

AGENDA



PLANNING AND ZONING COMMISSION

Monday, December 2, 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 12/02/2024 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. Director's Report
5. Location Map

Consent Items

6. Approve Minutes of the November 4, 2024, Planning & Zoning Commission Meeting
7. Approve a Resolution regarding the AVC Addition, Block A, Lot 1, Preliminary Plat (PP 24-0015)
Owner: Walker Morreng LLC/Clinton Walker
8. Approve a Resolution regarding the Freestone Anna Phase 2, Preliminary Plat. (PP 24-0014)
Owner: 615 Foster Crossing Investment LLC
9. Approve a Resolution regarding the G2 Motorsports, Minor Plat. (MP 24-0003)
Owner: Lou Gigliotti
10. Approve a Resolution regarding the RJ Addition, Block A, Lots 1 & 2, Final Plat. (FP 24-0016)
Owner: Randle Jones

Items for Individual Consideration

11. Consider/Discuss/Action on a Resolution regarding the Sundstrom Addition, Block A, Lots 1 & 2, Replat (RP 24-0004)
Owner: Dave Sundstrom
12. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend an existing Planned Development (Ord. No. 648-2014) to allow for a commercial drone

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.

delivery hub as an accessory use, located on the west side of Buddy Hayes Boulevard, 265± feet north of W. White Street. Zoned Planned Development (Ord. No. 648-2014). (PD 24-0005)

Owner: Matt Philpott (Walmart Sr. Project Manager)

13. Consider/Discuss/Action on a Resolution regarding the Walmart Anna Addition, Block A, Lot 1, Site Plan (SP 24-0007)

Owner: Matt Philpott (Walmart Sr. Project Manager)

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 11/27/2024.

Lauren Mecke
Planning Manager

7 - AVC Addition, Block A, Lot 1, Preliminary Plat

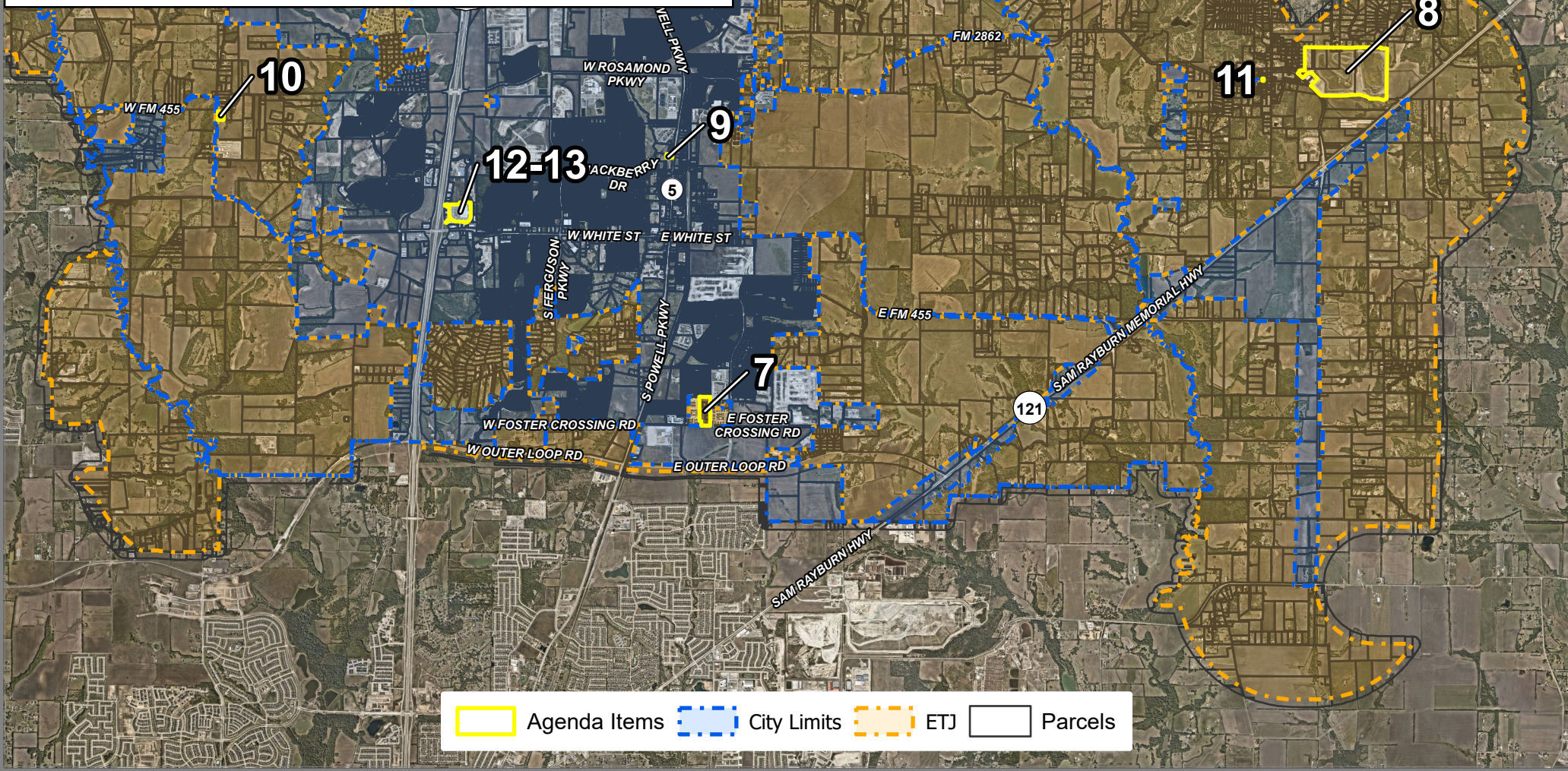
8 - Freestone Anna Phase 2, Preliminary Plat

9 - G2 Motorsports, Minor Plat

10 - RJ Addition, Block A, lots 1 & 2, Final Plat

11 - Sundstrom Addition, Block A, Lots 1 & 2, Replat

12-13 - Walmart Anna Addition, Block A, Lot 1, Zoning & Site Plan



City of Anna, December 2, 2024 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 11/25/2024

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

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

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on November 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, Tom Longmire, Doug Hermann, Commissioner Nylec, and Commissioner Blanscet. Staff present were Lauren Mecke, Everett Johnson, and Stephanie Scott-Sims, also in attendance were Mayor Pete Cain, & Councilwoman Kelly Patterson-Herndon.

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 Citizen comments.

4. Reports

a. Director's Report on City Council actions

Mrs. Scott-Sims gave a brief recap of the previous Council Meeting on 10/22/2024, Mrs. Scott-Sims informed the Commissioners that the Rezone of 910 N. Powell from Single Family Residential to Commercial was approved by Council with a 7-0 vote. Mrs. Scott-Sims provided Commissioners with a draft schedule of upcoming meetings and updated the Commission on re-appointments and new Commissioners.

5. Location Map

Consent Items

A motion was made by Commissioner Hermann, seconded by Commissioner Martin to recommend approval of consent items # 6-12. Motion Passed. The vote was unanimous.

6. Approve Minutes of the October 7, 2024, Planning & Zoning Commission Meeting

7. Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 8 and Block B, Lot 1, Site Plan, SP 24-0006

8. Approve a Resolution regarding the Anna White Street Addition, Block A, Lots 1-3, Conveyance Plat, CVP 24-0005
9. Approve a Resolution regarding the Blacklock Storage, Block A, Lot 1, Site Plan, SP 24-0005
10. Approve a Resolution regarding the Rosamond Crossing Northeast Corner Addition, Block A, Lots 1-15, Conveyance Plat, CVP 24-0004
11. Approve a Resolution regarding the Rosamond Crossing Northeast Corner Addition, Block A, Lots 1-14, Preliminary Plat, PP 24-0012
12. Approve a Resolution regarding the Rosamond Crossing Northeast Corner Addition, Block A, Lots 1-14, Preliminary Site Plan, PSP 24-0005

Items for Individual Consideration

13. Consider/Discuss/Action on a Resolution regarding the Lazy Lane Addition, Block A, Lots 1-3, Final Plat, FP 24-0014

The Public Hearing opened at 6:09 P.M.

Planning Manager Lauren Mecke presented the item. Ms. Mecke explained to the Commissioners that the applicant is requesting to subdivide the property into three lots and as part of the request the applicant would require four waivers from the subdivision regulations that would require council approval. Staff recommends approval subject to the waiver from the subdivision regulations.

Commissioner Walden asked the length they are trying to get a waiver on.

Ms. Mecke stated it was a small portion but was not sure about the length.

A motion was made by Commissioner Blanscet, seconded by Chairwoman Walden to recommend approval. Motion Passed. The vote was unanimous.

14. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance amending the Planned Development (Ord No. 792-2018) for Lakeview Estates Phase 3, Block B, Lot 17. PD 24-0003

Planning Manager Ms. Mecke introduced the item and noted that the applicant is requesting to amend the Planned Development to allow for a school. She went on to say that we no longer separate public from private schools. Ms. Mecke described the differences between daycare and school land use, which is based on Human Resources State Law. Staff recommended repealing the original ordinance and replacing it with Planned Development, Local Commercial (C-1) with a specific use of the property as a childcare facility, daycare, and school.

There were no Public Comments and staff received no letters of response.

Commissioner Hermann asked staff if it were open to C-1 would that mean anything could go there.

Ms. Mecke responded that it would be restrictive to just the school, childcare, and daycare use.

The applicant Diana Xu addressed the Commissioners about her intent to change the zoning to a private school.

Commissioner Martin stated that originally it was stated that the use would be a daycare and private school, and it seems that has changed to just a private school.

The applicant replied that she cannot determine an age group because any child would be accepted from 6 weeks and older.

The Commissioners asked if she was saying that any age group could attend, and Commissioner Blanscet stated that he disagreed and that children would age out and need to find somewhere else to go so you would not have 14-year-olds and 5-year-olds in the same class.

The applicant responded that the children would be divided by age group.

There were no speaker cards, and no letters received in response.

The Public Hearing closed at 6:21 P.M.

A motion was made to repeal and replace the current zoning with a Planned Development/Local Commercial (C-1) by Commissioner Longmire, seconded by Commissioner Martin. The motion passed unanimously.

15. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to zone 60± acres on the north side of County Road 371, 1,100± feet west of Bryant Farm Road to Planned Development in accordance with the City Park Heights East, Development Agreement (Res. No. 2024-04-1614) PD 24-0001.

The Public Hearing opened at 6:22 P.M.

Planning Manager Ms. Mecke Presented the item and stated that it was previously presented back in March and that Council had approved the Pre-Annexation Agreement on April 23rd, she further explained that there have been no changes made. The City Council has determined that the proposed development is appropriate for the area and approved a Pre-Annexation Development Agreement for the project. Staff recommended approval as submitted and no responses were received.

Commissioner Longmire asked if this is going to be developed under a PID.

Applicant Martin Sanchez addressed the Commissioners and confirmed that the project is part of a PID and added that the land plan stays consistent apart from more street access.

Commissioner Longmire mentioned that in the agreement the project would be exempted from competitive bidding and asked why that was.

Mr. Sanchez responded that on the private side it would just speed up the process to not use competitive bidding, but he mentioned they would still get a competitive price with competitive bidding.

Chairwoman Walden asked the applicant if they have worked with JKB because they will be going under construction as well to change the fire lane.

Mr. Sanchez replied that he was aware and that they had been actively coordinating.

The Public Hearing closed at 6:30 P.M.

A motion to pass was made by Chairwoman Walden and Seconded by Commissioner Martin. The vote was Unanimous.

16. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to zone 204± acres at the southwest corner of County Road 285 and County Road 827 to Planned Development in accordance with the City Park Heights West, Development Agreement (Res. No. 2024-04-1615) PD 24-0004.

The Public Hearing opened at 6:32 P.M.

Planning Manager Lauren Mecke introduced the item, like the last item there is a Pre-Annexation Agreement approved by Council in April. The City Council has determined that the proposed development is appropriate for the area and approved a Pre-Annexation Development Agreement for the project. Staff recommended approval as submitted and no responses were received.

The applicant Martin Sanchez stated that much like the other case many aspects are the same and that much of the area is being remapped to see how much of the land is buildable through the CLOMR and LOMR process.

Commissioner Longmire asked if the fire station and park proposed were in the flood plain.

Mr. Sanchez stated that it is, but they are currently in studies to reclaim as much of the property as possible. Mr. Sanchez said that 90% of the time you can reclaim a lot of it.

The Public Hearing closed at 6:41 P.M.

A motion to approve was made by Commissioner Longmire and seconded by Commissioner Nylec. Motion Passed unanimously.

Adjourn

A motion was made by Commissioner Martin, seconded by Commissioner Longmire, to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:43 P.M.

Chairwoman Jessica Walden

ATTEST:

Lauren Mecke, Planning Manager



Item No. 7.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/2/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the AVC Addition, Block A, Lot 1, Preliminary Plat (PP 24-0015)

Owner: Walker Morreng LLC/Clinton Walker

SUMMARY:

A Swim School on 2.5± acres on the west side of County Road 423, 385± feet south of County Road 1036. Located in the ETJ.

The purpose of this preliminary plat is to dedicate a fire lane and water line easement on an existing lot.

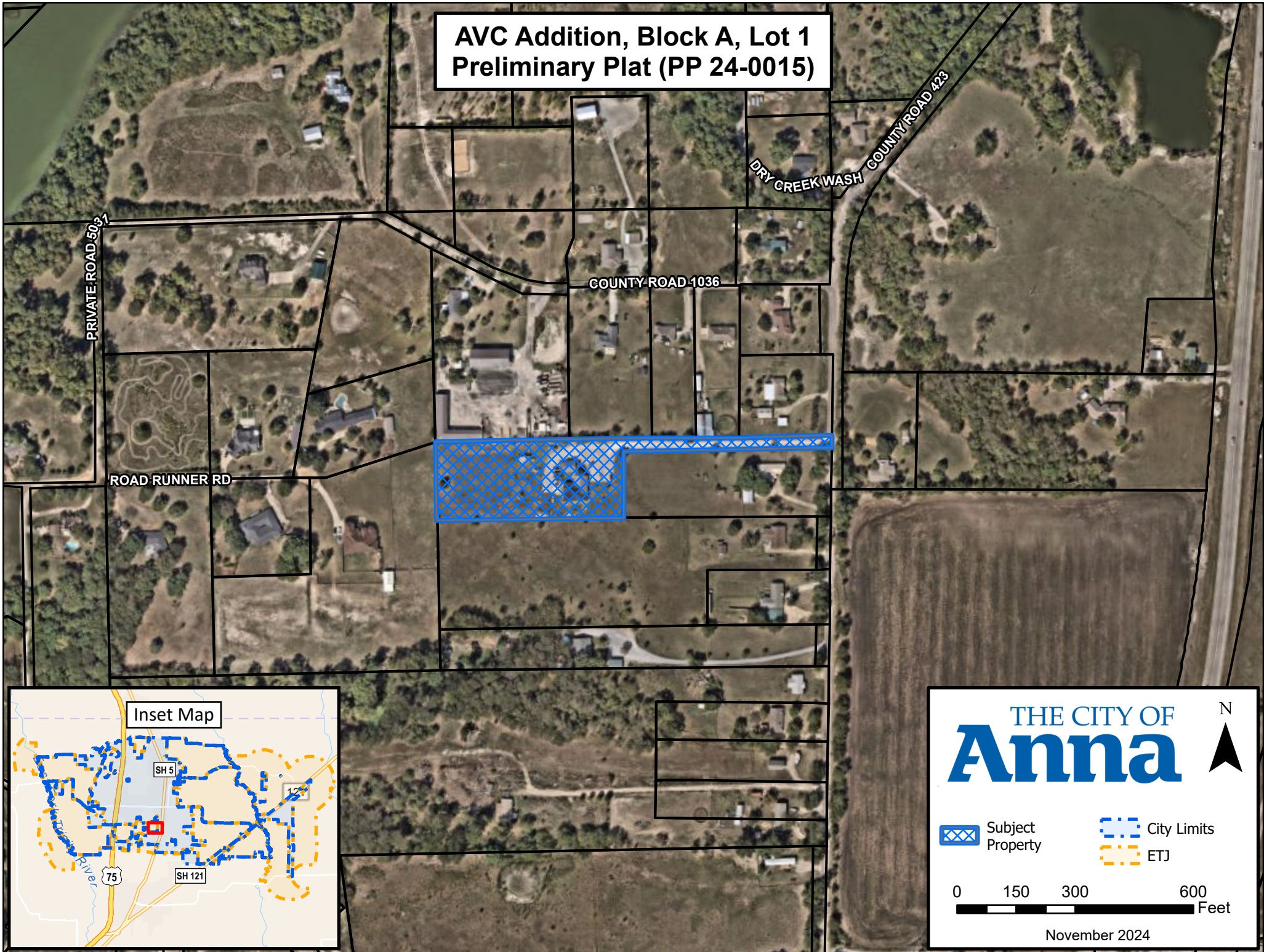
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - AVC Addition, Block A, Lot 1, Preliminary Plat (PP 24-0015)
2. Resolution - AVC Addition, Block A, Lot 1, Preliminary Plat (PP 24-0015)
3. Exhibit A - AVC Addition, Block A, Lot 1, Preliminary Plat (PP 24-0015)

AVC Addition, Block A, Lot 1
Preliminary Plat (PP 24-0015)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AVC ADDITION, BLOCK A, LOT 1, PRELIMINARY PLAT. (PP 24-0015)

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, Walker Moreng LLC/Clinton Walker has submitted an application for the approval of AVC Addition, Block A, Lot 1, 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 AVC Addition, Block A, Lot 1, Preliminary Plat attached hereto as Exhibit A.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of December, 2024.

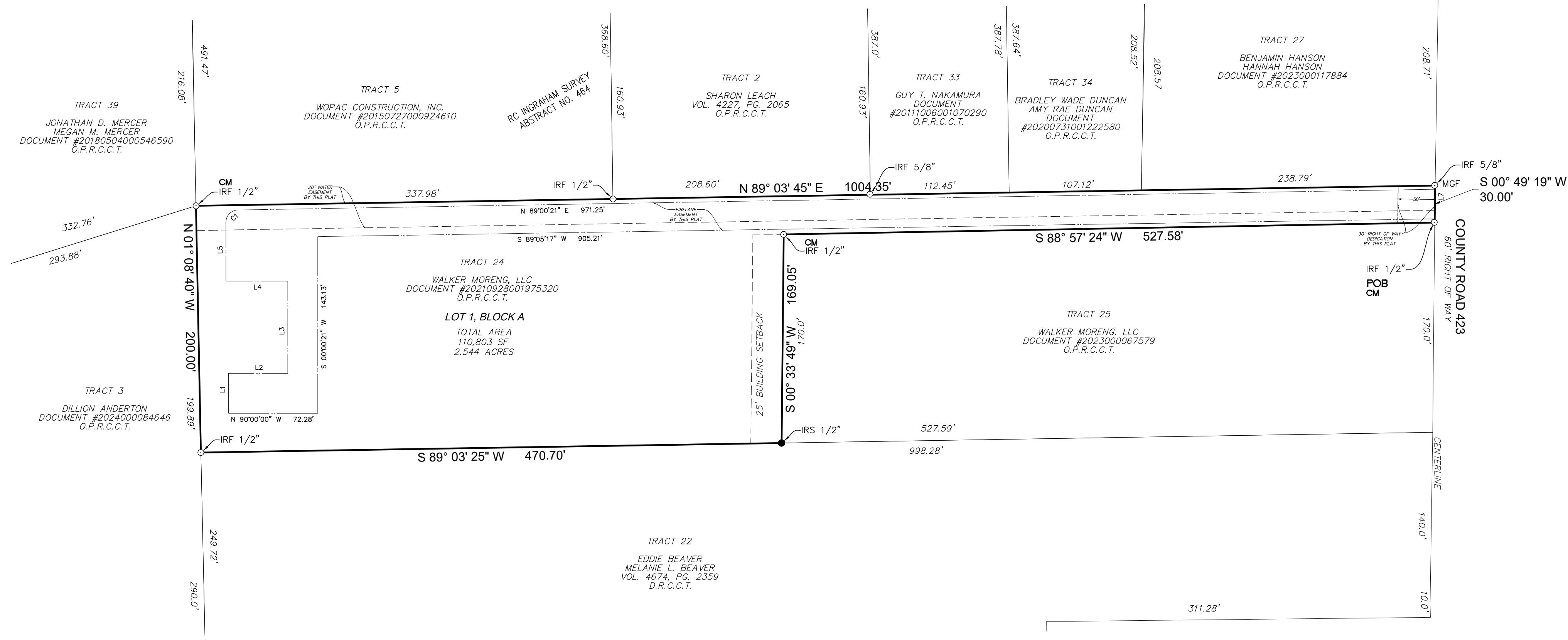
ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden

Drawing: G:\My Drive\Survey\24083-9537 County Road 423 Anna_Scatterra-Plat\05_CAD\Ch130\24083-9537 Co Rd 423 Anna_Scatterra-Plat.dwg Saved By: Seal Save Time: 11/18/2024 10:16 AM Plotted by: eesl Plot Date: 11/26/2024 1:14 PM



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 00' 00"E	32.38'
L2	N90° 00' 00"E	47.92'
L3	N00° 00' 00"E	74.76'
L4	N90° 00' 00"W	50.08'
L5	N00° 00' 00"E	47.63'
L7	S00° 49' 19"W	24.01'

CURVE TABLE					
CURVE #	RADIUS	DELTA (Δ)	LENGTH	CHORD BEARING	CHORD
C1	10.00'	83°07'18"	14.50'	N41° 31' 25"E	13.27'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

I, Anel Rodriguez, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location is correctly shown.

Dated this the ____ day of _____, 2024.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the state, on this day personally appeared Anel Rodriguez, 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

STATE OF TEXAS

COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Walker Moreng, LLC, do hereby adopt this plat designating the herein above described property as **AVC ADDITION**, 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. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2024.

Walker Moreng, LLC
Owner

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 _____ 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.00015271 (TXDOT scale factor).
- The purpose of this plat is to create 1 lot.
- This property is located within Zone "X". It's defined as areas of Minimal Flood Hazard, according to FEMA FIRI Map #48085C0160J, dated 06/02/2009.
- 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.
- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State Regulations). No variances will be granted for setbacks or for OSSF reduction.
- There are no existing easements on the lot.
- There was an existing structure and a single existing, associated OSSF(s) on the lot at the time of approval.
 - The existing OSSF for lot is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure(s) or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
 - The PE as-builts submitted with the plat shows all OSSF components for the lot to be completely within the boundaries of the lot. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system must be repaired or replaced with an approved alternative system (after review and permitting through CCDS).

9. Tree removal and/or grading for OSSF may be required on lot.

10. There are no water wells noted in this lot and no water wells are allowed without prior approval from Collin County Development Services.

11. Lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

12. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

LEGEND

- CM CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- POB POINT OF BEGINNING
- VOL./PG. VOLUME/PAGE
- ⊙ IRF IRON ROD FOUND (AS NOTED)

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site elevations have been submitted representing the sited conditions in the area in which on-site sewage facilities are planned to be used.

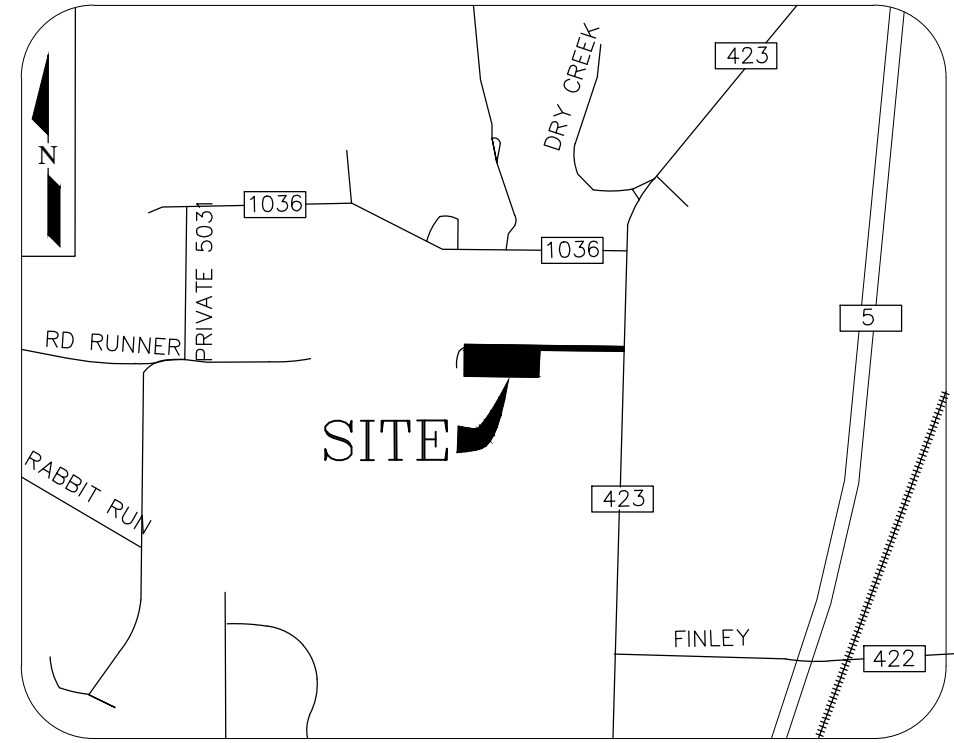
Designated Representative Date
Collin County Developmental Services

CERTIFICATE OF APPROVAL

Approved on this the ____ day of _____, 2024,
by the Planning & Zoning Commission, City of Anna, Texas.

Planning & Zoning Commission Chair

Director of Development Services



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEING a 110,803 square foot or 2.544 acre tract of land, situated in the RC Ingraham Survey, Abstract Number 464, in the City of Anna, County of Collin, Texas, being all of Tract 24, being the same property described in a Warranty Deed with Vendor's Lien to Walker Moreng, LLC, recorded in Instrument #20210928001975320, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument), for the most northerly Southeast corner of said Tract 24, same being in the centerline of County Road 423, a 40 foot right-of-way, and being the Northeast corner of a tract of land known as Tract 25, described in a Warranty Deed with Vendor's Lien to Walker Moreng, LLC, recorded in Instrument #2023000067579 (O.P.R.C.C.T.);

THENCE South 88 degrees 57 minutes 24 seconds West, with the common line between said Tract 24 and said Tract 25, a distance of 527.58 feet a 1/2 inch iron rod found (Controlling Monument), same being the Northwest corner of said Tract 25;

THENCE South 00 degrees 33 minutes 49 seconds West, with the common line between said Tract 24 and 25, a distance of 169.05 feet a 1/2 inch iron rod with orange cap stamped "ARA 6671" set, at the most southerly Southeast corner of said Tract 24, same being the Southwest corner of said Tract 25, and being in the North line of a tract of land known as Tract 22, being the same property described in a Warranty Deed with Vendor's Lien to Eddie Beaver and Melanie L. Beaver, recorded in Volume 4674, Page 2359 (O.P.R.C.C.T.);

THENCE South 89 degrees 03 minutes 25 seconds West, with the common line between said Tract 24 and said Tract 3, a distance of 470.70 feet to a 1/2 inch iron rod found at the Southwest corner of said Tract 24, said point being the Northwest corner of said Tract 22, and being in the east line of a tract of land known as Tract 3, described in a General Warranty Deed with Vendor's Lien to Dillon Anderton, recorded in Instrument #2024000084646 (O.P.R.C.C.T.);

THENCE North 01 degrees 08 minutes 40 seconds West, with the common line between said Tract 24 and said Tract 3, a distance of 200.00 feet to a 1/2 inch iron rod found (Controlling Monument), at the Northwest corner of said Tract 24, same being the Southeast corner of a tract of land known as Tract 39, described in a Special Warranty Deed to Jonathan D. Mercer and Megan M. Mercer, recorded in Instrument #20180504000546590 (O.P.R.C.C.T.), and being the Southwest corner of a tract of land known as Tract 5, described in a Warranty Deed with Vendor's Lien to WOPAC Construction, Inc., recorded in Instrument #20150727000924610 (O.P.R.C.C.T.);

THENCE North 89 degrees 03 minutes 45 seconds East, a distance of 1004.35 feet to a magall with washer found near a 5/8 inch iron rod, at the centerline of said County Road 423;

THENCE South 00 degrees 49 minutes 19 seconds West, a distance of 30.00 feet to the POINT OF BEGINNING, containing 110,803 square feet or 2.544 acres of land more or less.

SURVEYOR
ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPES NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
AVC ADDITION
LOT 1, BLOCK A

2.544 ACRES SITUATED IN THE
R.C. INGRAHAM SURVEY, ABSTRACT NO. 464
CITY OF ANNA ETJ, COLLIN COUNTY, TEXAS
SEPTEMBER 08, 2024
FP 24--0002



Item No. 8.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/2/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Freestone Anna Phase 2, Preliminary Plat. (PP 24-0014)

Owner: 615 Foster Crossing Investment LLC

SUMMARY:

288 Multifamily units on three lots on 14.51± acres on the north side of E. Foster Crossing Road, 925± feet west of County Road 422. Located in the ETJ.

The purpose of this preliminary plat is to dedicate fire lane and water line easements.

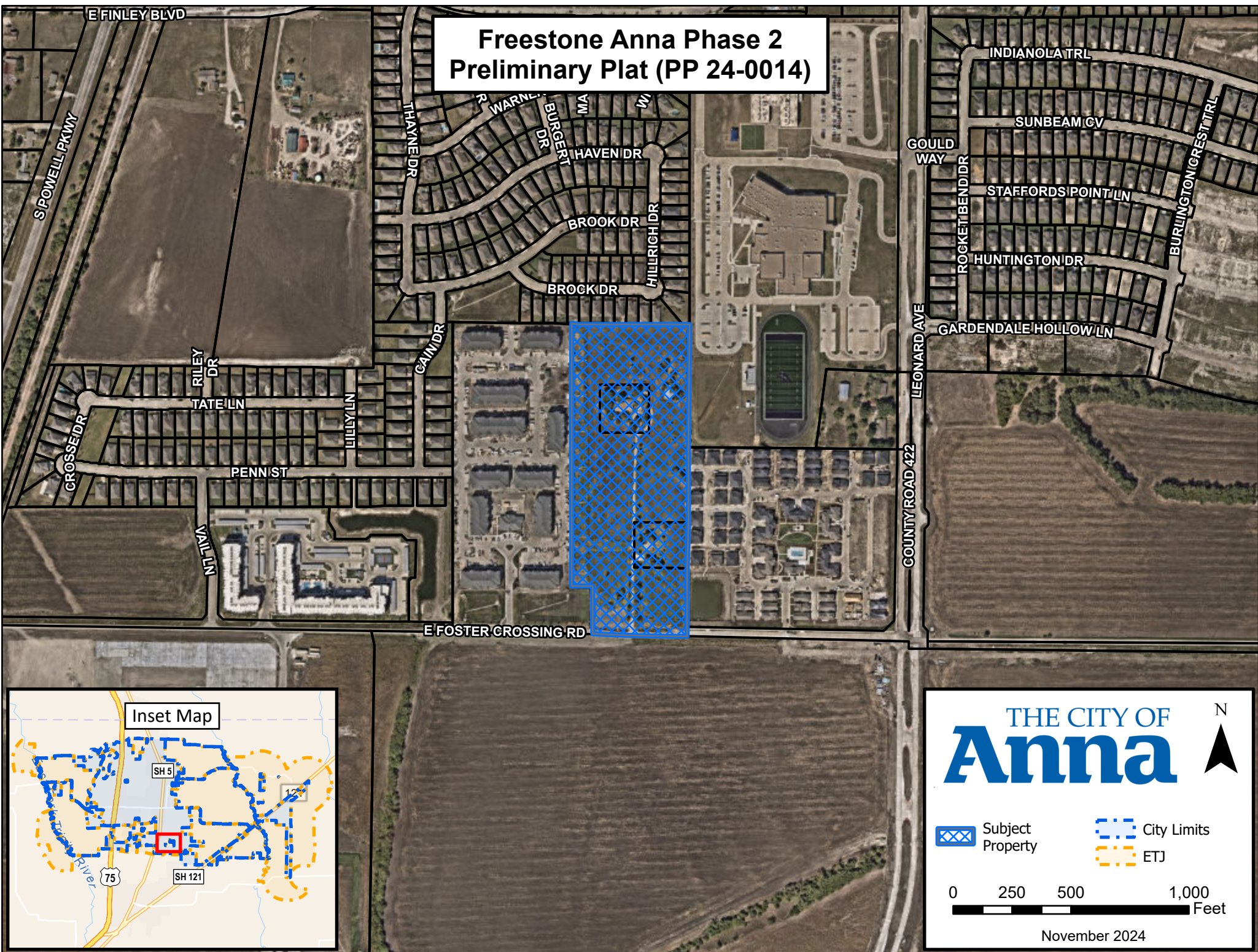
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Freestone Anna Phase 2, Preliminary Plat. (PP 24-0014)
2. Resolution - Freestone Anna Phase 2, Preliminary Plat. (PP 24-0014)
3. Exhibit A - Freestone Anna Phase 2, Preliminary Plat. (PP 24-0014)

Freestone Anna Phase 2 Preliminary Plat (PP 24-0014)



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

November 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING FREESTONE ANNA, PHASE 2, PRELIMINARY PLAT. (PP 24-0014)

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, 615 Foster Crossing Investment LLC has submitted an application for the approval of Freestone Anna, Phase 2, 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 Freestone Anna, Phase 2, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of December, 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N67°29'59"E	28.43'	L20	N00°00'01"W	26.00'	L39	N00°00'01"W	8.98'
L2	N67°29'59"E	28.47'	L21	S89°59'59"W	16.93'	L40	N89°59'59"E	10.00'
L3	N32°58'30"E	37.83'	L22	S00°00'01"E	14.73'	L41	S00°00'01"E	8.98'
L4	S89°53'39"W	38.66'	L23	N89°59'59"E	16.93'	L42	N83°29'12"E	14.55'
L5	N89°53'39"E	36.19'	L24	N84°28'20"E	10.34'	L43	S06°30'48"E	9.50'
L6	S89°53'39"W	12.98'	L25	N05°31'40"W	18.16'	L44	S00°00'00"E	4.41'
L7	N89°53'39"E	12.98'	L26	S90°00'00"W	9.52'	L45	N90°00'00"E	10.00'
L8	S89°59'59"W	38.02'	L27	N84°01'54"E	15.63'	L46	N00°00'00"E	9.44'
L9	S89°59'59"W	37.96'	L28	N06°30'48"W	18.51'	L47	S44°59'59"W	11.90'
L10	S10°37'10"W	37.32'	L29	N90°00'00"W	14.44'	L48	S45°00'01"E	14.49'
L11	N89°59'59"E	20.32'	L30	S90°00'00"W	10.34'	L49	N46°28'03"E	11.90'
L12	S89°59'59"W	21.96'	L31	S00°00'01"E	15.71'			
L13	S89°59'59"W	26.00'	L32	N90°00'00"E	10.34'			
L14	N32°31'57"E	30.84'	L33	N00°00'01"W	14.18'			
L15	N10°03'12"E	26.41'	L34	N89°59'59"E	10.00'			
L16	S32°58'30"W	37.83'	L35	S00°00'01"E	14.18'			
L17	S00°00'01"E	40.04'	L36	N00°00'00"E	12.45'			
L18	N07°34'19"W	26.23'	L37	N90°00'00"W	10.00'			
L19	N03°39'34"W	26.05'	L38	S00°00'00"E	10.16'			

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	45°00'00"	25.00'	19.63'	N22°30'01"W	19.13'	C17	90°00'00"	25.00'	39.27'
C2	45°00'00"	51.00'	40.06'	S22°30'01"E	39.03'	C18	90°00'00"	25.00'	39.27'
C3	32°58'31"	51.00'	29.35'	S16°29'15"W	28.95'	C19	45°00'00"	25.00'	19.63'
C4	32°58'31"	25.00'	14.39'	N16°29'15"E	14.19'	C20	45°00'00"	25.00'	19.63'
C5	90°06'20"	25.00'	39.32'	N45°03'11"W	35.39'	C21	32°58'31"	25.00'	14.39'
C6	12°14'20"	30.00'	6.41'	S84°28'37"W	6.40'	C22	32°58'31"	51.00'	29.35'
C7	96°24'27"	25.00'	42.07'	N41°41'26"E	37.28'	C23	90°00'00"	25.00'	39.27'
C8	6°30'47"	51.00'	5.80'	S03°15'24"E	5.79'	C24	84°28'21"	25.00'	36.86'
C9	90°06'20"	25.00'	39.32'	N45°03'11"W	35.39'	C25	5°31'39"	25.00'	2.41'
C10	32°57'58"	51.00'	29.34'	N73°37'22"W	28.94'	C26	80°00'00"	25.00'	34.91'
C11	32°51'38"	25.00'	14.34'	S73°34'12"E	14.14'	C27	83°29'13"	25.00'	36.43'
C12	90°00'00"	51.00'	80.11'	N45°00'01"W	72.12'	C28	6°30'47"	25.00'	2.84'
C13	10°37'11"	51.00'	9.45'	N05°18'35"E	9.44'	C29	90°00'00"	25.00'	39.27'
C14	100°37'11"	25.00'	43.90'	S39°41'25"E	38.48'	C30	90°00'00"	25.00'	39.27'
C15	95°31'39"	25.00'	41.68'	S42°14'10"W	37.02'	C31	10°37'11"	25.00'	4.63'
C16	5°31'39"	51.00'	4.92'	N02°45'50"W	4.92'	C32	79°22'49"	25.00'	34.64'

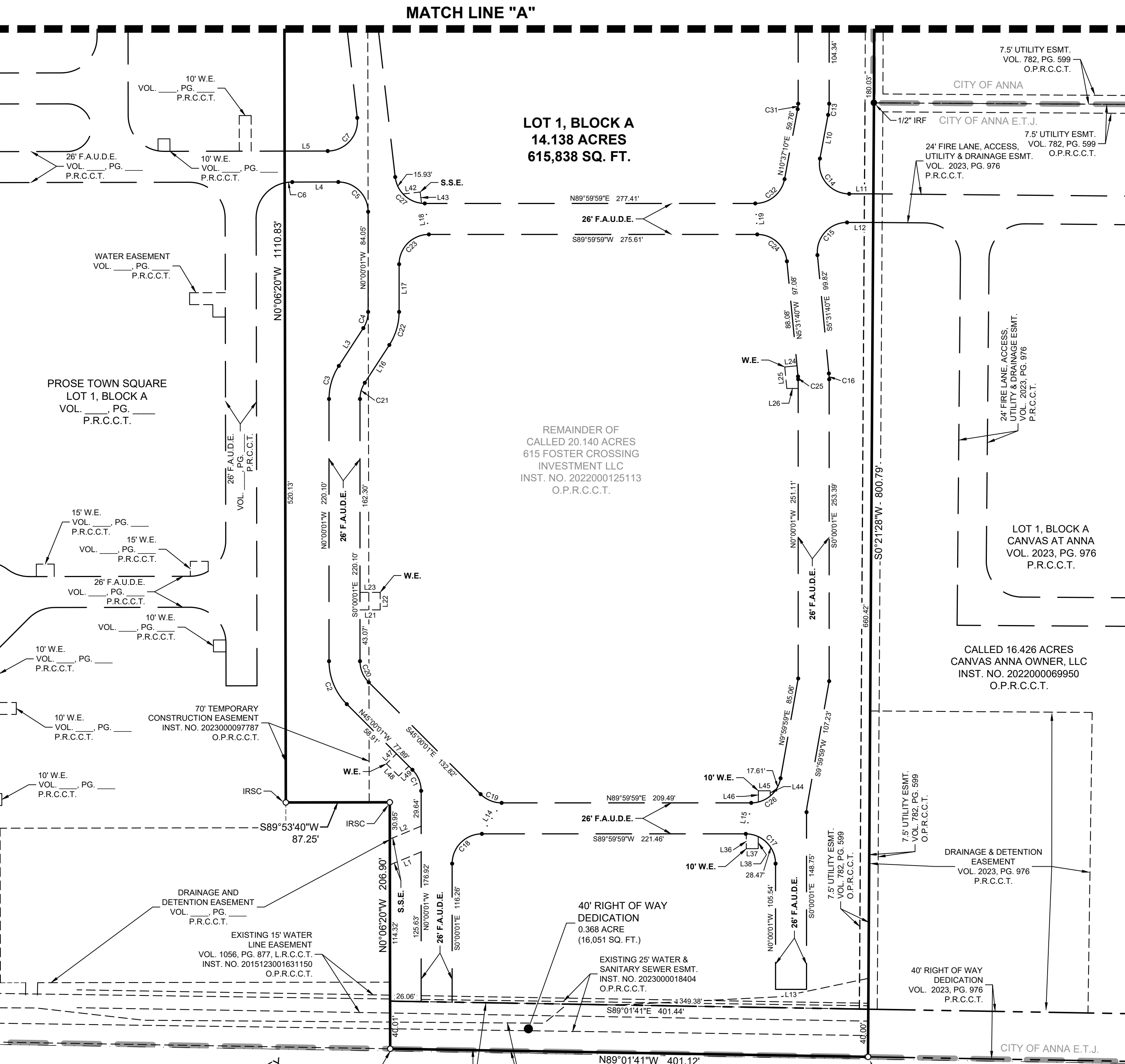
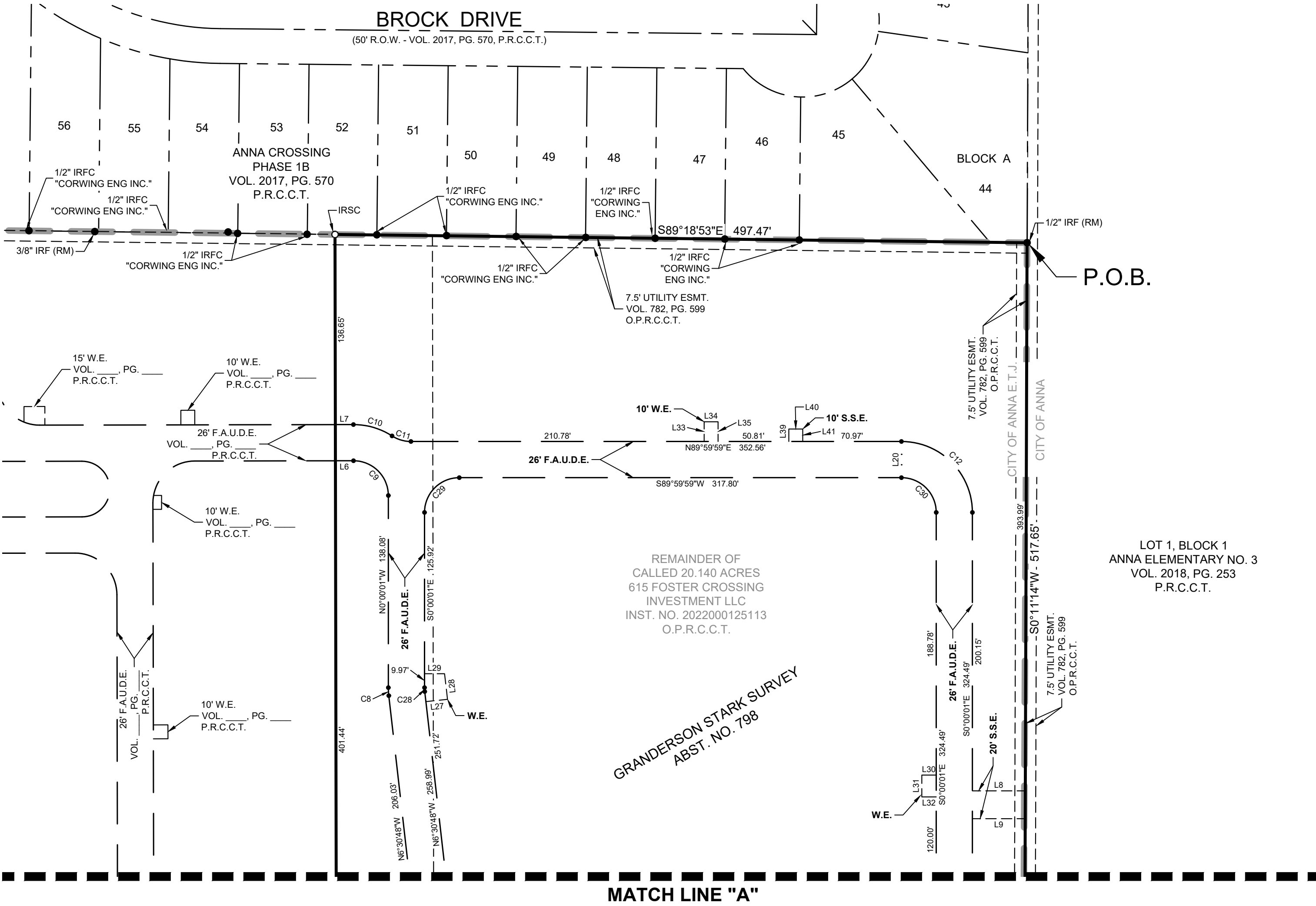
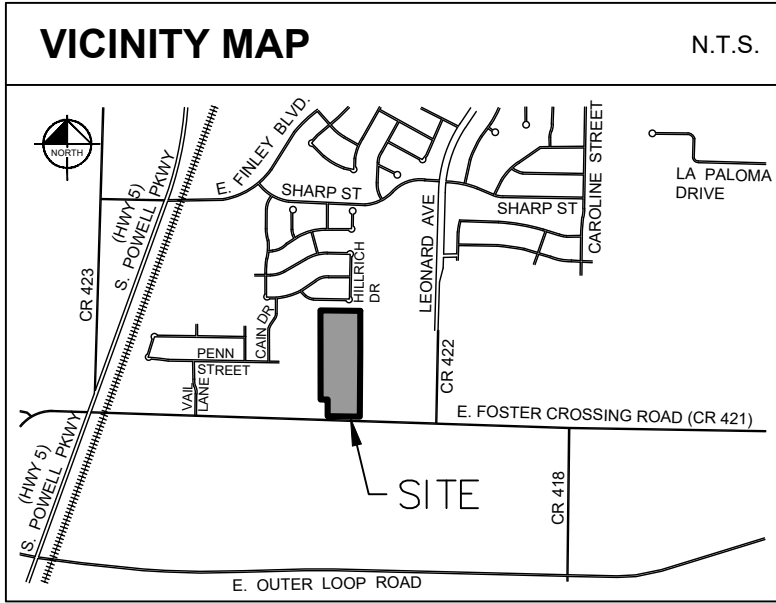
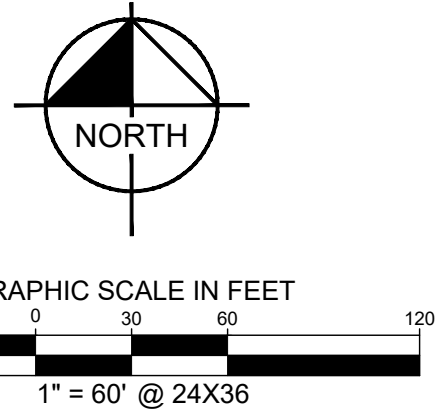


EXHIBIT A
Sheet 1 of 2



LAND USE	ACREAGE
LOT 1, BLOCK A	14.138
R.O.W.	0.368
TOTAL	14.506

LEGEND	
IRSC	5/8\"/>
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
R.O.W	RIGHT-OF-WAY
L.R.C.C.T.	LAND RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
W.E.	WATER EASEMENT
F.A.U.D.E.	FIRE, ACCESS, UTILITY, AND DRAINAGE EASEMENT
LINE TYPE LEGEND	
---	BOUNDARY LINE
---	CITY LIMITS LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE

- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731332.
 - No appurtenances between the height of 2.5' and 10' may be placed in the visible triangles.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 448085C060J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**PRELIMINARY PLAT
FREESTONE ANNA
PHASE 2**

BEING 14.506 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798,
COLLIN COUNTY, TEXAS
OCTOBER 2024
PP 24-0013

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	10/10/2024	063260500	1 OF 2

OWNER:
615 Foster Crossing Investment, LLC
777 Post Oak Blvd., Suite 295
Houston, TX 77056
Ph: 214-263-2088
Contact: Britton Church

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972-770-1300
Fax: 972-239-3820
Contact: Rachel Revilla, PE

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 615 FOSTER CROSSING INVESTMENT LLC; acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **FREESTONE TOWN SQUARE PHASE 2**, an addition to the Collin County, 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 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.

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 they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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.

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS

COUNTY OF COLLIN

CITY OF ANNA

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors:

The portion of Block A, 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.

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

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

615 FOSTER CROSSING INVESTMENT LLC, a Texas limited partnership

By: 615 FOSTER CROSSING INVESTMENT LLC, a Texas limited liability company,
Its General Partner

By: _____

(Printed Name)

(Title)

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

STATE OF TEXAS

§

COUNTY OF COLLIN

§

KNOW ALL MEN BY THESE PRESENTS

That I, Michael B. Marx, 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 supervision.

Michael B. Marx
Registered Professional Land Surveyor
Texas Registration No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
(972) 335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS

§

COUNTY OF COLLIN

§

§

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

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services

PRELIMINARY PLAT
FREESTONE ANNA
PHASE 2

BEING 14.506 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798,
COLLIN COUNTY, TEXAS
OCTOBER 2024
PP 24-0013

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	10/10/2024	063260500	1 OF 2

OWNER:
615 Foster Crossing Investment, LLC
777 Post Oak Blvd, Suite 295
Houston, TX 77056
Ph: 214-263-2088
Contact: Britton Church

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972-770-1300
Fax: 972-239-3820
Contact: Rachel Revilla, PE

EXHIBIT A
Sheet 2 of 2

DWG NAME: K:\FPM_SURVEY\0600224003\FREESTONE TOWN SQUARE PH2.PLT DWG PLOTTED BY: SKIETTERS, CDDY 11/25/2024 2:10 PM LAST SAVED: 11/25/2024 1:53 PM Copyright © 2024 Kimley-Horn and Associates, Inc. All rights reserved.



Item No. 9.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/2/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the G2 Motorsports, Minor Plat. (MP 24-0003)
Owner: Lou Gigliotti

SUMMARY:

A race track on one lot on 182.56± acres on the northeast corner of Farm Road 2862 and County Road 526. Located in the ETJ.

The development was previously approved by a development plat. The purpose of the minor plat is to combine eight lots into one lot.

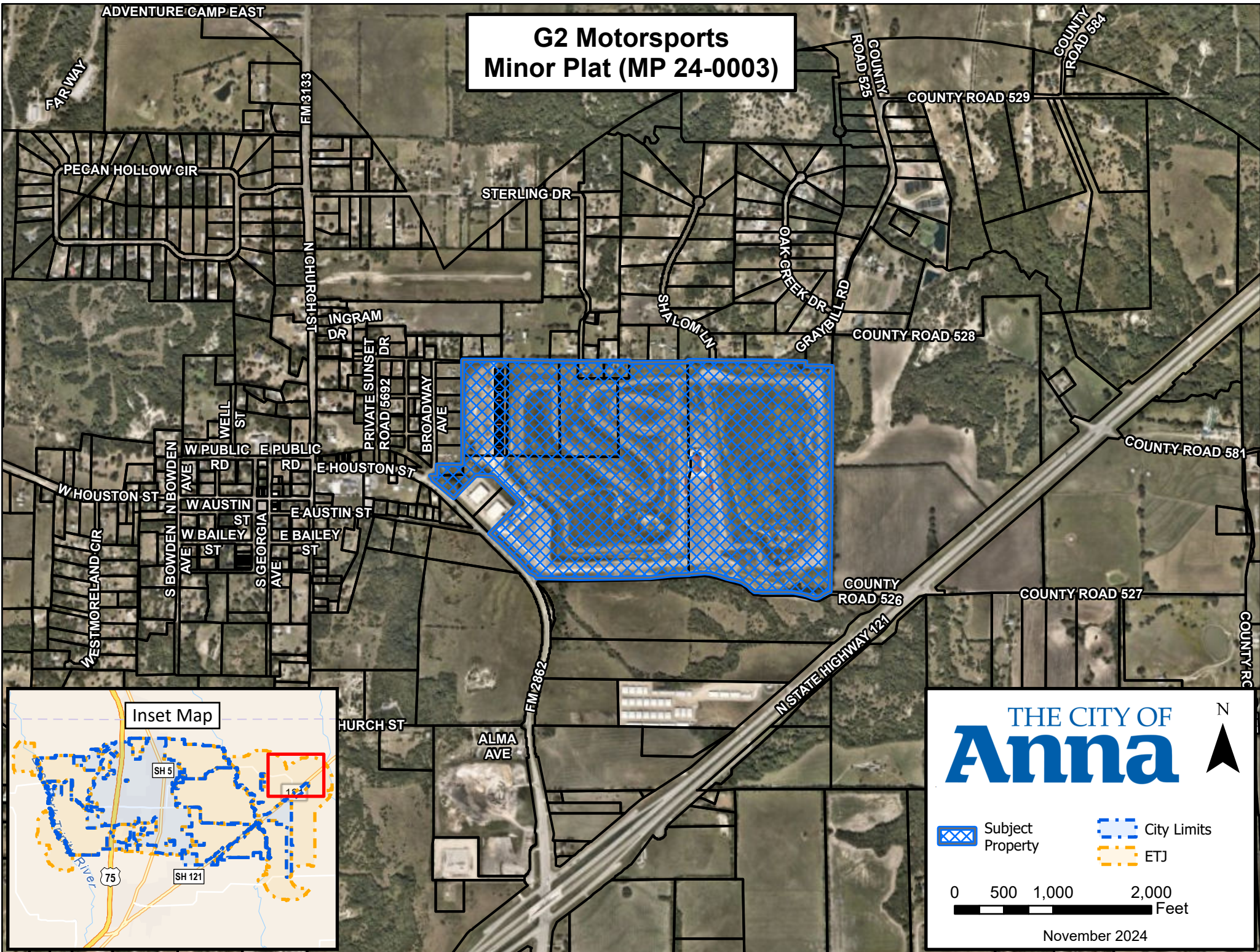
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - G2 Motorsports, Minor Plat. (MP 24-0003)
2. Resolution - G2 Motorsports, Minor Plat. (MP 24-0003)
3. Exhibit A - G2 Motorsports, Minor Plat. (MP 24-0003)

**G2 Motorsports
Minor Plat (MP 24-0003)**



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING G2 MOTORSPORTS, MINOR PLAT (MP 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, Lou Gigliotti has submitted an application for the approval of G2 Motorsports, Minor Plat; and

WHEREAS, the Minor 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 Minor Plat

The Planning & Zoning Commission hereby approves G2 Motorsports, Minor Plat attached hereto as Exhibit A.

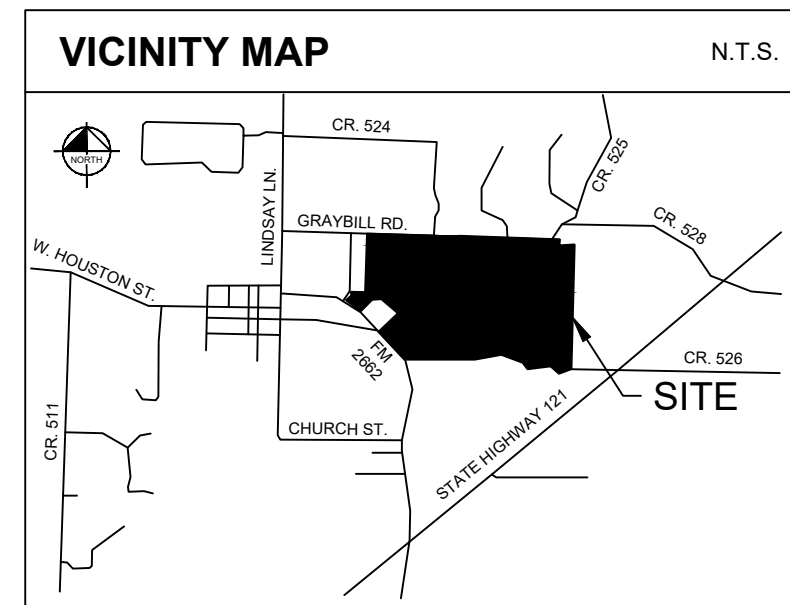
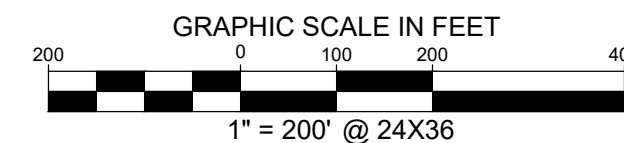
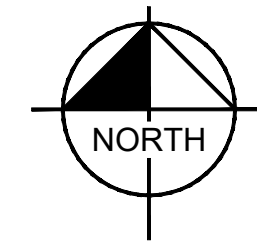
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of December, 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE

LEGEND:

P.O.B.	= POINT OF BEGINNING
IRFC	= 1/2-INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RPLS 4613"(UNLESS NOTED OTHERWISE)
MNFW	= MAG NAIL FOUND WITH WASHER STAMPED "RPLS 4613"
MWF	=MAG NAIL WITH WASHER FOUND
INST. NO.	= INSTRUMENT NUMBER
P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
VOL. PG.	= VOLUME/ PAGE

NOTES:

- Monuments shown hereon are 5/8-inch iron rods with red plastic caps stamped "KHA" (set / found) unless otherwise noted.
- 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.
- The property owner is responsible for sufficient capacity of utilities.
- The boundary shown hereon is partially based on the Boundary Survey prepared by Surdukan Surveying dated March 19, 2004 Job No., 2024-24 and as cited in the Deed of Trust recorded in Instrument No. 202400054424 O.P.R.C.C.T.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0180J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

MINOR PLAT G2 MOTORSPORTS PARK ADDITION BLOCK A, LOT 1

182.560 ACRES

J. CHALMERS SURVEY, ABSTRACT NO. 233
ETJ OF THE CITY OF ANNA
COLLIN COUNTY, TEXAS
MP 24-0003

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	AEL/CM	DJD	NOV. 2024	064580700	1 OF 2

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°45'33"	482.50'	124.29'	N83°36'01"E	123.95'
C2	1°32'44"	612.50'	16.52'	N79°07'18"E	16.52'
C3	27°29'42"	370.50'	177.79'	N87°54'13"W	176.09'
C4	21°02'54"	286.50'	105.25'	N63°37'55"W	104.66'
C5	20°33'19"	200.50'	71.93'	S63°23'08"E	71.55'
C6	20°33'20"	325.00'	116.60'	N80°19'25"E	115.97'
C7	7°19'10"	1014.93'	129.65'	S42°09'25"E	129.57'

LINE TABLE	LINE TABLE	LINE TABLE																																																																																																																																																																																							
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EXHIBIT A

Sheet 1 of 2

OWNERS CERTIFICATE

STATE OF TEXAS \$
COUNTY OF COLLIN \$

WHEREAS, **G2 MOTORSPORTS, LLC; GARAGES OF G2, LLC; LOUIS (LOU) GIGLIOTTI;** and **KAREN GIGLIOTTI**, are the sole owners of a tract of land situated in the John Chalmers Survey, Abstract No. 233, City of Anna ETJ, Collin County, Texas, and being all of a called 75.957 acre tract of land designated as "Tract 1", a called 70.689 acre tract of land designated as "Tract 2", a called 11.48 acre tract of land designated as "Tract 3", and a called 12.00 acre tract of land designated as "Tract 4" as described in the Warranty Deed with Vendor's Lien to G2 Motorsports Park, LLC, recorded in Instrument No. 20211202002448390, Official Public Records, Collin County, Texas, said 4 tracts being subsequently described as a combined 169.585 acre tract of land in the Deed of Trust Security Agreement, Financing Statement and Assignments of Rents to G2 Motorsports Park LLC, recorded in Instrument No. 202400054424, Official Public Records, Collin County, Texas; and being all of a called 10.37 acre tract of land described in the General Warranty Deed to Garages of G2, LLC, recorded in Instrument No. 2023000139372, Official Public Records, Collin County, Texas; all of a called 1.000 acre tract of land described in the General Warranty Deed to Lou Gigliotti, recorded in Instrument No. 2024000032025, Official Public Records, Collin County, Texas; all of a called 1.00 acre tract of land described in the General Warranty Deed with Vendor's Lien to Karen Gigliotti and Louis Gigliotti, recorded in Instrument No. 20180824001066150, Official Public Records, Collin County, Texas; and all of a called 0.591 acre tract of land described in the General Warranty Deed to Lou Gigliotti, recorded in Instrument No. 20200415000536740, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a cut "X" in concrete found for corner in the northeast right-of-way line of Farm-to-Market Road No. 2862 (a variable width public right-of-way), and being the west corner of a LG MOTORSPORTS PARK ADDITION, LOTS 1 & 2, an addition to the ETJ of the City of Anna, according to the plat thereof recorded in Instrument No. 20190109010000110, Official Public Records, Collin County, Texas, and being in the southwest line of said "Tract 2";

THENCE with the said northeast right-of-way line, the following courses and distances:

North 45°49'00" West, a distance of 77.55 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 4613" found for corner;

North 51°10'00" West, a distance of 210.50 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 4613" found for corner;

North 07°40'00" West, a distance of 38.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 61°10'00" West, a distance of 16.50 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 4613" found for the west corner of said "Tract 2", and being in the south right-of-way line of Broadway Avenue (a called 50-foot wide right-of-way);

THENCE with said south right-of-way line, North 88°55'45" East, a distance of 61.46 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southwest corner of said 0.591 acre tract of land and being in the west right-of-way line of said Broadway Avenue;

THENCE with said west right-of-way line, North 00°19'22" East, a distance of 100.81 feet to a 1-inch iron rod found for the northwest corner of said 0.591 acre tract, same being the southwest corner of Lot 6 of CUNNINGHAM ADDITION, an addition to Collin County, Texas, according to the plat thereof recorded in Instrument No. 20061012010004450, Official Public Records, Collin County, Texas;

THENCE with the north line of said 0.591 acre tract and the south line of said Lot 6, North 89°01'21" East, a distance of 257.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northeast corner of said 0.591 acre tract and the southwest corner of said Lot 6;

THENCE with the west line of said CUNNINGHAM ADDITION, North 00°09'27" West, a distance of 1,063.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said 10.37 acre tract, and being in the approximate centerline of Graybill Road, (an apparent prescriptive right-of-way at this point);

THENCE with the approximate centerline of said Graybill Road, the following courses and distances:

South 89°18'15" East, a distance of 463.65 feet to a MAG nail with washer stamped "KHA" set for the northeast corner of said 10.37 acre tract and the northwest corner of said "Tract 4";

South 89°22'52" East, a distance of 728.61 feet to a MAG nail found for the most northerly northeast corner of said "Tract 3", and being the northwest corner of said 1.000 acre tract Lou Gigliotti tract;

South 89°41'08" East, passing at a distance of 260.12 feet, a MAG nail found for the northeast corner of said 1.000 acre Lou Gigliotti tract, same being the northwest corner of said 1.00 Karen Gigliotti and Louis Gigliotti tract, continuing in all a total distance of 520.13 feet to a MAG nail with washer stamped "RPLS 4613" found for the northeast corner of said Karen Gigliotti and Louis Gigliotti tract, and being the most northerly northwest corner of said "Tract 2";

South 89°18'27" East, passing at a distance of 602.13 feet, the northeast corner of said "Tract 2" and the northwest corner of said "Tract 1", continuing in all a total distance of 1,780.66 feet to a 5/8-inch iron rod with orange plastic cap stamped "RPLS 4613" found for the most northerly northeast corner of said "Tract 1";

THENCE with an east line of said "Tract 1", South 01°23'56" East, a distance of 104.04 feet to 5/8-inch iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE South 89°17'00" East, a distance of 281.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 4857" found for the most easterly northeast corner of said "Tract 1" and being in the west line of a called 120 acre tract of land designated as "First Tract" in the Special Warranty Deed to Victor A. Woodling, JR, recorded in Instrument No. 20100108000023560, Official Public Records, Collin County, Texas;

THENCE with the east line of said "Tract 1" and the west line of said 120 acre tract, South 00°44'45" West, a distance of 2,216.64 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for the southeast corner of said "Tract 1" and the southwest corner of said 120 acre tract, and being in the north line of a 30-foot right-of-way dedication for County Road No. 526 according to the plat of ANNA/121 LAND HOLDINGS ADDITION, an addition to Collin County recorded in Instrument No. 20211130010004240, Official Public Records of Collin County, Texas ;

THENCE with the south lines of said "Tract 1" and said "Tract 2" and the north line of said 30-foot right-of-way dedication, the following courses and distances:

South 61°39'58" West, a distance of 86.68 feet to a MAG nail with washer stamped "RPLS 4613" found for corner;

South 66°24'20" West, a distance of 71.49 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 80°16'20" West, a distance of 54.16 feet to a MAG nail with washer stamped "RPLS 4613" found for corner;

North 69°31'04" West, a distance of 69.55 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 79°02'14" West, a distance of 110.20 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 89°54'47" West, a distance of 342.95 feet to a MAG nail with washer stamped "RPLS 4613" found for corner;

North 82°50'57" West, a distance of 71.89 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 54°18'25" West, a distance of 41.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 43°43'02" West, a distance of 48.65 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 59°30'55" West, a distance of 65.90 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 74°10'26" West, a distance of 325.79 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 81°39'32" West, a distance of 80.54 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

South 82°52'42" West, a distance of 135.02 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 88°45'31" West, a distance of 20.87 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 00°26'39" East, a distance of 1.67 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 88°50'37" West, a distance of 164.88 feet to a MAG nail with washer stamped "RPLS 4613" found for corner;

South 84°21'37" West, a distance of 231.25 feet to a MAG nail with washer stamped "RPLS 4613" found for corner;

South 89°34'37" West, a distance of 727.50 feet to a MAG nail with washer stamped "RPLS 4613" found for corner;

North 89°36'23" West, a distance of 405.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the intersection of the north line of said County Road No. 526 and the northeast right-of-way line of aforementioned Farm-to-Market Road No. 2862;

THENCE with the northeast right-of-way line of said Farm-to-Market Road No. 2862, the following courses and distances:

North 34°56'00" West, a distance of 30.70 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 63°36'00" West, a distance of 54.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

North 41°49'00" West, a distance of 130.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 45°49'00" West, a distance of 445.84 feet to an "X" cut in concrete found in the west line of said "Tract 2", and being in the southeast line of said LG MOTORSPORTS PARK ADDITION;

THENCE with the southeast, northeast, north and northwest lines of said LG MOTORSPORTS PARK ADDITION, the following courses and distances:

North 44°10'59" East, a distance of 437.00 feet to a 1/2-inch iron rod with red plastic cap (no stamping) found for corner;

North 45°49'01" West, a distance of 384.68 feet to a 1/2-inch iron rod with red plastic cap (no stamping) found for corner;

North 88°56'18" West, a distance of 178.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 44°10'59" West, a distance of 314.95 feet to the **POINT OF BEGINNING** and containing a computed area of 7,952,292 square feet or 182.560 acres of land.

STATE OF TEXAS \$
COUNTY OF COLLIN \$

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **G2 MOTORSPORTS PARK, LLC** acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **G2 MOTORSPORTS PARK ADDITION**, 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. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

By:**G2 MOTORSPORTS PARK, LLC**

Name:
Title:

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned, a Notary Public in and for said State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20_____.

Notary Public in and for the State of Texas

By:**GARAGES OF G2, LLC**

Name:
Title:

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned, a Notary Public in and for said State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20_____.

Notary Public in and for the State of Texas

By:**LOUIS (LOU) GIGLIOTTI**

Name:
Title:

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned, a Notary Public in and for said State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20_____.

Notary Public in and for the State of Texas

By:**KAREN GIGLIOTTI**

Name:
Title:

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned, a Notary Public in and for said State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20_____.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, David J. De Weirdt, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rule and Regulations of the Texas Board of Professional Engineers and Land Surveyors, and the City of Anna, Texas

Date this the _____ day of _____, 2024.

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
11/22/2024

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
david.deweirdt@kimley-horn.com

STATE OF TEXAS \$
COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared David J. De Weirdt, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20_____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

By:_____

Printed Name: _____
Designated Representative for Collin County Development Services

MINOR PLAT
G2 MOTORSPORTS PARK ADDITION
BLOCK A, LOT 1
182.560 ACRES
J. CHALMERS SURVEY, ABSTRACT NO. 233
ETJ OF THE CITY OF ANNA
COLLIN COUNTY, TEXAS
MP 24-0003

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AEL/CM	DJD	NOV. 2024	064580700	2 OF 2

EXHIBIT A
Sheet 2 of 2



Item No. 10.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/2/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the RJ Addition, Block A, Lots 1 & 2, Final Plat. (FP 24-0016)

Owner: Randle Jones

SUMMARY:

Two single family dwellings on one lot on 2.5± acres on the east side of Farm-to-Market Road 455, 770± feet south of County Road 290. Located in the ETJ.

The purpose of the Final Plat is to subdivide the lot into two lots and dedicate utility easements.

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

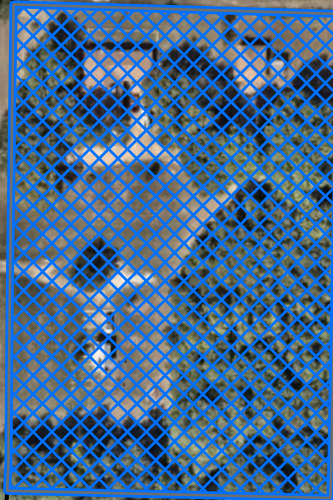
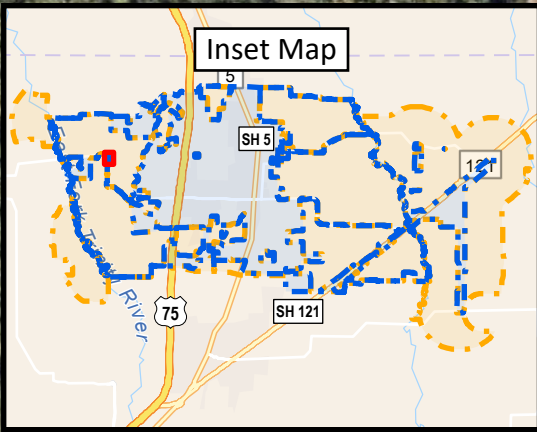
1. Locator Map - RJ Addition, Block A, Lots 1 & 2, Final Plat. (FP 24-0016)
2. Resolution - RJ Addition, Block A, Lots 1 & 2, Final Plat. (FP 24-0016)
3. Exhibit A - RJ Addition, Block A, Lots 1 & 2, Final Plat. (FP 24-0016)

**RJ Addition, Block A, Lots 1 & 2
Final Plat (FP 24-0016)**

W FM 455

COUNTY ROAD 239

COUNTY ROAD 230



THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ

0 75 150 300 Feet

November 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING RJ ADDITION, BLOCK A, LOTS 1 & 2, FINAL PLAT. (FP 24-0016)

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, Randle Jones has submitted an application for the approval of RJ Addition, Block A, Lots 1 & 2, Final Plat and

WHEREAS, the Final 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 Final Plat

The Planning & Zoning Commission hereby approves RJ Addition, Block A, Lots 1 & 2, Final Plat attached hereto as Exhibit A.

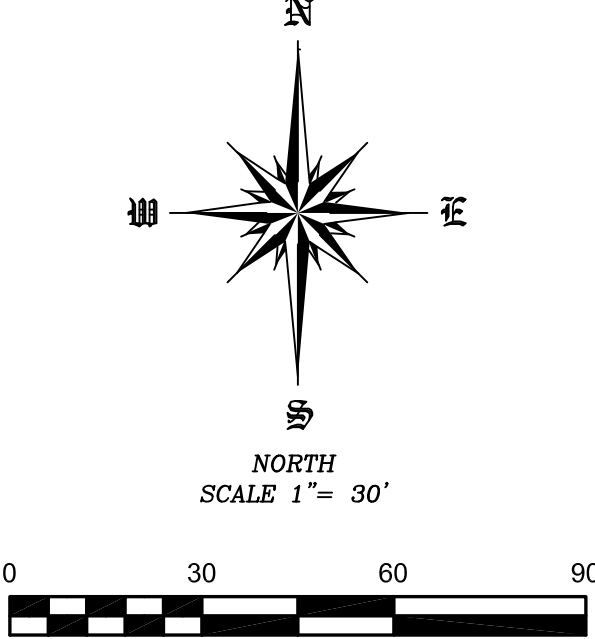
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of December, 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott- Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



LEGEND

R.M. = REFERENCE MONUMENT
CIRS = CAPPED 1/2" IRON ROD
SET STAMPED (4613)
SQ. = SQUARE
D.R.C.C.T. = DEED RECORDS OF COLLIN
COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
OF COLLIN COUNTY, TEXAS

CALLLED 46.93 ACRES
MUA ADAMS LTD
INSTRUMENT NO. 20110505000462590
O.P.R.C.C.T.

F.M. 455
80' RIGHT-OF-WAY

CITY OF ANNA LIMITS
CITY OF ANNA E.D. LIMITS

POINT OF
BEGINNING

1/2" SQ. PIPE
R.M.

20' RIGHT-OF-WAY
DEDICATION
BY THIS PLAT

N 01°43'19" E 173.70'

25' BUILDING SETBACK LINE

10' UTILITY EASEMENT
BY THIS PLAT

5' UTILITY EASEMENT
BY THIS PLAT

5' UTILITY EASEMENT
BY THIS PLAT

N 01°43'19" E 228.40'

25' BUILDING SETBACK LINE

10' UTILITY EASEMENT
BY THIS PLAT

CALLLED 24.223 ACRES
MUPPALA SRI DIVYA
REVOCABLE TRUST
INSTRUMENT NO. 20150218000177610
O.P.R.C.C.T.

NOTES:

- The original copy will have original signatures, stamp seal and an impression seal.
- Copyright 2024, Surdukan Surveying, Inc.
- This survey is being provided solely for the use of the current parties.
- This survey is subject to all easements of record.
- The basis of bearings are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
- Existing Electric is provided by Grayson Collin Electrics Cooperative.
- Existing Water is provided by City of Anna.
- Septic is onsite.
- The purpose of this plat is to create 2 Lots.

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.

FLOODPLAIN NOTE:

According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0155 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, this tract lies with in Zone X (Unshaded).

CALLLED 2.627 ACRES
STEVEN A & MARYLINDA JONES
INSTRUMENT NO. 20120820001030220
O.P.R.C.C.T.

CALLLED 4.400 ACRES
STEVEN A & MARYLINDA JONES
INSTRUMENT NO. 20191226001644840
O.P.R.C.C.T.

S 88°41'41" E 270.70'

LOT 1
BLOCK A
1.000 ACRE
43,560 SQ. FT.

CALLLED 4.400 ACRES
STEVEN A & MARYLINDA JONES
INSTRUMENT NO. 20191226001644840
O.P.R.C.C.T.

S 01°43'19" W 402.25'

N 88°41'41" W 270.70'

CIRS

CIRS

CIRS

CIRS

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, RANDLE JONES, is the owner of a tract of land situated in the Richard Phalen Survey, Abstract No. 694, Collin County, Texas and being all of a 2.50 acre tract of land conveyed to Randle Jones, as recorded in Instrument No. 20211213002507590 of the Official Public Records of Collin County (O.P.R.C.C.T.), Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the east Right-of-Way (ROW) line of F.M. 455 at a 1/2" Square Pipe for the northwest corner of the called 2.50 acre tract of land from which the northeast corner of said Richard Phalen Survey bears N 01°02'15" W a distance of 773' more or less;

THENCE S 88°41'41" E with the north line of the called 2.50 acre tract of a land for a distance of 270.70' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for the northeast corner of the called 2.50 acre tract of land;

THENCE S 01°43'19" W with the east line of the called 2.50 acre tract of land for a distance of 402.25' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for the southeast corner of the called 2.50 acre tract of land;

THENCE N 88°41'41" W with the south line of the called 2.50 acre tract of a land for a distance of 270.70' to a 1/2" iron rod with yellow plastic cap stamped "4613" set in the east ROW line of F.M. 455 for the southwest corner of the called 2.50 acre tract of land;

THENCE N 01°43'19" E with the east ROW line of F.M. 455 for a distance of 402.25, to the POINT OF BEGINNING, and containing 108,886 Square Feet or 2.500 Acres of land.

OWNER'S CERTIFICATIONS

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Randle Jones, does hereby adopt this plat designating the hereinabove described property as R.J. ADDITION, BLOCK A, LOTS 1 & 2, an addition to Collin County, 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 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.

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

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

Randle Jones — 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 RANDLE JONES, 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: _____

COLLIN COUNTY NOTES:

All lots must utilize alternative type On-Site Sewage Facilities.
Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.

There is a 10' utility easement along each side and rear property line of lot 1 to which OSSF setbacks apply. There are no easements other than those noted above.

There were several, existing structures/dwelling and a single associated OSSF on Lot 1 at the time of approval.
1. The existing OSSF on Lot 1 is an alternative system suitable for the site and existing structure. Any changes to the existing structure must be reviewed by CCDS prior to construction for compliance with OSSF regulations.

2. Following required repairs, the R.S. As-Built submitted with the plat shows all OSSF components for the platted Lot to be completely within the boundaries of the platted Lots. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire systems must be replaced with an approved alternative system (after review and permitted through CCDS)

Tree removal and/or grading for OSSF may be required on individual lots.
There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

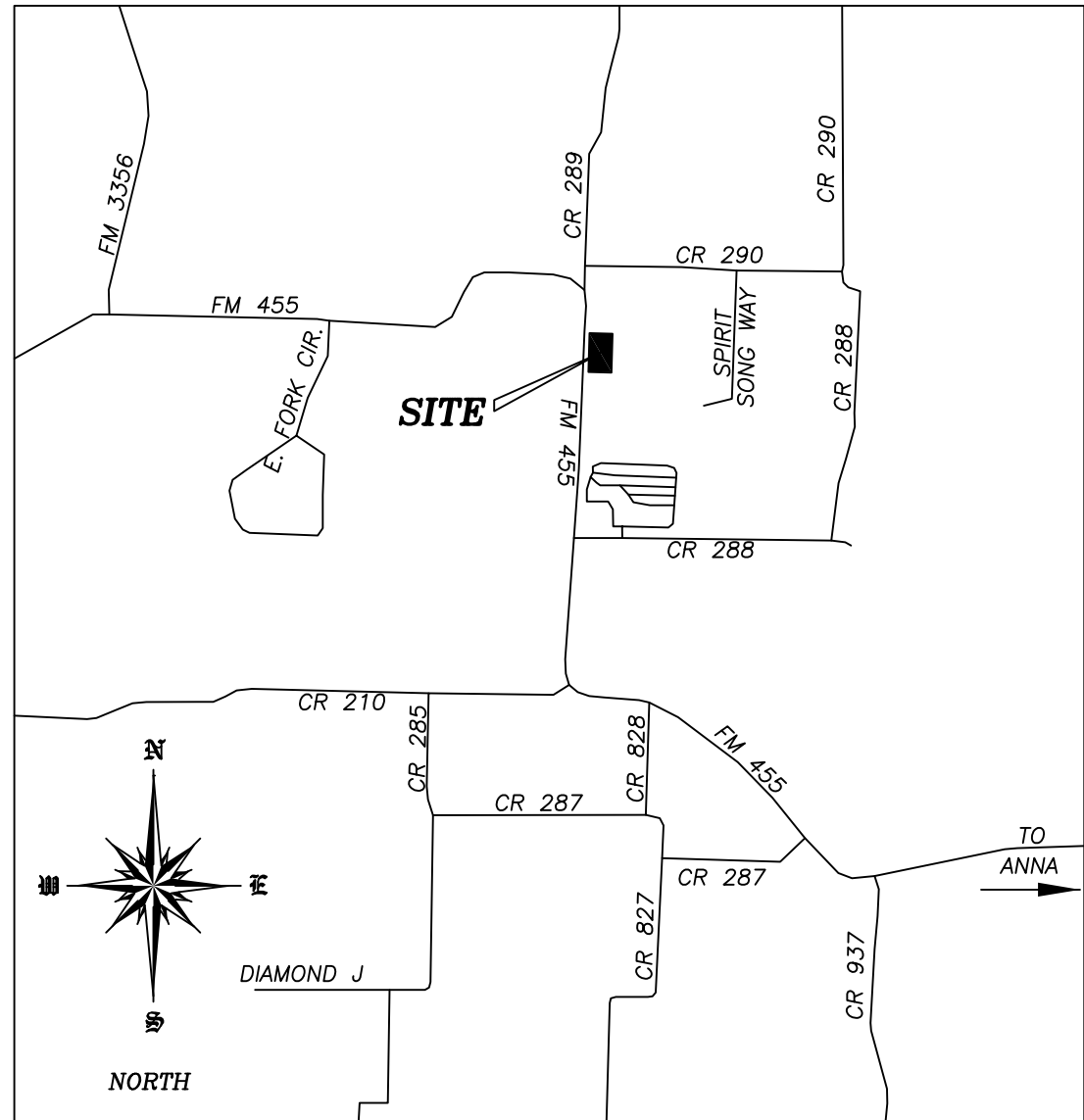
Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the onsite sewer facilities described on this plat conform to applicable OSSF laws of the State of Texas, of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

(TO BE REVISED PER COUNTY REVIEW COMMENTS)



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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.

David J. Surdukan
Registered Professional Land Surveyor
Registration No. 4613

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. Surdukan, 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

My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services

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.

FINAL PLAT
R.J. ADDITION
BLOCK A, LOTS 1 & 2
2.500 ACRES
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS
RICHARD PHALEN SURVEY
ABSTRACT NO. 694
FP 24-0016

OWNER
RANDLE JONES
3010 CLEARWATER DRIVE
PROSPER, TX 75078
903-815-7469

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

REVISION DATE: NOVEMBER 25, 2024
DATE: NOVEMBER 6, 2024

JOB No. 2024-123

SCALE 1" = 30'

EXHIBIT A



Item No. 11.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/2/2024
Staff Contact: Everett Johnson

AGENDA ITEM:

Consider/Discuss/Action on a Resolution regarding the Sundstrom Addition, Block A, Lots 1 & 2, Replat (RP 24-0004)
Owner: Dave Sundstrom

SUMMARY:

Two retail/service buildings on two lots on 0.16± acres on the southeast corner of N. Georgia Avenue and W. Houston Street ("Farm-to-Market Road 2862 "). Located in the ETJ.

The lots are located in the historical Old Donation section of Westminster. The purpose of the replat is to combine four lots into two lots. However, because the lots predate the adoption of the City's Ordinances, the lots do not meet all requirements of the City's Subdivision Ordinance, specifically the requirements related to building setback and wastewater service. The lots do not have wastewater connections. In order to combine the lots, the applicant is requesting a waiver from the following Subdivision Ordinance requirements:

Sec. 9.02.088(c) - Requirements in Extraterritorial Jurisdiction

For property that is within the City's extraterritorial jurisdiction, the minimum front building line for all lots (residential or nonresidential) shall be 25 feet.

Sec. 9.02.088 - Water and Wastewater Facility Design - as it pertains to wastewater

(a) Connections for Water

All new subdivisions shall be connected with the City's water system or other public water supply system approved by TCEQ. The water system shall be capable of providing water for health and emergency purposes, including fire protection. The design and construction of water system shall comply with the following standards:

- (1) Applicable regulations of the Texas Commission on Environmental Quality (TCEQ).*
- (2) Standards in the City's design standards.*
- (3) Fire protection and suppression standards in accordance with the City's policies and ordinances including fire code adopted by the City.*

(b) Connections for Wastewater

- (1) All new subdivisions shall be served by a wastewater collection and treatment system authorized and permitted by the TCEQ, except as provided below. The design and construction of the wastewater system improvements shall be in accordance with the standards in the City's design standards, and in accordance with TCEQ standards.*
- (2) On-site sewage facilities such as septic or aerobic systems may be permitted by the Commission and City Council in subdivisions where each lot is one acre or more in area, if the subdivision is 1,000 feet or more from a connection to a wastewater collection system. The approval of an on-site sewage disposal facility by the Commission and City Council is not mandatory but rather discretionary.*
- (3) Exceptions to the lot size regulations in subsection (2) above may be approved by the Commission and City Council for properties existing on the effective date of these subdivision regulations that are less than one acre, and for residential cluster or conservation developments that group residential properties in the proposed subdivision closer together and that preserve at least 1/2 of the land in the subdivision for open space, recreation or agriculture.*

(c) Subdivider Responsibilities

The subdivider shall be responsible for the following:

- (1) Phasing of development or improvements in order to maintain adequate water and wastewater services;*
- (2) Extensions of utility lines (including any necessary on-site and off-site lines) to connect to existing utility mains of adequate capacity;*
- (3) Providing and/or procuring all necessary easements for the utilities (whether on-site or off-site);*
- (4) Providing proof to the City of adequate water and wastewater service;*
- (5) Providing for future expansion of the utilities if such will be needed to serve future developments, subject to the City's oversize participation policies (refer to sections 9.02.004 and 9.02.011 and section 9.02.202(c) of this article for information on adequate facilities and proportionality of developer participation), if applicable;*
- (6) Providing all operations and maintenance of the private utilities, or providing proof that a separate entity will be responsible for the operations and maintenance of the utilities;*

- (7) Providing all fiscal security required for the construction of the utilities;*
- (8) Obtaining approvals from the applicable utility providers if other than the City; and*
- (9) Complying with all requirements of the utility providers, including the City.*

(d) Location of Lines

Extension of water and wastewater lines shall be made along the entire frontage of the subdivision adjacent to a street or thoroughfare in rights-of-way or dedicated easements.

- (1) If the subdivision is not adjacent to a thoroughfare, the extension of utilities shall be accomplished in such a manner as to allow future connections to said utilities by new subdivisions.*
- (2) If new subdivisions are not likely to be developed beyond the proposed subdivision (due to physical constraints), the Director of Development Services and City Engineer may waive the requirement for adjacent utility line construction at the time of preliminary plat approval and prior to construction of the subdivision.*
- (3) The City shall determine the location and routing of water and sewer extensions and shall retain the authority to reject any extension not deemed to be in the best interest of the City.*

(e) Utilities Not Specified

Installation, operations and maintenance of utilities not specifically referenced herein shall comply with regulations of the TCEQ and with any other applicable state rules and regulations, whichever is the most stringent.

(f) Dead-End Water Lines

- (1) Dead-end water lines should be avoided, but when deemed necessary, they should be extended to, and then through, the property sought to be subdivided.*
- (2) All dead-end water lines shall be valved and provided with a valve and fire hydrant located at the extreme end of the line instead of the blow-off mechanism for their flushing, in accordance with current City standard specifications.*

(g) Payment of Pro-Rata Charges

Where the proposed subdivision would abut and utilize an existing water main and/or sanitary sewer main of the City, the developer shall pay to the City any applicable

“pro-rata” charge per requirements of the City or previous pro-rata agreement.

STAFF RECOMMENDATION:

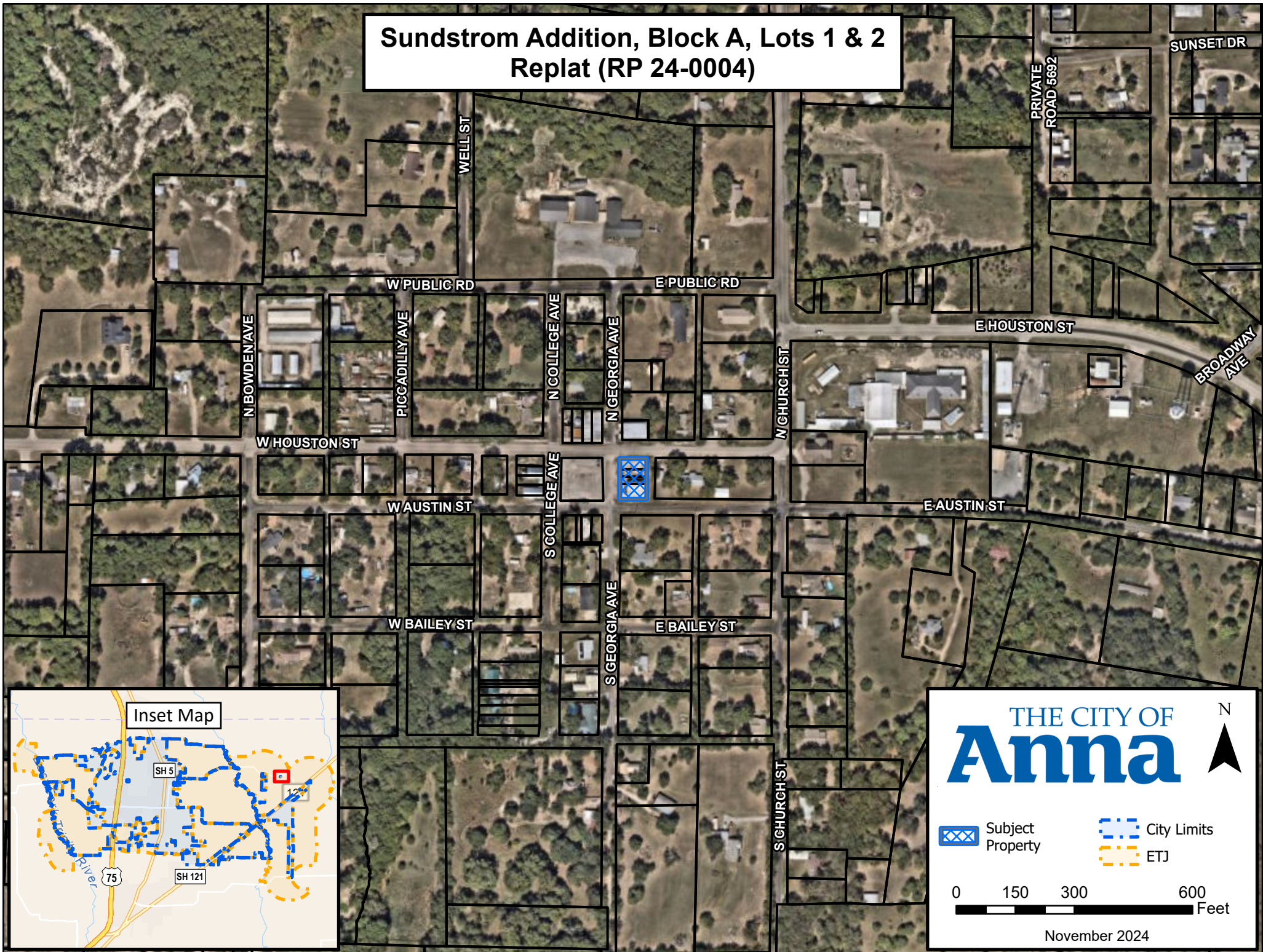
Recommended for approval subject to Waivers from the following Subdivision Ordinance requirements:

1. **Sec. 9.02.088(c) - Requirements in Extraterritorial Jurisdiction**
2. **Sec. 9.02.088 - Water and Wastewater Facility Design** - as it pertains to wastewater

ATTACHMENTS:

1. Locator Map - Sundstrom Addition, Block A, Lots 1 & 2, Replat (RP 24-0004)
2. Resolution - Sundstrom Addition, Block A, Lots 1 & 2, Replat (RP 24-0004)
3. Exhibit A - Sundstrom Addition, Block A, Lots 1 & 2, Replat (RP 24-0004)
4. Waiver Letter - Sundstrom Addition, Block A, Lots 1 & 2, Replat (RP 24-0004)

**Sundstrom Addition, Block A, Lots 1 & 2
Replat (RP 24-0004)**



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SUNDSTROM ADDITION,
BLOCK A, LOTS 1 & 2, REPLAT (RP 24-0004)**

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, Dave Sundstrom has submitted an application for the approval of Sundstrom Addition, Block A, Lots 1 & 2, Replat; and

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

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL 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 City Council hereby approves Sundstrom Addition, Block A, Lots 1 & 2, Replat attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 14th day of January, 2025.

ATTEST:

APPROVED:

Carrie Land, City Secretary

Pete Cain, Mayor

November 23, 2024

Dane Sundstrom
108 Chalk Rd, Anna,
Texas, 75409

City of Anna City Council

City of Anna

120 W. 7th Street

Anna, Texas, 75409

Re: Waiver Request – Westminster Original Donation Replat Lots 13, 14, 15 & 16

Council Members:

As applicant, I have submitted a replat for consideration by the City Planning & Zoning Commission and City Council of Anna at upcoming hearings. I respectfully request that this replat be approved with a waiver to the following requirements:

- Sec. 9.02.088(c) Subdivision Regulations for the minimum front building line of 25'
- Sec.9.02.090 Wastewater requirements

The waiver is requested based on the following:

- A. The existing Westminster Original Donation lots 13, 14, 15 & 16 plat was created pre-1920 and lot sizes do not accommodate a 25' minimum building line.
- B. The existing/previous structures built on the Westminster square are on the front inward facing boundary and it would not be practical to alter.
- C. There is no OSSF on site and have the OSSF suitability report filed with Collin County Development Services stating that there will be no wastewater.

I appreciate your consideration of this waiver request and approval of the replat.

Sincerely,



Dane Sundstrom

Applicant and Owner



Item No. 12.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/2/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend an existing Planned Development (Ord. No. 648-2014) to allow for a commercial drone delivery hub on 4,770± square feet, located on the west side of S. Buddy Hayes Boulevard, 265± feet north of W. White Street. Zoned Planned Development (Ord. No. 648-2014). (PD 24-0005)
Owner: Matt Philpott (Walmart Sr. Project Manager)

SUMMARY:

A retail store building on one lot on 18.5± acres, on the west side of S. Buddy Hayes Boulevard, 265± feet north of W. White Street. Zoned Planned Development (Ord. 648-2014).

History:

Ordinance No. 120-2003 – Annexed and zoned 98.2± acres to Planned Development with modified C-2 uses. December 9, 2003.

Ordinance No. 121-2003 – Annexed and zoned 9.1± acres to Planned Development with modified C-2 uses. December 9, 2003.

Ordinance No. 648-2014 - Rezoned by repeal of Ordinance No. 120-2003 and Ordinance No. 121-2003 and replaced with Planned Development zoning with modified C-2 uses and standards. January 28, 2014.

Case Overview

The applicant is proposing to add a commercial drone delivery hub as an accessory use to the retail store.

Staff mailed public hearing notices to surrounding property owners in accordance with state law. To date, Staff has not received any input comments on this case.

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant	Zoned PD (Ord. 648-2014)	Regional Activity Center
East	Vacant lot and Hotel	Zoned PD (Ord. 648-2014)	Urban Living

South	Four commercial/retail lots	Zoned PD (Ord. 648-2014)	Regional Activity Center
West	Three restaurant and restaurant/retail lots	Two zoned PD (Ord. 648-2014), and one zoned PD (Ord. 648-2014 & Ord. 826-2019)	Regional Activity Center

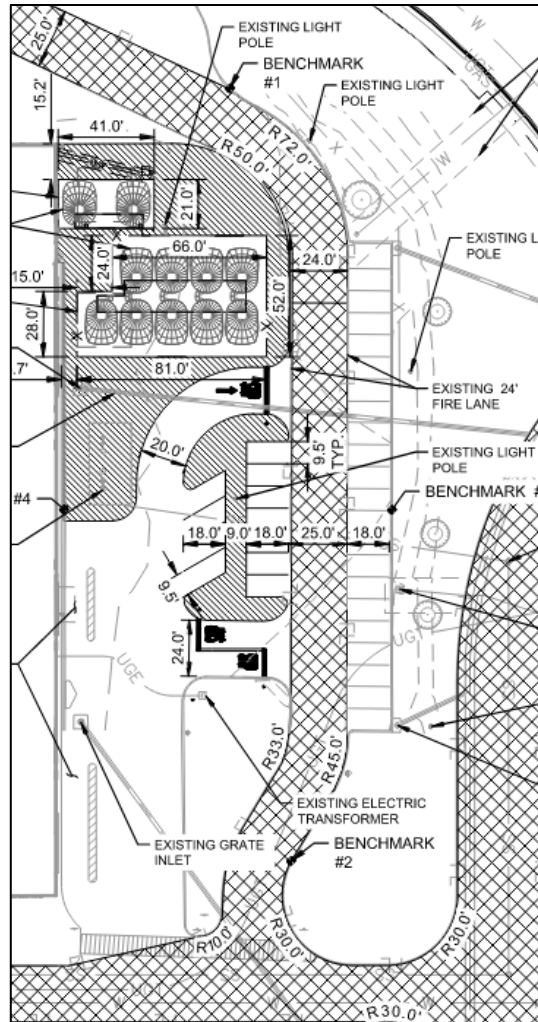
Compatibility Considerations

This request will not change the base zoning, Regional Commercial (C-2), of the Planned Development and is generally in conformance with the Anna 2050 Comprehensive Plan.

The Zoning Ordinance does not currently address the emerging technology of drone delivery. Staff researched standards used by other Texas cities and are proposing the following:

- Restricting the outdoor storage location to the equipment area as shown on the site plan associated with this request.
- Restricting the area for outdoor storage to a maximum of 5,000 square feet.
- Establishing screening standards:
 - o A minimum 8-foot-tall black ornamental screen with unobstructed view shall be provided around all outdoor storage areas..
- Requiring additional landscaping to provide screening from the equipment:
 - o . Additional trees within or adjacent to the landscape buffer shall be provided along Buddy Hayes Boulevard to create a screening effect of the commercial drone delivery hub equipment and must contain:
 - One (1) canopy tree per 40 linear feet of street frontage and
 - One (1) ornamental tree per 20 linear feet of fencing

The applicant is not requesting to reduce or remove parking spaces from the site.



Proposed location of the commercial drone delivery hub: Current aerial image and selection from site plan.

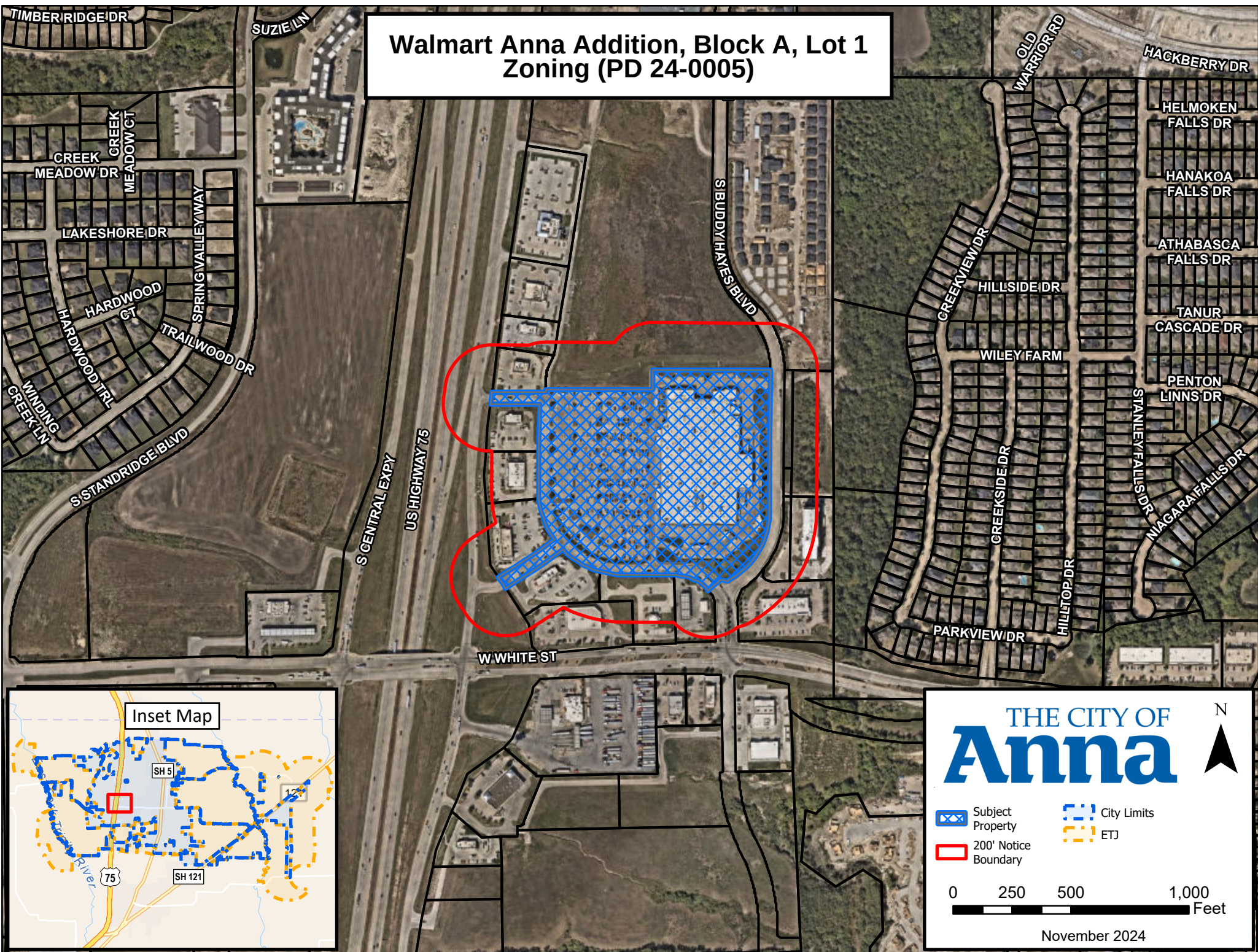
STAFF RECOMMENDATION:

Staff recommends approval as presented in the attached Ordinance.

ATTACHMENTS:

1. Locator Map - Walmart Anna Addition, Block A, Lot 1 Zoning
2. Ordinance - Walmart Anna Addition, Block A, Lot 1
3. Exhibit A - Walmart Anna Addition, Block A, Lot 1, Legal Description
4. Exhibit B - Walmart Anna Addition, Block A, Lot 1, Site Plan

Walmart Anna Addition, Block A, Lot 1
Zoning (PD 24-0005)



THE CITY OF
Anna

N

Subject Property
City Limits
ETJ
200' Notice Boundary

0 250 500 1,000 Feet

November 2024

CITY OF ANNA, TEXAS

(Property zoned under this ordinance is generally located on the west side of Buddy Hayes Boulevard, 265± feet north of W. White Street

ORDINANCE NO. _____

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 \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a request to amend the zoning and development regulations in Ordinance No. 648-2014 as amended from Matt Philpott (Walmart Sr. Project Manager) on Property described and depicted in Exhibit 1 ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") 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 has concluded that the Zoning Ordinance of the City should be amended as set forth below.

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

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Ordinance Amended

The Anna City Code of Ordinances (the "Anna Code") and Planned Development (Ord. No. 648-2014) are hereby amended by amending the zoning of the Property as described on the attached Exhibit A and depicted on the attached Exhibit B.

1. Purpose.

The purpose of this Planned Development amendment is to add an accessory use of commercial drone delivery hub to the existing retail building site.

2. Definitions.

Except as otherwise provided herein, the definitions in Appendix 3 of the City's Zoning Ordinance shall apply.

Commercial drone delivery hub – An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by small unmanned aircraft systems (sUAS) under 55 pounds total take-off weight or as defined in Section 44801 of Title 49, United States Code, as amended, whichever is the lesser, to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

3. Development Standards.

A. The location of the commercial drone delivery hub shall be designated on an approved site plan and shall not be placed:

1. Within any required building setbacks;
2. Within any required landscape edge;
3. Within fire lanes, easements, maneuvering aisles, customer pick-up lanes, or required loading zones and parking spaces; or
4. So as to obstruct visibility or interfere with pedestrian or vehicle circulation.

B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverages, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Regional Commercial (C-2) zoning district and the Planning and Development Regulations except as modified per Ord. No. 648-2014 and as otherwise specified herein.

1. Retail standards:

- i. Commercial drone delivery hub is permitted as an accessory use on Walmart Anna Addition, Block A, Lot 1.

2. Commercial drone delivery hub standards:

- i. Commercial drone delivery hub area shall not exceed 5,000 square feet.
- ii. Screening: A minimum eight-foot-tall (8') black ornamental screen shall be provided around all outdoor storage areas.

- iii. Additional landscaping within or adjacent to the landscape buffer shall be provided along Buddy Hayes Boulevard to create a screening effect of the commercial drone delivery hub equipment and must contain:
 - 1. One (1) canopy tree per 40 linear feet of street frontage and
 - 2. One (1) ornamental tree per 20 linear feet of fencing around the commercial drone delivery hub.
- iv. Parking: No additional parking spaces are required.

Section 3. **Official Zoning Map**

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

Section 4. **Savings, Repealing and Severability Clauses**

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict. Notwithstanding any provision of this ordinance or the Anna Code, it is intended that this ordinance fully comply with Chapter 3000 of the Texas Government Code ("Chapter 3000") and this ordinance shall and the City Code shall be interpreted in a manner to comply with Chapter 3000. For the purposes of this ordinance, any provision of the City Code that does not comply with Chapter 3000 shall be deemed to have been excluded and not a part of this ordinance.

Section 5. **Penalty**

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation

shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. Publication of the Caption and Effective Date

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 14th day of January 2025.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Pete Cain, Mayor

Legal description of the land

BEING a tract of land situated in the Thomas Ratton Survey, Abstract No. 782, and the W.S. Ratton Survey, Abstract No. 752, City of Anna, Collin County, Texas, and being all of a called 18.551 acre tract of land described in the deed to Wal-Mart Real Estate Business Trust, recorded in Instrument No. 20150602000647410, Real Property Records of Collin County, Texas, and a portion of a called 107.52 acre tract of land described in the deed to Q Seminole Anna Town Center, L.P., recorded in Instrument No. 20080128000100640, said Real Property Records, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped with "KHA" set for the southeast corner of said 18.551 acre tract and on the northerly line of F.M. 455 (White Road), from which the southeast corner of said 107.52 acre tract bears North 88°02'21" East a distance of 240.37 feet, South 86°53'28" East a distance of 211.81 feet, and South 79°25'49" East a distance of 46.42 feet, said southeast corner of said 107.52 acre tract being monumented by a 1/2 inch iron rod that bears North 00°14' East a distance of 0.36 feet;

THENCE South 88°02'21" West, along the southerly line of said 18.551 acre tract and along the northerly right-of-way line of F.M. 455, a distance of 169.65 feet to 1/2 inch iron rod with plastic cap stamped "GEER 4117" found for corner;

THENCE South 85°33'01" West, continuing along the southerly line of said 18.551 acre tract and along the northerly right-of-way line of F.M. 455, a distance of 1.24 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for the southern-most southwest corner of said 18.551 acre tract, from which an aluminum TxDOT right-of-way monument found at the southern-most southwest corner of said 107.52 acre tract bears South 87°15'24" West a distance of 182.35 feet;

THENCE North 1°56'25" West, departing the northerly right-of-way line of F.M. 455, along a westerly line of said 18.551 acre tract, a distance of 287.52 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner;

THENCE North 89°46'13" West, along a southerly line of said 18.551 acre tract, a distance of 215.11 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner at

the beginning of a tangent curve to the right having a central angle of $45^{\circ}24'44''$, a radius of 360.50 feet, a chord bearing and distance of North $67^{\circ}03'51''$ West, 278.31 feet;

THENCE in a northwesterly direction, continuing along a southerly line of said 18.551 acre tract, and with said curve to the right, an arc distance of 285.73 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner at the end of said curve;

THENCE South $53^{\circ}03'11''$ West, continuing along a southerly line of said 18.551 acre tract, a distance of 99.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of $04^{\circ}31'07''$, a radius of 546.50 feet, a chord bearing a distance of South $55^{\circ}18'44''$ West, 43.09 feet;

THENCE in a southwesterly direction, continuing along a southerly line of said 18.551 acre tract, and with said curve to the right, an arc distance of 43.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE South $57^{\circ}34'17''$ West, continuing along a southerly line of said 18.551 acre tract, a distance of 151.77 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for a salient corner on the westerly line of said 18.551 acre tract, and on the easterly right-of-way line of U.S. Highway 75, from which an aluminum TxDOT right-of-way monument found at an angle point in said right-of-way line bears South $33^{\circ}05'36''$ East a distance of 185.18 feet;

THENCE North $33^{\circ}05'36''$ West, along the westerly line of said 18.551 acre tract and along the easterly right-of-way line of U.S. Highway 75, a distance of 57.00 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for a salient corner on the westerly line of said 18.551 acre tract;

THENCE North $57^{\circ}34'17''$ East, departing the easterly right-of-way line of U.S. Highway 75, continuing along the westerly line of said 18.551 acre tract, a distance of 152.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent

curve to the left having a central angle of $04^{\circ}31'07''$, a radius of 489.50 feet, a chord bearing and distance of North $55^{\circ}18'44''$ East, 38.59 feet;

THENCE in a northeasterly direction, continuing along the westerly line of said 18.551 acre tract, and with said curve to the left, an arc distance of 38.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE North $53^{\circ}03'11''$ East, continuing along the westerly line of said 18.551 acre tract, a distance of 96.37 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of $35^{\circ}30'28''$, a radius of 360.50 feet, a chord bearing and distance of North $17^{\circ}31'27''$ West, 219.85 feet;

THENCE in a northwesterly direction, continuing along the westerly line of said 18.551 acre tract, and with said curve to the right, an arc distance of 223.41 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner at the end of said curve;

THENCE North $0^{\circ}13'47''$ East, continuing along the westerly line of said 18.551 acre tract, a distance of 363.50 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner;

THENCE North $89^{\circ}46'13''$ West, continuing along the westerly line of said 18.551 acre tract, a distance of 207.53 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner on the proposed easterly right-of-way line of U.S. Highway 75 according to Notice of Lis Pendens, recorded in Instrument No. 20150331000350710, said Real Property Records, which discloses a certain Petition in an eminent domain proceeding numbered 002-00750-2015 and styled The State of Texas v. Q Seminole Anna Town Center, LP, a Texas Limited Partnership, et al.;

THENCE North $7^{\circ}36'50''$ East, continuing along the westerly line of said 18.551 acre tract, and along said proposed easterly right-of-way line of U.S. Highway 75, a distance of 50.92 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for the western-most

northwest corner of said 18.551 acre tract, from which a 1/2 inch iron rod with plastic cap stamped "GEER 4117" found at the northwest corner of said 107.52 acre tract, bears North 89°46'13" West a distance of 39.78 feet, North 10°28'35" East a distance of 546.22 feet, North 06°10'54" East a distance of 200.06 feet, North 07°36'50" a distance of 1400.00 feet, North 05°27'50" East a distance of 400.28 feet, and North 10°28'35" East a distance of 360.20 feet;

THENCE South 89°46'13" East, departing said proposed easterly right-of-way line of U.S. Highway 75, along the northerly line of said 18.551 acre tract, a distance of 229.49 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner;

THENCE North 0°13'47" East, continuing along the northerly line of said 18.551 acre tract, a distance of 13.00 feet, to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner;

THENCE South 89°46'13" East, continuing along the northerly line of said 18.551 acre tract, a distance of 452.85 feet, to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner;

THENCE North 00°13'47" East, departing the northerly line of said 18.551 acre tract, and crossing aforesaid 107.52 acre tract, a distance of 86.00 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner;

THENCE South 89°46'13" East, continuing across said 107.52 acre tract, a distance of 498.17 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner;

THENCE South 0°13'47" West, continuing across said 107.52 acre tract, passing en route at a distance of 86.00 feet the northeast corner of aforesaid 18.551 acre tract, and continuing on said course along the easterly line of said 18.551 acre tract, a total distance of 601.80 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 60°17'02", a radius of 335.00 feet, a chord bearing and distance of South 30°22'17" West, 336.44 feet;

THENCE in a southwesterly direction, continuing along the easterly line of said 18.551 acre tract, with said curve to the right, an arc distance of 352.47 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner at the end of said curve;

THENCE South 60°33'48" West, continuing along the easterly line of said 18.551 acre tract, a distance of 6.34 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner;

THENCE North 79°55'16" West, continuing along the easterly line of said 18.551 acre tract, a distance of 30.84 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner;

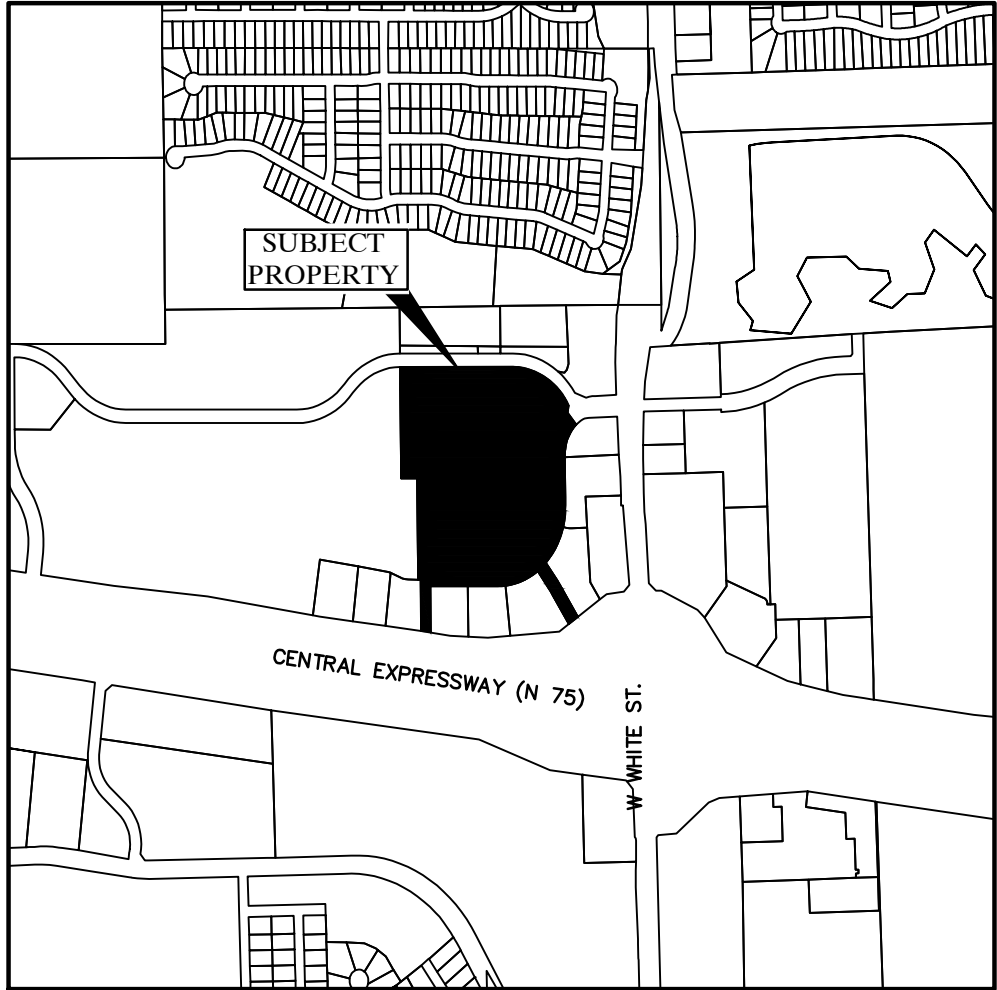
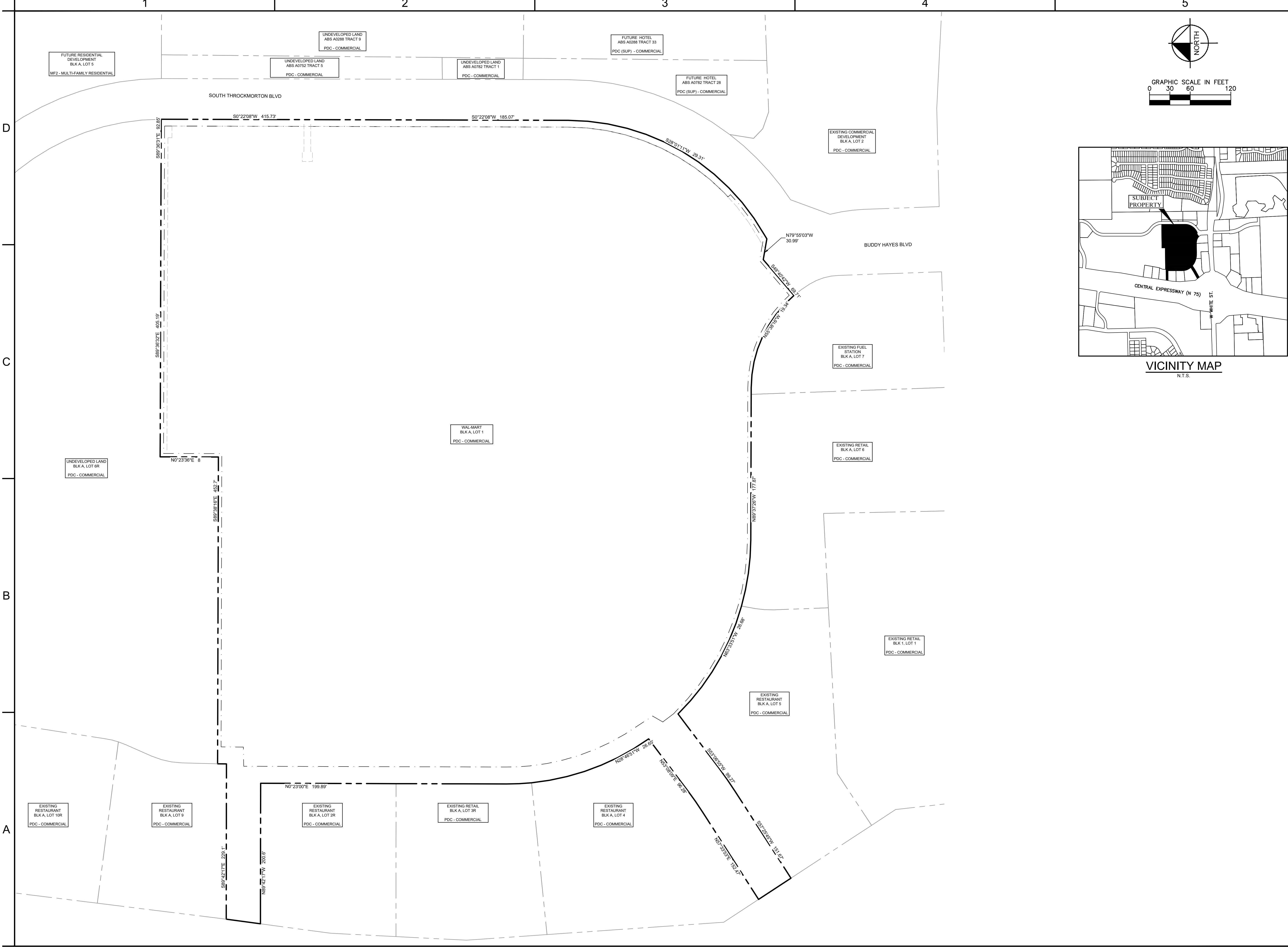
THENCE South 49°37'03" West, continuing along the easterly line of said 18.551 acre tract, a distance of 69.97 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 09°04'37", a radius of 179.50 feet, a chord bearing and distance of South 35°50'39" East, 28.41 feet;

THENCE in a southeasterly direction, continuing along the easterly line of said 18.551 acre tract, with said curve to the right, an arc distance of 28.44 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner at the beginning of a compound curve to the right having a central angle of 29°21'56", a radius of 90.00 feet, a chord bearing and distance of South 16°37'23" East, 45.62 feet;

THENCE in a southeasterly direction, continuing along the easterly line of said 18.551 acre tract, with said compound curve to the right, an arc distance of 46.13 feet to a 5/8 inch iron rod with plastic cap stamped with "KHA" set for corner;

THENCE South 01°56'25" East, continuing along the easterly line of said 18.551 acre tract, a distance of 151.55 feet to the POINT OF BEGINNING and containing 19.535 acres (850,935 square feet) of land, more or less.

Revised: By: Matthew Robert November 06, 2024 08:53:59am K:\SWM_Civil\063363263 - WM 6963-1006 ANNA TOWN\CD\Site\Store\Store\Site PLAN ONLY\SITE PLANS\063363263.dwg
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. Please do not use or rely on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. and be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
N.T.S.

STORE# 6963-1006
PREPARED FOR
WALMART
WAL-MART ANNA ADDITION
BLK A, LOT 1

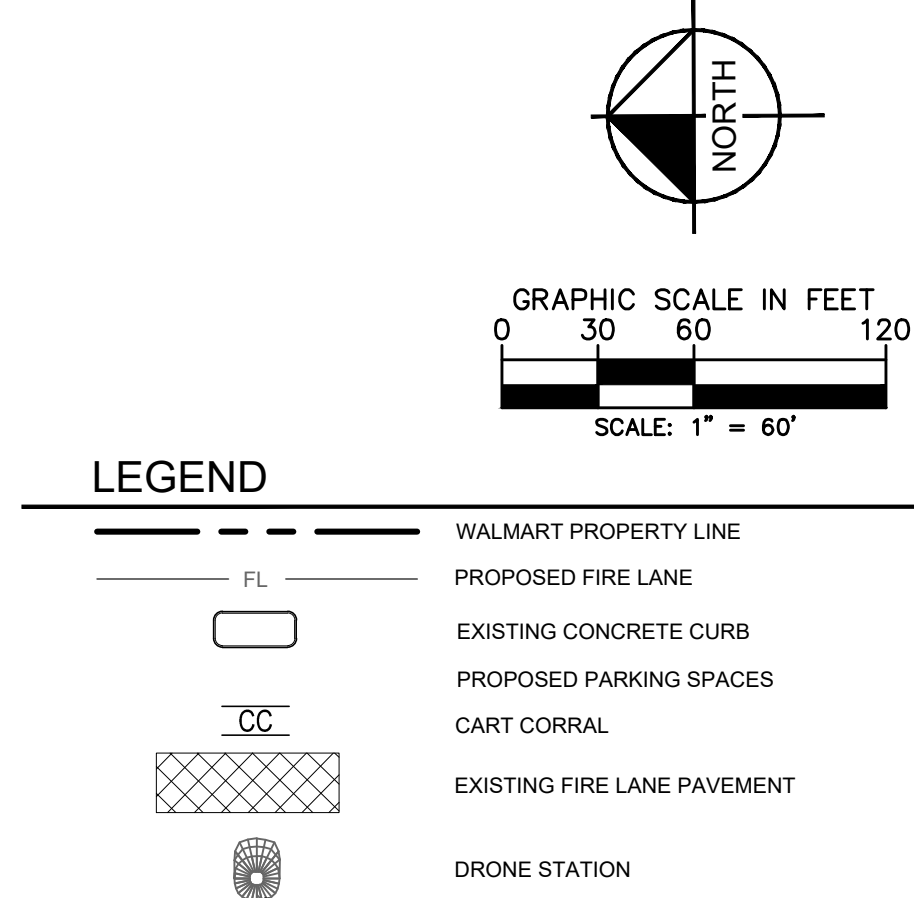
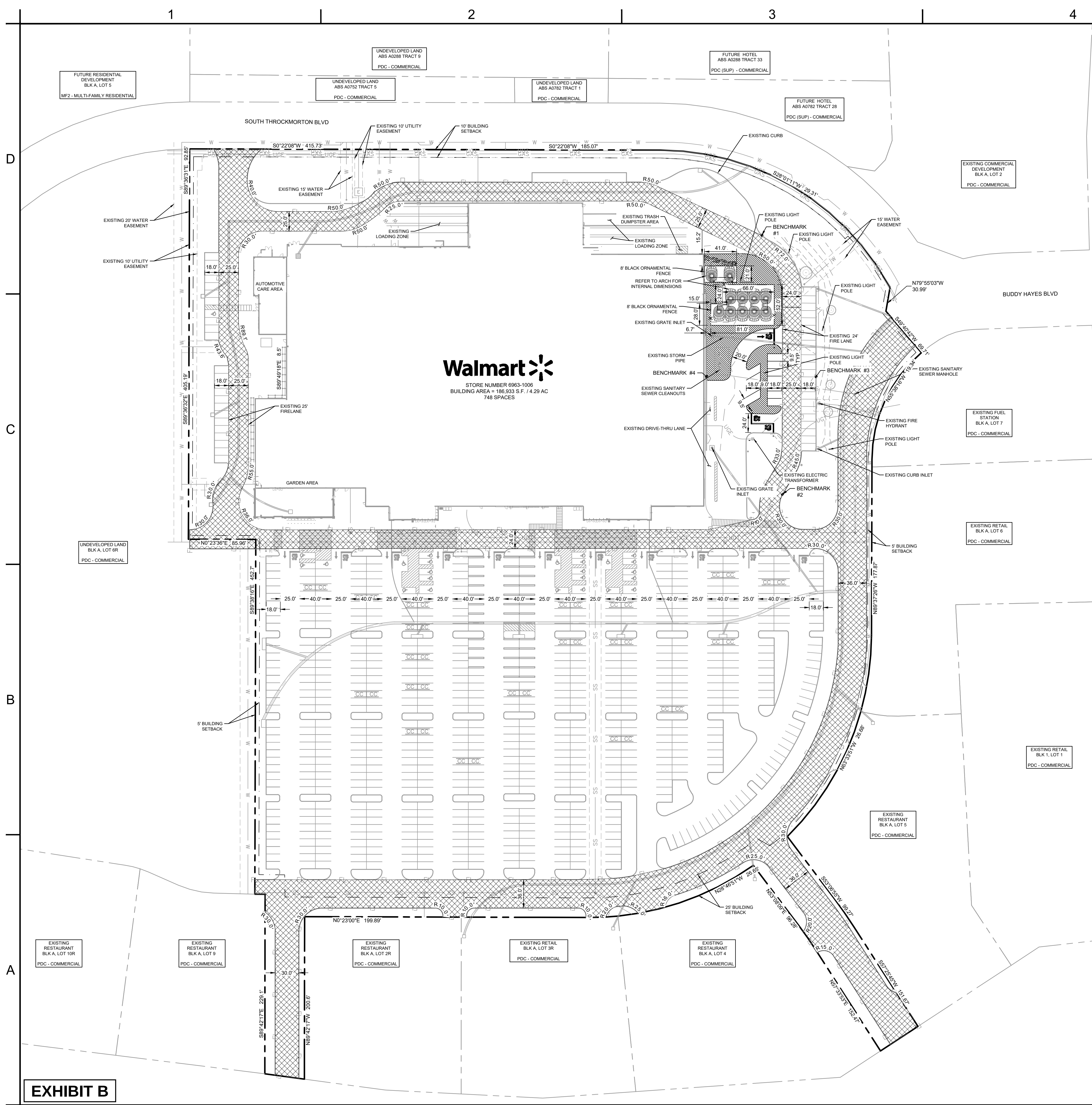
ZONING EXHIBIT

KHA PROJECT
063363263
DATE
11/6/2024
SCALE AS SHOWN
DESIGNED BY: FL
DRAWN BY: FT
CHECKED BY: JL

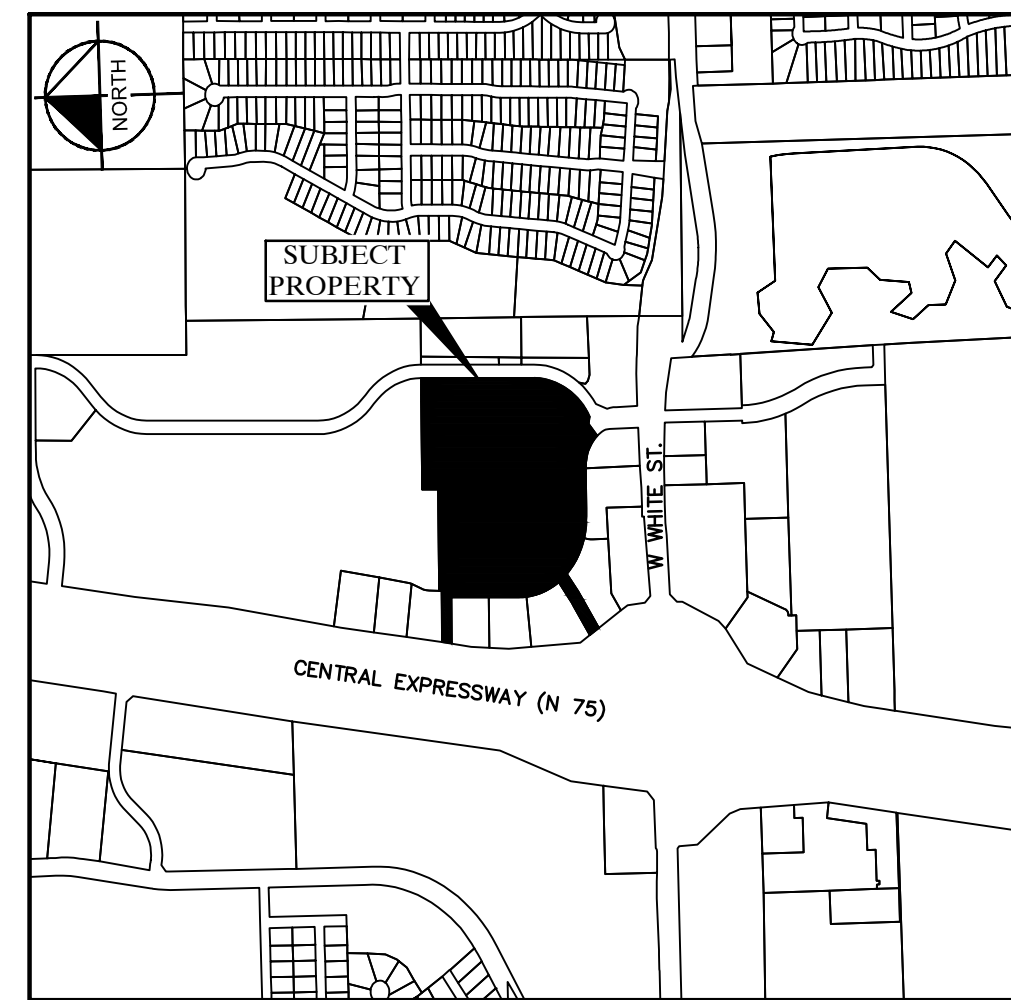
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216
WWW.KIMLEY-HORN.COM TBE FIRM NO. 928

ANNA TEXAS

No.	REVISIONS	DATE	BY



- # SITE NOTES
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EENT PORCHES, TRUCK DOCS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 3. ALL RADI AND RADI SHALL BE 3' OR 10' UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED IF NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AGENCIES REQUIREMENTS AND PROVIDED SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LICENSED SURVEYOR.
 8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL TERMS AND CONDITIONS OF THE NATIONWIDE PERMIT 12.
 9. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC" SPECIFICATIONS".



VICINITY MAP
N.T.S.

SITE PLAN
WAL-MART ANNA ADDITION
BLOCK A, LOT 1

18.5 ACRES
Y OF ANNA, COLLIN COUNTY, T
THOMAS RATTON SURVEY
ABSTRACT NO. 782
SP 24-0007

AUGUST 2024

SITE PLAN DATA

GENERAL			
PROPOSED LAND USE		RETAIL	
EXISTING ZONING DISTRICT		PD--COMMERCIAL	
PROPOSED ZONING DISTRICT		PD--COMMERCIAL	
APPRAISAL DISTRICT	ACCOUNT NUMBER	2761754	
	COUNTY	COLLIN COUNTY	
OVERALL SITE			
GROSS SITE AREA		807,223 SF / 18,513 AC	
IMPERVIOUS SURFACE AREA		680,658 SF	
PERVIOUS SURFACE AREA		126,565 SF	
OPEN SPACE		126,565 SF / 15.7%	
BUILDING			
TOTAL GROSS INTENSITY (FAR)		23.2%	
TOTAL SQUARE FOOTAGE	GROSS FLOOR AREA:	186,933 SF (COMMERCIAL)	
PROPERTY DEVELOPMENT REGULATIONS			
	REQUIRED	ACTUAL	
MAXIMUM BUILDING COVERAGE	70%	23.2%	
SETBACKS	FRONT:	25'	
	SIDE INTERIOR:	5'	
	REAR:	10'	
MAX NO. STORIES	5	1	
PARKING & ACCESS		REQUIRED	ACTUAL
TOTAL PARKING	GROSS FLOOR AREA:		
	TOTAL:	748	748
ADA PARKING		15 SPACES	25 SPACES

ARCHITECT
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[illegible]

Kimley»»Horn

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PHONE : 210-541-9166 FAX : 210-541-8699
WWW.KIMLEY-HORN.COM TBE FIRM NO. 928

KHA PROJECT 063363263
DATE 11/25/2024
SCALE AS SHOWN
DESIGNED BY: FT###
DRAWN BY: FT ###
CHECKED BY: JM ###

SITE PLAN

STORE# 6963-1006
PREPARED FOR
WALMART
WAL-MART ANNA ADDITION
RIKA LOT 1

ANNA

TEXAS



Item No. 13.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/2/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on a Resolution regarding the Walmart Anna Addition, Block A, Lot 1, Site Plan (SP 24-0007)

Owner: Matt Philpott (Walmart Sr. Project Manager)

SUMMARY:

A retail store building on one lot on 18.53± acres, on the west side of S. Buddy Hayes Boulevard, 265± feet north of W. White Street. Zoned PD (Ord. 648-2014).

The purpose of this site plan is to show the outdoor storage and screening for the commercial drone delivery hub at the southeast corner of the building.

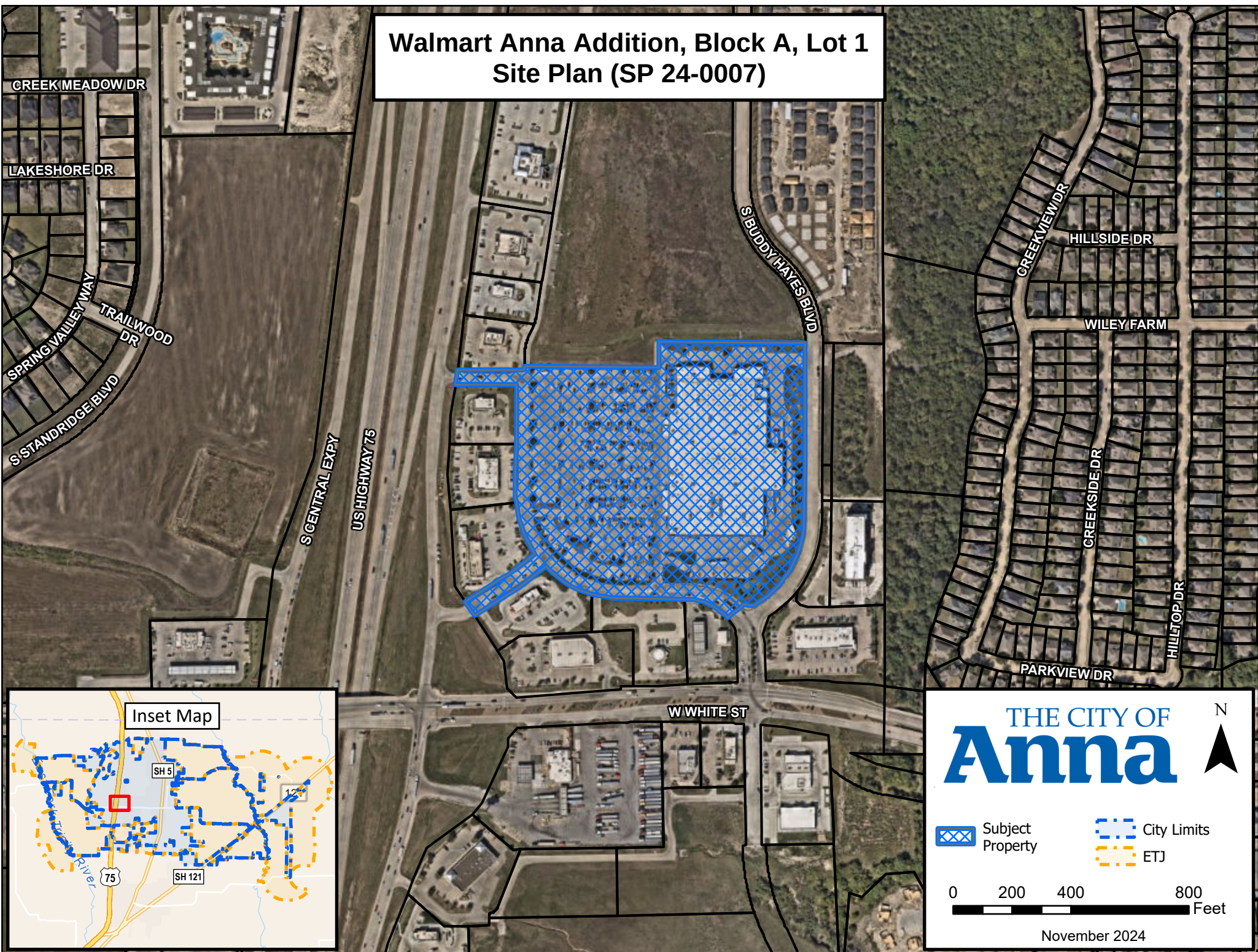
RECOMMENDATION:

Recommended for approval subject to City Council approval of the zoning request.

ATTACHMENTS:

1. Locator Map - Walmart Anna Addition, Block A, Lot 1 (SP 24-0007)
2. Resolution - Walmart Anna Addition, Block A, Lot 1 (SP 24-0007)
3. Exhibit A - Walmart Anna Addition, Block A, Lot 1 (SP 24-0007)

Walmart Anna Addition, Block A, Lot 1
Site Plan (SP 24-0007)



THE CITY OF
Anna

Subject Property City Limits ETJ

0 200 400 800 Feet

November 2024

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE WALMART ANNA ADDITION, BLOCK A, LOT 1, SITE PLAN (SP 24-0007)

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, Matt Philpott (Walmart Sr. Project Manager) has submitted an application for the approval of the Anna Walmart Site Plan; and

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL 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 Concept Plan

The City Council hereby approves the Walmart Anna Addition, Block A, Lot 1, Site Plan attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 14th day of January, 2025.

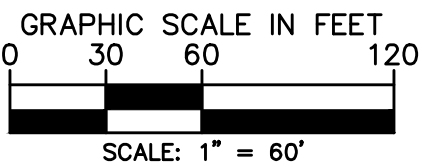
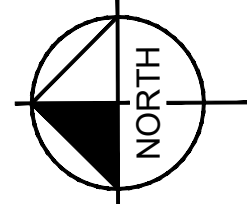
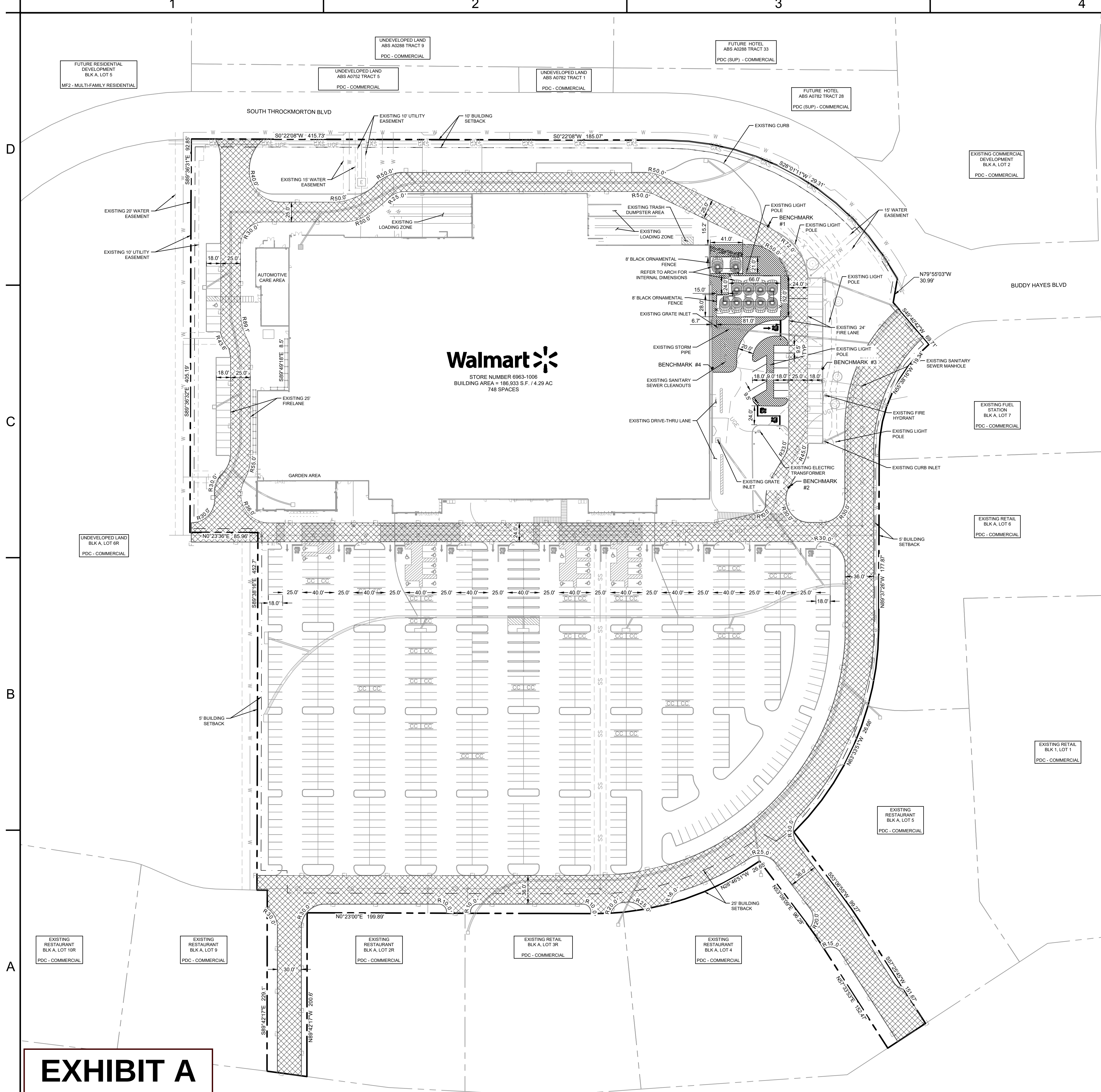
ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Pete Cain

Related to: Walmart - Robert - November 25, 2024 - 04:41:24pm - K:\SVA - SVA\06363263 - NW 6963-1006 ANNA TOWN\06363263\SITE PLAN\06363263\06363263.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, please do not use or rely on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. and shall be without liability to Kimley-Horn and Associates, Inc.

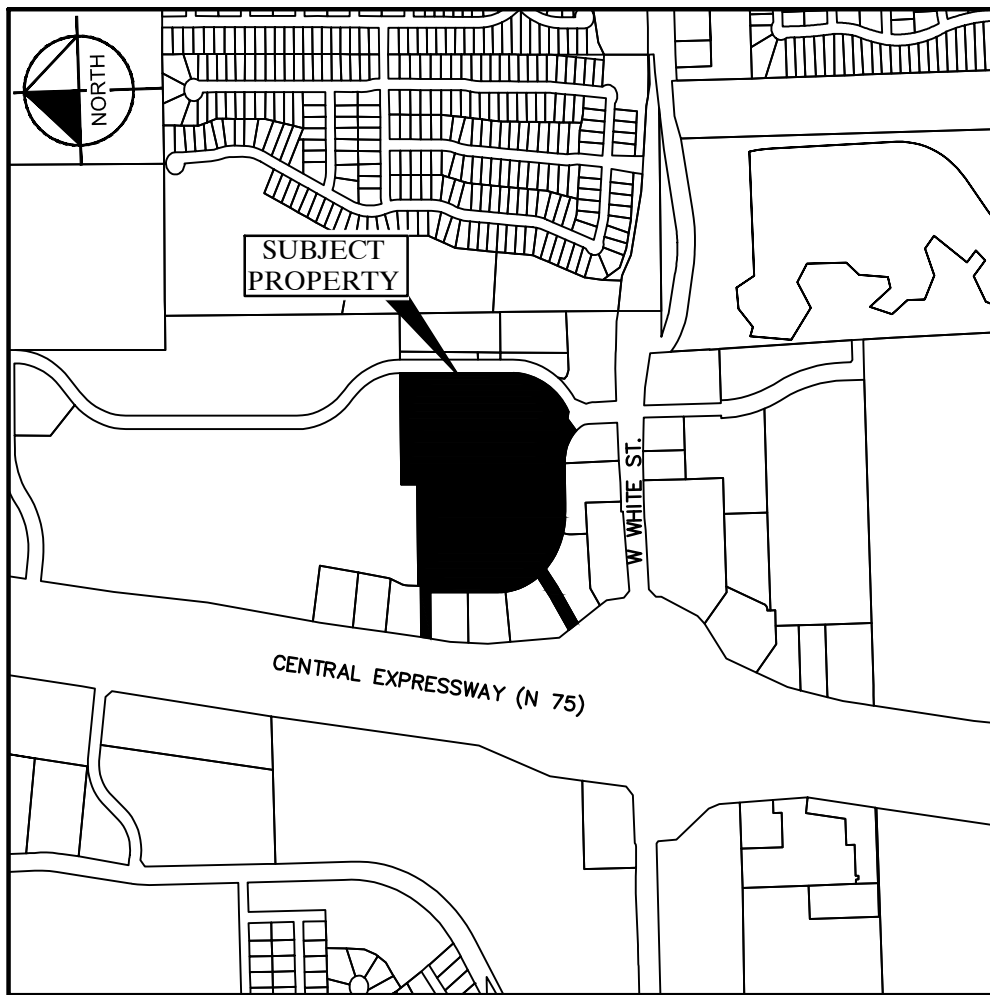


LEGEND

- FL WALMART PROPERTY LINE
- PROPOSED FIRE LANE
- EXISTING CONCRETE CURB
- PROPOSED PARKING SPACES
- CART CORRAL
- EXISTING FIRE LANE PAVEMENT
- DRONE STATION

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL CURBED RADII ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL TERMS AND CONDITIONS OF THE NATIONWIDE PERMIT 12.
9. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".



VICINITY MAP
N.T.S.

SITE PLAN
WAL-MART ANNA ADDITION
BLOCK A, LOT 1
18.5 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
THOMAS RATTON SURVEY
ABSTRACT NO. 782
SP 24-0007
AUGUST 2024

SITE PLAN DATA

GENERAL			
PROPOSED LAND USE		RETAIL	
EXISTING ZONING DISTRICT		PD-COMMERCIAL	
PROPOSED ZONING DISTRICT		PD-COMMERCIAL	
APPRAISAL DISTRICT	ACCOUNT NUMBER	2761754	
	COUNTY	COLLIN COUNTY	
OVERALL SITE			
GROSS SITE AREA		807,223 SF / 18.5313 AC	
IMPERVIOUS SURFACE AREA		680,658 SF	
PERVIOUS SURFACE AREA		126,565 SF	
OPEN SPACE		126,565 SF / 15.7%	
BUILDING			
TOTAL GROSS INTENSITY (FAR)		23.2%	
TOTAL SQUARE FOOTAGE	GROSS FLOOR AREA:	186,933 SF (COMMERCIAL)	
PROPERTY DEVELOPMENT REGULATIONS		REQUIRED	ACTUAL
MAXIMUM BUILDING COVERAGE		70%	23.2%
SETBACKS	FRONT:	25'	25'
	SIDE INTERIOR:	5'	5'
	REAR:	10'	10'
MAX NO. STORIES		5	1
PARKING & ACCESS		REQUIRED	ACTUAL
TOTAL PARKING	GROSS FLOOR AREA:		
	TOTAL:	748	748
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EXHIBIT A

STORE# 6963-1006
PREPARED FOR
WALMART
WAL-MART ANNA ADDITION
BLK A, LOT 1

SITE PLAN

TEXAS

ANNA

KHA PROJECT
063363263

DATE
11/25/2024

SCALE AS SHOWN

DESIGNED BY: FT ###

DRAWN BY: FT ###

CHECKED BY: WM ###

Kimley»Horn

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REVISIONS

No.	DATE	BY