



**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**MONDAY, November 2, 2020 @ 7:00 P.M.**

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, November 2, 2020, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items.

1. **Call to Order 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 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Planner II Lauren Mecke ([LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)) by November 2, 2020, no later than 5:00 PM so it may be read into the record.

No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Location Map**

**Consent Items**

5. Consider/Discuss/Action to approve minutes of the October 5, 2020 Planning and Zoning Commission meeting.
6. Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 1R and 2, Replat. **Applicant: Spiars Engineering**
7. Consider/Discuss/Action on a recommendation regarding the Jonic Addition, Block A, Lot 1, Minor Plat. **Applicant: John Hendricks**

**Public Hearing Items**

8. A) Resume a public hearing to consider public comments to rezone 275± acres located at the northwest corner and southwest corner of future Rosamond Parkway & future Ferguson Parkway from from AG Agricultural District to Planned Development-Multi-Use (PD-MU). The planned development district will include the following zoning districts with modified development standards Restricted Commercial (C-1), General Commercial (C-2), Multiple-Family Residential - High Density (MF-2), Single Family Residence-72 (SF-72), Single Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Single-Family Townhome District (SF-TH). **Applicant: DR Horton**  
  
B) Consider/Discuss/Action on a recommendation regarding the request to rezone 275± acres from from AG Agricultural District to Planned Development-Multi-Use (PD-MU).

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Woods at Lindsey Place, associated with the rezoning request.

9. A) Resume a public hearing to consider public comments to rezone 370± acres located on the west side of future Standridge Boulevard, 662± feet north of West White Street (FM 455) Planned Development 689-2015-Single-Family Residence (SF-84) to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z). **Applicant: Peloton Land Solutions**

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 370± acres Planned Development 689-2015-Single-Family Residence (SF-84) to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z).

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Villages of Hurricane Creek, associated with the rezoning request.

10. A) Conduct a public hearing to consider public comments to rezone 16.2± acres located at the southwest corner of US HWY 75 and CR 370 (Future Rosemond Pkwy) from SF-E Single Family Residential – Large Lot to C-2 General Commercial. **Applicant: Cross Engineering**

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 16.2± acres located at the southwest corner of US HWY 75 and CR 370 (Future Rosemond Pkwy) from SF-E Single Family Residential – Large Lot to C-2 General Commercial.

11. A) Conduct a public hearing to consider public comments regarding the West Crossing Phase 11, Block KK, Lots 23R and 25R, and Block MM, Lot 28R, Replat. **Applicant: Douglas Properties**

B) Consider/Discuss/Action on a recommendation regarding the West Crossing Phase 11, Block KK, Lots 23R and 25R, and Block MM, Lot 28R, Replat.

## Adjourn

This is to certify that I, Ross Altobelli, Director of Development Services, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. October 30, 2020.

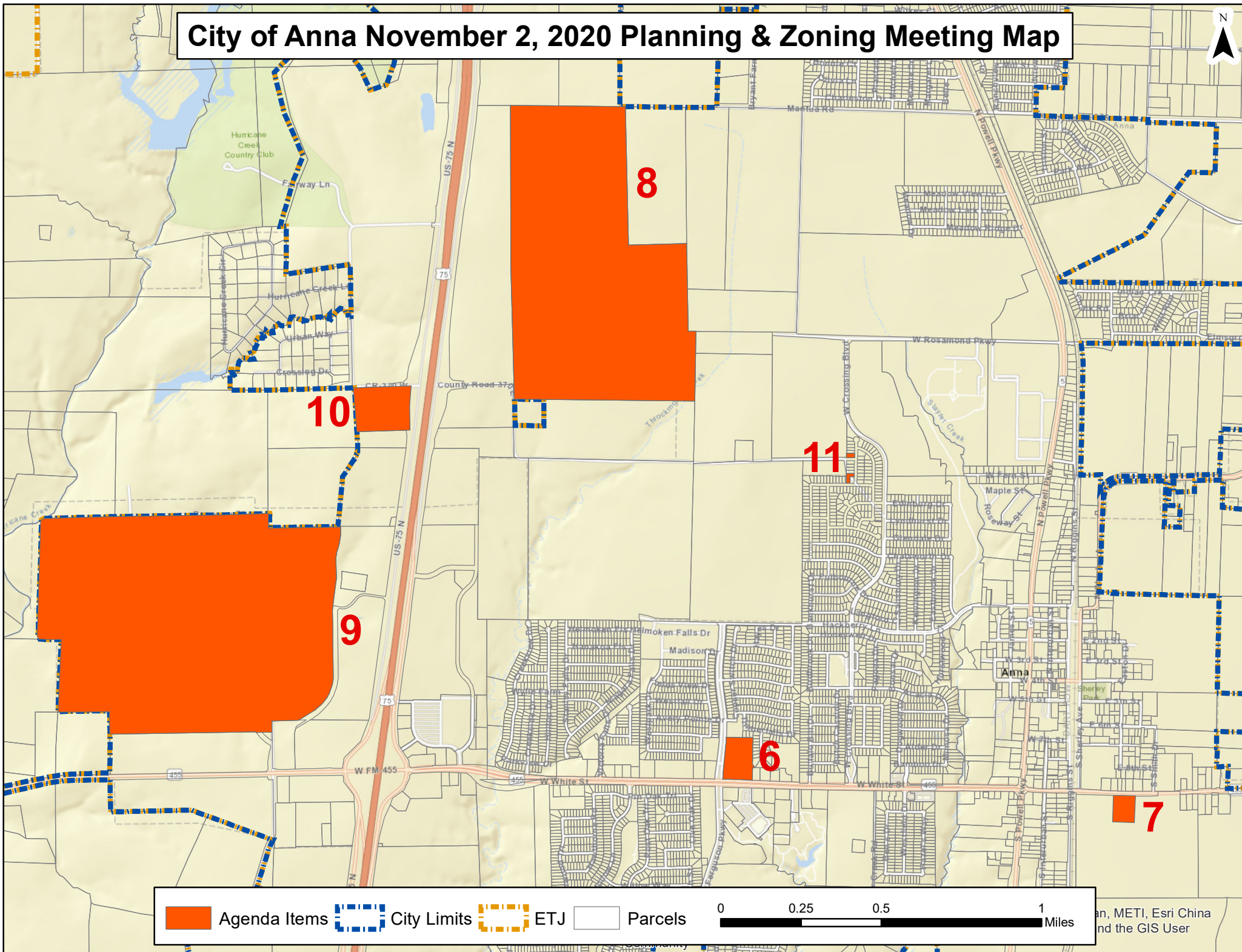


Ross Altobelli  
Director of Development Services

*Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 9729243325 two working days prior to the meeting so that appropriate arrangements can be made*



# City of Anna November 2, 2020 Planning & Zoning Meeting Map



**MINUTES  
PLANNING AND ZONING COMMISSION  
October 5, 2020**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on October 5, 2020, at 111 N. Powell Parkway, Anna City Hall, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:02 p.m.

Members present were Wayne Barton, Alonzo Tutson, Danny Ussery, Donald Henke, Nick Rubits, and Latoya Grady. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings, Kevin Johnson.

2. Invocation and Pledge of Allegiance

Commissioner Barton 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 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.

Chairman Tutson acknowledged Councilman Bryan and thanked him for being present.

4. Location Map

Consent Items

Commissioner Barton requested that items 5 and 9 be removed from the consent agenda.

6. Consider/Discuss/Action on a recommendation regarding the Hendricks Addition, Block A, Lot 1, Development Plat. Applicant: David Surdukan

7. Consider/Discuss/Action on a recommendation regarding the Irick Estate, Block A, Lot 1 Development Plat. Applicant: Sean Irick

8. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 3R Replat. Applicant: RLG Consulting Engineers.

A motion was made by Chairman Tutson seconded by Commissioner Rubits to recommend approval of consent items 6, 7, and 8. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the September 1, 2020 Planning and Zoning Commission meeting.

Commissioner Barton proposed two changes to the September 1, 2020 minutes. Item 5, 5<sup>th</sup> paragraph (last paragraph), page 1: As I recall, my motion to approve Item 5 included the following: “subject to on-site sewage facility review by Collin County Development Services”. Item 9, 4<sup>th</sup> paragraph from the end, page 4: As I recall, my statement was that I liked the “revisions” as staff has presented it, not the “reviews” as staff has presented it.

A motion was made by Commissioner Ussery seconded by Commissioner Henke to recommend approval of the September 1, 2020 Planning and Zoning Commission meeting minutes with corrections. The vote was unanimous.

9. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 3R Site Plan. Applicant: RLG Consulting Engineers.

Commissioner Barton proposed two changes to the site plan. Currently the plan indicates that the right handicap space is van accessible. Under the TDLR recommendation 502.3.4 handicap van spaces are preferred to be on the left. Additionally, new TDLR 68.104 regulation, effective August 1<sup>st</sup>, 2020, states that “NO PARKING” lettering must be in the access isle. The site plan should be revised to show the lettering on the pavement.

A motion was made by Commissioner Barton seconded by Commissioner Rubits to recommend approval of the site plan with corrections. The vote was unanimous.

10. A) Conduct a public hearing to consider public comments to rezone 275± acres located at the northwest corner and southwest corner of future Rosamond Parkway & future Ferguson Parkway from AG Agricultural District to Planned Development-Restricted Commercial, General Commercial, Multiple-Family Residential - High Density, Single Family Residence-60, Single-Family Residence - Zero lot line homes, and Two-Family Residence District (PD-C-1/C-2/MF-2/SF-60/SF-Z/TF). Applicant: DR Horton

Mr. Altobelli gave a brief presentation and answered questions from the commission. A planned development to rezone current AG Zoning on the future Rosemond and future Ferguson Pkwy. Some of the proposed zoning districts will include modification to their base zoning, including 5' reduced rear yard setback in SF-60, 5' reduced side yard (corner lot) in SF-Z, 5% increase in lot coverage for SF-60 and TF, 2-story height limitation within 100 feet of single and two family zoning for MF-2, and prohibiting automobile and related service use and the majority of transportation, utility and communication uses in C-1. The applicant has agreed to some stipulations to enhance the quality of product, including an 8' hike and bike trail, preservation of existing tree line, wider side walks connecting SF-Z to neighborhood parks, berms with tree planting between multifamily and residential zoning, private amenity center to include a pool and splash pad, and proposed neighborhood parks. The Future Land Use Plan identifies this area as Commercial, Employment Center, and Medium Density Residential. The presented PD is not in conformance with our Future Land Use Plan; however, the future land use plan does not consider the Mantua zoning which includes significant office, retail, and mixed-use zoning. Staffs sees that there is a need for future housing near the Mantua zoning and are currently neutral as it relates to the non-conformance of the Future Land Use Plan. Based upon proposed stipulations and the amenities the applicant is proposing staff is in support of the overall zoning request. Applicant is not proposing to change the density of the lots, they will meet if not exceed the minimums of the base. They are requesting to reduce the setbacks to allow for a larger house product on the lot.

Commissioner Henke asked for an explanation of the Mantua zoning.



Mr. Altobelli responded the zoning includes commercial along US Highway 75, the residential is further to the west and north. The property being discussed tonight was part of the original concept but was not rezoned. The area opposite the proposed zoning is identified as mixed-use zoning including retail, office and multiuse. It will be a dense urban product.

Commissioner Henke also asked for clarification of the purple area on the Future Land Use Map.

Mr. Altobelli responded that this is intended to be employment center, meaning offices. Several of the areas previously identified are now zoned residential. The comprehensive plan did not include a definition.

Mr. Barton added his speculation, based on observation, that there has been a concern of Anna being strictly residential and creating these employment centers was towards the intent of making sure there were places for people to work.

Commissioner Rubits questioned if this is approved what would the City have left of employment centers as a whole.

Mr. Altobelli responded that most of it has been rezoned and the City is the process of updating our future comprehensive plan.

Jeff Miles, 802 North Kealy, Lewisville, TX 75057, applicant for the project and representative of DR Horton was present and provide a brief presentation. DR Horton met with planning and EDC and were encouraged to bring forward a resolution for zoning change. We believe they support residential in this area. The Mantua zoning, a little further to the west, has quite a bit of office on it. We believe that one of the reasons we were encouraged to bring forth residential is to help kick-start the Mantua development. One of the things we've discussed and will work out is to connect Rosemond to US75 to the high school. We think this a good project to connect our development to the school and to create another connection to 75. We have tried to incorporate plenty of trails because it is one of the most requested amenities. We have a great opportunity on this property to preserve a dense forest area and make it a city park. We will do some improvements on the park area and dedicate it to the City.

Commissioner Grady asked the applicant what the price points were on the proposed homes.

David Booth, 7306 Miller Rd, Rowlett, TX, 75086, representative of the applicant DR Horton, responded that the exact pricing hasn't been determined but they see it being like Anna Crossing, in the 250,000 to 260,000 average sales price range. It could change due to cost increases over time.

Commissioner Rubits stated that he could recall that Zero Lot Line homes have been a big source of discussion in the past for being something the City did not want to see.

Mr. Altobelli added that the Zero Lot Line home does allow for a center load product. It still needs to be 10ft separations between the home it just allows for a smaller lot. If there is any concern it should be because of the size of the lots not the setbacks, because it is still maintaining the standard of 10ft. If there is less than 5ft on any lot we would make sure there was an access easement for the property owner to do repairs or access parts of their house as needed.

Mr. Miles responded that their intent is for a 5ft and 5ft lot configuration. We have done product like this in McKinney. We are adding diversity of product and opportunity.

Mr. Rubits clarified with staff that they are reducing corner lots setbacks to 10' from 15' for SF-60, Two Family, Patio Home lots. As well as, reducing the rear yard setback by 5' for all lots from 25' to 20'. However, they are not modifying the lot depth and are maintaining the minimum which would allow for a larger house footprint.

Mr. Booth added that there are varying lengths of house plans, this is to accommodate the longest house plan.

Commissioner Ussery asked how many Zero Lot Line homes would be in the development and what would the typical square footage be.

Commissioner Barton responded that there would be 345 Zero Lot Line homes, 22.9% of the lots.

Mr. Miles added that the square footage could vary anywhere between 1,500 to 2,400 sq.ft.

Mr. Altobelli added that there will be an additional stipulation for the height of the multifamily when adjacent to the Single Family or Two-Family zoning district, that it will not exceed two stories. Any three-story product will be set back 100 ft.

Chairman Tutson confirmed with the applicant that they are planning on 600 multifamily units.

Commissioner Barton added that he believed at total build out there would be 3,000 to 3,600 people.

Kimberly Christensen, 5720 CR 424 Anna, TX 72409. As a realtor, I would like you to consider the density of this product how it will affect the schools and the City services. I have been selling homes in the community since 1975. We have welcomed DR Horton and been grateful for some of the things they have done, but some of the things have affected our market in a negative way. I ask that we don't set back pricing by 15 years. If the house is a \$250,000-\$260,000 home does that mean our duplexes are \$125,000 to \$130,000? The pecan grove product's low prices and how quickly they sold hurt our preexisting stock and its value. This will affect us for years to come.

Commissioner Barton followed up with Mrs. Christensen, that her concern was price point of the homes.

She responded that her concern was price point, value, and that we need better quality. We have not allowed the Zero Lot or 40ft products before, so why now. DR Horton has great product that we need to see.

Commissioner Grady asked the applicant why the homes are so cheap.

Mr. Miles responded that we don't dictate the market. The market dictates what we can charge. It's a little more density then what you are used to but at the same time, the Mantua development is very dense. We were encouraged to gradually reduce the density. We are probably a year and half away from building homes, prices could change. It's the market that dictates pricing. We like the variety of product. We are providing a product for those who might wish to downsize. We have similar product in McKinney that sold for \$280,000. We came in at the 2008 recession about bought 1300 lots in Pecan Grove and sold houses for \$175,000. The fact that we are selling homes for \$230,000 and \$240,000, I think, mean the people in Phase 1 and Phase 2 have seen appreciation in their homes.

Commissioner Ussery confirmed with the applicant the property is currently under contract.

Commissioner Rubits asked if there are impact fees for the site.

Mr. Altobelli responded that we have not looked at fees, but it is based on homes. Some will be reimbursable because of the infrastructure required.

Ms. Mecke added that Anna ISD was present at the pre application meeting and they did not have any significant comments.

Mr. Altobelli state that the developer will be increasing the sidewalks for students and families to walk to school.

Councilman Bryan asked Mr. Altobelli how this fit into our new Comprehensive Plan and would there be any adverse effects.

Mr. Altobelli has not seen the new plan yet. The consultant is looking at compact centers and areas where we can consolidate residential and commercial for a denser environment to support commercial product. We understood the Mantua had a significant amount of commercial component and felt as if this land use with the multifamily as a buffer and the variety of product contained the ability for individuals to transition to different housing types.

The public hearing closed at 7:56 p.m.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 275± acres from AG Agricultural District to Planned Development-Restricted Commercial, General Commercial, Multiple-Family Residential - High Density, Single Family Residence-60, Single-Family Residence - Zero lot line homes, and Two-Family Residence District (PD-C-1/C-2/MF-2/SF-60/SF-Z/TF).

Commissioner Barton stated that he wanted to focus on the C-1 Commercial between the flood plain and the SF-60 for his first comment. In December of 2019, a concept plan was approved for Meadow Vista. This concept plan has abutting the proposed commercial area, single-family lots. During the discussion of June 1<sup>st</sup> relating to the Villages of Waters Creek, the idea of commercial backing up to single family was considered abhorrent. For that reason, I do not want to see commercial there. If the fellow commissioners want to see commercial there, I would propose a Plan B of putting the same restrictions on it as we did for Water's Creek. From the developer's standpoint, I know the limitations of a narrow piece of land and it is often easy to put commercial there and figure it out later, but I do not think this is the right use to put up against Meadow Vista. Additionally, we have a grade school just off the concept map. CR 371 is not recognized in the plan. The entrance close to the intersection does not make since.

Mr. Altobelli said that the thoroughfare plan has this road being relocated up in this general area.

Commissioner Barton stated that this solved his concern with the entrance.

Commissioner Barton continued that in the plan there are 40 ft lots and zero lot line. At one point the developer said this is great for people who want to downsize, but at the same time were saying those same lots were saying these homes will provide housing for employees of the commercial center. I'm confused as to the real intent. We as a city have said we aren't interested in zero lot line homes. I understand buffering single family from heavy commercial. I don't have a problem with multifamily and the multifamily providing worker housing. I don't think two family and zero lot line are an appropriate use for this land.

Commissioner Ussery added that he agreed with this point. The City Council has had a big discussion about patio homes. This is a thorn right now. The mayor and council don't like this product. Also, we agreed as a commission before that we don't put commercial against single family homes.

Chairman Tutson commented that Commissioner Ussery and himself had served on the Neighborhood Design Committee and he was having a difficult time being able to agree with this project and the reduction of 15' to 10' side yard setback for corner lots. We worked hard on this. I spoke to representative from the ISD. I am disappointed they are not here, but I know they were at the preliminary meeting. As a former educator, this is a lot of kids and I don't see any support for the ISD from this community. The applicant is going to have to persuade me to give this the green light. There are several major roads and a lot of potential kids and we aren't giving it consideration. I do remember the conversation about the commercial about losing commercial property to residential. Right now, we are 75% residential to 25% commercial.

Commissioner Grady responded that Joe K Bryant is right next to the project. Everyone will be driving through West Crossing to take their kids to school. The schools are not supported here. I have a concern with the \$250,000 price point. We need to increase value. I agree it doesn't make since.

Commissioner Henke stated that we have already set a precedent if you have commercial next to residential. We should allow them to do the same thing. Now this logic about the schools, are we just not going to build houses anymore? As far as density goes are we going to mandate estate homes only, that doesn't make since. This being so close to the freeway, this is where you want this kind of density, next to Mantua. Further in it may not be appropriate but next to US Highway 75 it makes since.

Chairman Tutson replied that with such high density and no plans for an additional elementary school, we are creating a danger zone for the children. It is less than 2 miles from the elementary school. There will be a lot of walking and traffic. I heard Mr. Barton say we are looking at 3,300 people. That's a lot of bodies and a lot of kids. We need to figure out the safety of it. I don't see it going along with our comprehensive plan. I would have a difficult time convincing my peers that this is a good idea. I would have a difficult time convincing the Mayor and Council that this is conducive to what we want to see as a City. How can we get the students from the community to the elementary school safely?

Commissioner Henke answered that it would be like any other elementary school, I don't see the problem. Most kids will get dropped off anyways. How do they get to the middle school now? A lot of kids might be homeschooling still because of the pandemic.

Chairman Tutson responded that he has seen kids try to cross the road at Highway 5 and my heart stops. I think households will be empty once these pandemic passes.

Commissioner Ussery added that he think the Future Land Use Map ought to be adhered to. I think we should keep school and office buildings instead of residential. We are updating the comprehensive plan, but the maps are for a purpose and we are changing it and putting 3,300 people here. There could be a better use.

Commissioner Rubits stated that I have a problem with Zero Lot Line homes. We have a long-standing thought of we don't want that here. Its just leading to more of a bedroom community and we need more commercial for tax revenue. I noticed the commercial is butting up directly to SF-60 lots. We need some sort of buffer like duplexes. That's assuming the commercial can even be used. I understand the commercial will be on the west side of the highway, so I like that the multifamily and two family will be buffers. Why wasn't the multifamily used as a continuous buffer. I am appreciative of the fact that they are saving the forest area for the City. I would like to add that the tree line needs to be raised and get rid of the brush. This is an expensive thing, but better for safety. You can't stop building homes because the school system is not keeping up and I understand the



navigational concerns. I not as concerned about the walking but having a small county road as the feeder road is concerning. There is room for improvement. I am on the fence of approving it with stipulations. As is I don't think it would have my approval. We must give them a fair shot of coming up with a plan that we can work with. I don't see Collin College buying land here, so we need to save land for that, but I don't want us to see us lose all our commercial. I would have preferred more commercial on the west side. I think they can improve it to where I would approve it.

Commissioner Barton added that he picks up his grandchildren at Joe K Bryant and Harlow and can testify that there are a lot of cars but all of the houses to the east of Joe K have bikers, scooters, and walkers head home without vehicles and I see the same thing at Harlow, a lot of kids walking because they have safe access. I am concerned about land use.

A motion was made by Commissioner Barton to recommend denial of the rezoning.

Mr. Booth interjected that he would like to make a statement before voting. A lot of this tonight is the first time we have heard these types of issues. Unless you want to deny it, at least give us time to make revisions. If we are going to table it and still be talking about land use and that this needs to be an employment center, then it's just a waste of time. Please let us know if we can work on the plan or if it will still get denied.

Commissioner Henke clarified with applicant that the EDC has been at meetings. It's a pipe dream that this would be an office area, its too far from 75. Does anyone think we need to hold out for that, it would stay vacant for years?

Commissioner Rubits explained that his objection was to the layout.

Commissioner Barton added that he thinks residential use is fine, but not the layout.

Commissioner Henke relayed to the applicant that there are no expectations that this will come back as an industrial park or office center.

Chairman Tutson relayed his concern to staff that the applicant would be able to come up with a plan in time for the next meeting.

Mr. Altobelli responded that if you vote to deny tonight, it is just a recommendation. There would still be a Council vote, that would have to have super majority vote to overturn Commission's recommendation. I feel comfortable that these revisions are accomplishable in time for the next meeting. I do have a concern with what was expressed about walkability and access to schools. They have proposed improvements to help facilitate that, such as 8ft sidewalks.

Commissioner Barton stated that if the applicant is willing to work with us I'm in favor of tabling over denial. If they aren't ready they can request it be held until they are ready. I'd rather wait for a quality project.

Commissioner Barton withdrew his motion to deny.

A motion was made by Commissioner Henke seconded by Chairman Tutson to table the zoning request until November 2, 2020 Planning and Zoning meeting at 7:00p.m. The vote was unanimous.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Woods at Lindsey Place, associated with the rezoning request.

A motion was made by Commissioner Rubits seconded by Commissioner Ussery to table the concept plan until the November 2, 2020 Planning and Zoning meeting at 7:00p.m. The vote was unanimous.

11. A) Conduct a public hearing to consider public comments to rezone 370± acres located on the west side of future Standridge Boulevard, 662± feet north of West White Street (FM 455) Planned Development 689-2015-Single-Family Residence (SF-84) to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z). Applicant: Peloton Land Solutions

Ms. Mecke stated that the applicant has requested to table this meeting until the November 2<sup>nd</sup> planning and zoning meeting at 7:00 p.m.

The public hearing opened at 8:37 p.m.

There were no public comments.

Commissioner Henke questioned if this applicant was asking for a similar mix of residential to the previous applicant.

Chairman Tutson answered yes, but they have an elementary school.

Commissioner Henke responded that you aren't going to get a school in every subdivision.

A motion was made by Commissioner Rubits seconded by Commissioner Grady to continue the public hearing until the November 2, 2020 Planning and Zoning meeting at 7:00p.m.. The vote was unanimous.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 370± acres Planned Development 689-2015-Single-Family Residence (SF-84) to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z).

A motion was made by Commissioner Rubits seconded by Chairman Grady to table the zoning request until November 2, 2020 Planning and Zoning meeting at 7:00p.m. The vote was unanimous.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Villages of Hurricane Creek, associated with the rezoning request.

A motion was made by Commissioner Rubits seconded by Commissioner Ussery to table the concept plan until the November 2, 2020 Planning and Zoning meeting at 7:00p.m.. The vote was unanimous.

Mr. Altobelli had a question for the commission before adjourning. This is the first I've heard about the City's and the Commission's displeasure with Zero Lot Line homes. Is this something the Commission would want staff to investigate in order to remove the SF-Z zoning district?

Ms. Mecke asked for clarification if the issue was with the small lot or the placement within the lot?

Councilman Bryan responded that Council did not want to continue the trends of cookie cutter homes. The fast-growing part of our population is young families. We were wanting to start a trend

of higher quality product to keep them in the town as they move to something newer and better. Additionally, right now, we do not have the amenities for people who want to downsize.

Commissioner Grady added that the price point doesn't make sense. I don't want a \$250,000 home next to me.

Commissioner Barton further added that the idea of zoning is to have control of what your community looks like. If you go to Houston where there is no zoning, it is a free for all.

Mr. Altobelli stated that staff will bring back a discussion and direction item and put together a map of existing residential types in order to steer conversation. I don't want to have a zoning on our books that the City will vote in opposition of. If we have it on our books and are proposing an area near US75, this is not where you are going to be large lots, if not this location, then where?

Commissioner Barton replied that I agreed with that concept, but we are in the process of updating our comprehensive plan right now. That might be something that would be appropriate to come out of the comprehensive plan, that maybe Anna doesn't need zero lot line homes rather than us taking it on our own.

Mr. Altobelli stated that our society is moving into a denser development pattern with reduced lot lines, and smaller yards. Every city is facing this. We need to make sure our utilities and facilities support this type of development.

Chairman Tutson made one final statement. I advise my students to not go with the answers of always or never. Its somewhere in the middle. With what the developer presented this evening and with that price range, you would create the legal terminology of a ghetto. The city would be sued if we continued this trend.

12. Adjourn

A motion was made by Chairman Tutson seconded by Commissioner Rubits to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:53p.m.

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Alonzo Tutson

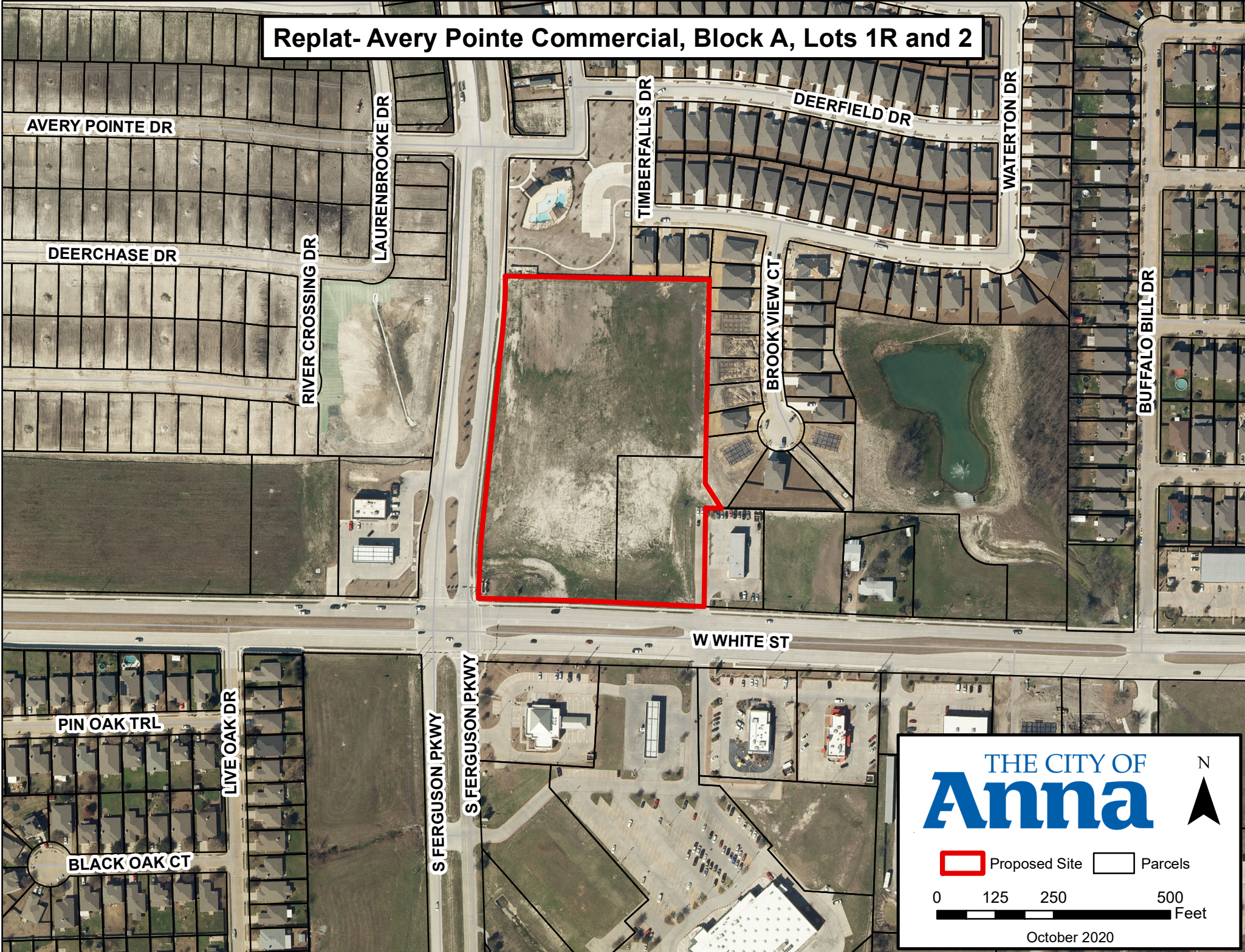
Planning and Zoning Commission Chairman

ATTEST:

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Replat- Avery Pointe Commercial, Block A, Lots 1R and 2



THE CITY OF  
**Anna**



 Proposed Site  Parcels

0 125 250 500  
Feet

October 2020



CITY OF ANNA  
Planning & Zoning Commission  
November 2, 2020

**Replat:** Avery Pointe Commercial, Block A, Lot 1R and 2

**Applicant:** Anna 455 Commercial

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**AGENDA ITEM:**

Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 1R and 2, Replat.

**SUMMARY:**

Vacant property on 2 lots on 7.4± acres located at the northeast corner of White St (FM 455) and Ferguson Pkwy. Zoned Planned Development C-2 General Commercial (PD-C-2). The purpose for this replat is to create 2 lots and to dedicate drainage and utility easements.

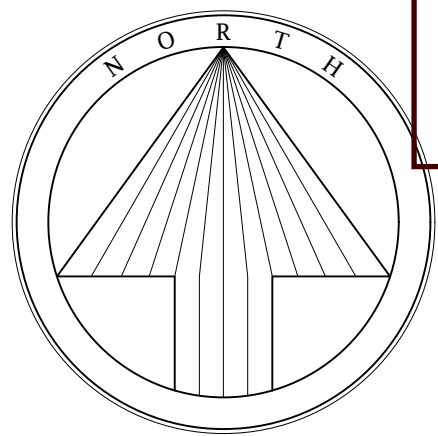
**RECOMMENDATION:**

Recommended for approval as submitted.

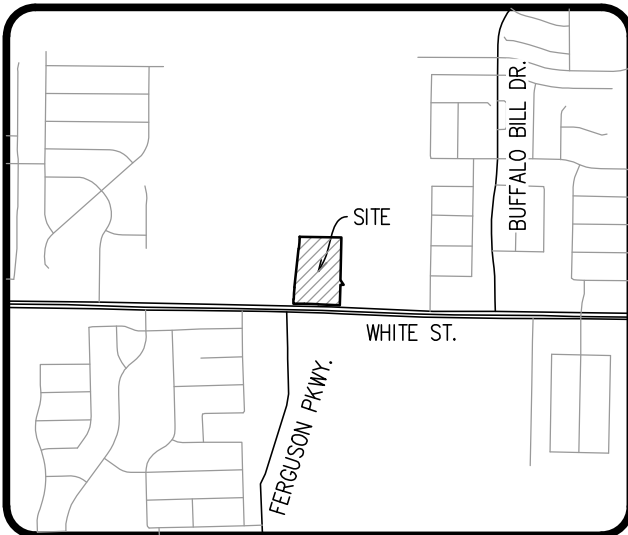
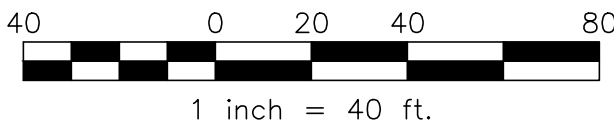
**ATTACHMENTS:**

Locator

Exhibit



# EXHIBIT A



LOCATION MAP  
1" = 2000'

| LEGEND |                                                                                |
|--------|--------------------------------------------------------------------------------|
| o      | 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED |
| IRF    | IRON ROD FOUND                                                                 |
| CRF    | CAPPED IRON ROD FOUND                                                          |
| CM     | CONTROL MONUMENT                                                               |
| Esmt.  | EASEMENT                                                                       |
| Util.  | UTILITY                                                                        |
| (BIP)  | BY THIS PLAT                                                                   |
| R.O.W. | RIGHT-OF-WAY                                                                   |
| BL     | BUILDING LINE                                                                  |
| ⊙      | BLOCK DESIGNATION                                                              |
| DRCT   | DEED RECORDS, COLLIN COUNTY, TEXAS                                             |
| PRCT   | PLAT RECORDS, COLLIN COUNTY, TEXAS                                             |

|                                                                                             |  |
|---------------------------------------------------------------------------------------------|--|
| CERTIFICATE OF PLAT APPROVAL                                                                |  |
| APPROVED on this the _____ day of _____, 2020,<br>by the City Council, City of Anna, Texas. |  |
| _____<br>Mayor                                                                              |  |
| _____<br>City Secretary                                                                     |  |

Lot 1, Block A  
ANNA 455 ADDITION  
Cab. 2016, Pg. 880 PRCT

AYERVY POINTE PHASE 5  
Cab. 2019, Pg. 628 PRCT  
39X-HOA

FERGUSON PARKWAY  
120' ROW

POINT OF  
BEGINNING

| Line Table |               |          |
|------------|---------------|----------|
| Line #     | Bearing       | Distance |
| L1         | N 77°44'51" W | 53.14'   |
| L2         | N 88°58'20" W | 106.98'  |
| L3         | N 01°16'30" E | 47.07'   |
| L4         | N 01°16'30" E | 62.21'   |
| L5         | N 88°58'20" W | 120.57'  |
| L6         | N 77°44'51" W | 54.35'   |

Var. width Private  
Drainage Esmt.  
Cab. 2016, Pg. 453  
(ABANDONED BY THIS PLAT)

15' Drainage Esmt. (BIP)

var. width Drainage esmt.  
Doc. No. 20120608000684370

15' water esmt.  
Cab. 2016, Pg. 453

WHITE STREET  
var. width ROW  
(also known as F.M. 455)

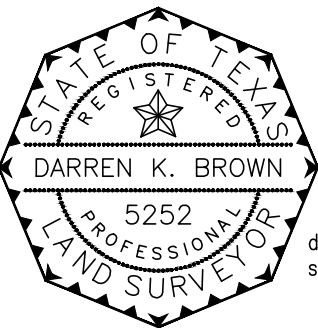
R=5060.00'  
D=1°38'02"  
L=144.30'  
CB=N 88°12'09" W  
CD=144.30'

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas



darren.brown@  
spiaresengineering.com

## SURVEYOR'S CERTIFICATE

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

AYERVY POINTE PHASE 2  
Cab. 2017, Pg. 535 PRCT

Lot 2, Block A  
1.400 Ac.  
(60,989 S.F.)

var. width firelane,  
access, and util. esmt.  
Doc. No. 20110208000137970

Lot 1, Block A  
SUMMER HILL ADDITION  
Cab. 2011, Pg. 22 PRCT

STATE OF TEXAS §  
COUNTY OF COLLIN §

## OWNER'S CERTIFICATE

WHEREAS Anna 455 Commercial, LP and Retail Buildings, Inc. are the owners of a tract of land situated in the F. Duffau Survey, Abstract No. 288, City of Anna, Collin County, Texas, being all of Lot 1, Block A, Ferguson Parkway, an addition recorded in Cabinet 2016, Page 452 of the Plat Records, Collin County, Texas (PRCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the intersection of the north line of White Street, a variable width public right-of-way (also known as Farm to Market Road 455) with the east line of Ferguson Parkway, a 120 foot right-of-way;

THENCE along the east line of Ferguson Parkway, the following:

N 01°20'21" E, 45.91 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the right having a central angle of 04°52'14", a radius of 1440.00 feet, a chord of N 03°46'29" E - 122.37 feet, an arc length of 122.41 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 06°12'36" E, 406.23 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the left having a central angle of 04°14'59", a radius of 1660.00 feet, a chord of N 04°05'07" E - 123.09 feet, an arc length of 123.12 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 01°57'38" E, 0.94 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southwest corner of Lot CA-67, Avery Pointe Phase 1, an addition recorded in Cabinet 2016, Page 454 PRCT, and from which a 5/8" iron rod with plastic cap found for the northwest corner of the right-of-way dedication created by said Ferguson Parkway plat bears N 88°56'01" W, 60.01 feet;

THENCE S 88°56'01" E, along the south line of Lot CA-67, passing the southeast corner thereof and the upper southwest corner of Avery Pointe Phase 2, an addition recorded in Cabinet 2017, Page 535 PRCT, and continuing along a south line thereof a total distance of 436.52 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 01°15'59" W, 440.33 feet along the lower west line of Avery Pointe Phase 2 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 32°44'52" E, 61.47 feet continuing along the lower west line of Avery Pointe Phase 2 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Lot 1, Block A, Summer Hill Addition, an addition recorded in Cabinet 2011, Page 22 PRCT;

THENCE N 88°44'01" W, 33.18 feet along the north line of Lot 1 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner thereof;

THENCE S 01°15'59" W, 213.09 feet along the west line of Lot 1 to a MAG nail found on the north line of White Street;

THENCE along the north line of said right-of-way, the following:

N 87°23'07" W, 225.78 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

a tangent curve to the left having a central angle of 01°38'02", a radius of 5060.00 feet, a chord of N 88°12'09" W - 144.30 feet, an arc length of 144.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 89°01'10" W, 114.20 feet to the POINT OF BEGINNING with the subject tract containing 323,717 square feet or 7.432 acres of land.

## NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, ANNA 455 COMMERCIAL, LP, and Retail Buildings, Inc., do hereby adopt this plat designating the hereinabove described property as AVERY POINTE COMMERCIAL, an Addition to the City of Anna, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

Witness our hands at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ANNA 455 COMMERCIAL, LP

\_\_\_\_\_  
Craig Curry, Managing Partner

RETAIL BUILDINGS, INC.

\_\_\_\_\_  
Elaine M. Braum, President

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF OKLAHOMA §  
COUNTY OF OKLAHOMA §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public, State of Oklahoma

## REPLAT

**AVERY POINTE COMMERCIAL**  
LOTS 1R AND 2, BLOCK A  
BEING A REPLAT OF LOT 1, BLOCK A  
FERGUSON PARKWAY  
IN THE F. DUFFAU SURVEY, ABSTRACT NO. 288  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
EXISTING ZONING: PD-C

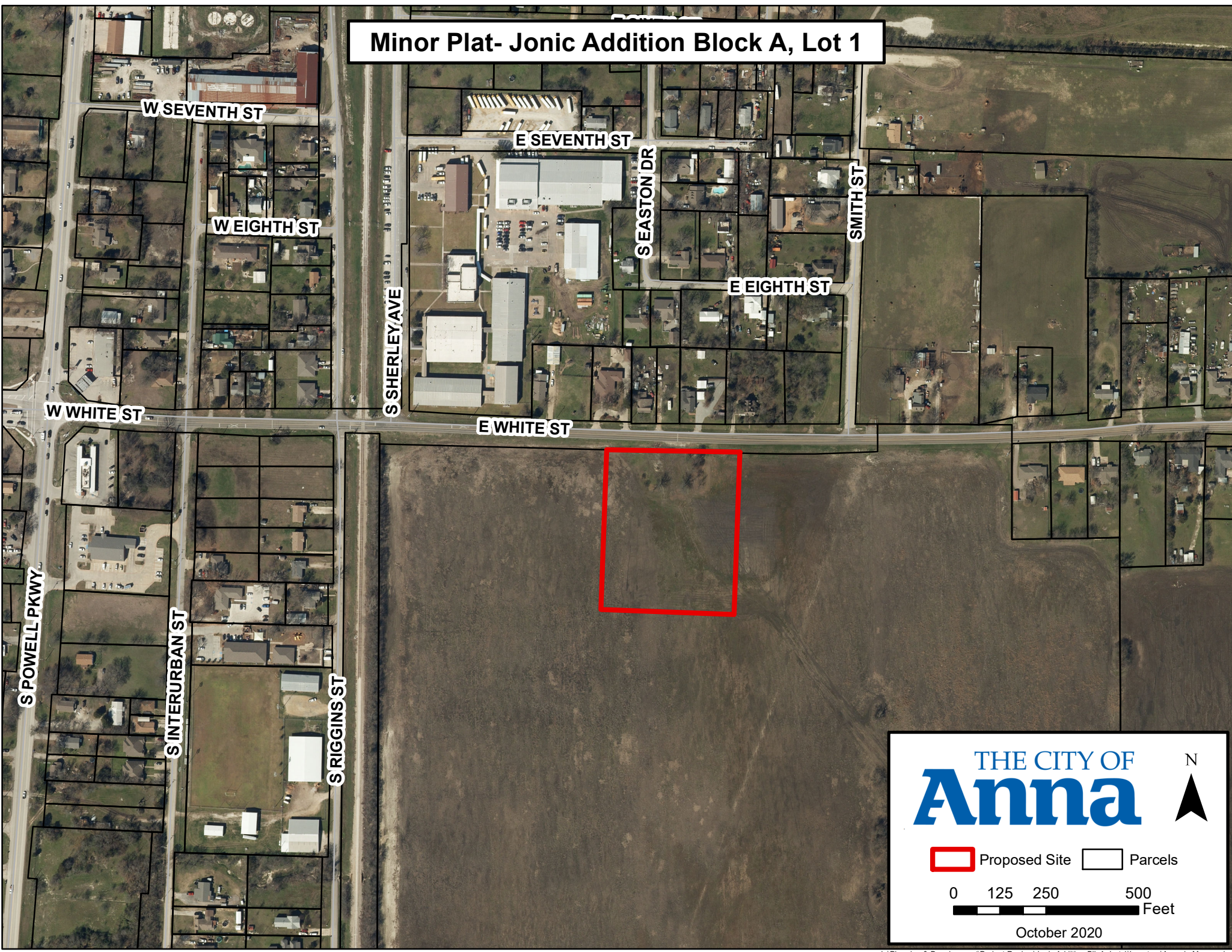
OWNER / APPLICANT  
Anna 455 Commercial, LLC  
10950 Research Rd.  
Frisco, Texas 75034  
Telephone (214) 387-3993  
Contact: Clint Richardson

OWNER / APPLICANT  
Retail Buildings, Inc.  
3000 NE 63rd Street  
Oklahoma City, Oklahoma 73121  
Telephone (405) 620-7223  
Contact: Koty Foran

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



Minor Plat- Jonic Addition Block A, Lot 1



THE CITY OF  
**Anna**

N

Proposed Site    Parcels

0    125    250    500  
Feet

October 2020



CITY OF ANNA  
Planning & Zoning Commission  
November 2, 2020

**Minor Plat:** Jonic Addition, Block A, Lot 1

**Applicant:** John Hendricks

---

**AGENDA ITEM:**

Consider/Discuss/Action on a recommendation regarding the Jonic Addition, Block A, Lot 1 Minor Plat.

**SUMMARY:**

Vacant property on one lot on 3.6± acres located on the south side of White St (FM 455), 780± feet east of Powell Pkwy (TX HWY 5). Zoned Agriculture (AG).

**RECOMMENDATION:**

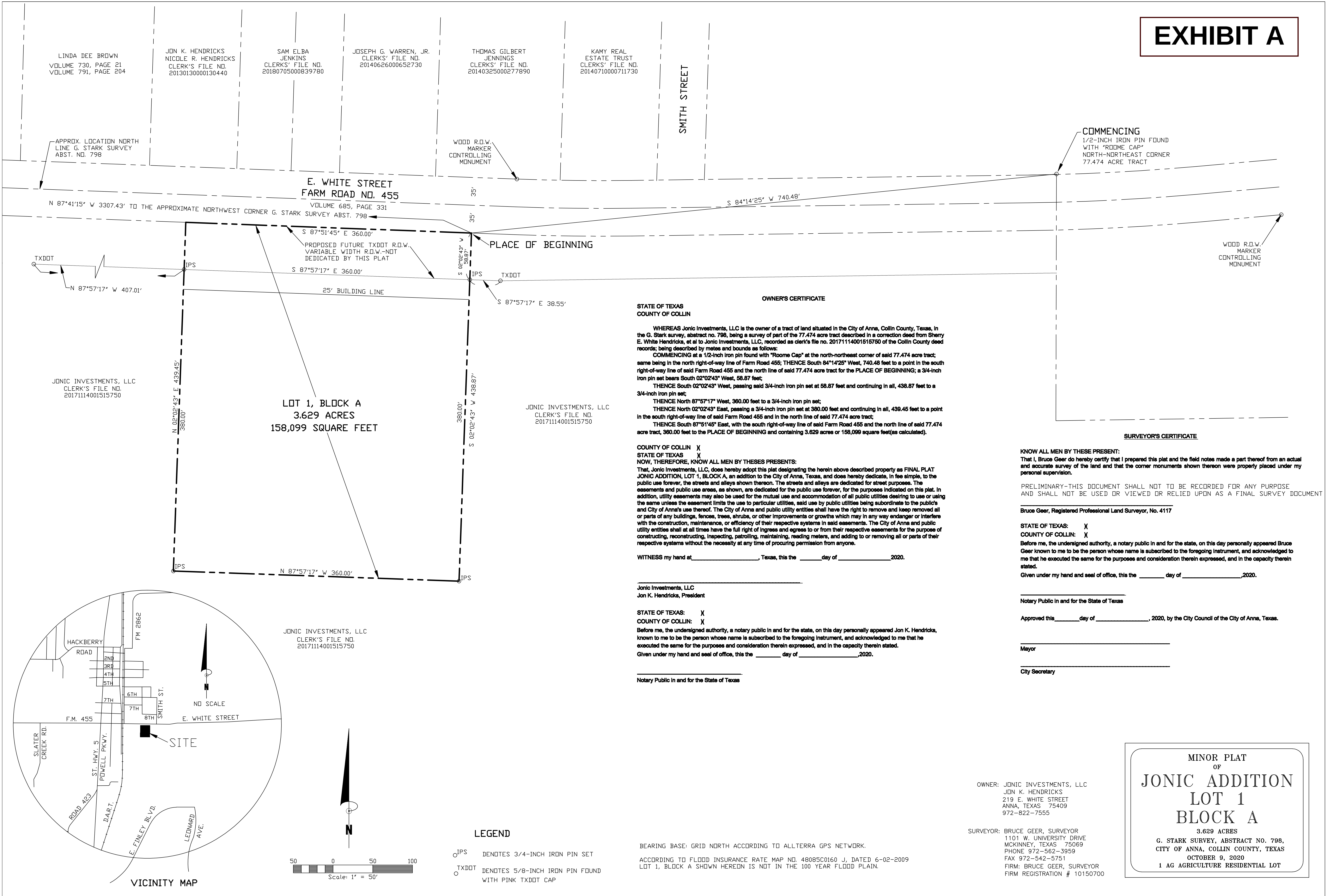
Recommend for approval as submitted.

**ATTACHMENTS:**

Locator

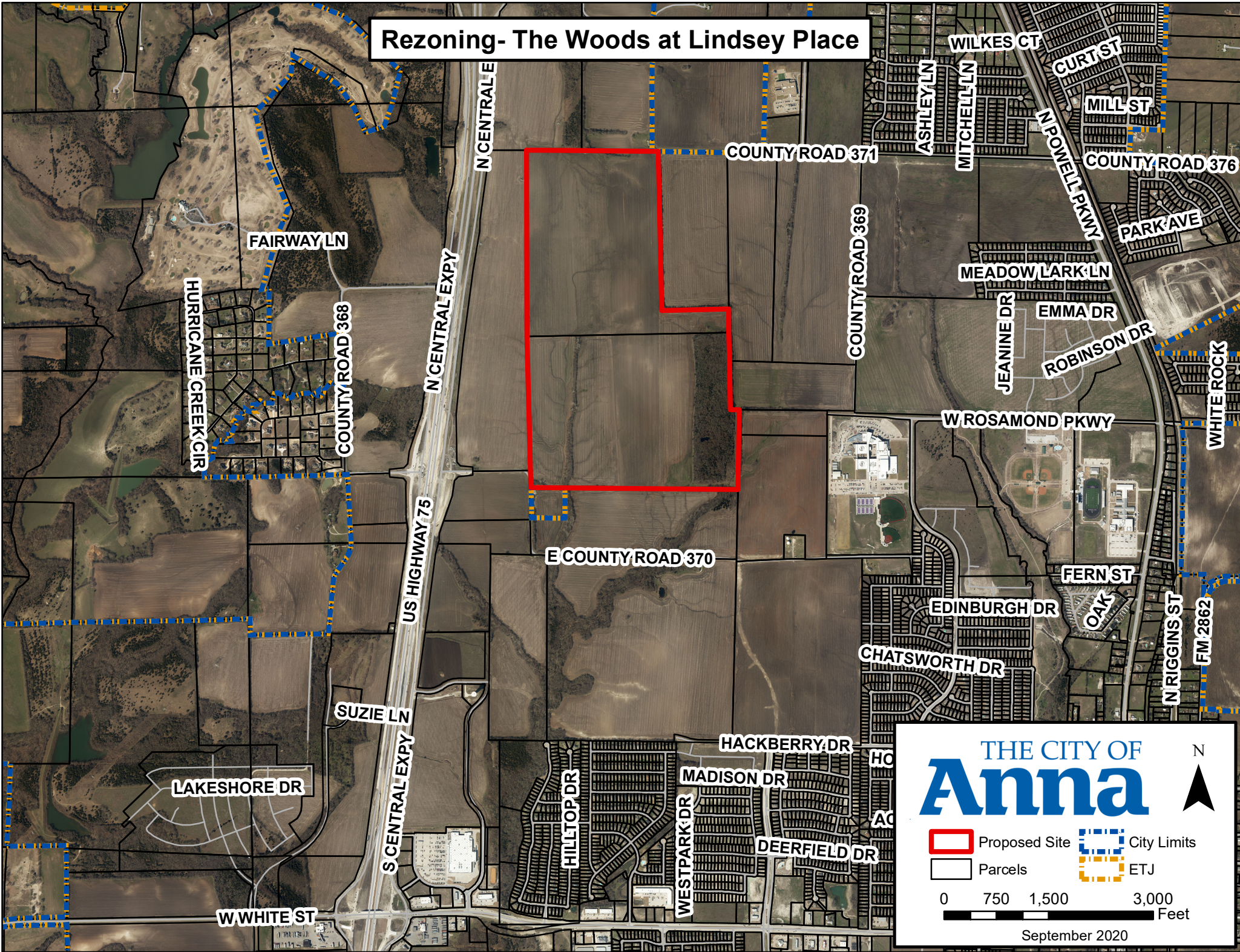
Exhibit

EXHIBIT A





# Rezoning- The Woods at Lindsey Place



THE CITY OF  
**Anna**

- Proposed Site
- City Limits
- Parcels
- ETJ

0 750 1,500 3,000  
Feet

September 2020



CITY OF ANNA  
PLANNING & ZONING COMMISSION

November 2, 2020

**Public Hearing:** Zoning & Concept Plan - The Woods at Lindsey Place

**Applicant:** David Booth, DR Horton

---

**DESCRIPTION:**

Request to rezone 275± acres located at the northwest corner and southwest corner of future Rosamond Parkway & future Ferguson Parkway from AG Agricultural District to Planned Development-Multi-Use (PD-MU). The planned development district will include the following zoning districts with modified development standards Restricted Commercial (C-1), General Commercial (C-2), Multiple-Family Residential - High Density (MF-2), Single Family Residence-72 (SF-72), Single Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Single-Family Townhome District (SF-TH). This item was tabled at the October 5, 2020 Planning & Zoning Commission meeting.

**REMARKS:**

At the October 5, 2020 Planning & Zoning Commission meeting the commission tabled the public hearing to allow the applicant to address concerns expressed by the Commission.

The applicant has updated the requested zoning by including the following:

- Include a larger residential zoning district (SF-72 Single-Family Residence District) with the zoning request.
- Remove and replace the two-family housing zoning with a 3-story single-family townhome product (SF-TH Townhome District). The townhome product will be located along the frontage of Throckmorton Boulevard adjacent to the multifamily.
- Reduced the C-1 Restricted Commercial District area so that it is not adjacent to any land proposed for a single-family lot.
- Included a planned development stipulation requiring the zero lot line homes to be a center load product requiring 5' side yard setbacks.
- Include a stipulation requiring vegetation/underlying brush, not subject to preservation, to be removed prior to recordation of the final plat for areas containing a tree preservation easement.

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

be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions, which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

The subject property is currently undeveloped. A concept plan (Exhibit A) accompanies this request.

### **Surrounding Land Uses and Zoning**

|       |                                                                                                                                                           |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| North | Undeveloped land zoned Agricultural District, and Planned Development-537-2011 (Mantua), and partially located in the Extraterritorial Jurisdiction (ETJ) |
| East  | Undeveloped land zoned Planned Development-285-2006 (SF-60) and Agricultural District                                                                     |
| South | Undeveloped land zoned Planned Development-839-2019 (Meadow Vista/SF-60) and partially located in the ETJ                                                 |
| West  | Undeveloped land zoned Planned Development-537-2011 and Single-Family Residence – Large Lot                                                               |

### **Proposed Planned Development Stipulations**

The requested zoning is PD-MU. This PD is proposed as a multi-use development. There are two primary parts to this request: land use and design standards.

**Land Use** - The applicant is proposing to rezone the subject property to allow for single-family, multiple-family, and nonresidential uses.

**Design Standards** - The language in the proposed PD district would allow this site to be developed with a mix of residential and nonresidential land uses with modified development standards, neighborhood parks, hike and bike trails, and preservation of existing trees along the zoning district boundaries and interior to the proposed multifamily development.

### **Conformance with the City of Anna Strategic Plan and Comprehensive Plan**

#### **Anna Vision 2034**

- a. Principle 3: Beautiful Community
  - i. Preserve natural areas/open space.
- b. Principle 5: Great Housing Opportunities
  - i. Diverse housing choices for all family generations: small lots, townhomes, estate homes, “ranchette”, apartments, mixed-use development.
  - ii. Safe, well-design, well-maintained multi-family rental housing.



## City of Anna Goals for 2024

### a. Growing Anna Economy

- i. Expand the commercial tax base.
- ii. More jobs for neighbors.
- iii. Expand retail businesses.

### b. Sustainable Anna Community Through Planned, Managed Growth

- i. Having new buildings and homes that are attractive and using the appropriate building materials and meeting City's architectural standards.
- ii. Having a range of housing choice available in Anna.

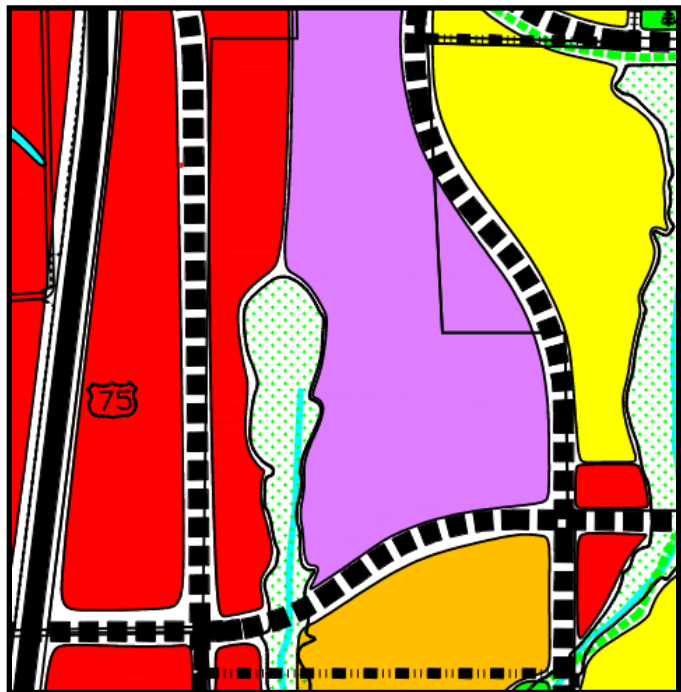
### c. Anna – A Great Place to Live

- i. Increase the number of retail businesses.

Future Land Use Plan – The Future Land Use Plan designates this property as Commercial (red), Employment Center District (purple), Flood Hazard (white), and medium density residential (orange). Each of these categories are only generally defined within the current Comprehensive Plan.

*Commercial is land or buildings where merchandise or services are offered for sale. The primary purpose of the land is to provide a location for displaying merchandise or communicating services in a manner that enhances the convenient retail sale of goods and services. The role of commercial activity in the city is to*

*provide convenient and available retail, service, and office opportunities to residents of the Anna market area. Commercial activity provides return on investment for business and property owners, employment opportunities for local residents (neighbors), and an economic base for local taxing entities. Commercial activity generally supports community residential activity, but certain aspects of the retail, service, and office uses such as big-box retail, and service and office headquarters may be more regionally oriented and act as basic elements of the economy.*



*Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit.*

## **ISSUES:**

### 2010 Future Land Use Plan: Commercial & Employment Center District

The proposed residential uses on the north side of future Rosamond Parkway are not in conformance with the 2010 Future Land Use Plan. The land area located on the north side of future Rosemond Parkway, east side of future Throckmorton Parkway, and west side of future Ferguson Parkway is designated as Commercial and Employment Center District. The applicant is proposing to rezone this area to allow for multifamily, single-family, and two-family-family land uses.

Since the adoption of the 2010 Future Land Use Plan, the city has adopted zoning associated with the Mantua development. The Mantua zoning allows for a significant amount of retail, office, and mixed-use development along the west side of future Throckmorton Parkway opposite of the proposed zoning request.



Allowing housing on east side of Throckmorton would allow neighbors to be directly adjacent to future retail, restaurant, and office uses. Additionally, the

proposed zoning will provide a variety of housing opportunities for the future commercial development.

### Planned Development Stipulations

In order to allow for an increase building pad site, the applicant is requesting the following modifications to the residential base zoning district area regulations.

- Reduce year yard setback to 20' (base zoning districts require 25').
- Increase the maximum lot coverage:
  - By 15% for SF-72 (55%); and
  - 5% for both the SF-60 (50%) and SF-TH (65%).

To increase the quality of development, the applicant has agreed to the following improvements as part of the zoning request:

- a. Construct an 8' hike and bike trail along the north side of future Rosemond Parkway, west side of future Ferguson Parkway, and around the perimeter of the proposed Neighborhood Parks with connections to the residential subdivision roadways.
- b. Protect and preserve the mature tree line along the existing tract boundaries and dedicate a 10' tree preservation easement during the platting process.
- c. Install a 6' sidewalk connecting the SF-Z neighborhood to the Neighborhood Parks.
- d. Construction of a private amenity center with pool and splash pad (Exhibit B)
- e. As part of the multifamily development, construct an undulating berm with staggered tree plantings between the multifamily development and single-family developments in areas where no existing trees exist.
- f. Prohibit, within the C-1 zoning district, Automobile and Related Services Uses and majority of Transportation, Utility and Communications Uses

### **SUMMARY:**

Request to rezone 275± acres located at the northwest corner and southwest corner of future Rosamond Parkway & future Ferguson Parkway to allow nonresidential, multi-family, and single-family. The applicant has included stipulations to create a walkable multi-use development that will include hike and bike trails, dedication of Neighborhood Parks, preservation of existing mature vegetation, and appropriate screening between the multi-family development and the single-family. The proposed single-family townhomes standards will allow for a 3-story urban product that will complement the 3-story multifamily development and serve as a buffer between the Mantua Zoning and the



single-family detached products. Additionally, the proposed SF-72, SF-60, and SF-Z residential lots meet minimum lot width, depth, and sizes requirements. Although much of the zoning request area is not in conformance with the 2010 Future Land Use Plan, as mentioned previously, the Mantua zoning had yet to be adopted. The proposed zoning will help support the Mantua nonresidential zoning and create quality housing opportunities for this area's future employees. For these reasons, staff is in support of the rezoning request.

## **RECOMMENDATION:**

Recommended for approval as follows:

Restrictions:

1. The locations of the planned development zoning districts shall be in substantial conformance with the Concept Plan (Exhibit A).

2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the C-1 Restricted Commercial (C-1), C-2 General Commercial District (C-2), MF-2 Multiple-Family Residential - High Density (MF-2), SF-72 Single-Family Residence District (SF-72), SF-60 Single-Family Residence District (SF-60), SF-Z Single-Family Residence District - Zero lot line homes (SF-Z), SF-TH Townhome District (SF-TH), and the Planning and Development Regulations except as otherwise specified herein.

a. C-1 Restricted Commercial:

1. Additional Permitted Uses by-right:

- A. Child-care center
- B. Nursery school, kindergarten

2. Additional Prohibited Uses:

- A. Auto repair, minor
- B. Automobile service station
- C. Car wash
- D. Construction yard
- E. Electrical substation
- F. Gas Metering station

- G. Motorcycle sales and service
- H. Quick oil change facility
- I. Quick tune-up facility
- J. Tire Dealer

b. MF-2 Multiple-Family Residential - High Density

1. Maximum height: 50 feet (3-story)
2. Maximum number of units: 600
3. Buffer: A 60-foot wide vegetative buffer shall be provided on the east and north sides of the district where adjacent to a single-family residential district. The natural tree line shall be preserved as a buffer and in areas where no trees exist, trees with a 3" minimum caliber shall be planted staggered at 25-foot centers with an undulating berm a minimum of three (3) feet in height up to six (6) feet in height. The 60-foot vegetative buffer shall count as the required "60-foot setback from the adjacent property line for buildings in excess of one story in height".
4. Height: The height of any multifamily building sited on a lot adjacent to an area zoned for single-family shall be limited 2-story (35 feet) within 100 feet of the zoning district boundary or the lot on which the single-family dwelling is located.
5. Screening Fence:
  - A. Fencing between single family lots and multi-family development shall consist of a 6' cedar fence with masonry columns at no less than 100-foot intervals. The fence shall be owned and maintained by the single-family development HOA.
  - B. Border screening on any perimeter not abutting a single-family lot shall be owned and maintained by the multi-family development and shall consist of either of the following:
    - i. Masonry border fence of not less than six feet in height; and/or
    - ii. An ornamental metal fence, such as wrought iron or tubular steel, with stone columns at 50-foot intervals along with a vegetative screen comprised of minimum 3" caliber trees planted staggered at 25-foot centers. The vegetative screen may be planted within any required landscape buffer.
6. Refuse facilities: Two (2) 30 cubic yard compactors will be provided for the development, one each for trash and recycle. Each refuse facility shall be

screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Solid metal gates of an equal height to the enclosure height must be provided on the truck collection side of the enclosure. Refuse containers shall be provided and maintained in a manner to satisfy public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection guidelines.

7. A minimum 8' hike & bike trail shall be provided around the perimeter of the multi-family development in general conformance and as shown on Exhibit A (Concept Plan).
8. Parking: 1.5 off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard. Other off-street parking space regulations are set forth in section 9.04.037.

c. SF-72 Single-Family Residence:

1. Minimum side yard, interior: 5 feet
2. Minimum rear yard setback: 20 feet
3. Maximum lot coverage: 55%
4. Minimum number of lots: 105
5. Fences:
  - A. The rear yard fencing of any residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel with the exception of areas identified on the approved Concept Plan (Exhibit A) as "6' Masonry Wall Adjacent to Single Family". Fencing is to be owned and maintained by the individual lot owners whereas masonry walls are to be owned and maintained by the single-family development H.O.A. Side yard fences abutting and/or adjacent to open space/common area lots may be wood per Section c.5.B below and are to be owned and maintained by the individual lot owners.
  - B. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

b. SF-60 Single-Family Residence:

1. Minimum rear yard setback: 20 feet
2. Maximum lot coverage: 50%



3. Fences:

- A. The rear yard fencing of any residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel with the exception of areas identified on the approved Concept Plan (Exhibit A) as “6’ Masonry Wall Adjacent to Single Family”. Fencing is to be owned and maintained by the individual lot owners whereas masonry walls are to be owned and maintained by the single-family development H.O.A. Side yard fences abutting and/or adjacent to open space/common area lots may be wood per Section b.3.B below and are to be owned and maintained by the individual lot owners.
- B. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

b. SF-Z Single-Family Residence:

- 1. Minimum side yard, interior: 5 feet
- 2. Minimum rear yard setback: 20 feet
- 3. Maximum number of lots: 375
- 4. Fences:

- A. The rear yard fences of any residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel. Said fencing to be owned and maintained by the individual lot owners. Side yard fences abutting and/or adjacent to open space/common area lots may be wood per Section d.3.B below and are to be owned and maintained by the individual lot owners.
- B. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

e. SF-TH Townhome District

- 1. Maximum height: 45 feet (3-story)
- 2. Front yard: 20 feet / 10 feet if alley served
- 3. Minimum rear yard setback: 20 feet
- 4. Lot area: 1,760 per unit

5. Min. lot width: 22 feet
  6. Min. lot depth: 80 feet
  7. Maximum lot coverage: 65%
  8. Maximum number of lots: 95 lots
  9. Fences: Prohibited
- g. Park land and public/private facility dedication/construction: As part of the zoning request the applicant has agreed to the following as shown/identified on the Concept Plan (Exhibit A).
1. Dedication of two tracts of land for the purpose of Neighborhood Parks subject to review by the city's parks advisory board and approval by the City Council prior to Preliminary Plat approval.
  2. The construction of an 8' hike and bike trail.
    - a. The City of Anna will be responsible for maintain only those portions of the 8' hike and bike trail that are located within or within close proximity to the R.O.W. of Ferguson Parkway, Rosemond Parkway, and Throckmorton Boulevard.
  3. The construction of a 6' sidewalk connecting the SF-Z district to the Neighborhood Park to be constructed within the R.O.W as shown on the approved Concept Plan.
  4. Private amenity center to include a pool with splash pad in general conformance with the conceptual rendering shown on Exhibit B.
  5. Prior to final plat approval the applicant may enter into a Roadway, Water and Sewer Impact Fee Credit Agreement with the City of Anna. The impact fees from the development shall be used to fund capital improvements shown on the city's capital improvement plan needed to serve the development and surrounding areas.
- h. To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located on portions of the eastern and southern Planned Development boundaries. The existing tree lines shall be located within a 10' Tree Preservation Easement as identified on the Concept Plan (Exhibit A) and designated as a non-disturbance area in which no construction or tree removal will occur. Removal of any trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances.

- i. The developer shall meet with the City of Anna planning staff to identify vegetation/underlying brush not subject to preservation to be removed prior to recordation of the final plat for any area containing a tree preservation easement.





CALLED: 83.5 ACRES  
 LAURA BRYANT COLLINS  
 INST. NO. 20160825001122560  
 O.P.R.C.C.T.

CALLED: 95.468 ACRES  
 JY & KC, LLC  
 INST. NO. 20170608000746940  
 O.P.R.C.C.T.

CALLED: 159.819 ACRES  
 L/H/H PROPERTIES, LTD.  
 INST. NO. 20061003001424640  
 O.P.R.C.C.T.

CALLED: 555.801 ACRES  
 TRACT B  
 RISLAND MANTUA LLC  
 INST. NO. 20180625000783630  
 O.P.R.C.C.T.

CALLED: 555.801 ACRES  
 TRACT B  
 RISLAND MANTUA LLC  
 INST. NO. 20180625000783630  
 O.P.R.C.C.T.



| USE TABULATION |        |      |
|----------------|--------|------|
| ZONE           | AREA   | %    |
| SF-72          | 32.640 | 11.5 |
| SF-60          | 82.028 | 29.8 |
| SF-Z           | 59.951 | 21.8 |
| SF-TH          | 8.559  | 3.1  |
| MF-2           | 38.567 | 14.0 |
| C-1            | 1.055  | 0.4  |
| C-2            | 2.496  | 0.9  |
| PARK           | 21.809 | 7.9  |
| MISC.          | 27.895 | 10.1 |
|                | 275.00 |      |

| ZONE  | COUNT    | %    |
|-------|----------|------|
| SF-72 | 105      | 6.8  |
| SF-60 | 371      | 24.1 |
| SF-Z  | 375      | 24.3 |
| SF-TH | 91       | 5.9  |
| MF-2  | 26 (600) | 38.9 |

OWNER:  
LHJH PROPERTIES, LTD  
PO BOX 122  
ANNA, TX  
PHONE: 972-924-3542  
CONTACT: RUSSELL HARLOW

**APPLICANT:**  
DR HORTON LAND COMPANY  
4306 MILLER ROAD  
ROWLETT, TX 75088  
PHONE: 214-607-4244  
CONTACT: DAVID BOOTH

**ENGINEER:**  
**BOHLER**  
**6017 MAIN STREET**  
**FRISCO, TX 75034**  
**PHONE: (469) 458-7300**  
**CONTACT: DEAN CARDWELL**

CONCEPT PLAN  
THE WOODS AT LINDSEY PLACE  
275,000 ACRES  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
PART OF ELI WITNEY SURVEY, ACCT. NO. 897, BEING ALL  
OF A CALLED 15819 ACRES TRACT OF LAND DESCRIBED IN  
A SPECIAL WARRANTY DEED TO LHJH PROPERTIES, LTD.,  
RECORDED IN INSTRUMENT NO. 20061003001424600,  
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
(O.P.R.C.T.), BEING PART OF A CALLED 15819 ACRES  
TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY  
DEED TO LHJH PROPERTIES, LTD., RECORDED IN  
INSTRUMENT NO. 20061003001424640, (O.P.R.C.T.)  
DATE SEPTEMBER 10, 2020

**BOHLER** 

---

**SITE CIVIL AND CONSULTING ENGINEERING**

- LAND SURVEYING
- PROGRAM MANAGEMENT
- LANDSCAPE ARCHITECTURE
- SUSTAINABLE DESIGN
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

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| PROJECT No.: | TD202021   |
| DRAWN BY:    | CRJ        |
| CHECKED BY:  | DOC        |
| DATE:        | 10/27/2020 |
| CAD I.D.:    | CPA        |

PROJECT:

## PROPOSED CONCEPT PLAN

— FOR —



THE WOODS AT LINDSEY PLACE

APPROXIMATELY 2040 COUNTY ROAD  
370  
COLLIN COUNTY  
ANNA, TX 75409

BOHLER//

6017 MAIN STREET  
FRISCO, TX 75034  
Phone: (469) 458-7300  
***TX@BohlerEng.com***  
TBPE No. 18065 | TBPLS No. 10194

PLANS PREPARED BY  
**BOHLER** //

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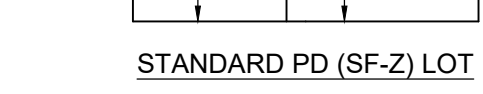
SHEET TITLE:

## OVERALL CONCEPT PLAN

SHEET NUMBER:

C-1





## EXHIBIT A

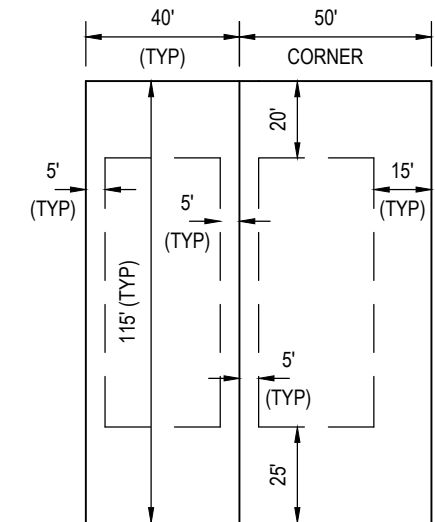


CONCEPT PLAN  
THE WOODS AT LINDSEY PLACE  
275,000 ACRES  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
PART OF ELI WITT SURVEY, ABSTRACT NO. 997, BEING ALL  
OF A CALLED 159.819 ACRE TRACT OF LAND DESCRIBED IN  
A SPECIAL WARRANTY DEED TO LHJH PROPERTIES, LTD.,  
RECORDED IN INSTRUMENT NO. 20061003001424600,  
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
(O.P.R.C.T.), BEING PART OF A CALLED 159.819 ACRE  
TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY  
DEED TO LHJH PROPERTIES, LTD., RECORDED IN  
INSTRUMENT NO. 20061003001424640, (O.P.R.C.T.)  
DATE SEPTEMBER 10, 2020

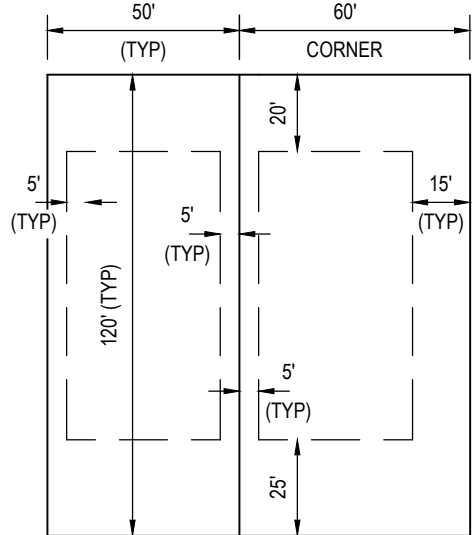




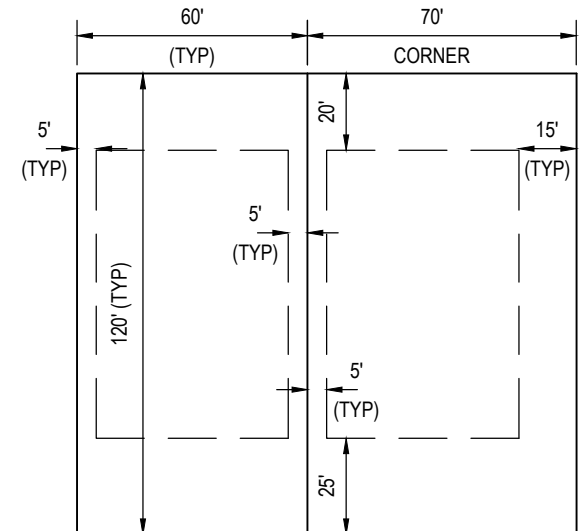
| USE TABULATION |        |      | RESIDENTIAL TABULATION |          |      |
|----------------|--------|------|------------------------|----------|------|
| ZONE           | AREA   | %    | ZONE                   | COUNT    | %    |
| SF-72          | 32,640 | 11.9 | SF-72                  | 105      | 6.8  |
| SF-60          | 82,028 | 29.8 | SF-60                  | 371      | 24.1 |
| SF-2           | 59,951 | 21.8 | SF-2                   | 375      | 24.3 |
| SF-T/H         | 8,559  | 3.1  | SF-T/H                 | 91       | 5.9  |
| MF-2           | 38,567 | 14.0 | MF-2                   | 26 (600) | 38.9 |
| C-1            | 1,055  | 0.4  |                        | 1542     |      |
| C-2            | 2,496  | 0.9  |                        |          |      |
| PARK           | 21,809 | 7.9  |                        |          |      |
| MISC.          | 27,895 | 10.1 |                        |          |      |
|                | 275.00 |      |                        |          |      |



STANDARD PD (SF-Z) LOT

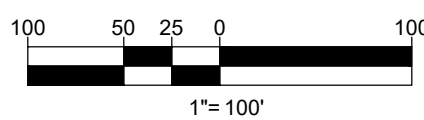
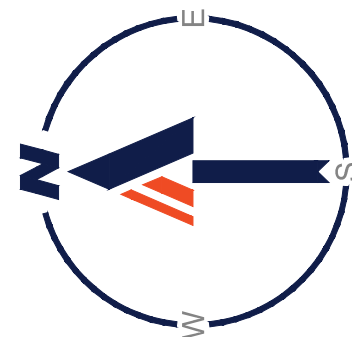


STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

|                         |                        |                        |
|-------------------------|------------------------|------------------------|
| <u>OWNER:</u>           | <u>APPLICANT:</u>      | <u>ENGINEER:</u>       |
| LHJH PROPERTIES, LTD    | DR HORTON LAND COMPANY | BOHLER                 |
| PO BOX 122              | 4306 MILLER ROAD       | 6017 MAIN STREET       |
| ANNA, TX                | ROWLETT, TX 75088      | FRISCO, TX 75034       |
| PHONE: 972-924-3542     | PHONE: 214-607-4244    | PHONE: (469) 458-7300  |
| CONTACT: RUSSELL HARLOW | CONTACT: DAVID BOOTH   | CONTACT: DEAN CARDWELL |



CONCEPT PLAN  
THE WOODS AT LINDSEY PLACE  
275,000 ACRES  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
PART OF ELI WITT SURVEY, ABSTRACT NO. 997, BEING ALL  
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(O.P.R.C.C.T.), BEING PART OF A CALLED 159.819 ACRE  
TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY  
DEED TO LHJH PROPERTIES, LTD., RECORDED IN  
INSTRUMENT NO. 20061003001426460, (O.P.R.C.C.T.)  
DATE SEPTEMBER 10, 2020

## REVISIONS

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| DRAWN BY:    | CRJ        |
| CHECKED BY:  | DOC        |
| DATE:        | 10/27/2020 |
| CAD I.D.:    | CPA        |

PROJECT:

## ***PROPOSED CONCEPT PLAN***

- FOR -



## THE WOODS AT LINDSEY PLACE

APPROXIMATELY 2040 COUNTY ROAD  
370  
COLLIN COUNTY  
ANNA, TX 75409



6017 MAIN STREET  
FRISCO, TX 75034  
Phone: (469) 458-7300  
***TX@BohlerEng.com***  
E No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY



License Number: 1164

## DETAIL CONCEPT PLAN

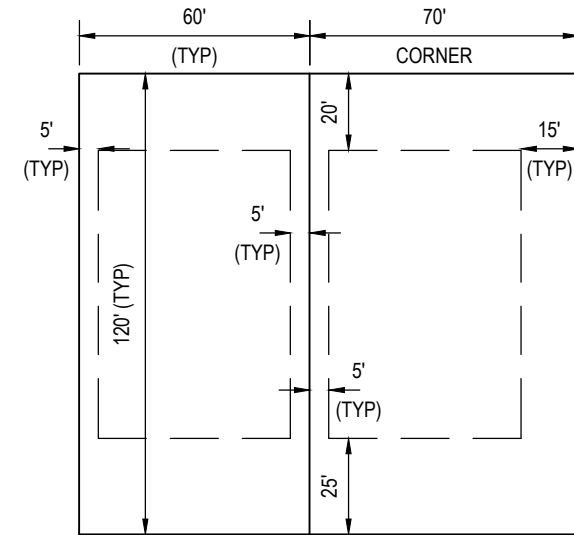
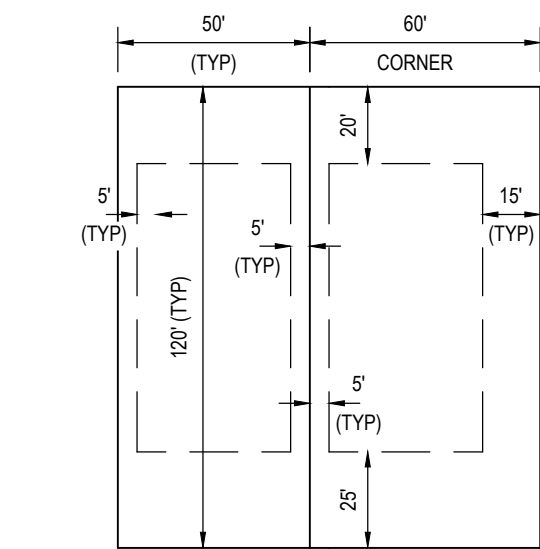
SHEET NUMBER

**C-3**



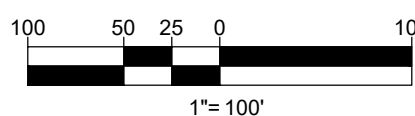


| USE TABULATION |         |      | RESIDENTIAL TABULATION |          |      |
|----------------|---------|------|------------------------|----------|------|
| ZONE           | AREA    | %    | ZONE                   | COUNT    | %    |
| SF-72          | 32,640  | 11.9 | SF-72                  | 105      | 6.8  |
| SF-60          | 82,028  | 29.8 | SF-60                  | 371      | 24.1 |
| SF-40          | 218,951 | 79.1 | SF-40                  | 375      | 24.3 |
| SF-TH          | 8,559   | 3.1  | SF-TH                  | 91       | 5.9  |
| MF-2           | 38,567  | 14.0 | MF-2                   | 26 (600) | 38.9 |
| C-1            | 1,055   | 0.4  |                        | 1542     |      |
| C-2            | 2,496   | 0.9  |                        |          |      |
| PARK           | 21,809  | 7.9  |                        |          |      |
| MISC.          | 27,895  | 10.1 |                        |          |      |
|                | 275.00  |      |                        |          |      |



STANDARD PD (SF-72) LOT

|                         |                        |                        |
|-------------------------|------------------------|------------------------|
| <u>OWNER:</u>           | <u>APPLICANT:</u>      | <u>ENGINEER:</u>       |
| LHJH PROPERTIES, LTD    | DR HORTON LAND COMPANY | BOHLER                 |
| PO BOX 122              | 4306 MILLER ROAD       | 6017 MAIN STREET       |
| ANNA, TX                | ROWLETT, TX 75088      | FRISCO, TX 75034       |
| PHONE: 972-924-3542     | PHONE: 214-607-4244    | PHONE: (469) 458-7300  |
| CONTACT: RUSSELL HARLOW | CONTACT: DAVID BOOTH   | CONTACT: DEAN CARDWELL |



# EXHIBIT A

CONCEPT PLAN  
THE WOODS AT LINDSEY PLACE  
275.000 ACRES  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
PART OF ELI WITT SURVY, ABSTRACT NO. 997, BEING ALL  
OF A CALLED 1959.819 ACRE TRACT OF LAND DESCRIBED IN  
A SPECIAL WARRANTY DEED TO LHJH PROPERTIES, LTD.,  
RECORDED IN INSTRUMENT NO. 2006100301424600  
(OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS)  
(O.P.R.C.C.T.), BEING PART OF A CALLED 1959.819 ACRE  
TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY  
DEED TO LHJH PROPERTIES, LTD., RECORDED IN  
INSTRUMENT NO. 2006100301424600, (O.P.R.C.C.T.)  
DATE SEPTEMBER 10, 2020

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SITE CIVIL AND CONSULTING ENGINEERING

- LAND SURVEYING
- PROJECT MANAGEMENT
- LANDSCAPE ARCHITECTURE
- SUSTAINABLE DESIGN
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

## REVISIONS

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|--------------|------------|
| PROJECT No.: | TD202021   |
| DRAWN BY:    | CRJ        |
| CHECKED BY:  | DOC        |
| DATE:        | 10/27/2020 |
| CAD I.D.:    | CPA        |

PROJECT:

## ***PROPOSED CONCEPT PLAN***

- FOR -



## THE WOODS AT LINDSEY PLACE

APPROXIMATELY 2040 COUNTY ROAD  
370  
COLLIN COUNTY  
ANNA, TX 75409

BOHLER//

6017 MAIN STREET  
FRISCO, TX 75034  
Phone: (469) 458-7300  
***TX@BohlerEng.com***  
PE No. 18065 | TBPLS No. 1019

PLANS PREPARED BY

**BOHLER //**  
FOR REVIEW PURPOSES ONLY

DEAN O. CARDWELL  
LICENSE NUMBER: 11543

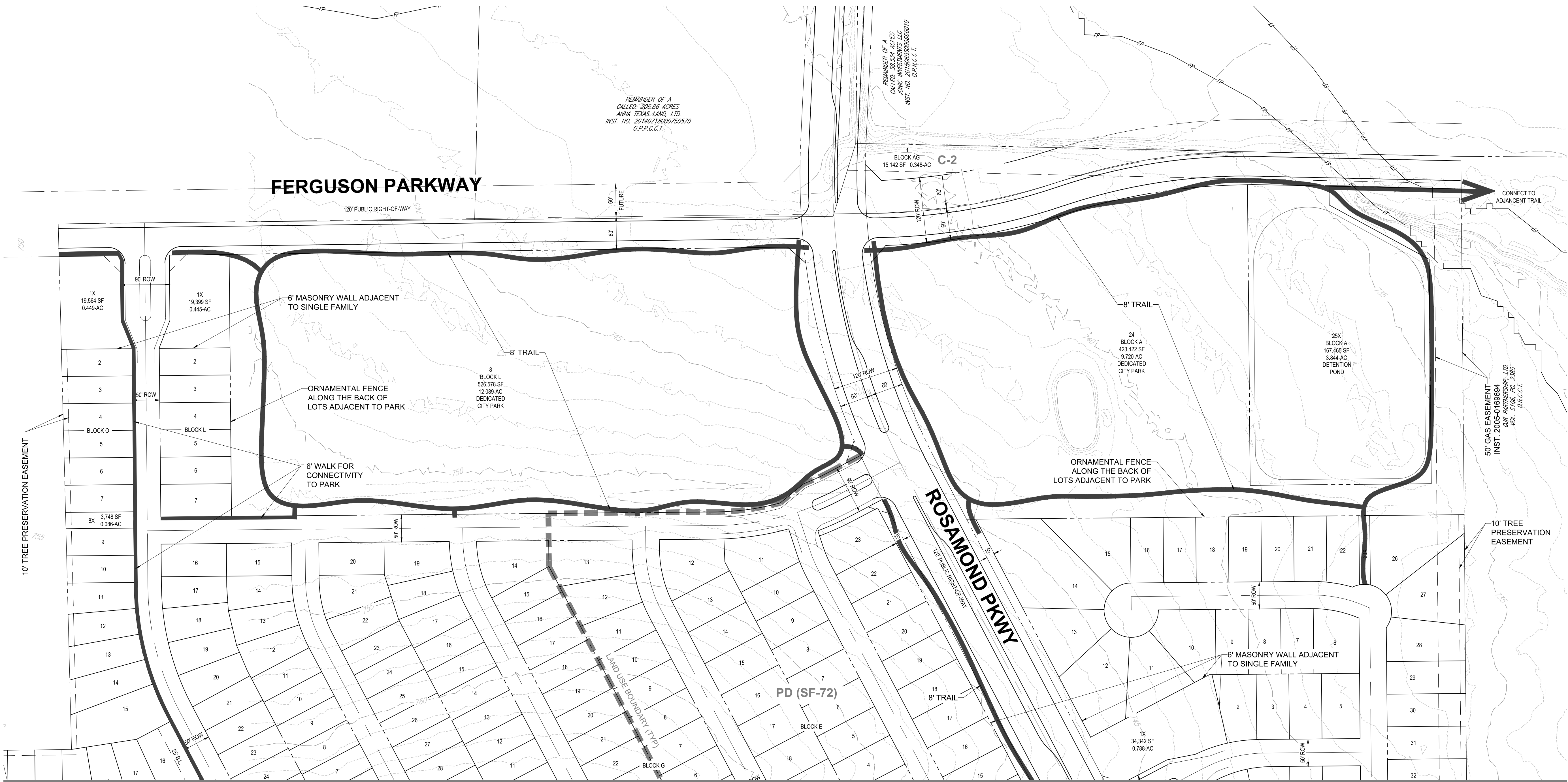
SHEET TITLE:

## DETAIL CONCEPT PLAN

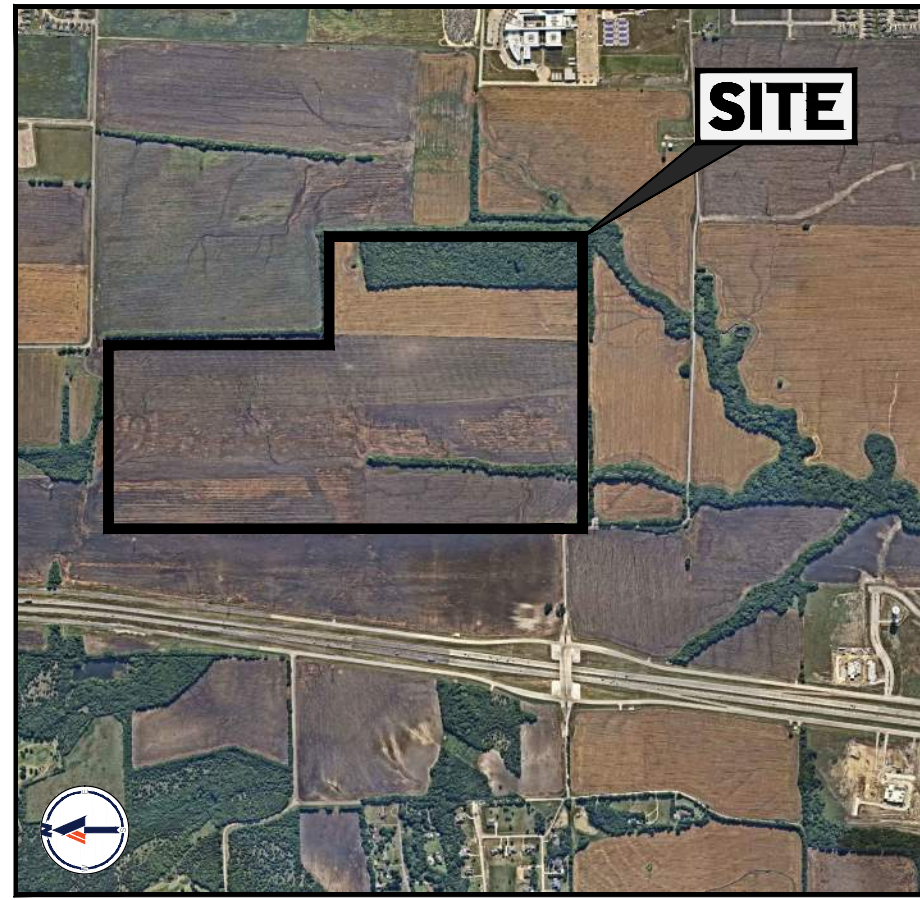
SHEET NUMBER

C-4

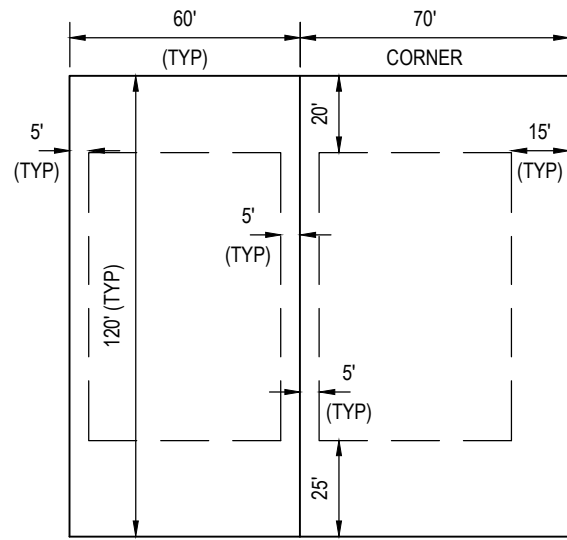




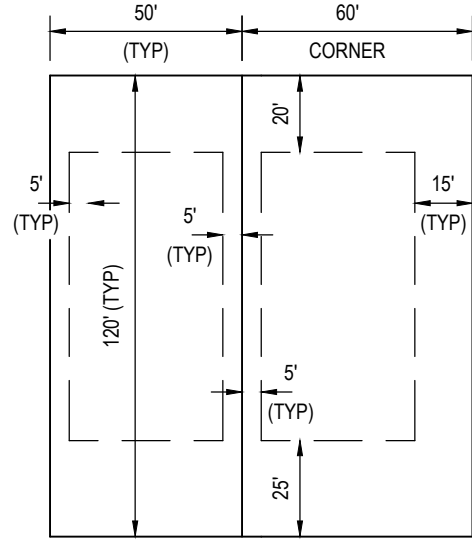
SEE SHEET C-3 & C-4 FOR CONTINUATION



VICINITY MAP  
N.T.S.



STANDARD PD (SF-72) LOT

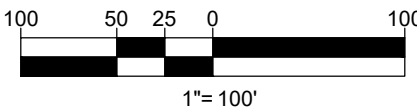
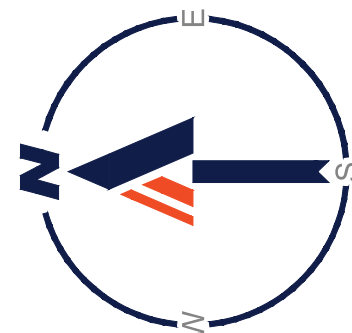


STANDARD PD (SF-60) LOT

| USE TABULATION |        |      |
|----------------|--------|------|
| ZONE           | AREA   | %    |
| SF-72          | 32,640 | 11.9 |
| SF-60          | 82,028 | 29.8 |
| SF-Z           | 59,951 | 21.8 |
| SF-TH          | 8,559  | 3.1  |
| MF-2           | 36,567 | 14.0 |
| C-1            | 1,055  | 0.4  |
| C-2            | 2,496  | 0.9  |
| PARK           | 21,809 | 7.9  |
| MISC.          | 27,895 | 10.1 |
|                | 275.00 |      |

| RESIDENTIAL TABULATION |          |      |
|------------------------|----------|------|
| ZONE                   | COUNT    | %    |
| SF-72                  | 105      | 6.8  |
| SF-60                  | 371      | 24.1 |
| SF-Z                   | 375      | 24.3 |
| SF-TH                  | 91       | 5.9  |
| MF-2                   | 26 (650) | 38.9 |
|                        | 1542     |      |

|                                                                                                           |                                                                                                                              |                                                                                                                |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| OWNER:<br>LJH PROPERTIES, LTD<br>PO BOX 122<br>ANNA, TX<br>PHONE: 972-824-3542<br>CONTACT: RUSSELL HARLOW | APPLICANT:<br>DR HORTON LAND COMPANY<br>4306 MILLER ROAD<br>ROWLETT, TX 75088<br>PHONE: 214-607-4244<br>CONTACT: DAVID BOOTH | ENGINEER:<br>BOHLER<br>6017 MAIN STREET<br>FRISCO, TX 75034<br>PHONE: (469) 458-7300<br>CONTACT: DEAN CARDWELL |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|



## EXHIBIT A

CONCEPT PLAN  
THE WOODS AT LINDSEY PLACE  
275.000 ACRES  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
PART OF ELI WITT SURVEY, ABSTRACT No. 997, BEING ALL  
OF A CALLED 159.819 ACRE TRACT OF LAND DESCRIBED IN  
A SPECIAL WARRANTY DEED TO LHH PROPERTIES, LTD.,  
RECORDED IN INSTRUMENT No. 20061003001424601  
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
(O.P.R.C.C.T.), BEING PART OF A CALLED 159.819 ACRE  
TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY  
DEED TO LHH PROPERTIES, LTD., RECORDED IN  
INSTRUMENT No. 20061003001424640, (O.P.R.C.C.T.)  
DATE SEPTEMBER 10, 2020

TM

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

| REVISIONS |      |         |          |            |
|-----------|------|---------|----------|------------|
| REV       | DATE | COMMENT | DRAWN BY | CHECKED BY |
|           |      |         |          |            |
|           |      |         |          |            |
|           |      |         |          |            |
|           |      |         |          |            |
|           |      |         |          |            |
|           |      |         |          |            |
|           |      |         |          |            |
|           |      |         |          |            |
|           |      |         |          |            |

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### FOR CONCEPT PURPOSES ONLY

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|--------------|------------|
| PROJECT No.: | TD202021   |
| DRAWN BY:    | CRJ        |
| CHECKED BY:  | DOC        |
| DATE:        | 10/27/2020 |
| CAD ID:      | CPA        |

### PROPOSED CONCEPT PLAN

FOR

DR HORTON

America's Builder

THE WOODS AT LINDSEY PLACE  
APPROXIMATELY 2040 COUNTY ROAD  
370  
COLLIN COUNTY  
ANNA, TX 75409

BOHLER

6017 MAIN STREET  
FRISCO, TX 75034  
Phone: (469) 458-7300  
TX@BohlerEng.com  
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY

BOHLER

FOR REVIEW PURPOSES ONLY

DEAN G. CARDWELL  
LICENSEE NUMBER: 115432

SHEET TITLE:

DETAIL CONCEPT PLAN

SHEET NUMBER:  
C-5



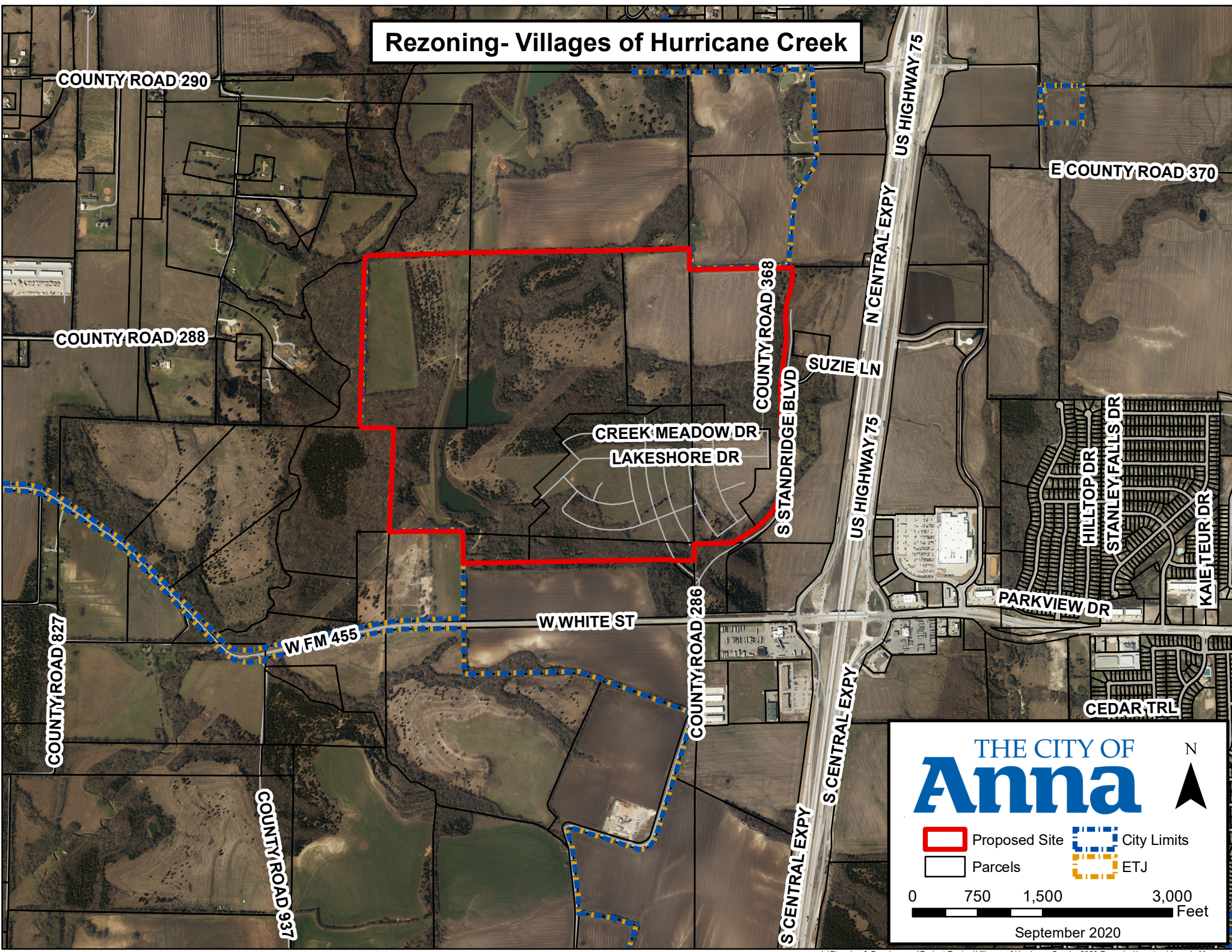
# EXHIBIT B



- LEGEND**
- ① POOL
  - ② CLUBHOUSE BUILDING
  - ③ POOL DECK
  - ④ SHADE STRUCTURE
  - ⑤ PLAYGROUND
  - ⑥ CONCRETE SIDEWALK
  - ⑦ SEAT WALL
  - ⑧ RAISED PLANTER
  - ⑨ PARKING



# Rezoning- Villages of Hurricane Creek



THE CITY OF

# Anna

Proposed Site

City Limits

Parcels

ETJ

0 750 1,500 3,000 Feet

September 2020



CITY OF ANNA  
Planning & Zoning Commission  
November 2, 2020

**Amend Zoning: The Villages of Hurricane Creek**

**Applicant: Marc Paquette**

---

**DESCRIPTION:**

Request to rezone 370± acres located on the west side of future Standridge Boulevard, 662± feet north of West White Street (FM 455) from Planned Development 689-2015-Single-Family Residence (SF-84) to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z). This item was tabled at the October 5, 2020 Planning & Zoning Commission meeting at the request of the applicant.

**REMARKS:**

The applicant is requesting to amend the existing zoning to modify the locations and development standards associated with the allowed land uses granted under the existing zoning.

The subject property is primarily undeveloped with Phase 1 under construction. A concept plan, The Villages of Hurricane Creek, accompanies this request as Exhibit 1.

**History**

The Villages of Hurricane Creek contains portions of the former Elliot Bradley tract and William Weaver tract, annexed into the city limits in 2001 and 2003 respectively. The zoning concurrent with annexation was SF-60 for both tracts (Ord. No. 2001-18 and Ord. No. 55-2003).

The current zoning of this property was adopted in 2015 in order to create one master planned development. The preliminary plat was approved on June 23, 2015 and reinstated after expiring on August 28, 2018. The final plat for Phase 1 was approved May 12, 2020. The preliminary plat was recently revised, September 8, 2020, to realign the roads with the Villages of Hurricane Creek – North (formerly known as the Sherley Tract). This preliminary plat shows 651 single-family dwelling, detached lots. 30.68± acres of proposed park land dedication and 2.4± acres of proposed fire station dedication. The base zoning for all lot types within this development is SF-84 and the following table provides a summary of the lot regulations adopted.

|                  | <b>70' x 120'</b><br><b>(365)</b> | <b>80' x 120'</b><br><b>(185)</b> | <b>90' x 120'</b><br><b>(55)</b> | <b>100' x 150'</b><br><b>(49)</b> |
|------------------|-----------------------------------|-----------------------------------|----------------------------------|-----------------------------------|
| <b>Lot Size</b>  | 8,400 SF                          | 9,600 SF                          | 10,800 SF                        | 15,000 SF                         |
| <b>Lot Width</b> | 70 ft                             | 80 ft                             | 90 ft                            | 100 ft                            |
| <b>Lot Depth</b> | 120 ft                            | 120 ft                            | 120 ft                           | 150 ft                            |



|                                           | <b>70' x 120'<br/>(365)</b> | <b>80' x 120'<br/>(185)</b> | <b>90' x 120'<br/>(55)</b> | <b>100' x 150'<br/>(49)</b> |
|-------------------------------------------|-----------------------------|-----------------------------|----------------------------|-----------------------------|
| <b>Lot Coverage</b>                       | 50%                         | 50%                         | 50%                        | 50%                         |
| <b>Building Size</b>                      | 2,000 SF                    | 2,000 SF                    | 2,000 SF                   | 2,000 SF                    |
| <b>Front Yard</b>                         | 20 ft                       | 20 ft                       | 20 ft                      | 20 ft                       |
| <b>Rear Yard</b>                          | 15 ft                       | 15 ft                       | 15 ft                      | 15 ft                       |
| <b>Side Yard, Interior</b>                | 5 ft                        | 5 ft                        | 5 ft                       | 5 ft                        |
| <b>Side Yard, Corner Lot, Street Side</b> | 15 ft                       | 15 ft                       | 15 ft                      | 15 ft                       |

The developer, Centurion American, presented a new overall concept plan for the Villages of Hurricane Creek and the Villages of Hurricane Creek-North at the December 10, 2019 City Council meeting. This new illustrative plan depicted an overall development with smaller lots outside of the Phase 1 limits than approved in the current zoning, though the focus of the presentation was on an additional parcel for multiple-family and commercial uses. The zoning for multiple-family and general commercial was approved June 9, 2020 (Ord. No. 860-2020).

### **Surrounding Land Uses and Zoning**

|       |                                                                                                                                |
|-------|--------------------------------------------------------------------------------------------------------------------------------|
| North | Vacant land in the ETJ. Recently approved Development Agreement for the Villages of Hurricane Creek – North.                   |
| East  | Medical Offices and vacant land zoned Planned Development-General Commercial-846-2020.                                         |
| South | Vacant land zoned Planned Development-Restricted Commercial/Multiple-Family High-Density-2-134-2004 and Restricted Commercial. |
| West  | Vacant land in the ETJ.                                                                                                        |

### **Proposed Planned Development Stipulations**

The proposed lot dimensions for 881 lots are shown in the following table. The lots within Phase 1 & 1B (297 lots) meet the adopted 2015 zoning and are not proposed to be modified.

| <b>Phase 1 &amp; 1B</b>                   | <b>SF-84 (179)</b> | <b>SF-84 (104)</b> | <b>SF-84 (14)</b> |
|-------------------------------------------|--------------------|--------------------|-------------------|
| <b>Lot Size</b>                           | 8,400 SF           | 9,600 SF           | 10,800 SF         |
| <b>Lot Width</b>                          | 70 ft              | 80 ft              | 90 ft             |
| <b>Lot Depth</b>                          | 120 ft             | 120 ft             | 120 ft            |
| <b>Lot Coverage</b>                       | 55%                | 55%                | 55%               |
| <b>Building Size</b>                      | 1,800 SF           | 1,800 SF           | 1,800 SF          |
| <b>Front Yard</b>                         | 25 ft              | 25 ft              | 25 ft             |
| <b>Rear Yard</b>                          | 10 ft              | 10 ft              | 10 ft             |
| <b>Side Yard, Interior</b>                | 5 ft               | 5 ft               | 5 ft              |
| <b>Side Yard, Corner Lot, Street Side</b> | 10 ft              | 10 ft              | 10 ft             |

The remaining lots (586 lots) meet the general standards and layout that were presented to Council in December 2019 and shown again as part of the zoning for multiple-family and general commercial last June.



| Remaining Lots                     | SF-72 (44) | SF-60 (456) | SF-Z (86) |
|------------------------------------|------------|-------------|-----------|
| Lot Size                           | 7,200 SF   | 5,000 SF    | 4,000 SF  |
| Lot Width                          | 60 ft      | 50 ft       | 40 ft     |
| Lot Depth                          | 110 ft     | 100 ft      | 100 ft    |
| Lot Coverage                       | 55%        | 55%         | 85%       |
| Building Size                      | 1,800 SF   | 1,600 SF    | 1,200 SF  |
| Front Yard                         | 25 ft      | 25 ft       | 20 ft     |
| Rear Yard                          | 10 ft      | 10 ft       | 10 ft     |
| Side Yard, Interior                | 5 ft       | 5 ft        | 0/5 ft    |
| Side Yard, Corner Lot, Street Side | 10 ft      | 10 ft       | 10 ft     |

### Conformance with the City of Anna Strategic Plan and Comprehensive Plan

#### Anna Vision 2034

- a. Principle 3: Beautiful Community
  - i. Preserve natural areas/open space
- b. Principle 5: Great Housing Opportunities
  - i. Diverse housing choices for all family generations: small lots, townhomes, estate homes, “ranchette”, apartments, mixed-use development.

#### City of Anna Goals for 2024

- a. Sustainable Anna Community Through Planned, Managed Growth
  - i. Having new buildings and homes that are attractive and using the appropriate building materials and meeting City’s architectural standards.
  - ii. Having a range of housing choice available in Anna.

Future Land Use Plan – The Future Land Use Plan designates this property as Single-Family (yellow) and Parks (green).

*Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit.*

*Parks are land devoted to active or passive recreation, or preservation of open*



*space, natural beauty, or environmentally sensitive lands. Locally significant park and pedestrian/open space opportunities exist in Anna. Additional recreational development with a better distribution into all areas of the City is needed.*

## **ISSUES:**

### **Location of Public Facilities**

**Fire Station:** There have been several variations of development agreements, zoning, and concept plans for this tract of land. Under previous staff, a location for a new Fire Station was selected along Shady Brook Trail. Current staff believe that the best service to the community and U.S. Highway 75 corridor would be if the Fire Station is situated along Standridge Boulevard.

**Public School Site:** The current zoning, concept plan, and preliminary plat does not account for land dedication to the Anna Independent School District (ISD). Anna ISD has stated for an elementary school, a site should be no less than nine developable acres with 12 acres as a preferred size. As part of the zoning request the applicant is proposing to dedicate a proposed school site that is roughly 14.2 acres to be located along the south side of Rosamond Parkway as shown on the concept plan.

### **Smaller Lot Sizes**

When lots widths are narrower, driveways shift closer together leaving less room for on-street parking. On-street parking has become one of the top concerns of some of Anna's existing residential neighborhoods. A few methods to relieve this issue would be to maintain a 25-foot front yard setback, propose J swing driveways that allow for additional driveway storage, disperse HOA lots with off-street parking throughout the neighborhood, and/or design subdivisions so that parks, drainage and detention easements (i.e.. floodplain), and large utility easements, are bounded by streets which would allow sections of streets to be built to collector widths to ensure access, accommodate on-street parking, and to prevent traffic congestion. Narrow lot design only exacerbates on-street parking issues when the design of the neighborhood does not utilize these methods.

The current zoning restricts the lot size of single-family dwelling, detached lots to a minimum of 8,400 square feet. The proposed zoning would allow for smaller lot sizes outside of Phase 1 and 1B and would increase the total number of single-family lots from 654 to 883 which is an increase of an additional 229 single-family dwelling units. Below is a Land Use Summary comparing the existing zoning as shown to the Planning and Zoning Commission (September 2014) and City Council (June 2015) with the proposed zoning.



| LAND USE SUMMARY (PD-689-2015) - EXISTING                                 |              |            |                            |               |
|---------------------------------------------------------------------------|--------------|------------|----------------------------|---------------|
| USE                                                                       | ACREAGE +/-  | SF LOTS    | SF DENSITY<br>(UNITS/ACRE) | PERCENTAGE    |
| <b>SINGLE FAMILY RESIDENTIAL 'PD-689-2015' – 50% MAXIMUM LOT COVERAGE</b> |              |            |                            |               |
| 70' x 120' LOTS                                                           | 84.07        | 365        | 4.34                       | 51.4%         |
| 80' x 120' LOTS                                                           | 45.32        | 185        | 4.08                       | 27.7%         |
| 90' x 120' LOTS                                                           | 14.61        | 55         | 3.76                       | 8.9%          |
| 100' x 150' LOTS                                                          | 19.70        | 49         | 2.49                       | 12.0%         |
| <b>TOTAL</b>                                                              | <b>163.7</b> | <b>654</b> | <b>4.00</b>                | <b>44.5%</b>  |
| <b>OPEN SPACE</b>                                                         | <b>148.7</b> |            |                            | <b>40.4%</b>  |
| <b>FIRE STATION</b>                                                       | <b>2.5</b>   |            |                            | <b>0.7%</b>   |
| <b>AMENITY CENTER</b>                                                     | <b>2.0</b>   |            |                            | <b>0.5%</b>   |
| <b>R.O.W. DEDICATION</b>                                                  | <b>51.3</b>  |            |                            | <b>13.9%</b>  |
| <b>TOTAL</b>                                                              | <b>368.2</b> | <b>654</b> | <b>1.76 GROSS</b>          | <b>100.0%</b> |

| LAND USE SUMMARY (Proposed Zoning) - PROPOSED |              |            |                            |               |
|-----------------------------------------------|--------------|------------|----------------------------|---------------|
| USE                                           | ACREAGE +/-  | SF LOTS    | SF DENSITY<br>(UNITS/ACRE) | PERCENTAGE    |
| <b>SINGLE FAMILY RESIDENTIAL 'PD-XXX-2020</b> |              |            |                            |               |
| SF-84 (MIN. 8,400 SQ FT)                      | 69.0         | 297        | 4.3                        | 18.7%         |
| SF-72 (MIN. 7,200 SQ FT)                      | 9.0          | 44         | 4.8                        | 2.4%          |
| SF-60 (MIN. 5,000 SQ FT)                      | 70.3         | 456        | 6.5                        | 19.1%         |
| SF-Z (MIN. 4,000 SQ FT)                       | 11.6         | 86         | 7.4                        | 3.2%          |
| <b>TOTAL</b>                                  | <b>159.9</b> | <b>883</b> | <b>5.5</b>                 | <b>43.4%</b>  |
| <b>OPEN SPACE</b>                             | <b>133.3</b> |            |                            | <b>36.2%</b>  |
| <b>FIRE STATION</b>                           | <b>2.2</b>   |            |                            | <b>0.6%</b>   |
| <b>AMENITY CENTER</b>                         | <b>4.7</b>   |            |                            | <b>1.3%</b>   |
| <b>SCHOOL SITE</b>                            | <b>14.2</b>  |            |                            | <b>3.9%</b>   |
| <b>R.O.W. DEDICATION</b>                      | <b>53.9</b>  |            |                            | <b>14.6%</b>  |
| <b>TOTAL</b>                                  | <b>368.2</b> | <b>883</b> | <b>2.4 GROSS</b>           | <b>100.0%</b> |

## **SUMMARY:**

Request to rezone 370± acres located on the west side of future Standridge Boulevard, 662± feet north of West White Street (FM 455) from Planned Development 689-2015 to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z).

Current planning staff has limited knowledge of what had been discussed or presented when the current zoning was adopted. The utilities and streets of Phase 1 are currently under construction in conformance with the existing zoning. The proposed land uses are in conformance with the current Comprehensive Plan but there are design elements to be considered during the platting process to accommodate smaller lot sizes. Current Fire and Planning staff believe that the most suitable location for a fire station would be along future Standridge Boulevard.

## **RECOMMENDATION:**

Planning staff is neutral to the zoning request. Staff strongly recommends including a stipulation for relocating the fire station site from Shadybrook Trail to Standridge Boulevard.

### **Restrictions:**

The permitted uses and standards for the Single Family Development shall be in accordance with the SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District - Zero lot line homes and the City's Planning and Development Regulations unless specified or restricted herein. (Deletions are indicated in strikethrough text; additions are indicated in underlined text.)

The locations of the planned development zoning districts shall be in substantial conformance with the Concept Plan which may be amended from time to time with approval from the City's Planning & Zoning Commission and the City Council. Prior to any building permit being issued, a Preliminary Plat, Site Plan (amenity building/structures), and Final Plat shall be approved by the City Council.

## **ARTICLE 9.04 ZONING ORDINANCE**

[...]

### **1. Sec. 9.04.034 *Supplementary district regulations***

[...]

(d) Waiver of strict compliance with masonry requirements. An existing or proposed use that includes or is proposed to include one or more buildings with exterior walls that are normally constructed with materials that are consistent with regionally or nationally recognized commercial brand architectural design shall not apply to the city council for a full or partial waiver of any masonry requirement that applies to such exterior walls. The city council by ordinance may grant such a full or partial waiver if:



~~(1) The city council finds that the design will not negatively impact the surrounding properties; and~~

~~(2) The request is deemed by the city council to be appropriate and desirable for the overall design and direction of the city and not directly in conflict with the city's comprehensive zoning plan.~~

(e) Residential architectural standards.

[...]

(3) Garages. On front entry garages the face of a garage may not: (i) be extended more than ten feet beyond the remainder of the front elevation of the primary living area of a house; or (ii) only lots developed as SF-Z and SF-60 may be over 60% of the total frontage width of a house ~~except where~~ whether or not swing drives ("J" drives) are used. Porches or columns are not considered part of the front elevation of the primary living area.

(4) Building articulation. At least four (4) facade articulation techniques are required on each single-family home to add architectural variety and interest to a building. The following features shall be acceptable techniques of exterior articulation.

(A) A base course or plinth course; banding, moldings, or stringcourses; quoins; oriels; cornices; arches; brackets; keystones; dormers; louvers as part of the exterior wall construction. (Quoins and banding shall wrap around the corners of the structure for at least two feet.)

(B) Balconies;

(C) Shutters;

(D) Bay windows;

(E) Masonry chimney(s);

(F) Double-entry door(s);

(G) Covered Entry(ies);

(H) (B) Horizontal banding continuing the length of the wall that faces a street, or other similar highly visible areas.

(I) (G) The use of both stone and brick on the front elevations with a minimum of ten percent coverage of one of the elements.

(J) (D) Front porch of at least ~~50~~ 40 square feet.

(K) (E) The installation of at least two (2) coach lights.

(L) ~~(F)~~ Other techniques for building articulation can be substituted if administratively approved by the administrative official.

(M) Divided light windows in front is an acceptable technique for building façade articulation.

(N) All garages must also incorporate wood clad (or equivalent) garage doors or wood composite doors and contain at least two of the following enhancements:

- i. Two single garage doors (in lieu of double doors);
- ii. Decorative windows;
- iii. Decorative hardware;
- iv. Garage door recessed a minimum of 12 inches from the garage face; or
- v. Cast stone surround.

(O) Masonry stone or cast stone accents;

(P) Decorative window moulding or lintels;

(Q) Arched or circle top windows;

(R) Attic window or dormer;

(S) Cedar or painted columns;

(T) Ornamental rooftop feature;

(U) Decorative gable feature;

(V) Patio courtyard;

(W) Parapet roof.

[...]

(8) All doors on the front facade of a residence shall be constructed of wood, iron, glass, and/or architectural fiberglass.

(9) Front entry driveways on SF-72 & SF-84 lots must incorporate at least one of the following enhanced decorative paving techniques:

(A) Earth tone colored stained concrete;



(B) Stamped/patterned concrete;

(C) Brick, stone, or concrete pavers;

(D) Salt-finished concrete;

(E) Washed aggregate

(10) All fences on a residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

[...]

## 2. APPENDIX 1. ZONING DISTRICT AREA REGULATIONS

|                                           | SF-84 (Phase 1 & 1B)<br><u>(70'x120') / (80'x120') / (90'x120')</u> | SF-72                     | SF-60                     | SF-Z                      |
|-------------------------------------------|---------------------------------------------------------------------|---------------------------|---------------------------|---------------------------|
| Maximum height (feet)                     | 35                                                                  | 35                        | 35                        | 35                        |
| Side yard, interior (feet)                | <del>10</del> <u>5</u>                                              | <del>6</del> <u>5</u>     | <del>6</del> <u>5</u>     | <del>a-0</del> <u>5</u>   |
| Side yard, corner lot, street side (feet) | 15                                                                  | <del>15</del> <u>10</u>   | <del>15</del> <u>10</u>   | <del>15</del> <u>10</u>   |
| Rear yard (feet) (d)                      | <del>25</del> <u>15</u>                                             | <del>25</del> <u>10</u>   | <del>25</del> <u>10</u>   | <del>25</del> <u>10</u>   |
| Front yard (feet)                         | <del>25</del> <u>20</u>                                             | <del>25</del> <u>20</u>   | <del>25</del> <u>20</u>   | 20                        |
| Lot area (feet)                           | <del>8,400 / 9,600 / 10,800</del>                                   | 7,200                     | <del>6,000 / 5,000</del>  | <del>4,500 / 4,000</del>  |
| Min. lot width (feet)                     | <del>70 / 80 / 90</del>                                             | 60                        | 50                        | 40                        |
| Min. lot depth (feet) (e)                 | 120                                                                 | 120                       | <del>120</del> <u>100</u> | 100                       |
| Max. lot coverage (%)                     | <del>35%</del> <u>50%</u>                                           | <del>40%</del> <u>55%</u> | <del>45%</del> <u>55%</u> | <del>50%</del> <u>85%</u> |
| Building size (square feet)               | 2000                                                                | 1800                      | 1600                      | 1200                      |
| Masonry* (%)                              | 80%                                                                 | <del>80%</del> <u>60%</u> | <del>80%</del> <u>60%</u> | <del>80%</del> <u>60%</u> |
| Lot/Unit Count per Concept Plan           | 297                                                                 | 44                        | 456                       | 86                        |
| Maximum Lot/Unit Count (+5%)              | 312                                                                 | 46                        | 478                       | 90                        |
| Minimum Lot/Unit Count (-5%)              | 282                                                                 | 42                        | 433                       | 82                        |

\* Brick or rock veneer; see also section 9.04.034(e)(6).

\*\*If there are conflicts between the Appendix 1 Area Regulations and City Regulations, Appendix 1 shall supersede.

~~(a) Zero one side with 10 feet separation between buildings~~

(b) 14 feet between ends of buildings

~~(c) 5 feet or 10% of the lot width, whichever is greater~~

(d) The required rear yard shall be open and unobstructed to the sky from a point 30 inches above the average elevation of the graded rear yard, except for accessory buildings as permitted herein. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four feet. Balconies shall not project into the required rear yard.

(e) Minimum lot depth may be reduced to 110' for SF-84 and SF-72 lots in cul-de-sacs and knuckles.



[...]

## ARTICLE 9.06 LANDSCAPE REGULATIONS

[...]

### 3. Sec. 9.06.006 Minimum landscaping requirements

[...]

(d) Single-Family and duplex lots and subdivisions:

~~(1) For all single family and duplex parcels, builders shall be required to plant two large trees (minimum of three-inch caliper and seven feet high at time of planting) per lot prior to obtaining a certificate of occupancy. At least one of the trees shall be located in the front yard. Existing quality trees of at least three-inch caliper size located on the lot shall count to meet this standard if appropriate tree protection measures have been followed.~~

(2) Requirements for single-family residential and duplex lots. Three-inch caliper trees selected from the large tree list in this article shall be planted on all single-family residential, duplex, and town home lots, and single-story quadplex buildings. ~~At least one of the trees must be placed in the front yard of the lot.~~ The following minimum standards apply:

|                                                  |                             |
|--------------------------------------------------|-----------------------------|
| Single-Family Residential - 84 (SF-84)           | 3 trees                     |
| Single-Family Residential - 72 (SF-72)           | <del>3</del> <u>2</u> trees |
| Single-Family Residential - 60 (SF-60)           | 2 trees                     |
| Single-Family Residential - Zero Lot Line (SF-Z) | <del>2</del> <u>1</u> trees |

Trees on the SF-Z lots shall be planted in either the front or rear yard at the builder's discretion. For SF-60, SF-72 and SF-84 lots; at least one tree must be planted in the front yard. All large trees required above will be planted prior to issuance of the certificate of occupancy on the dwelling.

(3) For all residential parcels, developers shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per ~~40~~ 75 linear feet, or portion thereof, of street frontage for major thoroughfares. Trees may be grouped or clustered to facilitate site design.

### 4. Sec. 9.06.007 Setbacks

[...]

(d) For all residential parcels, a minimum 15'-wide tract to be owned and maintained by a homeowners' association will be required adjacent to Rosamond Parkway all

sides of major thoroughfares and a minimum 10'-wide tract adjacent to minor thoroughfares with an ultimate right-of-way width of 60 feet or greater. This landscaped buffer area shall consist of trees, turf, or other living ground cover shall be provided adjacent to and outside of the rights-of-way. The buffer shall contain a minimum of one three-inch caliper large canopy tree for every 75 linear feet of roadway. Required trees may be clustered.

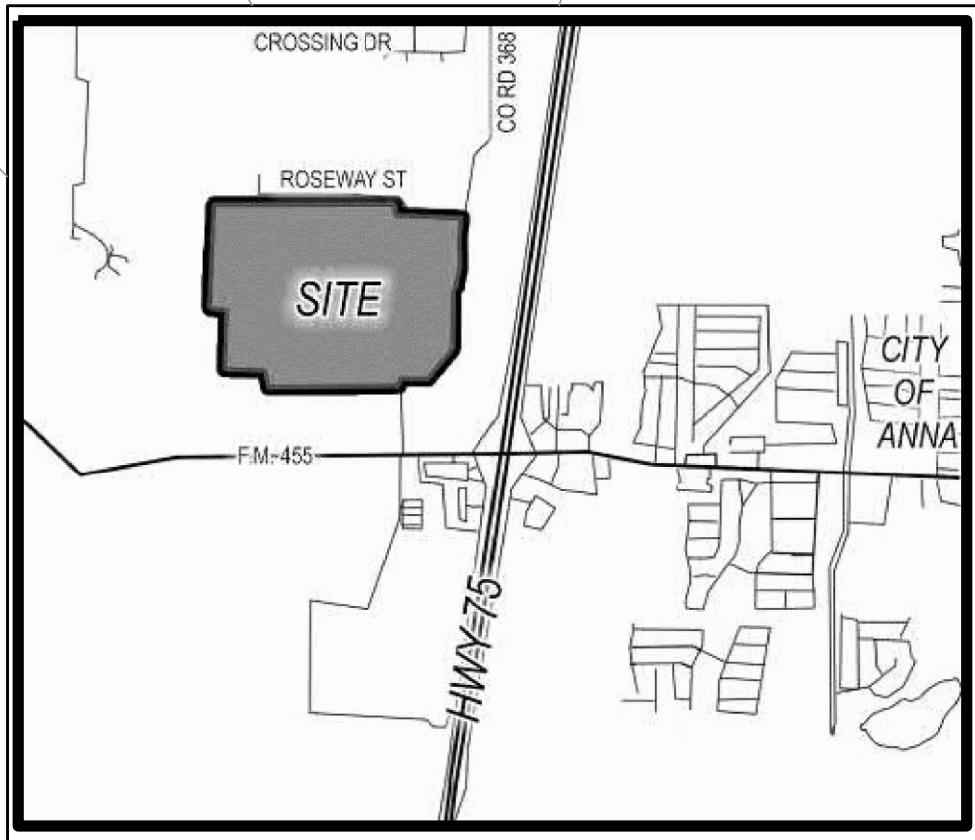
[...]

## **ARTICLE 9.07 TREE PRESERVATION**

### **5. Sec. 9.07.008 Tree preservation permit submittal and review**

In lieu of a tree survey the development is allowed to submit an aerial photograph accompanied by a transparent plan of the development at the same scale as the photograph, showing all non-disturbance areas and proposed exemption areas where no trees will be critically altered, provided that a tree survey of all other areas is submitted to the landscape administrator prior to any grading or construction. The landscape administrator may approve the submission of photographs in phases for a multi-phased project.

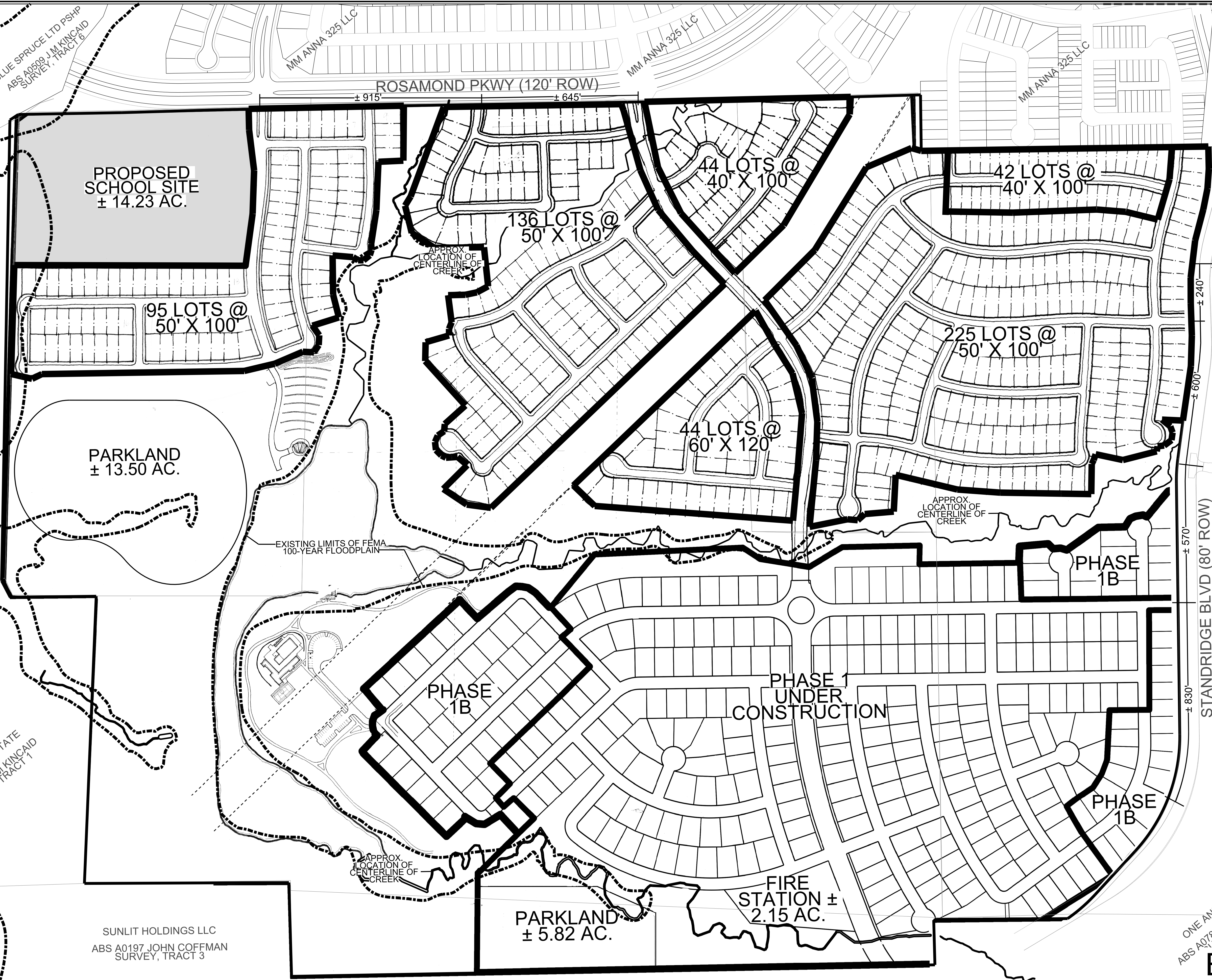




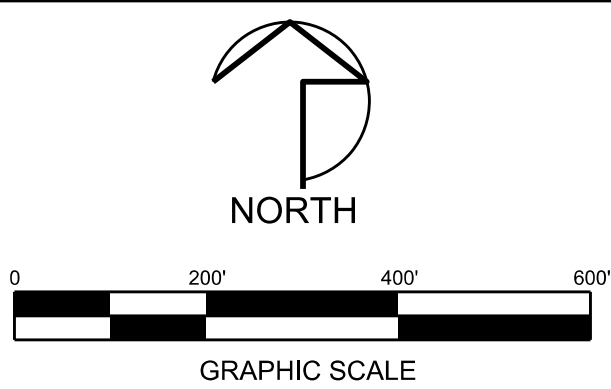
VICINITY MAP  
N.T.S.



| HURRICANE CREEK<br>LOT TABULATION  |                    |
|------------------------------------|--------------------|
| PHASE 1 (UNDER DEVELOPMENT)        |                    |
| 143 LOTS @ 70' x 120'              |                    |
| 77 LOTS @ 80' x 120'               |                    |
| PHASE 1 TOTAL: 220 LOTS            |                    |
| PHASE 1B (GRADED BUT NO UTILITIES) |                    |
| 36 LOTS @ 70' x 120'               |                    |
| 27 LOTS @ 80' x 120'               |                    |
| 14 LOTS @ 90' x 120'               |                    |
| PHASE 1B TOTAL: 77 LOTS            |                    |
| REMAINING PHASES (NOT DEFINED)     |                    |
| 86 LOTS @ 40' x 100'               |                    |
| 456 LOTS @ 50' x 100'              |                    |
| 44 LOTS @ 60' x 120'               |                    |
| REMAINING PHASES TOTAL: 586 LOTS   |                    |
| TOTAL NUMBER OF LOTS: 883          |                    |
| SCHOOL SITE                        | ± 14.23 AC (Gross) |
|                                    | ± 12.68 AC (Net)   |
| PARK LAND                          | ± 19.32 AC         |
| FIRE STATION                       | 2.15 AC            |



|             |                                             |
|-------------|---------------------------------------------|
| PROJECT NO. | CEN13023                                    |
| FILE PATH   | J:\Job\CEN13023_Hurricane Creek\Ent\Concept |
| DRAWN BY    | MB                                          |
| REVIEWED BY | MP                                          |
| DATE        | OCTOBER 09, 2020                            |
| DATE        | REVISIONS                                   |
|             |                                             |
|             |                                             |
|             |                                             |



| OWNER                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------|
| CADG HURRICANE CREEK, LLC<br>1800 VALLEY VIEW LANE<br>SUITE 300<br>FARMERS BRANCH, TX 75234<br>TREVOR KOLLINGER<br>PHONE: 469-892-7274 |

| ENGINEER / SURVEYOR                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------|
| PELTON<br>LAND SOLUTIONS<br>11000 FRISCO STREET<br>SUITE 400<br>FRISCO, TX 75033<br>MARC PAQUETTE<br>PHONE: 469-213-1800 |

| CONCEPT PLAN                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VILLAGES AT HURRICANE CREEK<br>BEING A 369.030 ACRE TRACT LOCATED IN THE JOSEPH BOYLE<br>SURVEY, A-197; THE J.M. KINCAID SURVEY, A-509; THE J.W.<br>MITCHELL SURVEY, A-565; AND THE W. RATTAN SURVEY, A-752.<br>CITY OF ANNA, COLLIN COUNTY, TEXAS<br>OCTOBER 13, 2020 |

## EXHIBIT 1





Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

We're the owners of the NWC of 75 + 455  
and we support more density. It will draw in  
more retailers/restaurants, add jobs, and bring in  
more tax dollars for the City.

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

Keeson Martin  
Name (Please Print)

  
Signature

15640 Quorum, Addison, TX 75001  
Address

9-21-2020  
Date

Please return form to:

USPS Mail:

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

Hand Delivery:

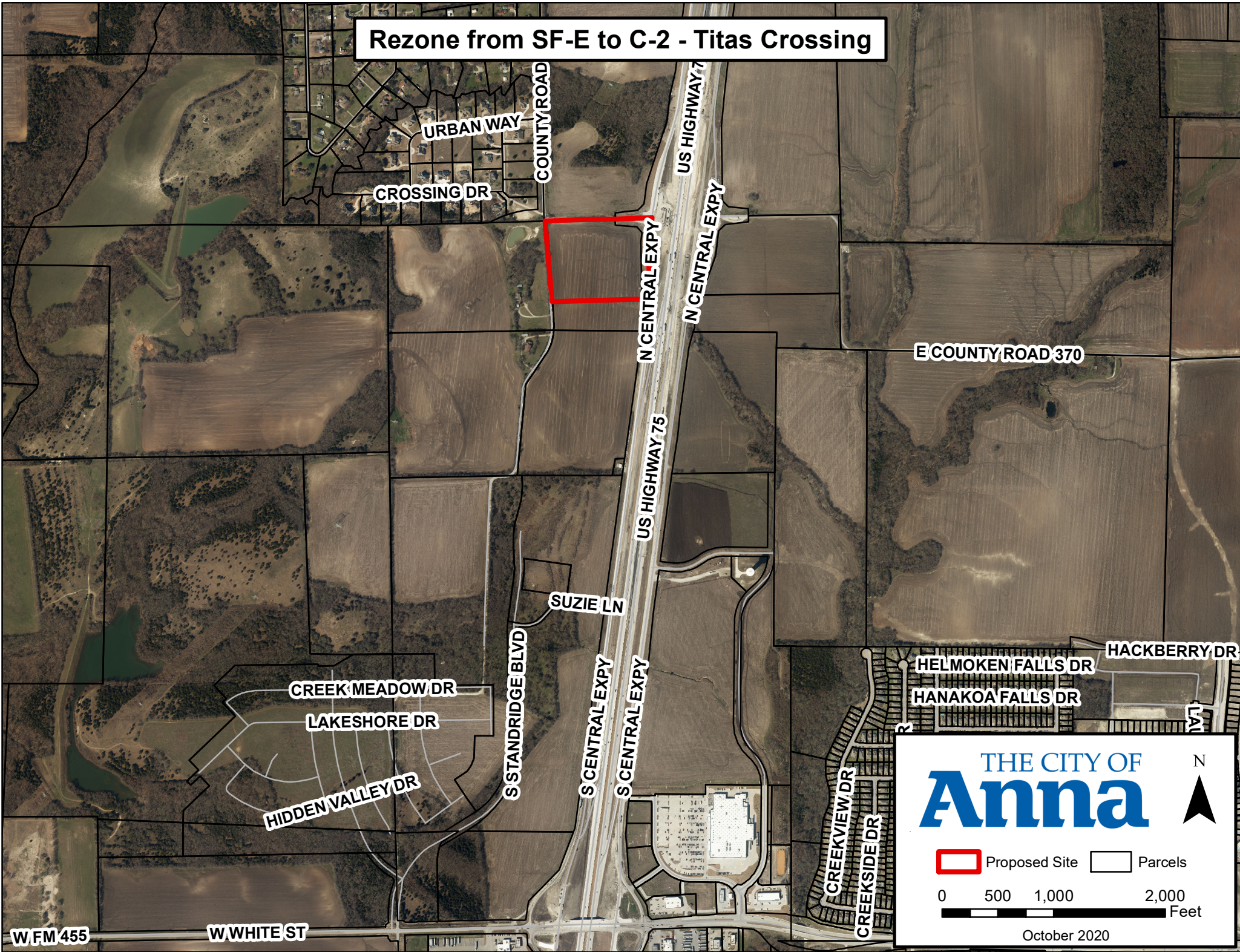
Planning and Development Department  
3223 N. Powell Parkway  
Anna, TX 75409

Or by e-mail to [LMECKE@annatexas.gov](mailto:LMECKE@annatexas.gov)

Subject: Zoning Response – Villages of Waters Creek



Rezone from SF-E to C-2 - Titas Crossing



THE CITY OF  
**Anna**

N

Legend:  
[Red Outline] Proposed Site  
[Black Outline] Parcels

Scale:  
0 500 1,000 2,000 Feet

October 2020



CITY OF ANNA

PLANNING & ZONING COMMISSION

November 2, 2020

**Public Hearing:** Zoning – Titas Crossing

**Applicant:** Dwayne Zinn, Cross Engineering

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**DESCRIPTION:**

Request to rezone 16.2± acres located at the southwest corner of US Highway 75 frontage road and CR 370 (Future Rosemond Parkway) from SF-E Single Family Residential-Large Lot to C-2 General Commercial.

**REMARKS:**

The applicant is requesting to rezone the subject property in order to allow for commercial development. The General Commercial (C-2) district is intended to accommodate those uses that are of city-wide and regional significance. Within this district are permitted retail, service, and office uses characteristic of retailing and wholesaling markets.

**Surrounding Land Uses and Zoning**

|       |                                                                                                                                                                                                                                                          |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North | Undeveloped land zoned Planned Development-537-2011 (Mantua).                                                                                                                                                                                            |
| East  | (Across US Highway 75) Undeveloped land zoned SF-E.                                                                                                                                                                                                      |
| South | Undeveloped land zoned Planned Development-860-2020.                                                                                                                                                                                                     |
| West  | Undeveloped land conforming to the Subdivision Improvement Agreement Resolution No. 2020-06-733 (Villages of Hurricane Creek-North), located in the Extra Territorial Jurisdiction (ETJ) and Planned Development 689-2015 (Villages of Hurricane Creek). |

**Conformance with the City of Anna Strategic Plan and Comprehensive Plan**

**Anna Vision 2034**

1. Principle 6: Dynamic Business Community
  - a. Ability of neighbors to work in Anna.



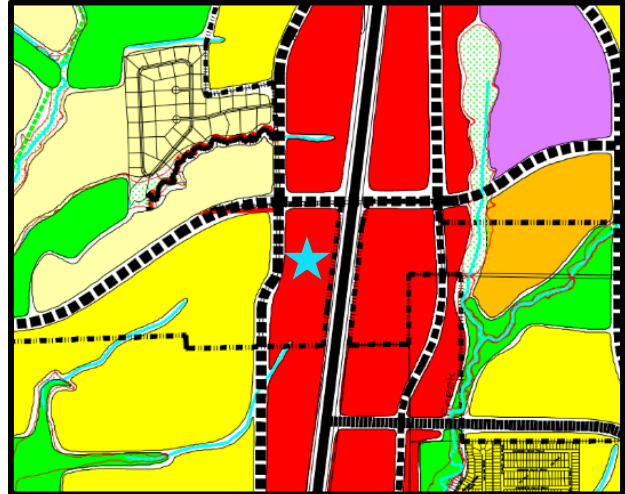
## City of Anna Goals for 2024

### 1. Growing Anna Economy

- a. Expand the commercial tax base.
- b. More jobs for neighbors.
- c. Expand retail businesses.

Future Land Use Plan – The Future Land Use Plan designates this property as Commercial (red). This category is only generally defined within the current Comprehensive Plan.

*Commercial is land or buildings where merchandise or services are offered for sale. The primary purpose of the land is to provide a location for displaying merchandise or communicating services in a manner that enhances the convenient retail sale of goods and services. The role of commercial activity in the city is to provide convenient and available retail, service, and office opportunities to residents of the Anna market area. Commercial activity provides return on investment for business and property owners, employment opportunities for local residents (neighbors), and an economic base for local taxing entities. Commercial activity generally supports community residential activity, but certain aspects of the retail, service, and office uses such as big-box retail, and service and office headquarters may be more regionally oriented and act as basic elements of the economy.*



### SUMMARY:

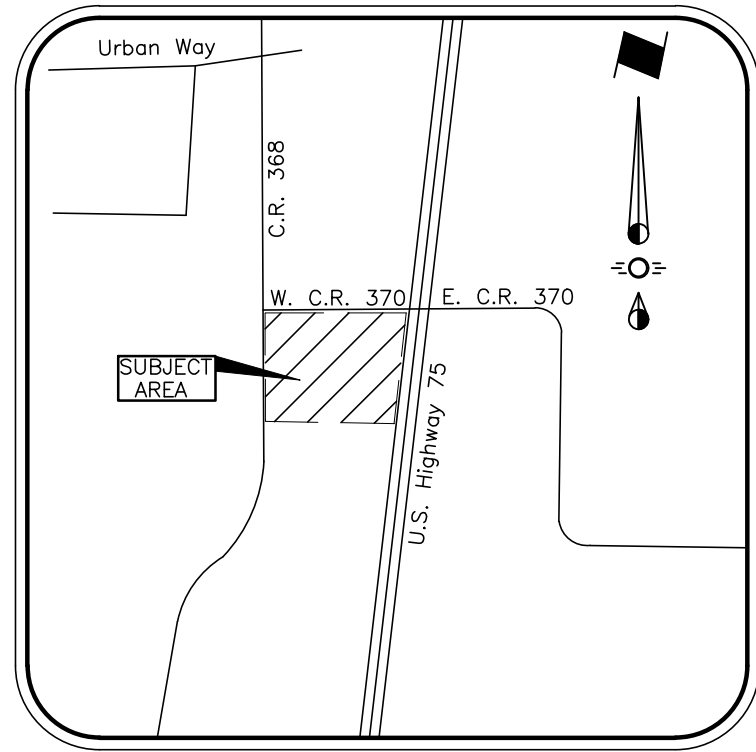
Request to rezone 16.2± acres located at the southwest corner of US Highway 75 frontage road and CR 370 (Future Rosemond Pkwy) from SF-E Single Family Residential- Large Lot to C-2 General Commercial. The request is in conformance with the Future Land Use plan and elements of the City of Anna Strategic Plan and Comprehensive Plan. For these reasons, staff is in support of the rezoning request.

### RECOMMENDATION:

Recommended for approval as follows:

The permitted uses and standards shall be in accordance with the C-2 General Commercial District (C-2) and the Planning and Development Regulations.

EXHIBIT A



Vicinity Map  
NTS

LEGAL DESCRIPTION

BEING a tract of land situated in the John Elliot Survey, Abstract No. 296, Collin County, Texas, conveyed to Sheikh M. Alam, as recorded in Volume 4335, Page 955, Deed Records of Collin County, Texas, and also being part of a 61.216 acre tract as recorded in Volume 2016, Page 726 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the southwest corner of a said 61.216 acre tract, said iron rod also being in County Road No. 368 (gravel);

THENCE North 3 degrees 16 minutes 33 seconds West following the center line of said County Road No. 368 a distance of 703.80 feet to a 1/2 inch iron rod found for corner;

THENCE North 3 degrees 46 minutes 07 seconds West following the center line of said County Road No. 368 a distance of 16.24 feet to a 1/4 inch iron rod found for corner at the intersection of County Road No. 368 and County Road NO. 370 (gravel);

THENCE North 89 degrees 31 minutes 10 seconds East following the center line of County Road No. 370 a distance of 375.17 feet a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 57 minutes 02 seconds East following the center line of County Road No. 370 a distance of 643.02 feet to 1/2 inch iron rod found for corner in the west Right of Way line of U.S. Highway No. 75;

THENCE South 10 degrees 32 minutes 10 West following the west ROW line of said U.S. Highway No. 75 a distance of 16.84 feet to a wood monument found for corner;

THENCE South 40 degrees 46 minutes 59 East following the west ROW line of said U.S. Highway No. 75 a distance of 39.60 feet to a wood monument found for corner;

THENCE South 8 degrees 34 minutes 24 West following the west ROW line of said U.S. Highway No. 75 a distance of 88.18 feet to a 1/2 inch iron rod found for corner;

THENCE South 4 degrees 45 minutes 57 West following the west ROW line of said U.S. Highway No. 75 a distance of 301.01 feet to a 1/2 inch iron rod found for corner;

THENCE South 8 degrees 09 minutes 07 West following the west ROW line of said U.S. Highway No. 75 a distance of 282.78 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 30 minutes 49 West a distance of 921.46 feet to the POINT OF BEGINNING and containing 706,345 square feet or 16.215 acres of land.

NOTE:  
BEARINGS ARE BASED ON THE DEED RECORDED IN  
VOLUME 2016, PAGE 726, D.R.C.C.T.

LEGEND

— Limits of Zoning

Area Information:  
13.272 Net Acres located in  
the City of Anna, Collin  
County, Texas.

OWNER:

Titus River, LLC  
7223 Prairie Flower Lane  
Frisco, Texas 75033  
Phone (972) 258-5000  
Contact: Sheikh M. Alam

ENGINEER:

Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.

NOTE:  
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY  
APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT  
STANDARDS SHOWN HERON, OR THE INITIATION OF THE DEVELOPMENT PROCESS,  
PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR  
PLANS RELATED TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN  
ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

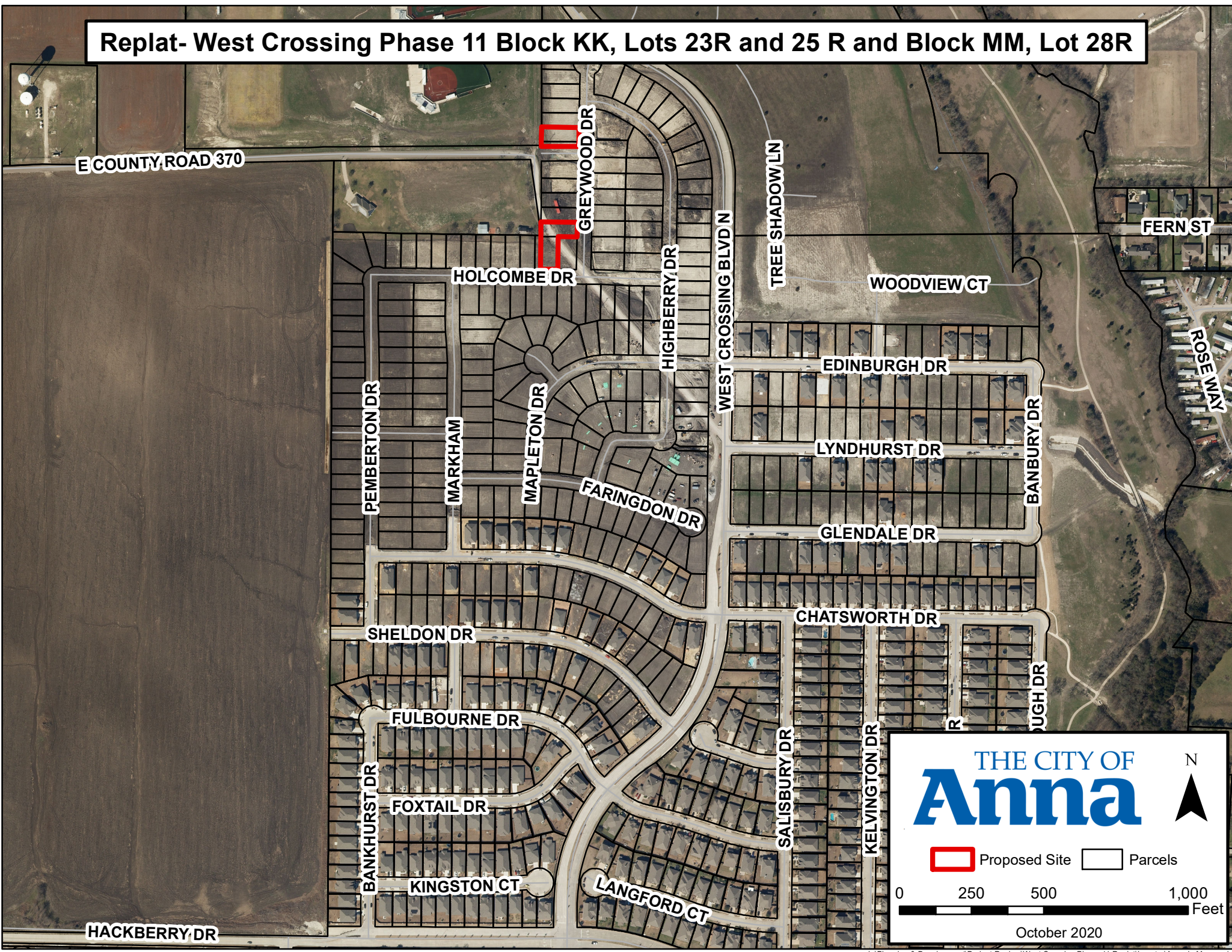
| Issue Dates: | Revisions: | Date: | CROSS ENGINEERING CONSULTANTS                                                                  |             |        |
|--------------|------------|-------|------------------------------------------------------------------------------------------------|-------------|--------|
| 1            | 1          |       | 1720 W. Virginia Street<br>McKinney, Texas 75069<br>972.562.4409<br>Texas P.E. Firm No. F-5935 |             |        |
| 2            | 2          |       |                                                                                                |             |        |
| 3            | 3          |       |                                                                                                |             |        |
| 4            | 4          |       |                                                                                                |             |        |
| 5            | 5          |       |                                                                                                |             |        |
| 6            | 6          |       |                                                                                                |             |        |
|              |            |       | Drawn By:                                                                                      | Checked By: | Scale: |
|              |            |       | C.E.C.I.                                                                                       | C.E.C.I.    | 1"=60' |

| ZONING EXHIBIT                                                                       |
|--------------------------------------------------------------------------------------|
| TITAS CROSSING, BLOCK A, LOT 1, 16.215 ACRES<br>JOHN ELLIOT SURVEY, ABSTRACT NO. 296 |
| CITY OF ANNA, COLLIN COUNTY TEXAS                                                    |
| October 29, 2020                                                                     |

|             |
|-------------|
| Sheet No.   |
| ZE          |
| Project No. |
| 20066       |



Replat- West Crossing Phase 11 Block KK, Lots 23R and 25 R and Block MM, Lot 28R



THE CITY OF  
**Anna**

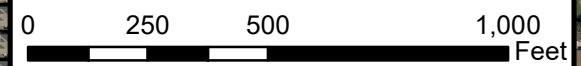
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Proposed Site



Parcels



October 2020



CITY OF ANNA  
Planning & Zoning Commission  
November 2, 2020

**Replat:** West Crossing Phase 11, Block KK, Lot 23R and 25R, and Block MM, Lot 28R

**Applicant:** Jim Douglas

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**AGENDA ITEM:**

Consider/Discuss/Action on a recommendation regarding the West Crossing Phase 11, Block KK, Lot 23R and 25R, and Block MM, Lot 28R, Replat.

**SUMMARY:**

Single Family Dwelling, Detached on 3 lots on 0.5± acres located generally on the north side of Holcombe Drive and the west side of Greywood Drive. Zoned Planned Development SF-60 Single Family Residential (PD-SF-60). The purpose of this replat is to combine Lots 28 and 29X in Block MM into one lot creating Lot 28R, add a 10' utility easement along a portion of the rear of lot 28R, and add a 5' drainage easement along a portion of the rear and side of lots 23R and 25R in Block KK.

**RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

Locator

Exhibit



