

**AGENDA
PLANNING AND ZONING COMMISSION**



**Wednesday, September 4, 2024 @ 6:00 PM
Council Chambers at the City of Anna Municipal
Complex, located at 120 W 7th Street, Anna, TX 75409**

The Planning & Zoning Commission of the City of Anna will meet on 09/04/2024 at 6:00 p.m. in the Council Chambers at the City of Anna Municipal Complex, to consider the following items.

If you wish to speak on an 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. **Reports**
Director's Report on City Council actions
5. Location Map

Consent Items

6. Approve Minutes of the August 5, 2024, Planning & Zoning Commission Meeting
7. Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 6, Site Plan. (SP 24-0001) Owner: Vinder Properties
8. Approve a Resolution regarding the Rosamond Crossing Northeast Corner, Block A, Lots 1-15, Preliminary Site Plan. (PSP 24-0005) Owner : Anna 18 LLC

Items for Individual Consideration

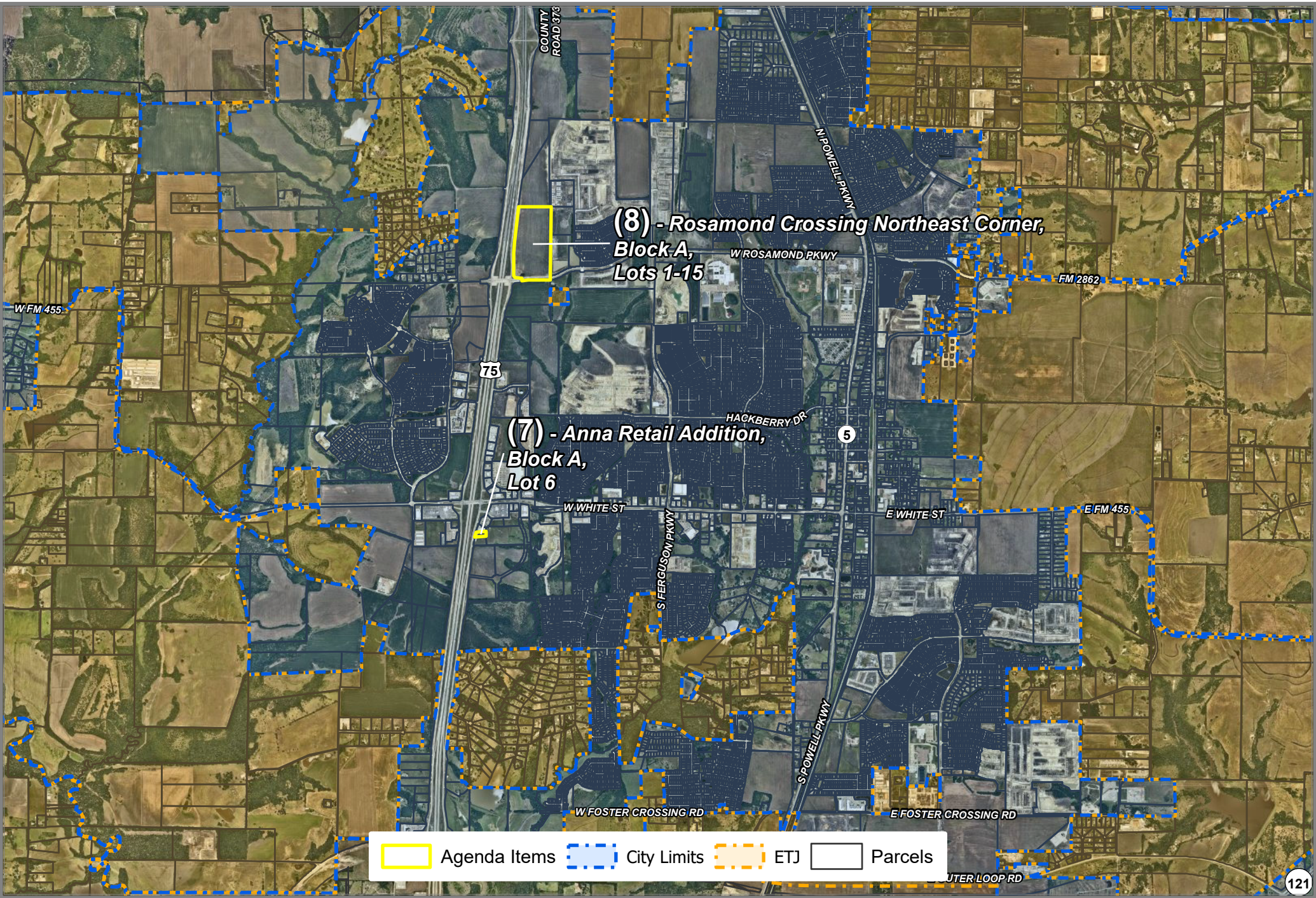
Items for Future Discussion: At this time, the Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

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 08/30/2024.

A handwritten signature in black ink, appearing to read "Lauren Mecke", written over a horizontal line.

Lauren Mecke
Planning Manager



City of Anna, August 5, 2024 Planning & Zoning Meeting Map

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



Item No. 6.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 9/4/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Minutes of the August 5, 2024, Planning & Zoning Commission Meeting

SUMMARY:

Approve Minutes of the August 5, 2024, Planning & Zoning Commission Meeting.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. 08-05-2024 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
August 5, 2024

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on August 5, 2024, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 6:00 p.m.

Commissioners present were Jessica Walden, Staci Martin, Josh Vollmer, David Nylec, Tom Longmire. Commissioner Hermann and Commissioner Blanscet were absent. Staff present were Stephanie Scott-Sims, AICP, Lauren Mecke, and Everett Johnson.

2. Invocation and Pledge of Allegiance

Commissioner Martin 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.

4. Reports

- a. Director's Report on City Council actions
- b. 2024 Elected & Appointed Official Workshop
- c. Texas American Planning Association (APA) Conference

Mrs. Scott-Sims introduced the newly appointed Commissioner, Tom Longmire. She gave a brief overview of projects approved and tabled during the regular Council meetings in July as well as the discussion during the special Council meeting in July regarding development and the Comprehensive Plan. A reminder was provided for the Commissioners about the upcoming APA Conference in October.

Ms. Mecke. Explained that the 2024 Elected & Appointed Official Workshop was on the agenda for the Commissioners or Council members who attended to share any information. Chairwoman Walden stated that Commissioners Martin, Longmire, & herself as well as Councilwoman Herndon had attended the workshop. Commissioner Nylec asked if additional workshops will be available. Ms. Mecke stated that staff would look for more opportunities.

5. Location Map

Consent Items

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

6. Approve Minutes of the July 1, 2024, Planning & Zoning Commission Meeting

7. Approve a Resolution regarding the Arizmendi Addition, Block A, Lot 1, Final Plat, FP 24-0007.
Owner: Arizmendi Construction & Investments, LLC
8. Approve a Resolution regarding the City Park Heights, East, Phase 2, Preliminary Plat, PP 24-0011.
Owner: Anna 60 Partners, LP
9. Approve a Resolution regarding the Foster Crossing Addition, Block A, Lot 1, Final Plat, FP 24-0009.
Owner: APFC East Foster Holding LLC
10. Approve a Resolution regarding the One Anna Two Addition, Block B, Lot 1 (Commercial) & Lot 2 (Residential), Final Plat, FP 24-0008
Owner: Anna Village Residential, LTD & Anna Village Commercial, LTD
11. Approve a Resolution regarding the Rosamond Crossing Southeast Corner Addition, Block A, Lots 1-11, Conveyance Plat, CVP 24-0003
Owner: MJLA Adams LTD & Anna 18 LLC

Items for Individual Consideration

There were no items for individual consideration.

Items for Future Discussion

There were no items for future discussion.

Adjourn

A motion was made by Chairwoman Walden, seconded by Commissioner Longmire, to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:12 p.m.

Chairwoman Jessica Walden

ATTEST:

Lauren Mecke, Planning Manager



Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 9/4/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 6, Site Plan. (SP 24-0001)

Owner: Vinder Properties

SUMMARY:

A restaurant with drive through on one lot on 1.0± acre on the east side of S. Central Expressway (U.S. Highway 75), 820± feet south of W. White Street. Zoned Regional Commercial (C-2).

The purpose of the Site Plan is to show the proposed restaurant with drive-through site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

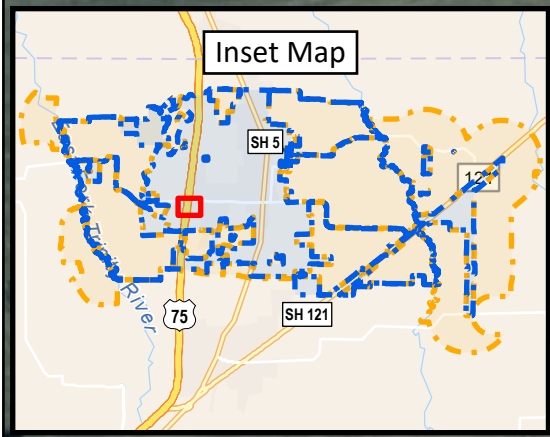
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Locator Map (SP) Anna Retail Addition, Block A, Lot 6
2. Resolution (SP) Anna Retail Addition Block A Lot 6
3. Exhibit A (SP) Anna Retail Addition, Block A, Lot 6

**Anna Retail Addition, Block A, Lot 6
Site Plan (SP 24-0001)**



THE CITY OF Anna

N

Subject Property

City Limits

ETJ

0 150 300 600 Feet

August 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-09-0082

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RETAIL ADDITION, BLOCK A, LOT 6, SITE PLAN (SP 24-0001)

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 Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Vinder Properties has submitted an application for the approval of Anna Retail Addition, Block A, Lot 6, 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 Retail Addition, Block A, Lot 6, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

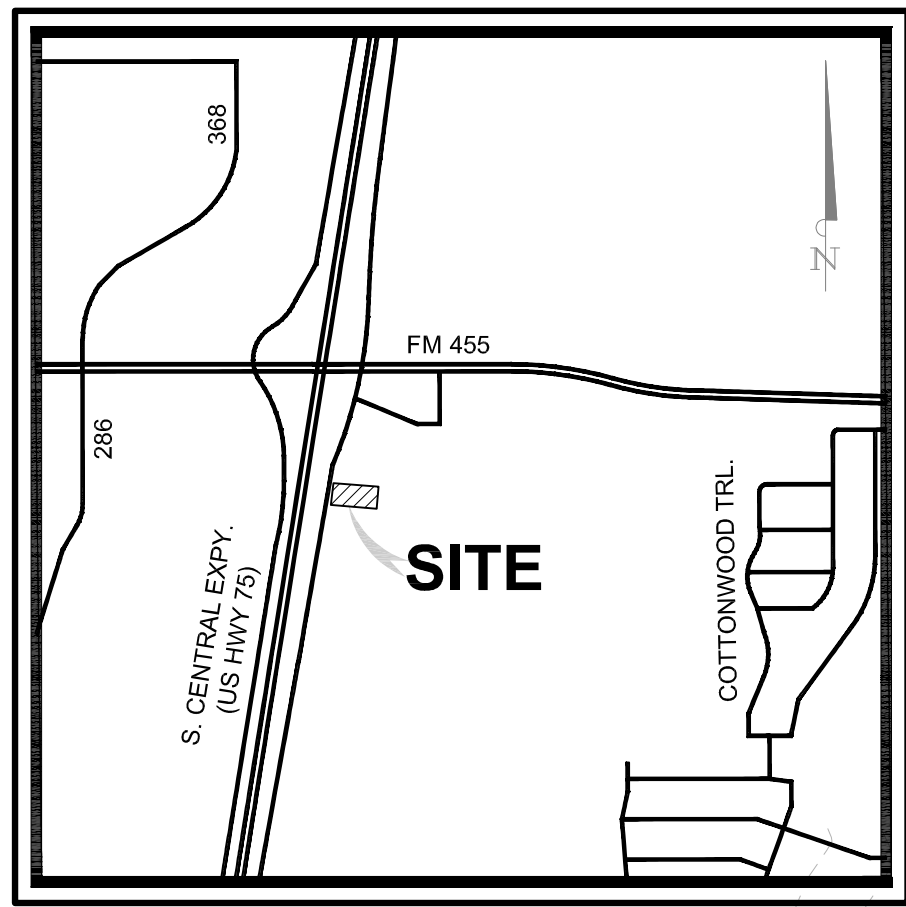
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of September 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden

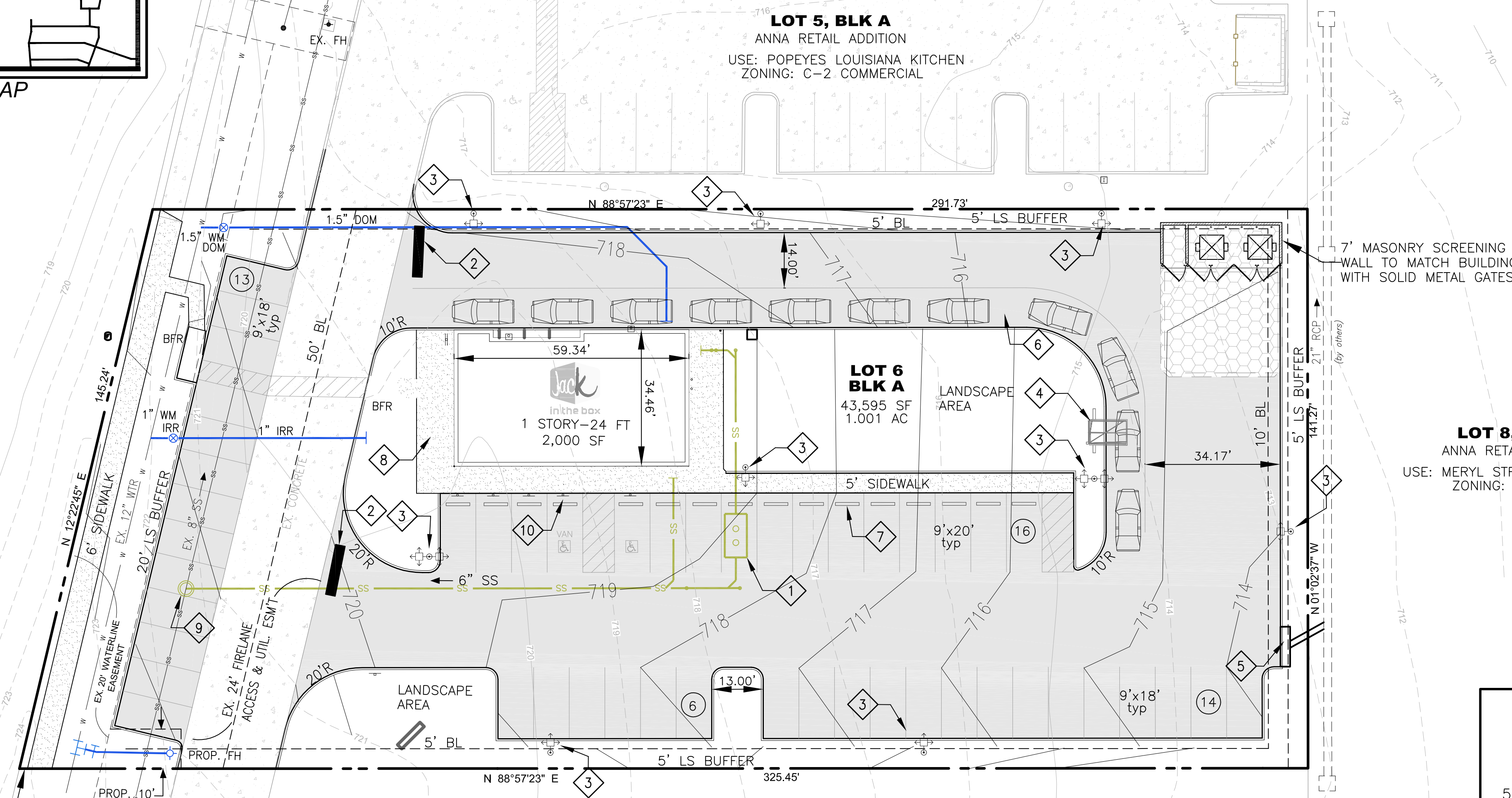


LOCATION MAP
Not to Scale

U.S. HIGHWAY 75
SOUTH CENTRAL EXPRESSWAY
AVAILABLE NORTH RIGHT-OF-WAY

REMAINDER OF 20' WATERLINE EASEMENT
DOC. NO. 20070208000184730
O.P.R.C.C.T.

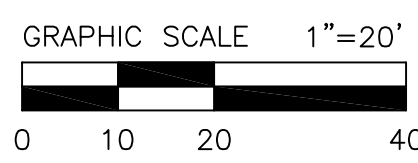
10' WATERLINE EASEMENT
DOC. NO. 20220310010009970
O.P.R.C.C.T.



LOT 5, BLK A
ANNA RETAIL ADDITION
USE: POPEYES LOUISIANA KITCHEN
ZONING: C-2 COMMERCIAL

LOT 8, BLK A
ANNA RETAIL ADDITION
USE: MERYL STREET MULTI-FAMILY
ZONING: PD MF-2

LOT 7, BLK A
ANNA RETAIL ADDITION
USE: VACANT
ZONING: C-2 COMMERCIAL



SYMBOL LEGEND

- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER MH
- EXISTING FIRE HYDRANT
- PARKING COUNT
- PROPOSED SANITARY SEWER MH

PAVING LEGEND

- LIGHT DUTY PAVEMENT**
5" - 3,500 P.S.I. CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON 6" LIME TREATED SUBGRADE PER PROJECT GEOTECH REPORT
- SIDEWALK PAVEMENT**
4" - 4,000 P.S.I. CONCRETE SIDEWALK REINFORCED WITH #3 BARS @ 18" O.C.E.W.
- DUMPSTER PAD PAVEMENT**
7" - 4,000 P.S.I. CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON LIME TREATED SUBGRADE PER PROJECT GEOTECH REPORT
- EXISTING CONCRETE FIRELANE**

DETENTION NOTE

STORMWATER DETENTION FOR THIS SITE IS PROVIDED FOR THROUGH AN OFF-SITE REGIONAL DETENTION FACILITY DESIGNED AND CONSTRUCTED BY OTHERS

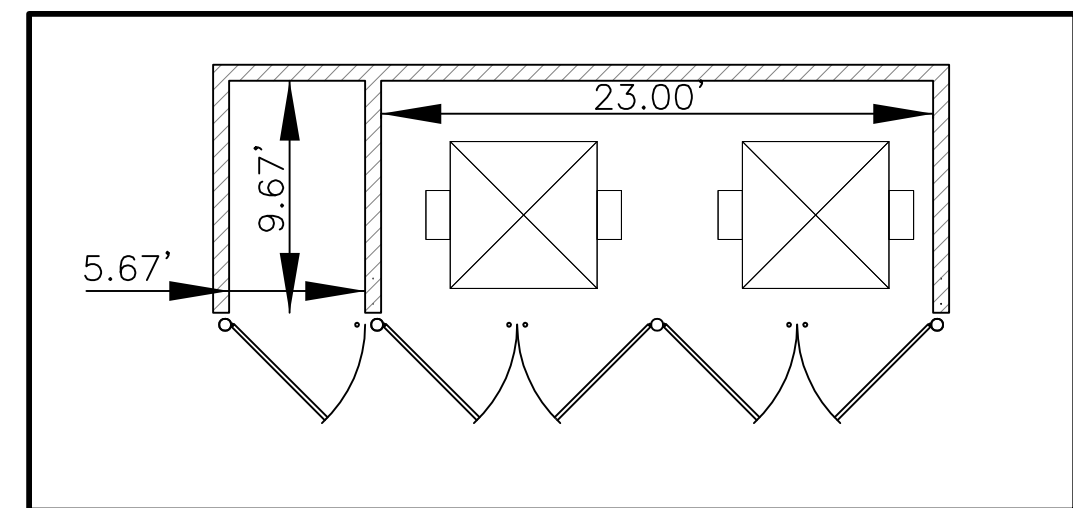
FLOOD NOTE

ACCORDING TO COMMUNITY PANEL NO.48085C0155J, JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY TEXAS, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YR FLOODPLAIN

WATER METER SCHEDULE

METER ID NUMBER	WATER METER SIZE	METER		SAN. SEWER SIZE
		DOM.	IRR.	
1	1.5"	1		6"
2	1"		1	

DUMPSTER DIMENSIONS



SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
ZONING	C-2 COMMERCIAL
LAND USE	RESTAURANT W/DRIVE THRU
LOT AREA (SF)/(ACRES)	43,595 SF/1.001 AC.
BUILDING FOOTPRINT AREA (SF)	2,000 SF
TOTAL BUILDING AREA (SF)	2,000 SF
BUILDING HEIGHT (STORIES)	1 STORY
BUILDING HEIGHT (FT)	24 FT
BUILDING LOT COVERAGE (%)	4.58 %
PARKING	
PARKING REQUIREMENTS	1SPC / 100 SF
TOTAL PARKING SPACES REQUIRED	20 SPCS
TOTAL PARKING SPACES PROVIDED	49 SPCS
REQUIRED ADA PARKING	2 SPC
PROVIDED ADA PARKING	2 SPC

KEY NOTES

- 1 - GREASE TRAP
- 2 - STOP BAR
- 3 - SITE LIGHTING
- 4 - MENU BOARD
- 5 - PROPOSED 10' CURB INLET
- 6 - 10' DRIVE THRU LANE W/11 CAR STACKING
- 7 - WHEEL STOP
- 8 - CONCRETE SIDEWALK
- 9 - PROPOSED SS MH
- 10 - HC PARKING SIGN

APPROVED
September 4, 2024
P&Z COMMISSION
CITY OF ANNA

SITE PLAN

JACK IN THE BOX
LOT 6 BLOCK A
ANNA RETAIL ADDITION
1.00 ACRE
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
CITY OF ANNA, COLLIN COUNTY, TEXAS

VINDERFOODS LLC OWNER
402 CREEKSIDE DRIVE
MCKINNEY, TX 75071 972-922-5044

MARSHALL GAGE LLC ENGINEER
207 E. VIRGINIA SUITE 216
MCKINNEY, TEXAS 75069 (214) 986-9018



Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 9/4/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Rosamond Crossing Northeast Corner, Block A, Lots 1-15, Preliminary Site Plan. (PSP 24-0005)
Owner : Anna 18 LLC

SUMMARY:

Four retail/restaurant buildings, three retail buildings, a grocery store, six vacant commercial lots, and a detention pond on 15 lots on 41.72± acres located at the northeast corner of Rosamond Parkway and N. Central Expressway (U.S. Highway 75). Zoned Planned Development (Ordinance No. 537-2011).

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Preliminary Site Plan is in conformance with the adopted Planned Development standards (Ordinance No. 537-2011) and the City's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the City Engineer.

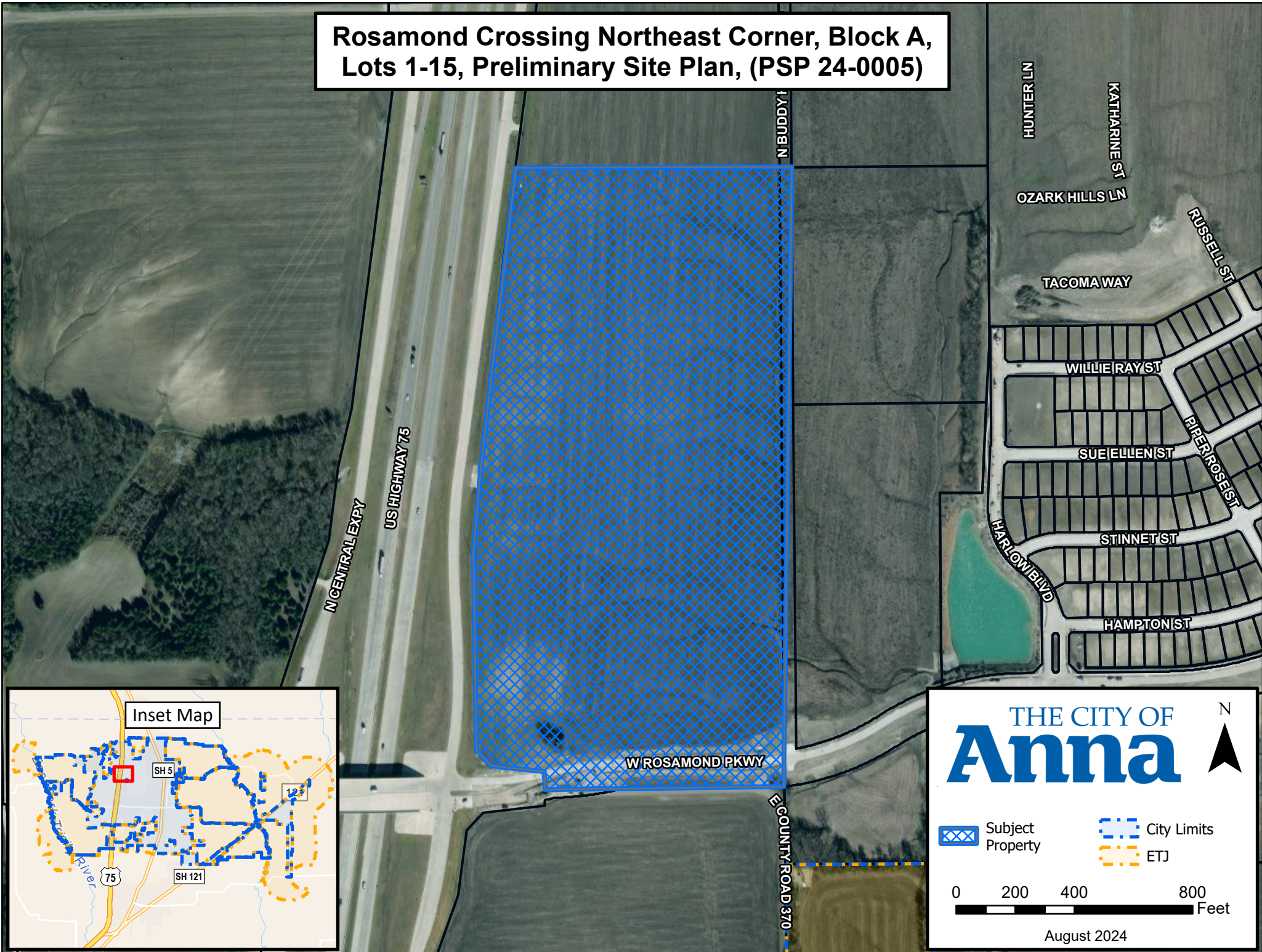
STRATEGIC CONNECTIONS:

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

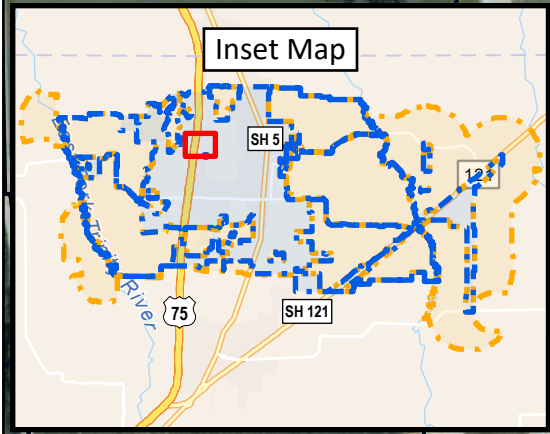
ATTACHMENTS:

1. Locator Map (PSP) Rosamond Crossing Northeast Corner, Block A, Lots 1-15
2. Resolution (PSP) Rosamond Crossing Northeast Corner, Block A, Lots 1-15
3. Exhibit A (PSP) Rosamond Crossing Northeast Corner, Block A, Lots 1-15

Rosamond Crossing Northeast Corner, Block A, Lots 1-15, Preliminary Site Plan, (PSP 24-0005)



Inset Map



THE CITY OF

Anna

N

Subject Property

City Limits

ETJ

0 200 400 800 Feet

August 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-09-0083

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ROSAMOND CROSSING NORTHEAST CORNER, PRELIMINARY SITE PLAN (PSP 24-0005)

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 Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Anna 18 LLC has submitted an application for the approval of Rosamond Crossing Northeast Corner, Preliminary Site Plan; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Site Plan

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

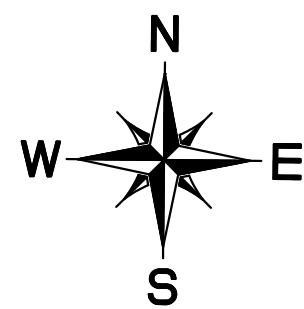
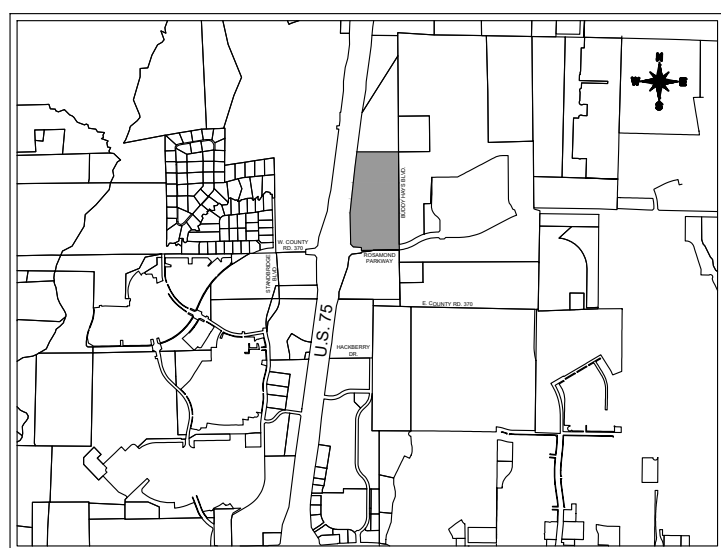
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of September 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



LEGEND

- | | |
|--|-------------------------------|
| | PROPOSED CONCRETE FIRE LANE |
| | PROPOSED BUILDING |
| | EXISTING CONTOUR LINE - MAJOR |
| | EXISTING CONTOUR LINE - MINOR |
| | BARRIER FREE RAMP (BFR) |
| | ACCESSIBLE PARKING SYMBOL |
| | NUMBER OF PARKING SPACES |
| | WATER METER (AND VAULT) |
| | FIRE HYDRANT |
| | FIRE DEPARTMENT CONNECTION |
| | SANITARY SEWER MANHOLE |
| | TRANSFORMER PAD |
| | CURB INLET |
| | GRATE INLET |
| | JUNCTION BOX OR WYE INLET |
| | HEADWALL |
| | TYPICAL |
| | SANITARY SEWER EASEMENT |
| | WATER EASEMENT |
| | DRAINAGE EASEMENT |
| | BARRIER FREE RAMP |
| | SIDEWALK |
| | BUILDING LINE/SETBACK |
| | CURB INLET |
| | GRATE INLET |
| | WYE INLET |
| | JUNCTION BOX |
| | MANHOLE |
| | EXISTING |
| | PROPOSED |

Kimley»»Horn

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes

Kimley»Horn

Engineer ROBERT C. LEWIS
P.E. No. 143058 Date AUGUST 2024

KHA PROJECT 063006060	DATE AUGUST 2024	SCALE AS SHOWN	DESIGNED BY RPS	DRAWN BY RPS	CHECKED BY RCL
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ROSAMOND CROSSING
NORTHEAST CORNER
CITY OF ANNA
COLLIN COUNTY, TEXAS

PRELIMINARY SITE PLAN

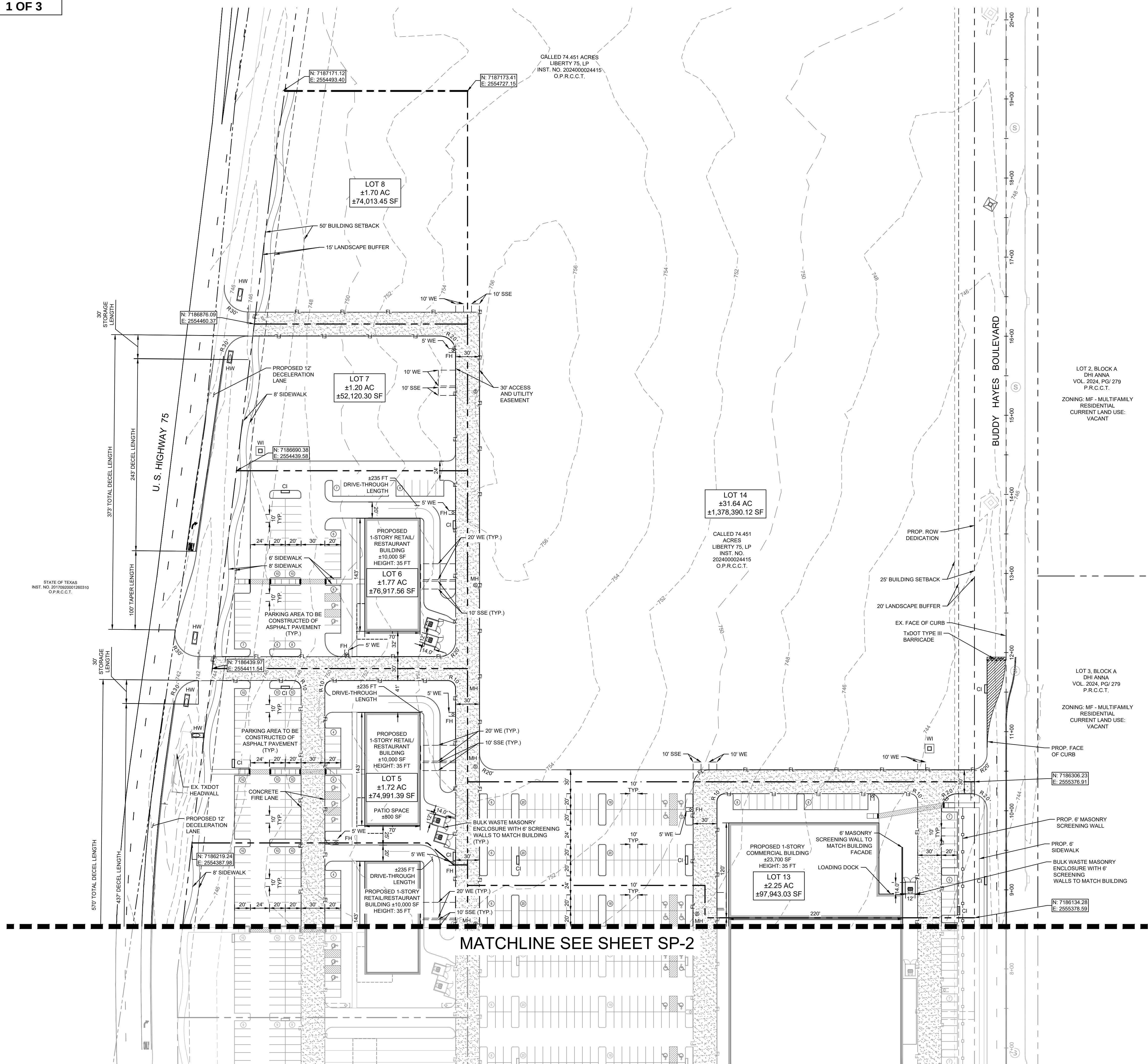
SHEET NUMBER
SP-1

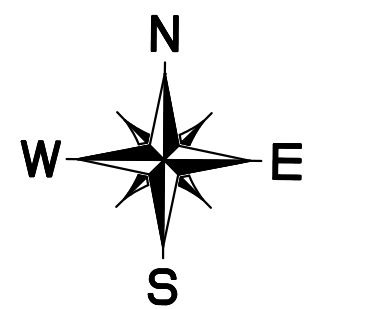
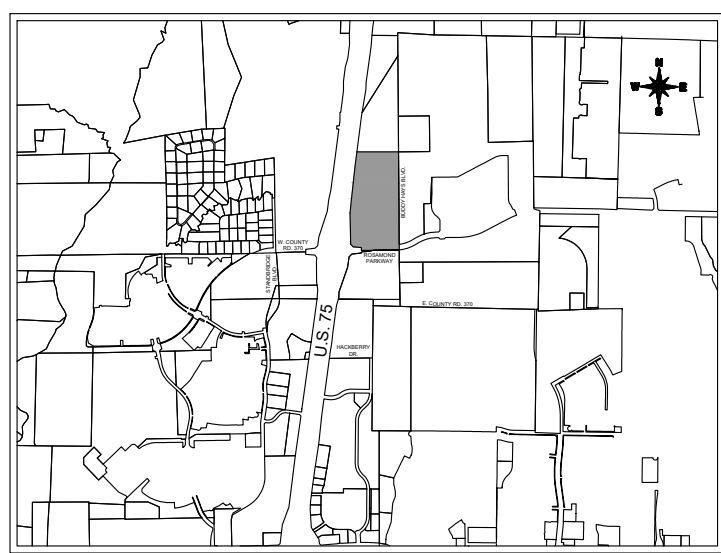
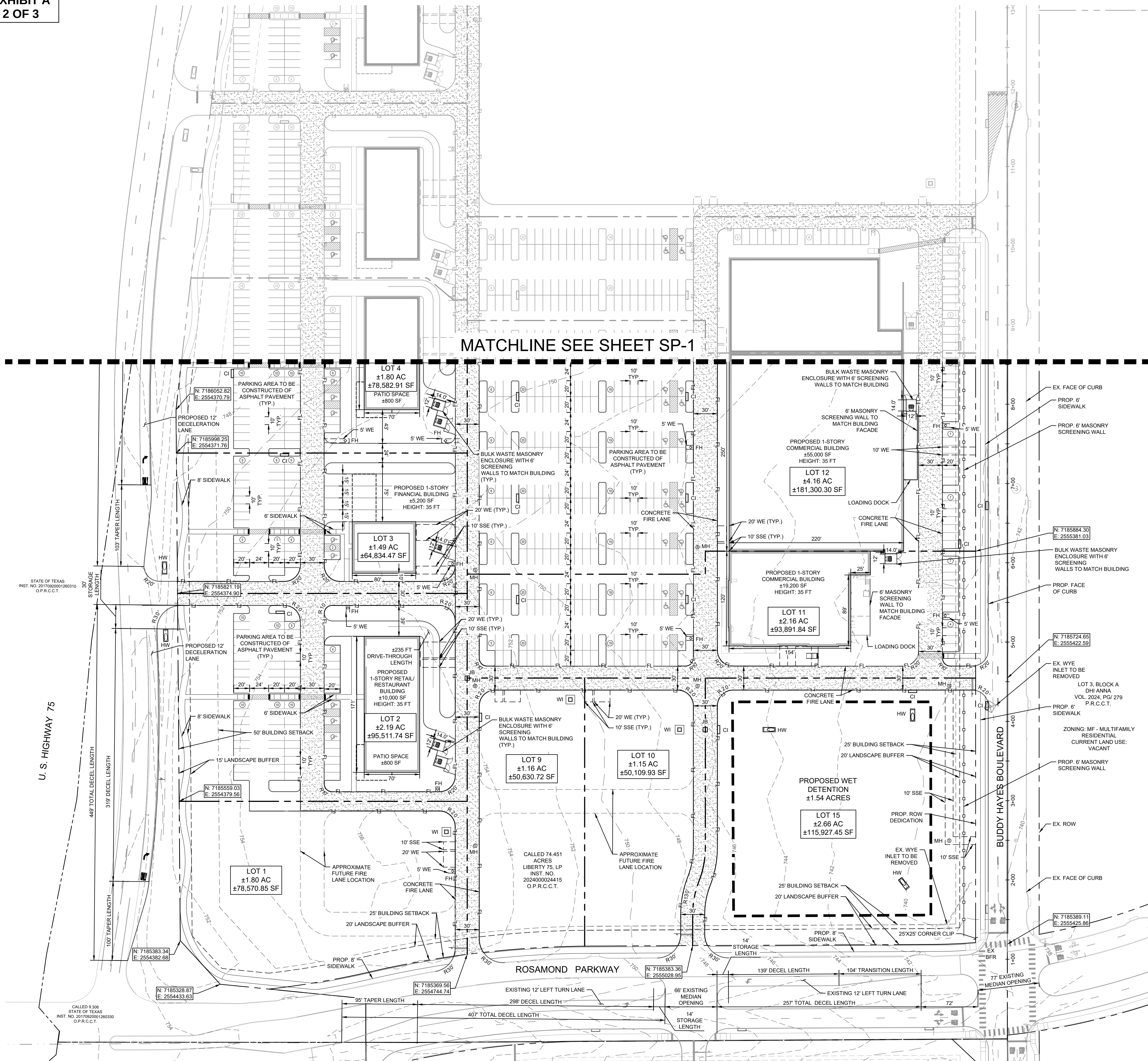
*PRELIMINARY SITE PLAN
ROSAMOND CROSSING
NORTHEAST CORNER
(LOTS 1-15, BLOCK A) ±41.7239 ACRES
(R.O.W. DEDICATION) ±1.6448 ACRES
HENRY SMITH SURVEY, ABSTRACT NO. 822
City of Anna, Collin County, Texas
Submitted 08/28/2024*

<u>Owner:</u>	<u>Developer:</u>	<u>Engineer:</u>
Anna 18 LLC	The Seltz Group, Inc.	Kimley-Horn and Associates, Inc.
2705 Clublake Trail	1110 Cowan road	2600 N Central Expressway, Ste 400
McKinney, TX 75072	Celina, TX 75009	Richardson, Texas 75080
Contact: Don Collins	Contact: Eric Seltz	Contact: Jonathan Kerby, P.E.
Phone: (972) 547-7653	Phone: (214) 705-1078	Phone: 972-770-1300

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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.





LEGEND

- | | |
|---|-------------------------------|
|  | PROPOSED CONCRETE FIRE LANE |
|  | PROPOSED BUILDING |
|  | EXISTING CONTOUR LINE - MAJOR |
|  | EXISTING CONTOUR LINE - MINOR |
|  | BARRIER FREE RAMP (BFR) |
|  | ACCESSIBLE PARKING SYMBOL |
|  | NUMBER OF PARKING SPACES |
|  | WATER METER (AND VAULT) |
|  | FIRE HYDRANT |
|  | FIRE DEPARTMENT CONNECTION |
|  | SANITARY SEWER MANHOLE |
|  | TRANSFORMER PAD |
|  | CURB INLET |
|  | GRATE INLET |
|  | JUNCTION BOX OR WYE INLET |
|  | HEADWALL |
| TYP. | TYPICAL |
| SSE | SANITARY SEWER EASEMENT |
| WE | WATER EASEMENT |
| DE | DRAINAGE EASEMENT |
| BFR | BARRIER FREE RAMP |
| SW | SIDEWALK |
| BL | BUILDING LINE/SETBACK |
| CI | CURB INLET |
| GI | GRATE INLET |
| WI | WYE INLET |
| JB | JUNCTION BOX |
| MH | MANHOLE |
| EX. | EXISTING |
| PROP. | PROPOSED |

Kimley»»Horn

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes

Kimley»Horn

Engineer ROBERT C. LEWIS
P.E. No. 143058 Date AUGUST 2024

KHA PROJECT 063006060	DATE AUGUST 2024	SCALE AS SHOWN	DESIGNED BY RPS	DRAWN BY RPS	CHECKED BY RCL
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ROSAMOND CROSSING
NORTHEAST CORNER
CITY OF ANNA
COLLIN COUNTY, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
SP-2

*PRELIMINARY SITE PLAN
ROSAMOND CROSSING
NORTHEAST CORNER
(LOTS 1-15, BLOCK A) ±41.7239 ACRES
(R.O.W. DEDICATION) ±1.6448 ACRES
HENRY SMITH SURVEY, ABSTRACT NO. 822
City of Anna, Collin County, Texas
Submitted 08/28/2024*

<u>Owner:</u>	<u>Developer:</u>	<u>Engineer:</u>
Anna 18 LLC	The Seitz Group, Inc.	Kimley-Horn and Associates, Inc.
2705 Clublake Trail	1110 Cowan road	2600 N Central Expressway, Ste 400
McKinney, TX 75072	Celina, TX 75009	Richardson, Texas 75080
Contact: Don Collins	Contact: Eric Seitz	Contact: Jonathan Kerby, P.E.
Phone: (972) 547-7653	Phone: (214) 705-1078	Phone: (972) 770-1300

[illegible]

Kimley»»Horn
© 2024. KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, RICHARDSON, TX 75080
PHONE: (972) 770-1330
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY	
FOR REVIEW ONLY Not for construction or permit purposes.	
Kimley»Horn	
Engineer	<u>ROBERT C. LEWIS</u>
P.E. No.	<u>143058</u> Date <u>AUGUST 2024</u>

KHA PROJECT 063006060	DATE AUGUST 2024	SCALE AS SHOWN	DESIGNED BY RPS	DRAWN BY RPS	CHECKED BY RCL
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**ROSAMOND CROSSING
NORTHEAST CORNER**
CITY OF ANNA
COLLIN COUNTY, TEXAS

PRELIMINARY SITE DATA TABLE

SHEET NUMBER
SP-3

SITE DATA SUMMARY TABLE

SITE DATA SUMMARY TABLE															
GENERAL SITE DATA	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15
PROPOSED ZONING	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2
PROPOSED USE	-	Retail Store/ Restaurant	Bank	Retail Store/ Restaurant	Retail Store/ Restaurant	Retail Store/ Restaurant	-	-	-	-	Retail Store	Retail Store	-	-	Detention Pond
GROSS SITE AREA (ACRES, SQ. FT.)	41.7239 ACRES 1,817,493.58 SQ. FT.														
LOT AREA (SQ. FT.)	78,587	95,528	64,832	78,583	74,940	76,918	52,120	74,179	50,640	50,127	93,918	181,341	97,971	1,378,390	115,679
LOT ACREAGE (ACRES)	1.80	2.19	1.49	1.80	1.72	1.77	1.20	1.70	1.16	1.15	2.16	4.16	2.25	31.64	2.66
LOT DIMENSIONS (FT)	230 X 362	262 X 365	177 X 367	364 X 300	220 X 335	250 X 304	186 X 279	295 X 247	148 X 340	153 X 338	131 X 642	320 X 642	131 X 642	1900 X 815	336 X 341
BUILDING AREA (SQ. FT.)	-	12,000	5,200	10,000	10,000	10,000	-	-	-	-	19,200	55,000	23,700	-	-
RETAIL/ RESTAURANT SPLIT (SQ. FT.)	-	9,000/3,000	-	7,500/2,500	7,500/2,500	7,500/2,500	-	-	-	-	-	-	-	-	-
MAXIMUM BUILDING HEIGHT (FT.)	-	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	-	-	-	-	35 FT.	35 FT.	35 FT.	-	-
FLOOR AREA RATIO	-	0.126	0.080	0.127	0.133	0.130	-	-	-	-	0.204	0.303	0.242	-	-
PERVIOUS AREA (%)	100.00%	59.06%	47.75%	27.43%	14.50%	15.37%	100.00%	100.00%	100.00%	100.00%	16.32%	4.72%	6.53%	100.00%	100.00%
IMPERVIOUS AREA (%)	0.00%	40.94%	52.25%	72.57%	85.50%	84.63%	0.00%	0.00%	0.00%	0.00%	83.68%	95.28%	93.47%	0.00%	0.00%
PARKING															
REQUIRED PARKING RATIO (RETAIL/BANK)	-	4 SPACES/ 1,000 SF	4 SPACES/ 1,000 SF	4 SPACES/ 1,000 SF	4 SPACES/ 1,000 SF	4 SPACES/ 1,000 SF	-	-	-	-	4 SPACES/ 1,000 SF	4 SPACES/ 1,000 SF	4 SPACES/ 1,000 SF		-
REQUIRED PARKING RATIO (RESTAURANT)	-	10 SPACES/ 1,000 SF	-	10 SPACES/ 1,000 SF	10 SPACES/ 1,000 SF	10 SPACES/ 1,000 SF	-	-	-	-	-	-	-	-	-
REQUIRED PARKING (RETAIL/BANK)	-	36	21	30	30	30	-	-	-	-	77	220	95	-	-
REQUIRED PARKING (RESTAURANT)	-	30	-	25	25	25	-	-	-	-	-	-	-	-	-
PARKING PROVIDED	-	73	43	73	64	66	-	-	-	-	98	244	118	-	-
ACCESSIBLE SPACES REQUIRED	-	3	2	3	3	3	-	-	-	-	6	16	4	-	-
ACCESSIBLE SPACES PROVIDED	-	3	2	3	3	3	-	-	-	-	6	16	4	-	-

APPROVED
SEPTEMBER 4, 2024
P&Z COMMISSION
CITY OF ANNA