

AGENDA



PLANNING AND ZONING COMMISSION

Monday, October 7, 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 10/07/2024 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. **Reports**
Director's Report on City Council actions
5. Location Map

Consent Items

6. Approve Minutes of the September 04, 2024, Planning & Zoning Commission Meeting
7. Approve a Resolution regarding the Avery Pointe Commercial, Block A, Lot 2R, Site Plan (SP 24-0003)
Owner: Retail Buildings Inc.
8. Approve a Resolution regarding the Shops at Foster Crossing, Block A, Lots 1-5, Preliminary Site Plan (PSP 24-0006)
Owner: Anna Park LLC

Items for Individual Consideration

9. Consider/Discuss/Action on the Rosamond Crossing Northeast Corner Addition, Block A, Lots 1-17, Preliminary Plat (PP 24-0012)
Owner: Anna 18 LLC/MJLA Adams LTD
10. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone one lot on 1.0± acre from SF-1 Single Family Residential District to Downtown (DT) District. Located on the east side of North Powell Parkway, 530± feet south of Fern Street. (Zone 24-0001)
Owner: Tam Nguyen

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

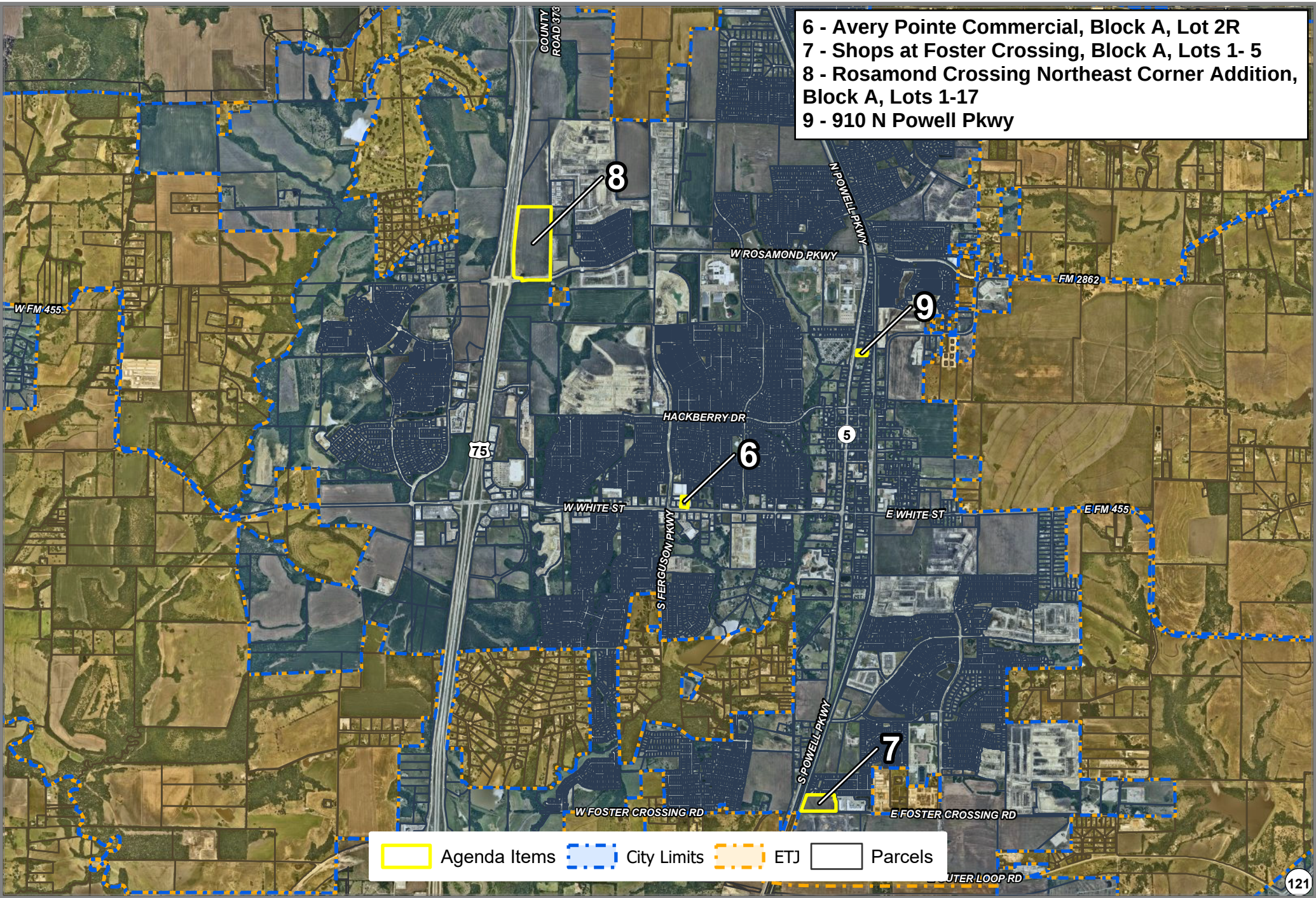
Items for Future Discussion: At this time , the Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.
Adjourn

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 5:00 PM 10/04/2024.

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

Lauren Mecke
Planning Manager

- 6 - Avery Pointe Commercial, Block A, Lot 2R
- 7 - Shops at Foster Crossing, Block A, Lots 1- 5
- 8 - Rosamond Crossing Northeast Corner Addition, Block A, Lots 1-17
- 9 - 910 N Powell Pkwy



City of Anna, October 1, 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: 10/7/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Minutes of the September 04, 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: Unique.

ATTACHMENTS:

1. 09-04-2024 PZ Minutes

**MINUTES
PLANNING AND ZONING COMMISSION
September 4, 2024**

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on September 4, 2024, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

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

Commissioners present were Jessica Walden, Staci Martin, Josh Vollmer, David Nylec, Tom Longmire, Doug Hermann and Commissioner Blanscet. Staff present were Lauren Mecke, Everett Johnson, Stephanie Scott-Sims. Also in attendance was Mayor 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.

Betty Sharp of 10282 County Road 288 spoke to Commissioners and thanked them for voting no to denial of the Liberty Hills Zoning although it was approved by the Council. She continued to address her wishes that residents and the developer can make changes and ask that the concept plan be carefully considered going forward.

4. Reports

a. Director's Report on City Council actions

Mrs. Scott-Sims gave a brief recap of the previous council meeting and urged Commissioners to listen to Mayor's Minutes on social media. She further explained that the Liberty Hills Zoning was approved by the council at the last meeting by a vote of 6 to 1. Mrs. Scott-Sims also gave a quick update about the Comprehensive Plan changes and said that City Staff, Council and Planning & Zoning would plan to meet most likely on Council days to begin updating the Comprehensive Plan.

5. Location Map

Consent Items

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

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

Items for Individual Consideration

There were no items for individual consideration

Adjourn

A motion was made by Commissioner Blanscet, seconded by Commissioner Hermann, to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:15 p.m.

Chairwoman Jessica Walden

ATTEST:

Lauren Mecke, Planning Manager



Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/7/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Avery Pointe Commercial, Block A, Lot 2R, Site Plan (SP 24-0003)
Owner: Retail Buildings Inc.

SUMMARY:

A restaurant with drive through on one lot on 1.4± acres on the north side of W. White Street, 300± feet east of S. Ferguson Parkway. Zoned Planned Development (Ord. No. 179-2005, Ord. No. 709-2015 & Ord. No. 955-2022)

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

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

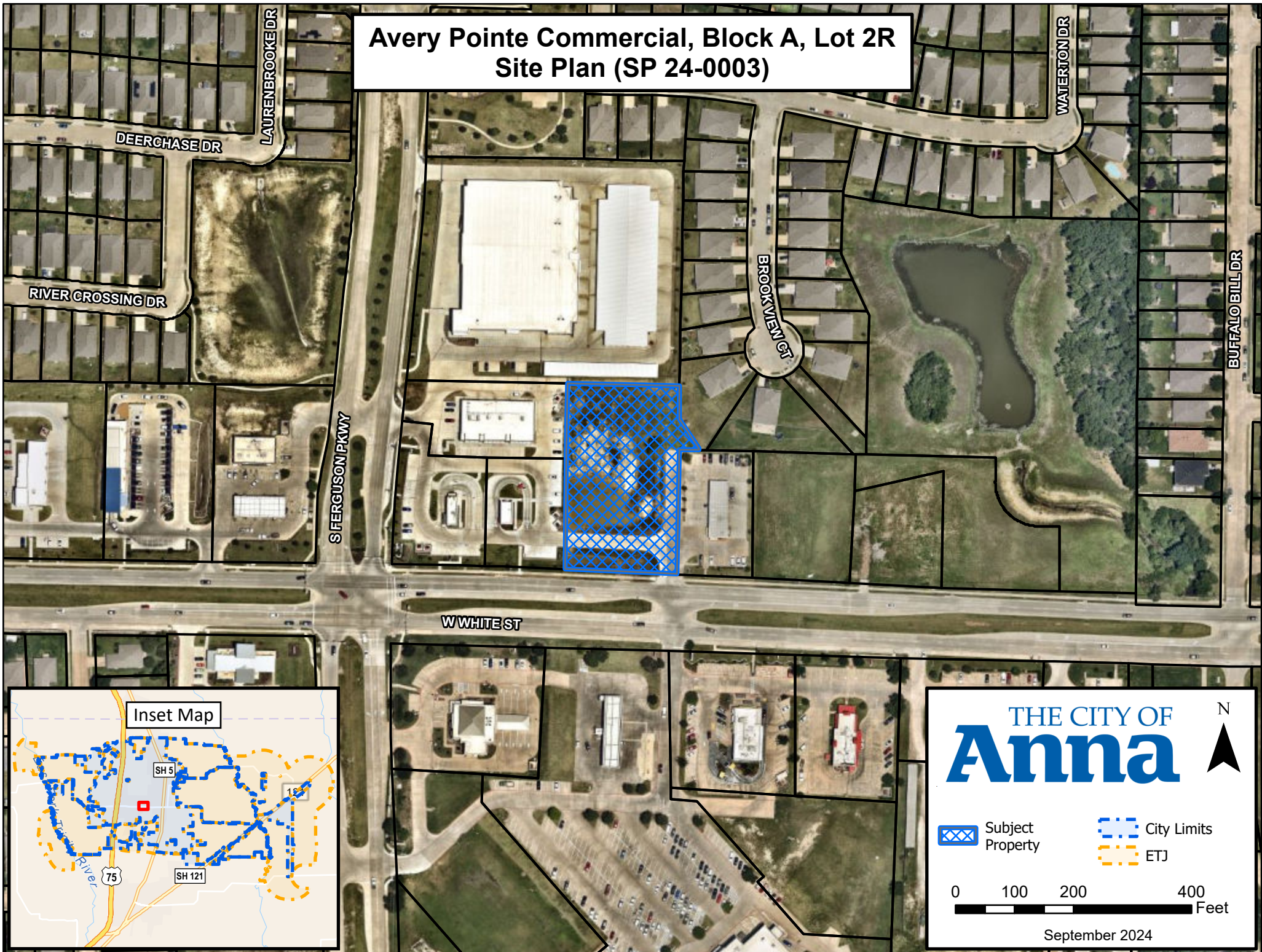
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Locator Map (SP) Avery Pointe Commercial, Block A, Lot 2R
2. Resolution (SP) Avery Pointe Commercial, Block A, Lot 2R
3. Exhibit A (SP) Avery Pointe Commercial, Block A, Lot 2R

Avery Pointe Commercial, Block A, Lot 2R Site Plan (SP 24-0003)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-10-0084

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AVERY POINTE COMMERCIAL, BLOCK A, LOT 2R, SITE PLAN (SP 24-0003)

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, Retail Buildings Inc has submitted an application for the approval of Avery Ponte Commercial, Block A, Lot 2R, 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 Avery Pointe Commercial, Block A, Lot 2R, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

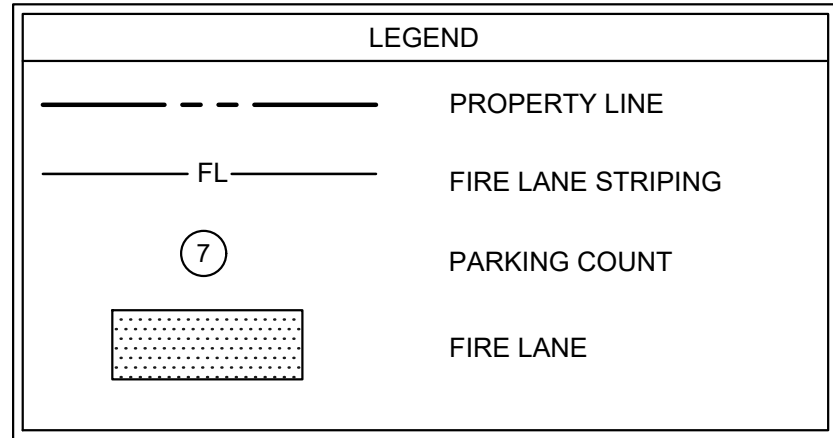
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 7th day of October, 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



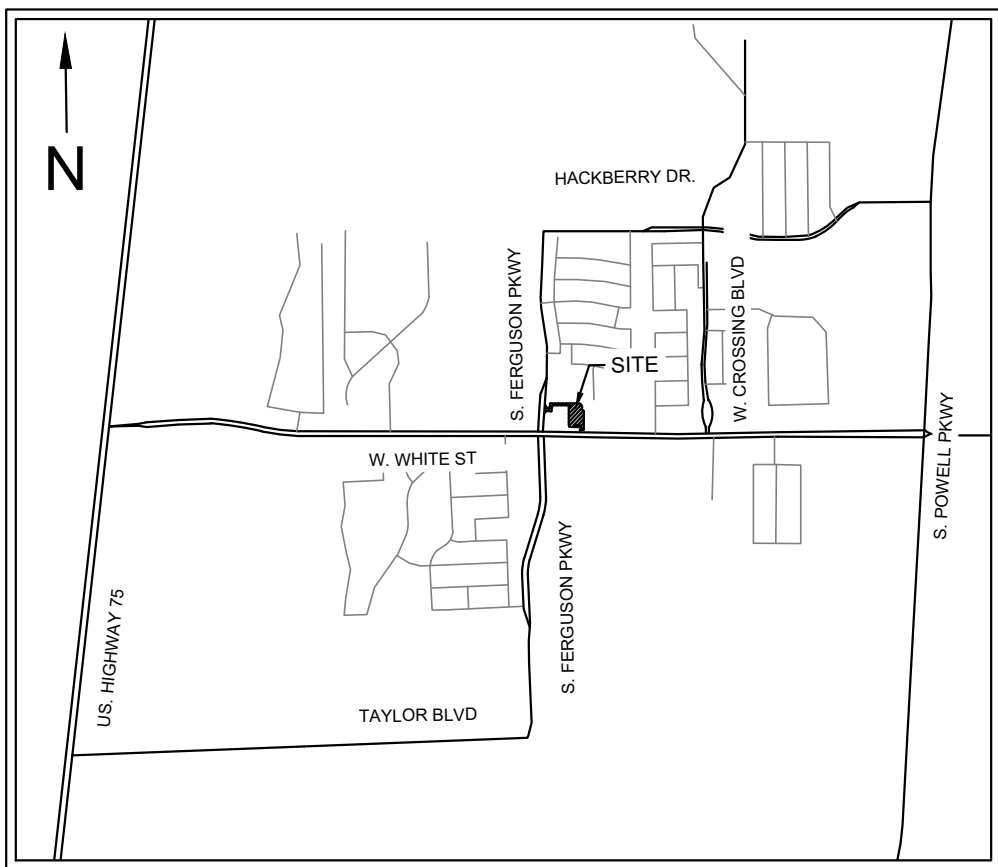
SITE DATA TABLE - BRAUM'S	
ZONING	PLANNED DEVELOPMENT - GENERAL COMMERCIAL (PD-C-2)
LAND USE	RESTAURANT W/ DRIVE THRU
LOT AREA (SQUARE FEET/ACRES)	61,089 S.F./1.400 ACRES
BUILDING AREA (SQUARE FEET)	6,013 SF
DETENTION	NONE REQUIRED
BUILDING HEIGHT (STORIES/FEET)	SINGLE STORY/22' - 2" A.F.F.
LOT COVERAGE	83%
EXISTING USE	VACANT
SITE PARKING	
PARKING RATIO (FROM ZONING ORDINANCE) RESTAURANT	10 SPACES PER 1000 GROSS FLOOR AREA
PARKING RATIO (FROM ZONING ORDINANCE) GROCERY	4 SPACES PER 1000 GROSS FLOOR AREA
REQUIRED PARKING (# SPACES)	47
PROVIDED PARKING (# SPACES)	60
ACCESSIBLE PARKING REQ'D (# SPACES)	3 SPACES
ACCESSIBLE PARKING PROVIDED (# SPACES)	3 SPACES

WATER METER SCHEDULE	
⊕	(1) 1" DOMESTIC WATER METER
⊕	(1) 1" IRRIGATION WATER METER

AREA	SQUARE FEET	ACRES	PERCENTAGE OF TOTAL PROPERTY
HEAVY DUTY PAVEMENT	1,511	0.035	2.5%
MEDIUM DUTY PAVEMENT	41,277	0.948	67.6%
SIDEWALK	1,635	0.038	2.7%
BUILDING FOOTPRINT	6,067	0.139	9.9%
LANDSCAPE	10,183	0.234	16.7%

APPROVED
October 7, 2024
P&Z COMMISSION
CITY OF ANNA

CIVIL ENGINEER	ARCHITECT
KIMLEY-HORN 4727 GALLARDIA PARKWAY, SUITE 250 DALLAS, TEXAS 75242 PHONE: 408-251-5443 CONTACT: GABRIEL PUTMAN	REPRISÉ DESIGN 12400 FORTLAND AVENUE SOUTH, SUITE 100 BURNHELM, IL. MN 55337 PHONE: 408-478-1058 CONTACT: JOHN NORTINGTAL
OWNER	LANDSCAPE ARCHITECT
BRAUTM'S ICE CREAM STORE 300 N GERO ST OKLAHOMA CITY, OK 73125 PHONE: 405-602-7220 CONTACT: MARCUS FARM	TANNER CONSULTING 523 S LEWIS AVE TULSA, OK 74105 PHONE: 918-745-9929 CONTACT: DEREK MCCALL
SURVEYOR	LIGHTING
PIBURN & COMPANY 1101 E. CAMPBELL ROAD, SUITE 240 RICHARDSON, TX 75081 PHONE: 214-886-1000 CONTACT: ALISON E. HERSEY	TECHLIGHT 2707 SATSUMA DRIVE DALLAS, TX 75229 PHONE: 972-356-6981 CONTACT: ALAN LALCY



LOCATION MAP 1" = 2500'	
KEYED NOTES	
1	PAVEMENT STRIPING, 4" SOLID YELLOW STRIPE (TYP.)
2	ACCESSIBLE HC PARKING STALL WITH ACCESSIBLE PARKING SYMBOL (TYP.) (RE: C-602)
3	6" TYPE A CURB AND GUTTER (TYP.) (RE: C-602)
4	TIE INTO EXISTING CURB.
5	TRASH DUMPSTER AREA (RE ARCHITECTURAL PLANS)
6	RESTAURANT SIGN
7	LIGHT POLE (RE: C-603)
8	EXISTING POWER POLE TO REMAIN
9	ACCESSIBLE RAMP. (RE: C-602)
10	SAWCUT/MATCH EXISTING PAVEMENT LINE
11	ACCESSIBLE LOADING ZONE 4" WIDE YELLOW STRIPE @ 36" O.C.(TYP.)
12	CONCRETE FLUME
13	CONCRETE SIDEWALK, WIDTH VARIES (RE: C-602)
14	TRANSFORMER (MEP PLANS)
15	DOMESTIC WATER METER
16	GREASE TRAP
17	FLUSH PAVEMENT (0" CURB)
18	ADA PARKING SIGN (TYP.) (RE: C-602)
19	SANITARY SEWER CLEAN-OUT (RE: C-603)
20	FIRE DEPARTMENT CONNECTION
21	EXISTING FIRE HYDRANT
22	2.5' X 2.5' CATCH BASIN (RE: C-603)
23	PRECAST CONCRETE WHEEL STOP (TYP.) (RE: C-602)
24	PROPOSED CONCRETE PARKING
25	CART RETURN
26	2' CONCRETE FLUME W/ METAL GRATE (RE: C-602)
27	IRRIGATION WATER METER
28	MENU BOARD AND OVERHANG (RE: S301)
29	EXISTING SANITARY SEWER MANHOLE
30	LANDSCAPE AREA
31	EXISTING SIDEWALK

Retail Buildings Inc
Marcus Foran
3000 NE 63rd St
Oklahoma City, OK 73121
(405) 478-1656

SITE PLAN

AVERY POINTE COMMERCIAL
LOT 2R, BLOCK A

1.402 AC.

City of Anna, Collin County, Texas
Francis T. Duffau, Trustee No. 288

Sept, 2022
SP 24-0003

BRAUM'S ICE CREAM & DAIRY
BRAUM'S STORE MODEL (XL-B)
1340 W. WHITE STREET
ANNA, TX 75409

SITE PLAN



DATE ISSUED	
ISSUE FOR PERMIT	TBD
DRAWN BY	L
CHECKED BY	C
JOB NO.	061297

SP-1



Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/7/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Shops at Foster Crossing, Block A, Lots 1-5, Preliminary Site Plan (PSP 24-0006)
Owner: Anna Park LLC

SUMMARY:

Three retail buildings on three lots and nine office buildings on two lots on 9.795± acres at the northwest corner of E. Foster Crossing Road and Vail Lane. Zoned Planned Development (Ord. No. 941-2021 & Ord. No. 787-2018).

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Preliminary Site Plan is in conformance with the adopted Planned Development standards (Ord. No. 941-2021 & Ord. No. 787-2018) 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.

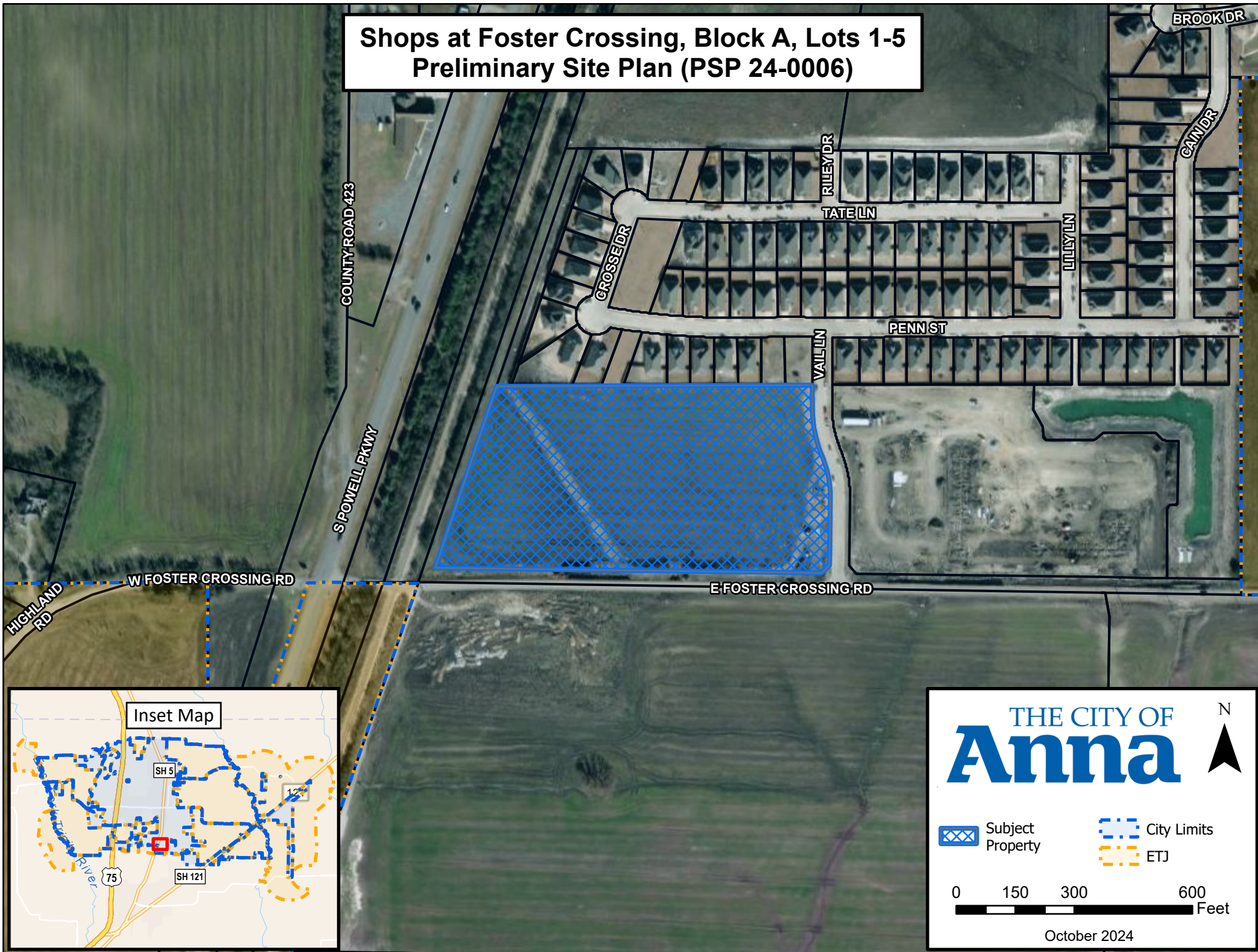
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Shops at Foster Crossing, Block A, Lots 1-5 (PSP 24-0006) _Locator Map
2. Shops at Foster Crossing, Block A, Lots 1-5 (PSP24-0006) _Resolution
3. Shops at Foster Crossing, Block A, Lots 1-5 (PSP 24-0006) _Exhibit A

**Shops at Foster Crossing, Block A, Lots 1-5
Preliminary Site Plan (PSP 24-0006)**



THE CITY OF
Anna

N

Legend:

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

Scale: 0 150 300 600 Feet

October 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-10-0087

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHOPS AT FOSTER CROSSING, Block A, Lots 1-5, PRELIMINARY SITE PLAN. (PSP 24-0006)

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 Park LLC has submitted an application for the approval of Shops at Foster Crossing, Block A, Lots 15, 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 Shops at Foster Crossing, Block A, Lots 1–5, 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 7th day of October 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden

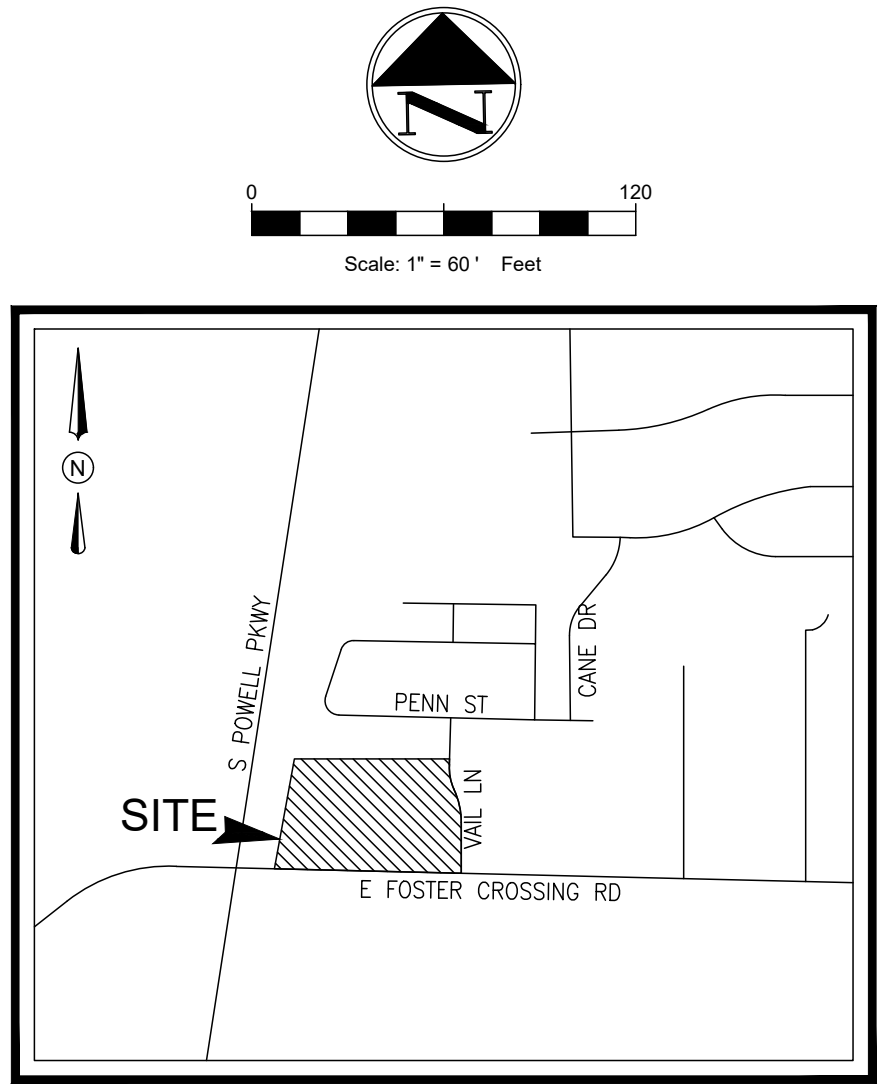
SITE DATA SUMMARY TABLE (LOT-1, BLOCK A)	
SITE ACREAGE:	1.552 ACRES (67,596.90 S.F.)
ZONING:	C-2 (PD-787-2018)
PROPOSED USE:	OFFICE
BUILDING AREA:	15,665 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	TBD
BUILDING COVERAGE:	23%
FLOOR AREA RATIO:	0.23
IMPERVIOUS AREA:	41,662 S.F. (61.63%)
PERVIOUS/LANDSCAPE AREA:	25,935 S.F. (38.37%)
REGULAR PARKING REQUIRED:	47 SPACES
3 PER 1000 GFA	
REGULAR PARKING PROVIDED:	45 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	47 SPACES

SITE DATA SUMMARY TABLE (LOT-2, BLOCK A)	
SITE ACREAGE:	3.72 ACRES (161,830.93 S.F.)
ZONING:	C-2 (PD-787-2018)
PROPOSED USE:	OFFICE
BUILDING AREA:	41,482 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	TBD
BUILDING COVERAGE:	25.63%
FLOOR AREA RATIO:	0.25
IMPERVIOUS AREA:	126,248 S.F. (78.01%)
PERVIOUS/LANDSCAPE AREA:	35,583 S.F. (21.99%)
REGULAR PARKING REQUIRED:	126 SPACES
3 PER 1000 GFA	
REGULAR PARKING PROVIDED:	121 SPACES
HANDICAP PARKING REQUIRED:	6 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	12 SPACES (8 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	133 SPACES

SITE DATA SUMMARY TABLE (LOT-3, BLOCK A)	
SITE ACREAGE:	1.70 ACRES (74,079.57 S.F.)
ZONING:	C-2 (PD-787-2018)
PROPOSED USE:	RETAIL
BUILDING AREA:	17,045 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	TBD
BUILDING COVERAGE:	23.00%
FLOOR AREA RATIO:	0.23
IMPERVIOUS AREA:	62,237 S.F. (84.01%)
PERVIOUS/LANDSCAPE AREA:	11,843 S.F. (15.99%)
REGULAR PARKING REQUIRED:	69 SPACES
4 PER 1000 GFA	
REGULAR PARKING PROVIDED:	93 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES (2 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	5 SPACES (5 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	98 SPACES

SITE LEGEND	
CONCRETE CURB	_____
SAW-CUT LINE	_____
FENCE	— x — x — x —
FIRE LANE	_____
LANDSCAPE AREA	_____
STRIPING	_____
PARKING SPACES	[X]
MONUMENT/PYLON SIGN	_____
WHEEL STOPS	•
HANDICAP LOGO	_____
HANDICAP SIGN	_____
RAMP	_____
BOLLARD	•
FIRE HYDRANT	_____
DOUBLE DUMPSTER ENCLOSURE	_____
SANITARY SEWER MANHOLE	_____
SANITARY SEWER CLEANOUT	_____
SANITARY SEWER DOUBLE CLEANOUT	_____
RISER ROOM	_____
DOMESTIC WATER METER	_____
IRRIGATION METER	_____
GAS METER	_____
TRANSFORMER	_____
LIGHT POLE	_____

Parcel Line Table		
Line #	Length	Direction
L1	229.68	N18° 45' 21.47"E
L2	256.68	N18° 45' 21.47"E
L3	555.54	N89° 49' 30.00"E
L4	247.42	N89° 49' 30.00"E
L5	58.30	S0° 10' 30.00"E
L6	166.85	S0° 49' 07.00"W
L7	27.39	S45° 48' 26.00"W
L8	320.60	N89° 11' 34.00"W
L9	351.10	N89° 11' 34.00"W
L10	63.62	N89° 11' 34.00"W
L11	247.94	N89° 11' 34.00"W
L12	253.85	S89° 11' 34.00"E
L13	231.57	S20° 08' 49.89"W
L14	231.54	N20° 07' 44.59"E
L15	274.48	S89° 11' 34.00"E
L16	218.50	S0° 48' 26.00"W
L17	42.68	S89° 11' 34.00"E
L18	253.71	N0° 48' 26.00"E
L19	295.43	S89° 11' 34.00"E



VICINITY MAP
NOT TO SCALE

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

EXISTING LEGEND		
3/8" IR FOUND	GAS MARKER	CHAINLINK FENCE
1/2" IR FOUND	GAS METER	CONCRETE
1/2" IP FOUND	IRRIGATION VALVE	COVERED AREA
1/2" IR SET	LIGHT POLE	EASEMENT
5/8" IR FOUND	SAN. SEW. CO.	FIRE LANE STRIPE
3/4" IP FOUND	SAN. SEW. MH.	GRAVEL
1" IP FOUND	STONE COLUMN	GUY WIRE ANCHOR
1" IR FOUND	STORM DRAIN MH.	HANDICAP SPACE
60-D NAIL FOUND	TELE. BOX	HIGHBANK LINE
PK NAIL SET	TRANS. BOX	IRON FENCE
POINT FOR CORNER	UTILITY POLE	NO PARKING
X-FOUND	WATER METER	OHU - OVERHEAD UTILITY LINE
X-SET	WATER VALVE	PARKING STRIPE
A.C. PAD	ASPHALT	PIPE RAIL FENCE
BOLLARD POST	BARBED WIRE FENCE	RETAINING WALL
BRICK COLUMN	BOUNDARY	STONE
CABLE BOX	BRICK	TILE
CONC. MONUMENT	BUILDING LINE	WOOD DECK
ELECTRIC BOX	BUILDING WALL	WOOD FENCE
FIRE HYDRANT		

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	126.67	325.00	22.33	S11° 20' 27"E	125.87
C2	79.59	275.00	16.58	N14° 12' 54"W	79.32
C3	32.36	275.00	6.74	N2° 33' 09"W	32.34

REMAINDER OF 40 PGE. LTD.
VOLUME 5387, PAGE 468
O.P.R.C.C.T.

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER AKHANDA REALTY & PROPERTIES 5 COWBOYS WAY, STE 300 FRISCO, TEXAS 75034 CONTACT: SURESH MALEPATI PHONE: 469-620-7712
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID F. McCULLAH, RPLS PHONE: 469-784-9321	ARCHITECT TBD

APPROVED
October 7, 2024
P&Z COMMISSION
CITY OF ANNA

PRELIMINARY SITE PLAN
SHOPS AT FOSTER CROSSING
BLOCK A, LOTS 1 - 5
9.795 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS 75409
G STARK SURVEY, ABS. A0798 TRACT 150
PREPARATION DATE: FEBRUARY 28, 2024
'PSP 24-0006'

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	08/21/24	SCALE BAR	036-24	C-3.0

TX. P.E. FIRM #11525

09/23/24

SITE DATA SUMMARY TABLE (LOT-4, BLOCK A)	
SITE ACREAGE:	1.57 ACRES (68,344.67 S.F.)
ZONING:	C-2 (PD-787-2018)
PROPOSED USE:	RETAIL
BUILDING AREA:	19,000 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	TBD
BUILDING COVERAGE:	14.69%
FLOOR AREA RATIO:	0.15
IMPERVIOUS AREA:	57,764 S.F. (84.39%)
PERVIOUS/LANDSCAPE AREA:	10,671 S.F. (15.61%)
REGULAR PARKING REQUIRED:	76 SPACES
4 PER 1000 GFA	
REGULAR PARKING PROVIDED:	74 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	4 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	78 SPACES

SITE DATA SUMMARY TABLE (LOT-5, BLOCK A)	
SITE ACREAGE:	1.26 ACRES (54,820.17 S.F.)
ZONING:	C-2 (PD-787-2018)
PROPOSED USE:	RETAIL
BUILDING AREA:	11,975 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	TBD
BUILDING COVERAGE:	21.84%
FLOOR AREA RATIO:	0.21
IMPERVIOUS AREA:	42,888 S.F. (78.23%)
PERVIOUS/LANDSCAPE AREA:	11,932 S.F. (21.77%)
REGULAR PARKING REQUIRED:	48 SPACES
4 PER 1000 GFA	
REGULAR PARKING PROVIDED:	55 SPACES
HANDICAP PARKING REQUIRED:	3 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	3 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	58 SPACES

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

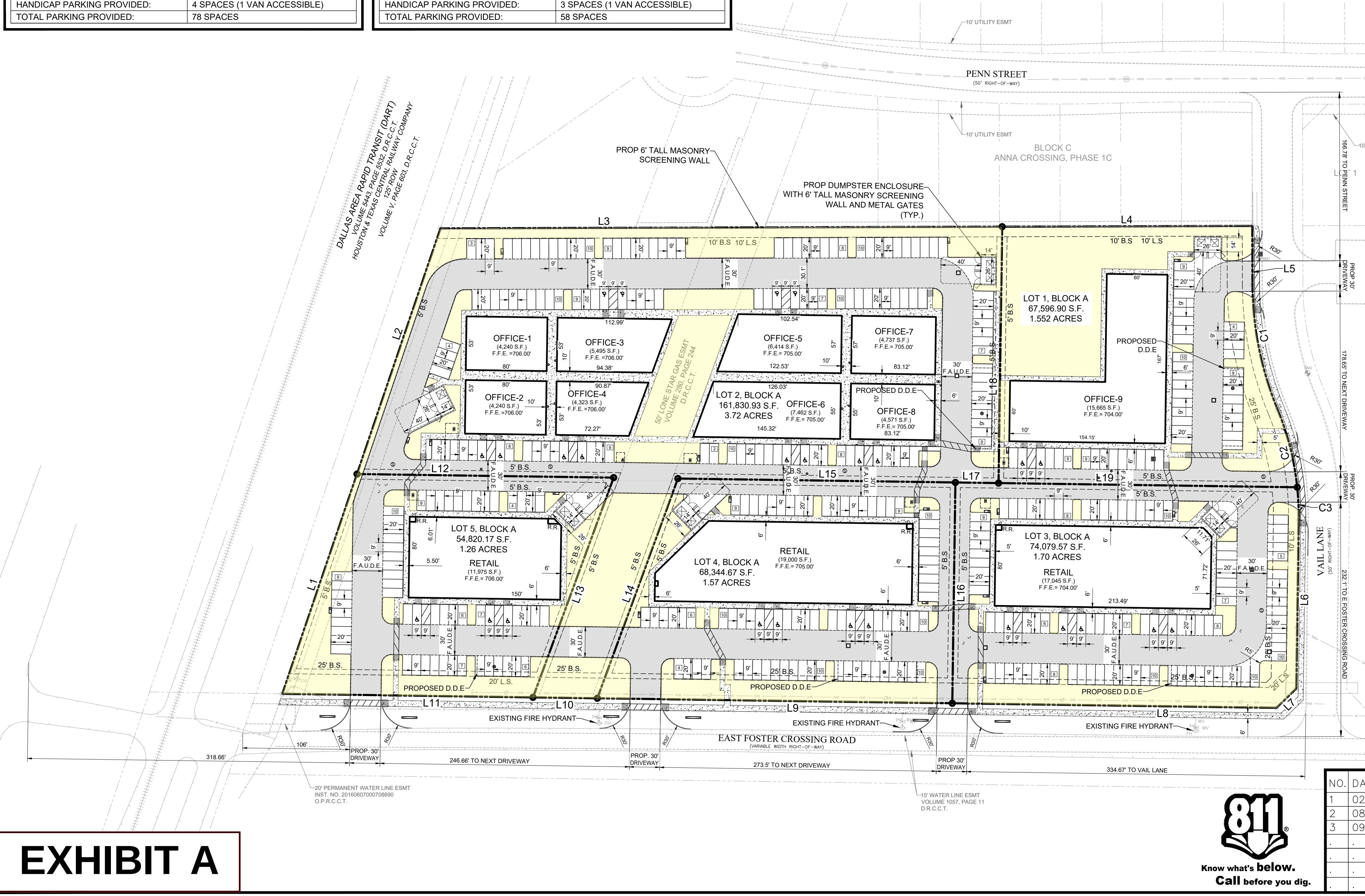


EXHIBIT A





Item No. 9.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/7/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Rosamond Crossing Northeast Corner Addition, Block A, Lots 1-17, Preliminary Plat (PP 24-0012)
Owner: Anna 18 LLC/MJLA Adams LTD

SUMMARY:

Four retail/restaurant buildings, three retail buildings, a grocery store, eight vacant commercial lots, and a detention pond on 17 lots on 29.35± acres located at the northeast corner of Rosamond Parkway and N. Central Expressway (U.S. Highway 75). Zoned Planned Development (Ord. No. 537-2011).

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

The applicant has requested a 30-day extension for the plat approval as there have been changes that did not conform to the approved Preliminary Site Plan. A revised Preliminary Site Plan will be submitted along with the updated Preliminary Plat.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Staff recommends that the Planning & Zoning Commission approve the applicant's request for a 30-day extension.

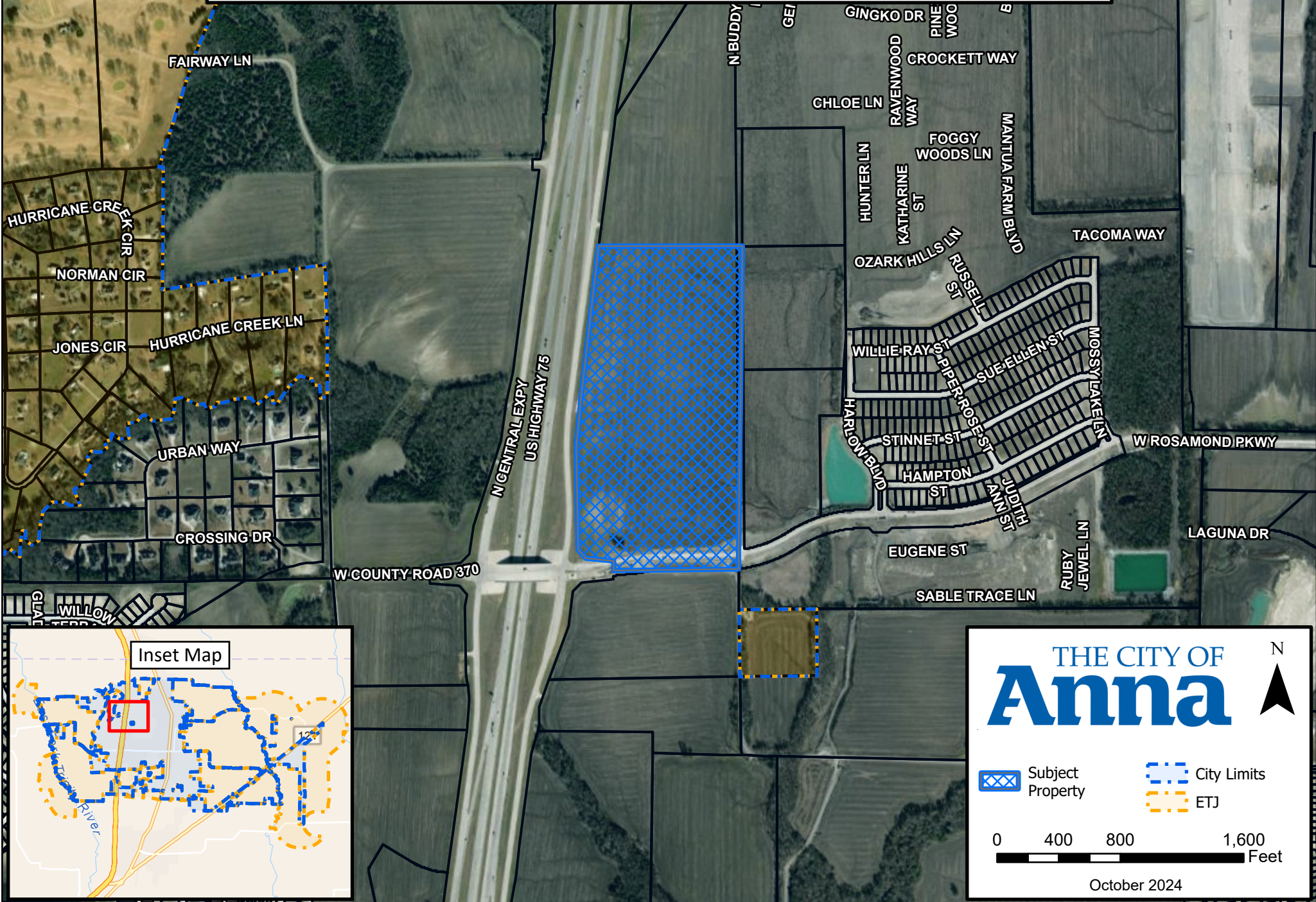
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Rosamond Crossing Northeast Corner Addition, Block A, Lots 1-17 (PP 24-0012)
_Locator Map
2. Rosamond Crossing Northeast Corner Addition, Block A, Lots 1-17 (PP24 0012)
_30-day Waiver Letter

Rosamond Crossing Northeast Corner Addition, Block A, Lots 1-17
Preliminary Plat (PP 24-0012)



Inset Map

THE CITY OF
Anna

N



 Subject Property

 City Limits
 ETJ

0 400 800 1,600 Feet

October 2024



September 30, 20204

ATTN: Planning & Development
City of Anna
Municipal Complex
120 W. 7th St, Ste # 142
Anna, TX 75409

Subject: 30-day extension request of the application for the Rosamond Crossing Northeast
Corner Addition Block A, Lots 1-16, and 22, Preliminary Plat (PSP 24-0005)

To whom it may concern,

As the Property Owner's Representative of the subject property, we hereby request a 30-day extension of the above-referenced application from the October 7, 2024, Planning & Zoning Commission agenda in accordance with Sec. 212.009 of the Texas Local Government Code.

We will have this application for the Planning & Zoning Commission's consideration for approval at the November 6, 2024 meeting. We will resubmit any required corrections of the application to city staff at least ten calendar days prior to the next Planning & Zoning Commission meeting date.

Sincerely,

A handwritten signature in black ink that reads "Rob Lewis".

Rob Lewis, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.



Item No. 9.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 10/7/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone one lot on 1.0± acre from SF-1 Single Family Residential District to Downtown (DT) District. Located on the east side of North Powell Parkway, 530± feet south of Fern Street. (Zone 24-0001)
Owner: Tam Nguyen

BACKGROUND:

The applicant is proposing to rezone the property to the Downtown (DT) District. The applicant proposes to convert the existing single family residential home on the site to a restaurant use.

Surrounding Land Use and Zoning

North	Single-family detached dwelling zoned SF-1
East	Single-family detached dwelling zoned SF-1
South	Single-family detached dwelling zoned C-1
West	Mobile Home Park zoned MF-1, MH, & I-1

Future Land Use Plan

The Anna 2050 Downtown Master Plan divides the Downtown area into two distinct sub-areas – the Downtown Core and the Downtown Neighborhood. The boundaries of these areas reflect differences in the key attributes and potential future uses in each area.

According to the Plan, the Downtown Core is bounded by FM455/White Street on the south, Slayter Creek on the west, Hackberry Lane on the north and Easton Street and East Hackberry Lane on the east and is envisioned as the heart of the community, with the potential for outdoor recreation and entertainment, local boutiques and shops and restaurants.

The Downtown Neighborhood area surrounds the Downtown Core and is characterized by a different development pattern, with larger block sizes containing single-family residences and undeveloped land. This area feeds into the Core and provides the largest catalytic sites for Downtown development with a potential for mixed uses and urban living. The Downtown Neighborhood area is intended to provide a transition from the Downtown Core to the rest of the community.

The property in question is located within the Downtown Neighborhood subarea.

Downtown Development Character Areas

Within the Downtown Core and Downtown Neighborhood subareas, the Plan identifies future development patterns through five distinctive Character Areas: (1) Retail Center, (2) Catalyst Areas, (3) Adaptive Reuse/Infill, (4) Intown Residential, and (5) Transitional Development.

The property in question is identified as having the potential for Intown Residential development. Intown Residential areas provide the critical residential base necessary to support the businesses envisioned in the Downtown Core.

The applicant is proposing to convert the existing single-family residential home on the property into a restaurant. **See Exhibit A – Concept Plan.** The conversion of the existing single-family home into a commercial use is not consistent with the Downtown Master Plan’s classification of the property as Intown Residential.

Proposed Use

The applicant is proposing to convert the existing one-story, 1970s ranch style single-family residential home on the property into a restaurant. **See Exhibit A – Concept Plan and Exhibit B – Existing Conditions.** Staff does not support the proposed use of the property.

The property’s location is not suitable for successful commercial uses. Generally, successful commercial uses are located at or near major commercial corridors and intersections. The property is located over 800 feet south of the major intersection at W. Rosamond Parkway and approximately 1,430 feet north of the major intersection at White Street.

While the home is located on N. Powell Parkway, a primary road in the city, this section of N. Powell Parkway is clearly residential in nature, which supports the city’s designation of this area as Intown Residential in the Comprehensive Plan. The property is surrounded by similar single-family residential uses.

STAFF RECOMMENDATION:

The Planning & Zoning Commission recommend denial of the request.

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. New York Hibachi, Block A, Lot 1 (Zone 24-0001) – Locator Map
2. New York Hibachi, Block A, Lot 1 (Zone 24-0001) – Exhibit A – Concept Plan
3. New York Hibachi, Block A, Lot 1 (Zone 24-0001) – Exhibit B – Existing Conditions
4. Anna 2050 Comprehensive Plan - Intown Residential
5. New York Hibachi, Block A, Lot 1 (Zone 24-0001) _Opposition Letters

New York Hibachi, Block A, Lot 1
Zoning (Zone 24-0001)



THE CITY OF
Anna

 N

 Subject Property

 200' Notice Boundary

 City Limits

 ETJ

0 150 300 600 Feet

October 2024

KEITH STENOVITCH
AND WIFE,
GABRIELLE STENOVITCH

BALTAZAR MARTINEZ,
A MARRIED PERSON

LOT 1, BLOCK A
GEREN ADDITION
GROSS: 3.033 ACRES

39,578 SQ. FT.
0.91 ACRES

EXISTING PAVEMENT TO
REMAIN & RENOVATION
AS NEEDED PER LOCAL
2021 IBC BUILDING CODE

ASSUMED FUTURE PAVEMENT
BY OTHERS (TYP)

FIELD VERIFY & REMOVE
EXISTING GRAVELS OR SLAB
PAVEMENT FOR NEW FIRE
LANE ETC SLAB PER LOCAL
2021 IBC BUILDING CODE

N. POWELL PKWY
VARIABLE WIDTH R.O.W.

PLAN NOTES:

- ALL DIMENSIONS AND BUILDING/LOT ITEMS ARE APPROXIMATE FOR THE SUBJECT ADDITIONAL WORK AND ARE BASED ON THE PROVIDED SITE PLAN, AS WELL AS ON-SITE OBSERVATION / MEASUREMENTS. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY OF NEW CONSTRUCTION.
- CONTRACTOR SHALL VERIFY AND COORDINATE WITH ALL UTILITY COMPANIES FOR ANY UTILITY LINES AND/OR EASEMENTS PER CURRENT LOCAL CODES PRIOR TO ANY NEW CONSTRUCTION.
- SIGN WALL BY THE ROADWAY WILL BE DONE BY OTHERS.
- EXISTING LANDSCAPING CONDITION, INCLUDING TREES AND SHRUBS, SURROUNDING THE PROPERTY LOT WILL REMAIN, UNLESS NOTICED OTHERWISE ON THE PLANS. CONTRACTORS SHALL PROVIDE SCREENING WALL OR SIMILAR FENCES TO PROTECT THE TREES FROM ANY DAMAGES DURING THE CONSTRUCTION. REFER TO MORE INFORMATION AND REQUIREMENTS PER THE CITY'S CODES OR ORDINANCES.
- IF REQUEST, CONTRACTORS MAY APPLY FOR A SEPARATE PERMIT FOR ANY DEMOLITION WORK ON THIS PROPERTY LOT.
- EXISTING CONCRETE PAVEMENT OR GRAVEL COVERED PARKING LOT WILL BE UPDATED AS SHOWN ON THE PLANS AND SPECIFICATIONS.
- EXISTING PARKING SPACES AND LAYOUT WILL BE RENOVATED, INCLUDING ALL HANDICAPPED PARKING SPACES PER THE TAS-ADA CODES AND LOCAL CODE REQUIREMENTS.
- ALL EXISTING EXTERIOR LIGHTING AND FIXTURES WILL REMAIN. NEW LIGHTING POLES ARE DESIGNED BY OTHERS.
- EXISTING AND NEW FIRE LANES OVER THIS LOT AS SHOWN ON THE PLAN.
- CONTRACTORS SHALL FIELD VERIFY ALL AVAILABLE HYDRANT LOCATIONS AND MAY INSTALL MORE HYDRANTS IF REQUIRED BY THE CITY PER THE CURRENT LOCAL CODES.
- NEW DUMPSTER AND MASONRY SCREENING WALL WILL BE DESIGNED BY OTHERS.

PARKING CALCULATION:

BUILDING - RESTAURANT TYPE

= 1,862± SQ. FT.

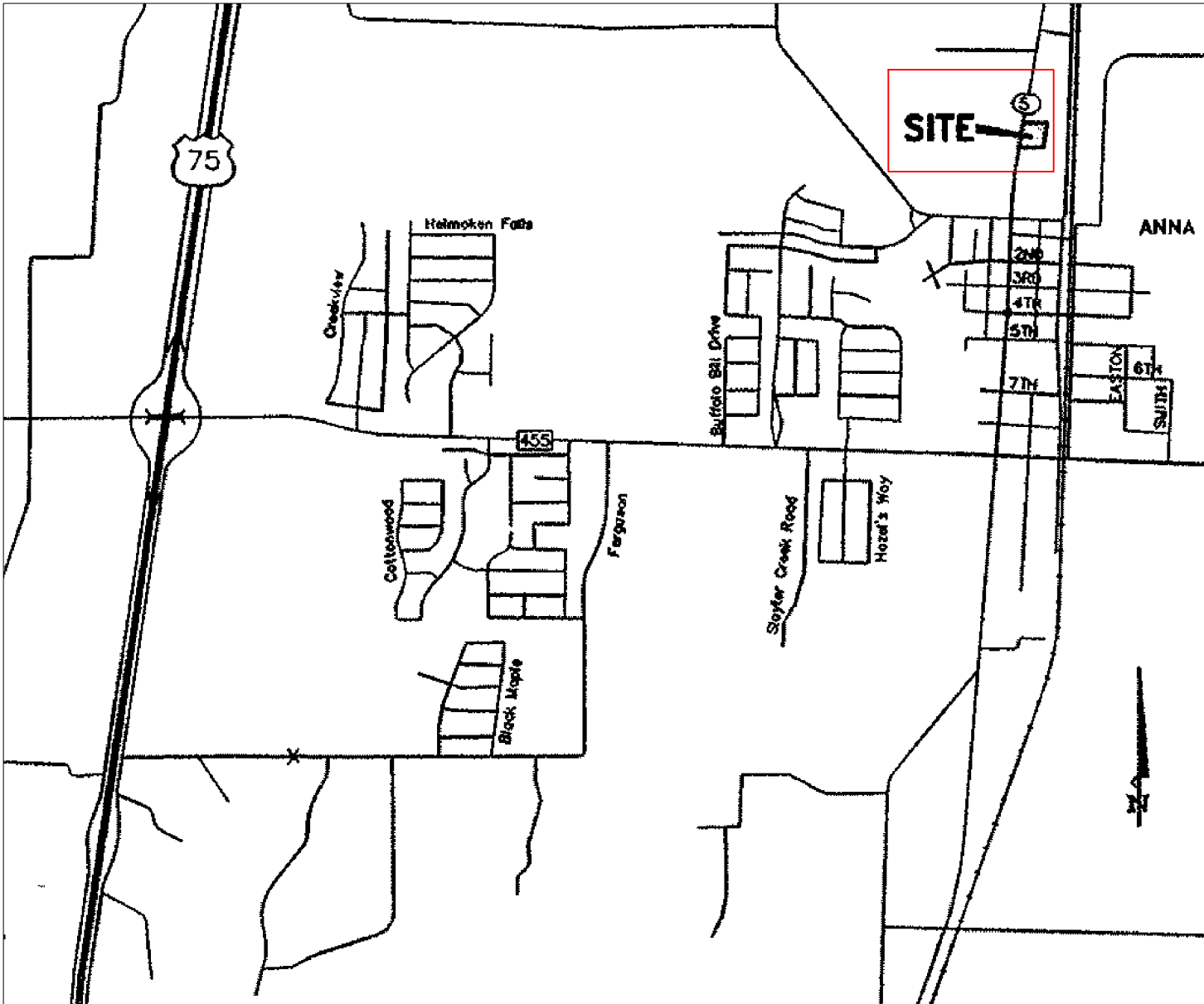
PARKING REQUIRED = 1 SPACE PER 100 SQ. FT. OF BUILDING GROSS AREA

NUMBER OF PARKING SPACES REQUIRED = 1,862 / 100 = 19 SPACES

NUMBER OF PARKING SPACES PROVIDED = 19 SPACES, INCLUDING 1 HANDICAPPED (VAN ACCESS) SPACES

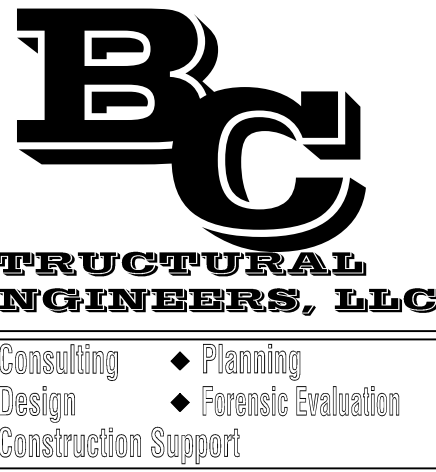
FIELD NOTE:

CONTRACTOR FIELD VERIFY ALL FIRE LANES AND HYDRANT LOCATIONS AT THIS PROPERTY/BUILDING AREA PER CURRENT BUILDING LOCAL CODES.



vicinity map

CONCEPT PLAN
NEW YORK HIBACHI
BLOCK A, LOT 1
ANNA, COLLIN COUNTY, TEXAS
HENRY BUILDING SURVEY, ABSTRACT NO. 71
SEPTEMBER 26, 2024
PROJECT #: ZONE 24-0001



4900 Century Plaza
Suite #250
Allen, TX 75013
Email: steno_w_ba155@yahoo.com

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These drawings, as instruments of service, are exclusive property of B C Structural Engineers, LLC, and are not to be used in whole or part without the expressed written permission of B C Structural Engineers, LLC. Unauthorized use of these drawings will be prosecuted.

EXISTING SITE AND BUILDING RENOVATION FOR:

NEW YORK HIBACHI

901 N POWELL PKWY, ANNA, TX 75409



REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE FOR PERMIT 08-31-2024	
PROJECT NUMBER 2024-B096-01	
SITE IMPROVEMENT PLAN	
SHEET	

C-1

EXHIBIT B - EXISTING CONDITIONS



EXHIBIT B - EXISTING CONDITIONS



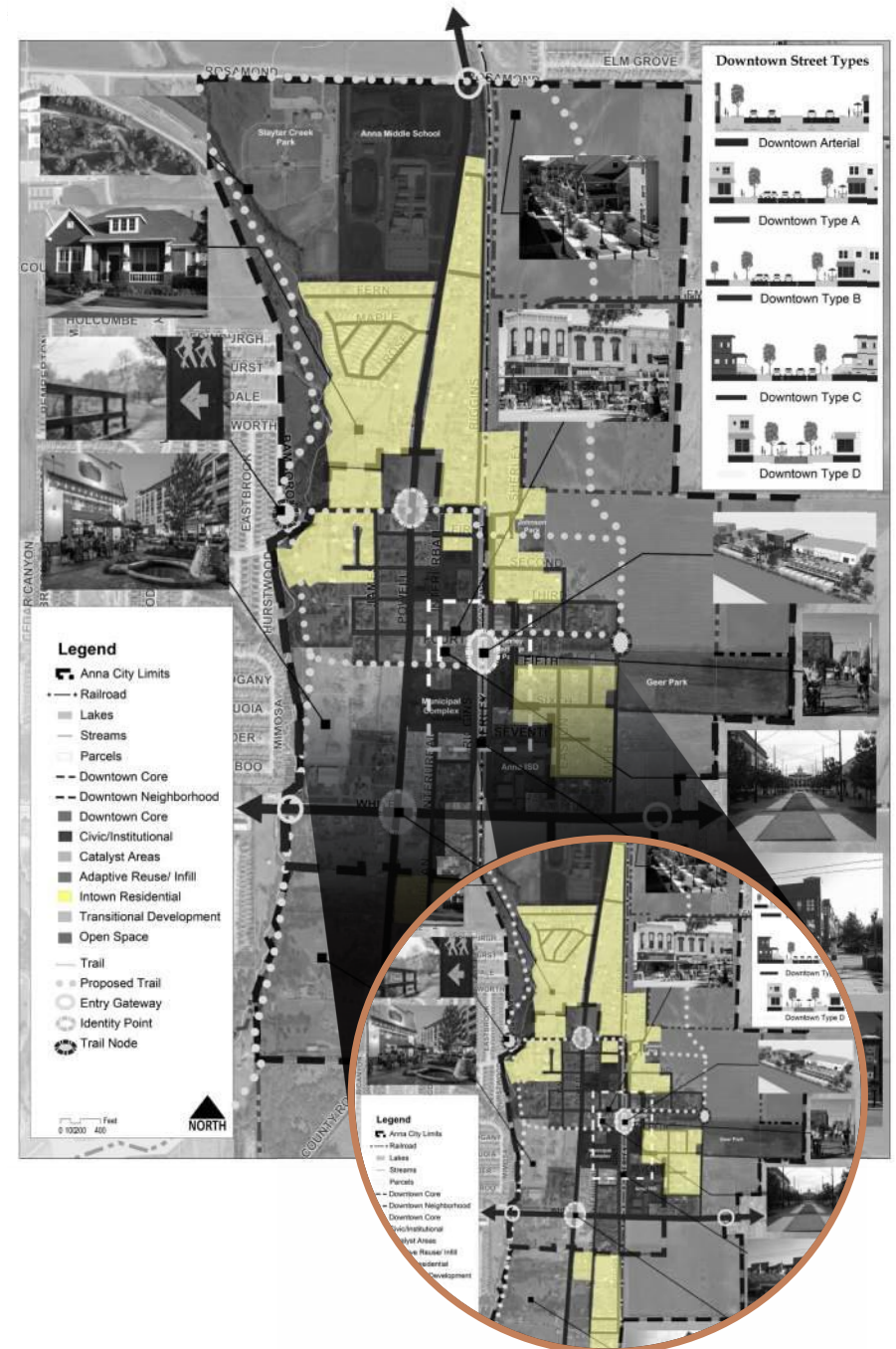
Intown Residential

Downtown Anna contains several pockets of historic residential fabric that surround the Downtown Core, defining the character of this area and supporting it as a unique and diverse district. As the community grows over time, reinvestment in the Intown Residential areas will remain essential in maintaining and elevating the quality of each neighborhood. These areas, along with surrounding undeveloped parcels, can provide the critical residential base necessary to support the businesses envisioned for Downtown. Additionally, there is an opportunity to provide a wide range of more urban housing products that could accommodate people at all stages of their lives. Future land use decisions in this area should emphasize sound neighborhood placemaking principles, such as walkable streets and amenitized open spaces, to reinforce civic life and allow neighbors to maintain connections throughout their community.

The following primary building types are appropriate in Intown Residential (Detached residential):



The following secondary building types are appropriate in Intown Residential (Churches, Civic Structures, Accessory Structures, Open Spaces):



THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Noise, lights & privacy. This is a
residential neighborhood traffic bad for
children.

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

Shirlene Satter

Name (Please Print)

Shirlene Satter

Signature

913 N Biggers

Address

10/2/24

Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response

Please circle one:

In favor of request **TBD**

Neutral to request **TBD**

Opposed to request **TBD**

Comments:

My apologies for not being able to attend this meeting in person. The short notice coupled with the recent devastating weather events along the southeast coastal communities provided me neither the time nor the opportunity be able to revise my travel plans for work, as my company represents many of the effected property owners of Florida specifically.

Given that the only three options from which to choose would seem to imply that I would be categorized as either an "advocate" "agnostic" or an "adversary".... when neither is the case.

Instead, I would simply like to express a few concerns and request that as someone whose primary residence IS within that 200' circumference of potentially affected properties, that I be provided an opportunity to learn more about the specifics as a means to determine the potential impact on my property, its value or even future tax implications before committing to one of the three provided options for the request before a final decision is made.

Again, none of these questions are intended to be in support of or against the proposed zoning changes, just questions that any reasonable neighbor would have.

From a purely basic "How does this effect ME" standpoint, my initial concerns would be waste disposal for the types of food served, issues with rodents and other wildlife, hours of operation, the potential serving of alcohol and associated hazards among those consumers, changes in elevation to address the existing drainage issues, noise and light pollution from parking lot traffic, will the additional infrastructure burden (*water, electricity, Wi-Fi traffic, etc.*) affect my property's current resources? What would be the additional costs or required provisions for me to be able to properly secure my home which would now share a property line with a "Commercial Property" whose patron's character are not known to neither, which eliminates any guise of implied or real security, sanctuary, or privacy to the only home I own. The value of my home has already proven to be difficult to establish given its unique setting / location / lot size, etc. in Anna, which highlights my concern of any future impacts, positively or negatively.

This notice states that *"Upon the recommendation from P&Z, this zoning case will have another public hearing and is tentatively scheduled for the October 22, 2024 City Council meeting"*, which "I" interpret as the P&Z Comm as having the option to add this request to the Oct. 22nd agenda. And although I would be terrified to voice my two cents, I would however like to lobby the P&Z Comm that I / We be provided just a bit more time to study the potential impacts of this change and that no decision be made final until after the secondary Oct. 22nd .

Thank You for your time and patience,

Keith Stenovitch

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

Keith Stenovitch

Name (Please Print)

Signature

921 North Riggins St. Anna, TX 75409

Address

10/03/2024

Date

Development Services

RECEIVED

10/03/2024

2 of 2

Please return form to:

USPS Mail:

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

Hand Delivery:

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

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response

THE CITY OF
Anna

Development Services
RECEIVED
10/03/2024

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

Frank Farshad

Name (Please Print)

Signature

2430 Pebble Beach Dr, League City, TX 77573

Address

10/3/2024

Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

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