551410, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 11.0943 acre tract of land being more particularly described by metes and bounds as follows:

BEING a 11.0943 acre tract of land located in the Granderson Stark Survey, Abstract Number 798, City of Anna, Collin County, Texas, said 11.0943 acre tract being all of a call 11.0943 acre tract of land conveyed to GRAND AT ANNA II OWNER, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20211217002551410, O.P.R.C.C.T., said 11.0943 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) on the north right-of-way line of Finley Boulevard (being an 80 feet wide public right-of-way, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 20161110010004610, O.P.R.C.C.T.), said beginning point being at the southeast lot corner of Lot 1, Block 1, Anna Town Square Detention Pond, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 20161110010004630, O.P.R.C.C.T., from which a 1/2 inch iron rod with a cap stamped "GLAS 6081" found at a point of curvature on the said north right-of-way line and the south lot line of said Lot 1, bears South 87°48'50" West (chord bearing), 73.48 feet (chord length);

THENCE North 20°17'44" East, along the southeast lot line of said Lot 1, 571.74 feet to an iron rod set at the east lot corner of said Lot 1;

THENCE North 70°53'27" West, along the northeast lot line of said Lot 1, 320.08 feet to an iron rod set on the southeast property line of a called 200 feet wide strip of land conveyed to Houston & Texas Central Railway Company (now owned and operated by Dallas Area Rapid Transit) by deed recorded in Volume V, Page 693, D.R.C.C.T.;

THENCE North 18°45'25" East, departing the said northeast lot line and along the said southeast property line, 374.55 feet to an iron rod set;

THENCE South 71°14'35" East, departing the said southeast property line, over and across the said 80.00 acre tract, 861.30 feet to an iron rod set on the northwest right-of-way line of said Finley Boulevard;

THENCE South 31°18'10" West, along the said northwest right-of-way line, 382.60 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found at the beginning of a curve to the right having a radius of 820.00 feet;

THENCE continuing along the said northwest right-of-way line with the said curve to the right, an arc length of 772.81 feet, and across a chord which bears South 58°14'47" West, a chord length of 744.53 feet to the POINT OF BEGINNING of the herein described tract of land.

The hereinabove described tract of land contains a computed area of 11.0943 acres (483,266 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT WE, GRAND AT ANNA II OWNER, LLC, owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as LOT 2R, BLOCK A, ANNA TOWN SQUARE ADDITION, an Addition to the City of Anna, and do hereby dedicate to the public use forever the streets, alleys and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, or patrolling without the necessity at any time of procuring the permission of anyone.

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

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes. "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.

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 Lot 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

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 at any thereof for the purposes and with all rights and privileges set forth herein.

Witness my hand this _____ day of _____, 2024.

GRAND AT ANNA II OWNER, LLC

Todd Finley, Manager

CURVE TABLE			
CURVE #	RADIUS	LENGTH	CHORD BEARING
C1	30.00	25.84	N08°03'31"E
C2	30.00	15.71	N31°36'57"W
C3	56.00	63.89	N13°55'46"W
C4	30.00	47.18	N26°16'25"W
C5	50.00	78.77	N26°10'14"W
C6	50.00	78.33	N63°50'26"E
C7	50.00	88.77	S19°51'23"E
C8	761.50	151.76	S36°57'23"W
C9	15.00	11.33	S21°03'30"W
C10	20.00	15.22	S23°47'39"W
C11	20.00	30.55	S01°49'54"W
C12	30.00	21.55	S67°56'38"E
C13	30.00	24.61	N18°26'53"W
C14	30.00	35.95	N76°16'00"W
C15	50.00	59.92	N76°15'57"W
C16	30.00	15.34	N56°35'11"W

CURVE TABLE			
CURVE #	RADIUS	LENGTH	CHORD BEARING
C17	30.00	47.13	S63°45'31"W
C18	30.00	34.23	S13°55'46"E
C19	56.00	29.32	S31°36'57"E
C20	30.00	25.57	S39°56'40"E
C21	30.00	47.09	S63°43'55"W
C22	30.00	47.26	N26°10'14"W
C23	30.00	46.99	N63°50'15"E
C24	30.00	47.15	S26°15'56"E
C25	30.00	46.29	N86°04'27"W
C26	56.00	28.64	N56°35'10"W
C27	30.00	47.12	N26°14'29"W
C28	30.00	47.12	N63°45'25"E
C29	30.00	47.12	N26°14'35"W
C30	30.00	47.10	N63°44'04"E
C31	30.00	53.71	S20°00'11"E
C32	735.50	237.12	S40°28'56"W

* LEGEND *

CIRF	IRON ROD FOUND	P.R.C.C.T.	PLAT RECORDS
PERM.	WITH A CAP STAMPED	O.P.R.C.C.T.	COLLIN COUNTY, TEXAS
ESMT	PERMANENT EASEMENT		OFFICIAL PUBLIC RECORDS
CB	CHORD BEARING	FND	FOUND
CL	CHORD LENGTH	B.T.P.	BY THIS PLAT
R	RADIUS	V.A.M.	VISIBILITY, ACCESS AND MAINTENANCE
L	ARC LENGTH	SQ. FT.	SQUARE FEET
INS. NO.	INSTRUMENT NUMBER	C.C.C.I. NO.	COLLIN COUNTY CLERK'S INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS	P.A.E.	PEDESTRIAN ACCESS EASEMENT

CERTIFICATE OF APPROVAL:

APPROVED on this _____ day of _____, 2024, by the City Council, City of Anna, Texas.

P&Z Chair

Director of Development Services

ENGINEER:

Bowman CONSULTING

5601 DEMOCRACY DRIVE, SUITE 205,
PLANO, TEXAS 75024
PH: (972) 497-2993
ATTN: BRIAN BORO, PE

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, ELLEUS, TEXAS 76039
(817) 885-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 - S&A 21081.2

FINAL REPLAT OF

ANNA TOWN SQUARE ADDITION

LOT 2R, BLOCK A

GRANDERSON STARK SURVEY

ABSTRACT NO. 798,

CITY OF ANNA,

COLLIN COUNTY, TEXAS

1 LOT ~ 11.0943 ACRES

MARCH 2024

SHEET 1 OF 1

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Todd Finley, a duly authorized agent for Grand at Anna II Owner, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

* SURVEYOR'S STATEMENT *

I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate on-the-ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

THIS DOCUMENT IS

PRELIMINARY

Eric S. Spooner, R.P.L.S.

Date

Texas Registration No. 5922

Spooner & Associates, Inc.

TBPLS Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

* GENERAL NOTES *

The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.000152710. All areas shown hereon are calculated based on surface measurements.

According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48085C03601, map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.

Notice: 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 certificates.

LINE TABLE		
LINE	BEARINGS	DISTANCE
L31	S18°01'04"W	18.32'
L32	N73°23'03"E	20.27'
L33	N16°36'57"W	10.00'
L34	S73°23'03"W	25.85'
L35	N88°27'05"E	11.50'
L36	N01°32'55"W	10.00'
L37	S88°27'05"W	11.50'
L38	S71°14'17"E	10.16'
L39	N18°45'43"E	10.00'
L40	N71°14'17"W	10.16'
L41	N18°45'25"E	46.67'
L42	N71°14'35"W	20.00'
L43	S18°45'25"W	23.82'
L44	N71°14'22"W	35.34'
L45	S71°14'35"E	10.84'
L46	N18°45'25"E	10.00'
L47	N71°14'35"W	10.84'
L48	S18°45'25"W	31.23'
L49	S71°00'00"E	10.00'
L50	N18°45'25"E	31.28'
L51	S18°45'25"W	32.66'
L52	S71°00'00"E	10.00'
L53	N18°45'25"E	32.71'
L54	S18°45'25"W	8.43'
L55	S71°14'35"E	10.00'
L56	N18°45'25"E	8.43'
L57	S18°45'25"W	8.56'
L58	S71°14'35"E	10.00'
L59	N18°45'25"E	7.46'
L60	N58°21'57"W	33.09'
L61	S31°38'03"W	10.00'
L62	S88°21'57"E	24.70'
L63	S31°16'55"W	12.95'
L64	S58°43'05"E	8.44'
L65	N41°56'03"E	3.48'
L66	N41°56'03"W	7.99'
L67	N41°56'03"W	55.56'
L68	N71°14'22"W	66.41'
L69	S46°36'57"E	2.82'
L70	S16°36'57"W	5.40'
L71	N41°56'03"W	45.82'
L72	N71°14'22"W	66.41'
L73	N71°14'35"W	10.57'
L74	S71°12'18"E	31.46'
L75	N18°45'25"W	10.00'
L76	S71°12'19"E	31.47'
L77	N18°45'25"E	8.87'
L78	N71°14'35"W	10.00'
L79	S87°54'28"W	9.86'
L80	S67°05'25"W	10.19'
L81	S71°15'10"E	10.00'
L82	N18°40'06"W	10.19'
L83	N18°45'25"E	97.63'
L84	S71°14'35"E	10.00'
L85	N18°45'25"E	4.73'
L86	S71°14'35"E	10.00'
L87	S18°45'25"W	12.72'
L88	S87°24'15"E	10.00'
L89	S32°35'45"W	10.00'
L90	N57°24'15"W	10.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N16°36'57"W	5.39'
L2	N46°36'57"W	2.83'
L3	S01°59'27"W	10.64'
L4	S45°35'52"W	8.20'
L5	S41°56'03"E	3.48'
L6	N41°56'03"W	7.99'
L7	N41°56'03"W	55.56'
L8	N71°14'22"W	66.41'
L9	S46°36'57"E	2.82'
L10	S16°36'57"W	5.40'
L11	N41°56'03"W	45.82'
L12	N71°14'22"W	66.41'
L13	N18°45'25"E	26.00'
L14	N54°09'40"E	60.92'
L15	S87°54'28"W	74.46'
L16	N28°54'44"E	78.72'
L17	N40°14'19"W	93.50'
L18	N49°45'41"E	10.00'
L19	S40°14'19"E	93.50'
L20	S67°05'25"W	89.49'
L21	N53°38'22"W	58.51'
L22	N53°38'22"W	58.50'
L23	N58°21'16"W	30.03'
L24	N31°38'44"E	10.00'
L25	S58°21'16"E	29.97'
L26	S35°35'28"W	27.86'
L27	N54°24'32"W	15.00'
L28	N38°35'28"E	23.32'
L29	N18°01'04"E	18.12'
L30	S71°58'56"E	15.00'

APPROVED
JUNE 3, 2024
P&Z COMMISSION
CITY OF ANNA



Item No. 9.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Pine Woods Estates, Preliminary Plat. Applicant: Stephen Linville

SUMMARY:

14 lots on 20.5± acres located at the southeast corner of County Road 512 and County Road 505. Located within the Extraterritorial Jurisdiction (ETJ).

The purpose of this plat is to create fourteen lots from two tracts of land.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Pine Woods Estates Preliminary Plat Locator Map
2. Pine woods Estates Resolution
3. Exhibit A - SUBMITTAL (PP) PINE WOODS ESTATES
4. Application

Preliminary Plat - Pine Woods Estates

COUNTY ROAD 1067

COUNTY ROAD 512

COUNTY ROAD 505

TRAILS END LN

THE CITY OF
Anna

N

 Subject Property

 City Limits
 ETJ

0 200 400 800 Feet

May 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-06-0069

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING PINE WOODS ESTATES, 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, Stephen Linville has submitted an application for the approval of Pine Woods Estates, Preliminary Plat; and

WHEREAS, the Preliminary 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 Preliminary Plat

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

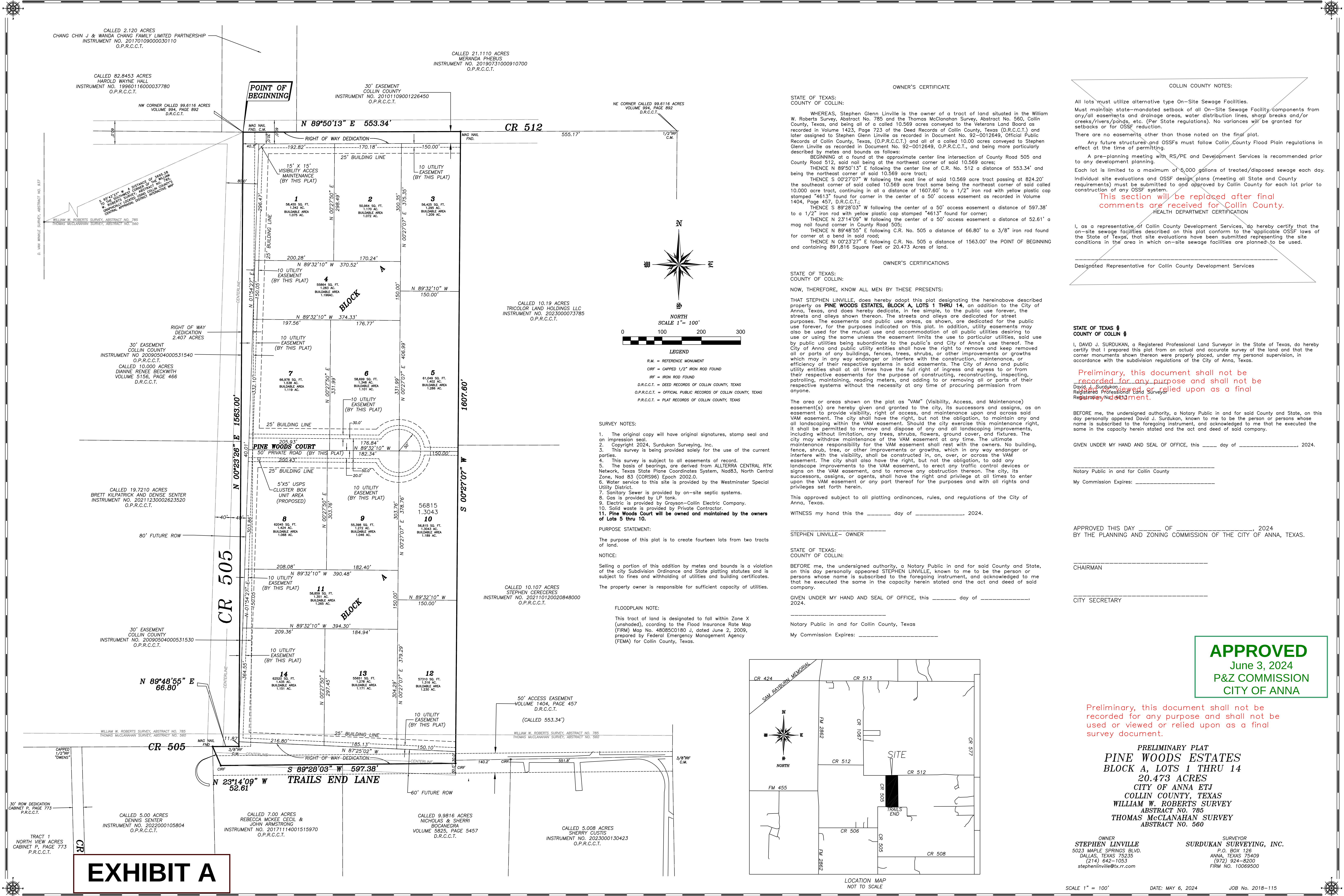
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of June, 2024.

ATTEST:

APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, Stephen Glenn Linville is the owner of a tract of land situated in the William W. Roberts Survey, Abstract No. 785 and the Thomas McClanahan Survey, Abstract No. 560, Collin County, Texas, and being all of a called 10.569 acres conveyed to the Veterans Land Board as recorded in Volume 1423, Page 723 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and later assigned to Stephen Glenn Linville as recorded in Document No. 92-0012649, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and all of a called 10.00 acres conveyed to Stephen Glenn Linville as recorded in Document No. 92-0012649, O.P.R.C.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a found at the approximate center line intersection of County Road 505 and County Road 512, said nail being at the northwest corner of said 10.569 acres;

THENCE N 89°50'13" E following the center line of C.R. No. 512 a distance of 553.34' and being the northeast corner of said 10.569 acre tract;

THENCE S 00°27'07" W following the east line of said 10.569 acre tract passing at 824.20' the southeast corner of said called 10.569 acre tract same being the northeast corner of said called 10.000 acre tract, continuing in all a distance of 1607.60' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the center of a 50' access easement as recorded in Volume 1404, Page 457, D.R.C.C.T.;

THENCE S 89°28'03" W following the center of a 50' access easement a distance of 597.38' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 23°14'09" W following the center of a 50' access easement a distance of 52.61' a mag nail found corner in County Road 505;

THENCE N 89°48'55" E following C.R. No. 505 a distance of 66.80' to a 3/8" iron rod found for corner at a bend in said road;

THENCE N 00°23'27" E following C.R. No. 505 a distance of 1563.00' the POINT OF BEGINNING and containing 891,816 Square Feet or 20.473 Acres of land.

OWNER'S CERTIFICATIONS

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT STEPHEN LINVILLE, does hereby adopt this plat designating the hereinabove described property as **PINE WOODS ESTATES, BLOCK A, LOTS 1 THRU 14**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same within the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

WITNESS my hand this the _____ day of _____, 2024.

STEPHEN LINVILLE— OWNER

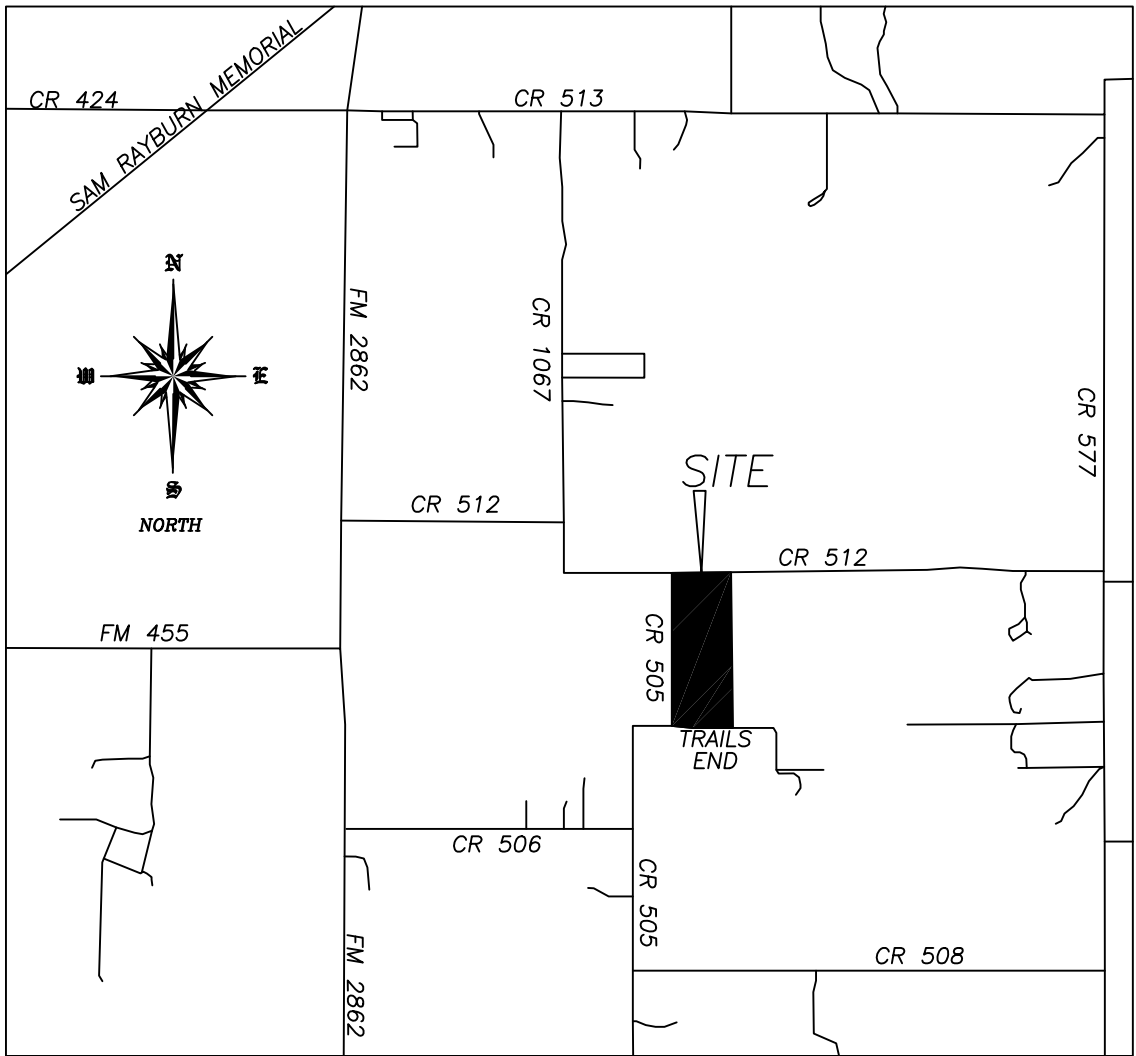
STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared STEPHEN LINVILLE, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for Collin County, Texas

My Commission Expires: _____



Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID:\ 1021030 & 1021021 Total Number of Acres: 21.473

Zoning Classification(s): ETJ Anna

Total Number of Lots: currently 2 tracts

Location: Southeast corner of CR 505 and CR 512

Property Owner Information & Authorization

Name/Company: Stephen Linville

Address: 5023 Maple Springs Blvd.

City: Dallas

State: Texas

Zip Code: 75235

Phone: (214) 642-1053

Email: tephnenlinville@tx.rr.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.

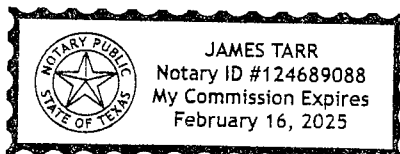
Property Owner's Signature: Stephen L. Linville Date: May 2, 2024

STATE OF: TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared STEPHEN LINVILLE (*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 2nd day of May, 2024



James Tarr
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: 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. 10.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Hurricane Creek Townhomes, Revised Preliminary Plat. Applicant: Travis Biber

SUMMARY:

115 single family residential and 4 common are lots on 12.2± acres, located at the northeast corner of N. Standridge Boulevard and Stockport Drive. Zoned: Planned Development (Ord. No. 886-2020)

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 attached, development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Site Plan is in conformance with the adopted Planned Development standards and 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: Unique.

ATTACHMENTS:

1. Villages of Hurricane Creek - North Phase 3 Revised Preliminary Plat Locator Map
2. resolution
3. Exhibit A (RPP) Hurricane Creek Townhomes
4. Anna Development Application_24-0506

Revised Preliminary Plat - Villages of Hurricane Creek - North Phase 3



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-06-0070

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING HURRICANE CREEK, PHASE 3 TOWNHOMES, REVISED PRELIMINARY PLAT.

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

WHEREAS, Travis Biber has submitted an application for the approval of Hurricane Creek , Phase 3 Townhomes, Revised 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 Revised Preliminary Plat

The Planning & Zoning Commission hereby approves Hurricane Creek, Phase 3 Townhomes, Revised Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of June, 2024.

ATTEST:

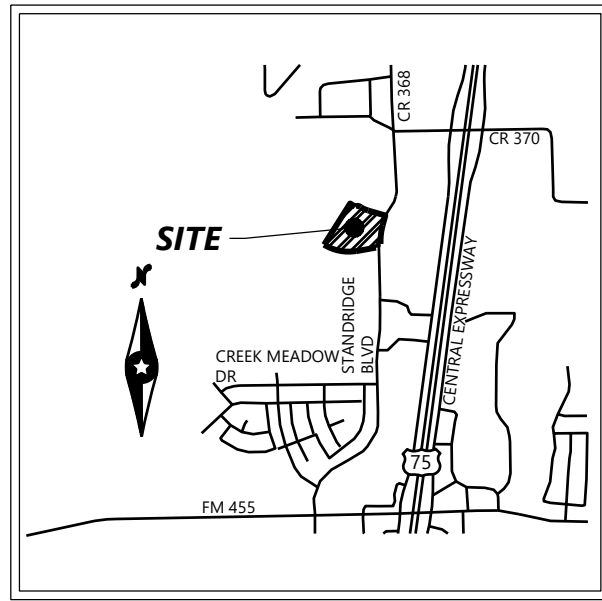
APPROVED:

Interim Director of Development Services,
Nader Jeri

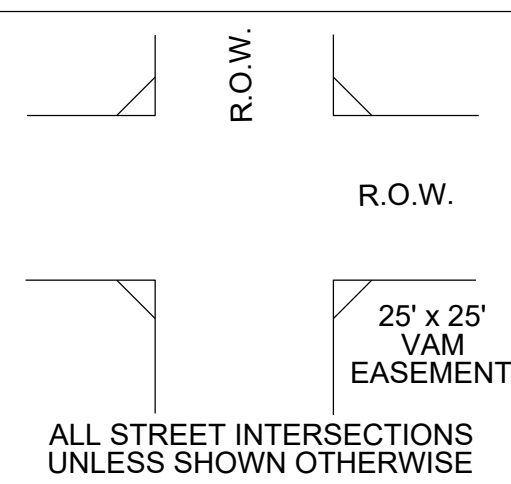
Planning & Zoning Commission, Chair
Kelly Patterson-Herndon

VICINITY MAP

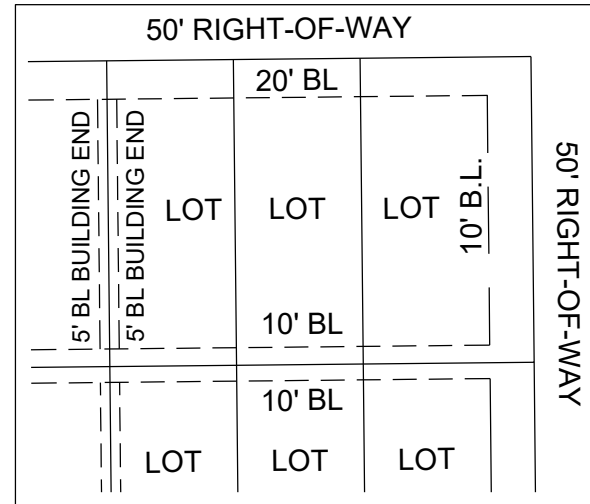
(NOT TO SCALE)



IRF	5/8" IRON ROD WITH YELLOW CAP
IRS	1/2" IRON ROD WITH YELLOW CAP STAMPED
(C.M.)	WESTWOOD PS SET
O.P.R.C.C.T.	POINT OF CURVATURE
P.O.B.	CONTROLLING MONUMENT
B.L.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
U.E.	POINT OF BEGINNING
W.E.	BUILDING LINE
R.O.W.	UTILITY EASEMENT
	WATER EASEMENT
	RIGHT-OF-WAY
	STREET NAME CHANGE



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



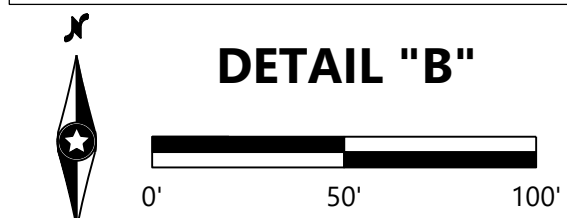
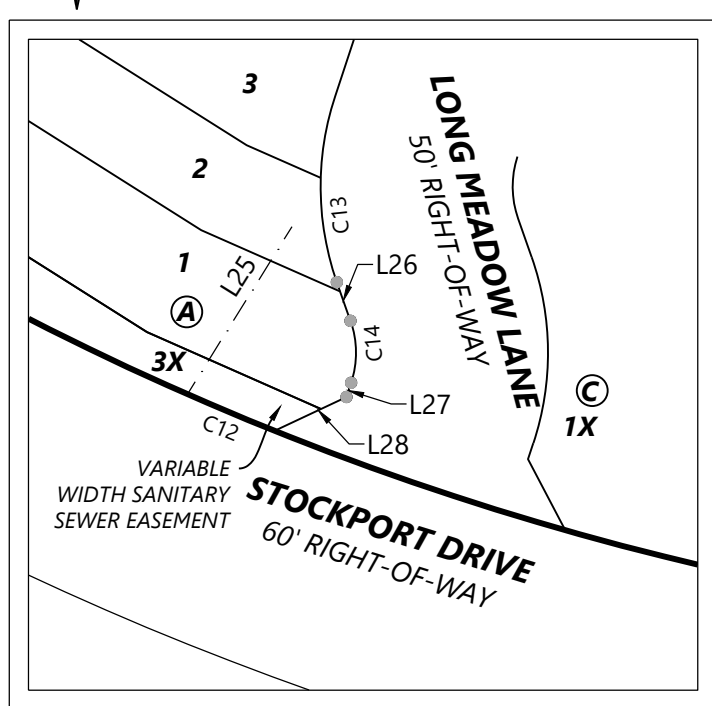
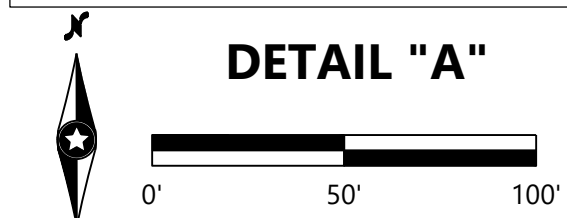
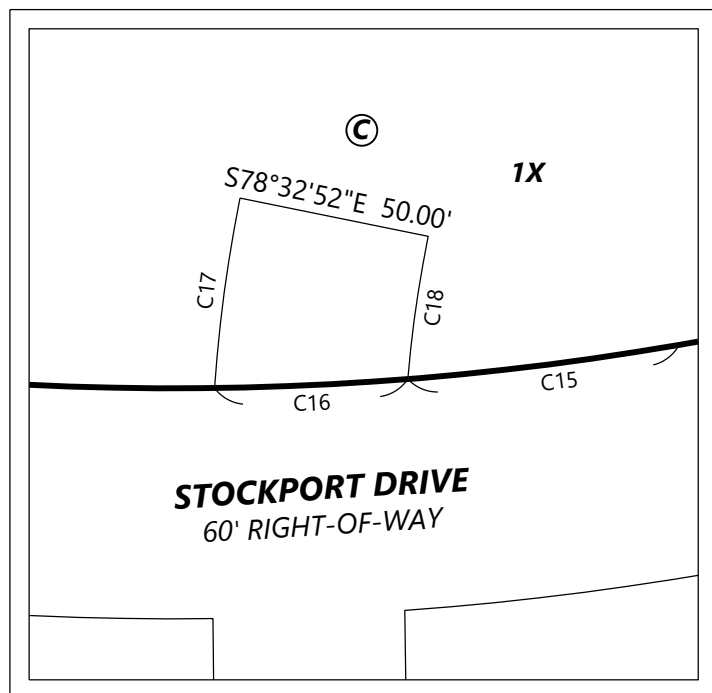
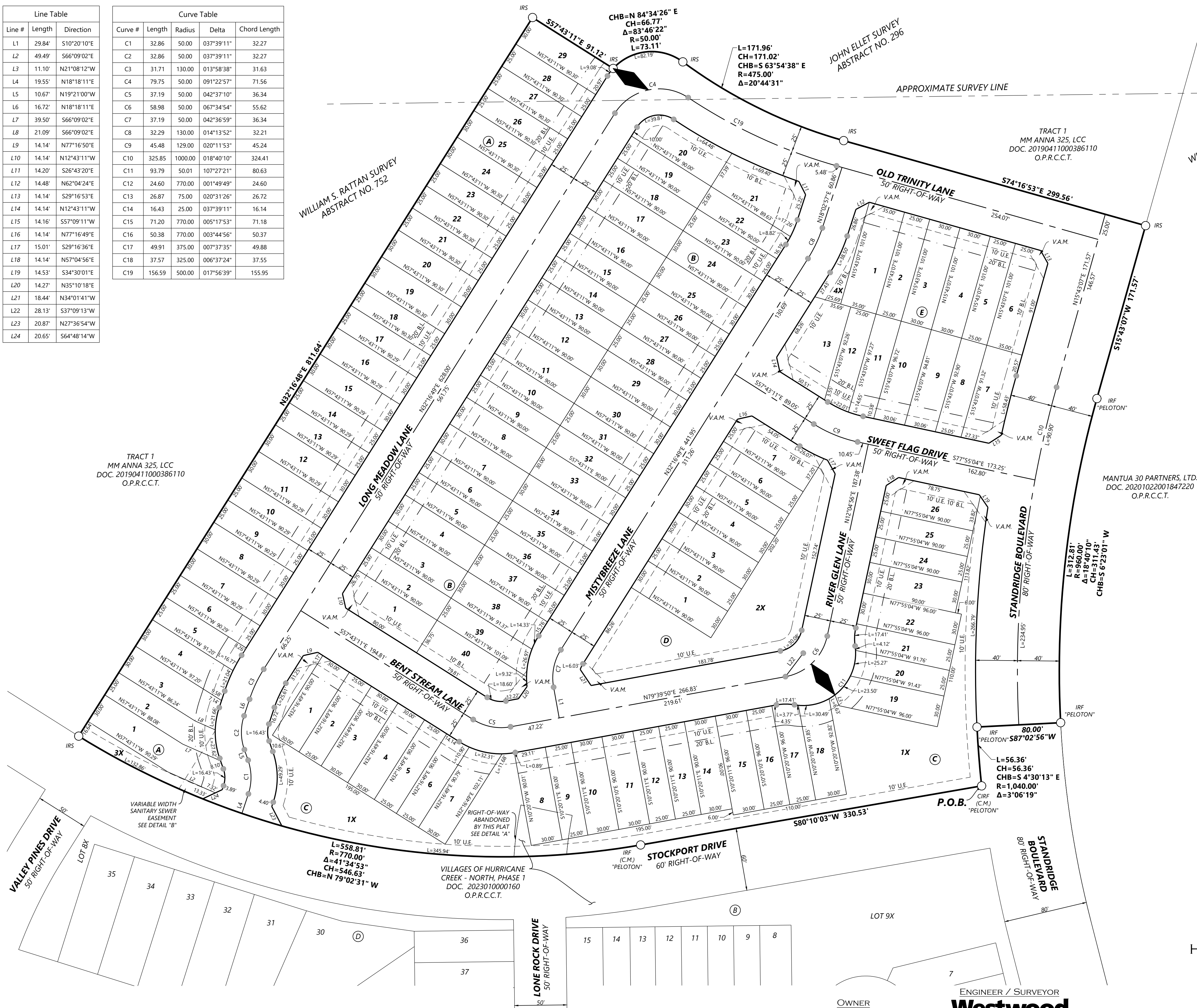
SF-TH BUILDING SETBACKS
25'X80' LOT
(TYP.) N.T.S.

	SF-TH
Maximum Height (feet)	35
Side Yard Interior (feet)	0/5
Side Yard, Corner Lot, Street Side (feet) (c)	10
Rear Yard (feet) (d)	10
Front Yard (feet)	20
Lot Area (feet)	2,000 per unit
Min. lot width (feet)	20
Min. lot depth (feet) (e)	80
Max lot coverage (%)	70%
Building size (square feet)	900
Masonry (%)	60%

CITY OF ANNA ORDINANCE NO. 932-2021

Line #	Length	Direction
L1	29.84'	S10°20'10"E
L2	49.49'	S66°09'02"E
L3	11.10'	N21°08'12"W
L4	19.55'	N18°18'11"E
L5	10.67'	N19°21'00"W
L6	16.72'	N18°18'11"E
L7	39.50'	S66°09'02"E
L8	21.09'	S66°09'02"E
L9	14.14'	N77°16'50"E
L10	14.14'	N12°43'11"W
L11	14.20'	S26°43'20"E
L12	14.48'	N62°04'24"E
L13	14.14'	S29°16'53"E
L14	14.14'	N12°43'11"W
L15	14.16'	S57°09'11"W
L16	14.14'	N77°16'49"E
L17	15.01'	S29°16'36"E
L18	14.14'	N57°04'56"E
L19	14.53'	S34°30'01"E
L20	14.27'	N35°10'18"E
L21	18.44'	N34°01'41"W
L22	28.13'	S37°09'13"W
L23	20.87'	N27°36'54"W
L24	20.65'	S64°48'14"W

Curve #	Length	Radius	Delta	Chord Length
C1	32.86	50.00	037°39'11"	32.27
C2	32.86	50.00	037°39'11"	32.27
C3	31.71	130.00	013°58'38"	31.63
C4	79.75	50.00	091°22'57"	71.56
C5	37.19	50.00	042°37'10"	36.34
C6	58.98	50.00	067°34'54"	55.62
C7	37.19	50.00	042°36'59"	36.34
C8	32.29	130.00	014°13'52"	32.21
C9	45.48	129.00	020°11'53"	45.24
C10	325.85	1000.00	018°40'10"	324.41
C11	93.79	50.01	107°27'21"	80.63
C12	24.60	770.00	001°49'49"	24.60
C13	26.87	75.00	020°31'26"	26.72
C14	16.43	25.00	037°39'11"	16.14
C15	71.20	770.00	005°17'53"	71.18
C16	50.38	770.00	003°44'56"	50.37
C17	49.91	375.00	007°37'35"	49.88
C18	37.57	325.00	006°37'24"	37.55
C19	156.59	500.00	017°56'39"	155.95



APPROVED
JUNE 3, 2024
P&Z COMMISSION
CITY OF ANNA

A PRELIMINARY PLAT
OF
HURRICANE CREEK TOWNHOMES
12.169 ACRES TOTAL
115 RESIDENTIAL LOTS
(SF-TH LOTS)
4 COMMON AREA LOTS
LOCATED IN THE
JOHN ELLET SURVEY, ABSTRACT NO. 296, & WILLIAM S.
RATTAN SURVEY, ABSTRACT NO. 752 AN ADDITION TO THE
CITY OF ANNA,
COLLIN COUNTY, TEXAS
MAY 20, 2024 JOB NO. R0051877.00

EXHIBIT A
Sheet 1 of 2

OWNER
MM ANNA 325, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

ENGINEER / SURVEYOR
Westwood
Phone (469) 219-1800 11000 Frisco Street, Suite 400
Fax (888) 987-5150 Frisco, TX 75033
westwoodps.com
TPEI FROM REGISTRATION NO. F-12001
TPEIS FROM REGISTRATION NO. F-10194468

PROPERTY DESCRIPTION

BEING THAT TRACT OF LAND SITUATED IN THE JOHN ELLET SURVEY, ABSTRACT NO. 296 AND WILLIAM S. RATTAN SURVEY, ABSTRACT NO. 752, CITY OF ANNA, COLLIN COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND KNOWN AS "TRACT 1" DESCRIBED IN DEED TO MM ANNA 325, LLC RECORDED IN DOCUMENT NO. 20190411000386110 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND A PART OF LONE ROCK DRIVE AS SHOWN ON VILLAGES OF HURRICANE CREEK - NORTH PHASE 1, AN ADDITION TO THE CITY OF ANNA, RECORDED IN DOCUMENT NO. 2023010000160, O.P.R.C.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "PELTON" FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STOCKPORT DRIVE (A 60' RIGHT-OF-WAY), AND THE WEST RIGHT-OF-WAY LINE OF STANDRIDGE BOULEVARD (A 80' RIGHT-OF-WAY), AS SHOWN ON VILLAGES OF HURRICANE CREEK - NORTH, PHASE 1;

THENCE SOUTH 80° 10' 03" WEST, 330.53 FEET WITH SAID NORTH RIGHT-OF-WAY, LINE TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 558.81 FEET, THROUGH A CENTRAL ANGLE OF 41° 34' 53", HAVING A RADIUS OF 770.00 FEET, AND A LONG CHORD WHICH BEARS NORTH 79° 02' 31" WEST, 546.63 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD P5" SET;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, LINE OVER AND ACROSS SAID TRACT 1 THE FOLLOWING COURSES AND DISTANCES:

NORTH 32° 16' 48" EAST, 811.64 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD P5" SET;

SOUTH 57° 43' 11" EAST, 91.12 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD P5" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 73.11 FEET, THROUGH A CENTRAL ANGLE OF 83° 46' 22", HAVING A RADIUS OF 50.00 FEET, AND A LONG CHORD WHICH BEARS NORTH 84° 34' 26" EAST, 73.11 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD P5" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 171.96 FEET, THROUGH A CENTRAL ANGLE OF 20° 44' 31", HAVING A RADIUS OF 475.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 63° 54' 38" EAST, 171.02 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD P5" SET;

SOUTH 74° 16' 53" EAST, 299.56 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD P5" SET IN THE COMMON EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF A TRACT OF LAND TO MANTUA 30 PARTNERS, LTD. RECORDED IN DOCUMENT NO. 2020102001847220 O.P.R.C.C.T.;

THENCE SOUTH 15° 43' 07" WEST, 171.57 FEET WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUING WITH SAID COMMON LINE AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 312.81 FEET, THROUGH A CENTRAL ANGLE OF 18° 40' 10", HAVING A RADIUS OF 860.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 06° 23' 01" WEST, 311.43 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND FOR THE NORTHEAST CORNER OF SAID VILLAGES OF HURRICANE CREEK - NORTH, PHASE 1, AND IN THE EAST RIGHT-OF-WAY LINE OF SAID STANDRIDGE BOULEVARD;

THENCE SOUTH 87° 02' 56" WEST, 80.00 FEET WITH THE NORTH LINE OF SAID VILLAGES OF HURRICANE CREEK - NORTH, PHASE 1 TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID STANDRIDGE BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT AND SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 56.36 FEET, THROUGH A CENTRAL ANGLE OF 03° 06' 19", HAVING A RADIUS OF 1040.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 04° 30' 13" EAST, 56.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 530.075 SQUARE FEET OR 12.169 ACRES MORE OR LESS;

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

BY: _____
NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" TAC 22.138.33e
Jason B. Armstrong, RPLS 5557
Date:5/29/2024

JASON B. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

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 JASON B. ARMSTRONG, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

MY COMMISSION EXPIRES: _____

Lot Table		
Lot #	SF	Acre
Block A, Lot 1	4,159	0.095
Block A, Lot 2	2,907	0.067
Block A, Lot 3	3,025	0.069
Block A, Lot 3X	1,781	0.041
Block A, Lot 4	2,814	0.065
Block A, Lot 5	2,262	0.052
Block A, Lot 6	2,257	0.052
Block A, Lot 7	2,709	0.062
Block A, Lot 8	2,709	0.062
Block A, Lot 9	2,257	0.052
Block A, Lot 10	2,257	0.052
Block A, Lot 11	2,709	0.062
Block A, Lot 12	2,709	0.062
Block A, Lot 13	2,257	0.052
Block A, Lot 14	2,257	0.052
Block A, Lot 15	2,709	0.062
Block A, Lot 16	2,709	0.062
Block A, Lot 17	2,257	0.052
Block A, Lot 18	2,257	0.052
Block A, Lot 19	2,709	0.062

Lot Table		
Lot #	SF	Acre
Block A, Lot 20	2,709	0.062
Block A, Lot 21	2,257	0.052
Block A, Lot 22	2,257	0.052
Block A, Lot 23	2,257	0.052
Block A, Lot 24	2,709	0.062
Block A, Lot 25	2,709	0.062
Block A, Lot 26	2,257	0.052
Block A, Lot 27	2,257	0.052
Block A, Lot 28	2,257	0.052
Block A, Lot 29	2,711	0.062
Block B, Lot 1	3,257	0.075
Block B, Lot 2	2,250	0.052
Block B, Lot 3	2,700	0.062
Block B, Lot 4	2,700	0.062
Block B, Lot 5	2,250	0.052
Block B, Lot 6	2,250	0.052
Block B, Lot 7	2,700	0.062
Block B, Lot 8	2,700	0.062
Block B, Lot 9	2,250	0.052
Block B, Lot 10	2,250	0.052

Lot Table		
Lot #	SF	Acre
Block B, Lot 11	2,700	0.062
Block B, Lot 12	2,700	0.062
Block B, Lot 13	2,250	0.052
Block B, Lot 14	2,250	0.052
Block B, Lot 15	2,250	0.052
Block B, Lot 16	2,700	0.062
Block B, Lot 17	2,700	0.062
Block B, Lot 18	2,250	0.052
Block B, Lot 19	2,250	0.052
Block B, Lot 20	3,050	0.070
Block B, Lot 21	3,653	0.084
Block B, Lot 22	2,249	0.052
Block B, Lot 23	2,250	0.052
Block B, Lot 24	2,700	0.062
Block B, Lot 25	2,700	0.062
Block B, Lot 26	2,250	0.052
Block B, Lot 27	2,250	0.052
Block B, Lot 28	2,250	0.052
Block B, Lot 29	2,700	0.062
Block B, Lot 30	2,700	0.062

Lot Table		
Lot #	SF	Acre
Block B, Lot 31	2,250	0.052
Block B, Lot 32	2,250	0.052
Block B, Lot 33	2,700	0.062
Block B, Lot 34	2,700	0.062
Block B, Lot 35	2,250	0.052
Block B, Lot 36	2,250	0.052
Block B, Lot 37	2,700	0.062
Block B, Lot 38	2,706	0.062
Block B, Lot 39	2,384	0.055
Block B, Lot 40	3,743	0.086
Block C, Lot 1	2,700	0.062
Block C, Lot 1X	33,427	0.767
Block C, Lot 2	2,250	0.052
Block C, Lot 3	2,700	0.062
Block C, Lot 4	2,700	0.062
Block C, Lot 5	2,250	0.052
Block C, Lot 6	2,253	0.052
Block C, Lot 7	2,856	0.066
Block C, Lot 8	2,700	0.062
Block C, Lot 9	2,250	0.052

Lot Table		
Lot #	SF	Acre
Block C, Lot 10	2,700	0.062
Block C, Lot 11	2,700	0.062
Block C, Lot 12	2,250	0.052
Block C, Lot 13	2,250	0.052
Block C, Lot 14	2,700	0.062
Block C, Lot 15	2,880	0.066
Block C, Lot 16	2,400	0.055
Block C, Lot 17	2,370	0.054
Block C, Lot 18	2,724	0.063
Block C, Lot 19	2,903	0.067
Block C, Lot 20	2,263	0.052
Block C, Lot 21	2,369	0.054
Block C, Lot 22	2,880	0.066
Block C, Lot 23	2,700	0.062
Block C, Lot 24	2,250	0.052
Block C, Lot 25	2,250	0.052
Block C, Lot 26	3,099	0.071
Block D, Lot 1	2,700	0.062
Block D, Lot 2	2,250	0.052
Block D, Lot 2X	16,469	0.378

Lot Table		
Lot #	SF	Acre
Block D, Lot 3	2,700	0.062
Block D, Lot 4	2,700	0.062
Block D, Lot 5	2,250	0.052
Block D, Lot 6	2,250	0.052
Block D, Lot 7	3,119	0.072
Block E, Lot 1	3,535	0.081
Block E, Lot 2	2,525	0.058
Block E, Lot 3	3,030	0.070
Block E, Lot 4	3,030	0.070
Block E, Lot 4X	1,448	0.033
Block E, Lot 5	2,525	0.058
Block E, Lot 6	3,485	0.080
Block E, Lot 7	3,159	0.073
Block E, Lot 8	2,303	0.053
Block E, Lot 9	2,816	0.065
Block E, Lot 10	2,873	0.066
Block E, Lot 11	2,433	0.056
Block E, Lot 12	2,382	0.055
Block E, Lot 13	3,964	0.091

SURVEYOR NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4012 - NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.9998607070.
- ALL PERIMETER PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD P5" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48080C0155 EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE 15' WATER EASEMENT CREATED BY THIS PLAT IS DEDICATED FOR THE PUBLIC USE FOR THE PURPOSE INDICATED ON THIS PLAT.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2024
BY THE PLANNING & ZONING COMMISSION OF ANNA, TEXAS.

P&Z CHAIR

DIRECTOR OF DEVELOPMENT
SERVICES

APPROVED
JUNE 3, 2024
P&Z COMMISSION
CITY OF ANNA

A PRELIMINARY PLAT
OF
HURRICANE CREEK TOWNHOMES
12.169 ACRES TOTAL
115 RESIDENTIAL LOTS
(SF-TH LOTS)
4 COMMON AREA LOTS
LOCATED IN THE
JOHN ELLET SURVEY, ABSTRACT NO. 296, & WILLIAM S.
RATTAN SURVEY, ABSTRACT NO. 752 AN ADDITION TO THE
CITY OF ANNA,
COLLIN COUNTY, TEXAS
MAY 20, 2024 Job No. R0051877.00

EXHIBIT A
Sheet 2 of 2

ENGINEER / SURVEYOR

Westwood

Phone (469) 219-1800 11000 Frisco Street, Suite 400
Fax Free (888) 957-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TPEI FIRM REGISTRATION NO. F-17207
TPEI'S FIRM REGISTRATION NO. F-10794468

OWNER
MM ANNA 325, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMNERS BRANCH, TEXAS 75234
469-892-7200

Plans & Plats Submittal



1. **Pre-Application Meeting.** Application(s) will **NOT** be accepted unless a pre-application meeting has been completed & the notes provided from that meeting are included in the submission. See Pre-application meeting information.
2. **Engineering Civil Plans submitted to Engineering.** Conceptual Civils are **required** to be submitted with a Preliminary Site Plan. Full Civil Engineering Plans are **required** to be submitted prior to all Preliminary Plat/Replat, Site Plan & Landscape Plan applications for new land development projects.**

** Civil Engineering Plans are required to be submitted at least 7 days **PRIOR** to the Submittal Date identified on the official City of Anna Zoning, Plan, and Plat [Submittal Calendar](#). Review [Engineering & Construction Inspection webpage](#) for additional submittal requirements. Please coordinate payment with their office.
3. **Planning Applications submitted to Planning & Development.**
 - a. Submittals are due by 11:00 a.m. on the submittal date. See the [Submittal Calendar](#). Typically submittal dates are the 1st Wednesday of the month following a regularly scheduled Planning & Zoning commission meeting in order to be placed on the next Planning and Zoning commission agenda.
 - b. Submit application, plan(s) and/or plat, corresponding checklist, pre-application meeting notes, and tax statement/certificate. Receipt of documents does not constitute acceptance or approval. Please e-mail all required application materials to Becky Mantuano (RMantuano@annatexas.gov) and Lauren Mecke (LMecke@annatexas.gov). **Applications sent to anyone else will not be accepted.** If files exceed the size limit, please coordinate with us prior to bringing a CD or flash drive during business hours.
 - c. Submit the application fee in-person or by mail. The application fee is **NOT** refundable. The city accepts credit cards and checks only. American Express cards are not accepted.
 - d. Staff review comments and applicant corrected plans/plats shall follow dates outlined on the submittal calendar.
4. **P&Z Commission.** The Planning & Zoning Commission is the approval authority for most plans and plats. In many cases, the items will be placed on the consent agenda and the Commission will take action in one motion approving all items.

Staff will present items for individual consideration or if pulled from the consent agenda. Any item that requires a Public Hearing or Council approval will receive a recommendation from the Planning & Zoning Commission and requires a representative to attend this meeting.
5. **City Council.** Staff will present items with the recommendation from the Planning & Zoning Commission. Items requiring Council approval requires a representative to attend this meeting.

If the subject property is located in the Extraterritorial Jurisdiction (ETJ) and not associated with an annexation case, please use the ETJ Development Application instead of this one.

Submittal (Refer to pre-application notes)

Preliminary Planning

- ☐ Concept Plan/Revised Concept Plan
- ☐ Conveyance Plat/Revised Conveyance Plat
- ☒ Preliminary Plat/Preliminary Replat
- ☐ Preliminary Site Plan/Revised Preliminary Site Plan
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Neighborhood Points System Compliance (Single- and Two-Family subdivisions only)

Site Planning

- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan/Revised Landscape Plan
- ☐ Lighting (Photometric) Plan
- ☐ Facade Plan
- ☐ Substantially Conforming Site/Landscape Plan
- ☐ Sign Coordination Plan

Platting

- ☐ Final Plat/Minor Plat/Replat
- ☐ Amended Plat

Engineering Plans

- ☐ Conceptual Civils Plans have been submitted to the Engineering Division
- ☐ Engineering Civil Plans have been submitted to the Engineering Division

Plat Submittal Type (Plats only)

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the preliminary plats, preliminary replats, final plats, and replats within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the preliminary plats, preliminary replats, final plats, and replats within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 12.2 acre(s)

Total number of lots including Common Area Lots: 119 lot(s)

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 1,690, to be paid to Planning. No fee for Photometric Plan or Neighborhood Points System Compliance.

The Civil Engineering Plan application fee is to be paid to Public Works. No fee for Concept Civils.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Owner Authorization and Representative Designation



Property Description

Subdivision/Parcel ID: 2797548 Total Number of Acres: 12.2
Zoning Classification(s): Single Family Residential Total Number of Lots: 115
Location: Located south-west of the intersection of CR 370 and US 75, in Anna TX.

Property Owner Information & Authorization

Name/Company: Travis Biber
Address: 1800 Valley View Lane, Suite 300
City: Farmers Branch State: TX Zip Code: 75234
Phone: (469) 892-7274 Email: tbiber@centurionamerican.com

Project Representation (check one):

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

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

Property Owner's Signature: _____ Date: _____

STATE OF: _____

COUNTY OF: _____

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

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20____

Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Tanner Sheets
Company: Westwood Professional Services
Address: 11000 FRISCO STREET
City: Frisco State: TX Zip Code: 75033
Phone: 214-577-5223 Email: tanner.sheets@westwoodps.com



Item No. 11.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Everett Johnson

AGENDA ITEM:

Consider/Discuss/Action regarding the Family Time Away Place, Final Plat. Applicant: Family Time Away, LLC

SUMMARY:

Four lots on 5.5± acres located on the north side of Winding Oaks Trail, 2,120± feet east of County Road 376. Located in the Extraterritorial Jurisdiction (ETJ).

The purpose of this plat is to create four lots from one tract of land.

ISSUE:

The property as is exists today does not conform to the City's Subdivision Regulations pertaining to street frontage of a lot.

§9.02.087 Lots

(b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

The existing property and 10 surrounding properties have an existing, shared road, utility, fire lane, and drainage easement.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Neither the Fire Department nor Engineering Division have submitted an objection to this request. Upon City Council approval of the requested waiver, the final plat is in conformance with the city's Subdivision Regulations.

Recommend approval subject to Council approval of the waiver request and the on-site sewage facility review by Collin County Development Services.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Family Time Away Place, Block A, Lots 1-4 Final Plat Locator Map
2. Exhibit A-Family Time Away Place
3. Application Family Time

Final Plat - Family Time Away Place, Block A, Lots 1-4

WINDING OAKS TRL

THE CITY OF
Anna

N



 Subject Property

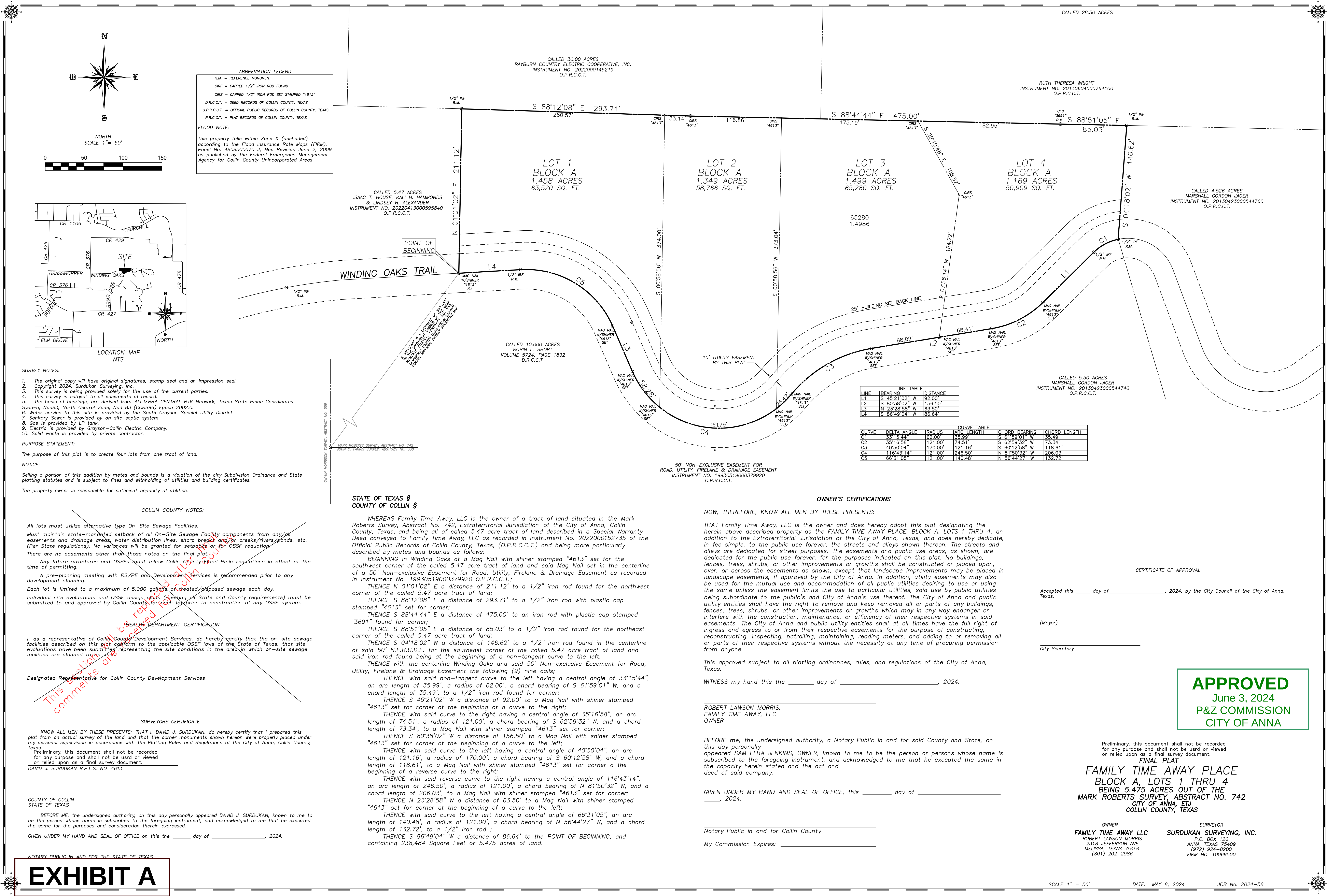
 City Limits

 ETJ

0 100 200 400 Feet



May 2024



Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: FAMILY TIME AWAY PLACE Total Number of Acres: 5.475
Zoning Classification(s): ETJ Total Number of Lots: 4
Location: 2925 WINDING OAKS TRL

Property Owner Information & Authorization

Name/Company: FAMILY TIME AWAY, LLC
Address: 2318 Jefferson Ave
City: Melissa State: TEXAS Zip Code: 75454
Phone: (801) 202-2986 Email: accts.fta@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
- ☒ I hereby designate David J. 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: May 7, 2024

STATE OF: TEXAS Oklahoma

COUNTY OF: COLLIN Love

BEFORE ME, a Notary Public, on this day personally appeared Robert L. Morris (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 on the 7 day of May, 2024



Dottie Guin
Notary Public in and for the State of Texas
#02002584 Oklahoma

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): SURVEYOR
Name: David J. 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

ETJ Development Application



Submittal (Refer to pre-application notes)

☐ Development Plat	☒ Final Plat/Minor Plat/Replat
☐ Conveyance Plat/Revised Conveyance Plat	☐ Neighborhood Point System Compliance
☐ Preliminary Plat/Preliminary Replat	
☐ Conceptual Civil Plans have been submitted to the Engineering Division	
☐ Engineering Civil Plans have been submitted to the Engineering Division	

Plat Submittal Type

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove preliminary plats, preliminary replats, final plats, and replats within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☐ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the preliminary plats, preliminary replats, final plats, and replats within 30 days by the approval authority.

Water & Wastewater Service

Water will be served by: (Please attach a will-serve letter from the service provider.)

☐ City of Anna	☐ South Grayson SUD	☐ Weston WSC
☐ Marilee SUD	☐ Verona WSC	☐ Other _____
☐ North Collin SUD	☐ Westminster SUD	

Wastewater will be served by:

- ☐ City of Anna Sewer
- ☒ On-site sewage facility - Each lot is a minimum of one developable acre.
- ☐ On-site sewage facility - Waiver of the one developable acre requirement from Collin County attached.

Lots for fee calculation

Total number of lots (including Common Area Lots): _____ lot(s)

Fees (Separate check for Civil Plans)

Please see the Development Services' Planning Fee Schedule and Engineering Plan Submittal Checklist.

The application fee of \$ 540, to be paid to Planning & Development. There is no fee for the Neighborhood Point System Compliance Review.

The Civil Engineering Plan application fee is to be paid to Public Works. No fee for Concept Civils.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Planning & Development Department

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

ETJ Plat Submittal



1. **Pre-Application Meeting.** Application(s) will **NOT** be accepted unless a pre-application meeting has been completed & the notes provided from that meeting are included in the submission. See Pre-application meeting information.
Properties located in the Extraterritorial Jurisdiction may be exempt from the pre-application meeting requirement at the Planning Manager's discretion.
2. **Engineering Civil Plans submitted to Engineering.** Conceptual Civils are **required** to be submitted with a Preliminary Site Plan. Full Civil Engineering Plans are **required** to be submitted prior to all Preliminary Plat/Replat, Site Plan & Landscape Plan applications for new land development projects.**

** Civil Engineering Plans are required to be submitted at least 7 days **PRIOR** to the Submittal Date identified on the official City of Anna Zoning, Plan, and Plat Submittal Calendar. Review Engineering & Construction Inspection webpage for additional submittal requirements. Please coordinate payment with their office.
3. **Planning Applications submitted to Planning & Development.**
 - a. Submittals are due by 11:00 a.m. on the submittal date. See the Submittal Calendar. Typically submittal dates are the 1st Wednesday of the month following a regularly scheduled Planning & Zoning commission meeting in order to be placed on the next Planning and Zoning commission agenda.
 - b. Submit application, plan(s) and/or plat, corresponding checklist, pre-application meeting notes, and tax statement/certificate. Receipt of documents does not constitute acceptance or approval. Please e-mail all required application materials to Salena Tittle (STittle@annatexas.gov) and Lauren Mecke (LMecke@annatexas.gov). **Applications sent to anyone else will not be accepted.** If files exceed the size limit, please coordinate with us prior to bringing a CD or flash drive during business hours.
 - c. Submit the application fee in-person or by mail. The application fee is **NOT** refundable. The city accepts credit cards and checks only. American Express cards are not accepted.
 - d. Staff review comments and applicant corrected plans/plats shall follow dates outlined on the submittal calendar.
4. **P&Z Commission.** The Planning & Zoning Commission is the approval authority for most plans and plats. In many cases, the items will be placed on the consent agenda and the Commission will take action in one motion approving all items.

Staff will present items for individual consideration or if pulled from the consent agenda. Any item that requires a Public Hearing or Council approval will receive a recommendation from the Planning & Zoning Commission and requires a representative to attend this meeting.
5. **City Council.** Staff will present items with the recommendation from the Planning & Zoning Commission. Items requiring Council approval requires a representative to attend this meeting.



Item No. 12.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend the Future Land Use Designation Place Type in the Future Land Use Plan of the Anna 2050 Comprehensive Plan, annex and zone 2.5± acres and rezone 20.5± acres located on North Powell Parkway from SF-E Single-Family Residential - Large Lot to Multi-Family (MF) & Regional Commercial (C-2). Applicant: Anna Pkwy Development LLC

SUMMARY:

REMARKS:

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

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

A Concept Plan, Anna 23, accompanies this request as Exhibit A.

Surrounding Land Uses and Zoning

North	Civic Center (Public Works Building) zoned I-1 and PD (Ord. No. 485-2010) and vacant land in the ETJ
East	Across N Powell Parkway, Daycare zoned SF-E.
South	Self-Storage zoned PD (Ord. No. 554-2011)
West	Vacant land in the ETJ. Development Agreement (Res. No. 2024-04-1618)

Conformance with the Anna 2050 Comprehensive Plan

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agriculture and

Community Commercial place types. The applicant is requesting to amend the Future Land Use Plan by changing the designation of this area to Regional Activity Center. On the following pages are the pages from the Comprehensive Plan for these place types.

The Preferred Scenario Diagram identifies this property as Estate Residential and Community Commercial.

The proposed MF zoning district does conform to the Ranching & Agriculture nor Estate Residential place types but C-2 does conform to the Community Commercial place type. MF & C-2 conform to the Regional Activity Center place type.



RANCHING & AGRICULTURE (RA)

Character & Intent

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

Land Use Considerations

Primary Land Use

Farming, ranching and wildlife management

Secondary Land Use

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

Indicators & Assumptions

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



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



REGIONAL ACTIVITY CENTER (RAC)

Character & Intent

A Regional Activity Center is characterized by big box stores or multitenant commercial uses. They are typically located at high-volume intersections and sometimes along both sides of a highway or arterial. Regional Activity Centers are accessible primarily by one mode of travel – the automobile. Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. A small amount of multi-family residential development may occur in these areas.

Land Use Considerations

Primary Land Use

Retail, commercial, apartments and condominiums, offices, business park, hotels, entertainment centers, retail, service and office uses

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

- + Lot Size (range) N/A
- + Typically 5 - 10 acres; 1 or 2 stories



SUMMARY:

Request to amend the Future Land Use Designation Place Type in the Comprehensive Plan, annex and zone 2.5± acres and rezone 20.5± acres located on North Powell Parkway from SF-E Single-Family Residential - Large Lot to Multi-Family (MF) & Regional Commercial (C-2).

The request is not in conformance with the current Future Land Use Plan nor Preferred Scenario Diagram within the Anna 2050 Comprehensive Plan. The applicant is requesting a recommendation to amend the Future Land Use Plan for this area to be identified as Regional Activity Center.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Planning & Zoning Commission can choose to make one motion for both recommendations of the Comprehensive Plan and Zoning or make two separate motions.

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

1. To approve the Comprehensive Plan amendment and rezoning, or
2. To deny the Comprehensive Plan amendment and rezoning, or
3. To approve the Comprehensive Plan amendment and approve the rezoning with conditions.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Anna 23 Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) Anna 23
3. Exhibit A (CP) Anna 23
4. Application

Zoning - Anna 23

CEDARVIEW

IE HIGHWAY 5

COUNTY ROAD 373

COUNTY ROAD 1106

ABERDEEN DR

GREEN MEADOWS DR

BENTLEY TRL

WYNDSOR TRL

GREYMOORE DR

BRYSON DR

BENT CREEK DR

N POWELL PKWY

BUTLER ST

THOUSAND OAKS DR

ASHLEY LN

THE CITY OF
Anna

N



Subject Property



City Limits



200' Notice Boundary



ETJ

0 200 400 800 Feet

May 2024

CITY OF ANNA
Planning & Zoning Commission

June 3, 2024

Zoning: Anna 23

Applicant: Anna Pkwy Development LLC

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend the Future Land Use Designation Place Type in the Comprehensive Plan, annex and zone 2.5± acres and rezone 20.5± acres located on North Powell Parkway from SF-E Single-Family Residential - Large Lot to Multi-Family (MF) & Regional Commercial (C-2).

REMARKS:

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

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

A Concept Plan, Anna 23, accompanies this request as Exhibit A.

Surrounding Land Uses and Zoning

North	Civic Center (Public Works Building) zoned I-1 and PD (Ord. No. 485-2010) and vacant land in the ETJ
East	Across N Powell Parkway, Daycare zoned SF-E.
South	Self-Storage zoned PD (Ord. No. 554-2011)
West	Vacant land in the ETJ. Development Agreement (Res. No. 2024-04-1618)

Conformance with the Anna 2050 Comprehensive Plan

The Anna 2050 Future Land Use Plan identifies this area as Ranching & Agriculture and Community Commercial place types. The applicant is requesting to amend the Future Land Use Plan by changing the designation of this area to Regional Activity Center. On the following pages are the pages from the Comprehensive Plan for these place types.

The Preferred Scenario Diagram identifies this property as Estate Residential and Community Commercial.

The proposed MF zoning district does not conform to the Ranching & Agriculture nor Estate Residential place types but C-2 does conform to the Community Commercial place type. MF & C-2 conform to the Regional Activity Center place type.



RANCHING & AGRICULTURE (RA)

Character & Intent

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

Land Use Considerations

Primary Land Use

Farming, ranching and wildlife management

Secondary Land Use

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

Indicators & Assumptions

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



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



REGIONAL ACTIVITY CENTER (RAC)

Character & Intent

A Regional Activity Center is characterized by big box stores or multitenant commercial uses. They are typically located at high-volume intersections and sometimes along both sides of a highway or arterial. Regional Activity Centers are accessible primarily by one mode of travel – the automobile. Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. A small amount of multi-family residential development may occur in these areas.

Land Use Considerations

Primary Land Use

Retail, commercial, apartments and condominiums, offices, business park, hotels, entertainment centers, retail, service and office uses

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

- + Lot Size (range) N/A
- + Typically 5 - 10 acres; 1 or 2 stories



SUMMARY:

Request to amend the Future Land Use Designation Place Type in the Comprehensive Plan, annex and zone 2.5± acres and rezone 20.5± acres located on North Powell Parkway from SF-E Single-Family Residential - Large Lot to Multi-Family (MF) & Regional Commercial (C-2).

The request is not in conformance with the current Future Land Use Plan nor Preferred Scenario Diagram within the Anna 2050 Comprehensive Plan. The applicant is requesting a recommendation to amend the Future Land Use Plan for this area to be identified as Regional Activity Center.

RECOMMENDATION:

The Planning & Zoning Commission can choose to make one motion for both recommendations of the Comprehensive Plan and Zoning or make two separate motions.

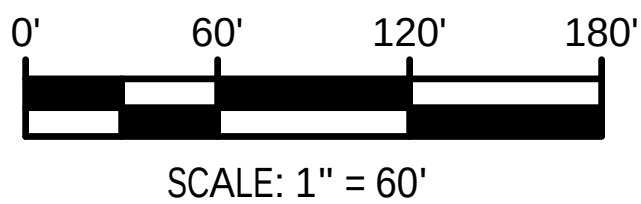
The Planning & Zoning Commission shall make a recommendation to City Council:

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

P:\Data\Time: 4/29/2024 10:24 AM

Westwood

THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

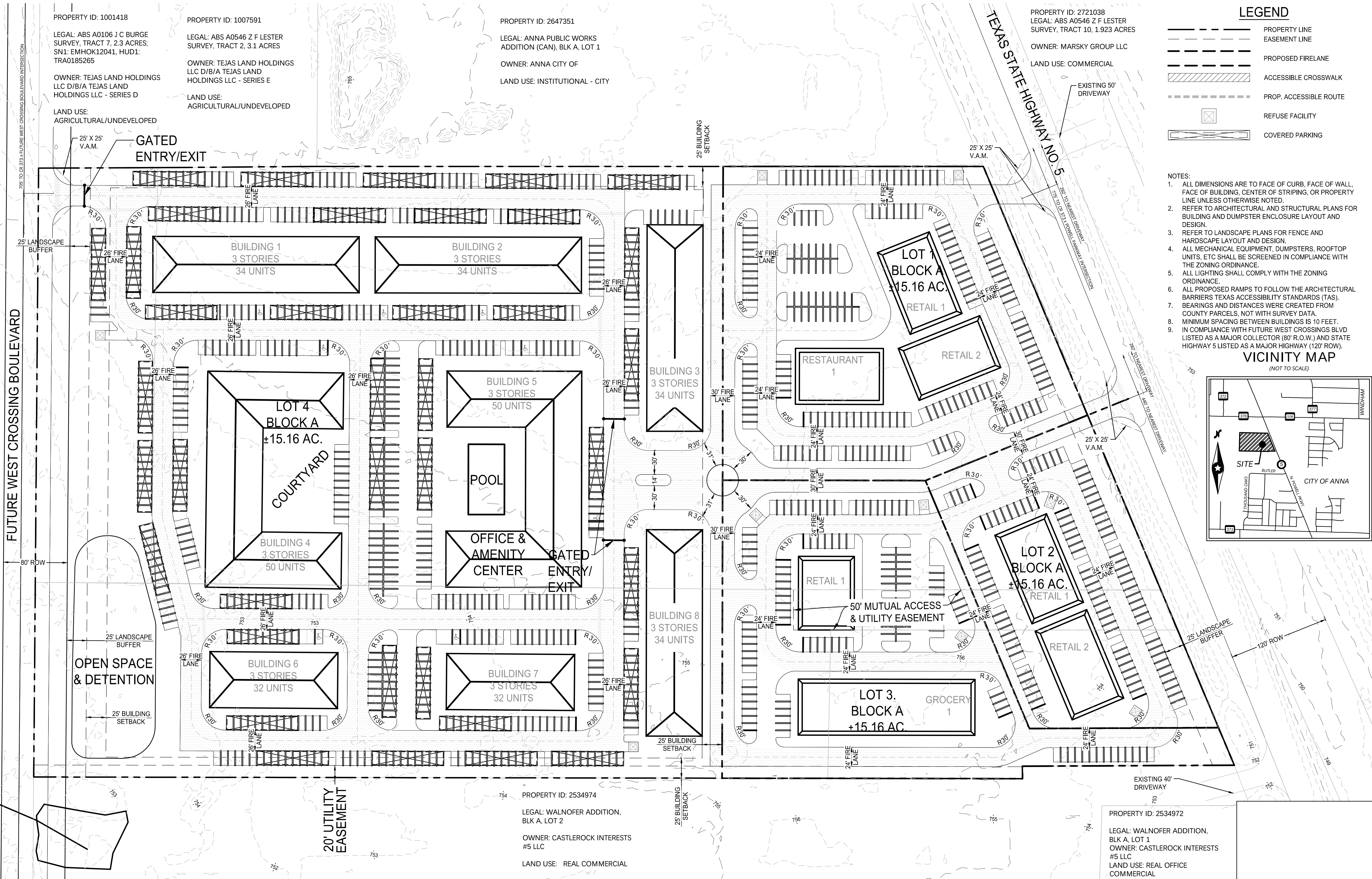


CONCEPT PLAN

ANNA 23: MULTI-FAMILY OPTION

23.3 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ABS A0106 J C BURGE SURVEY, TRACT 6, 1.792 ACRES; ABS A0546 Z F LESTER SURVEY, TRACT 6, 13.5359 ACRES; WALNOFER ADDITION, BLK B, LOT 2; WALNOFER ADDITION, BLK B, LOT 1
DATE: 05/28/2024

EXHIBIT A



COMMERCIAL TRACT 1 SUMMARY SITE DATA TABLE	
Item	Site
Zoning (from zoning map)	SF-E (AG)
Land Use (from zoning ordinance)	Agricultural/Undeveloped
Proposed Land Use	C-2
C-2 Tract 2 Area (ac)	3.32
C-2 Tract 2 Area (sf)	144817
BUILDING FOOTPRINT	
Retail Building Height	1 Story
Lot Coverage (percent)	16.0%
UNIT COUNT	
Total Unit Count	3
Retail	2
Restaurant	1
PARKING	
Required Parking	139
Total Parking Provided	187

COMMERCIAL TRACT 2 SUMMARY SITE DATA TABLE	
Item	Site
Zoning (from zoning map)	SF-E (AG)
Land Use (from zoning ordinance)	Agricultural/Undeveloped
Proposed Land Use	C-2
C-2 Tract 2 Area (ac)	1.71
C-2 Tract 2 Area (sf)	74491
BUILDING FOOTPRINT	
Retail Building Height	1 Story
Lot Coverage (percent)	22.6%
UNIT COUNT	
Total Unit Count	2
Retail	2
PARKING	
Required Parking	68
Total Parking Provided	102

COMMERCIAL TRACT 3 SUMMARY SITE DATA TABLE	
Item	Site
Zoning (from zoning map)	SF-E (AG)
Land Use (from zoning ordinance)	Agricultural/Undeveloped
Proposed Land Use	C-2
C-2 Tract 2 Area (ac)	3.11
C-2 Tract 2 Area (sf)	135420
BUILDING FOOTPRINT	
Retail Building Height	1 Story
Lot Coverage (percent)	16.2%
UNIT COUNT	
Total Unit Count	2
Retail	1
Grocery Store	1
PARKING	
Required Parking	88
Total Parking Provided	118

MUTI-FAMILY TRACT 4 SITE DATA SUMMARY TABLE	
Item	Site
Zoning (from zoning map)	SF-E (AG)
Land Use (from zoning ordinance)	Agricultural/Undeveloped
Proposed Land Use	MF
MF Tract 1 Area (ac)	15.16
MF Tract 1 Area (sf)	660,539
BUILDING FOOTPRINT	
Buildings:	8
Building Height	3 Stories
Building 1 Area (sf)	18100
Building 2 Area (sf)	18100
Building 3 Area (sf)	18100
Building 4 Area (sf)	32900
Building 5 Area (sf)	32900
Building 6 Area (sf)	11200
Building 7 Area (sf)	11200
Building 8 Area (sf)	18100
Lot Coverage (percent)	24.3%
Square Footage (per 1-story):	160600
Square Footage (2 total stories):	321200
Square Footage (3 total stories):	481800
Usable Square Footage (3 total stories):	337260
UNIT COUNT	
Total Unit Count	300
Total 1 Bedroom	135
Total 2 Bedroom	135
Total 3 Bedroom	30
Unit Density	19.78
PARKING	
Required parking	465
Visitor Parking	75
Total Required Parking	540
Required Covered Parking	270
Total Covered Parking	335
ADA Parking Provided	14
Total Parking Provided	670



Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2121379, 2534976, 2534975 & 983617 Total Number of Acres: 23
Zoning Classification(s): MF & C-2 Total Number of Lots: 4
Location: N POWELL PKWY ANNA, TX 75409

Property Owner Information & Authorization

Name/Company: ANNA PKWY DEVELOPMENT LLC
Address: 1000 RIDGE HOLLOW TRL
City: IRVING State: TX Zip Code: 75063-4495
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Matthew D. Lee (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.

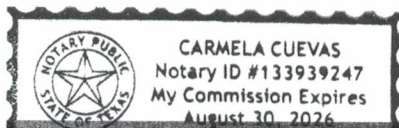
Property Owner's Signature: Venkateswara Rao Gottipati Date: 04/18/2024

STATE OF: TEXAS

COUNTY OF: ~~COLLIN~~ Dallas

BEFORE ME, a Notary Public, on this day personally appeared Venkateswara Rao Gottipati (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 18 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: Matthew D. Lee
Company: Westwood Professional Services
Address: 2901 Dallas Parkway, Suite 400
City: Plano State: TX Zip Code: 75093
Phone: 214-473-4640 Email: matthew.lee@westwoodps.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: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action regarding the Anna 23, Concept Plan. Applicant: Anna Pkwy Development LLC

SUMMARY:

300 Multi-Family Dwellings on one lot on 15.2± acres and Retail and Restaurants on 8.1± acres located on the west side of N. Powell Parkway, 1,010± feet north of Butler Street.

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

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

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

STRATEGIC CONNECTIONS:

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

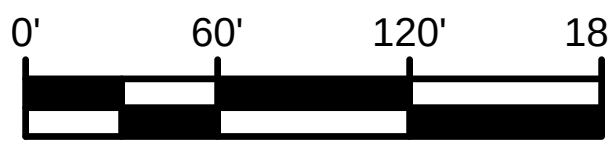
ATTACHMENTS:

1. Exhibit A (CP) Anna 23
2. Anna 23 Concept Plan Locator Map
3. Application

P:\Data\Time: 4/29/2024 10:24 AM

Westwood

THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.



SCALE: 1" = 60'

CONCEPT PLAN

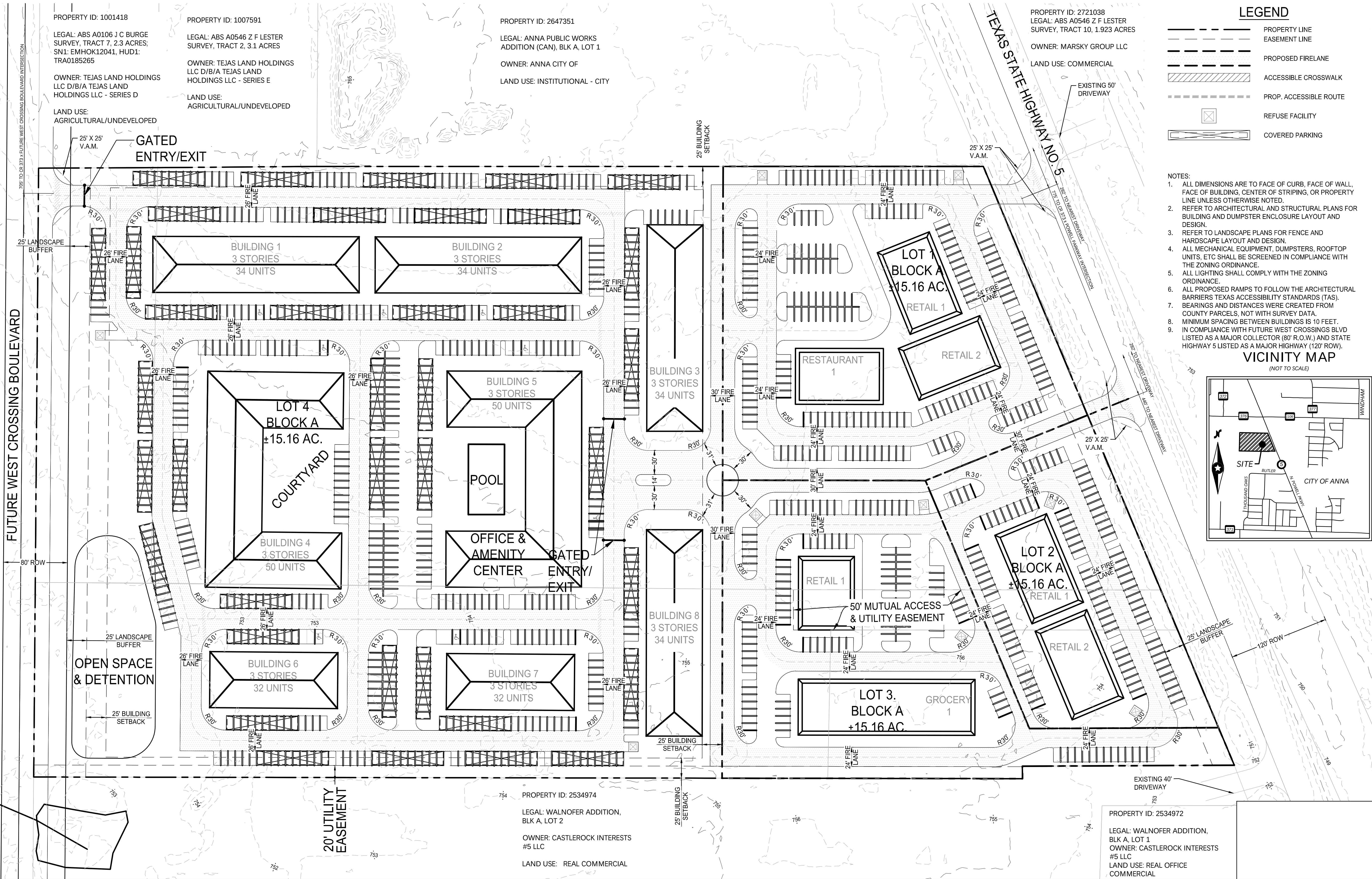
ANNA 23: MULTI-FAMILY OPTION

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CITY OF ANNA, COLLIN COUNTY, TEXAS

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DATE: 05/28/2024

EXHIBIT A



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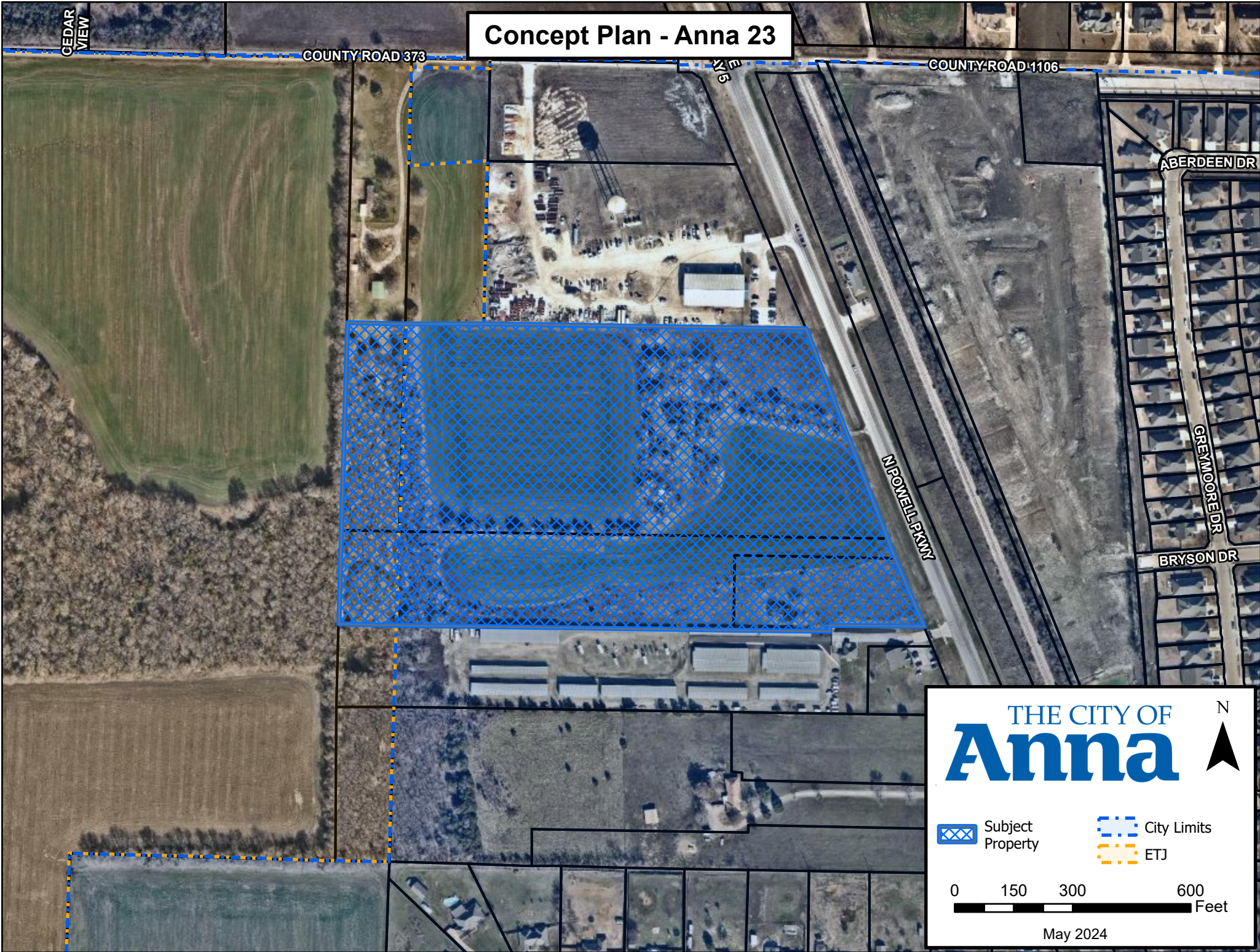
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Item	Site
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Land Use (from zoning ordinance)	Agricultural/Undeveloped
Proposed Land Use	C-2
C-2 Tract 2 Area (ac)	1.71
C-2 Tract 2 Area (sf)	74491
BUILDING FOOTPRINT	
Retail Building Height	1 Story
Lot Coverage (percent)	22.6%
UNIT COUNT	
Total Unit Count	2
Retail	2
PARKING	
Required Parking	68
Total Parking Provided	102

COMMERCIAL TRACT 3 SUMMARY SITE DATA TABLE	
Item	Site
Zoning (from zoning map)	SF-E (AG)
Land Use (from zoning ordinance)	Agricultural/Undeveloped
Proposed Land Use	C-2
C-2 Tract 2 Area (ac)	3.11
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Item	Site
Zoning (from zoning map)	SF-E (AG)
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Proposed Land Use	MF
MF Tract 1 Area (ac)	15.16
MF Tract 1 Area (sf)	660,539
BUILDING FOOTPRINT	
Buildings:	8
Building Height	3 Stories
Building 1 Area (sf)	18100
Building 2 Area (sf)	18100
Building 3 Area (sf)	18100
Building 4 Area (sf)	32900
Building 5 Area (sf)	32900
Building 6 Area (sf)	11200
Building 7 Area (sf)	11200
Building 8 Area (sf)	18100
Lot Coverage (percent)	24.3%
Square Footage (per 1-story):	160600
Square Footage (2 total stories):	321200
Square Footage (3 total stories):	481800
Usable Square Footage (3 total stories):	337260
UNIT COUNT	
Total Unit Count	300
Total 1 Bedroom	135
Total 2 Bedroom	135
Total 3 Bedroom	30
Unit Density	19.78
PARKING	
Required parking	465
Visitor Parking	75
Total Required Parking	540
Required Covered Parking	270
Total Covered Parking	335
ADA Parking Provided	14
Total Parking Provided	670



Concept Plan - Anna 23



Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2121379, 2534976, 2534975 & 983617 Total Number of Acres: 23
Zoning Classification(s): MF & C-2 Total Number of Lots: 4
Location: N POWELL PKWY ANNA, TX 75409

Property Owner Information & Authorization

Name/Company: ANNA PKWY DEVELOPMENT LLC
Address: 1000 RIDGE HOLLOW TRL
City: IRVING State: TX Zip Code: 75063-4495
Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Matthew D. Lee (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.

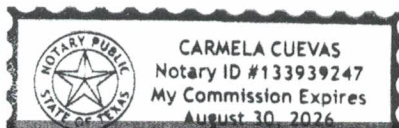
Property Owner's Signature: Venkateswara Rao Gottipati Date: 04/18/2024

STATE OF: TEXAS

COUNTY OF: ~~COLLIN~~ Dallas

BEFORE ME, a Notary Public, on this day personally appeared Venkateswara Rao Gottipati (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 18 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: Matthew D. Lee
Company: Westwood Professional Services
Address: 2901 Dallas Parkway, Suite 400
City: Plano State: TX Zip Code: 75093
Phone: 214-473-4640 Email: matthew.lee@westwoodps.com

Planning & Development Department

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



Item No. 14.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 28± acres from SF-E Single Family Residential- Large Lot to Regional Commercial (C-2). Located at the southeast corner of Rosamond Parkway and U.S. Highway 75. Applicant: MJLA Adams LTD & Anna 18, LLC

SUMMARY:

REMARKS:

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

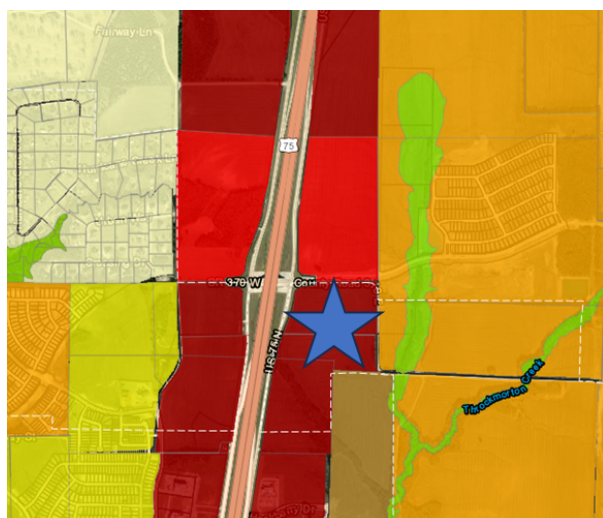
Surrounding Land Uses and Zoning

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

Conformance with the Anna 2050 Comprehensive Plan

The Anna 2050 Future Land Use Plan identifies this area as Regional Activity Center place type.

The proposed zoning district does conform to the Regional Activity Center place type.



REGIONAL ACTIVITY CENTER (RAC)

Character & Intent

A Regional Activity Center is characterized by big box stores or multitenant commercial uses. They are typically located at high-volume intersections and sometimes along both sides of a highway or arterial. Regional Activity Centers are accessible primarily by one mode of travel – the automobile. Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. A small amount of multi-family residential development may occur in these areas.

Land Use Considerations

Primary Land Use

Retail, commercial, apartments and condominiums, offices, business park, hotels, entertainment centers, retail, service and office uses

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

- + Lot Size (range) N/A
- + Typically 5 - 10 acres; 1 or 2 stories



SUMMARY:

Request to request to rezone 28± acres from SF-E Single Family Residential- Large Lot to Regional Commercial (C-2). Located at the southeast corner of Rosamond Parkway and U.S. Highway 75.

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

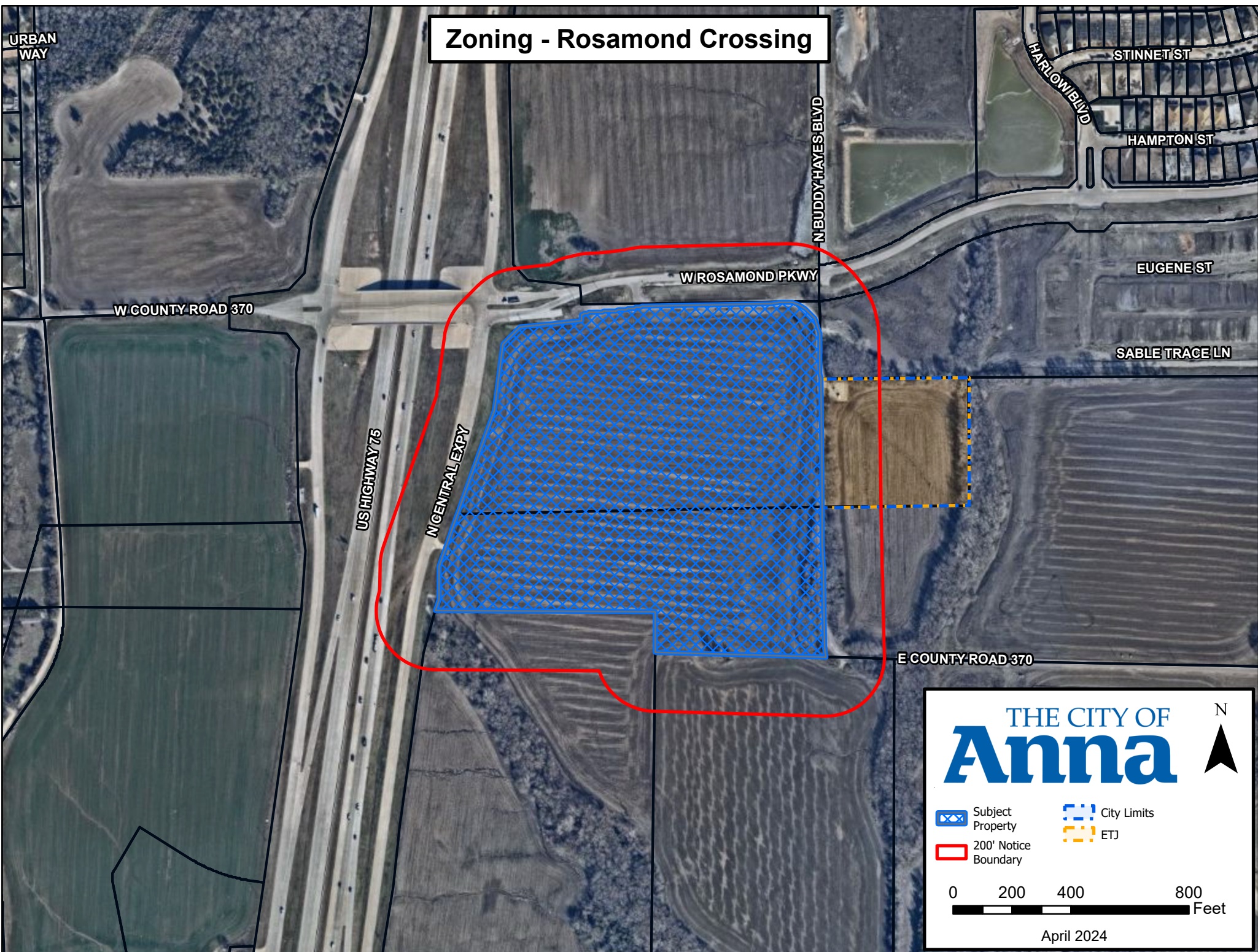
1. To approve the rezoning, or
2. To deny the rezoning, or
3. To approve the rezoning with conditions.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Rosamond Crossing Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) Rosamond Crossing
3. Exhibit A PZ (ZE)
4. Application



Zoning - Rosamond Crossing

THE CITY OF
Anna

N

 Subject Property

 City Limits

 200' Notice Boundary

 ETJ

0

200

400

800

Feet

April 2024

CITY OF ANNA

Planning & Zoning Commission

April 1, 2024

Zoning: Rosamond Crossing

Applicant: Anna 18 LLC and MJLA Adams LTD

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 28± acres from SF-E Single Family Residential- Large Lot to Regional Commercial (C-2). Located at the southeast corner of Rosamond Parkway and U.S. Highway 75.

REMARKS:

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

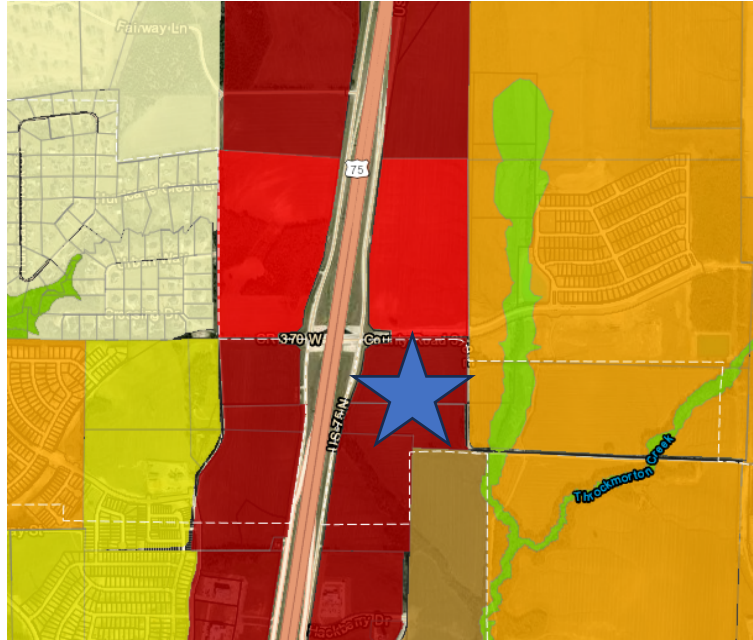
Surrounding Land Uses and Zoning

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

Conformance with the Anna 2050 Comprehensive Plan

The Anna 2050 Future Land Use Plan identifies this area as Regional Activity Center place type.

The proposed zoning district does conform to the Regional Activity Center place type.



REGIONAL ACTIVITY CENTER (RAC)

Character & Intent

A Regional Activity Center is characterized by big box stores or multitenant commercial uses. They are typically located at high-volume intersections and sometimes along both sides of a highway or arterial. Regional Activity Centers are accessible primarily by one mode of travel – the automobile. Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. A small amount of multi-family residential development may occur in these areas.

Land Use Considerations

Primary Land Use

Retail, commercial, apartments and condominiums, offices, business park, hotels, entertainment centers, retail, service and office uses

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

- + Lot Size (range) N/A
- + Typically 5 - 10 acres; 1 or 2 stories



SUMMARY:

Request to request to rezone 28± acres from SF-E Single Family Residential- Large Lot to Regional Commercial (C-2). Located at the southeast corner of Rosamond Parkway and U.S. Highway 75.

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

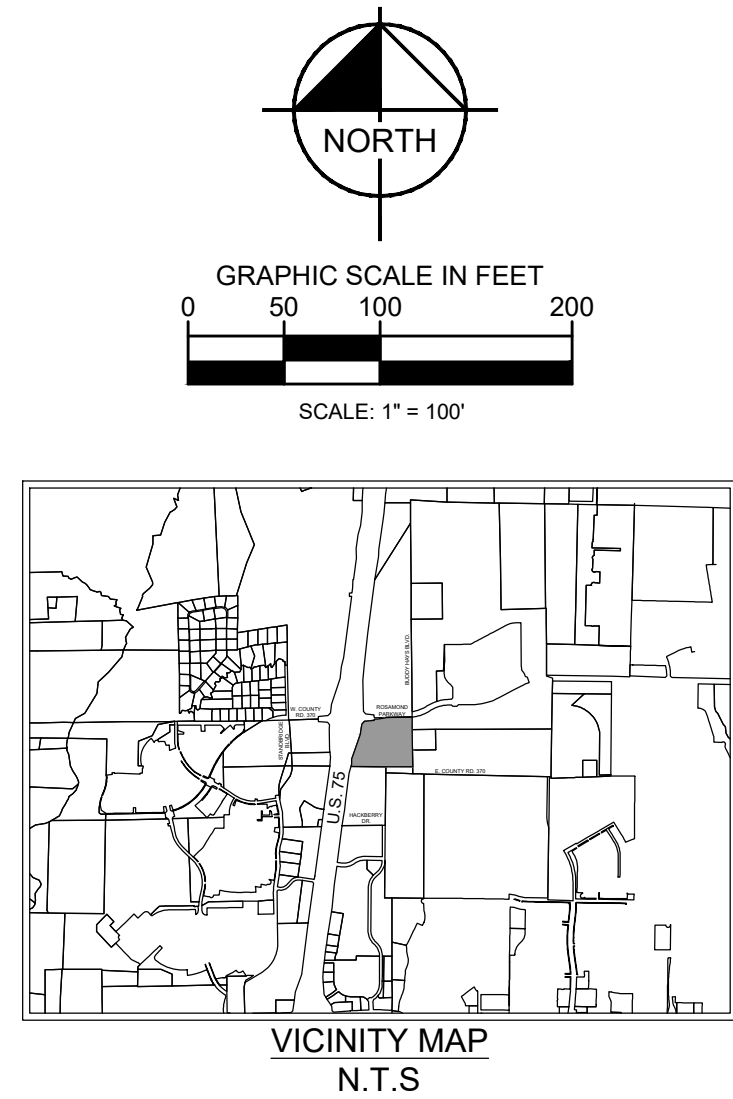
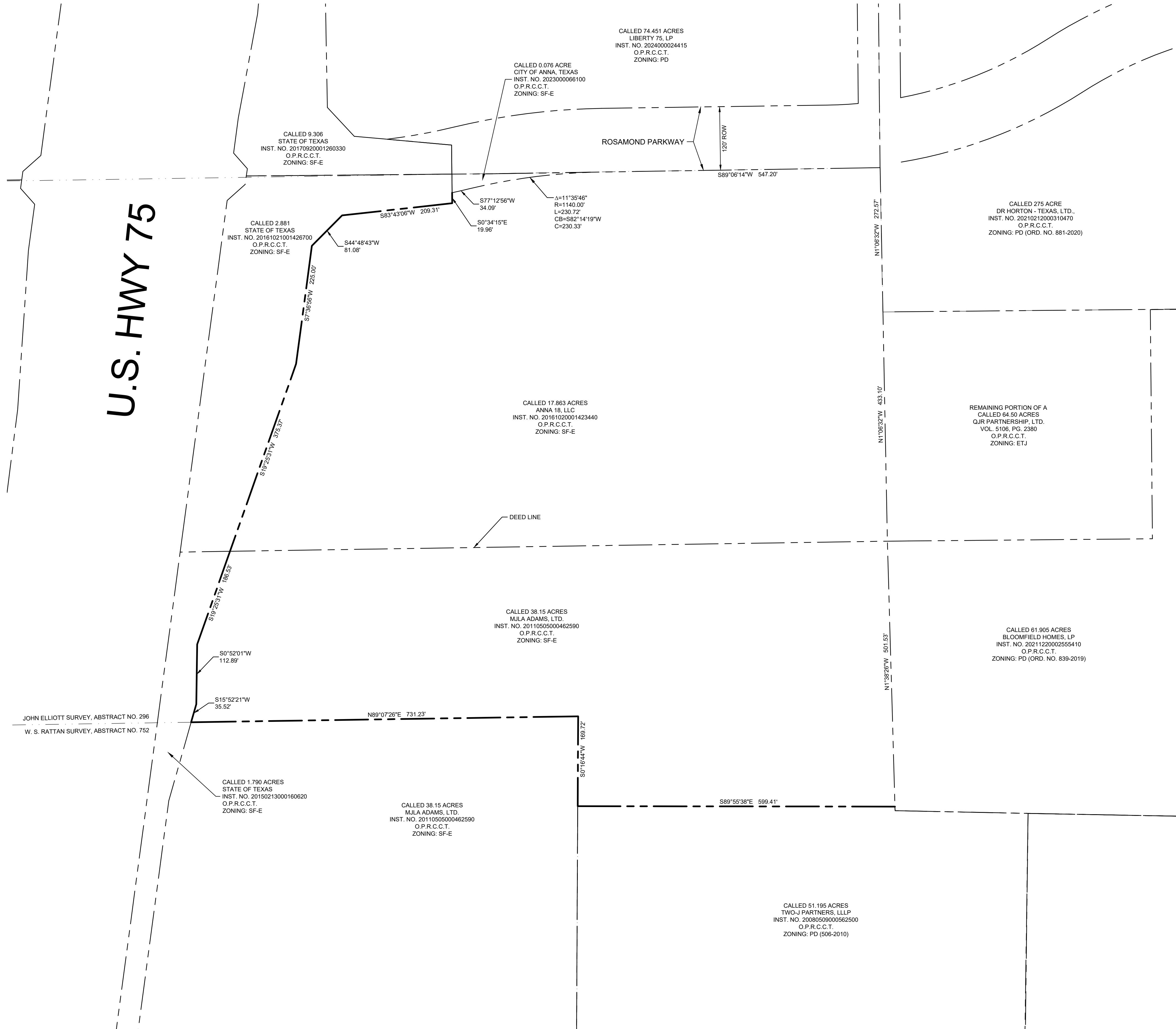
RECOMMENDATION:

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

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

xBrdr-SEC : xBrdy : xSite-SEC
5/28/2024 10:58 AM
POTTS, GRIFFIN 5/28/2024 10:58
K:\RCH_CIVIL\063006061 - SEITZ
ZONING EXHIBIT.DWG, [24 x 36]

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



**ZONING EXHIBIT
ANNA RETAIL TRACT
BLOCK A, LOT 1
±29.7465 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
JOHN ELLIOT SURVEY, ABST. NO. 296,
COLLIN COUNTY**

PREPARATION DATE: MAY 09, 2024

[illegible]

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1003078 Total Number of Acres: 9.444
Zoning Classification(s): SF-E (AG) Total Number of Lots: 1
Location: SOUTH-EAST CORNER OF ROSAMOND PKWY AND US 75

Property Owner Information & Authorization

Name/Company: MJLA ADAMS LTD
Address: 5090 COUNTY ROAD 429
City: VAN ALSTYNE State: TEXAS Zip Code: 75495
Phone: 972-924-3616 Email: _____

Project Representation (check one):

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

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

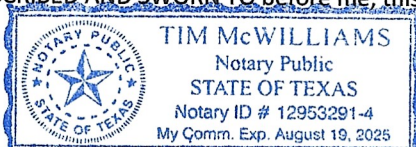
Property Owner's Signature: _____ Date: 4/18/24

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 18 day of April, 2024



Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: ROBERT C. LEWIS

Company: KIMLEY-HORN AND ASSOCIATES INC.

Address: 2600 N CENTRAL EXPRESSWAY, SUITE 400

City: RICHARDSON State: TEXAS Zip Code: 75080

Phone: (972) 776-1701 Email: Rob.Lewis@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: 2745487 Total Number of Acres: 17.86
Zoning Classification(s): SF-E (AG) Total Number of Lots: 1
Location: SOUTH-EAST CORNER OF ROSAMOND PKWY AND US 75

Property Owner Information & Authorization

Name/Company: ANNA 18 LLC
Address: 2705 CLUBLAKE TRAIL
City: McKINNEY State: TEXAS Zip Code: 75072
Phone: 972-924-3616 Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Robert C. Lewis (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.

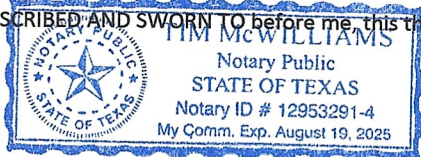
Property Owner's Signature: [Signature] Date: 4/18/24

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Don Collins (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 18 day of April, 2024



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

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Item No. 15.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend an existing Planned Development (Ord. No. 797-2018) on 5± acres located at the northwest corner of Rosamond Parkway and N. Powell Parkway to allow a self-storage (mini-warehouse) and child-care center/nursery school, kindergarten by right. Applicant: Britton Church, Rosamond Powell Investment, LLC

SUMMARY:

REMARKS:

The property's current zoning, established in 2018 (Ord. No. 797-2018), is a Planned Development with the base zoning of Local Commercial (C-1). The request is to amend the land uses established as part of the 2018 zoning.

A Planned Development (PD) district is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A 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.

A concept plan (Exhibit A), Shadowbend Commercial, Block A, Lots 1-14, accompanies this request.

History

The language of the PD states that the permitted uses are those as permitted within the C-1 district "of the current Zoning Ordinance at the time of adoption of this ordinance." There were also additional uses permitted by right or by specific use permit (SUP) in the PD language.

This site has been challenging to market for development due to the unique shape of the tract and previous restrictions regarding the sale of alcohol. Proposals for a multi-family or single-family, attached development have been shown to Staff and City Council in recent years but never submitted a rezoning request. In 2023, the city amended the zoning ordinance to remove the alcohol sales restrictions which has allowed the property owner to market the property to restaurants, gas stations, and

retail stores that previously were not permitted.

Permitted uses for Shadowbend Commercial today include the following uses. Uses followed by an “(S)” require a SUP.

Residential uses	• Bed-and-breakfast facility • Boarding or rooming house • <u>Residence hotel</u>	• Retirement housing (S) • Servant’s, caretaker’s or guard’s res. (S)
Educational, institutional, and special uses	• <u>Child-care center (S)</u> • Church, rectory, place of worship • Civic Center (S) • Community Center, public • Community Center, private • Continuing care facility • Fraternal organization, lodge, or civic club (S) • Health club, gymnasium • Library • Museum or art gallery • <u>Nursery school, kindergarten (S)</u> • Park, playground, or rec. center (public) • Park, playground, or rec. center (private) (S)	• Registered family home (S) • Rest home or nursing home (S) • School, private (primary and/or secondary) • School, public (primary and/or secondary) • School, trade or commercial (S) • Stadium or playfield, public • Swimming pool, commercial (S) • Swimming pool, private (S)
Transportation, utility, and communication uses	• Electrical substation • Gas metering station (S)	• Service yards of government agency (S) • Telephone exchange
Automobile and related service uses	• Auto parts sales (inside) • Auto repair, minor • Automobile service station • Car wash • Motorcycle sales and service (S)	• Parking lot of parking garage, automobile • Quick oil change facility • Quick tune-up facility • Tire dealer (no outside storage)
Office, retail, commercial, and	• Amusement, commercial	• Metal dealer, crafted

service type uses

(indoor) (S) • Antique shop • Arcade (S) • Arts, crafts store (inside sales) • Bakery and confectionary, retail sales • Bakery and confectionery, commercial (S) • Bank, savings and loan, credit union • Barber shop • Beauty culture school, cosmetology spec. shop • Beauty shop • Bowling alley • Bldg. materials, hardware (inside storage) • Bldg. materials, hardware (outside storage) (S) • Cleaning and dyeing small shop (S) • Clinic, medical or dental • Convenience store • Custom personal service shop • Discount, variety, or department store • Drapery, needlework, or weaving shop • Feed and farm supply (inside sales/storage) (S) • Florist • Food and beverage store • Food store; grocery store • Furniture, appliance store (inside storage) • Furniture, appliance store (outside storage) (S) • Garden Center (retail sales) • General merchandise store • Gymnastic or dance studio • Handcraft shop • Hospital (acute care)	- precious • <u>Motel, motor hotel, motor lodge</u> • Office center • Office, prof. or general administrative • Office – showroom/warehouse (S) • Personal service shop • Pet shop • Medical supplies, sales and service (S) • Pharmacy • Post Office, government and private • Print shop (S) • Private clubs (S) • Racquetball facilities (S) • Restaurant or cafeteria, with drive-in or drive-through service • Restaurant or cafeteria, without drive-in or drive-through service • Restaurant, with drive-in service • Restaurant, with drive-through service • Retail ice and dispensed water sales (S) • Retail shops and stores other than listed • Secondhand store, furniture/clothing (S) • Service, retail • Shopping center • Studio (photographer, musician, artist) • Studio for radio and television • Tanning salon • Taxidermist (S) • Theater (indoor)

	• <u>Hotel</u> • Household appliance service and repair (S) • Laboratory, medical or dental • Landry and cleaning, self-service • Massage therapy facility	• Veterinarian clinic (no outside pens) (S) • Veterinarian clinic (outside pens) (S) • Washateria
Manufacturing, storage and warehousing uses Accessory and incidental uses	• Accessory building to main use • Construction yard (temporary) • Field or sales office, temporary	• Garage, private • Swimming pool, private (S) • Wind energy system (S)

The applicant is requesting to allow the land uses of self-storage (mini-warehouse) and child-care center by right on five of the 18.8± acres illustrated on the zoning exhibit and as shown on the associated concept plan. A child-care center in the 2018 zoning ordinance is equivalent to a child care facility, daycare in the current zoning ordinance. Any standards or restrictions in the current ordinance must be followed.

If the Commission chooses, additional uses and stipulations may be recommended but only pertaining to the five-acre area. Based on current trends and development activity in Anna and the surrounding communities, the Commission may want to permit amusement, indoor commercial by right and prohibit hotel and related uses (motel, motor hotel, or motor lodge and residence hotel). Indoor commercial amusement are paid activities such as escape rooms, trampoline parks, and skating rinks. These businesses often do well within or behind other commercial establishments as this five-acre area will be. In March of 2022, City Council called for a public hearing and approved an ordinance requiring hotels, motels, and residence hotels to only be permitted by SUP and not permitted by right throughout the city. Since this five-acre area abuts single-family dwellings, a hotel use would not be the highest and best use for the site.

CONCLUSION:

The zoning amendment request is to allow additional uses of self-storage (mini-warehouse) and child-care center/nursery school, kindergarten on five acres of the total 18.8± acre tract.

If the Commission is in favor of the proposed modification, Staff recommends a third additional permitted use of indoor commercial amusement and prohibiting hotel and related uses on the five-acre area.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

If the Commission votes in favor of the zoning amendment request, below are recommended restrictions (removed text is in ~~red, strikethrough font~~; added text is in green, underlined font):

Restrictions:

Commercial - Permitted at the intersection of State Highway 5 and Rosamond Parkway with a minimum acreage of eight (8) acres and a maximum of twenty (20) acres.

General Description: Commercial shall be developed at the northwest corner of State Highway 5 and Rosamond Parkway. This area is intended to establish the ability to develop significant retail, commercial, service, and offices uses serving regional and city-wide needs.

Permitted Uses: Uses permitted within the Commercial tract are those permitted within the "C-1 - Restricted Commercial" district of the current Zoning Ordinance at the time of adoption of this ordinance as well as the following listed uses. Uses followed by an **S** may be approved as a Specific Use Permit.

- ~~Motel, motor hotel, or motor lodge~~
- Hospital (acute care)
- Rest home or nursing home
- Auto repair, minor
- Car wash
- Tire dealer (no outside storage)
- Discount, variety, or department store
- Laboratory, medical or dental
- Office-showroom / warehouse **S**
- Service, retail
- Veterinarian clinic (outside pens) **S**
- Washateria
- Self-storage (mini-warehouse)*
- Child-care center/Nursey school, kindergarten*
- Amusement, indoor commercial*

*The location of the self-storage (mini-warehouse), child-care center/nursery school, kindergarten, and amusement, indoor commercial are restricted to five acres as

shown on the Zoning Exhibit (Exhibit A). If developed as self-storage (mini-warehouse) and child-care center/nursery school, kindergarten, it shall be in substantial conformance with the Shadowbend Commercial, Concept Plan (Exhibit B).

Prohibited Uses within the five acres as shown on the Zoning Exhibit (Exhibit A):

- Hotel
- Motel, motor hotel, or motor lodge
- Residence hotel

Commercial Regulations: Except as amended below, the Commercial tract shall be developed in accordance with the regulations established for the "C-1 - Restricted Commercial" district of the Zoning Ordinance, as presently existing or as they may be amended.

1. Maximum Building Height: Thirty-five (35) feet.
2. Maximum Lot Coverage: Seventy (70) percent.

Additional Non-Residential Standards: The following items shall be implemented for the Non-Residential land area:

1. A minimum six foot (6') tall masonry screening wall shall be constructed along the common property line with the Single Family Residential district. A wall maintenance easement five (5) feet in width shall be dedicated on adjacent properties at the time of platting of these properties.
2. The construction of the masonry screening wall shall only be required adjacent to that specific property that is to be developed, whether the development is Non-Residential or Single Family Residential.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. PD Amendment Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) Shadowbend Commercial
3. Exhibit A (ZE) Shadowbend Commercial
4. Exhibit B (CP) Shadowbend Commercial
5. 797-2018
6. Application

Zoning - PD Amendment



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

200' Notice Boundary

0 150 300 600 Feet

May 2024

CITY OF ANNA

PLANNING & ZONING COMMISSION

June 3, 2024

Public Hearing: Zoning Amendment – Shadowbend Commercial

Applicant: Britton Church, Rosamond Powell Investment, LLC

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend an existing Planned Development (Ord. No. 797-2018) on 5± acres located at the northwest corner of Rosamond Parkway and N. Powell Parkway to allow a self-storage (mini-warehouse) and child-care center/nursery school, kindergarten by right.

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History

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RECOMMENDATION:

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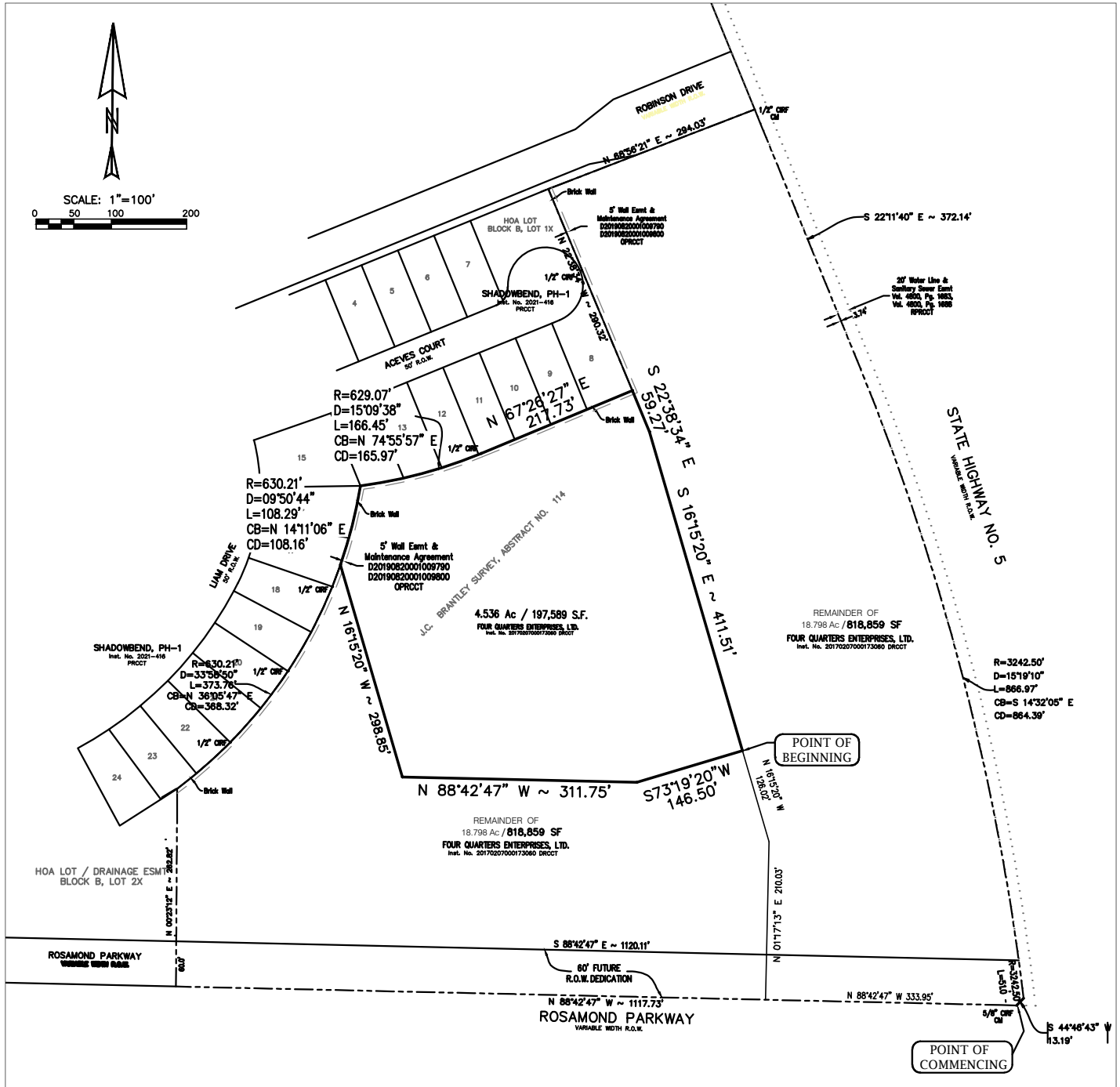
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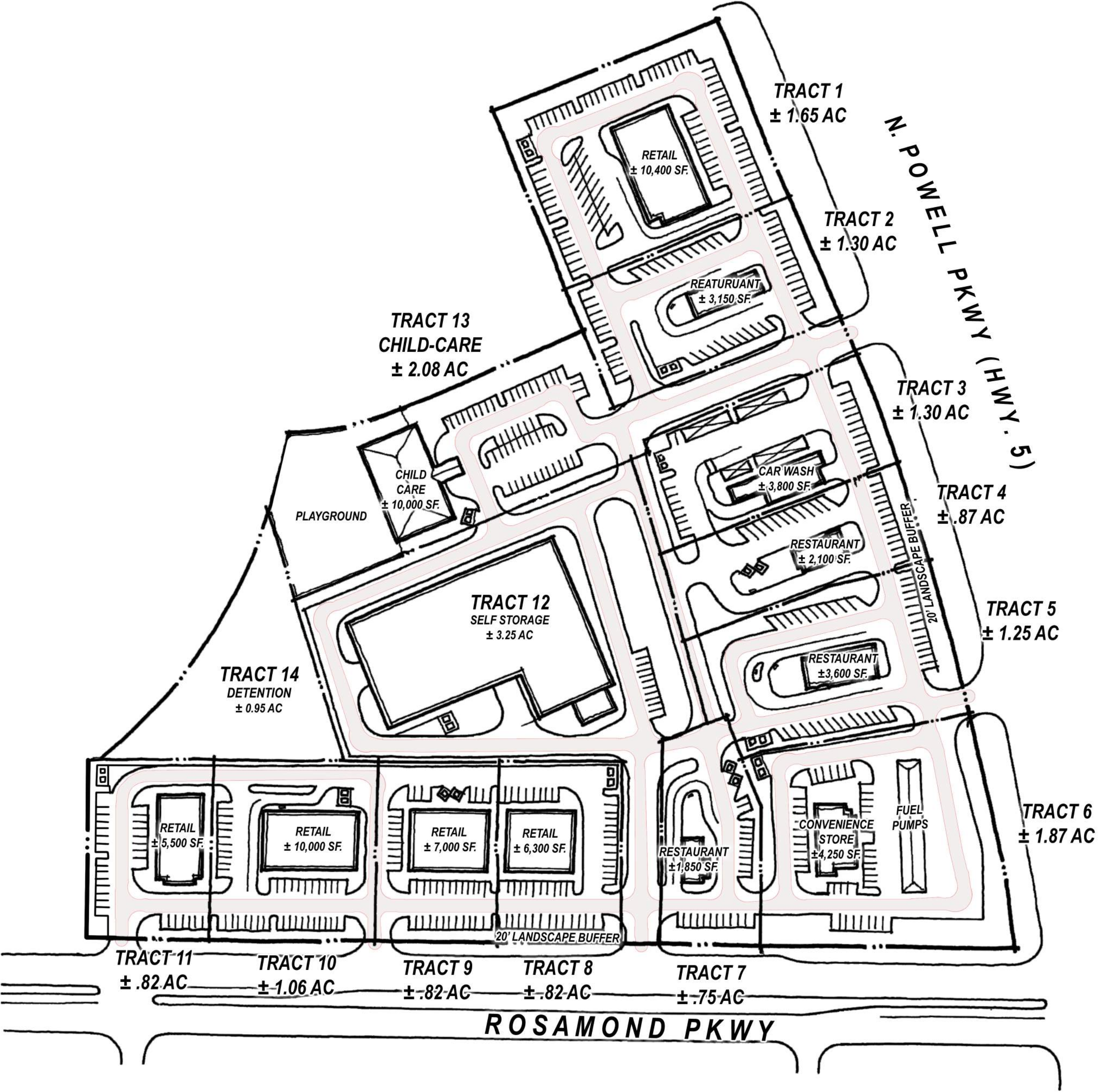
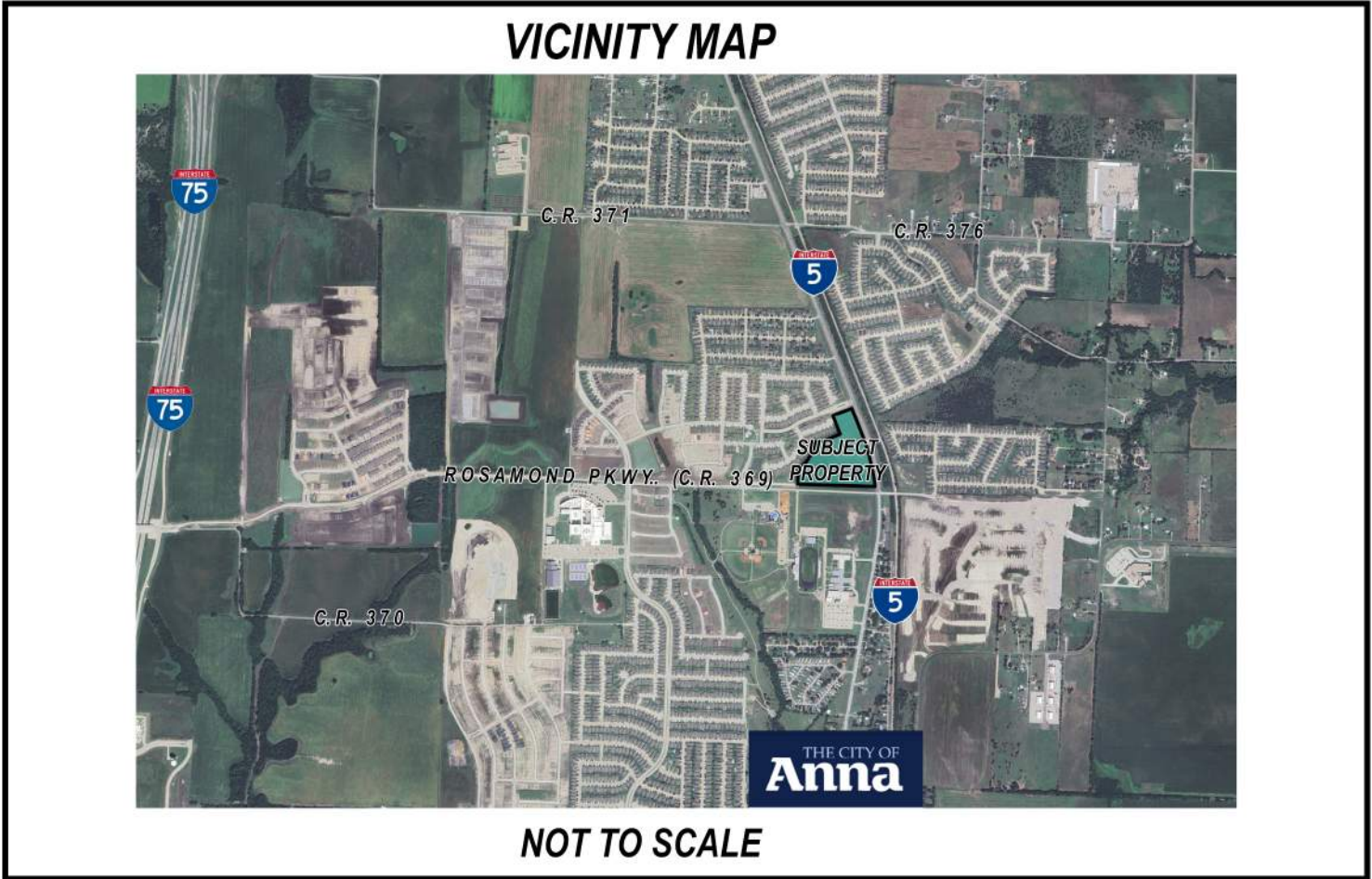
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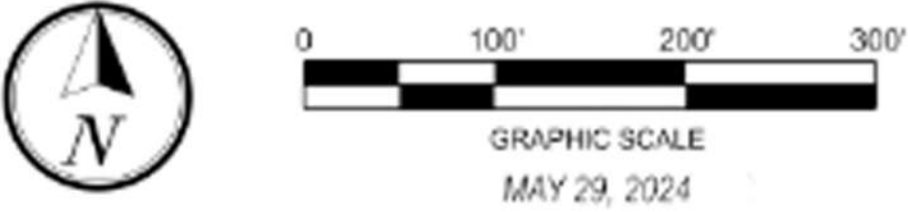
J.C. BRANTLEY SURVEY, ABSTRACT NO. 114,
CITY OF ANNA, COLLIN, TEXAS





LAND USE SUMMARY					
TRACT	AC.	USE	BLDG. SF.	PARKING REQUIRED	PARKING PROVIDED
1	1.65	RETAIL	± 10,400	42	87
2	1.3	RESTAURANT	± 3,150	32	47
3	1.3	CAR WASH	± 3,800	8	21
4	0.87	RESTAURANT	± 2,100	11	23
5	1.25	RESTAURANT	± 3,600	36	38
6	1.87	CONVENIENCE STORE	± 4,250	17	42
7	0.75	RESTAURANT	± 1,850	10	21
8	0.82	RETAIL	± 6,300	26	46
9	0.82	RETAIL	± 7,000	28	39
10	1.06	RETAIL	± 10,000	40	41
11	0.82	RETAIL	± 5,500	22	26
12	3.25	SELF-STORAGE	300 UNITS	10	10
13	2.08	CHILD CARE	± 10,000	25	50
14	0.95	DETENTION	N/A	N/A	N/A

EXHIBIT B



CITY OF ANNA, TEXAS

ORDINANCE NO. 797-2018

(Rosamond Pkwy & Highway 5 Zoning Change from Agriculture (AG) to a mixed use Planned Development located at the Northwest corner of Highway 5 and Rosamond Pkwy.)

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE, AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the owner of the property described in Exhibit A attached hereto, Craig Curry, has requested a certain zoning for said property; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council of the City of Anna has concluded that the Zoning Ordinance of the City of Anna should be amended as follows:

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS:

Section 1. The Comprehensive Zoning Ordinance of the City of Anna, Texas, is amended by changing the zoning of the tract described in Exhibit A, attached hereto and made an integral part of this ordinance, from Agriculture (AG) to a Planned Development zoning for mixed use including Single Family Residential and Commercial (C-1).

Section 2. All regulations pertaining to the Single Family Residential and Commercial (C-1) with the development regulations as specified by the Development Standards (Exhibit B), Concept Plan (Exhibit C), or amended shall be applicable to this Tract.

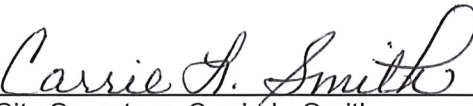
Section 3. The official Zoning Map of the City of Anna shall be corrected to reflect the change in zoning described herein.

Section 4. All ordinances of the City of Anna in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

Section 5. This Ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

PASSED by the City Council of the City of Anna, Texas, this 11th day of December, 2018.

ATTESTED:


City Secretary, Carrie L. Smith

APPROVED:



Exhibit "A"

BEING a tract of land situated in the J. Brantley Survey, Abstract No. 114, City of Anna, Collin County, Texas, the subject tract being the tract conveyed to Craig Curry, et al, according to the deed recorded in Document No. 20160519000615390 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the west line of State Highway 5, a variable width public right-of-way, for the southeast corner of Meadow Ridge Estates, Phase One, an addition recorded in Cabinet P, Page 63, Plat Records, Collin County, Texas (PRCCT);

THENCE S 22°47'03" E, 861.66 feet along the west line of said highway to a point for corner;

THENCE continuing along the west line of said highway, around a tangent curve to the right a central angle of 16°26'16", a radius of 3281.00 feet, a chord of S 14°33'55" E - 938.07 feet, an arc length of 941.30 feet to a 1/2" iron rod found at the intersection of the west line of State Highway 5 with the north line of Rosamond Parkway, a variable width public right-of-way, conveyed by the final plat of Anna ISD Park Addition, recorded in Cabinet 2006, Page 326 PRCCT;

THENCE N 88°40'47" W, 2534.01 feet along the north line of said right-of-way dedication to a point on the east line of another right-of-way dedication conveyed by plat recorded in Cabinet 2009, Page 413 PRCCT;

THENCE N 00°54'05" W, 32.93 feet along said right-of-way dedication to a point for corner;

THENCE S 89°06'29" W, 976.56 feet continuing along said right-of-way dedication to a point for the northwest corner of said dedication with the northeast corner of another dedication conveyed by plat recorded in Cabinet 2011, Page 176 PRCCT;

THENCE N 88°22'23" W, 832.47 feet continuing along said right-of-way dedication to a point for an inset corner thereof;

THENCE N 01°29'14" E, along the common line thereof, passing at 27.47 feet a 1/2" iron rod with a plastic cap found for the southeast corner of a tract conveyed to Anna Texas Land, Ltd., recorded in Document No. 20140718000750570 DRCCT, and continuing along the east line thereof a total distance of 1693.59 feet to a 1/2" iron rod found for the southwest corner of a tract conveyed to Eleanor Katherine Cox Cunningham and Howard Joseph Cox, Jr., recorded in Volume 1995, Page 577 DRCCT;

THENCE S 88°36'40" E, along the south line thereof, passing at 1727.09 feet the southwest corner of Meadow Ridge Estates Phase Two, an addition recorded in Cabinet R, Page 196 PRCCT, passing at 2870.91 feet the southwest corner of Meadow Ridge Estates Phase One, and continuing along the common line thereof a total distance of 3729.97 feet to the POINT OF BEGINNING with the subject tract containing 6,892,807 square feet or 158.237 acres of land.

797-2018

EXHIBIT "B"

STATE HIGHWAY 5 / ROSAMOND PLANNED DEVELOPMENT DISTRICT

PLANNED DEVELOPMENT STANDARDS

Except as otherwise set forth in these Development Standards, this Planned Development District shall conform to any and all applicable articles and sections of the Anna Zoning Ordinance as it presently exists or may be amended.

A. Single Family Residential

Permitted Uses: Uses shall be permitted according to Appendix 2 of the City of Anna Zoning Ordinance, Schedule of Uses for the SF-72 Single Family Residential zoning district.

Total Permitted Units: The maximum number of Single Family Residential units permitted within the property shall be four hundred eighty (480).

Lot Types: A mix of Single Family Residential types shall be provided within the community to provide a variety of housing options. The community shall be developed utilizing the following Lot Types:

- Type A Lots
- Type B Lots
- Type C Lots

Area and Building Regulations:

Type A Lots: A maximum of 208 lots of this type shall be allowed within the overall PD.

1. Size of Yards:

- Minimum Front Yard: Twenty-five (25) feet.
- Minimum Side Yard: Six (6) feet; fifteen (15) feet on corner adjacent to street.
- Minimum Rear Yard: Twenty (20) feet.

2. Size of Lots:

- Minimum Lot Area: Six thousand (6,000) square feet.
- Minimum Lot Width: Fifty-two (52) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of forty-eight (48) feet at the front building line; provided all other requirements of this section are fulfilled.
- Minimum Lot Depth: One hundred ten (110) feet; for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may be a depth of one hundred (100) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.

3. Minimum Dwelling Area: One thousand six hundred (1,600) square feet.

4. Maximum Building Height: Two and a half (2 ½) stories, no greater than thirty-five (35) feet.

5. Maximum Lot Coverage: Fifty-five (55) percent.

Type B Lots: A maximum of 234 lots of this type shall be allowed within the overall PD.

1. Size of Yards:

- Minimum Front Yard: Twenty-five (25) feet.
- Minimum Side Yard: Six (6) feet; fifteen (15) feet on corner adjacent to street.
- Minimum Rear Yard: Twenty (20) feet.

2. Size of Lots:

- Minimum Lot Area: Seven thousand two hundred (7,200) square feet.
- Minimum Lot Width: Sixty-two (62) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of fifty-eight (58) feet at the front building line; provided all other requirements of this section are fulfilled.
- Minimum Lot Depth: One hundred ten (110) feet; except for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may have a depth of one hundred (100) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.

3. Minimum Dwelling Area: One thousand eight hundred (1,800) square feet.
4. Maximum Building Height: Two and a half (2 ½) stories, no greater than thirty-five (35) feet.
5. Maximum Lot Coverage: Fifty (50) percent

Type C Lots: The remaining lots within the overall PD shall be of this type.

1. Size of Yards:
 - Minimum Front Yard: Twenty-five (25) feet.
 - Minimum Side Yard: Six (6) feet; fifteen (15) feet on corner adjacent to street.
 - Minimum Rear Yard: Twenty (20) feet.
2. Size of Lots:
 - Minimum Lot Area: Eight thousand four hundred (8,400) square feet.
 - Minimum Lot Width: Seventy (70) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of sixty-five (65) feet at the front building line; provided all other requirements of this section are fulfilled.
 - Minimum Lot Depth: One hundred ten (110) feet; except for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may have a depth of one hundred (100) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.
3. Minimum Dwelling Area: Two thousand (2,000) square feet.
4. Maximum Building Height: Two and a half (2 ½) stories, no greater than thirty-five (35) feet.
5. Maximum Lot Coverage: Forty-five (45) percent.

Additional Residential Standards: The following items shall be implemented for the Single Family Residential land area:

1. At least 40% of the total centerline length of all streets within the community shall be curvilinear in design.
2. A ten foot (10') privately maintained landscape buffer shall be provided outside of and along the right-of-way of all major thoroughfares. This landscape buffer shall be provided in lieu of additional lot depth for lots backing to the major thoroughfares.
3. A minimum six foot (6') tall masonry screening wall shall be constructed at the outside boundary of the landscape buffer adjacent to homes that back or side to major thoroughfares. A wall maintenance easement five (5) feet in width shall be dedicated on adjacent properties at the time of platting of these properties.
4. Wooden fencing of a uniform design shall be constructed along the rear or side lot lines of homes adjacent to streets within the interior of the community.
5. Ornamental metal fencing shall be constructed along the rear or side lot lines of homes adjacent to open space. Lots adjacent to linear open spaces along streets are exempt from this requirement.
6. The proposed planned development district will incorporate open space areas for the use and enjoyment by the residents of the development and the surrounding community. These open space areas shall have a minimum total of ten (10) acres and may be distributed throughout the development. The open space areas may include, but not be limited to, natural drainage ways, landscaped detention areas, amenity center facilities, open play areas, landscaped buffers, linear open spaces along streets, and linear pedestrian ways.
7. An amenity center facility shall be provided within the proposed community. Construction of the amenity center facility shall be completed prior to the issuance of a building permit for the two-hundred twentieth (220th) home within the community. The amenity center facility shall have a minimum site area of 1.3 acres and shall include a swimming pool, a bathroom facility, and convenience parking. The amenity center facility shall also include a minimum of three (3) of the following elements:
 - Playground facility
 - Pavilion, arbor, or pergola
 - Sports court
 - Open play area
 - Outdoor grilling station
 - Connections to trails within the community and the surrounding areas
 - Other amenities as approved by the Director of Planning

8. Driveways shall incorporate an enhanced paving treatment consisting of salt finished concrete and/or brick borders.
9. Garage doors shall contain a minimum of two (2) of the following enhancements:
 - Garage door recessed a minimum of twelve (12) inches from the garage face
 - Cedar / wood clad doors
 - Double doors
 - Decorative windows
 - Decorative hardware
 - Stamped reveals / texture

B. Non-Residential

Retail – Permitted at up to two (2) corners at the intersection of Rosamond Parkway and West Crossing, with a minimum total acreage of four (4) acres. If the Retail development area exceeds the minimum acreage, the Total Permitted Units shall be reduced proportionately at a rate of 3.5 units / net acre of Retail development for that portion above the minimum acreage.

General Description: Retail may be developed at either or both corners at the intersection of West Crossing and Rosamond Parkway. These areas are primarily intended to accommodate retail, commercial and service centers that supply the surrounding residential areas with convenience goods and services.

Permitted Uses: Uses permitted within the Retail tract(s) are those permitted within the "C-1 – Restricted Commercial" district of the current Zoning Ordinance at the time of adoption of this ordinance.

Regulations: The Retail tract(s) shall be developed in accordance with the regulations established for the "C-1 – Restricted Commercial" district of the Zoning Ordinance, as presently existing or as they may be amended.

Commercial – Permitted at the intersection of State Highway 5 and Rosamond Parkway with a minimum acreage of eight (8) acres and a maximum of twenty (20) acres.

General Description: Commercial shall be developed at the northwest corner of State Highway 5 and Rosamond Parkway. This area is intended to establish the ability to develop significant retail, commercial, service, and offices uses serving regional and city-wide needs.

Permitted Uses: Uses permitted within the Commercial tract are those permitted within the "C-1 – Restricted Commercial" district of the current Zoning Ordinance at the time of adoption of this ordinance as well as the following listed uses. Uses followed by an **S** may be approved as a Specific Use Permit.

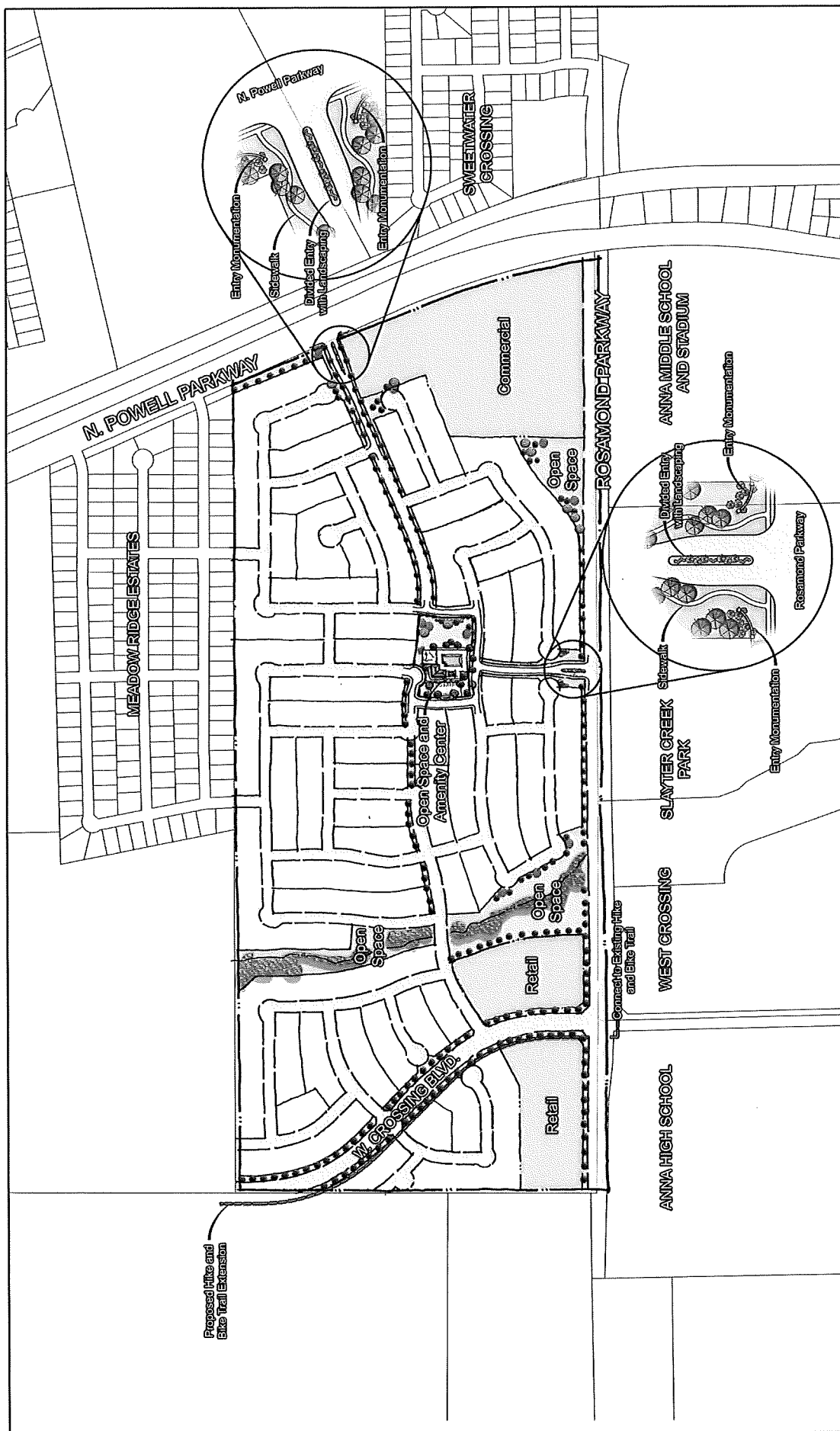
- Motel, motor hotel, or motor lounge
- Hospital (acute care)
- Rest home or nursing home
- Auto repair, minor
- Car wash
- Tire dealer (no outside storage)
- Discount, variety, or department store
- Laboratory, medical or dental
- Office-showroom / warehouse **S**
- Service, retail
- Veterinarian clinic (outside pens) **S**
- Washateria

Commercial Regulations: Except as amended below, the Commercial tract shall be developed in accordance with the regulations established for the "C-1 – Restricted Commercial" district of the Zoning Ordinance, as presently existing or as they may be amended.

1. Maximum Building Height: Thirty-five (35) feet.
2. Maximum Lot Coverage: Seventy (70) percent.

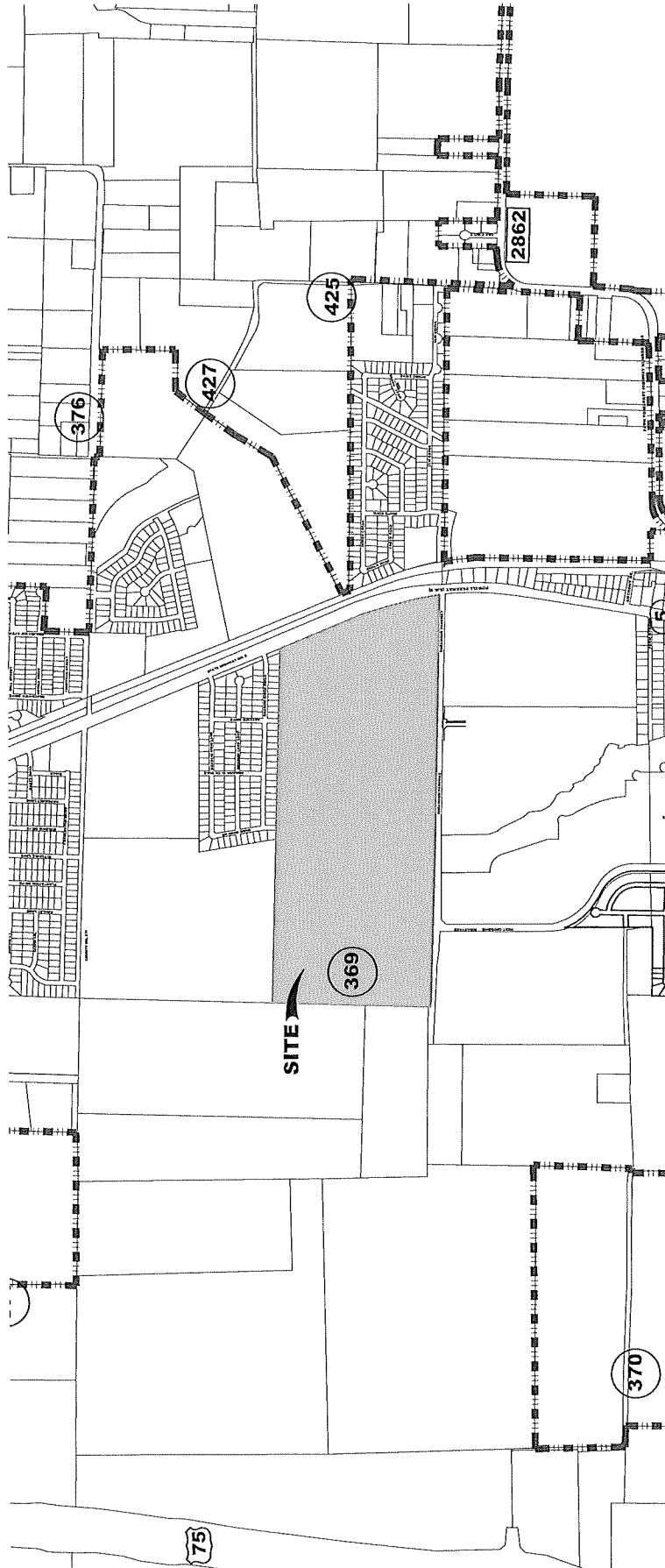
Additional Non-Residential Standards: The following items shall be implemented for the Non-Residential land area:

1. A minimum six foot (6') tall masonry screening wall shall be constructed along the common property line with the Single Family Residential district. A wall maintenance easement five (5) feet in width shall be dedicated on adjacent properties at the time of platting of these properties.
2. The construction of the masonry screening wall shall only be required adjacent to that specific property that is to be developed, whether the development is Non-Residential or Single Family Residential.



CONCEPT PLAN

Anna, Texas 158 Acres
Greater Texas Land Resources



797-2018

Property Description

Subdivision/Parcel ID: 1001793 Total Number of Acres: +/-18.798
Zoning Classification(s): PD-C/PD-R Total Number of Lots: 1
Location: State Hwy 5 Anna, TX 75409

Property Owner Information & Authorization

Name/Company: Britton Church, Rosamond Powell Investment, LLC
Address: 777 Post Oak Boulevard Suite 255
City: Houston State: TX Zip Code: 77056
Phone: _____ Email: _____

Project Representation (check one):

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

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

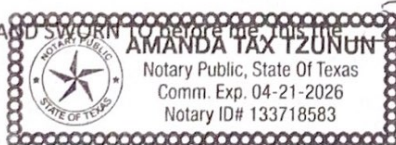
Property Owner's Signature: _____ Date: 5/8/24

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Britton Church
(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 8 day of May, 2024



Amanda Tax Tzunun
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Law Firm
Name: Tommy Mann, Jesse Copeland
Company: Winstead PC
Address: 500 Winstead Bldg, 2728 N Harwood Street
City: Dallas State: TX Zip Code: 75201
Phone: 214-745-5724; 214-745-5168 Email: tmann@winstead.com; jcopeland@winstead.com



Item No. 16.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action regarding the Shadowbend Commercial, Concept Plan.
Applicant: Britton Church, Rosamond Powell Investment, LLC

SUMMARY:

Self-Storage (mini-warehouse) on one lot, Daycare on one lot, Car Wash on one lot, Convenience Store with Fuel Pumps on one lot, Restaurants and Retail on X lots on 18.8± acres located at the northwest corner of W. Rosamond Parkway and N. Powell Parkway.

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

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

ISSUE:

There is one lot, Tract 14, that is not meeting the frontage requirements of the Subdivision Regulations on the Concept Plan.

§9.02.087 Lots

(b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

Either Tract 14 should be combined with another lot or the regulation needs to be waived.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

If the zoning case is recommended for approval and upon resolving the issue with Lot 14, 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. The Planning & Zoning Commission shall also make a recommendation on Tract 14, options include but are not limited to:

- Combine Tract 14 with another lot;
- Provide 40 feet of frontage along Rosamond Parkway; or
- Waive §9.02.087 requiring 40 feet of frontage and providing at least one access easement from Tracts 10, 11, 12, and/or 13.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Shadowbend Commercial Concept Plan Locator Map
2. Exhibit A (CP) Shadowbend Commercial
3. Application

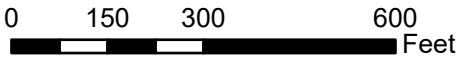
Concept Plan - Shadowbend Commercial



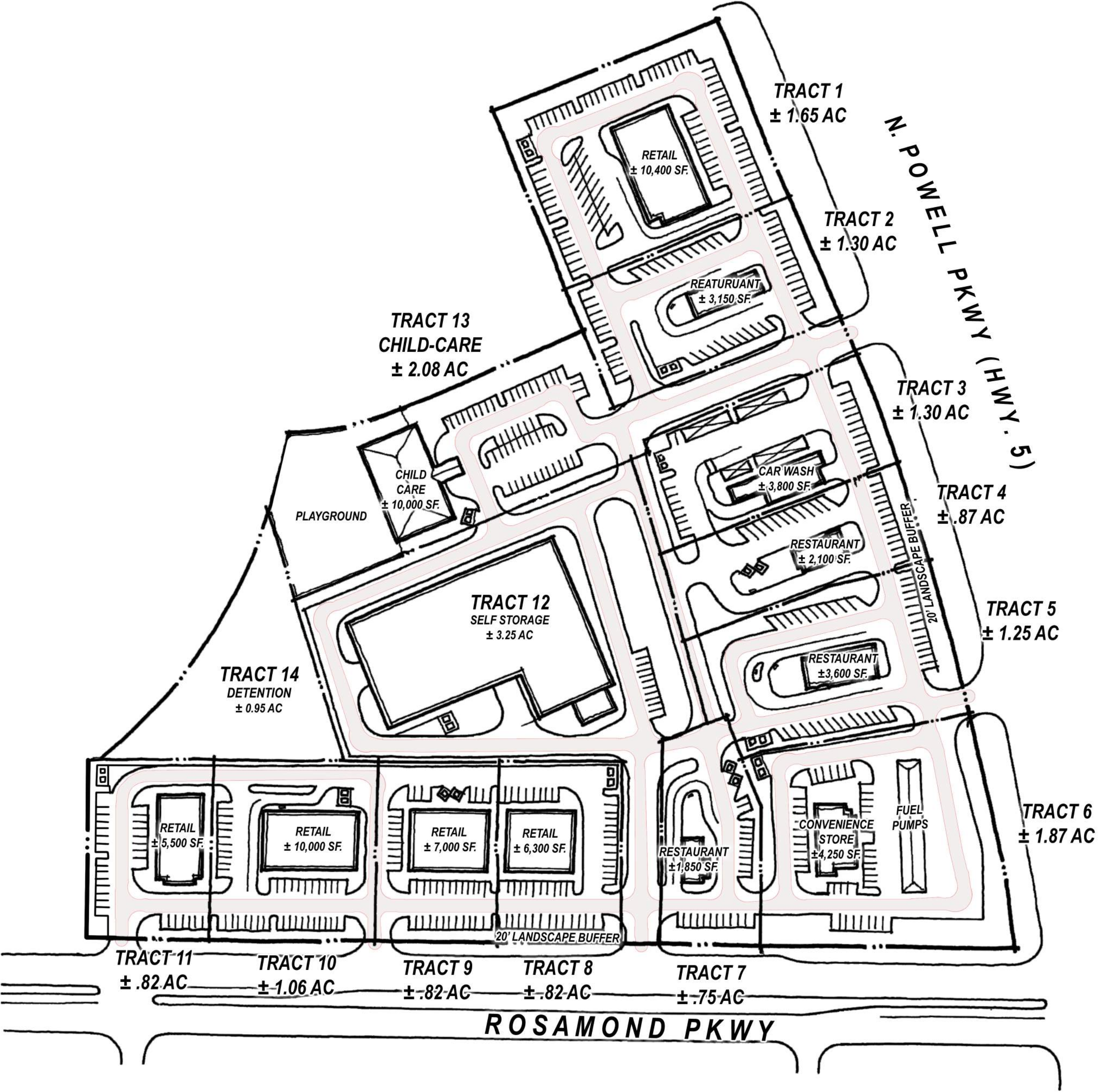
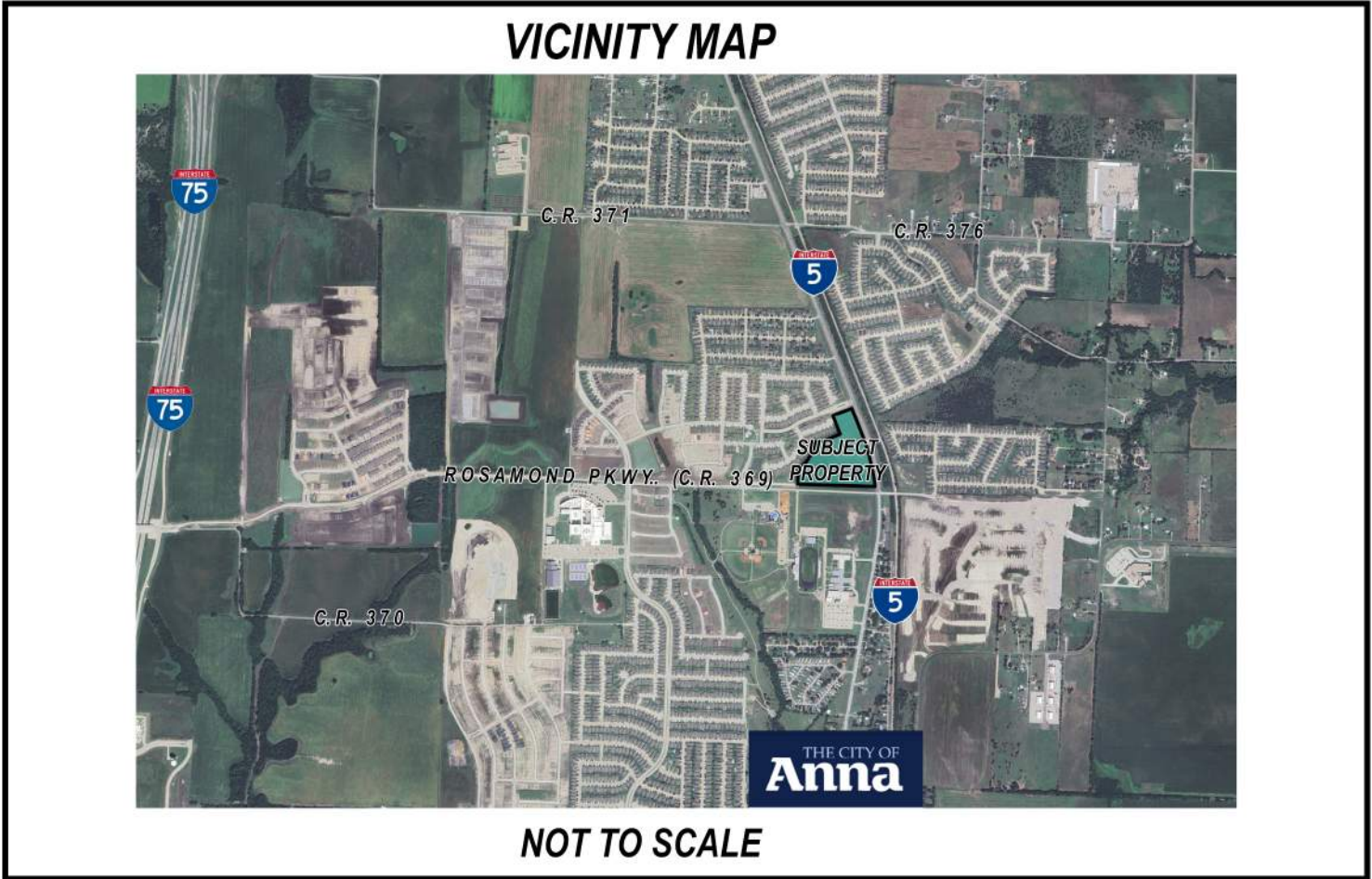
THE CITY OF
Anna



-  Subject Property
-  City Limits
-  ETJ

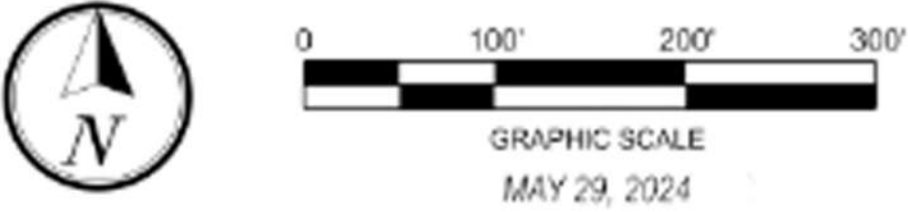


May 2024



LAND USE SUMMARY					
TRACT	AC.	USE	BLDG. SF.	PARKING REQUIRED	PARKING PROVIDED
1	1.65	RETAIL	± 10,400	42	87
2	1.3	RESTAURANT	± 3,150	32	47
3	1.3	CAR WASH	± 3,800	8	21
4	0.87	RESTAURANT	± 2,100	11	23
5	1.25	RESTAURANT	± 3,600	36	38
6	1.87	CONVENIENCE STORE	± 4,250	17	42
7	0.75	RESTAURANT	± 1,850	10	21
8	0.82	RETAIL	± 6,300	26	46
9	0.82	RETAIL	± 7,000	28	39
10	1.06	RETAIL	± 10,000	40	41
11	0.82	RETAIL	± 5,500	22	26
12	3.25	SELF-STORAGE	300 UNITS	10	10
13	2.08	CHILD CARE	± 10,000	25	50
14	0.95	DETENTION	N/A	N/A	N/A

EXHIBIT A



Property Description

Subdivision/Parcel ID: 1001793 Total Number of Acres: +/-18.798
Zoning Classification(s): PD-C/PD-R Total Number of Lots: 1
Location: State Hwy 5 Anna, TX 75409

Property Owner Information & Authorization

Name/Company: Britton Church, Rosamond Powell Investment, LLC
Address: 777 Post Oak Boulevard Suite 255
City: Houston State: TX Zip Code: 77056
Phone: _____ Email: _____

Project Representation (check one):

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

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

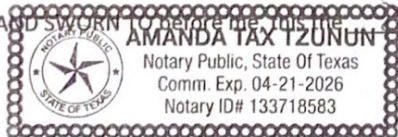
Property Owner's Signature: _____ Date: 5/8/24

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Britton Church
(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 8 day of May, 2024



Amanda Tax Tzunun
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Law Firm
Name: Tommy Mann, Jesse Copeland
Company: Winstead PC
Address: 500 Winstead Bldg, 2728 N Harwood Street
City: Dallas State: TX Zip Code: 75201
Phone: 214-745-5724; 214-745-5168 Email: tmann@winstead.com; jcopeland@winstead.com



Item No. 17.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 0.22± acres located at the southwest corner of W. 4th Street & S. Powell Parkway from Local Commercial (C-1) District within the Thoroughfare (THOR) Overlay District to Downtown Core (DT/CE). Applicant : Meltex, Inc.

SUMMARY:

The applicant is requesting to rezone the property to Downtown (DT) District zoning in conjunction with Replatting the property.

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	Across W 4 th St, restaurant zoned PD (Ord. No. 313-2007)
East	Single-family detached dwelling zoned C-1
South	Vacant zoned C-1
West	Across S. Powell Pkwy, Brew Pub and Personal Service Shop zoned C-1

Future Land Use Plan

The subject property is situated within the Downtown Core District. In the Anna 2050 Downtown Master Plan, the property is identified as a Retail Center area.

- *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.

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.

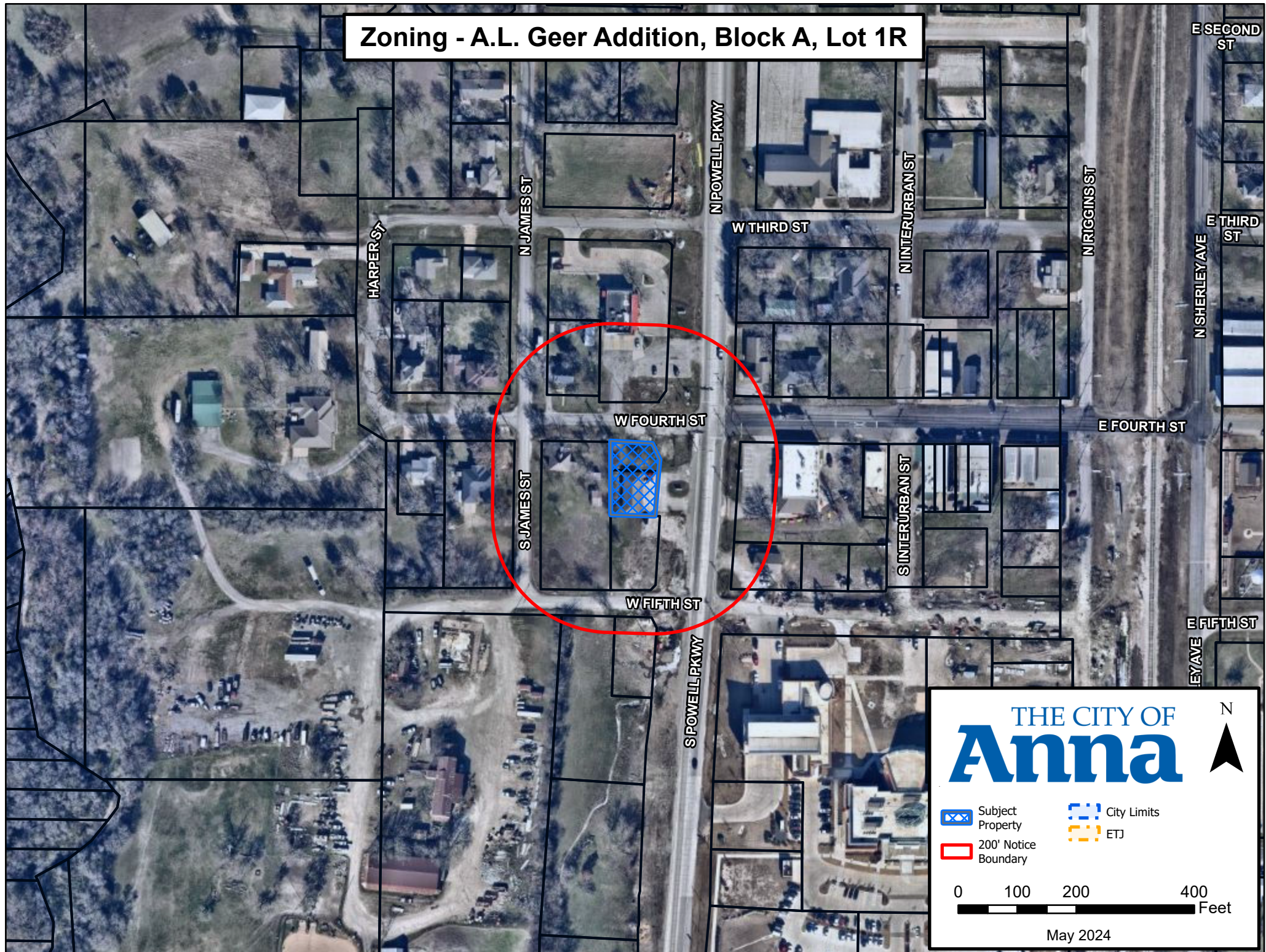
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. A.L. Geer Addition, Block A, Lot 1R Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) AL Geer Addition
3. Exhibit A (RP) AL Geer Addition
4. Application Z

Zoning - A.L. Geer Addition, Block A, Lot 1R



CITY OF ANNA

Planning & Zoning Commission

June 3, 2024

Public Hearing: Zoning – A.L. Geer Addition, Block A, Lot 1

Applicant: Meltex Inc.

DESCRIPTION:

Request to rezone 0.22± acre located on the southwest corner of W. Fourth Street and S. Powell Parkway (S.H 5), from Local Commercial (C-1) to Downtown – Core (DT/CE) District to allow for future development.

REMARKS:

The applicant is requesting to rezone the property to Downtown (DT) District zoning in conjunction with Replatting the property.

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	Across W 4 th St, restaurant zoned PD (Ord. No. 313-2007)
East	Single-family detached dwelling zoned C-1
South	Vacant zoned C-1
West	Across S. Powell Pkwy, Brew Pub and Personal Service Shop zoned C-1

Future Land Use Plan

The subject property is situated within the Downtown Core District. In the Anna 2050 Downtown Master Plan, the property is identified as a Retail Center area.

- *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.

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.

EXISTING ZONING = C-1 = COMMERCIAL SHEET 1 OF 1

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1016126/2594624 Total Number of Acres: 0.221
Zoning Classification(s): _____ Total Number of Lots: _____
Location: 100 S. Powell / 104 S. Powell / SW corner 4th & Powell

Property Owner Information & Authorization

Name/Company: MELTEX, Inc.
Address: 6841 Virginia Pkwy Ste. 103 #436
City: McKinney State: TX Zip Code: 75071
Phone: 972-965-9318 Email: amoretcain@gmail.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.

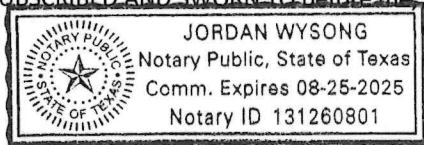
Property Owner's Signature: Amoret Cain Date: 5-30-2024

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Amoret Cain
(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 30th day of May, 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: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Planning & Development Department

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



Item No. 18.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action regarding the A.L. Geer Addition, Block A, Lot 1R, Replat .
Applicant: Meltex, Inc.

SUMMARY:

Existing Retail building on .022 ± acre located on the southwest corner of W. Fourth Street and S. Powell Parkway (S.H 5).

The Replat is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the Replat is to combine two lots and remove previous building lines.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

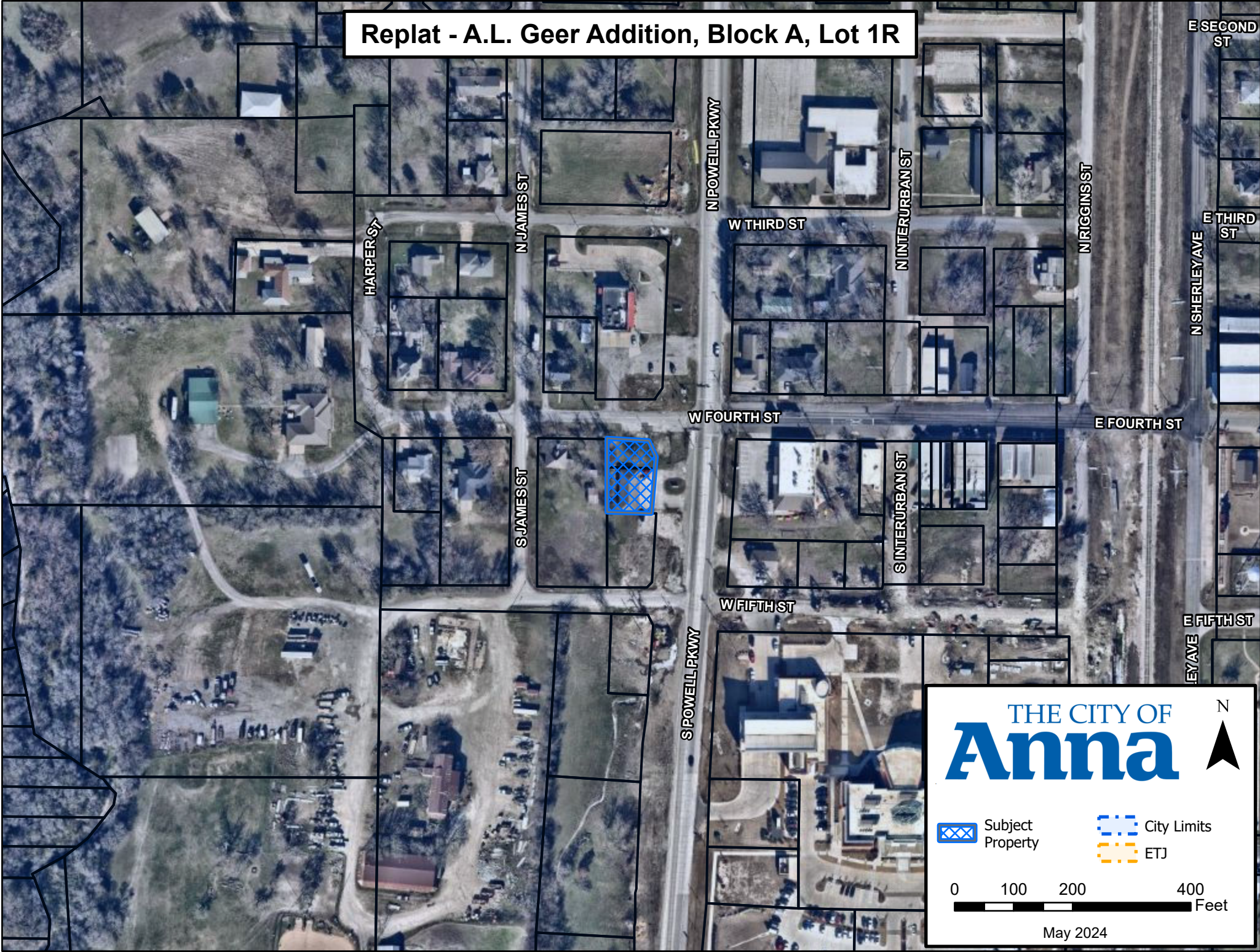
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. A.L. Geer Addition, Block A, Lot 1R Replat Locator Map
2. Resolution - (RP) AL Geer Addition
3. Exhibit A (RP) AL Geer Addition
4. Application RP

Replat - A.L. Geer Addition, Block A, Lot 1R



THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ

0 100 200 400
Feet

May 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-06-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING TEXAS APPROVING A.L. GEER ADDITION, BLOCK A, LOT 1R, 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, Meltex, Inc. has submitted an application for the approval of the A.L. Geer Addition, Block A, Lot 1R, Replat; and

WHEREAS, upon rezoning the property to Downtown – Core District (DT/CE), 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 A.L. Geer Addition, Block A, Lot 1R, Replat attached hereto as Exhibit A subject to City Council approval of the zoning change.

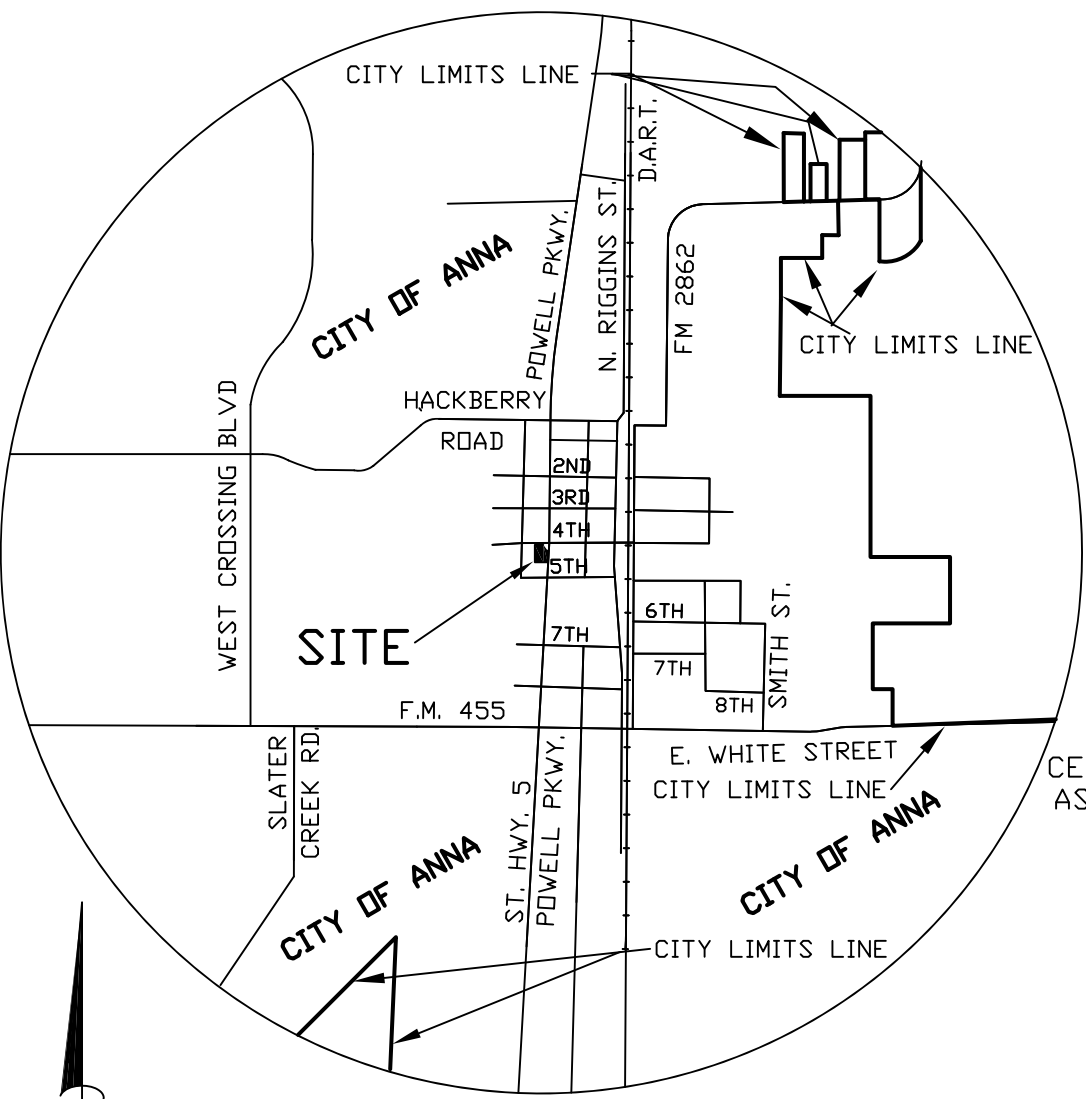
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of June, 2024.

ATTEST:

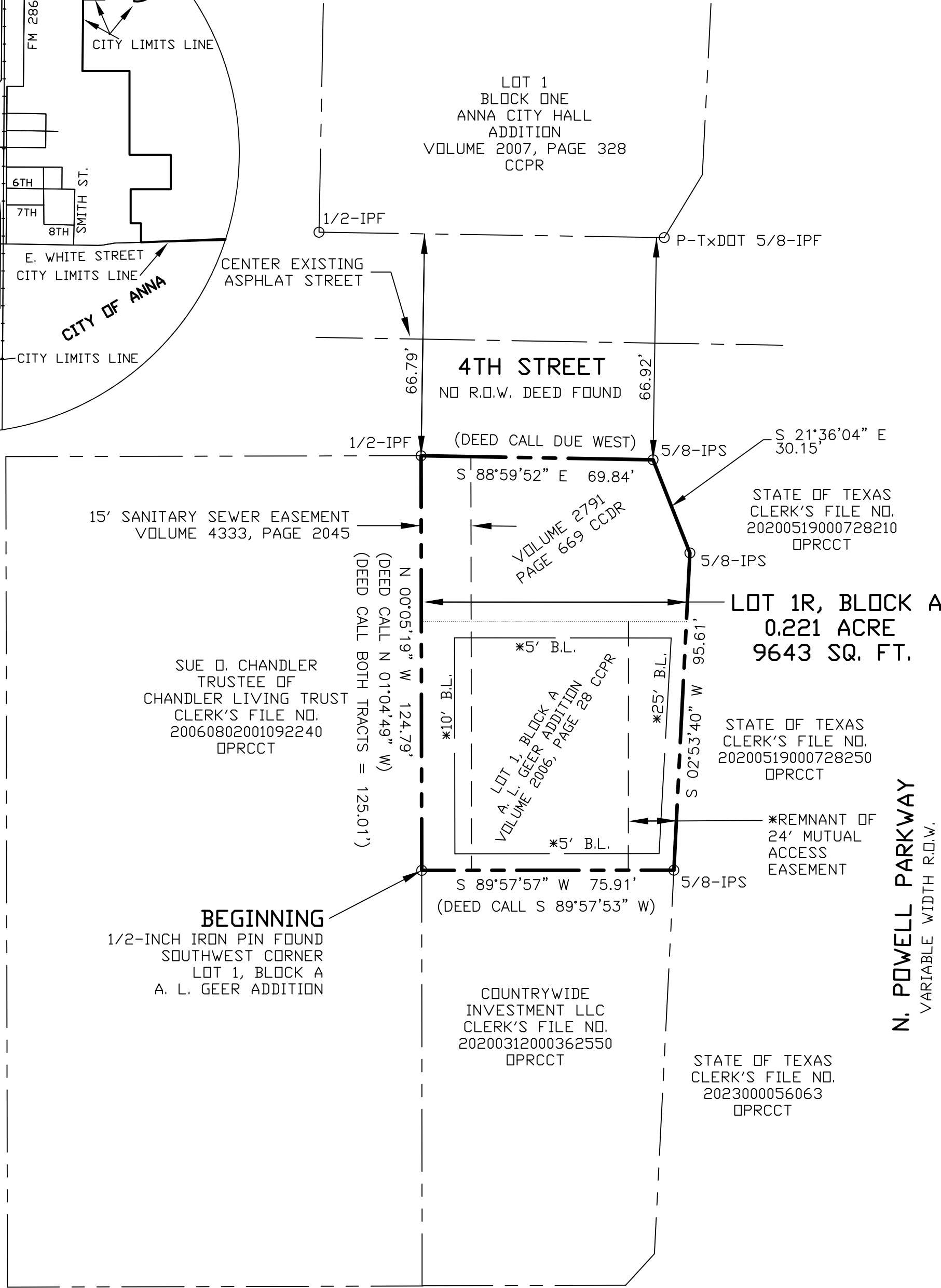
APPROVED:

Interim Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Kelly Patterson-Herndon



NO SCALE
VICINITY MAP



5TH STREET
NO R.O.W. DEED FOUND

5TH STREET
NO R.O.W. DEED FOUND

4TH STREET DEVELOPMENT LLC
CLERK'S FILE NO.
20130717000997460
OPRCCT

4TH STREET
NO R.O.W. DEED FOUND

LOT 1R, BLOCK A
INDEPENDENT BANK ADDITION
VOLUME 2023
PAGE 147
CCPR

LOT 2
INDEPENDENT BANK ADDITION
VOLUME P
PAGE 209
CCPR

LEGEND

CCDR	COLLIN COUNTY DEED RECORDS
CCPR	COLLIN COUNTY PLAT RECORDS
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
1/2-IPF	1/2-INCH IRON PIN FOUND
P-TXDOT 5/8-IPF	5/8-INCH IRON PIN FOUND WITH TXDOT PINK PLASTIC CAP
5/8-IPS	5/8-INCH IRON PIN SET

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS Meltex, Inc. is the owner of Lot 1R, Block A shown hereon situated in the City of Anna, Collin County, Texas, in the Henry Brantley Survey, Abstract No. 71, being a survey of Lot 1 Block A of A. L. Geer Addition, an addition to the City of Anna, Collin County, Texas according to the map or plat thereof recorded in volume 2006, page 28 of the plat records of Collin County, Texas, and a survey of "Tract No. 1" described in a deed from A. L. Geer to Meltex, Inc. dated February 10, 1988, recorded in volume 2791, page 669 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the southwest corner of said Lot 1, Block A and the northwest corner of the 0.335 acre tract recorded as clerk's file no. 20200312000362550 of the Official Public Records of Collin County, Texas(OPRCCT);

THENCE North 00°05'19" West (Deed call North 01°04'49" West)(Deed distance both tracts = 125.01 feet) with the west line of said Lot 1, Block A, passing at 75.00 feet the northwest corner of said Lot 1, Block A and the southwest corner of said Tract No. 1, continuing with the west line of said Tract No. 1, in all 124.79 feet to a 1/2-inch iron pin found at the northwest corner of said Tract No. 1, in the south right-of-way line of 4th Street;

THENCE South 88°59'52" East (Deed call due West) with the north line of said Tract No. 1 and the south right-of-way line of said 4th Street, 69.84 feet to a 5/8-inch iron pin set at the northwest corner of the 0.0494 acre tract recorded as clerk's file no. 20200519000728210 OPRCCT and in the west right-of-way line of North Powell Parkway;

THENCE South 21°36'04" East with the west line of said 0.0494 acre tract and the west right-of-way line of said North Powell Parkway 30.15 feet to a 5/8-inch iron pin set at the inside corner of said 0.0494 acre tract;

THENCE South 02°53'40" West, with the west line of said 0.0494 acre tract and the west right-of-way line of said North Powell Parkway, passing at 20.61 feet the southwest corner of said 0.0494 acre tract and the northwest corner of the 0.0714 acre tract recorded as clerk's file no. 20200519000728250 OPRCCT, continuing with the west line of said 0.0714 acre tract, in all 95.81 feet to a 5/8-inch iron pin set at the southwest corner of said 0.0714 acre tract; same being in the south line of said Lot 1, Block A; same being in the north line of said 0.335 acre tract;

THENCE South 89°57'50" West (Deed call South 89°57'53" West) with the south line of said Lot 1, Block A and the north line of said 0.335 acre tract, 75.91 feet to the PLACE OF BEGINNING and containing 0.221 acre or 9643 square feet(calculated);

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Meltex, Inc. does hereby adopt this plat designating the herein above described property as REPLAT OF LOT 1R, BLOCK A, A. L. GEER ADDITION, BEING A REPLAT OF LOT 1, BLOCK A, A. L. GEER ADDITION AND PART OF TRACT NO. 1 RECORDED IN VOLUME 2791, PAGE 669 COLLIN COUNTY DEED RECORDS, an addition to the City of Anna, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

Amoret Cain, President Meltex, Inc.

STATE OF TEXAS:)
COUNTY OF COLLIN:)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Amoret Cain known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

That I, Bruce Geer 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.

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

Bruce Geer, Registered Professional Land Surveyor, No. 4117

STATE OF TEXAS:)
COUNTY OF COLLIN:)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

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

Planning & Zoning Commission, Chair

Director of Development Services

OWNER LOT 1R, BLOCK A: MELTEX, INC.,
6841 VIRGINIA PKWY. SUITE 103 PMB 436
MCKINNEY, TEXAS 75071-5716
PHONE 972-965-9318

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 W. UNIVERSITY (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
PHONE 972-562-3959
FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

APPROVED
JUNE 3, 2024
P&Z COMMISSION
CITY OF ANNA

REPLAT
OF
LOT 1R, BLOCK A
A. L. GEER
ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A, A. L. GEER ADDITION
AND PART OF TRACT NO. 1
RECORDED IN VOLUME 2791, PAGE 669
COLLIN COUNTY DEED RECORDS
0.221 ACRE
HENRY BRANTLEY SURVEY, ABSTRACT NO. 71
CITY OF ANNA, COLLIN COUNTY, TEXAS
MAY 7, 2024

EXISTING ZONING = C-1 = COMMERCIAL SHEET 1 OF 1

EXHIBIT A

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1016126 / 2594624

Total Number of Acres: 0.221

Zoning Classification(s): C-1

Total Number of Lots: 1

Location: 100 S. Powell Pkwy / 104 S. Powell Pkwy / SW corner 4th & Powell

Property Owner Information & Authorization

Name/Company: MELTEX, Inc.

Address: 6841 Virginia Pkwy Ste. 103 #436

City: McKinney

State: TX

Zip Code: 75071

Phone: 972-965-9318

Email: amoretcain@gmail.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: Amoret Cain

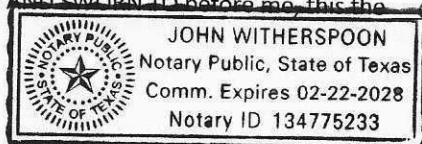
Date: 5-8-2024

STATE OF: TEXAS

COUNTY OF: COLLIN

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

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



John Witherspoon
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: _____

Company: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

Email: _____

Planning & Development Department

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



Item No. 19.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 6/3/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Work Program

SUMMARY:

This portion of the meeting is dedicated to the Planning & Zoning Commissioners and Council Liaison to request topics to be placed on a future agenda for discussion or presentation. The Work Program is going to be utilized to keep track of the items for staff to work on between Planning & Zoning Commission meetings.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Staff is seeking input from the Commission and Council Liaison on the Work Program and if there are specific topics that need to be discussed further.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. 2024_06_03

Planning & Zoning Commission Work Program
June 3, 2024

Subject	Action Required
High Priority (Within 3 months)	
Zoning Ordinance & Subdivision Regulation amendments	Call for Public Hearing Staff Report
City Presentation Guidelines for applicants	Collaboration of staff from various departments Discussion & Direction
10-yr CIP Update	Staff Report – September 2024
Comprehensive Plan Minor Update	Staff Report – September 2024
Medium Priority (Within 4 to 12 months)	
City-initiated Downtown Rezoning	Review of Downtown properties & Zoning Regulations; Informational meeting for downtown property owners; Call for Public Hearing; Staff Report
Comprehensive Plan Major Update	Discussion & Direction Staff Report
Future Items	