

AGENDA



PLANNING & ZONING COMMISSION Monday, March 3, 2025 @ 6:00 PM

**Council Chambers at the Anna Municipal Complex, located at
120 W. 7th Street, Anna, Texas 75409**

The Planning & Zoning Commission of the City of Anna will meet on 03/03/2025 at 6:00 PM in the Council Chambers at the Anna Municipal Complex, located at 120 W. 7th Street, to consider the following items.

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

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

Consent Items

6. Approve Minutes of the February 03, 2025, Planning & Zoning Commission Meeting
7. Approve a Resolution regarding Century Farms, Phase 1, Final Plat (FP 25-0002)
Owner: JABEZ DEVELOPMENT
8. Approve a Resolution regarding the Cottages at Chambers Grove, Block A, Lot 1, Final Plat (FP 25-0001)
Owner: JABEZ DEVELOPMENT
9. Approve a Resolution regarding the Shops at Foster Crossing, Block A, Lots 1-5, Conveyance Plat (CVP 25-0001)
Owner: ANNA PARK LLC
10. Approve a Resolution regarding the Home Depot Anna, Block A, Lots 6R & 13-16, Replat (RP 25-0001)
Owner: HOME DEPOT USA INC
11. Approve a Resolution regarding Cover2 Anna, Block A, Lot 1, Preliminary Plat (PP 25-0004)
Owner: RCI ANNA 30 LP
12. Approve a Resolution regarding Cover2 Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0003)
Owner: RCI ANNA 30 LP

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

13. Approve a Resolution regarding the Lopez First Addition, Block A, Lot 1, Minor Plat (MP 25-0001)
Owner: EDUARDO & JUANITA E LOPEZ

Items for Individual Consideration

14. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit of a Commercial Radio, TV, or Microwave Operations (Telecommunications Tower) on Urban Crossing, Block A, Lot 19R (HOA Common Area Lot) (SUP 25-0003)
Owner: Urban Crossing Homeowners Association

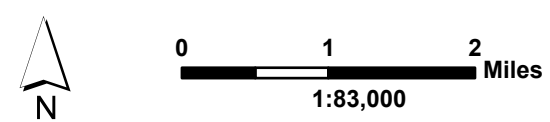
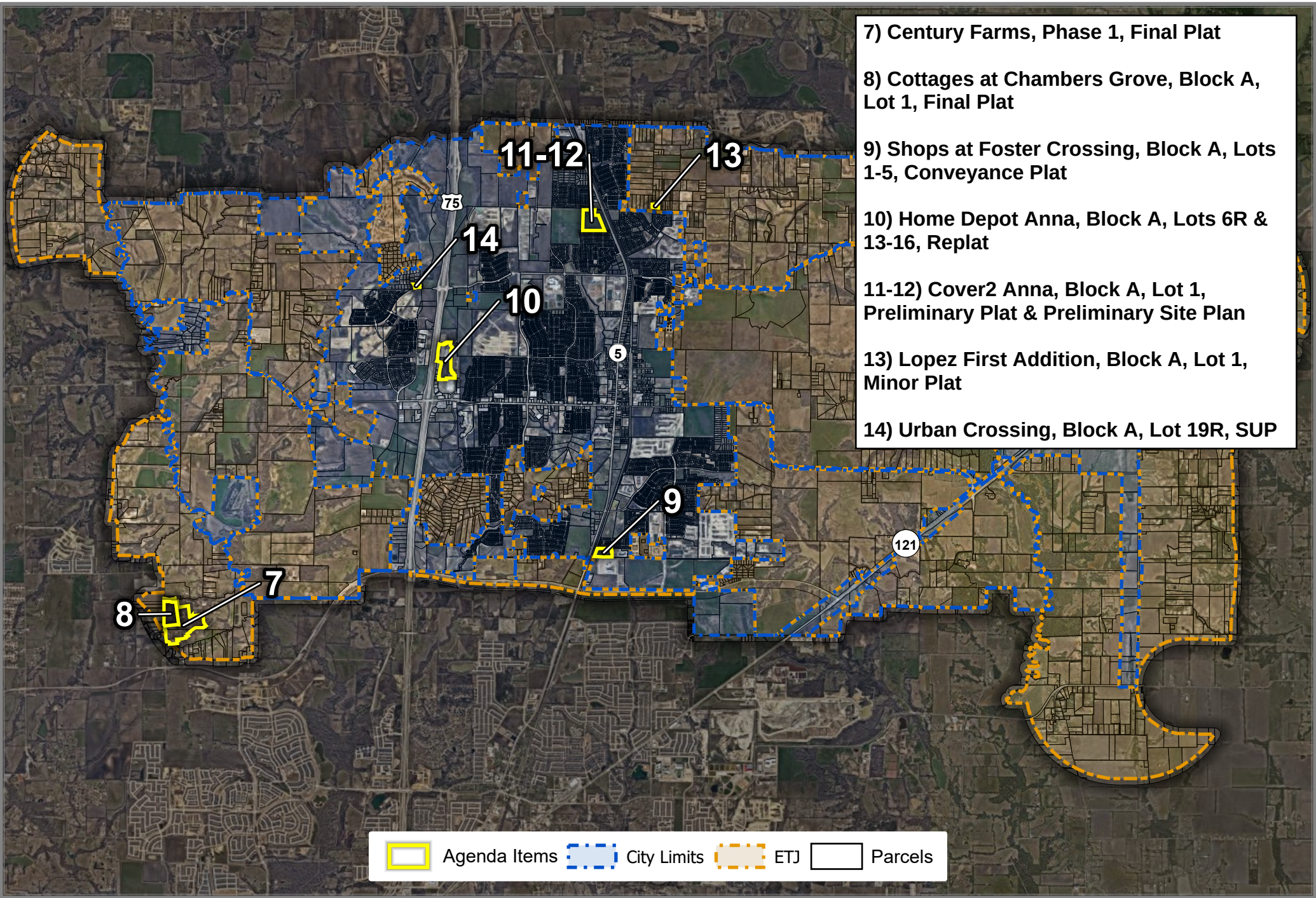
End of Meeting Items

15. **Adjourn.**

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 6:00 PM 02/28/2025.



Lauren Mecke, Planning Manager



City of Anna, March 3, 2025 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 2/27/2025

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





Item No. 6.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/3/2025

Staff Contact:

AGENDA ITEM:

Approve Minutes of the February 03, 2025, Planning & Zoning Commission Meeting

SUMMARY:

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. 2025-02-03 minutes

MINUTES
PLANNING AND ZONING COMMISSION
February 3, 2025

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on February 3, 2025, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

1. Call to Order, Roll Call, and Establishment of Quorum.

The meeting was called to order at 6:03 p.m.

Commissioners present were Staci Martin, Doug Hermann, Jessica Walden, Tom Longmire, and Josh Vollmer. Staff present were Lauren Mecke, Everett Johnson, Stephanie Scott-Sims, and Greg Peters.

2. Invocation and Pledge of Allegiance.

Commissioner Martin gave the invocation and led the 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's Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific factual information in response to a neighbor's inquiry or to recite existing policy in response to the inquiry.

There were no Neighbor comments.

4. Director's Report.

Mrs. Scott-Sims gave a brief recap of the previous Council Meeting and upcoming workshops.

5. Overall Location Map.

Consent Items

A motion was made by Commissioner Hermann to approve items 6,7,8, & 9, seconded by Commissioner Martin to recommend approval. Motion Passed. The vote was unanimous in favor.

6. Approve Minutes of the January 6, 2025, Planning & Zoning Commission Meeting

7. Approve a Resolution regarding the Parks at Foster Crossing, Phase 1, Block F, Lot 17X, Site Plan (SP 24-0008)
8. Approve a Resolution regarding the Anacapri, Phase 3, Preliminary Plat (PP 25-0002)
9. Approve a Resolution regarding Century Farms, Phase 3, Preliminary Plat (PP 25-0001)

Items for Individual Consideration

10. Approve a Resolution regarding the Wildflower Meadows, Preliminary Plat (PP 24-0016)

Ms. Mecke gave a summary of the applicant's request for two waivers: minimum frontage on a public street and five access points to the subdivision instead of the required six. A Motion was made by Chairwoman Walden and seconded by Commissioner Martin for approval. The vote was unanimous. The motion passed.

11. Consider/Discuss/Action on an Ordinance regarding a request to zone 4.9± acres located on the east side of Buddy Hayes Boulevard, 385± feet south of Rosamond Parkway for a 1,050-unit Self-Storage (Mini-Warehouse) facility. (ANX 25-0001 & SUP 25-0002)

Ms. Mecke gave a summary of the applicant's request to zone the property C2 with conditions: 1) property is developed in accordance with the Preliminary Site Plan and 2) property is developed in accordance with the Specific Use Permit standards for Self-Storage. Chairwoman Walden opened the Public Hearing at 6:18 p.m. There were no comments from the public. The Public Hearing was closed at 6:18 p.m. A Motion was made by Commissioner Longmire and seconded by Commissioner Hermann for approval with said conditions. The vote was unanimous. The motion passed.

12. Consider/Discuss/Action on a Resolution regarding the Public Storage, Preliminary Site Plan (PSP 25-0001)

Ms. Mecke discussed this companion to the previous zoning item. A Motion was made by Chairwoman Walden and seconded by Commissioner Martin for approval. The vote was unanimous. The motion passed.

13. Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit for Light Auto Repair on 0.8± acre located on the north side of W. White Street, 95± feet east of Victoria Falls Drive. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 119-2003). (SUP 25-0001)

Ms. Mecke introduced the applicant's request for a Specific Use Permit for Light Auto Repair with the following conditions: the site shall develop in accordance with the 1) Preliminary Site Plan, the façade plan, and the Specific Use Standards in Zoning Ordinance for Auto Repair, Light. Ms. Mecke informed the commission that they received one response in opposition. Chairwoman Walden opened the Public Hearing at 6:22 p.m. There were no comments from the public. The Public Hearing was closed at 6:22 p.m. A Motion was made by Commissioner Vollmer and seconded by Commissioner Hermann for approval with the conditions. The vote was unanimous. The motion passed.

14. Consider/Discuss/Action on a Resolution regarding the Victoria Falls Center Addition, Block A, Lot 2, Preliminary Site Plan. (PSP 25-0002)

Ms. Mecke confirmed that this item was contingent upon the previous item. A Motion was made by Chairwoman Walden and seconded by Commissioner Martin for approval. The vote was unanimous. The motion passed.

15. Consider/Discuss/Action on an Ordinance regarding a request to zone 1,127.6± acres located on the north and south sides of E. Rosamond Parkway (F.M. 2862), 980± feet east of N. Leonard Avenue (CR 425) to Planned Development/Agricultural (AG)/Single-Family Residential/Mixed-Density Residential (MD)/Multifamily Residential (MF)/Commercial/Mixed-Use (MU)/Industrial in conformance with a Pre-Annexation Development Agreement (Res. No. 2024-12-1716). (PD 25-0001)

Mrs. Scott-Sims gave a summary of the proposed planned development. Chairwoman Walden opened the Public Hearing at 6:29 p.m. There were no comments from the public. The Public Hearing was closed at 6:30 p.m. A Motion was made by Commissioner Longmire and seconded by Commissioner Hermann for approval. The vote was unanimous. The motion passed.

16. Consider/Discuss/Action on a Resolution regarding the Sherley Farms, Phase 1, Preliminary Plat (PP25-0003)

Mrs. Scott-Sims confirmed that this item was contingent upon the previous item. Commissioner Longmire expressed appreciation for the increase in lot sizes. Chairwoman Walden opened the Public Hearing at 6:32 p.m. There were no comments from the public. The Public Hearing was closed at 6:33 p.m. A Motion was made by Commissioner Martin and seconded by Commissioner Longmire for approval. The vote was unanimous. The motion passed.

End of Meeting Items

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

There were no future agenda items.

18. Adjourn.

A motion was made by Chairwoman Walden seconded by Commissioner Longmire, to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:34 p.m.

Chairwoman Jessica Walden

ATTEST:

Lauren Mecke, Planning Manager



Item No. 7.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Century Farms, Phase 1, Final Plat (FP 25-0002)
Owner: JABEZ DEVELOPMENT

SUMMARY:

244 Detached Single-Family Residential Dwelling lots and nine Homeowners' Association lots on 61.6± acres located on the east side of Chambersville Road (CR 206), 830± feet south of Willis Lane. Located in the ETJ.

The applicant is requesting a 30-Day Extension in accordance with Texas Local Government Code Sec. 212.009. The applicant's written request is attached.

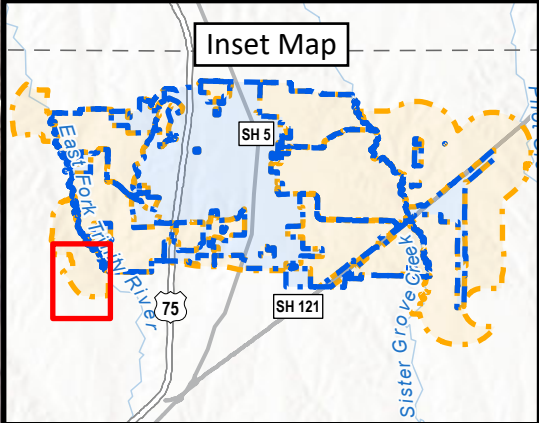
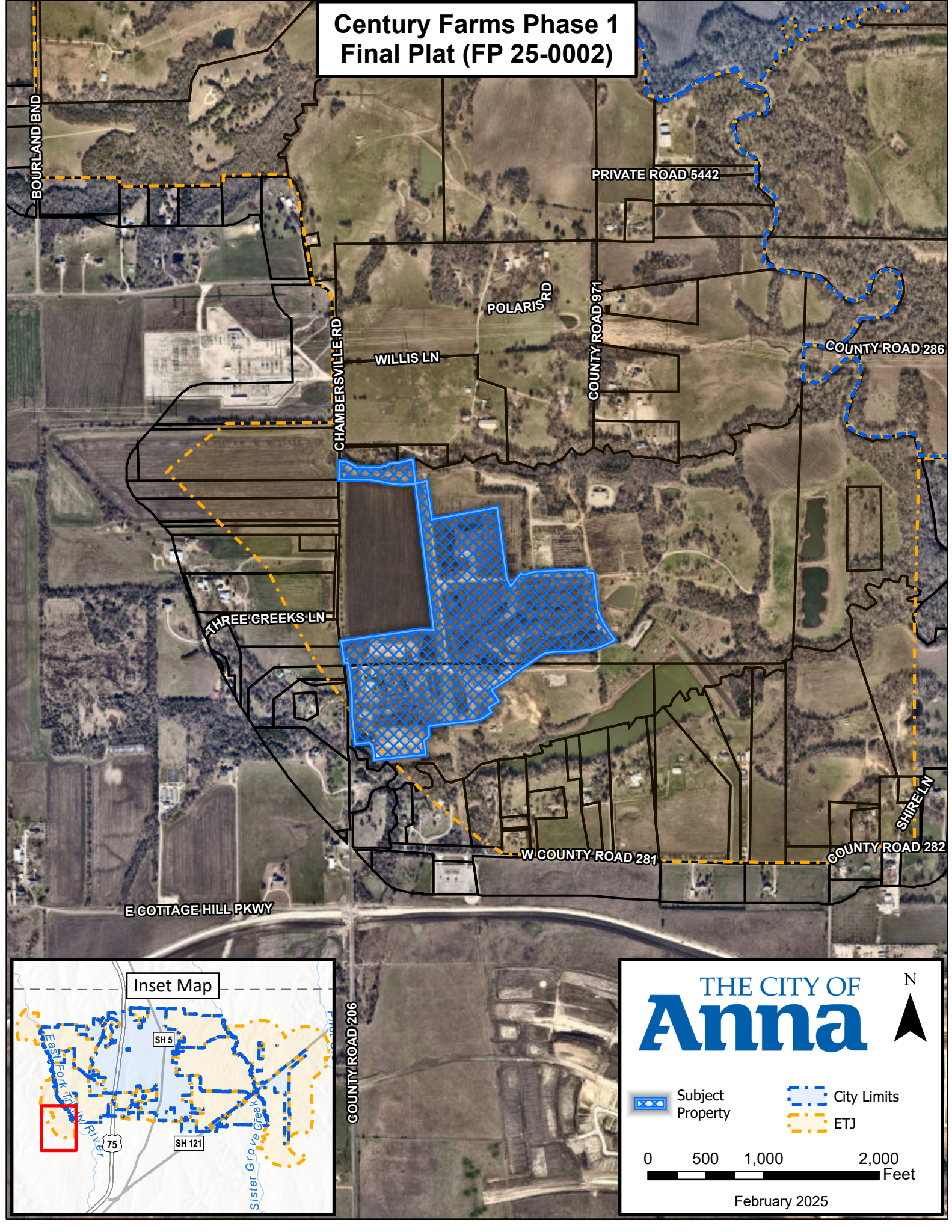
STAFF RECOMMENDATION:

Accept the applicant's 30-Day Extension request and place this item on the agenda for the April 7, 2025, Planning & Zoning Commission meeting, to take place in the Council Chamber of the City of Anna Municipal Complex located at 120 W. 7th Street at 6:00 p.m.

ATTACHMENTS:

1. Locator Map - Century Farms, Phase 1, Final Plat (FP 25-0002)
2. Century Farms, Phase 1, Final Plat Resolution
3. 30-day waiver letter - Century Farms, Phase 1, Final Plat (FP 25-0002)

Century Farms Phase 1 Final Plat (FP 25-0002)



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 500 1,000 2,000 Feet

February 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-03-

A RESOLUTION OF THE CITY OF ANNA, CENTURY FARMS, PHASE 1, FINAL PLAT (FP 25-0002)

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

WHEREAS, JABEZ DEVELOPMENT has submitted an application for the approval of Century Farms, Phase 1, Final Plat; and

WHEREAS, the Final Plat conforms to the City's Subdivision Regulations and Zoning Ordinance; and

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Final Plat

The Planning & Zoning Commission hereby approves Century Farms, Phase 1, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of March 2025.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden

02/26/2025

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

Subject: 30-day extension request of the application for the CENTURY FARMS PHASE 1 PROJECT, FINAL PLAT.

To whom it may concern,

As the Property Owner's Representative of the subject property, we hereby request a 30-day extension of the above-referenced application from the 03/03/2025 Planning & Zoning Commission agenda in accordance with Sec. 212.009 of the Texas Local Government Code.

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

Sincerely,



Christopher Hernandez, Engineer
Westwood Professional Services



Item No. 8.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Cottages at Chambers Grove, Block A, Lot 1, Final Plat (FP 25-0001)
Owner: JABEZ DEVELOPMENT

SUMMARY:

Single-Unit/Duplex-Unit Park on one lot on 22.7± acres located on the east side of Chambersville Road (CR 206), 1,005± feet south of Willis Lane. Located in the ETJ.

The applicant is requesting a 30-Day Extension in accordance with Texas Local Government Code Sec. 212.009. The applicant's written request is attached.

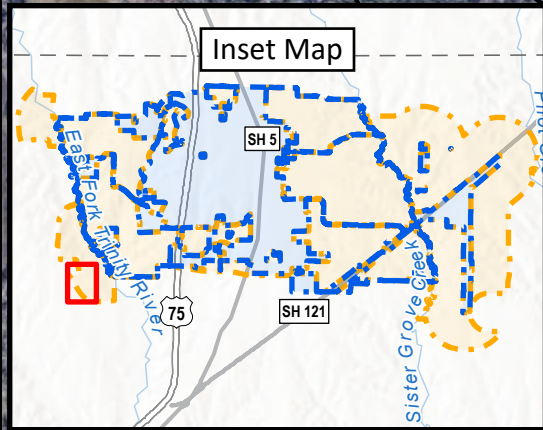
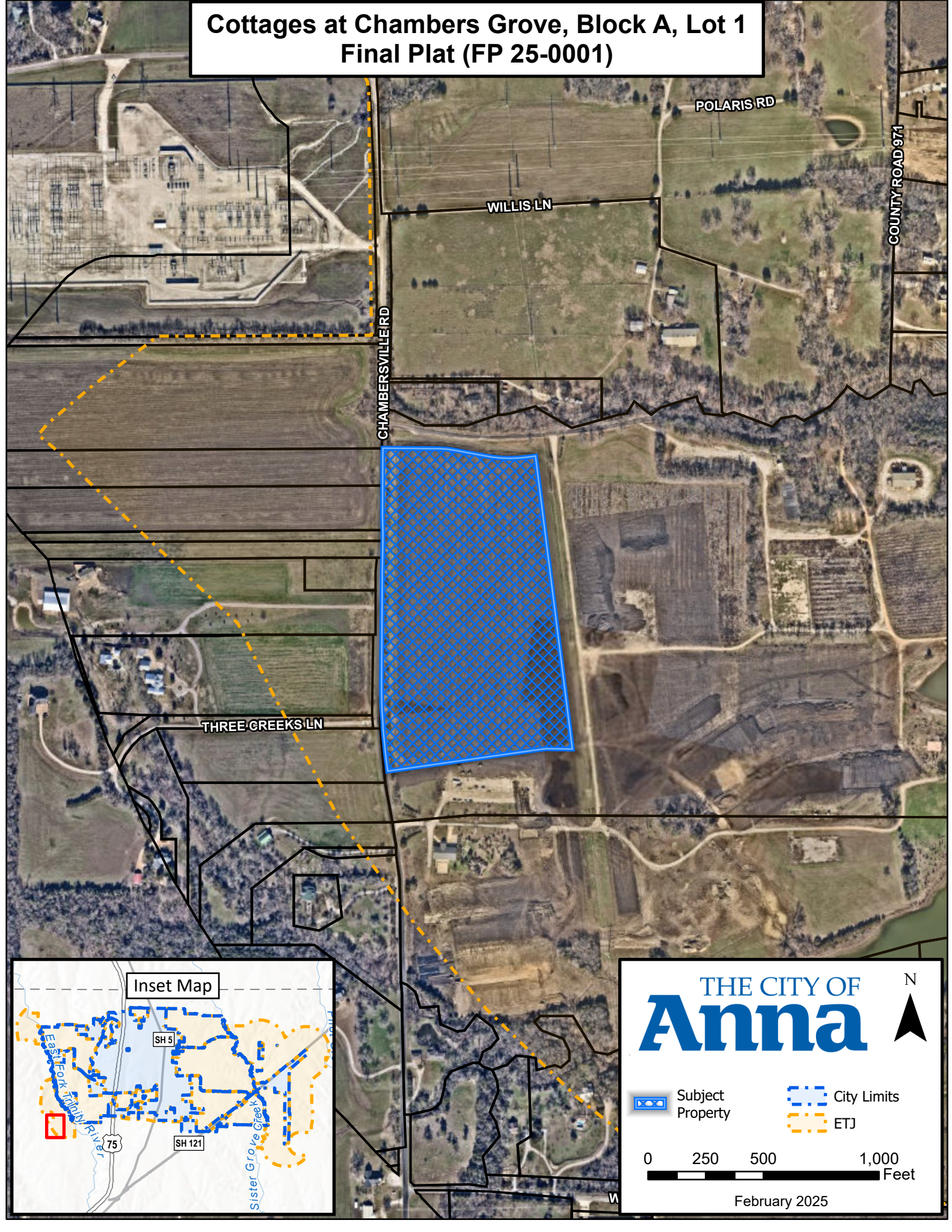
STAFF RECOMMENDATION:

Accept the applicant's 30-Day Extension request and place this item on the agenda for the April 7, 2025, Planning & Zoning Commission meeting, to take place in the Council Chamber of the City of Anna Municipal Complex located at 120 W. 7th Street at 6:00 p.m.

ATTACHMENTS:

1. Locator Map - Cottages at Chambers Grove, Block A, Lot 1, Final Plat (FP 25-0001)
2. 30-Day Extension Cottages at Chambers Grove, Final Plat Resolution
3. 30-day waiver letter - Cottages at Chambers Grove, Block A, Lot 1, Final Plat (FP 25-0001)

Cottages at Chambers Grove, Block A, Lot 1
Final Plat (FP 25-0001)



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

February 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-03-

A RESOLUTION OF THE CITY OF ANNA, 30-DAY EXTENSION OF THE COTTAGES AT CHAMBERS GROVE, FINAL PLAT (FP 25-0001)

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

WHEREAS, JABEZ DEVELOPMENT has submitted an application for the approval of Cottages at Chambers Grove, Final Plat; and

WHEREAS, the Project Representative has submitted a 30-day extension in accordance with Sec. 212.009 of the Texas Local Government Code attached hereto as Exhibit 1; and

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

Section 1. Recitals Incorporated

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

Section 2. Approval of 30-day Extension

The Planning & Zoning Commission hereby approves the 30-day extension of the Cottages at Chambers Grove, Final Plat.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of March 2025.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden

02/26/2025

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

Subject: 30-day extension request of the application for the CENTURY FARMS
COTTAGES, FINAL PLAT.

To whom it may concern,

As the Property Owner's Representative of the subject property, we hereby request a 30-day extension of the above-referenced application from the 03/03/2025 Planning & Zoning Commission agenda in accordance with Sec. 212.009 of the Texas Local Government Code.

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

Sincerely,



Christopher Hernandez, Engineer
Westwood Professional Services



Item No. 9.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Shops at Foster Crossing, Block A, Lots 1-5, Conveyance Plat (CVP 25-0001)
Owner: ANNA PARK LLC

SUMMARY:

Five lots on 9.8± acres located on the north side of E. Foster Crossing Road, 300± feet east of S. Powell Parkway (State Highway 5). Zoned: Planned Development/Regional Commercial/Single Family - 7.2/Multifamily (PD/C-2/SF-7.2/MF) (Ord. No. 787-2018 & Ord. No. 941-2021).

This plat subdivides one tract into five lots and dedicates easements necessary for development. The conveyance plat conforms to the Shops at Foster Crossing, Block A, Lots 1–5, Preliminary Site Plan (PSP 24-0006) that the Planning & Zoning Commission approved on October 7, 2024.

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Shops at Foster Crossing, Block A, Lots 1-5, Conveyance Plat (CVP 25-0001)
2. Resolution - Shops at Foster Crossing, Block A, Lots 1-5, Conveyance Plat (CVP 25-0001)
3. Exhibit A - Shops at Foster Crossing, Block A, Lots 1-5, Conveyance Plat (CVP 25-0001)

**Shops at Foster Crossing, Block A, Lots 1-5
Conveyance Plat (CVP 25-0001)**



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-03-

A RESOLUTION OF THE CITY OF ANNA, SHOPS AT FOSTER CROSSING, BLOCK A, LOTS 1-5, CONVEYANCE PLAT (CVP 25-0001)

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

WHEREAS, ANNA PARK LLC has submitted an application for the approval of Shops at Foster Crossing, Block A, Lots 1-5, Conveyance Plat; and

WHEREAS, the Conveyance Plat conforms to the City's Subdivision Regulations and Zoning Ordinance; and

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Conveyance Plat

The Planning & Zoning Commission hereby approves Shops at Foster Crossing, Block A, Lots 1-5, Conveyance Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

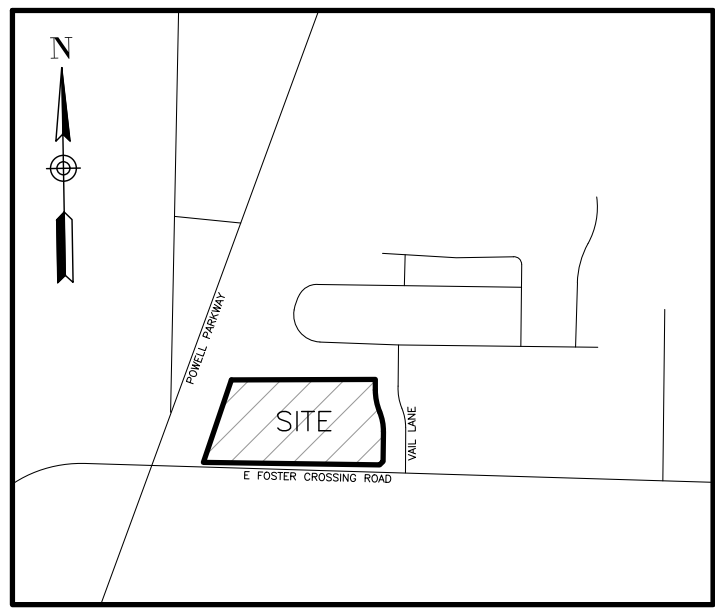
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of March 2025.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



VICINITY MAP
NOT TO SCALE

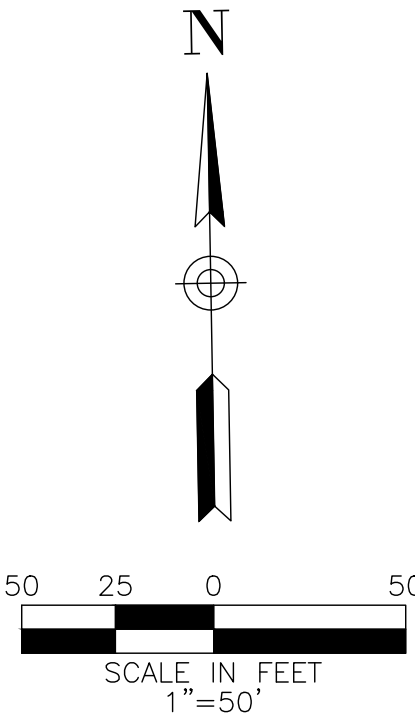
GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00015271.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Anna. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plot, final plat, or replat is a violation of the city ordinance and State law.
- The purpose of this plat is to create five (5) recorded lots out of a tract of land.

FLOOD NOTES

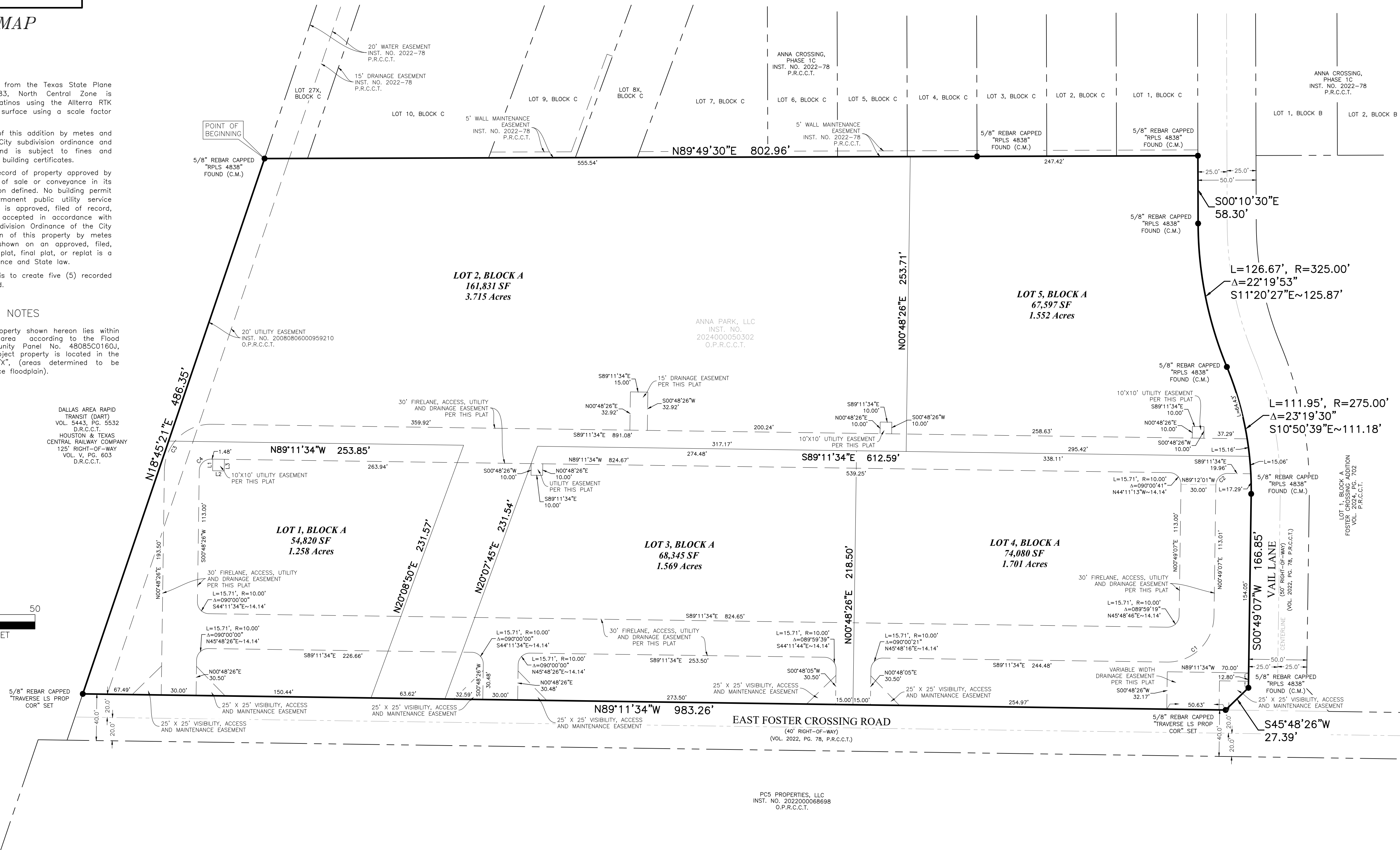
No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 4808500160J, dated June 2, 2009. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

DALLAS AREA RAPID TRANSIT (DART)
VOL. 5443, PG. 5532
D.R.C.C.T.
HOUSTON & TEXAS CENTRAL RAILWAY COMPANY
125' RIGHT-OF-WAY
VOL. V, PG. 603
D.R.C.C.T.



Line Data Table		
Line #	Distance	Bearing
L1	10.00'	S00°48'26"W
L2	10.00'	S89°11'34"E
L3	10.00'	N00°48'26"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	62.82'	40.00'	089°59'19"	N45°48'47"E	56.56'
C2	15.71'	10.00'	089°59'19"	N45°48'47"E	14.14'
C3	62.83'	40.00'	090°00'00"	N45°48'26"E	56.57'
C4	15.71'	10.00'	090°00'00"	S45°48'26"W	14.14'



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

EXHIBIT A

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services

OWNER/DEVELOPER
Anna Park, LLC
14688 State Highway 121, Suite 130
Frisco, Texas 75035
Ph: 469-620-7712

ENGINEER
Triangle Engineering, LLC
1782 W McDermott Drive
Allen, Texas 75013
Ph: 469-331-8566

TRaverse
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2024.12.23 Project No.: TR-191-24

CVP 25-0001
CONVEYANCE PLAT
SHOPS AT FOSTER CROSSING
BLOCK A, LOTS 1-5
BEING 9.795 ACRE TRACT OF LAND WITHIN THE GRANDERSON STARK SURVEY
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
DECEMBER 2024



Item No. 10.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Home Depot Anna, Block A, Lots 6R & 13-16, Replat (RP 25-0001)
Owner: HOME DEPOT USA INC

SUMMARY:

A Building, Materials, & Landscaping Store on one lot and four vacant commercial lots on 13.5± acres located at the southeast corner of S. Central Expressway (U.S. Highway 75) and Hackberry Drive. Zoned: Planned Development/Regional Commercial (PD/C-2) (Ord. No. 1067-2023-08b & Ord. No. 648-2014).

The final plat conforms to the preliminary plat (PRPL 2023-0007) that the City Council approved on August 22, 2023, and the site plan (SP 2023-0038) that the Planning & Zoning Commission approved on January 3, 2024. The required infrastructure has been installed per the approved construction set, and the project is nearing completion.

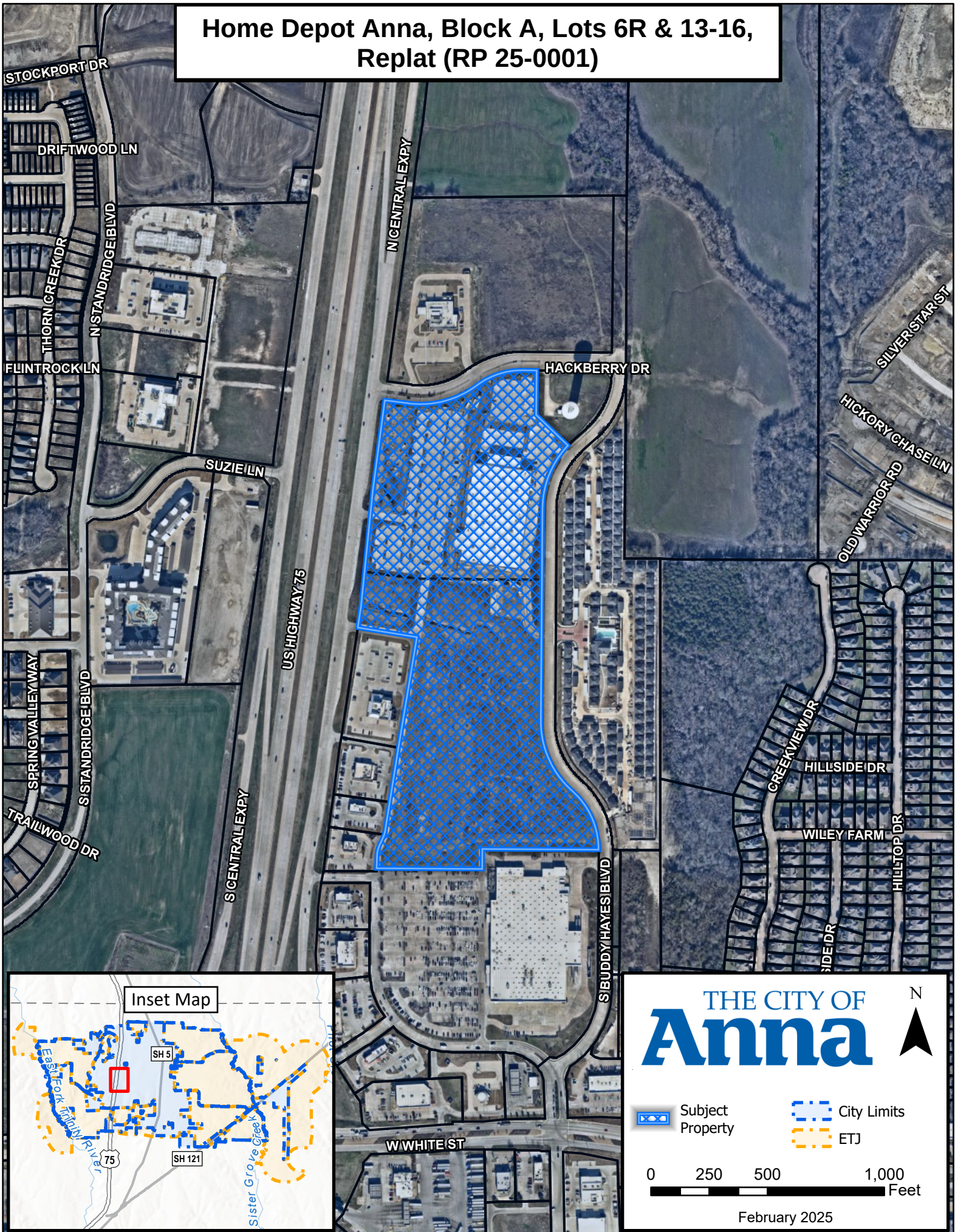
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Home Depot Anna, Block A, Lots 6R & 13-16, Replat (RP 25-0001)
2. Resolution - Home Depot Anna, Block A, Lots 6R & 13-16, Replat (RP 25-0001)
3. Exhibit A - Home Depot Anna, Block A, Lots 6R & 13-16, Replat (RP 25-0001)

Home Depot Anna, Block A, Lots 6R & 13-16,
Replat (RP 25-0001)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-03-

A RESOLUTION OF THE CITY OF ANNA, HOME DEPOT ANNA, BLOCK A, LOTS 6R & 13-16, REPLAT (RP 25-0001)

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

WHEREAS, HOME DEPOT USA INC has submitted an application for the approval of Home Depot Anna, Block A, Lots 6R & 13-16, Replat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Replat

The Planning & Zoning Commission hereby approves Home Depot Anna, Block A, Lots 6R & 13-16, Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of March 2025.

ATTEST:

APPROVED:

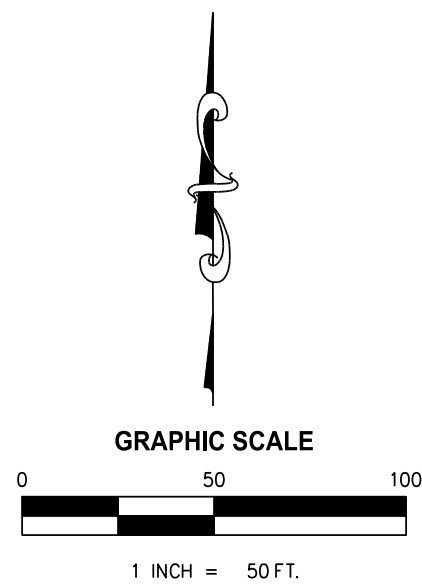
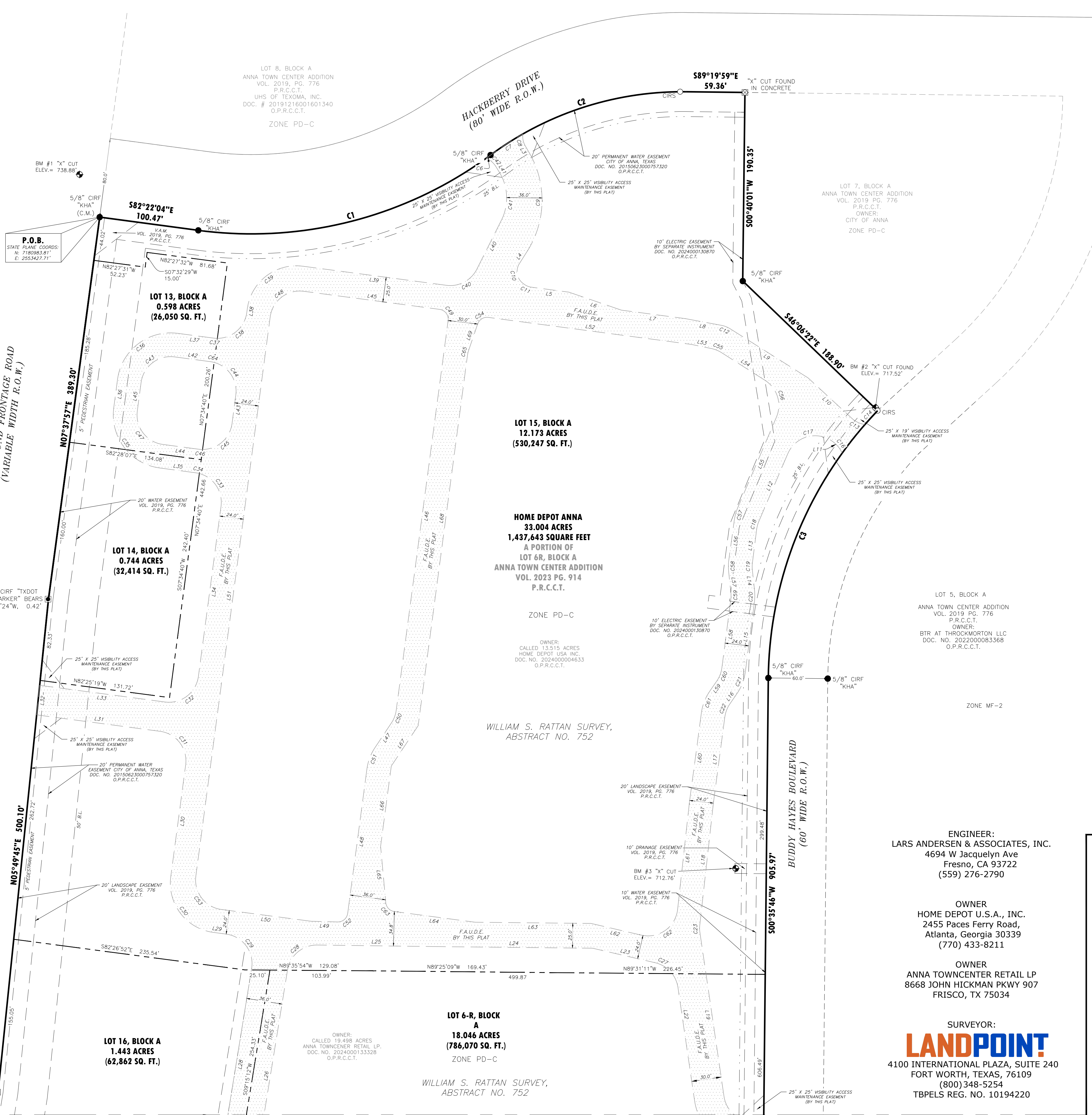
Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



X:\2023\23-02\4\Survey\DWG\23-02\4 - FINAL RE-PLAT - HOME DEPOT ANNA 2-6-2024.dwg

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	312.27	405.00	04°10'37"	N75°32'13"E	304.59
C2	110.07	335.00	37°12'44"	N72°13'23"E	207.39
C3	296.46	395.00	03°17'21"	S22°43'27"W	291.39
C4	46.09	117.94	22°23'27"	N10°13'31"E	45.80
C5	30.83	118.01	14°59'04"	N61°43'46"E	30.74
C6	5.53	405.00	0°47'50"	N52°51'12"E	5.63
C7	38.87	325.00	03°17'21"	N56°25'54"E	38.85
C8	13.05	19.70	37°56'41"	N12°18'36"E	12.81
C9	209.23	96.00	65°11'32"	S01°27'17"W	103.44
C10	23.56	15.00	90°00'00"	S12°36'40"E	21.21
C11	7.14	15.87	25°40'33"	S65°07'01"E	7.408
C12	9.59	25.00	21°58'27"	S68°48'46"E	9.53
C13	15.35	25.39	24°38'33"	S63°43'43"E	15.12
C14	17.03	395.00	2°45'38"	N42°50'18"E	19.03
C15	37.50	395.00	5°22'00"	S38°26'29"W	36.98
C16	10.67	25.44	23°50'48"	N33°53'35"W	10.57
C17	57.97	30.00	110°43'33"	S19°30'33"E	49.39
C18	6.34	30.00	15°55'47"	S11°51'12"E	6.30
C19	6.97	30.00	31°18'50"	S05°13'35"E	6.96
C20	11.89	53.99	12°34'50"	S01°16'19"W	11.86
C21	23.56	50.00	20°01'54"	S13°05'24"W	23.37
C22	14.16	30.00	27°02'09"	S21°05'16"E	14.02
C23	6.42	25.00	14°42'37"	S09°55'54"E	6.40
C24	53.38	30.00	101°57'51"	S50°19'55"E	46.61
C25	9.70	25.00	27°46'37"	S15°13'03"E	9.60
C26	84.55	60.00	80°44'12"	N48°41'31"E	77.72
C27	34.98	30.00	66°48'43"	N45°43'35"E	33.03
C28	43.08	30.00	82°16'06"	S49°35'35"E	39.48
C29	48.00	30.00	91°40'17"	N36°39'51"W	42.81
C30	78.68	50.00	90°09'18"	N73°30'30"E	70.04
C31	17.42	30.00	89°59'42"	N73°52'51"W	17.42
C32	47.13	30.00	90°00'30"	N52°14'33"E	42.42
C33	43.15	30.00	82°24'04"	N33°47'49"E	39.52
C34	8.98	30.00	7°35'55"	N78°37'29"W	3.98
C35	34.83	54.00	90°00'16"	N72°51'17"E	76.37
C36	84.82	54.00	89°59'44"	N52°14'42"E	76.36
C37	4.60	30.00	8°47'18"	N55°39'43"E	4.52
C38	43.13	30.00	82°23'36"	N48°45'31"E	39.51
C39	78.55	50.00	90°00'44"	N52°14'33"E	70.72
C40	37.48	30.00	71°35'26"	N61°47'41"E	35.99
C41	49.82	50.00	57°05'38"	N25°53'42"W	47.89
C42	13.15	20.00	37°35'42"	N49°45'25"E	12.97
C43	47.12	30.00	89°59'44"	N52°14'42"E	42.42
C44	43.13	30.00	82°22'50"	S13°37'12"E	39.51
C45	43.14	30.00	82°23'41"	S48°40'04"W	39.52
C46	3.99	30.00	7°36'39"	N86°13'46"W	3.98
C47	17.13	30.00	90°00'16"	N73°52'51"E	17.43
C48	17.13	30.00	90°00'45"	N52°14'34"E	17.43
C49	15.70	10.00	89°58'45"	N89°48'45"E	14.14
C50	13.64	30.00	26°03'35"	S20°33'53"W	13.53
C51	22.73	50.00	26°03'35"	S20°33'53"W	22.53
C52	14.52	10.00	83°10'25"	S49°09'55"W	13.28
C53	47.12	30.00	89°59'33"	N52°14'30"E	42.42
C54	13.76	10.00	78°51'15"	N58°09'12"E	12.70
C55	10.93	30.00	20°52'38"	S67°55'54"E	10.87
C56	42.21	30.00	80°36'43"	N71°13'17"E	38.81
C57	11.57	50.00	15°33'01"	S10°50'38"W	11.55
C58	11.91	50.00	13°39'40"	S05°48'00"W	11.89
C59	6.42	30.00	121°58'00"	S01°27'16"W	6.40
C60	14.15	30.00	27°01'54"	S13°05'24"W	14.02
C61	23.56	50.00	26°59'32"	S13°06'35"W	23.34
C62	50.64	30.00	96°43'05"	S54°42'56"W	44.84
C63	15.47	10.00	77°11'41"	S78°51'18"E	12.48
C64	3.99	29.95	7°37'43"	S78°54'46"E	3.98
C65	6.30	30.00	12°02'27"	S78°53'04"E	6.29



LEGEND / ABBREVIATIONS

----	ADJOINER LINE
----	BOUNDARY LINE
----	BOUNDARY LINE
----	FIRE LINE, ACCESS, UTILITY AND DRAINAGE
----	EASEMENT (F.A.U.D.E.)
----	BUILDING LINE
----	EASEMENT LINE
----	SURVEY LINE
●	CONC MON FOUND (TYPE 1)
●	CONC MON FOUND (TYPE 2)
●	IRON ROD FOUND
⊗	"X" CUT FOUND
○	CAPPED IRON ROD SET
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	FLAT RECORDS, COLLIN COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
P.O.B.	POINT OF BEGINNING
C.W.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
VOL.	VOLUME
P.G.	PAGE

NON-RESIDENTIAL LOT TABLE

LOT NO.	ACREAGE
6R	18.047
13	0.616
14	0.744
15	12.155
16	1.442
TOTAL	33.004

GENERAL NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SITE. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF MO. NCS-1166232-ATL. AN EFFECTIVE DATE OF DECEMBER 30, 2022, ISSUE DATE: JANUARY 20, 2023. HOWEVER OTHER ENCUMBRANCES AND ENCUMBRANCES NOT OF PUBLIC RECORD MAY EXIST.
2. BEARING BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.
3. ALL "CRS" ARE 5/8"-NICH IRON ROD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.
4. FLOOD STATEMENT: THIS SITE IS SITUATED IN NON-SHADED ZONE "X" IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48058C0155, DATED: JUNE 02, 2009, WARNING: THIS STATEMENT DOES NOT GUARANTEE THE TRUE PROPER AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF A FLOOD STUDY. A FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. ELEVATIONS BASED ON NAVD 88, TIED TO CITY OF MCKINNEY MONUMENT NO. 26-ELEV=628.42.
6. THE PURPOSE OF THIS RE-PLAT IS TO MAKE 4 LOTS FROM TWO TRACTS OF LAND.

REPLAT

LOTS 6R, 13-16, BLOCK A
HOME DEPOT ANNA
33.004 ACRES (1,437,643 SQ. FT.)
REPLAT OF LOT 6R, BLOCK A
ANNA TOWN CENTER
VOLUME 2023, PAGE 914
WILLIAM S. RATON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS
RP 25-0001

DATE: 2-21-2025 BY: KA/CF

ENGINEER:
LARS ANDERSEN & ASSOCIATES, INC.
4694 W Jacquelyn Ave
Fresno, CA 93722
(559) 276-2790

OWNER
HOME DEPOT U.S.A., INC.
2455 Paces Ferry Road,
Atlanta, Georgia 30339
(770) 433-8211

OWNER
ANNA TOWNCENTER RETAIL LP
8668 JOHN HICKMAN PKWY 907
FRISCO, TX 75034

SURVEYOR:

LANDPOINT

INTERNATIONAL PLAZA, SUITE 240
FORT WORTH, TEXAS, 76109
(800)348-5254
TBPELS REG. NO. 10194220

MATCH LINE SEE SHEET 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS HOME DEPOT U.S.A., INC. & ANNA TOWNCENTER RETAIL LP ARE THE OWNERS OF A 33.004 ACRE TRACT OF LAND SITUATED IN THE WILLIAM S. RATON SURVEY, ABSTRACT NO. 752, COLLIN COUNTY, TEXAS, BEING A PART OF LOT 6R, BLOCK A, ANNA TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2023, PAGE 914, OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH CAP STAMPED "KHA" AT THE NORTHWEST CORNER OF SAID LOT 6R, AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 75, A VARIABLE WIDTH RIGHT OF WAY, AND THE SOUTH RIGHT OF WAY LINE OF HACKBERRY DRIVE, AN 80 FOOT RIGHT OF WAY;

THENCE WITH THE NORTH LINE OF SAID LOT 6R, BLOCK A AND THE SOUTH RIGHT OF WAY LINE OF SAID HACKBERRY DRIVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- S82°22'04"E, A DISTANCE OF 100.47 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 44°10'37", A CHORD BEARING OF N75°32'37"E, AND A CHORD DISTANCE OF 304.59 FEET;
- ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 312.27 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 37°12'44", A CHORD BEARING OF N72°03'39"E, AND A CHORD DISTANCE OF 207.39 FEET;
- ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 211.08 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "LANDPOINT" (HEREIN AFTER CALLED CAPPED IRON ROD SET);
- S89°19'59"E, A DISTANCE OF 59.36 FEET TO AN "X" CUT FOUND AT THE NORTHEAST CORNER OF SAID LOT 6R, BLOCK A AND THE NORTHWEST CORNER OF LOT 7, BLOCK A, ANNA TOWN CENTER ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2019, PAGE 776, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF SAID LOT 6R, BLOCK A AND THE WEST LINE OF SAID LOT 7, BLOCK A, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S00°40'01"W, A DISTANCE OF 190.35 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND;
- S46°06'22"E, A DISTANCE OF 188.90 FEET TO A CAPPED IRON ROD SET AT THE SOUTH CORNER OF SAID LOT 7, BLOCK A, IN THE WEST RIGHT OF WAY LINE OF BUDDY HAYS BOULEVARD, A 60 FOOT RIGHT OF WAY, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 43°17'21", A CHORD BEARING OF S22°14'27"W, AND A CHORD DISTANCE OF 291.39 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID LOT 6R, BLOCK A AND WITH THE WEST RIGHT OF WAY LINE OF SAID BUDDY HAYS BOULEVARD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 298.44 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND;
- S00°35'46"W, A DISTANCE OF 905.97 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 48°52'40", A CHORD BEARING OF S23°50'34"E, AND A CHORD DISTANCE OF 326.84 FEET;
- ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 336.97 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 48°31'40", A CHORD BEARING OF S24°01'04"E, AND A CHORD DISTANCE OF 275.33 FEET;
- ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 283.74 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 6R, BLOCK A AND THE NORTHEAST CORNER OF LOT 1, BLOCK A, WAL-MART ANNA ADDITION, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME 2017, PAGE 549, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF SAID BUDDY HAYS BOULEVARD AND WITH THE SOUTH LINE OF SAID LOT 6R, BLOCK A, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N89°44'07"W, A DISTANCE OF 498.10 FEET TO AN "X" CUT FOUND FOR CORNER;
- S00°13'52"W, A DISTANCE OF 86.00 FEET TO AN "X" CUT FOUND FOR CORNER;
- N89°46'08"W, A DISTANCE OF 452.85 FEET TO AN "X" CUT FOUND BEING THE SOUTHWEST CORNER OF SAID LOT 6R, BLOCK A AND BEING IN THE EAST LINE OF LOT 9, BLOCK A, ANNA TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2020, PAGE 822, OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE WITH A WEST LINE OF SAID LOT 6R, BLOCK A AND THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- N01°49'49"E, A DISTANCE OF 53.04 FEET TO AN "X" CUT FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 117.94 FEET, A CENTRAL ANGLE OF 22°23'27", A CHORD BEARING OF N13°01'32"E, AND A CHORD DISTANCE OF 45.80 FEET;
- ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 46.09 FEET TO AN "X" CUT FOUND FOR CORNER;
- N24°12'42"E, A DISTANCE OF 41.60 FEET TO AN "X" CUT FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 118.01 FEET, A CENTRAL ANGLE OF 14°58'04", A CHORD BEARING OF N16°43'40"E, AND A CHORD DISTANCE OF 30.74 FEET;
- ALONG SAID CURVE TO THE LEFT, PASSING THE NORTHEAST CORNER OF SAID LOT 9, BLOCK A, AND THE SOUTHEAST CORNER OF LOT 10R, BLOCK A, ANNA TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME 2023, PAGE 113, PLAT RECORDS, COLLIN COUNTY, TEXAS, A TOTAL ARC LENGTH OF 30.83 FEET TO AN "X" CUT FOUND FOR CORNER;
- N09°14'37"E, PASSING THE NORTHEAST CORNER OF SAID LOT 10R, BLOCK A AND THE SOUTHEAST CORNER OF LOT 11R, BLOCK A, ANNA TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME 2023, 113, PLAT RECORDS, COLLIN COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 359.98 FEET TO AN "X" CUT FOUND AT THE NORTHEAST CORNER OF SAID LOT 11R, BLOCK A AND THE SOUTHEAST CORNER OF LOT 12, BLOCK A OF THE ANNA TOWN CENTER ADDITION, RECORDED IN VOLUME 2023, PAGE 914 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE N09°15'39"E, A DISTANCE OF 478.00 FEET TO CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 12, BLOCK A;

THENCE N80°44'13"W, WITH THE NORTH LINE OF SAID LOT 12, BLOCK A, A DISTANCE OF 250.95 FEET TO A CAPPED IRON ROD SET IN THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 75 AND AT THE NORTHWEST CORNER OF SAID LOT 12, BLOCK A;

THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 75 AND THE WEST LINE OF SAID LOT 6R, BLOCK A, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N09°14'17"E, A DISTANCE OF 88.66 FEET TO A POINT FROM WHICH A 1/2" IRON ROD FOUND WITH CAP STAMPED "TXDOT ROW MARKER" BEARS S72°50'54"W, A DISTANCE OF 0.65 FEET;
- N05°49'45"E, A DISTANCE OF 500.10 FEET TO A POINT FROM WHICH A 1/2" IRON ROD FOUND WITH CAP STAMPED "TXDOT ROW MARKER" BEARS N75°40'24"W, A DISTANCE OF 0.42 FEET;
- N07°37'57"E, A DISTANCE OF 389.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.004 ACRES (1,437,643 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HOME DEPOT U.S.A., INC. & ANNA TOWNCENTER RETAIL LP ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HOME DEPOT ANNA LOT 6R & LOTS 13-16 BLOCK A, BEING A RE-PLAT OF BLOCK A, LOT 6, TO ANNA TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF ANNA. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANNA'S USE THEREOF. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, AND UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF ANNA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND EGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS.

HOME DEPOT U.S.A., INC.

By: _____

NAME: _____

TITLE: _____
2455 PACES FERRY ROAD, BLDG. C-19
ATLANTA GA 30339

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME

MY COMMISSION EXPIRES

ANNA TOWNCENTER RETAIL LP, A TEXAS LIMITED PARTNERSHIP
a Texas limited liability company, its sole general partner

By: _____

NAME: _____

TITLE: _____
8668 JOHN HICKMAN PKWY 907
FRISCO, TX 75034

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME

MY COMMISSION EXPIRES

STATE OF TEXAS

COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TED A. GOSSETT, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION

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

TED A. GOSSETT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5991

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TED A. GOSSETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HEY/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

FIRE LANE DEDICATION

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

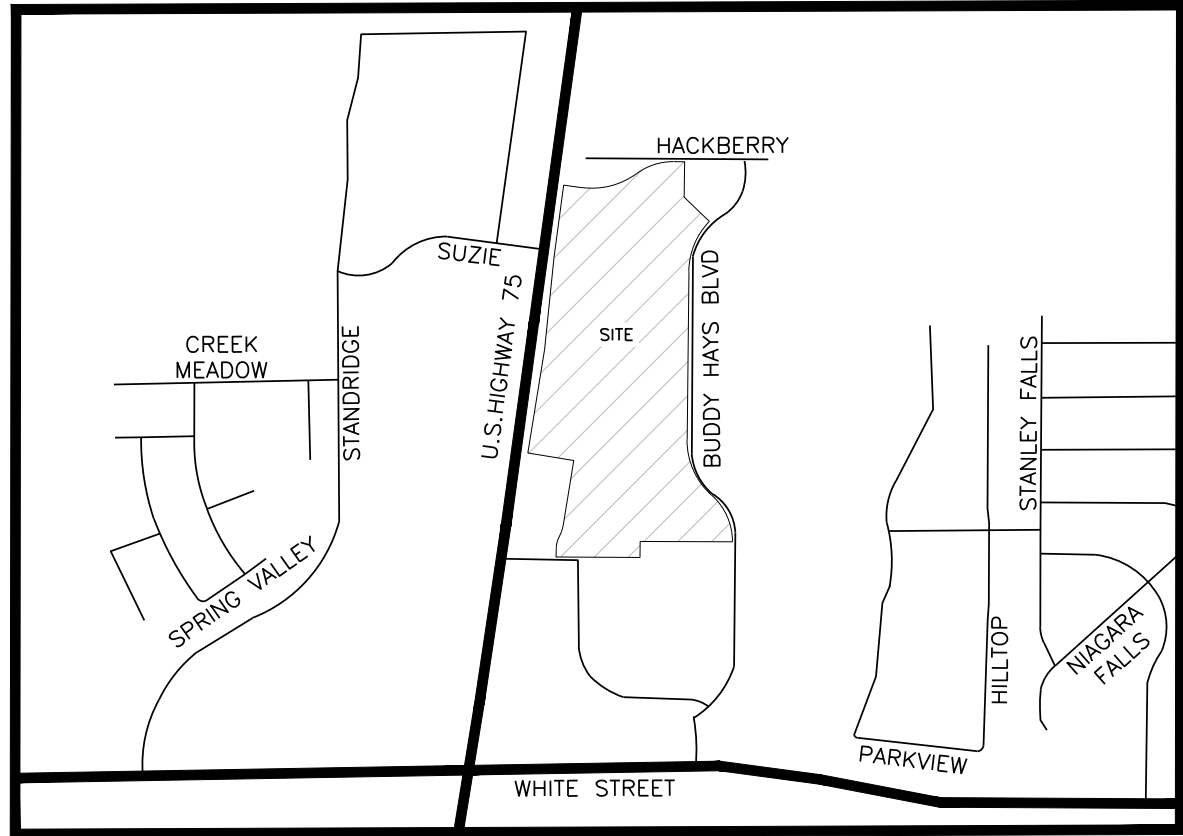
GENERAL NOTES

- BEARING BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.
- ALL "CIRS" ARE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: THIS SITE IS SITUATED IN NON-SHADED ZONE "X" IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48080C055, DATED JUNE 02, 2009. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE PURPOSE OF THIS RE-PLAT IS TO MAKE 4 LOTS FROM TWO TRACTS OF LAND.

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

Planning & Zoning Commission Chair

Director of Development Services



VICINITY MAP
N.T.S.

NON-RESIDENTIAL LOT TABLE

LOT NO.	ACREAGE
6R	18.047
13	0.616
14	0.744
15	12.155
16	1.442
TOTAL	33.004

ENGINEER:
LARS ANDERSEN & ASSOCIATES, INC.
4694 W Jacquelyn Ave
Fresno, CA 93722
(559) 276-2790

OWNER
HOME DEPOT U.S.A., INC.
2455 Paces Ferry Road,
Atlanta, Georgia 30339
(770) 433-8211

OWNER
ANNA TOWNCENTER RETAIL LP
8668 JOHN HICKMAN PKWY 907
FRISCO, TX 75034

SURVEYOR:
LANDPOINT!
4100 INTERNATIONAL PLAZA, SUITE 240
FORT WORTH, TEXAS, 76109
(800)348-5254
TBPELS REG. NO. 10194220

FINAL RE-PLAT
LOTS 6R, 13-16, BLOCK A
HOME DEPOT ANNA

33.004 ACRES (1,437,643 SQ. FT.)

REPLAT OF LOT 6R, BLOCK A

ANNA TOWN CENTER

VOLUME 2023, PAGE 914

WILLIAM S. RATON SURVEY, ABSTRACT NO. 752

CITY OF ANNA, COLLIN COUNTY, TEXAS

RP 25-0001

DATE: 2-21-2025 BY: KA/CF



Item No. 11.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Cover2 Anna, Block A, Lot 1, Preliminary Plat (PP 25-0004)
Owner: RCI ANNA 30 LP

SUMMARY:

374 Multifamily units on one lot on 24.8± acres located on the south side of County Road 371 (Lindsey Lane), 600± feet west of N. Powell Parkway (State Highway 5). Zoned: Planned Development/Regional Commercial/Multi-Family Residential/Mixed-Density (PD/C-2/MF/MD)

Access - The development is required to have two access points. There are four proposed access points to the site: two access points on Linsey Lane (CR 371), a connection to the neighborhood to the south through the Meadow Glen Road street stub, and an additional connection to the commercial tract to the east. The connections to Meadow Glen Road and the commercial tract will be for emergency access only and gated.

Screening - Screening will be two (2) evergreen ornamental trees every 10' on center between each tubular steel fencing column to ensure solid screening along the western and southern property lines.

Tree Preservation - An Affidavit of No Protected Trees was submitted.

Open Space - The property provides regional detention for the multi-family site and commercial tract.

Landscape - A 20-foot landscape buffer is provided along the western and southern property lines as required in the Planned Development Ordinance (Ord. No. 1096-20247-03)

Hike & Bike Trail - A Hike & Bike Trail is provided along the north property line adjacent to County Road 371 (Lindesy Lane)

The Preliminary Plat conforms to the Preliminary Site Plan which is also on this agenda.

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Cover2 Anna, Block A, Lot 1, Preliminary Plat (PP 25-0004)

2. Resolution - Cover2 Anna, Block A, Lot 1, Preliminary Plat (PP 25-0004)
3. Exhibit A -Cover2 Anna, Block A, Lot 1, Preliminary Plat (PP 25-0004)

Cover2 Anna, Block A, Lot 1,
Preliminary Plat (PP 25-0004)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-03-

A RESOLUTION OF THE CITY OF ANNA, COVER2 ANNA, BLOCK A, LOT 1, PRELIMINARY PLAT (PP 25-0004)

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

WHEREAS, RCI ANNA 30 LP has submitted an application for the approval of Cover2 Anna, Block A, Lot 1, Preliminary Plat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Plat

The Planning & Zoning Commission hereby approves Cover2 Anna, Block A, Lot 1, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

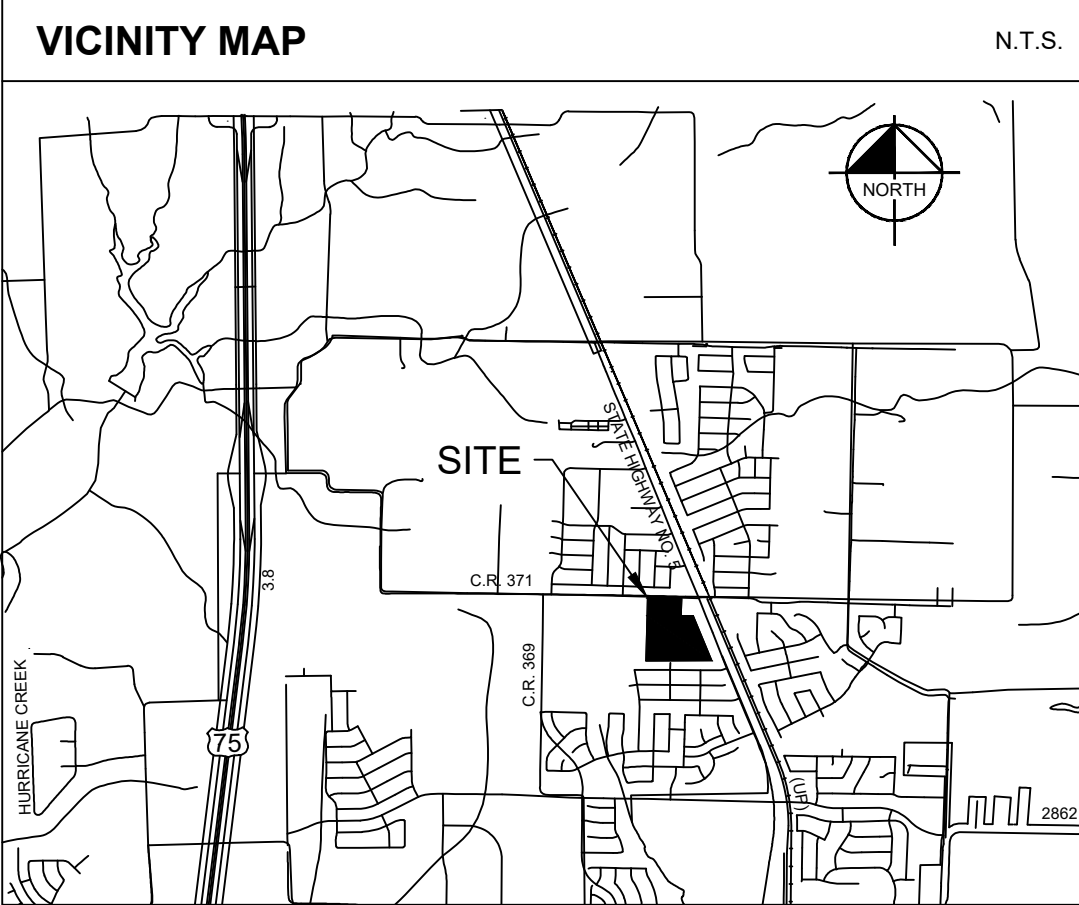
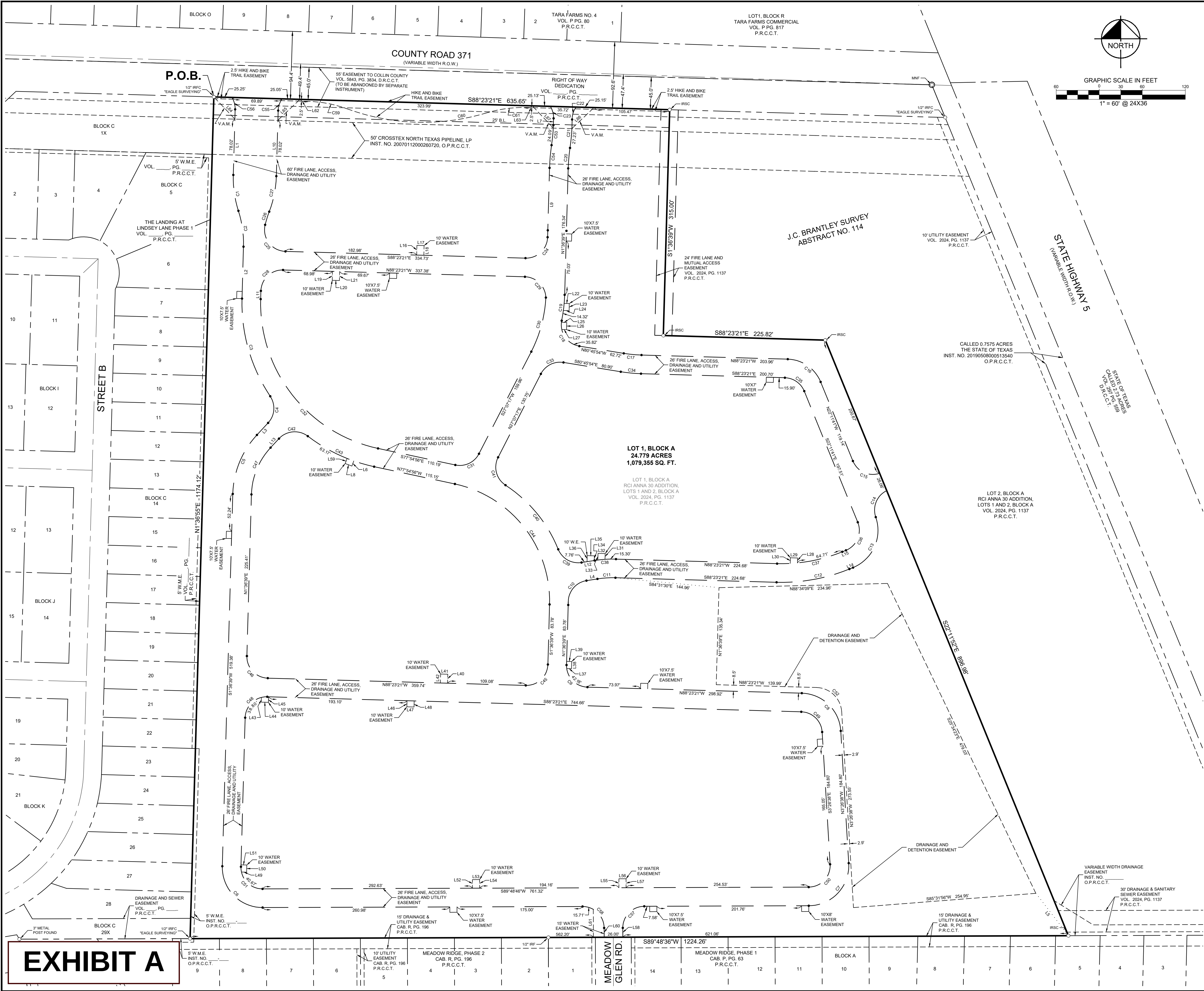
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of March 2025.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



NOTES:

Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999847313.

Line and curve tables located on Sheet 2.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0160J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	IRON ROD FOUND
---	IRON ROD FOUND WITH CAP
---	IRON ROD SET WITH CAP
---	INST. NO.
---	INSTRUMENT NUMBER
---	NOT TO SCALE
---	FOUND
---	BUILDING LINE
---	WATER EASEMENT
---	VISIBILITY ACCESS AND MAINTENANCE EASEMENT
---	V.A.M.
---	PLAT RECORDS OF COLLIN COUNTY, TEXAS
---	O.P.R.C.C.T.
---	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	"X" CUT IN CONCRETE SET
---	"X" CUT IN CONCRETE FOUND
---	P.O.B.
---	POINT OF BEGINNING

PP 25-0004
PRELIMINARY PLAT
**RCI ANNA 30 ADDITION,
LOT 1, BLOCK A**

24.779 ACRES
BEING A REVISION OF LOT 1, BLOCK A OF
RCI ANNA 30 ADDITION, LOTS 1 AND 2, BLOCK A
RECORDED IN VOLUME 2024, PAGE 1137
PLAT RECORDS OF COLLIN COUNTY, TEXAS,
AND SITUATED IN
J.C. BRANTLEY SURVEY, ABSTRACT NO. 114
CITY OF ANNA, COLLIN COUNTY, TEXAS
FEB. 2025

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	Feb. 2025	060028700	1 OF 2

OWNERS:
Crowell Family Shire Investment LLC
Anna 371 Partners LLC
15640 Quorum Drive
Addicks, Texas 75001
Ph: 214-505-5000
Contact: Brynn Welby

APPLICANT:
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, TX 75226
Ph: 972-776-1774
Contact: Callie Aaker, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS CROWELL FAMILY SHIRE INVESTMENT LLC AND ANNA 371 PARTNERS LLC, are the sole owners of the following described tract of land:

BEING a tract of land situated in the J.C. Brantley Survey, Abstract No. 114, Collin County, Texas, and being all of Lot 1, Block A of RCI Anna 30 Addition, according to the plat thereof recorded in Volume 2024, Page 1137 of the Plat Records of Collin County, Texas, and being all of that tract of land described in a deed to Crowell Family Shire Investment LLC and Anna 371 Partners LLC, as recorded in Instrument No. 202500002724 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Eagle Surveying" found for the northwest corner of said Lot 1, common to an ell corner of The Landing at Lindsey Lane Phase 1, according to the plat thereof recorded in Volume ____ Page ____ of the Plat Records of Collin County, Texas, same being on the southerly right of way line of County Road 371, a variable width right of way;

THENCE South 88°23'21" East, along the northerly line of said Lot 1 and the southerly right of way line of said County Road 371, a distance of 635.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1, common to the northwest corner of Lot 2, said Block A;

THENCE South 01°36'39" West, departing the southerly right of way line of said County Road 371, along the common line of said Lot 1 and said Lot 2, a distance of 315.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°23'21" East, continuing along the common line of said Lot 1 and said Lot 2, a distance of 225.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 22°11'52" East, continuing along the common line of said Lot 1 and said Lot 2, a distance of 896.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 1, common to the southwest corner of said Lot 2, being on the northerly line of Meadow Ridge, Phase 1, according to the plat thereof recorded in Cabinet P, Page 63 of the Plat Records of Collin County, Texas;

THENCE South 89°48'36" West, along the southerly line of said Lot 1, the northerly line of said Meadow Ridge, Phase 1 and the northerly line of Meadow Ridge, Phase 2, according to the plat thereof recorded in Cabinet R, Page 196 of the Plat Records of Collin County, Texas, a distance of 1,224.26 feet to a 1/2 inch iron rod with plastic cap stamped "Eagle Surveying" found for the southwest corner of said Lot 1, common to the northerly southeast corner of aforesaid The Landing at Lindsey Lane Phase 1;

THENCE North 01°36'55" East, departing the northerly line of said Meadow Ridge, Phase 2, along the westerly line of said Lot 1 and the easterly line of said The Landing at Lindsey Lane Phase 1, a distance of 1,174.12 feet to the POINT OF BEGINNING and containing 24.779 acres (1,079,355 square feet) of land, more or less.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S01°36'39"W	91.52'	L17	N88°23'21"W	10.00'	L33	N01°36'39"E	9.21'	L49	N88°23'21"W	7.18'	L65	S46°36'39"W	42.43'
L2	S01°36'39"W	72.41'	L18	N01°36'39"E	13.50'	L34	S01°36'39"W	6.57'	L50	S01°36'39"W	10.00'	L66	S46°36'39"W	42.43'
L3	S42°53'26"W	22.96'	L19	N01°36'39"E	12.50'	L35	S88°23'21"E	10.00'	L51	S88°23'21"E	8.09'	L67	S43°23'21"E	42.43'
L4	N81°04'27"E	15.51'	L20	N88°23'21"W	10.00'	L36	N01°36'39"E	8.43'	L52	S00°11'14"E	12.00'			
L5	S37°31'17"E	74.47'	L21	S01°36'39"W	12.50'	L37	N88°23'21"W	6.66'	L53	S89°48'46"W	10.00'			
L6	N20°33'23"E	7.55'	L22	S88°23'21"E	7.16'	L38	S01°36'39"W	10.00'	L54	N00°11'14"W	12.00'			
L7	S01°48'04"W	9.61'	L23	S01°36'39"W	10.00'	L39	S88°23'21"E	7.07'	L55	N00°11'14"W	12.50'			
L8	S69°26'37"E	10.00'	L24	N88°23'21"W	7.96'	L40	S01°36'39"W	12.50'	L56	N89°48'46"E	10.00'			
L9	S01°36'39"W	96.76'	L25	S88°23'21"E	7.46'	L41	S88°23'21"E	10.00'	L57	S00°11'14"E	12.50'			
L10	N01°36'39"E	91.52'	L26	S01°36'39"W	10.00'	L42	N01°36'39"E	12.50'	L58	N00°11'14"W	12.97'			
L11	N01°36'39"E	11.47'	L27	N88°23'21"W	6.70'	L43	S01°36'39"W	6.53'	L59	S20°33'23"W	7.55'			
L12	S81°04'27"W	18.38'	L28	S01°36'39"W	6.92'	L44	S88°23'21"E	10.00'	L60	S00°11'14"E	12.97'			
L13	N42°53'26"E	17.16'	L29	S88°23'21"E	10.00'	L45	N01°36'39"E	7.67'	L61	N00°11'14"W	38.98'			
L14	N67°48'19"E	5.48'	L30	N01°36'39"E	7.97'	L46	S01°36'39"W	8.50'	L62	N88°23'21"W	37.17'			
L15	S67°48'19"W	5.48'	L31	S01°36'39"W	7.95'	L47	S88°23'21"E	10.00'	L63	N88°23'21"W	34.18'			
L16	S01°36'39"W	13.50'	L32	S88°23'21"E	10.00'	L48	N01°36'39"E	8.50'	L64	S43°34'32"E	42.56'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	19°22'51"	150.00'	50.74'	S08°04'47"E	50.50'	C32	79°31'35"	207.00'	287.32'	S38°09'09"E	264.80'
C2	19°22'51"	150.00'	50.74'	N08°04'47"W	50.50'	C33	72°06'49"	30.00'	37.76'	S63°10'41"W	35.32'
C3	35°25'40"	233.00'	144.07'	S16°06'11"E	141.79'	C34	7°37'27"	213.00'	28.34'	S84°34'38"E	28.32'
C4	76°42'27"	30.00'	40.16'	N04°32'13"E	37.23'	C35	66°11'40"	30.00'	34.66'	N55°17'31"W	32.76'
C5	41°16'47"	126.00'	90.78'	S22°15'03"W	88.83'	C36	90°00'00"	30.00'	47.12'	N22°48'19"E	42.43'
C6	91°47'53"	56.00'	89.72'	S44°17'18"E	80.43'	C37	23°48'20"	224.00'	93.07'	N79°42'29"E	92.40'
C7	93°15'24"	56.00'	91.15'	N43°11'04"E	81.41'	C38	10°32'12"	163.00'	29.98'	S86°20'33"W	29.93'
C8	84°56'43"	56.00'	83.02'	N45°55'00"W	75.63'	C39	76°57'58"	30.00'	40.30'	S60°26'34"E	37.34'
C9	90°00'00"	30.00'	47.12'	S43°23'21"E	42.43'	C40	34°54'24"	193.00'	117.58'	N39°24'47"W	115.77'
C10	80°47'09"	30.00'	42.30'	S40°40'52"W	38.88'	C41	83°59'16"	30.00'	43.98'	S14°52'21"E	40.14'
C11	10°32'12"	137.00'	25.19'	S86°20'33"W	25.16'	C42	84°25'45"	30.00'	44.21'	S85°06'19"W	40.31'
C12	23°48'20"	250.00'	103.87'	N79°42'29"E	103.13'	C43	25°14'07"	233.00'	102.62'	S65°17'52"E	101.80'
C13	87°05'28"	56.00'	85.12'	N24°15'35"E	77.16'	C44	79°31'35"	167.00'	231.80'	N38°09'09"W	213.63'
C14	83°29'02"	30.00'	43.71'	S22°27'22"W	39.95'	C45	90°00'00"	30.00'	47.12'	N46°36'39"E	42.43'
C15	86°18'19"	30.00'	45.19'	S65°13'12"E	41.04'	C46	90°00'00"	30.00'	47.12'	S43°23'21"E	42.43'
C16	66°11'40"	51.00'	58.92'	N55°17'31"W	55.70'	C47	41°16'47"	100.00'	72.05'	S22°15'03"W	70.50'
C17	73°72'7"	187.00'	24.88'	S84°34'38"E	24.87'	C48	90°00'00"	30.00'	47.12'	S46°36'39"W	42.43'
C18	92°08'48"	30.00'	48.25'	S34°41'30"E	43.21'	C49	84°56'43"	30.00'	44.48'	N45°55'00"W	40.51'
C19	9°46'15"	213.00'	36.32'	N06°29'46"E	36.28'	C50	93°15'24"	30.00'	48.83'	N43°11'04"E	43.61'
C20	6°55'48"	237.00'	28.67'	S05°04'33"W	28.65'	C51	91°47'53"	30.00'	48.07'	S44°17'18"E	43.09'
C21	8°40'30"	263.00'	39.82'	N04°12'12"E	39.78'	C52	84°56'43"	36.00'	53.37'	N45°55'00"W	48.62'
C22	35°06'43"	30.00'	16.38'	S17°25'18"W	18.10'	C53	6°44'23"	237.00'	27.88'	N05°10'15"E	27.86'
C23	33°33'26"	30.00'	17.57'	N14°58'39"W	17.32'	C54	6°55'48"	263.00'	31.81'	S05°04'33"W	31.79'
C24	90°00'00"	30.00'	47.12'	N46°36'39"E	42.43'	C55	33°22'01"	30.00'	17.47'	S16°17'39"W	17.23'
C25	102°03'17"	30.00'	53.44'	S37°21'43"E	46.65'	C56	33°22'01"	30.00'	17.47'	N15°04'22"W	17.23'
C26	7°19'50"	150.00'	19.19'	S17°19'50"W	19.18'	C57	90°00'00"	30.00'	47.12'	S44°48'46"W	42.43'
C27	19°22'36"	150.00'	50.73'	N11°17'57"E	50.49'	C58	90°00'00"	30.00'	47.12'	N45°11'14"W	42.43'
C28	90°00'00"	30.00'	47.12'	S46°36'39"W	42.43'	C59	18°53'18"	171.05'	56.39'	N79°15'36"W	56.13'
C29	86°29'27"	30.00'	45.29'	N45°08'38"W	41.11'	C60	37°08'48"	306.00'	198.39'	S88°23'21"E	194.93'
C30	24°06'19"	187.00'	78.67'	N15°04'07"E	78.10'	C61	18°15'31"	176.89'	56.37'	S82°28'53"W	56.13'
C31	74°57'47"	30.00'	39.25'	N64°36'10"E	36.51'						

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CROWELL FAMILY SHIRE INVESTMENT LLC AND ANNA 371 PARTNERS LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as RCI ANNA 30 ADDITION, LOT 1, BLOCK A, an addition to the City of Anna, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

CROWELL FAMILY SHIRE INVESTMENT LLC, a Texas limited liability company

By: _____

(Print Name and Title)

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

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

ANNA 371 PARTNERS LLC, a Texas limited liability company

By: _____

(Print Name and Title)

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS

COUNTY OF COLLIN

CITY OF ANNA

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

HIKE AND BIKE TRAIL EASEMENT

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, successor, and assigns: The Hike and Bike Trail Easement is hereby dedicated to the public's use forever, as ndicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown. The City shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs, or other improvements or growths which may endanger or interfere with the construction, maintenance, or efficiency of their respective trails in said easement. The City shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling ,maintaining, reading meters, and adding to or removing all or parts of their respective trails without the necessity at any time of procuring permission from anyone

VAM EASEMENTS

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

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Anna, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services



Item No. 12.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Cover2 Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0003)
Owner: RCI ANNA 30 LP

SUMMARY:

374 Multifamily units on one lot on 24.8± acres located on the south side of County Road 371 (Lindsey Lane), 600± feet west of N. Powell Parkway (State Highway 5). Zoned: Planned Development/Regional Commercial/Multi-Family Residential/Mixed-Density (PD/C-2/MF/MD)

Access - The development is required to have two access points. There are four proposed access points to the site: two access points on Linsey Lane (CR 371), a connection to the neighborhood to the south through the Meadow Glen Road street stub, and an additional connection to the commercial tract to the east. The connections to Meadow Glen Road and the commercial tract will be for emergency access only and gated.

Parking - Parking is adequate.

Screening - Screening will be two (2) evergreen ornamental trees every 10' on center between each tubular steel fencing column to ensure solid screening along the western and southern property lines.

Tree Preservation - An Affidavit of No Protected Trees was submitted.

Open Space - The property provides regional detention for the multi-family site and commercial tract. The Planned Development requires a minimum of 15% of the lot to be open space. The open space is adequate.

Landscape - A 20-foot landscape buffer is provided along the western and southern property lines as required in the Planned Development Ordinance (Ord. No. 1096-20247-03)

Hike & Bike Trail - A Hike & Bike Trail is provided along the north property line adjacent to County Road 371 (Lindesy Lane)

The Preliminary Site Plan Plat conforms to the Preliminary Plat which is also on this agenda.

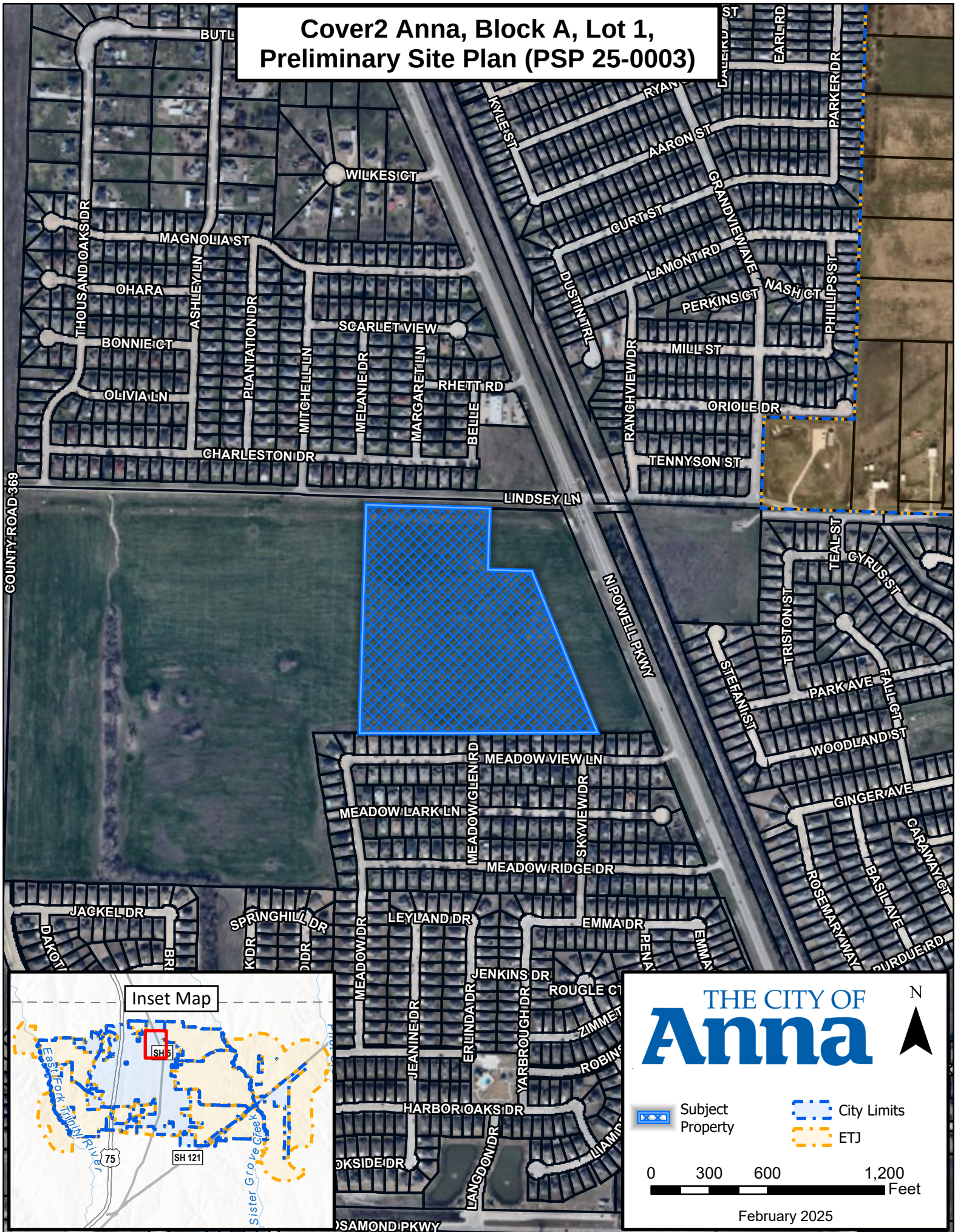
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Cover2 Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0003)
2. Resolution - Cover2 Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0003)
3. Exhibit A - Cover2 Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0003)

**Cover2 Anna, Block A, Lot 1,
Preliminary Site Plan (PSP 25-0003)**



Inset Map

THE CITY OF
Anna



- Subject Property
- City Limits
- ETJ

0 300 600 1,200
Feet

February 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-03-

A RESOLUTION OF THE CITY OF ANNA, COVER2 ANNA, BLOCK A, LOT 1, PRELIMINARY SITE PLAN (PSP 25-0003)

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

WHEREAS, RCI ANNA 30 LP has submitted an application for the approval of Cover2 Anna, Block A, Lot 1, Preliminary Site Plan; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Site Plan

The Planning & Zoning Commission hereby approves Cover2 Anna, Block A, Lot 1, Preliminary Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

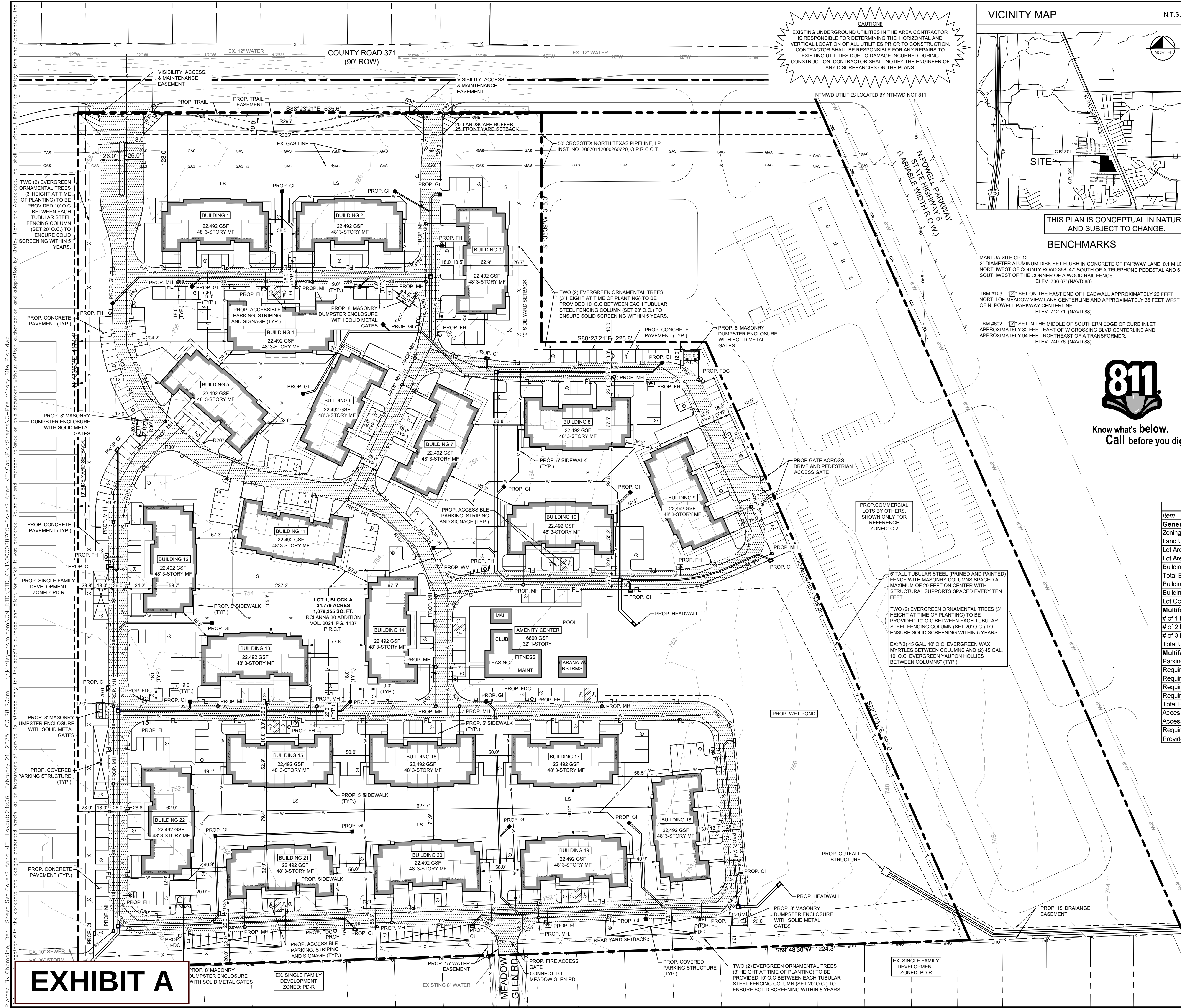
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of March 2025.

ATTEST:

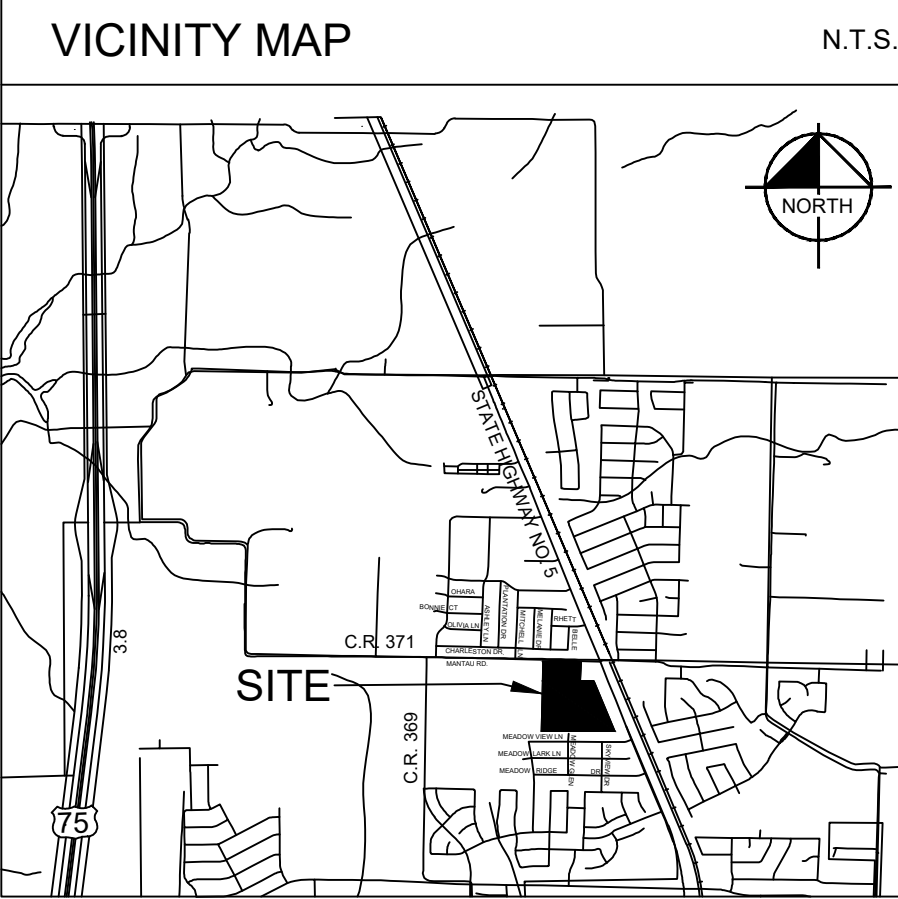
APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

BENCHMARKS
MANTUA SITE CP-12
2" DIAMETER ALUMINUM DISK SET FLUSH IN CONCRETE OF FAIRWAY LANE, 0.1 MILE NORTHWEST OF COUNTY ROAD 368, 47' SOUTH OF A TELEPHONE PEDESTAL AND 63' SOUTHWEST OF THE CORNER OF A WOOD RAIL FENCE.
ELEV=736.67' (NAVD 88)
TBM #103: "X" SET ON THE EAST END OF HEADWALL APPROXIMATELY 22 FEET NORTH OF MEADOW VIEW LANE CENTERLINE AND APPROXIMATELY 36 FEET WEST OF N. POWELL PARKWAY CENTERLINE.
ELEV=742.71' (NAVD 88)
TBM #602: "X" SET IN THE MIDDLE OF SOUTHERN EDGE OF CURB INLET APPROXIMATELY 32 FEET EAST OF W CROSSING BLVD CENTERLINE AND APPROXIMATELY 94 FEET NORTHEAST OF A TRANSFORMER.
ELEV=740.76' (NAVD 88)



NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADI ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
4. EACH PROPOSED BUILDING INCLUDES 10 COVERED PARKING SPACES.

LEGEND	
	CONCRETE FIRELANE
	EXISTING CONTOUR
	PROPOSED CONTOURS
	PROPERTY LINE
	PROPOSED CURB
	EXISTING GASLINE
	EXISTING UNDERGROUND ELECTRIC
	EX. 'X' IN. WATER LINE
	PARKING STALL COUNT
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED GRATE INLET
	PROPOSED CURB INLET

Site Data Summary Table	
General Site Data	
Zoning	MF-2
Land Use	Multi-Family
Lot Area (square feet)	1,073,502
Lot Area (acres)	24.64
Building Footprint Area (square feet)	10,024
Total Building Area (square feet)	22,492
Building Height (# stories)	3
Building Height (feet - distance to tallest building element)	48
Lot Coverage (percent - x.xx%)	0.93%
Multifamily Units	
# of 1 bedrooms	242
# of 2 bedrooms	112
# of 3 bedrooms	20
Total Unit Count	374
Multifamily Parking	
Parking Ratio	1.66
Required Parking (# spaces) (1 bedroom: 1 space)	242
Required Parking (# spaces) (2 or 3 bedrooms: 2 space)	264
Required Visitor Parking (# spaces) (every unit: 0.25 visitor space)	94
Required Total Parking (# spaces)	600
Total Provided Parking (# spaces)	621
Accessible Parking Required (# spaces)	13
Accessible Parking Provided (# spaces)	14
Required Covered Parking excluding visitor (# spaces & percent - %)	268 & 52.9%
Provided Covered Parking (# spaces & percent - %)	269 & 53.1%

CITY PROJECT NUMBER: PSP 25-0003

PRELIMINARY SITE PLAN

COVER 2 ANNA
LOT 1, BLOCK A
24.779 ACRES
J.C. BRANTLEY SURVEY, ABSTRACT NO. 114

CITY OF ANNA, COLLIN COUNTY, TEXAS
DATE: FEBRUARY 21, 2025

DEVELOPER: Cover 2 Capital LLC 3000 Keller Springs Rd. Suite 400 Carrollton, TX 75006 Addison, Texas 75001 Tel: (214) 555-0090 Contact: Bryan Welty	ENGINEER/SURVEYOR: Kimley»Horn 2500 Pacific Ave. Suite 1100 Dallas, TX 75226 Tel: (972) 239-3820 Contact: Callie R. Asker, P.E.
--	--

EXHIBIT A

REVISIONS

No.	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, STE. 1100
DALLAS, TEXAS 75226
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM FIRM NO. F-928

PRELIMINARY SITE PLAN

COVER2 ANNA

SHEET NUMBER
SP-1

ANNA TEXAS



Item No. 13.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Lopez First Addition, Block A, Lot 1, Minor Plat (MP 25-0001)

Owner: EDUARDO & JUANITA E LOPEZ

SUMMARY:

One lot on 1.5± acres on the east side of County Road 426, 130± feet north of Lindsey Lane. Located in the ETJ.

The purpose of the Minor Plat is to plat an unplatted property and dedicate a right-of-way easement.

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Lopez First Addition, Block A, Lot 1, Minor Plat (MP 25-0001)
2. Resolution - Lopez First Addition, Block A, Lot 1, Minor Plat (MP 25-0001)
3. Exhibit A - Lopez First Addition, Block A, Lot 1, Minor Plat (MP 25-0001)

Lopez First Addition, Block A, Lot 1
Minor Plat (MP 25-0001)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-03-

A RESOLUTION OF THE CITY OF ANNA, LOPEZ FIRST ADDITION, BLOCK A, LOT 1, MINOR PLAT (MP 25-0001)

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

WHEREAS, EDUARDO & JUANITA E LOPEZ has submitted an application for the approval of Lopez First Addition, Block A, Lot 1, Minor Plat; and

WHEREAS, the Minor Plat conforms to the City's Subdivision Regulations and Zoning Ordinance; and

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Minor Plat

The Planning & Zoning Commission hereby approves Lopez First Addition, Block A, Lot 1, Minor Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

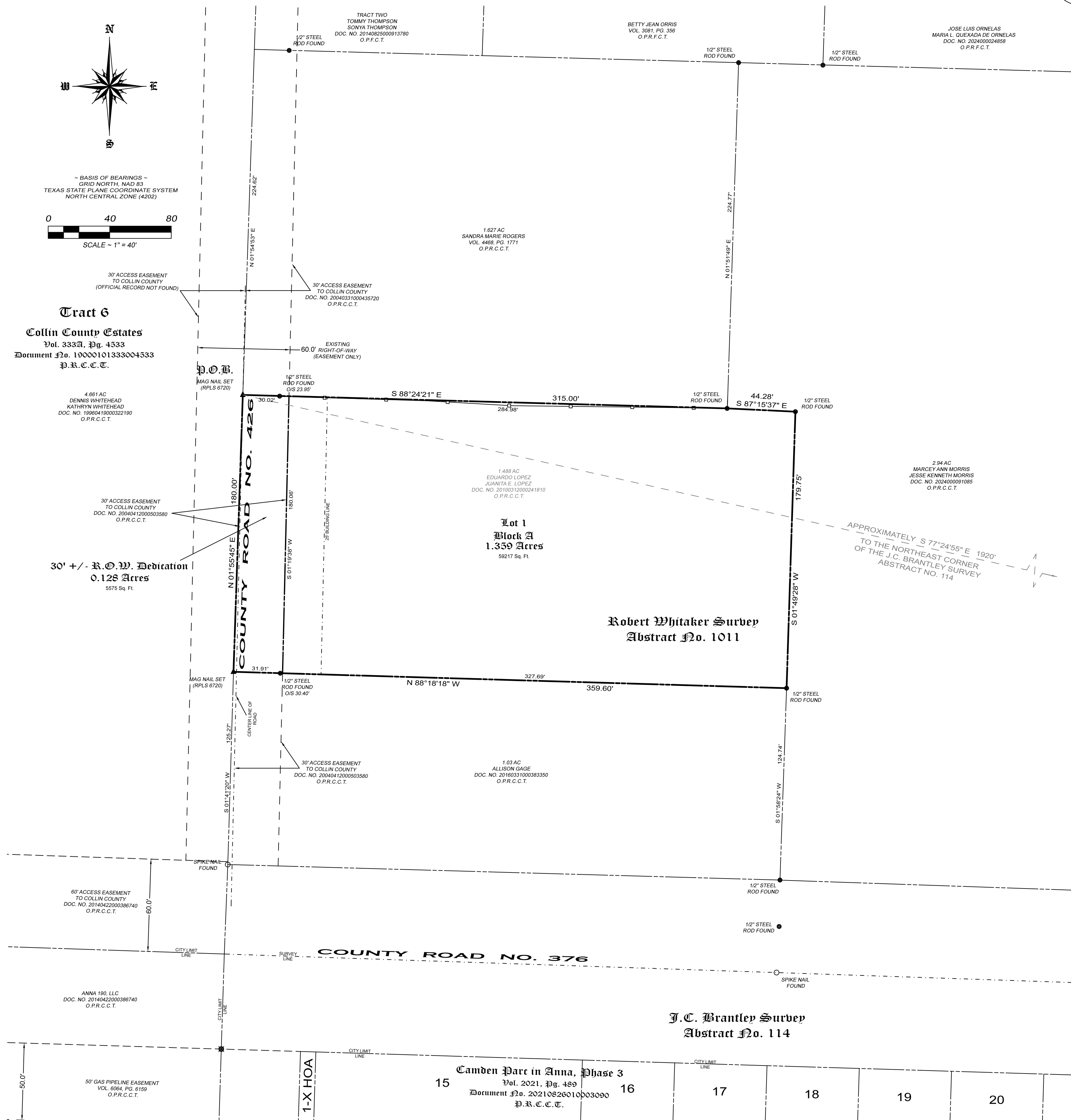
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of March 2025.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



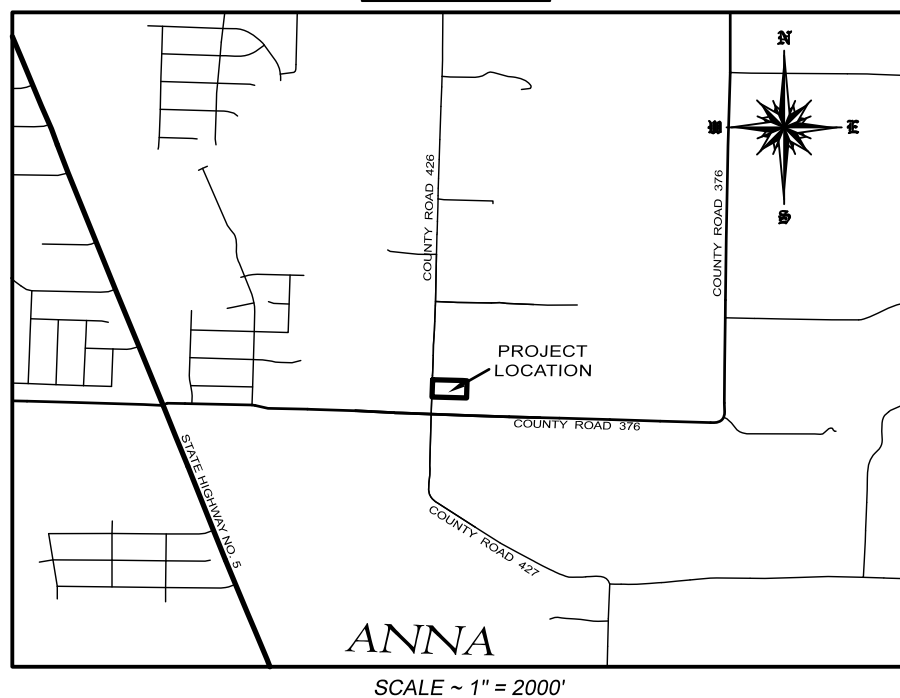
~ GENERAL NOTES ~

- The property owner is responsible for sufficient capacity of utilities.
- The subject tract lies within Zone "X" (areas determined to be outside of the 500 year flood) Designation, as shown by FEMA Flood Insurance Rate Map No. 48085C0070 J and 48085C0160 J, Map Revised June 2, 2009.
- Lot is to be used as residential.
- Lot is not yet zoned in the City of Anna

A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Anna. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

Vicinity Map



SCALE ~ 1" = 2000'



Copley Land Surveying

3904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643, ©K 580-950-0161
john@copleylandsurveying.com

EXHIBIT A

Legal Description

WHEREAS, EDUARDO LOPEZ AND JUANITA LOPEZ, owners of all that certain lot, tract or parcel of land lying and being

Situated in the County of Collin, State of Texas being a part of the Robert Whitaker Survey, Abstract No. 1011, and being all of a 1.488 acre tract of land conveyed to Eduardo Lopez and Juanita Lopez deed of record in Document No. 20100312000241810, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a mag nail set with an aluminum washer marked COPLEY RPLS 6720 in the centerline of an asphalt road known as County Road No. 426 for the northwest corner of said 1.488 acre tract, the southwest corner of a 1.627 acre tract of land conveyed to Sandra Marie Rogers by deed of record in Volume 4488, Page 1771 of said Official Public Records, and in the east line of a 4.661 acre tract of land conveyed to Dennis Whitehead and Kathryn Whitehead by deed of record in Document No. 19960419000322190 of said Official Public Records;

Thence South 88°24'21" East, along the north line of said 1.488 acre tract, and the south line of said 1.627 acre tract, passing a 1/2" steel rod found at a distance of 23.95 feet, continuing for a total distance of 315.00 feet to 1/2" steel rod found maintaining an angle point in the north line of said 1.488 acre tract, the southeast corner of said 1.627 acre tract, and the most northerly southwest corner of a 2.94 acre tract of land conveyed to Marcey Ann Morris and Jesse Kenneth Morris by deed of record in Document No. 2024000091085 of said Official Public Records;

Thence South 87°15'37" East, along the north line of said 1.488 acre tract, and a southerly line of said 2.94 acre tract, a distance of 44.28 feet to a 1/2" steel rod found maintaining the northeast corner of said 1.488 acre tract and an inside ell corner of said 2.94 acre tract;

Thence South 01°49'28" West, along the east line of said 1.488 acre tract and the west line of said 2.94 acre tract, a distance of 179.75 feet to a 1/2" steel rod found maintaining the southeast corner of said 1.487 acre tract and the northeast corner of a 1.03 acre tract of land conveyed to Allison Gage by deed of record in Document No. 20160331000383350 of said Official Public Records;

Thence North 88°18'18" West, along the south line of said 1.488 acre tract and the north line of said 1.03 acre tract, passing a 1/2" steel rod found at a distance of 329.20 feet, continuing for a total distance of 359.60 feet to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 in the center of said County Road No. 426 for the southwest corner of said 1.488 acre tract, the northwest corner of said 1.03 acre tract and in the east line of said 4.661 acre tract;

Thence North 01°55'45" East, along the center of said County Road No. 426, the west line of said 1.488 acre tract and the east line of said 4.661 acre tract, a distance of 180.00 feet to the Point-of-Beginning and containing 1.487 acres (or 64,792 square feet) of land.

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor No. 6720 Firm No. 10194429

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JOHN COPLEY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2025.

Notary Public in and for
the State of Texas

Owners Certificate & Dedication

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Eduardo Lopez and Juanita E. Lopez, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LOPEZ FIRST ADDITION, BLOCK A, LOT 1, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Anna, Collin County, Texas.

WITNESS MY HAND this ___ day of ___, 2025.

EDUARDO LOPEZ

JUANITA LOPEZ

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared EDUARDO LOPEZ, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2025.

Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JUANITA E. LOPEZ, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2025.

Notary Public in and for
the State of Texas

CERTIFICATE OF APPROVAL

Approved this ___ day of ___, 2025, by the Planning & Zoning Commission, City of Anna, Texas.

Planning & Zoning Commission Chair

Director of Development Services

MP 25-0001

Minor Plat
Lopez First Addition
Block A, Lot 1
1.487 Acres in E.T.J. of
City of Anna, Collin County, Texas
Robert Whitaker Survey,
Abstract No. 1011

2/18/2025

OWNERS/DEVELOPER
EDUARDO LOPEZ
JUANITA E. LOPEZ
12868 COUNTY ROAD 426
ANNA, TEXAS 75409
(469) 215-0844

SURVEYOR
COPLEY LAND SURVEYING
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090
(903) 415-0643

Health Department Certification:

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

Designated Representative for Collin County Development Services



Item No. 14.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit of a Commercial Radio, TV, or Microwave Operations (Telecommunications Tower) on Urban Crossing, Block A, Lot 19R (HOA Common Area Lot) (SUP 25-0003)

Owner: Urban Crossing Homeowners Association

SUMMARY:

The applicant is requesting the Planning & Zoning Commission table this item to its regular meeting on April 7, 2025.

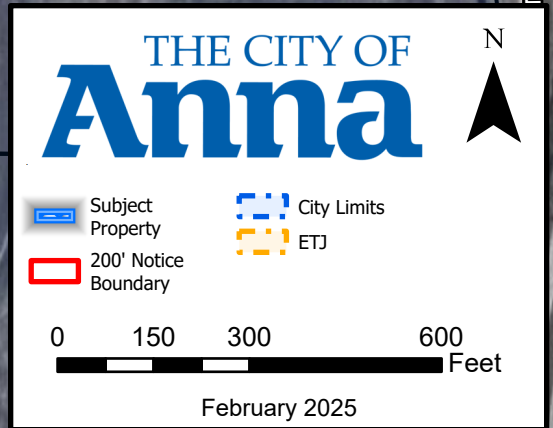
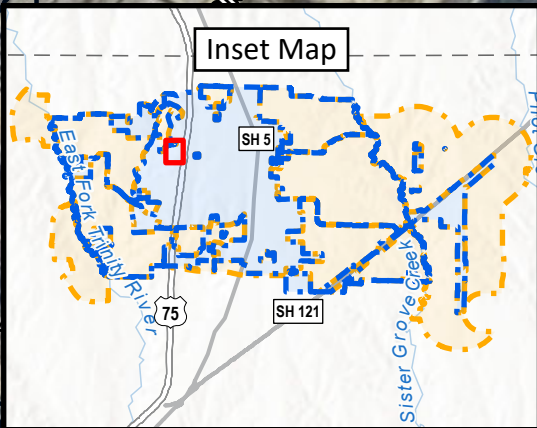
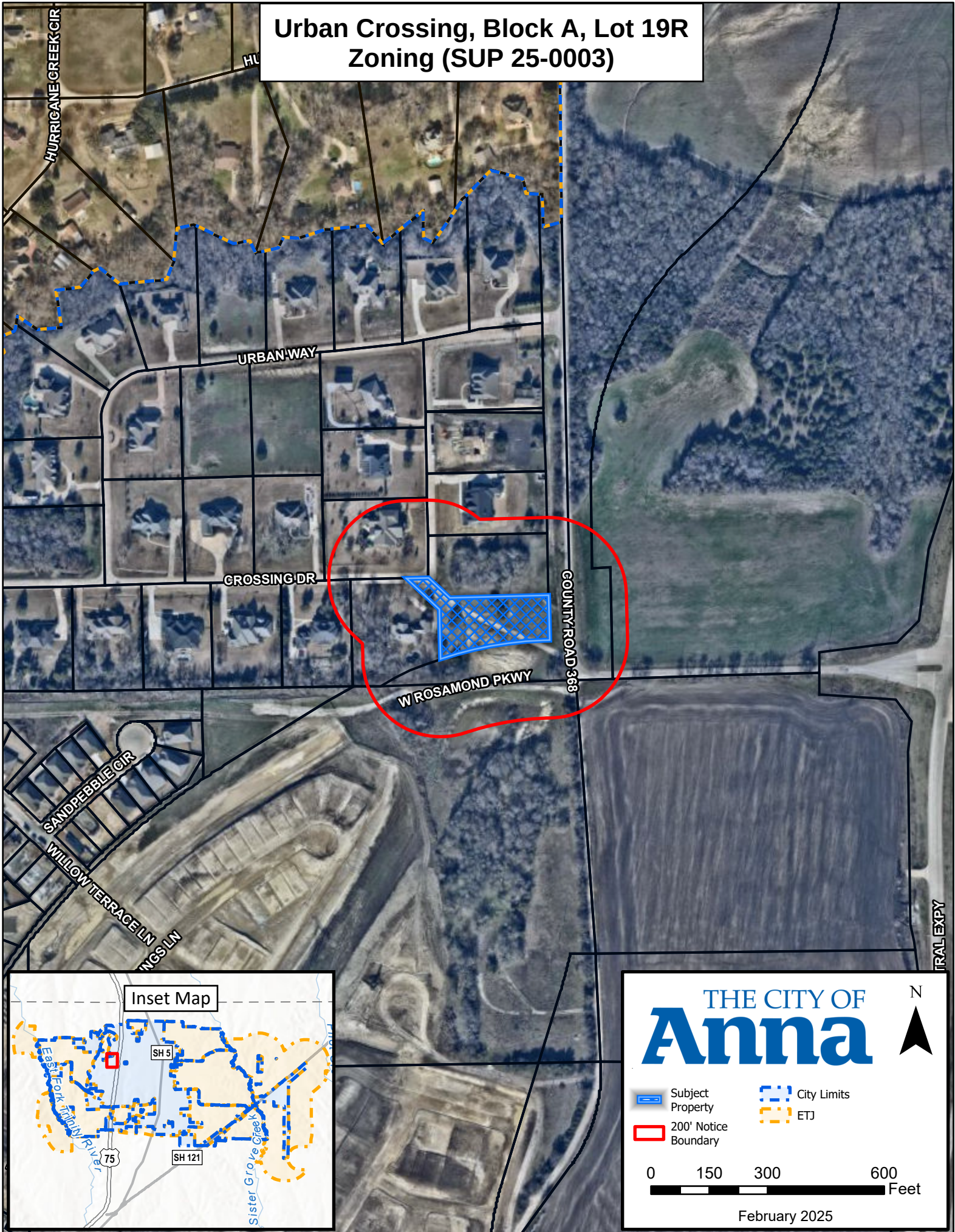
STAFF RECOMMENDATION:

Hold open the public hearing and table this item to the April 7, 2025, Planning & Zoning Commission meeting within the Council Chamber of the City of Anna Municipal Complex located at 120 W. 7th Street at 6:00 p.m.

ATTACHMENTS:

1. Locator Map - Urban Crossing, Block A, Lot 19R (HOA Common Area Lot) (SUP 25-0003)
2. Request to Table - Urban Crossing, Block A, Lot 19R (SUP 25-0003)

Urban Crossing, Block A, Lot 19R
Zoning (SUP 25-0003)





February 25, 2025

Everett Johnson
Development Services
City of Anna
120 W. 7th Street
Anna, TX 75409

972-924-2616

RE: Request to Table SUP 25-0003 (Hemphill, LLC Monopole Tower on Urban Crossing HOA Parcel at 3019 Crossing Drive) to the April 7, 2025 Planning & Zoning Commission

Dear Mr. Johnson:

Please accept this request to table SUP 25-0003 (Hemphill, LLC Monopole Tower on Urban Crossing HOA Parcel at 3019 Crossing Drive) to the April 7, 2025, Planning & Zoning Commission meeting.

Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Ralph Wyngarden'.

Ralph Wyngarden, Sr. Zoning Specialist
Faulk & Foster
Cell: 616-490-9804
ralph.wyngarden@faulkandfoster.com