



AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 7, 2020 @ 7:00 P.M.

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

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Planner II Lauren Mecke (LMECKE@annatexas.gov) by December 7, 2020, no later than 5:00 PM so it may be read into the record.

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

4. **Location Map**

Consent Items

5. Consider/Discuss/Action to approve minutes of the November 2, 2020 Planning and Zoning Commission meeting.
6. Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lots 4 – 6, Preliminary Plat. **Applicant: Jonathan Kirby, Kimley-Horn**
7. Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phase 1, Final Plat. **Applicant: Jamie Marcoux, LJA Engineering**
8. Consider/Discuss/Action on a recommendation regarding the Anna Business Park, Block A, Lots 1 – 14, Concept Plan. **Applicant: Kyle McCullah, 5G Stuio Industrial, LLC**

Public Hearing Items

9. A) Conduct a public hearing to consider public comments to rezone 341± acres consisting of multiple tracts of land generally located on the east and west sides of future Ferguson Parkway, north of Hackberry Drive and south of Mantua Road **from** Agricultural (AG), Planned Development 507-2010, & Planned Development 285-2006 **to** Planned Development Mixed-Use (PD-MU). The planned development district will include the following zoning districts with modified development standards Restricted Commercial (C-1), Single Single-Family Residence-60 (SF-60), and Single-Family Residence - Zero lot line homes (SF-Z). **Applicant: David Kalhoefer, Peloton Land Solutions**

- B) Consider/Discuss/Action on a recommendation regarding the request to rezone 341± acres consisting of multiple tracts of land generally located on the east and west sides of future Ferguson Parkway, north of Hackberry Drive and south of Mantua Road from Agricultural (AG), Planned Development 507-2010, & Planned Development 285-2006 to Planned Development Mixed-Use (PD-MU). (Director of Development Services Ross Altobelli)
- C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Anacapi, associated with the rezoning request.

Adjorn

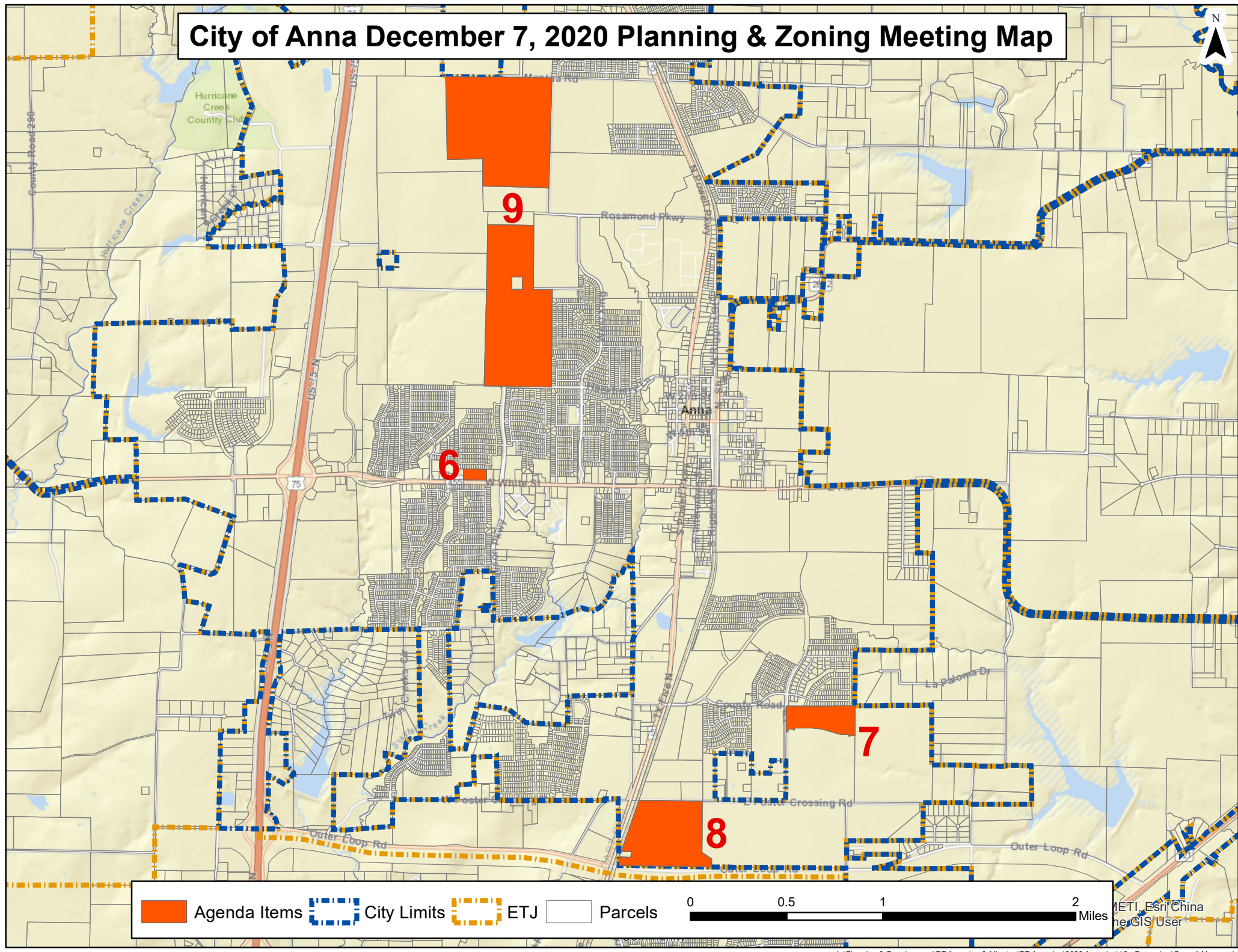
This is to certify that I, Ross Altobelli, Director of Development Services, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. December 4, 2020.



Ross Altobelli
Director of Development Services

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

City of Anna December 7, 2020 Planning & Zoning Meeting Map



 Agenda Items

 City Limits

 ETJ

 Parcels

0

0.5

1

2

Miles

MINUTES
PLANNING AND ZONING COMMISSION
November 2, 2020

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

1. Call to Order and Establishment of Quorum

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

Members present were Wayne Barton, Alonzo Tutson, Danny Ussery, Donald Henke, Nick Rubits, Brent Thomas, and Latoya Grady. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings, Kevin Johnson, Ray Isom, Jim Proce, and Clark McCoy via Zoom.

2. Invocation and Pledge of Allegiance

Commissioner Barton gave the invocation and led the Pledge of Allegiance.

3. Citizen Comments: At this time, any person may address the Planning and Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

There were no citizen comments.

Chairman Tutson reminded the gentlemen in the room to schedule regular health screenings.

4. Location Map

Consent Items

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

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

7. Consider/Discuss/Action on a recommendation regarding the Jonic Addition, Block A, Lot 1 Minor Plat. Applicant: John Hendricks

A motion was made by Commissioner Barton seconded by Commissioner Grady to recommend approval of consent items 5, 6, and 7. The vote was unanimous.

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

Mr. Altobelli gave a brief presentation and answered questions from the council. The purpose of this lot is to combine lots 28 and 29X, add a 10ft utility easement along the back of 28R, and add

a 5ft drainage easement along 23R and 25R. This is a residential replat and therefore requires a public hearing. It is recommended for approval as submitted.

The public hearing opened at 7:07 p.m.

Jim Douglas with Douglas Properties, 2309 Avenue K, Suite 100, Plano, TX, stated that this is clean up item, the final plat has already been filed, and there has been a final walk through.

Commissioner Barton asked what was lot 29X originally for.

Mr. Douglas responded that it was a 15ft strip of land alongside the lot in the anticipation that they would need a utility easement.

The public hearing closed at 7:09 p.m.

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

A motion was made by Commissioner Grady seconded by Commissioner Ussery to recommend approval of the replat. The vote was unanimous.

8. A) Resume a public hearing to consider public comments to rezone 275± acres located at the northwest corner and southwest corner of future Rosamond Parkway and future Ferguson Parkway from AG Agricultural District to Planned Development-Multi-Use (PD-MU). The planned development district will include Restricted Commercial (C-1), General Commercial (C-2), Multiple-Family Residential - High Density (MF-2), Single Family Residence-72 (SF-72), Single Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Single-Family Townhome District (SF-TH). Applicant: David Booth, DR Horton

The public hearing resumed at 7:12 p.m.

Commissioner Rubits arrived at 7:14 p.m.

Mr. Altobelli gave a brief presentation and answered questions from the commission. The applicant is proposing a mixed-use plan. The future land use maps designate the area as Commercial and Employment District. The request is not in conformance with the land use map however, at the time it was created it did not consider the Mantua project that will be adjacent to this development. The applicant is proposing a SF-72 product in response to the commission's concerns that the developer provide larger product for people to grow into. They are proposing a three-story town home product that will create a buffer. They have removed the two-family product and removed the stipulation that would reduce the corner lot setback.

Requested stipulations include 5' reduced rear yard setback, 15% increase in lot coverage for SF-72, 5% increase in lot coverage for SF-60 and SF-TH, and 2-story MF-2 height limitation within 100 feet of single & townhome zoning. Automobile and related uses and a majority of transportation, utility and communication uses will be prohibited in C-1 zoning. They are also proposing 8ft hike and bike trail, preserving existing tree lines and have included a stipulation for a private amenity center that would be a requirement as part of the zoning, as well as berms and planning between the single family and multifamily for added buffer. The commissioners expressed a concern about the need for a school. Staff spoke with Anna ISD and identified a location that would be a future school site, when and if needed. Because of the Mantua zoning, this design will provide a buffer between single-family and commercial, as well as, a neighborhood where you can grow in.

Jeff Miles, 802 North Keeley Avenue, Lewisville, TX noted that D.R. Horton took the comments from last meeting and made a real effort to address everyone's concerns. This plan has almost 49 acres of park or open space. We feel with the product mix and open space we are providing a nice development for everyone. We are committed to work with the City to get Rosemond built from HWY 75 over to the high school.

Commissioner Henke ask if the detention pond would always have water.

Mr. Miles responded that yes, they build wet ponds. The water level will simply go up if there is rain.

Commissioner Grady stated that she like the updated plan.

Commissioner Barton asked about the meaning of lots labeled with a X.

Mr. Altobelli responded that these are HOA common areas.

Commissioner Barton stated his concern about on street parking.

Commissioner Rubits asked if the Fire Department had any concerns with the height of the multifamily product and if the underbrush would be cleared on the park land.

Mr. Altobelli responded that we require a wider fire lane to accommodate for the added height and a stipulation has been included that will require cleaning of the underbrush of the treed area.

Commissioner Ussery asked how many patio homes would be built, their size, and price point.

D.R. Horton representatives responded that there would be 375, the average size would be 2,100 to 2,200 square feet, and prices will be dictated by the market.

Mr. Altobelli added that the minimum size allowed by ordinance for townhomes is 1,200 square feet.

Chairman Tutson noted his concern with the width of the streets and providing emergency vehicles adequate access.

Chief Raymond Isom was present and responded, along with planning staff, that the roads meet City requirements.

Russell Harlow, 1620 Gentleway Prosper, TX 75078, the property owner, provided a historical account of his family's involvement in the City. His family intends for D.R. Horton to collaborate with the City and see the development as an improvement that will benefit the entire City.

Chairman Tutson added that he appreciated D.R. Horton listening to the commission's concerns and applying them to updating the plan.

Commissioner Thomas thanked the applicant as well for making the changes and meeting the spirit of the agreement with the Harlow family.

The representatives for D.R. Horton thanked Mr. Altobelli for being very responsive throughout the process.

Commissioner Thomas summarized an anonymous letter submitted by an Anna Citizen and asked that it be entered into the public record (EXHIBIT 1).

The public hearing closed at 7:58 p.m.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 275± acres from AG Agricultural District to Planned Development-Multi-Use (PD-MU).

A motion was made by Commissioner Henke seconded by Commissioner Thomas to recommend approval of the request to rezone. The vote passed 6 to 1 with Commissioner Ussery voting no.

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

A motion was made by Commissioner Thomas seconded by Commissioner Henke to recommend approval of the concept plan. The vote passed 6 to 1 with Commissioner Ussery voting no.

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

Mr. Altobelli provided a brief presentation and answered questions from the commission. The applicant is asking to amend the existing zoning to modify the location and development standards of the allowed land uses granted by the existing zoning. The property is currently undeveloped, except for phase 1. The current zoning was adopted in 2015 to create one master planned development. Centurion American has submitted a new overall concept plan for the Villages of Hurricane Creek and the Villages of Hurricane Creek – North. It showed an overall development plan with smaller lots. The proposed zoning would allow for smaller lots outside of phase one and allow for an increase of 229 single-family dwelling units. Under previous staff there was a location chosen for a fire station, however current staff believes that there is a more appropriate location along future Standridge Boulevard that would best serve the community. The applicant is proposing a school site on the property for when it is required. They are proposing an amphitheater, neighborhoods parks, interior trail system, and a large private amenity center. Staff is supportive of the zoning request because it meets the future land use map and comprehensive plan, however we are asking that the commission consider a stipulation that the application look at the best location for the future fire station.

Commissioner Ussery asked how many acres the school site is.

Mr. Altobelli responded that is 14 acres with roughly 12 acres of upland.

The public hearing opened at 8:08 p.m.

Sean Terry, 800 Valley View Lane, Farmers Branch, TX, we started this project when it was zoned for all 50ft lots, we worked with staff originally to come up with bigger lot sizes. It took almost two years to get easements. We found out that we were having a hard time getting builders to sign up for the project because of the larger lot sizes. We were able to acquire more land with frontage on Highway 75. We discussed the fire station site with previous staff, and they chose that location. We can look to increase the site but if we move it we will lose many lots. We determined that we still

want to bring the larger lot sizes now, but we need to include the smaller lots as well to incentivize home builders. We feel that this design will create a true mixed-use development, where people can move through different home sizes. Centurion American has done the Riverwalk in Flower Mound and the Statler Hotel and Collin Creek hotel and own restaurants that we can bring to Anna. We are proposing 883 lots, an amenity center, hike and bike trail, and amphitheater. We are donating land for the school site and will have a nice water feature with a soil conservation lake. The rail system will have connectivity throughout the development. We are bringing three new home building companies for this project: New Synergy Homes, Beazer Homes, and First Texas Homes. It will bring a new mix of product to Anna. Our lowest priced town home will be around 245,00 and I don't see much product being under 285,000. Top end product could be 600,000 to 800,000. We've work with staff to make sure we are bringing our best product.

Commissioner Grady thought it was a beautiful presentation that made a lot of sense and will bring diversity to Anna.

Chairman Tutson mentioned that he was excited to see this come to fruition.

Councilman Bryan made a statement that he first knew about the land purchase in 2014 and that's when discussion began. We are here with new staff and management and the design is much better and something to be excited for.

Mr. Altobelli clarified for the commission that staff did not have background on previous zoning request and what they are proposing is a pretty substantial change, but the applicant has worked well with the City and the school to meet the standards.

Mr. Terry commented that the zoning in 2014 made sense then because people were wanting more county larger lots, but the ideas have changed.

Commissioner Ussery commented that from now on we will have all the records in check and documented correctly.

Chairman Tutson question staff if they would be comfortable with the commission approving the concept plan.

Mr. Altobelli responded that the fire station location has been platted but we see the ability to relocated to a better location. We recommend that it be considered, and it can be handled during the platting stage.

Chairman Tutson asked the applicant that if the commissioner decided to table the concept plan would it hinder you in any way.

Mr. Terry responded that it would. We have some building contracts relying on zoning.

Mr. Altobelli added there is no need to table the concept plan. The recommendation could be as simple as the commission stipulating that the applicant meet with the fire department to discuss location.

Chief Isom added that the fire department would prefer the station to be on Standridge to have direct access to the highway and be more central to the development. The lot is a little awkward shaped and can only fit a two bay. From a public safety perspective, we will need plenty of room for police officers, as well as, an area we can house our reserve equipment.

Commissioner Ussery asked how hard it would be for the developer to move the site.

Mr. Altobelli responded that the reduction to the amount of lots would be minimal. We must make sure the design works for all parties. We think they could pick up lots in the correct location. This is conceptional and additional work is needed.

Mr. Terry commented that they are willing to look at it and sit down with the Fire Chief to find something that can work.

Commissioner Barton commented that it makes sense to have the fire station on the east side of the development but wondered if there has been any discussion about development on the east side of Standridge, as it could make a good fit for a fire station.

Mr. Altobelli responded that we have not had any conversations with the property owner. The location that is being discussed is near Suzie lane, which would be opposite of the recently approved multi-family. This is the time to have this discussion about moving the fire station because we are amending the zoning.

The public hearing closed at 8:35 p.m.

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

Commissioner Barton clarified discrepancy in the staff write up and confirmed that the chart on page 10 represents the applicants request. He expressed his concern over corner lots having a 10ft side yard as opposed to a 15ft side yard and 10ft rear yards.

Mr. Altobelli responded that there is an SIA agreement for the north portion that has been approved by Council. They are matching those standards. These are minimums and doesn't mean they will do it.

The applicant added that all plans would be created that with the end user in mind. The builder will want to put as much back yard as they can for the home buyer. This allows for a patio or outdoor entertainment area. We are making the zoning identical to the north portion.

Commissioner Grady stated that she agreed that the most respectful thing to do, since this has already been in motion for so long, is to approve the zoning.

Commissioner Rubits asked Councilman Bryan for the history on the approval of the SIA on the north portion.

Councilman said that this was to spur west side development to make the area more diverse and provide options. It is a progressive type neighborhood for smaller homes with attractive amenities.

Commissioner Grady added that this sounds like it will be beautiful and is what I was looking for, and other are looking, for when moving to Anna.

Commissioner Rubits stated that we are being presented with smaller lots and more modifications. We are talking about a high percentage of lot coverage. You could have a patio with no cover all

the way to back of the yard. We have said multiple times that we don't want that, and I'm confused on what has changed.

Commissioner Henke responded that nothing has changed, they are proposing a wide variety of lot types. Lack of diversity in lot sizes was the main concern with other developments, this is consistent with what we just approved.

Mr. Altobelli responded that the lesser depth of 100 will be along curves or cul-de-sacs, the typical lot would be 110.

Commissioner Rubits added that he was concerned with the 20ft front yard setbacks.

A motion was made by Commissioner Grady seconded by Commissioner Henke to recommend approval of the concept plan. The vote passed 6 to 1 with Commissioner Rubits voting no.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Villages of Hurricane Creek, associated with the rezoning request. The vote passed 6 to 1 with Commissioner Rubits voting no.

A motion was made by Commissioner Grady seconded by Commissioner Thomas to recommend approval of the site plan with the stipulation that they have a conversation with the fire department to best accommodate their needs.

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

Mr. Altobelli gave a brief presentation and answered questions from the commission. The request is to rezone a tract of land on the frontage road, with Future Rosamond Parkway to the north. They are requesting to rezone to C-2, which allows for the most commercial uses. Staff is in support of the request.

Commissioner Barton confirmed that it is consistent with the master plan.

Commissioner Henke clarified with staff that the placeholder zoning, once land is annexed into the City is SF-E.

Commissioner Grady asked what type of commercial building would be going on the property.

Mr. Altobelli responded that we have had preliminary talks with the applicant and know that the owner is in the medical profession and will be keeping a tract of land for his offices.

Commissioner Barton confirmed that the surrounding lots had commercial zoning.

Commissioner Grady left Council Chambers at 8:58 p.m.

The public hearing opened at 8:59 p.m.

The public hearing closed at 9:00 p.m.

Commissioner Grady returned to Council Chamber at 9:00 p.m.

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

A motion was made by Commissioner Thomas seconded by Commissioner Ussery recommend approval of the rezone. The vote was unanimous.

12. Adjourn

A motion was made by Commissioner Thomas seconded by Chairman Tutson to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:03p.m.

Alonzo Tutson

Planning and Zoning Commission Chairman

ATTEST:

From: [REDACTED]
Sent: Monday, November 2, 2020 9:17 AM
To: Lauren Mecke
Subject: Quality, affordable housing definitely needed in Anna, TX

Dear City of Anna Planning and Development Department and Anna City Council,

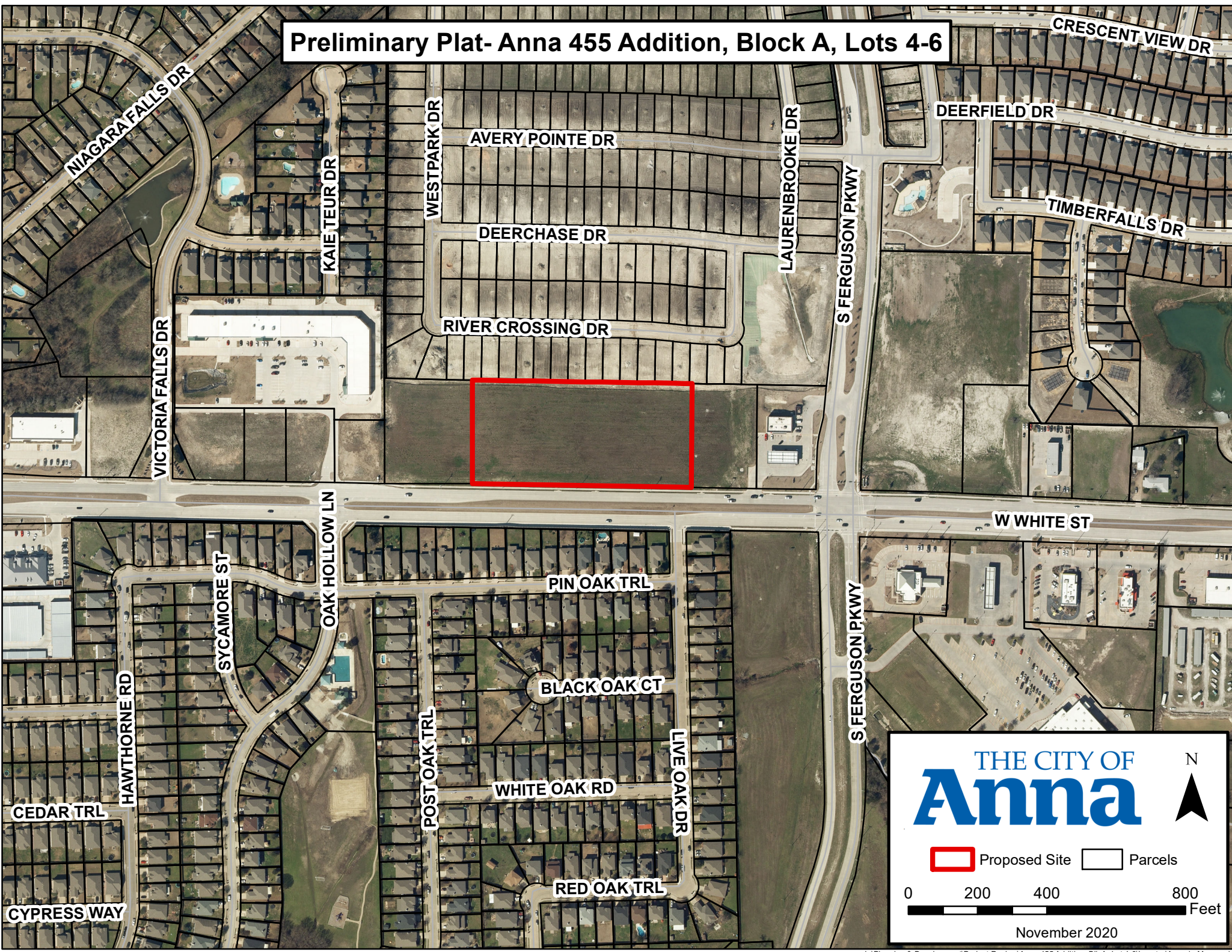
This letter is in regards to your City Council Meeting tonight at City Hall. My husband and I, along with many other citizens strongly believe Anna needs more affordable housing choices. There is a shortage of affordable starter homes, now for sale starting at around \$200,000 for a pre-owned home that usually needs multiple repairs. Those who oppose newly built affordable housing are Property Managers and landlords acting out of self-interest to control a monopoly market of sky-high, out of control and ever-rising home prices.

A diverse set of home buying options is needed in Anna. COVID19 has financially impacted many families and a quality home builder like D.R. Horton is stepping up to help more Anna residents live the American Dream of home ownership at more affordable prices. Let's not stop a good thing, providing diverse and better opportunities for our city and residents. This expansion also supports your strategic plan and vision by "Making Anna a Great Place to Live" and "Creating a Sustainable Anna Community through Planned, Managed Growth."

We're not worried about this affecting home values in subdivisions like Lakeview and West Crossing. We believe existing home values will hold at a reasonable rate, considering the square footage, upgrades and location of homes near the parks, which will add to their valuation.

Best regards,
City of Anna Residents

Preliminary Plat- Anna 455 Addition, Block A, Lots 4-6



THE CITY OF
Anna

0 200 400 800 Feet

November 2020

CITY OF ANNA
Planning & Zoning Commission
December 7, 2020

Preliminary Plat: Anna 455 Addition, Block A, Lots 4-6

Applicant: Jonathan Kirby, Kimley-Horn

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lot 4-6, Preliminary Plat.

SUMMARY:

Vacant property on 3 lots on 4.4± acres located on the north side of White St. (FM 455) and 350± acres west of Ferguson Parkway. Zoned PD 709-2015.

The purpose for the preliminary plat is to propose lot and block boundaries and easement necessary for the creation of three nonresidential lots.

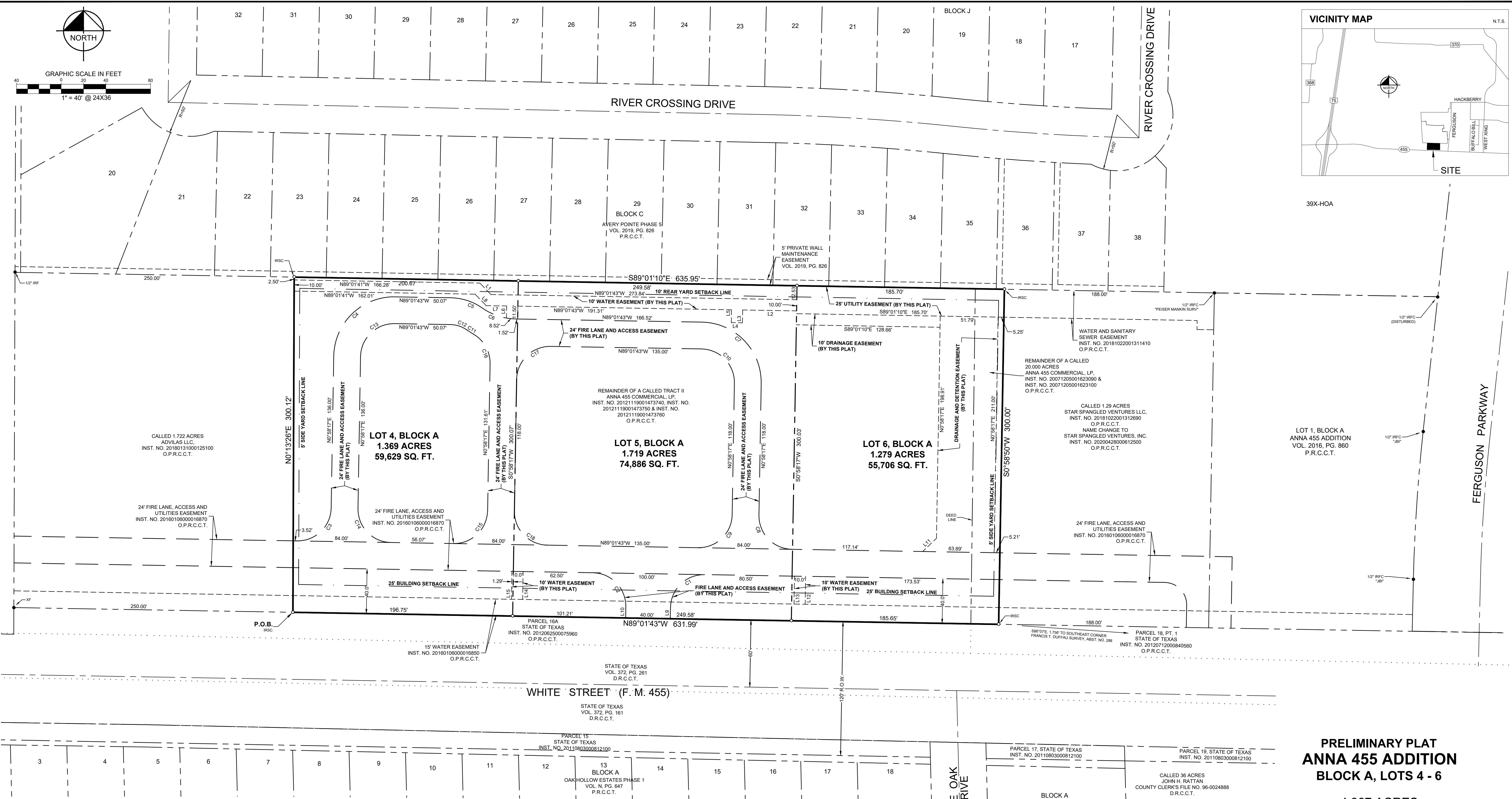
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit



GENERAL NOTES:

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999856573. Vertical Datum NAVD 88.

FLOOD STATEMENT:

According to Community Panel No. 48085C0155J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X", which is not a special flood hazard area. 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
	INSTRUMENT NUMBER
	NOT TO SCALE
	FOUND
	BUILDING LINE
	PLAT RECORDS OF COLLIN COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	"X" CUT IN CONCRETE FOUND
	POINT OF BEGINNING

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	S45°58'17"W	42.43'
C2	90°00'00"	30.00'	47.12'	N44°01'43"W	42.43'
C3	90°00'00"	30.00'	47.12'	N45°58'17"E	42.43'
C4	90°00'00"	54.00'	84.82'	S45°58'17"W	76.37'
C5	34°12'58"	50.00'	29.86'	N71°55'14"W	29.42'
C6	34°12'58"	54.00'	32.25'	S71°58'14"E	31.77'
C7	90°00'00"	54.00'	84.82'	N44°01'43"W	76.37'
C8	90°00'00"	30.00'	47.12'	S44°01'43"E	42.43'
C9	90°00'00"	30.00'	47.12'	N45°58'17"E	42.43'
C10	90°00'00"	30.00'	47.12'	N44°01'43"W	42.43'
C11	5°08'33"	78.00'	7.00'	S57°23'01"E	7.00'
C12	34°12'58"	26.00'	15.53'	N71°55'14"W	15.30'
C13	90°00'00"	30.00'	47.12'	S45°58'17"W	42.43'
C14	90°00'00"	30.00'	47.12'	S44°01'43"E	42.43'
C15	90°00'00"	30.00'	47.12'	N45°58'17"E	42.43'
C16	60°55'35"	30.00'	31.90'	N29°29'30"W	30.42'
C17	90°00'00"	30.00'	47.12'	S45°58'17"W	42.43'
C18	90°00'00"	30.00'	47.12'	S44°01'43"E	42.43'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°01'43"W	14.28'
L2	N89°01'43"W	48.28'
L3	N00°58'17"E	11.50'
L4	N89°01'43"W	10.00'
L5	N00°58'17"E	11.50'
L6	N00°58'17"E	10.83'
L7	N89°01'43"W	18.40'
L8	N44°01'43"W	14.28'
L9	N00°58'17"E	10.00'
L10	N00°58'17"E	10.00'
L11	N45°58'17"E	17.11'
L12	S00°58'17"W	25.00'
L13	S00°58'17"W	25.00'
L14	S00°58'17"W	25.00'
L15	S00°58'17"W	25.00'

Non-Residential Lot Table	
Lot No.	Acreage
4	1.369
5	1.719
6	1.279
Total	4.367

**PRELIMINARY PLAT
ANNA 455 ADDITION
BLOCK A, LOTS 4 - 6**

**4.367 ACRES
OUT OF THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288,
CITY OF ANNA, COLLIN COUNTY, TEXAS
NOVEMBER 2020**

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	NOV. 2020	068194017	1 OF 2

OWNER:
Anna 455 Commercial, LP
10950 Research Rd.
Frisco, TX 75033
Ph: 214.387.3993
Contact: Craig Curry

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972.770.1300
Fax: 972.230.3820
Contact: Jonathan Kerby, PE

EXHIBIT A

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS ANNA 455 COMMERCIAL, LP is the sole owners of the following described tract of land:

BEING a tract of land situated in the Francis T. Duffau Survey, Abstract No. 288, City of Anna, Collin County, Texas, and being a portion of a called 20.000-acre tract of land described in deeds to Anna 455 Commercial, LP recorded in Instrument No. 20071205001623090 and Instrument No. 20071205001623100, Official Public Records, Collin County, Texas, a portion of a called Tract II described in a deed to Anna 455 Commercial, LP recorded in Instrument No. 20121119001473740, Instrument No. 20121119001473750 and Instrument No. 20121119001473760, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the south line of said Tract II and the north right of way line of White Street (F. M. 455), as described as Parcel 16A in a deed to the State of Texas, recorded in Instrument No. 2012062500075960, Official Public Records, Collin County, Texas, same being the southeast corner of a called 1.722-acre tract of land described in a deed to Advilas LLC, recorded in Instrument No. 20180131000125100, Official Public Records, Collin County, Texas;

THENCE North 00°13'26" East, departing the south line of said Tract II, the north right of way line of White Street (F. M. 455), along the east line of said 1.722-acre tract, a distance of 300.12 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 1.722-acre tract, same being on the south line of Avery Pointe Phase 5, an addition to the City of Anna, Texas, according to the Final Plat, recorded in Volume 2019, Page 626, Plat Records, Collin County, Texas;

THENCE South 89°01'10" East, along the south line of said Avery Pointe Phase 5, a distance of 635.95 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of a called 1.29-acre tract of land described in a deed to Star Spangled Ventures LLC, recorded in Instrument No. 20181022001312690, Official Public Records, Collin County, Texas;

THENCE South 00°58'50" West, departing the south line of said Avery Pointe Phase 5 and along the west line of said 1.29-acre tract, a distance of 300.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said 1.29-acre tract, same being on the north right of way line of aforesaid White Street (F. M. 455), as described as Parcel 18, Part 1 in a deed to the State of Texas, recorded in Instrument No. 20120712000840560, Official Public Records, Collin County, Texas;

THENCE North 89°01'43" West, along the north right of way line of said White Street (F. M. 455), a distance of 631.99 feet to the POINT OF BEGINNING and containing 4.367 acres (190,221 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA 455 COMMERCIAL, LP; acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as ANNA 455 ADDITION, BLOCK A, LOTS 4 - 6, 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. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

WITNESS, my hand at _____, _____, this the _____ day of _____, 2020.

ANNA 455 COMMERCIAL, LP, a Texas limited partnership

By: Anna 445 Commercial GP, LLC, a Texas limited liability company,
Its General Partner

By: _____

(Printed Name)

(Title)

STATE OF TEXAS §
COUNTY OF §

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

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

Approved this _____ day of _____, 2020,
by the City Council of the City of Anna, Texas.

Mayor

City Secretary

PRELIMINARY PLAT
ANNA 455 ADDITION
BLOCK A, LOTS 4 - 6

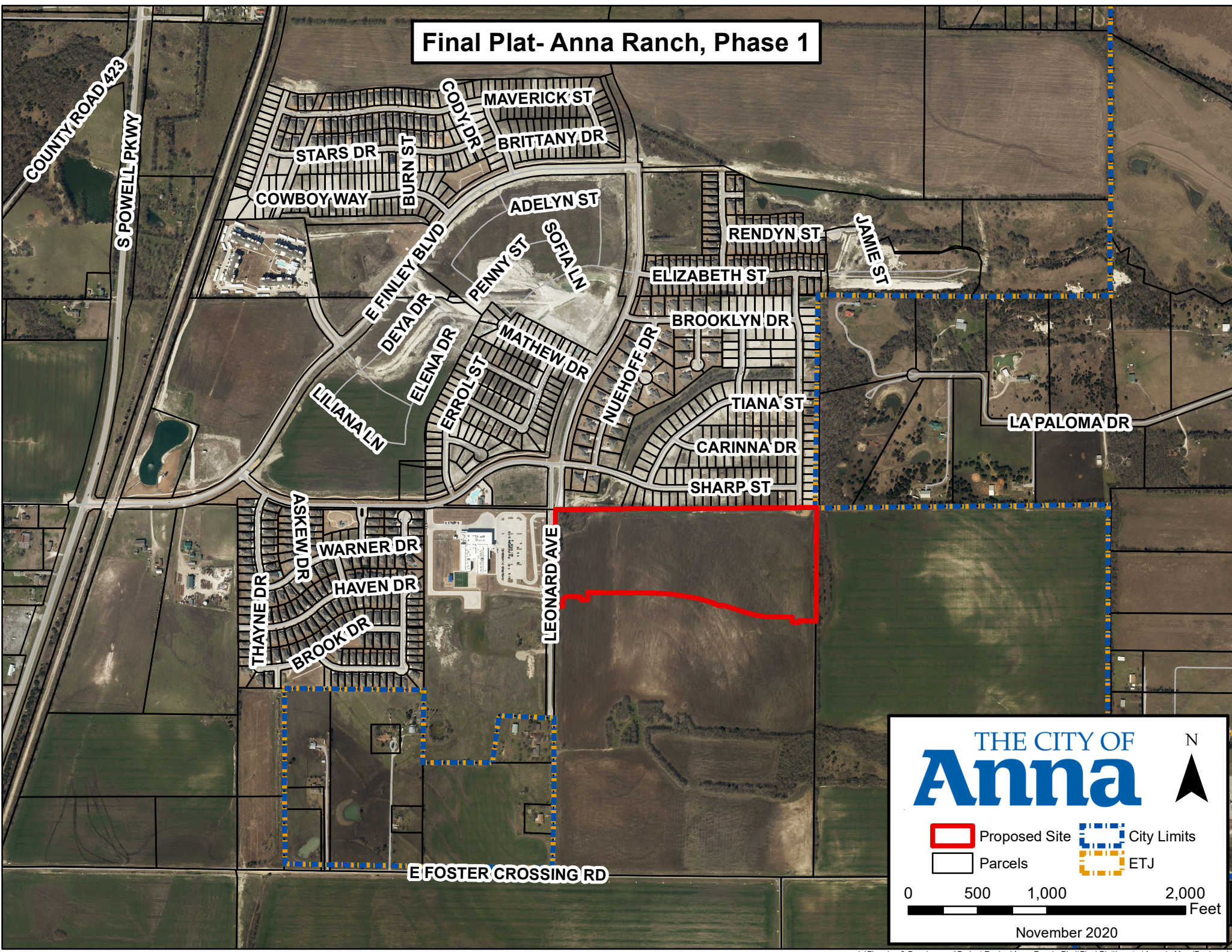
4.367 ACRES
OUT OF THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288,
CITY OF ANNA, COLLIN COUNTY, TEXAS
NOVEMBER 2020

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	NOV. 2020	068194017	2 OF 2
OWNER: Anna 455 Commercial, LP 10950 Research Rd. Frisco, TX 75033 Ph: 214.387.3993 Contact: Craig Curry			APPLICANT: Kimley-Horn and Associates, Inc. 13455 Noel Road, Suite 700 Dallas, TX 75240 Ph: 972.770.1300 Fax: 972.230.3820 Contact: Jonathan Kerby, PE		

EXHIBIT A

Final Plat- Anna Ranch, Phase 1



THE CITY OF
Anna

Legend:
[Red Outline] Proposed Site
[White Outline] Parcels
[Dashed Blue Outline] City Limits
[Dashed Yellow Outline] ETJ

Scale: 0 500 1,000 2,000 Feet

North Arrow: N

November 2020

CITY OF ANNA
Planning & Zoning Commission
December 7, 2020

Final Plat: Anna Ranch, Phase 1
Applicant: Jamie Marcoux, LJA Surveying

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phase 1, updated Final Plat.

SUMMARY:

106 SF-60 Single Family Residence and 7 HOA lots on 29.0± acres located on the east side of Leonard Avenue (C.R. 422), 309± south of Sharp Street. Zoned Planned Development-323-2007.

The purpose for the final plat is to establish lot and block boundaries and dedicate easements and street rights-of-way necessary for completion of the residential subdivision.

RECOMMENDATION:

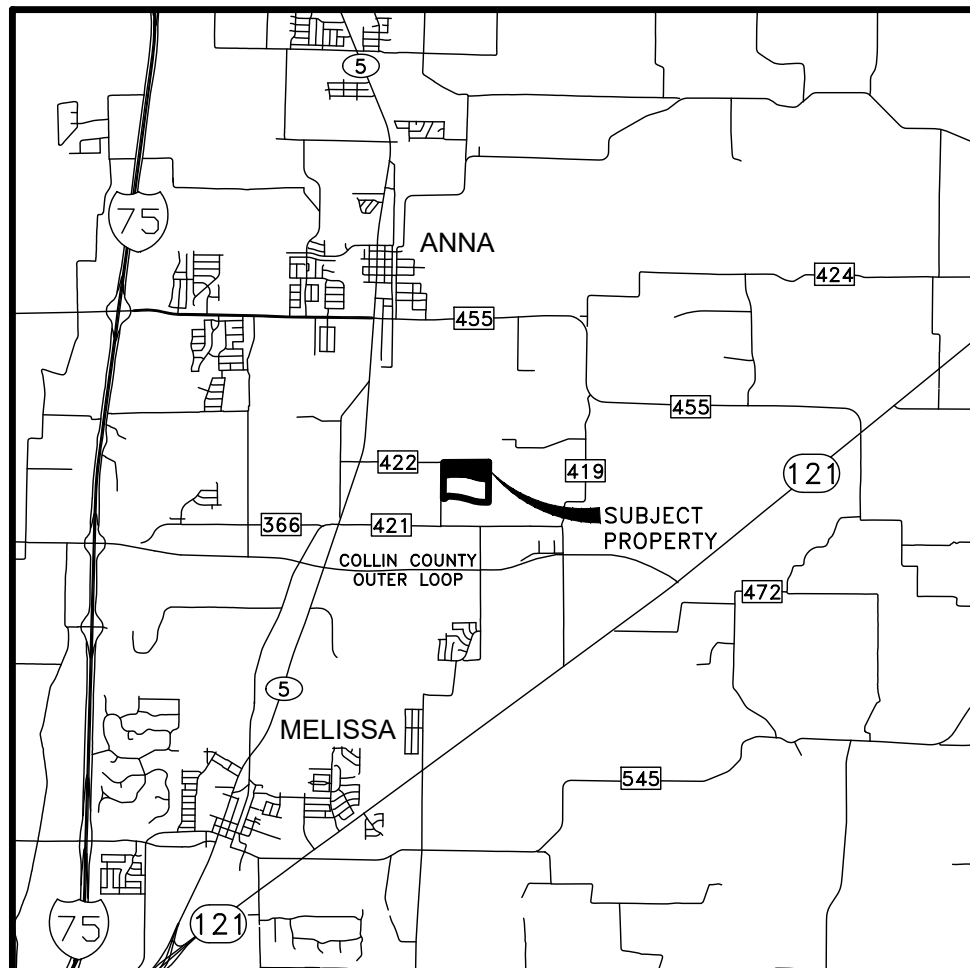
Recommended for approval as submitted.

ATTACHMENTS:

Locator

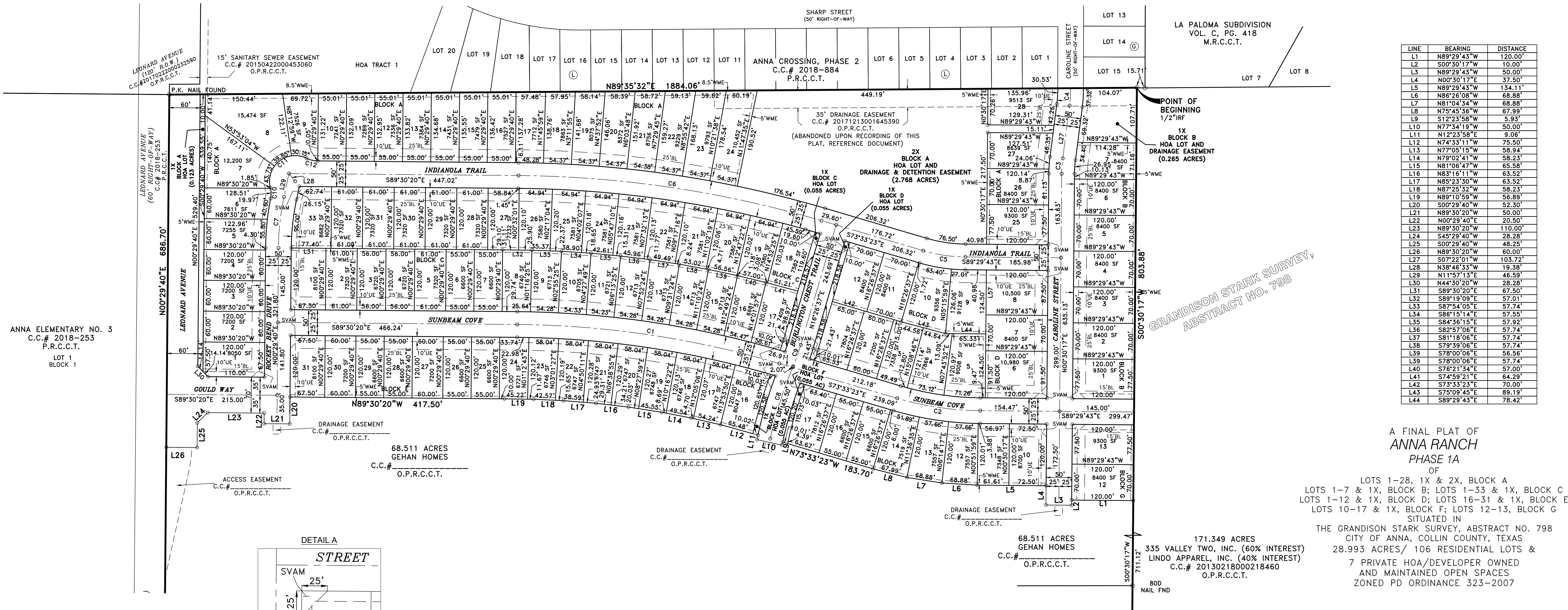
Exhibit

Previously Approved Final Plat



VICINITY MAP
NOT TO SCALE

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15°56'57"	1860.00'	S81°31'51"E	516.09'	517.76'
C2	15°56'20"	580.00'	S81°31'53"E	163.60'	164.13'
C3	6°51'44"	250.00'	N03°56'09"E	29.92'	29.94'
C4	7°46'29"	250.00'	N03°28'47"E	33.90'	33.92'
C5	15°56'20"	300.00'	N81°31'33"W	83.19'	83.46'
C6	15°56'57"	2150.00'	N81°31'51"W	596.55'	598.49'
C7	11°27'33"	500.00'	N08°13'27"E	99.83'	100.00'
C8	10°34'08"	800.00'	N17°31'56"E	147.56'	147.57'
C9	6°22'03"	400.00'	N19°37'39"E	44.43'	44.45'
C10	25°00'17"	50.00'	N01°29'14"W	21.65'	21.82'
C11	130°19'33"	50.00'	N51°10'24"E	90.75'	113.73'
C12	25°50'51"	50.00'	S76°35'04"E	22.36'	22.55'



LINE	BEARING	DISTANCE
L1	N89°29'43"W	120.00'
L2	S00°50'17"W	10.00'
L3	N89°29'43"W	50.00'
L4	N00°30'17"E	37.50'
L5	N89°29'43"W	134.11'
L6	N86°25'09"W	68.88'
L7	N81°04'54"W	68.88'
L8	N75°45'56"W	67.99'
L9	S12°23'58"W	5.93'
L10	N77°34'19"W	50.00'
L11	N12°23'58"E	9.06'
L12	N74°33'11"W	75.50'
L13	N77°05'15"W	58.94'
L14	N79°02'41"W	58.23'
L15	N81°06'47"W	65.58'
L16	N83°16'11"W	63.52'
L17	N85°23'30"W	63.52'
L18	N87°25'32"W	58.23'
L19	N89°10'59"W	56.89'
L20	S00°29'40"W	52.30'
L21	N89°30'20"W	50.00'
L22	N00°29'40"E	20.50'
L23	N89°30'20"W	110.00'
L24	S45°29'40"W	28.28'
L25	S00°29'40"W	48.25'
L26	N89°30'20"W	60.00'
L27	S07°22'01"W	103.72'
L28	N38°46'33"W	19.38'
L29	N11°57'13"E	46.59'
L30	N44°30'20"W	28.28'
L31	S89°30'20"W	67.50'
L32	S89°19'09"E	57.01'
L33	S87°54'05"E	57.74'
L34	S86°15'14"E	57.55'
L35	S84°36'15"E	57.92'
L36	S82°57'06"E	57.74'
L37	S81°18'06"E	57.74'
L38	S79°39'06"E	57.74'
L39	S78°00'06"E	56.56'
L40	S76°21'34"E	57.00'
L41	S74°59'21"E	64.29'
L42	S73°33'23"E	70.00'
L43	S72°03'45"E	89.19'
L44	S89°29'43"E	78.42'

A FINAL PLAT OF
ANNA RANCH
PHASE 1A

OF
LOTS 1-28, 1X & 2X, BLOCK A
LOTS 1-7 & 1X, BLOCK B; LOTS 1-33 & 1X, BLOCK C
LOTS 1-12 & 1X, BLOCK D; LOTS 16-31 & 1X, BLOCK E
LOTS 10-17 & 1X, BLOCK F; LOTS 12-13, BLOCK G
SITUATED IN

THE GRANDISON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
28.993 ACRES/ 106 RESIDENTIAL LOTS &
7 PRIVATE HOA/DEVELOPER OWNED
AND MAINTAINED OPEN SPACES
ZONED PD ORDINANCE 323-2007

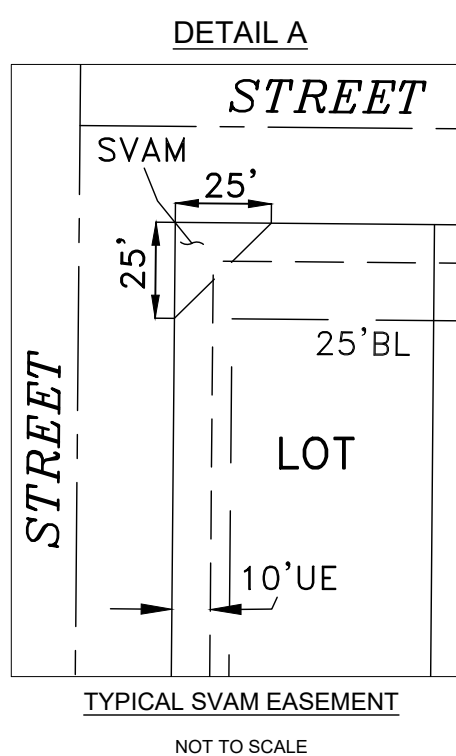
OWNER/DEVELOPER: GEHAN HOMES, LTD.
15725 N. DALLAS PARKWAY,
SUITE 300
ADDISON, TEXAS 75001
PHONE: (972) 383-4300

ENGINEER/SURVEYOR:

LJA Surveying, Inc.
6060 North Central Expressway Suite 440
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465



LEGEND	
IRF	IRON ROD FOUND
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
HOA	HOME OWNERS ASSOCIATION
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
SVAM	25' SIDEWALK, VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
WME	WALL MAINTENANCE EASEMENT
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES



NOTES:

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORRS ARP (PID-DF8982), AND DENTON CORRS ARP (PID-DF8986).
- ALL CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE NOTED.
- THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
- ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER, AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA MAP NUMBER 48085C0160J, DATED JUNE 2, 2009.

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS GEHAN HOMES, INC. IS THE SOLE OWNER OF A 28.993 ACRE TRACT OF LAND SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798, IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PART OF A 68.004 ACRE TRACT OF LAND CONVEYED TO GEHAN HOMES, INC. AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-253, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF LOT 15, BLOCK G OF ANNA CROSSING, PHASE 2, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-884, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK G AND THE COMMON SOUTHWEST CORNER OF LOT 7 OF LA PALOMA SUBDIVISION, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN VOLUME C, PAGE 418, MAP RECORDS, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID 171.349 ACRE TRACT, BEARS SOUTH 88 DEGREES 28 MINUTES 45 SECONDS EAST, A DISTANCE OF 15.71 FEET;

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 68.004 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 171.349 ACRE TRACT OF LAND CONVEYED TO 335 VALLEY TWO, INC. (A 60% INTEREST) AND LINDO APPAREL, INC. (A 40% INTEREST), AS RECORDED IN COUNTY CLERK'S FILE NO. 20130218000218460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF LOT 15, BLOCK G OF ANNA CROSSING, PHASE 2, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-884, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK G AND THE COMMON SOUTHWEST CORNER OF LOT 7 OF LA PALOMA SUBDIVISION, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN VOLUME C, PAGE 418, MAP RECORDS, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID 171.349 ACRE TRACT, BEARS SOUTH 88 DEGREES 28 MINUTES 45 SECONDS EAST, A DISTANCE OF 15.71 FEET;

THENCE, SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID 68.004 ACRE TRACT AND THE COMMON WEST LINE OF SAID 171.349 ACRE TRACT, A DISTANCE OF 803.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON SAID COMMON LINE;

THENCE OVER AND ACROSS SAID 68.004 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 37.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 134.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 86 DEGREES 26 MINUTES 08 SECONDS WEST, A DISTANCE OF 68.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 81 DEGREES 34 MINUTES 34 SECONDS WEST, A DISTANCE OF 58.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 45 MINUTES 36 SECONDS WEST, A DISTANCE OF 67.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 183.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 12 DEGREES 23 MINUTES 58 SECONDS WEST, A DISTANCE OF 5.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 34 MINUTES 19 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 12 DEGREES 23 MINUTES 58 SECONDS EAST, A DISTANCE OF 9.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 74 DEGREES 33 MINUTES 11 SECONDS WEST, A DISTANCE OF 75.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 05 MINUTES 15 SECONDS WEST, A DISTANCE OF 58.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 02 MINUTES 41 SECONDS WEST, A DISTANCE OF 58.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 81 DEGREES 06 MINUTES 47 SECONDS WEST, A DISTANCE OF 65.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 83 DEGREES 16 MINUTES 11 SECONDS WEST, A DISTANCE OF 63.52 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 85 DEGREES 23 MINUTES 39 SECONDS WEST, A DISTANCE OF 63.52 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 87 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 58.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 10 MINUTES 59 SECONDS WEST, A DISTANCE OF 56.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 417.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 52.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 20.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 48.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF SAID 68.004 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY LINE OF LEONARD AVENUE (A 60' RIGHT-OF-WAY), AND OF ANNA ELEMENTARY NO. 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-253, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID 68.004 ACRE TRACT AND ALONG SAID COMMON EAST RIGHT-OF-WAY LINE, A DISTANCE OF 686.70 FEET TO A P.N. NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 68.004 ACRE TRACT, THE COMMON NORTHEAST CORNER OF SAID LEONARD AVENUE, OF SAID ANNA ELEMENTARY NO. 3, THE COMMON SOUTHWEST CORNER OF HOA TRACT NO. 1 OF AFORESAID ANNA CROSSING, PHASE 2, AND A COMMON SOUTHEAST CORNER OF LEONARD AVENUE (A 120' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. 2017022000232599, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 35 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID 68.004 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID ANNA CROSSING, PHASE 2, A DISTANCE OF 1884.06 FEET TO THE POINT OF **BEGINNING** AND CONTAINING A CALCULATED AREA OF 28.993 ACRES OF LAND.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **GEHAN HOMES**, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAbove DESCRIBED PROPERTY AS **ANNA RANCH, PHASE 1A**, 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. 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 ARTS 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 PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS. WITNESS MY HAND THIS ____ DAY OF _____, A.D. 2020.

GEHAN HOMES, LTD.

BY: _____
TITLE: _____

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN _____, 20____, AND THAT ALL CORNERS ARE AS SHOWN.

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.



MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

DATE: _____

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF COLLIN)

I, _____, MAYOR, CITY OF ANNA, COLLIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DEDICATION WAS APPROVED BY THE CITY OF ANNA, TEXAS, FOR FILING IN THE MAP OR DEED RECORDS OF COLLIN COUNTY, TEXAS ON THE ____ DAY OF _____, A.D. 2020.

MAYOR
CITY OF ANNA, TEXAS

ATTEST:

CITY SECRETARY
CITY OF ANNA, TEXAS

DRAINAGE AND DETENTION EASEMENT

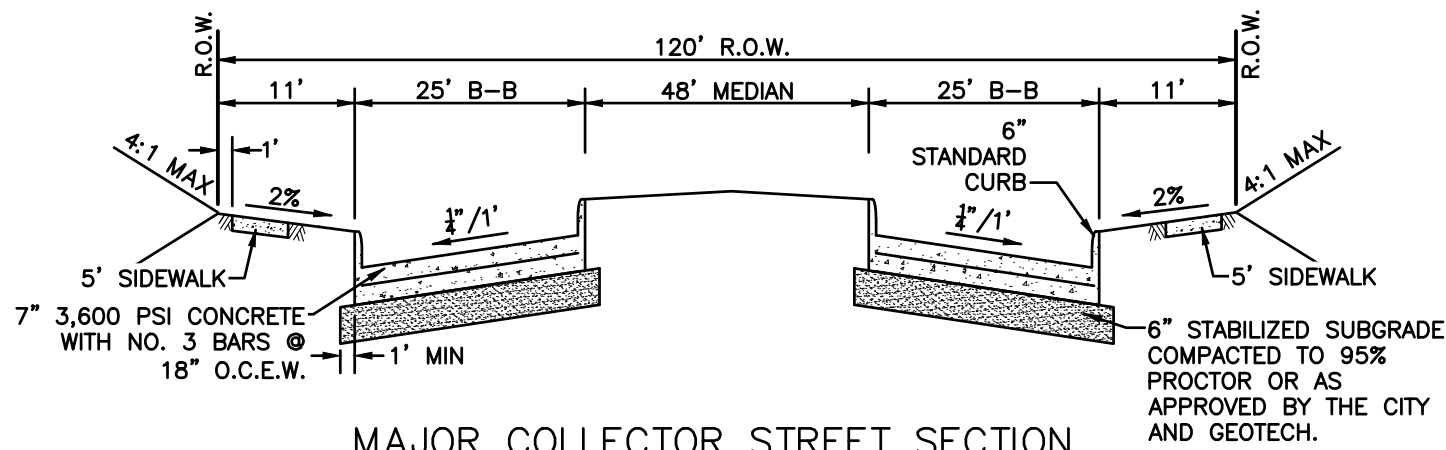
THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS. THE PORTION OF BLOCK A, LOT 2X AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." 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 OR 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.

SF-A	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	6,050 Square Feet	6,000 Square Feet
Minimum Width	55 Feet	50 Feet
Minimum Depth	110 Feet	120 Feet
Minimum Front Yard Setback	25 Feet; however porches and bay windows may encroach up to 5 Feet in Front of the Building Line	25 Feet
Minimum Rear Yard Setback	20 Feet	25 Feet
Side Yard Setback	7.5 Feet	10 Feet
Side Yard Corner	15 Feet	15 Feet
Masonry Percentage	60% Brick or Rock Veneer, Front 100%	60% Brick or Rock Veneer, Front 100%
Building Size	1,400 Square Feet	1,600 Square Feet

SF-B	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	6,600 Square Feet	6,000 Square Feet
Minimum Width	55 Feet	50 Feet
Minimum Depth	100 Feet	120 Feet
Minimum Front Yard Setback	25 Feet; however porches and bay windows may encroach up to 5 Feet in Front of the Building Line	25 Feet
Minimum Rear Yard Setback	20 Feet	25 Feet
Side Yard Setback	7.5 Feet	10 Feet
Side Yard Corner	15 Feet	15 Feet
Masonry Percentage	60% Brick or Rock Veneer, Front 100%	60% Brick or Rock Veneer, Front 100%
Building Size	1,600 Square Feet	1,600 Square Feet

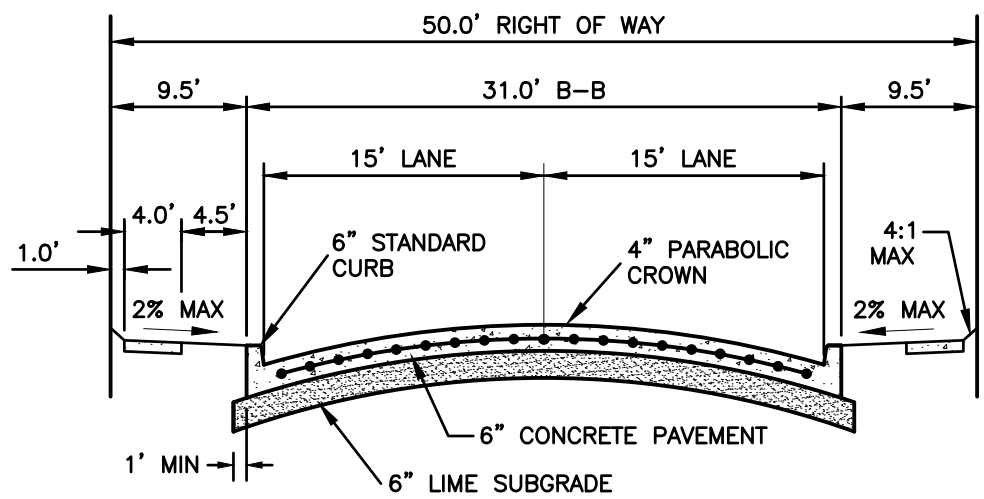
SF-C	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	7,200 Square Feet	6,000 Square Feet
Minimum Width	60 Feet	50 Feet
Minimum Depth	100 Feet	120 Feet
Minimum Front Yard Setback	25 Feet; however porches and bay windows may encroach up to 5 Feet in Front of the Building Line	25 Feet
Minimum Rear Yard Setback	20 Feet	25 Feet
Side Yard Setback	7.5 Feet	10 Feet
Side Yard Corner	15 Feet	15 Feet
Masonry Percentage	60% Brick or Rock Veneer, Front 100%	60% Brick or Rock Veneer, Front 100%
Building Size	1,600 Square Feet	1,600 Square Feet

SF-D	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	8,400 Square Feet	6,000 Square Feet
Minimum Width	70 Feet	50 Feet
Minimum Depth	100 Feet	120 Feet
Minimum Front Yard Setback	25 Feet; however porches and bay windows may encroach up to 5 Feet in Front of the Building Line	25 Feet
Minimum Rear Yard Setback	20 Feet	25 Feet
Side Yard Setback	7.5 Feet	10 Feet
Side Yard Corner	15 Feet	15 Feet
Masonry Percentage	60% Brick or Rock Veneer, Front 100%	60% Brick or Rock Veneer, Front 100%
Building Size	1,600 Square Feet	1,600 Square Feet



MAJOR COLLECTOR STREET SECTION

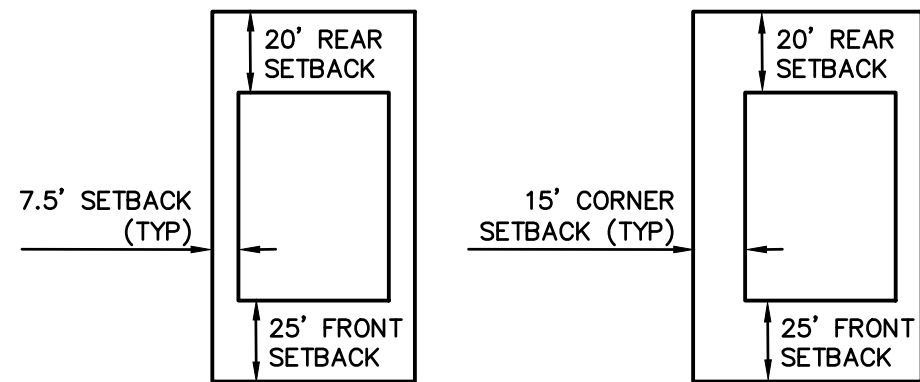
NTS



NOTE:
PAVEMENT SECTION TO BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.

LOCAL RESIDENTIAL STREET SECTION

NTS

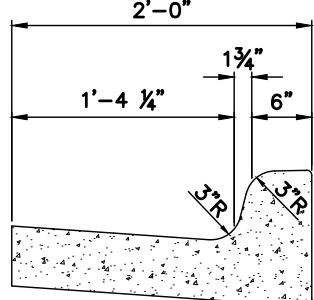


STANDARD LOT

CORNER LOT

TYPICAL LOT SETBACKS

NTS



STANDARD CURB AND GUTTER

NTS

A FINAL PLAT OF
ANNA RANCH
PHASE 1A

OF

LOTS 1-28, 1X & 2X, BLOCK A
LOTS 1-7 & 1X, BLOCK B; LOTS 1-35 & 1X, BLOCK C
LOTS 1-12 & 1X, BLOCK D; LOTS 16-31 & 1X, BLOCK E
LOTS 10-17 & 1X, BLOCK F; LOTS 12-13, BLOCK G
SITUATED IN

THE GRANDISON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
28.993 ACRES/ 106 RESIDENTIAL LOTS &

7 PRIVATE HOA/DEVELOPER OWNED
AND MAINTAINED OPEN SPACES
ZONED PD ORDINANCE 323-2007

OWNER/DEVELOPER:

GEHAN HOMES, LTD.
15725 N. DALLAS PARKWAY,
SUITE 300
ADDISON, TEXAS 75001
PHONE: (972) 383-4300

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

6060 North Central Expressway
Suite 440
Dallas, Texas 75206

Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465



OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS HARLAN PROPERTIES, INC. IS THE SOLE OWNER OF A 68.004 ACRE TRACT OF LAND SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798, IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PART OF A 360.545 ACRE TRACT OF LAND, CONVEYED TO HARLAN PROPERTIES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2012122801655300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 68.004 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8882), (2011 DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 360.545 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 171.349 ACRE TRACT OF LAND CONVEYED TO 335 VALLEY TWO, INC. (A 60% INTEREST) AND LINDO APPAREL, INC. (A 40% INTEREST), AS RECORDED IN COUNTY CLERK'S FILE NO. 20130218000218460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF LOT 15, BLOCK G OF ANNA CROSSING, PHASE 2, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-884, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK G AND THE COMMON SOUTHWEST CORNER OF LOT 7 OF LA PALOMA SUBDIVISION, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN VOLUME C, PAGE 418, MAP RECORDS, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID 171.349 ACRE TRACT, BEARS SOUTH 09 DEGREES 28 MINUTES 45 SECONDS EAST, A DISTANCE OF 15.71 FEET;

THENCE, SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID 360.545 ACRE TRACT AND THE COMMON WEST LINE OF SAID 171.349 ACRE TRACT, A DISTANCE OF 1965.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON SAID COMMON LINE, FROM WHICH AN 800 NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 360.545 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 171.349 ACRE TRACT BEARS SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 711.12 FEET;

THENCE, OVER AND ACROSS SAID 360.545 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 230.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 192.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 35 DEGREES 27 MINUTES 23 SECONDS WEST, A DISTANCE OF 127.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 85 DEGREES 49 MINUTES 43 SECONDS WEST, A DISTANCE OF 18.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 84 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 58.47 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 82 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 78 DEGREES 11 MINUTES 56 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 74 DEGREES 06 MINUTES 47 SECONDS WEST, A DISTANCE OF 57.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 162.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 21 MINUTES 13 SECONDS WEST, A DISTANCE OF 128.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 74 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 45 MINUTES 19 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 13 MINUTES 17 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 78 DEGREES 41 MINUTES 14 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 09 MINUTES 12 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 81 DEGREES 37 MINUTES 10 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 83 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 84 DEGREES 33 MINUTES 05 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 86 DEGREES 01 MINUTES 02 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 87 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 07 MINUTES 02 SECONDS WEST, A DISTANCE OF 63.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 84 DEGREES 18 MINUTES 25 SECONDS WEST, A DISTANCE OF 113.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 39 DEGREES 05 MINUTES 24 SECONDS WEST, A DISTANCE OF 119.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF SAID 360.545 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY LINE OF LEONARD AVENUE (A 60' RIGHT-OF-WAY), OF ANNA ELEMENTARY NO. 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-253, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A PK NAIL FOUND FOR AN ANGLE POINT ON SAID WEST LINE, AND BEING THE SOUTHEAST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCININNY AND WIFE, CATHERINE F. MCININNY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND THE COMMON NORTHEAST CORNER OF A 16.376 ACRE TRACT OF LAND CONVEYED TO TEX PROPERTIES GROUP, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190816000999330, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 330.28 FEET;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID 360.545 ACRE TRACT AND ALONG SAID COMMON EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1501.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 360.545 ACRE TRACT, THE COMMON NORTHEAST CORNER OF SAID LEONARD AVENUE, OF SAID ANNA ELEMENTARY NO. 3, THE COMMON SOUTHWEST CORNER OF HOA TRACT NO. 1, OF AFORESAID ANNA CROSSING, PHASE 2, AND A COMMON SOUTHEAST CORNER OF LEONARD AVENUE (A 120' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. 20170222000322590, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 35 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID 360.545 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID ANNA CROSSING, PHASE 2, A DISTANCE OF 1884.06 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 68.004 ACRES OF LAND.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **HARLAN PROPERTIES, INC.**, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFOVE DESCRIBED PROPERTY AS **ANNA RANCH, PHASE 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. 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 ARTS 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 PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS. WITNESS MY HAND THIS DAY OF , A.D. 2020.

HARLAN PROPERTIES, INC.

BY: _____
TITLE: _____

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF , A.D. 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN _____, 20____, AND THAT ALL CORNERS ARE AS SHOWN.

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.

MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574



DATE: _____

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF , A.D. 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF COLLIN)

I, _____, MAYOR, CITY OF ANNA, COLLIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DEDICATION WAS APPROVED BY THE CITY OF ANNA, TEXAS, FOR FILING IN THE MAP OR DEED RECORDS OF COLLIN COUNTY, TEXAS ON THE DAY OF , A.D. 2020.

MAYOR
CITY OF ANNA, TEXAS

ATTEST:

CITY SECRETARY
CITY OF ANNA, TEXAS

DRAINAGE AND DETENTION EASEMENT

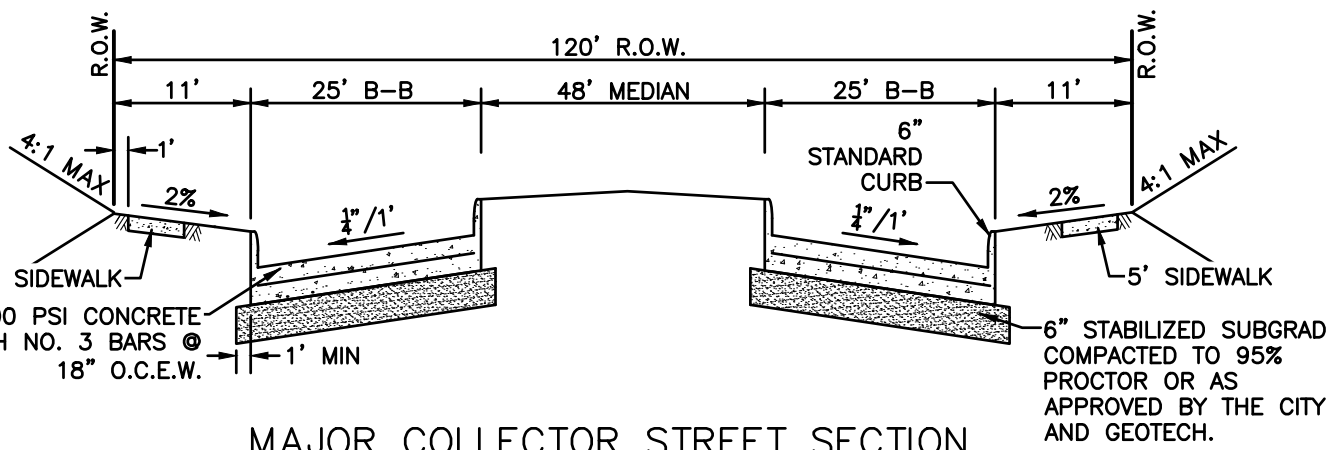
THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS. THE PORTION OF BLOCK A, LOT 2X AND BLOCK N, LOT 2X, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND 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 OR 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 HEREINAFOVE 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.

SF-A	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	6,050 Square Feet	6,000 Square Feet
Minimum Width	55 Feet	50 Feet
Minimum Depth	110 Feet	120 Feet
Minimum Front Yard Setback	25 Feet; however porches and bay windows may encroach up to 5 Feet in Front of the Building Line	25 Feet
Minimum Rear Yard Setback	20 Feet	25 Feet
Side Yard Setback	7.5 Feet	10 Feet
Side Yard Corner	15 Feet	15 Feet
Masonry Percentage	60% Brick or Rock Veneer, Front 100%	60% Brick or Rock Veneer, Front 100%
Building Size	1,400 Square Feet	1,600 Square Feet

SF-B	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	6,600 Square Feet	6,000 Square Feet
Minimum Width	55 Feet	50 Feet
Minimum Depth	100 Feet	120 Feet
Minimum Front Yard Setback	25 Feet; however porches and bay windows may encroach up to 5 Feet in Front of the Building Line	25 Feet
Minimum Rear Yard Setback	20 Feet	25 Feet
Side Yard Setback	7.5 Feet	10 Feet
Side Yard Corner	15 Feet	15 Feet
Masonry Percentage	60% Brick or Rock Veneer, Front 100%	60% Brick or Rock Veneer, Front 100%
Building Size	1,600 Square Feet	1,600 Square Feet

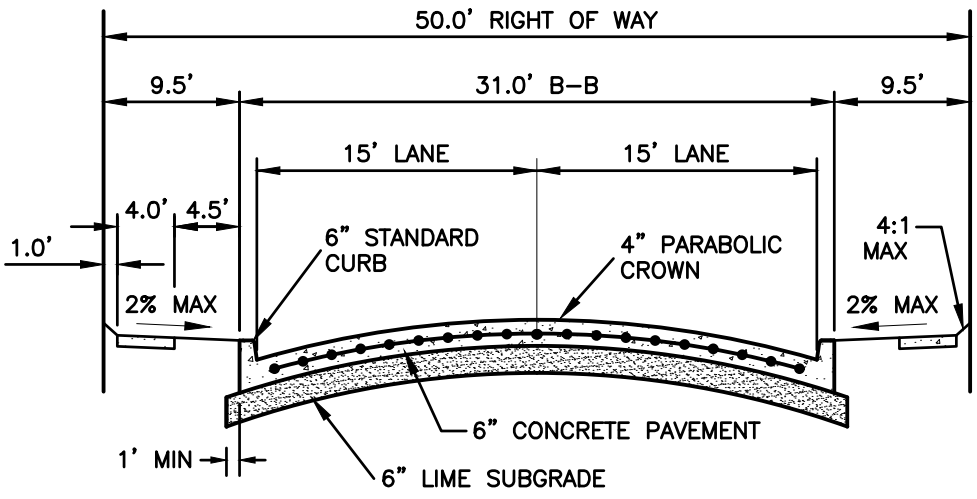
SF-C	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	7,200 Square Feet	6,000 Square Feet
Minimum Width	60 Feet	50 Feet
Minimum Depth	100 Feet	120 Feet
Minimum Front Yard Setback	25 Feet; however porches and bay windows may encroach up to 5 Feet in Front of the Building Line	25 Feet
Minimum Rear Yard Setback	20 Feet	25 Feet
Side Yard Setback	7.5 Feet	10 Feet
Side Yard Corner	15 Feet	15 Feet
Masonry Percentage	60% Brick or Rock Veneer, Front 100%	60% Brick or Rock Veneer, Front 100%
Building Size	1,600 Square Feet	1,600 Square Feet

SF-D	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	8,400 Square Feet	6,000 Square Feet
Minimum Width	70 Feet	50 Feet
Minimum Depth	100 Feet	120 Feet
Minimum Front Yard Setback	25 Feet; however porches and bay windows may encroach up to 5 Feet in Front of the Building Line	25 Feet
Minimum Rear Yard Setback	20 Feet	25 Feet
Side Yard Setback	7.5 Feet	10 Feet
Side Yard Corner	15 Feet	15 Feet
Masonry Percentage	60% Brick or Rock Veneer, Front 100%	60% Brick or Rock Veneer, Front 100%
Building Size	1,600 Square Feet	1,600 Square Feet



MAJOR COLLECTOR STREET SECTION

NTS

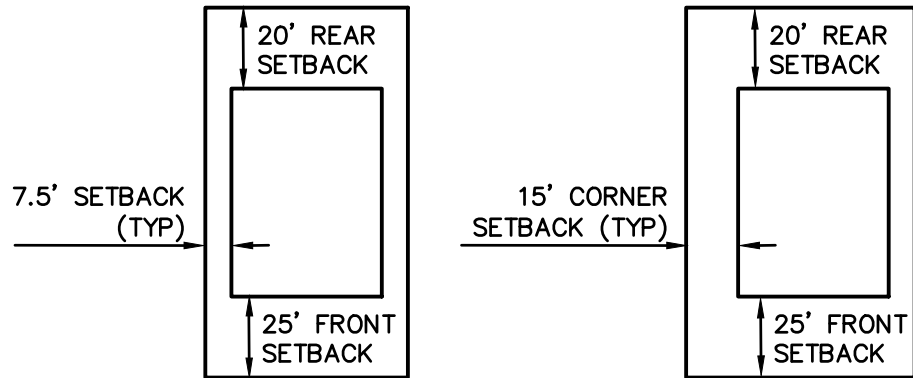


NOTE:

PAVEMENT SECTION TO BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.

LOCAL RESIDENTIAL STREET SECTION

NTS

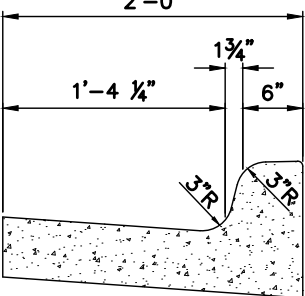


STANDARD LOT

CORNER LOT

TYPICAL LOT SETBACKS

NTS



STANDARD CURB AND GUTTER

NTS

A FINAL PLAT OF
ANNA RANCH
PHASE 1

OF

LOTS 1-28, 1X & 2X, BLOCK A
LOTS 1-7 & 1X, BLOCK B; LOTS 1-33 & 1X, BLOCK C
LOTS 1-12 & 1X, BLOCK D; LOTS 1-31 & 1X, BLOCK E
LOTS 1-17 & 1X, BLOCK F; LOTS 1-13, BLOCK G
LOTS 1-29 & 1X, BLOCK J; LOTS 1-19 & 1X, BLOCK K
LOTS 1-28 & 1X, BLOCK L; LOTS 1-20 & 1X, BLOCK M
LOTS 21-29, 1X & 2X, BLOCK N, AND LOT 1X, BLOCK P
SITUATED IN

THE GRANDISON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
68.004 ACRES/ 257 RESIDENTIAL LOTS &
15 PRIVATE HOA/DEVELOPER OWNED
AND MAINTAINED OPEN SPACES
ZONED PD ORDINANCE 323-2007

OWNER/DEVELOPER: HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE,
SUITE 103
IRVING, TEXAS 75062
PHONE: (972) 659-0655

ENGINEER/SURVEYOR:

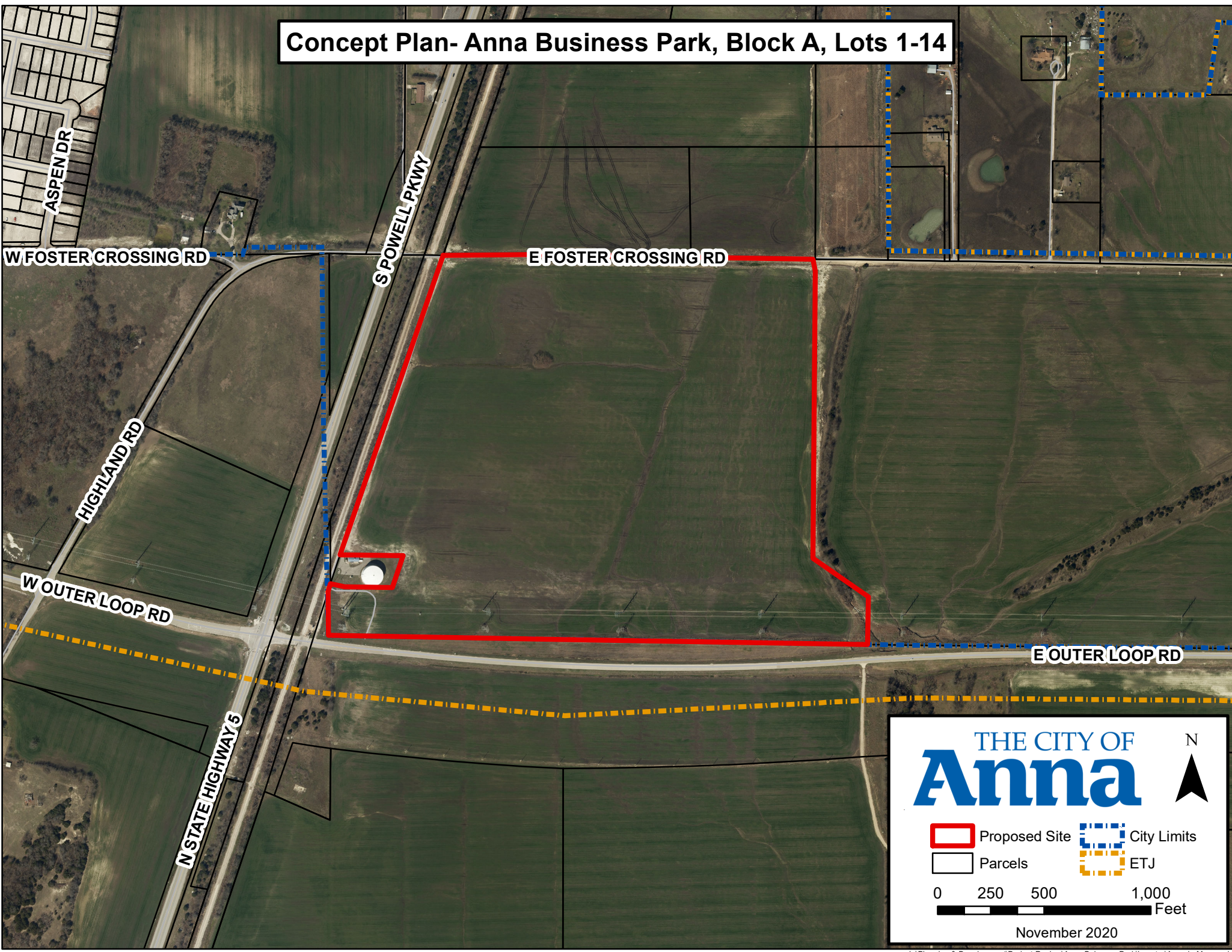
LJA Surveying, Inc.

6060 North Central Expressway
Suite 440
Dallas, Texas 75206

Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465



Concept Plan- Anna Business Park, Block A, Lots 1-14



CITY OF ANNA
Planning & Zoning Commission
December 7, 2020

Preliminary Plat: Anna Business Park
Applicant: Kyle McCullah, 5G Studio Industrial, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Business Park, Concept Plan.

SUMMARY:

Vacant property on 14 lots on 60.3± acres located at the southeast corner of State Highway 5 and County Road 421. Zoned PD 743-2017.

The purpose for the concept plan is to show the proposed industrial park lot layout and related site improvements.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

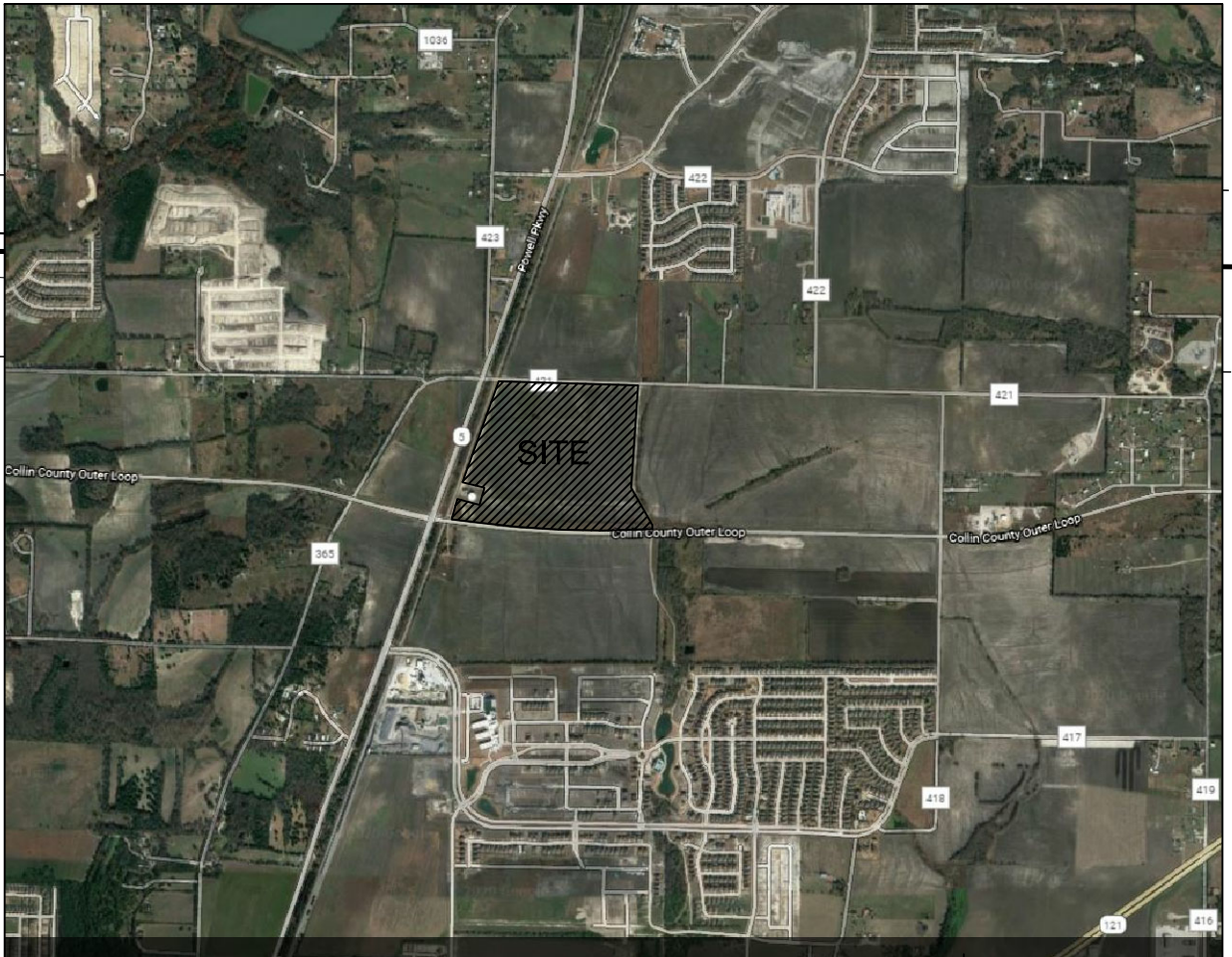
Exhibit

EXHIBIT A

ABS A0798 G STARK SURVEY,
SHEET 2, TRACT 76, 13.245 ACRES
ZONING: PD-787-2018
LAND USE: RESIDENTIAL AND
COMMERCIAL MIXED USE

ABS A0798 G STARK SURVEY
SHEET 2, TRACT 77, 7.123 ACRES
ZONING: PD-787-2018
LAND USE: RESIDENTIAL AND
COMMERCIAL MIXED USE

ANNA TOWN CENTER
ABS A0798 G STARK
SURVEY, SHEET 2, TRACT
70, 4.137 ACRES



VICINITY MAP

SCALE
N.T.S.

COUNTRY RD. 421 / 80' R.O.W.

NEW STREET / 70' R.O.W.

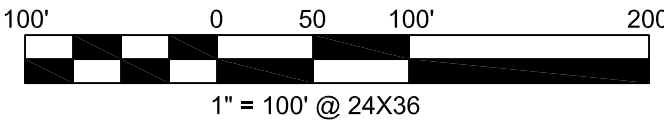
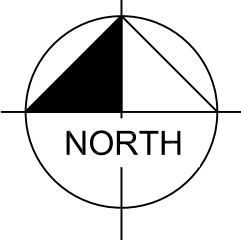
NEW STREET / 70' R.O.W.

PHASE THREE

LOT	BLOCK	LOT AREA	BLDG AREA
1	A	6.19 AC / 269,818 SF	100,000 SF
2	A	2.28 AC / 99,367 SF	22,500 SF
3	A	2.09 AC / 91,130 SF	16,000 SF
1	B	6.56 AC / 285,613 SF	70,000 SF
2	B	6.26 AC / 272,483 SF	80,000 SF
3	B	5.63 AC / 245,132 SF	54,000 SF
4	B	5.79 AC / 252,107 SF	64,000 SF
1	C	6.89 AC / 300,483 SF	100,000 SF
1	D	2.82 AC / 123,005 SF	34,000 SF
2	D	1.65 AC / 71,740 SF	15,000 SF
3	D	2.23 AC / 97,250 SF	20,000 SF
4	D	3.40 AC / 148,050 SF	28,000 SF
5	D	2.74 AC / 119,438 SF	24,000 SF
1	E	5.80 AC / 252,665 SF	80,000 SF

TOTAL 60.32 AC 707,500 SF

NOTE: ALL BUILDING FOOTPRINTS ARE PRELIMINARY AT THIS STAGE. ALL
LAND USE AND BUILDING HEIGHTS WILL ADHERE TO THE PLANNED
DEVELOPMENT ("PD").



1" = 100' @ 24X36



5G Studio Industrial, LLC
1217 Main St, Suite 500
Dallas, TX 75202

Anna Business Park - Preliminary Master Site Plan

SCALE 1" = 100'	DATE 12/02/2020	PROJECT NUMBER DIM003	SHEET NO. 1 OF 1
OWNER: CITY OF ANNA 111 N POWELL PARKWAY P.O. BOX 776 ANNA, TEXAS 75409 PH. 214.831.5394 CONTACT: JOEY GRISHAM			
APPLICANT: 5G STUDIO INDUSTRIAL, LLC 1217 MAIN STREET, SUITE 500 DALLAS, TEXAS 75202 PH. 214.670.0050 CONTACT: KYLE McCULLAH			

HIXON FAMILY PARTNERSHIP LTD
ABS A0033 D E W BABB SURVEY,
SHEET 1, TRACT 7, 73.6304 ACRES

ABS A0033 D E W BABB
SURVEY, SHEET 2, TRACT
129, 114.398 ACRES

OPTIONAL FUTURE RAIL
(SHOWN DASHED)

STATE HIGHWAY 5
TESTAMENTARY TRUST
ABS A0033 D E W BABB SURVEY,
SHEET 1, TRACT 98, 19.921 ACRES

EXISTING RAIL

ABS A0033 D E W BABB
SURVEY, SHEET 002,
TRACT 195, 1. ACRES;
(WATER TANK STORAGE)

MONUMENT
SIGN

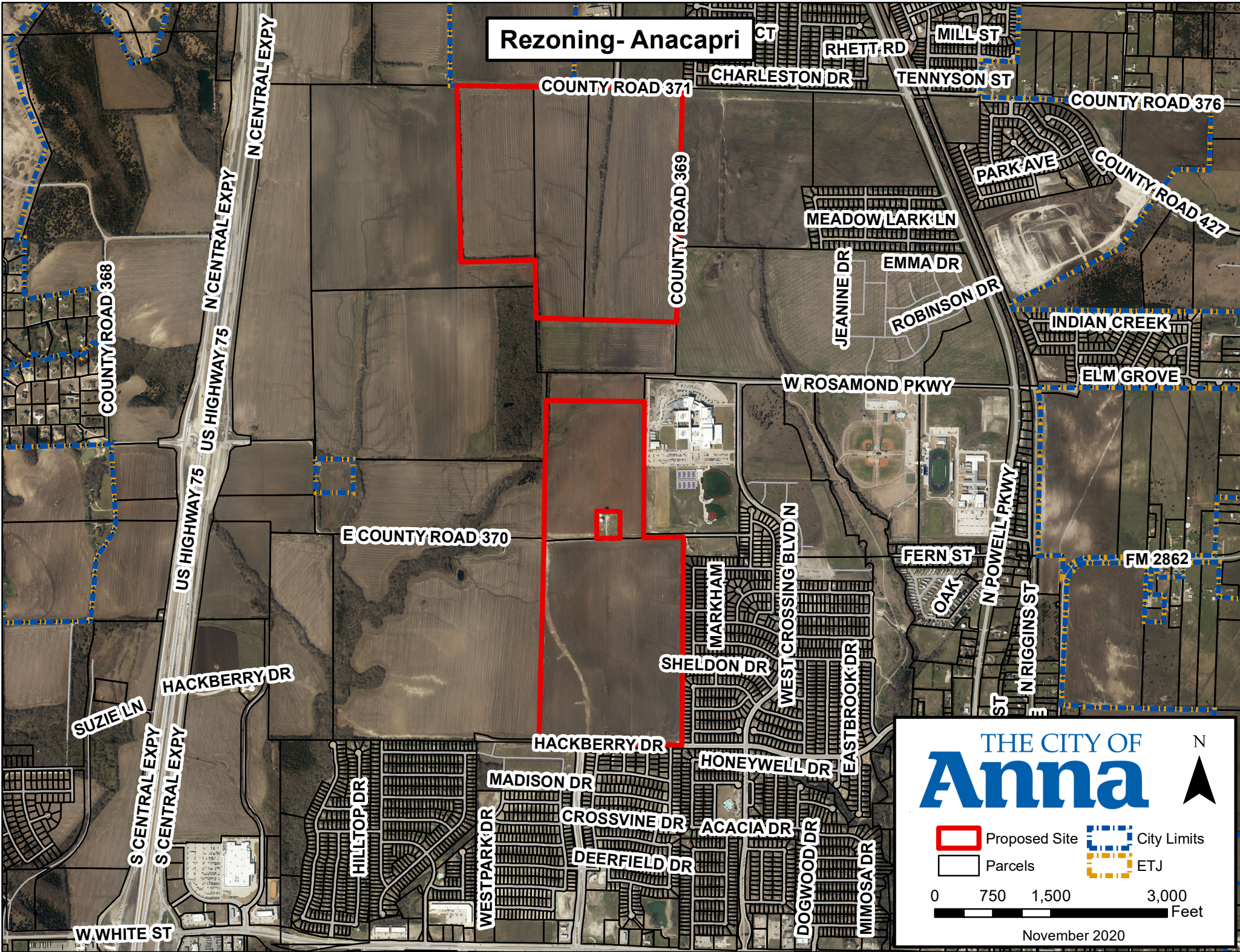
LANDSCAPE

EXISTING ELECTRICAL
TRANSMISSION POLE,
TYP.

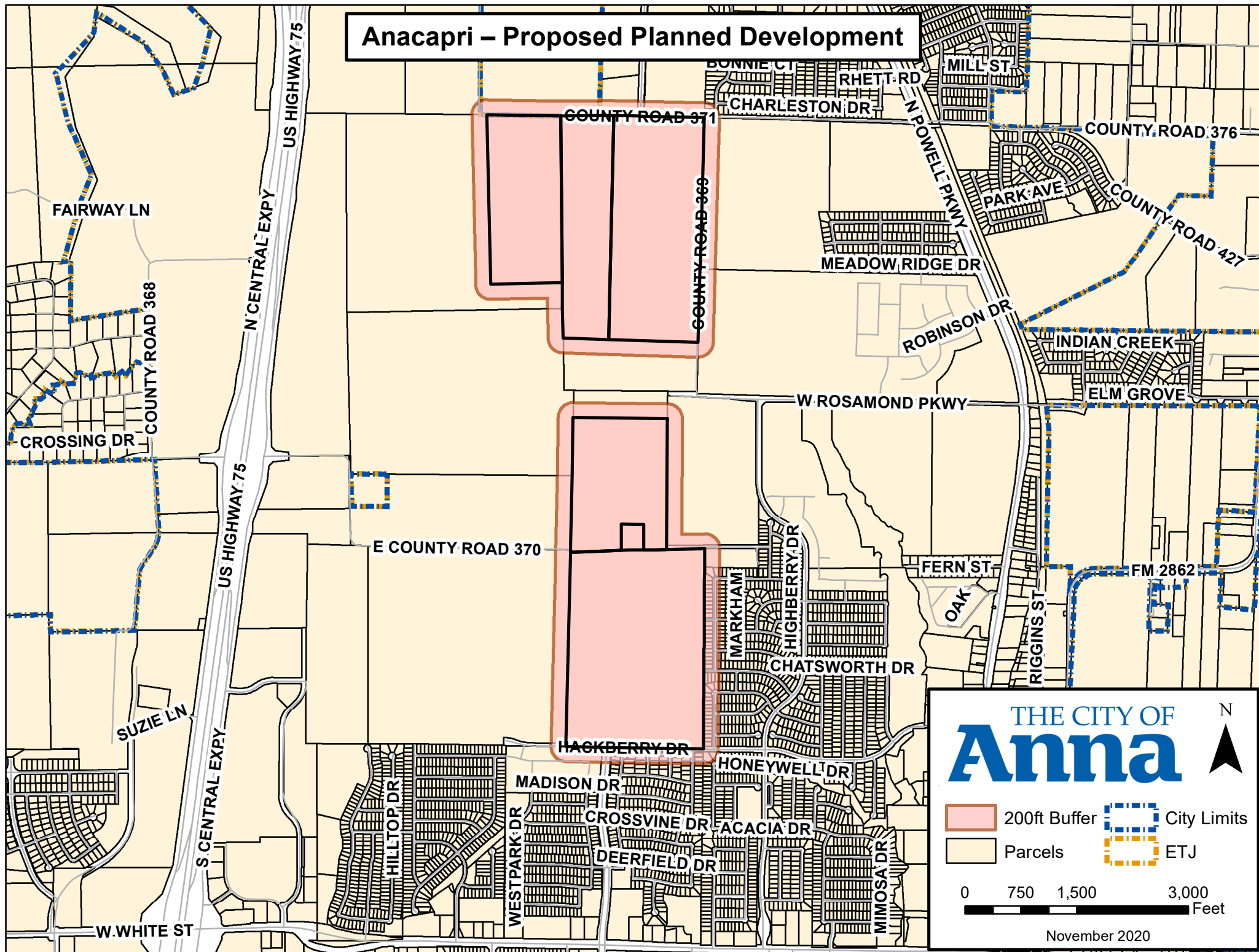
MONUMENT
SIGN

EXISTING ELECTRICAL
TRANSMISSION TOWER,
TYP.

DETENTION
POND



Anacapri – Proposed Planned Development



November 2020

CITY OF ANNA
PLANNING & ZONING COMMISSION

December 7, 2020

Public Hearing: Zoning & Concept Plan - Anacapri

Applicant: David Kalhoefer, Peloton Land Solutions

DESCRIPTION:

Request to rezone 341± acres consisting of multiple tracts of land generally located on the east and west sides of future Ferguson Pkwy, north of Hackberry Dr and south of Mantua Rd from Agricultural (AG), Planned Development 507-2010, & Planned Development 285-2006 to Planned Development Mixed-Use. The planned development district will include the following zoning districts with modified development standards Restricted Commercial (C-1), Single Single-Family Residence-60 (SF-60), and Single-Family Residence - Zero lot line homes (SF-Z).

REMARKS:

A Planned Development (PD) is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions, which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

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

The applicant is requesting zoning that would allow for a predominantly residential development that would include a mixture of residential types and supporting commercial zoning. The residential make-up of the zoning includes:

- SF-60 (50' x 120') = Minimum 651 Lots
- SF-Z (40' x 100') = Maximum 588 Lots
- MF-2 = Maximum 600 units

A centralized feature of the zoning request includes a privately owned and maintained lagoon with associated amenities, a portion of which will be open to the public. The applicant has included a conceptual rendering of the lagoon and amenities area as shown

on Exhibit B. To enhance connectivity of the development the applicant is proposing trail systems both internally and along Ferguson Parkway that will enable neighborhood pockets to access the proposed lagoon amenities and proposed and existing neighborhood park areas within and adjacent to the proposed zoning request. Additionally, working in conjunction with Anna ISD representatives, the applicant has agreed to dedicate 14± acres of land at the northwest corner of Ferguson Parkway and Hackberry Drive to be used for a future elementary school site.

Surrounding Land Uses and Zoning

North	Anna Independent School District property (Bryant Elementary) zoned Single-Family Residence - Large Lot (SF-E), undeveloped land zoned Single-Family Residence - Large Lot (SF-E), and single-family residence located in the Extraterritorial Jurisdiction (ETJ).
East	North of Rosemond Parkway - undeveloped land zoned Planned Development-797-2018 (SF-60 & SF-72) and Agricultural District. South of Rosemond Parkway - Anna ISD High School and West Crossing Phases 5, 7, & 9 (SF-60 base).
South	South of Hackberry Drive - Avery Pointe Phase 3 (SF-60 base)
West	Undeveloped land zoned Planned Development-839-2019 (Meadow Vista/ SF-60) and Planned Development-881-2020 (The Woods at Lindsey Place/SF-72, SF-60, & SF-Z).

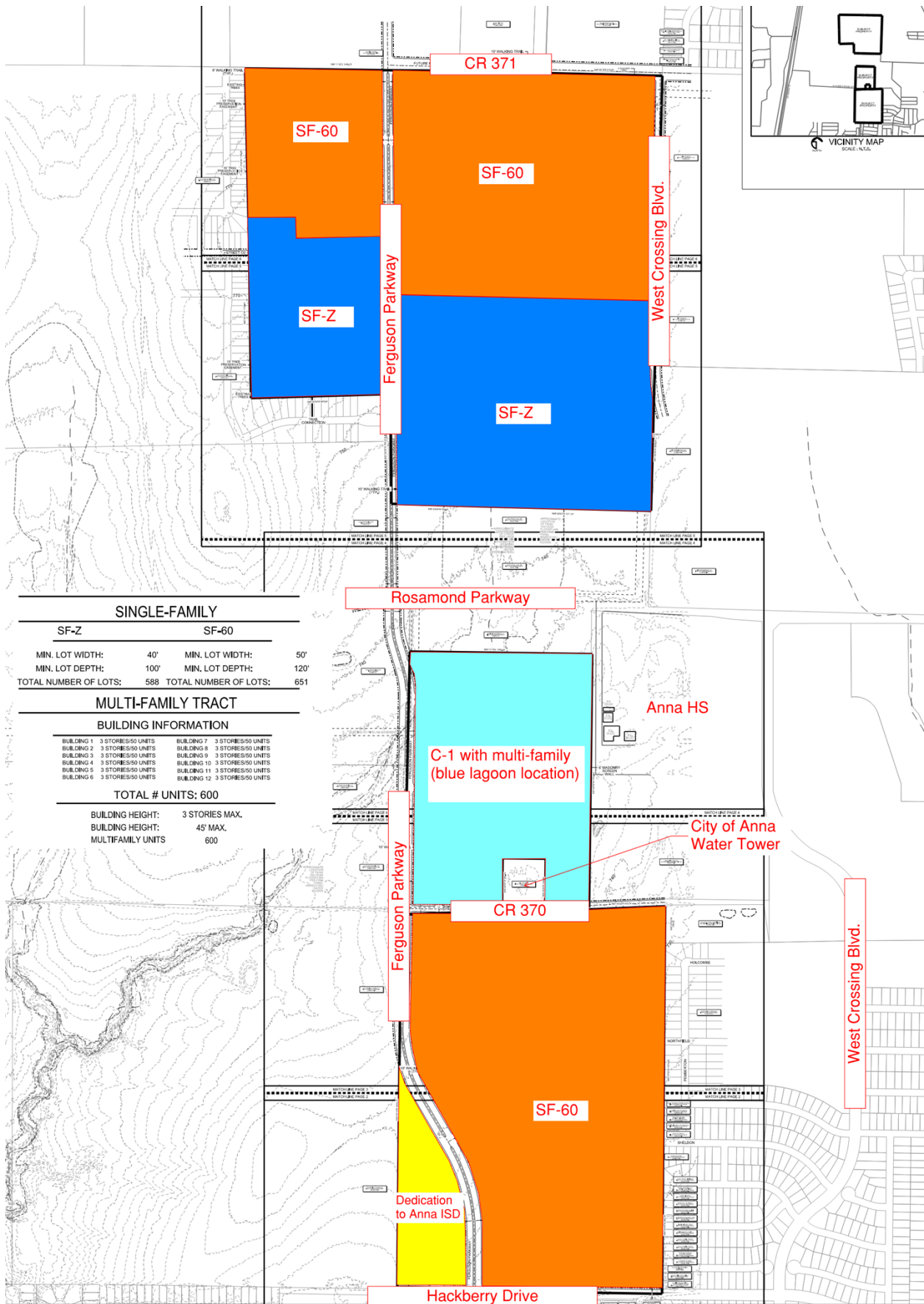
Proposed Planned Development Stipulations

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

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

Design Standards - The language in the proposed PD district would allow for a development with a mixture of residential land uses and supporting commercial zoning. Additionally, the development would include a private lagoon with public access, linear neighborhood park, hike and bike trails, preservation of existing mature trees along the western zoning district boundaries, and dedication of land to the Anna Independent School district that would accommodate a future elementary school.

Below staff has color coded the proposed locations of the zoning district and labeled area roadways and site features to assist the Commission and Council in identifying the specific locations associated with the zoning requests.



Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2034

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

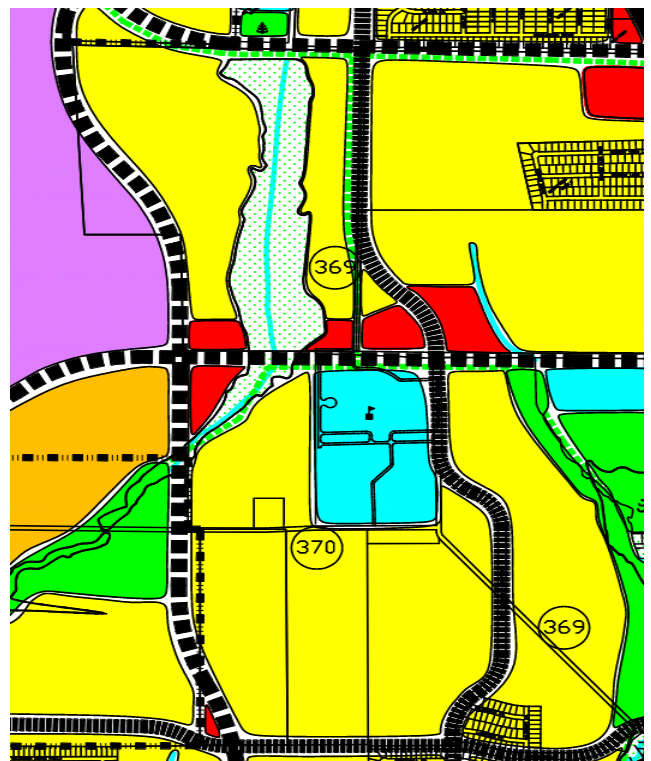
City of Anna Goals for 2024

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

Future Land Use Plan – The Future Land Use Plan designates this property as Single-Family, Flood Hazard (white), and a small section of Commercial Each of these categories are only generally defined within the current Comprehensive Plan.

Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit. Multi-family housing structures include those which were originally designed to house two or more family units, such as duplexes, apartment houses, and group quarters.

Parks: Land devoted to active or passive recreation, or preservation of open space, natural beauty, or environmentally sensitive lands (i.e.. Flood Hazard areas).



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

Planned Development Stipulations

In order to allow for an increase single-family building pad site, the applicant is requesting to reduce the rear yard setback to 20' (base zoning districts require 25'). Additionally, the applicant is requesting to increase the allowable height of the proposed multi-family to 4-stories (MF-2 zoning has a height limit of 2-stories). The proposed height increase will allow for a decreased multi-family building footprint resulting in the preservation of additional common area allowing for density and land area needed to financially support and construct the private/public lagoon amenity.

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

- a. Construct a private lagoon with public access containing a minimum surface area of 1.75 acres. The private lagoon area will also include a private amenity center with associated improvement (Exhibit B).
- b. Dedication of 14± acres to the Anna ISD to accommodate a future elementary school site adjacent to the proposed zoning request.
- c. Dedication of the linear green belt located in the northern portion of the zoning request for the purpose of a Neighborhood Park and hike and bike trail connection subject to review by the city's parks advisory board and approval by the City Council prior to Preliminary Plat approval.
- d. Construct a 10' hike and bike trail along the east side of future Ferguson Parkway and through the proposed linear neighborhood park with connections to the residential subdivision roadways.
- e. Protect and preserve the mature tree line along the northwestern Planned Development boundaries, dedicate a 10' tree preservation easement, and construct an 8' walking trail. The location of the trail to be determined during the tree preservation and landscape review process.
- f. Create an interior trail system within the southern portion of the SF-60 neighborhood to the proposed lagoon amenity area.
- g. Require the SF-Z lots to be a center load product with a minimum 5-foot side yard setback for interior lots and 15-foot side setback for corner lots.
- h. Limiting the allowed land uses within the C-1 zoning district, and specifically prohibit Automobile and Related Services Uses and majority of Transportation, Utility and Communications Uses.

- i. Require the rear yard fences of any residential lot abutting and/or adjacent to an open space/common area lot be ornamental metal fences, such as wrought iron or tubular steel.

SUMMARY:

Request to rezone 341± acres consisting of multiple tracts of land generally located on the east and west sides of future Ferguson Pkwy, north of Hackberry Dr, and south of Mantua Rd to allow for a single-family, multi-family, and nonresidential development. The proposed single-family zoning meets the minimum lot width, depth, and size requirements and is in harmony with the adjacent existing and future residential developments. The applicant has included stipulations to create a walkable multi-use development. Amenities of the zoning include a private lagoon that will be open to the public, dedication of a linear Neighborhood Park, public and private hike and bike trails, and preservation of existing mature vegetation. The proposed zoning also includes dedication of land for a future elementary school.

In addition to these reasons, staff is in support of the rezoning request due to the unique nature of the zoning request. The applicant is proposing to dedicate, preserve, maintain, and improve significant amounts of public and private open space areas that will connect neighborhoods and provide for significant north/south public trail connections along Throckmorton Creek.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

1. The locations of the planned development zoning districts shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the C-1 Restricted Commercial (C-1), MF-2 Multiple-Family Residential - High Density (MF-2), SF-60 Single-Family Residence District (SF-60), SF-Z Single-Family Residence District - Zero lot line homes (SF-Z), and the Planning and Development Regulations except as otherwise specified herein. The locations of the proposed zoning districts shall be restricted to the areas identified on the approved Concept Plan (Exhibit 2).

- a. C-1 Restricted Commercial:

1. Permitted Uses:

- A. Multiple-Family Residence in accordance with the MF-2 Multiple-Family Residential - High Density zoning district, unless otherwise specified herein shall be permitted by right.
- B. Swimming Pool (commercial & private).
- C. Custom personal service shop.
- D. Massage therapy facility.
- E. Health club; gymnasium.
- F. Restaurant without drive-in or drive through services.
- G. Bakery and confectionery, commercial & retail sales.
- H. Retail.
- I. Temporary Parking Lot (gravel or asphalt).
- J. Amusement (outdoor).
- K. Amusement (indoor).
- L. Farmers Market.
- M. Park, Playground, or recreation center (private).
- N. Food Trucks.

2. Definitions:

Farmer's Market: An area containing individual vendors who offer fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, honey, and crafts for sale. This definition does not allow nor include the sale of any type of meat, fish, poultry, eggs, refrigerated dairy products, or home canned goods.

Food Truck: A motorized vehicle or trailer, equipped to prepare, cook, serve, and sell food and beverages. Frozen items such as ice cream and various other forms of pre-packaged food shall be permitted. May also be described as a Mobile Food Vendor.

3. Prohibited Uses

- A. Automobile and related uses shall be prohibited, except parking lot/parking garage, automobile.

B. Transportation, utility, and communications uses shall be prohibited.

4. Area Regulations:

A. Front yard: 25 feet (20 feet along streets not identified as major thoroughfares and when adjacent to residential districts).

B. Maximum lot coverage: 80%

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

1. Maximum height: 65 feet (4-story)

2. Maximum number of units: 600

3. Maximum lot coverage: 80%

4. Parking regulations:

A. 1 space / Studio & 1 bedroom units

B. 2 spaces / 2 or more bedroom units

C. 0.25 spaces for visitors / unit

5. A twenty-six (26) foot fire lane shall be required adjacent to any building exceeding three stories.

6. Screening fence: Border fencing of masonry construction shall be owned and maintained by the multi-family development and shall consist of either of the following:

A. Masonry border fence of not less than six feet in height; and/or

B. An ornamental metal fence of not less than six feet in height, such as wrought iron or tubular steel, with stone columns at 50-foot intervals along with a vegetative screen comprised of minimum 3" caliber trees planted staggered at 40-foot centers. The vegetative screen may be planted within any required landscape buffer and be in addition to those buffer/screening requirements.

7. Refuse Facilities: Trash compactors shall be permitted as an alternative to individual refuse facility locations. Trash compactor facilities shall be internal to buildings or screened from view on three sides by a masonry wall not less than seven feet nor more than eight feet in height. Solid metal gates of an equal height to the enclosure height must be provided on the truck collection side of the enclosure.

8. Accessory buildings shall use similar building and roofing materials as those used on the primary buildings.
9. A covered entry area shall be designed at the main entry to each building.
10. A minimum of 75% of all units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space.
11. Four architectural design features are required on facades facing public streets, parking, and common areas. Acceptable architectural design features may include but are not limited to:
 - A. Articulation of building façade.
 - B. Extensions to the building through bay or box windows, and other similar features projecting out from the façade.
 - C. A horizontal change in building materials between stories of a building.
 - D. Variation in building materials between vertical intervals.
 - E. Variations in window placement.
 - F. Architectural features such as shutters, awnings, balconies, verandas, railings, dormers, chimneys, decorative moldings or ornamental details.
 - G. Roof height, pitch, ridgelines, and materials shall be varied to create visual interest and avoid repetition.

c. SF-60 Single-Family Residence:

1. Minimum rear yard setback: 20 feet
2. Minimum Lot Width: Fifty (50) feet at building setback; Forty-five (45) feet at cul-de-sac or elbow.
3. Minimum lot depth: One Hundred and Twenty (120) feet; One hundred and ten (110) feet for lots on Cul-de-sac or street elbows.
4. Fences:
 - A. Masonry walls shall be required for rear yards of any residential lot adjacent to H.O.A. lots running parallel to major and minor collector roadways. All masonry walls shall be maintained by the single-family H.O.A. association.

- B. The rear yard fencing of any residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel. Fencing is to be owned and maintained by the individual lot owners. Side yard fences abutting and/or adjacent to open space/common area lots may be wood per Section c.4.C below and are to be owned and maintained by the individual lot owners.
 - C. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.
- d. SF-Z Single-Family Residence:
- 1. Minimum side yard, interior: 5 feet
 - 2. Minimum rear yard setback: 20 feet
 - 3. Minimum lot depth: One Hundred and Twenty (120) feet; One hundred and ten (110) feet for lots on Cul-de-sac or street elbows.
 - 4. Fences:
 - A. Masonry walls shall be required for rear yards of any residential lot adjacent to H.O.A. lots running parallel to major and minor collector roadways. All masonry walls shall be maintained by the single-family H.O.A. association.
 - B. The rear yard fences of any residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel. Said fencing to be owned and maintained by the individual lot owners. Side yard fences abutting and/or adjacent to open space/common area lots may be wood per Section d.4.C below and are to be owned and maintained by the individual lot owners.
 - C. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.
- e. Park land and public/private facility dedication/construction: As part of the zoning request the applicant has agreed to the following as shown/identified on the Concept Plan (Exhibit 2).
- 1. Construction of a private lagoon with public access containing a minimum surface area of 1.75 acres. The private lagoon area shall also include a private amenity center with associated improvement. The private lagoon, amenity center, and associated improvements shall be constructed in general conformance with the conceptual rendering shown on Exhibit 3. The private lagoon and amenity center will be owned and maintained by the developer or its assigns.

2. Dedication of the linear green belt located in the northern portion of the development for the purpose of a Neighborhood Park and 10-foot wide golf cart, hike and bike trail connection subject to review by the city's parks advisory board and approval by the City Council prior to Preliminary Plat approval.
3. The construction of 10' golf cart, hike and bike trails.
 - A. The City of Anna will be responsible for maintaining the following.
 - i. Golf cart, hike and bike trails that are constructed within or within proximity to the R.O.W. of Ferguson Parkway and CR 371(Mantua Road) in lieu of the required 5' sidewalk; and
 - ii. Golf cart, hike and bike trails that are constructed within dedicated Neighborhood Parks.
 - f. Prior to final plat approval the applicant may enter into a Roadway, Water and Sewer Impact Fee Credit Agreement with the City of Anna. The impact fees from the development shall be used to fund capital improvements shown on the city's capital improvement plan needed to serve the development and surrounding areas.
 - g. To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located on portions of the northwestern Planned Development boundaries. The existing tree lines shall be located within a 10' Tree Preservation Easement as identified on the Concept Plan (Exhibit A) and designated as a non-disturbance area in which no construction or tree removal will occur. Removal of any trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances.
 - h. The developer shall meet with the City of Anna planning staff to identify vegetation/underlying brush not subject to preservation to be removed prior to recordation of the final plat for any area containing a tree preservation easement.
 - i. Governance Association: Building permits for development within the planned development district shall not be accepted or approved until a property owner's governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Municipal Management district or Public Improvement district created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to

sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

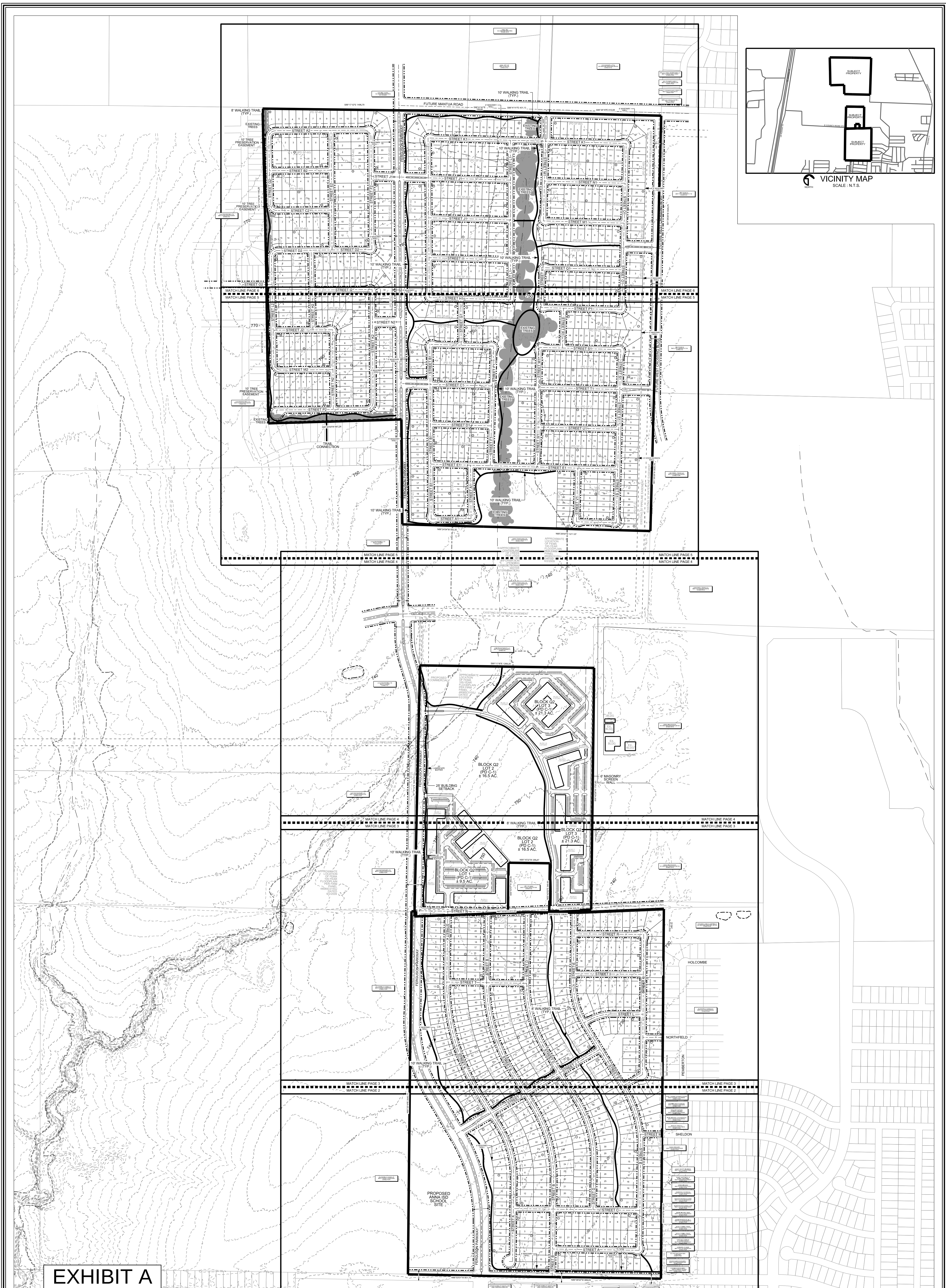
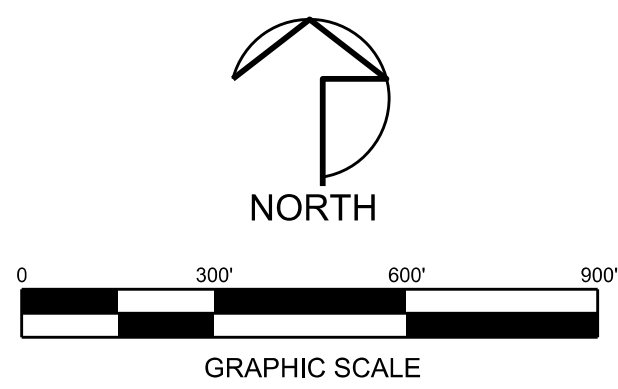


EXHIBIT A

PROJECT NO. MEG20002	
FILE PATH J:\JOB\MEG20002\ENT\ZONING	
DRAWN BY MRB	
REVIEWED BY DAK	
DATE NOVEMBER 4, 2020	
DATE	REVISIONS
NOV 23, 2020	ADDRESSING 1ST & 2ND SUBMITTAL COMMENTS
NOV 24, 2020	ADDRESSING 3RD SUBMITTAL COMMENTS



OWNERS

OAKWOOD VILLAGE APARTMENTS INC 84 OVERLOOK PL RYE, NY 10580-3345	KAYASA HOLDINGS LLC 84 OVERLOOK PL RYE, NY 10580-3345
JY & KC LLC 2708 AMHERST AVE DALLAS, TX 75225-7901	KIM YOUNG & TIM MUELL 84 OVERLOOK PL RYE, NY 10580-3345

REPRESENTATIVE CONTACT:
ZACH IPOUR
972-339-0159

DEVELOPER

MEGATEL HOMES
701 CEDAR SPRINGS ROAD
SUITE 700
DALLAS, TX 75201

CONTACT: ZACH IPOUR

PLANNER / ENGINEER

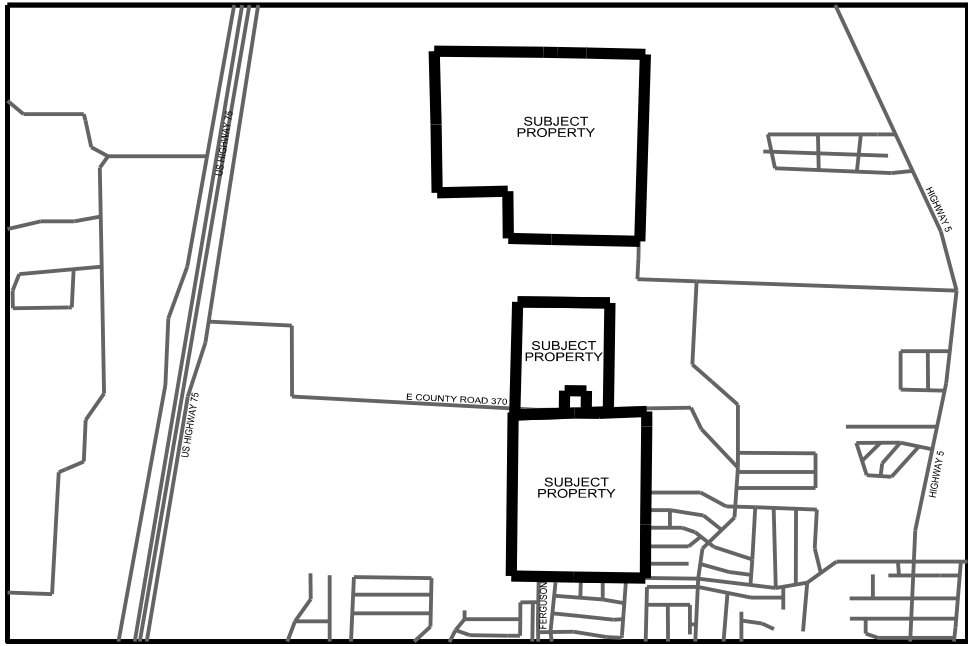
 **PELTON**
LAND SOLUTIONS
11000 FRISCO STREET
SUITE 400
FRISCO, TEXAS 75033
PHONE: 469-213-1800
CONTACT: DAVID KALHOEFER

CONCEPT PLAN FOR ANACAPRI EXISTING 'PD-R' & 'AG' ZONING

[illegible]

MATCH LINE PAGE 3

MATCH LINE PAGE 2



VICINITY MAP
SCALE: N.T.S.

SITE INFORMATION

ZONING: PD-MU
LAND USE: SINGLE FAMILY, MULTI-FAMILY, & COMMERCIAL
LOT AREA: 14,858,751.6 SQ. FT. / 341.111 ACRES

SINGLE-FAMILY

SF-Z	SF-60
MIN. LOT WIDTH: 40'	MIN. LOT WIDTH: 50'
MIN. LOT DEPTH: 100'	MIN. LOT DEPTH: 120'
TOTAL NUMBER OF LOTS: 588	TOTAL NUMBER OF LOTS: 651

MULTI-FAMILY TRACT

BUILDING INFORMATION

BUILDING 1	3 STORIES/50 UNITS	BUILDING 7	3 STORIES/50 UNITS
BUILDING 2	3 STORIES/50 UNITS	BUILDING 8	3 STORIES/50 UNITS
BUILDING 3	3 STORIES/50 UNITS	BUILDING 9	3 STORIES/50 UNITS
BUILDING 4	3 STORIES/50 UNITS	BUILDING 10	3 STORIES/50 UNITS
BUILDING 5	3 STORIES/50 UNITS	BUILDING 11	3 STORIES/50 UNITS
BUILDING 6	3 STORIES/50 UNITS	BUILDING 12	3 STORIES/50 UNITS

TOTAL # UNITS: 600

BUILDING HEIGHT: 3 STORIES MAX.
BUILDING HEIGHT: 45' MAX.
MULTIFAMILY UNITS: 600

PARKING:

REQUIRED: 1200 SPACES
PROVIDED: 1228 SPACES

LEGEND

BOUNDARY LINE	EXISTING PARCEL LINE	PROPOSED LOT LINE
MAJOR TOPOGRAPHY	MINOR TOPOGRAPHY	FEMA 100-YEAR FLOODPLAIN
EXISTING EASEMENT	PROPOSED SETBACK	PROPOSED STREET CENTERLINE
PROPOSED EDGE OF PAVEMENT	PROPOSED R.O.W.	APPROX. CENTERLINE OF CREEK
PROPOSED FURF	PROPOSED BUILDING LOCATION	PROPOSED TRASH COMPACTOR
ZONING BOUNDARY	APPROX. GARAGE LIMITS	6' MASONRY SCREENING WALL
8' HIKE & BIKE TRAIL	10' HIKE & BIKE TRAIL	

EXHIBIT A

N00°33'18"E 2640.14

PROPOSED ANNA ISD SCHOOL SITE

FERGUSON PARKWAY

N88°53'01"W 851.70

N89°08'54"W 988.59

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD
INST # 20170630010003220
ZONED PDR

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD
INST # 20170630010003220
ZONED PDR

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD
INST # 20170630010003220
ZONED PDR

PEIER CHARLES JEFFREY JR
INST # 20170630010003220
ZONED PDR

CHANDLER
INST # 20170630010003220
ZONED PDR

FLETCHER STEVEN
INST # 20170630010003220
ZONED PDR

NOT RECORDED
ZONED PDR

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD
INST # 20170630010003220
ZONED PDR

MATCH LINE PAGE 3

MATCH LINE PAGE 2

SHELDON

HUNT THOMAS JEROME & DEBRA
INST # 2020081100128940
ZONED PDR

DOWNING SETH & ASHLEY
INST # 202009100038250
ZONED PDR

MAULSBY NATHAN & ERICK OLIVAREZ
INST # 20190819001005080
ZONED PDR

PETIT MICHAEL S JR & MARTHA
INST # 2019110100138700
ZONED PDR

BEWLEY TRACY K
INST # 2019120100167810
ZONED PDR

BUSH GREGORY
INST # 2019122001633840
ZONED PDR

LACEY SCOTT WILLIAM &
INST # 201710200131960
ZONED PDR

RAMEY MATTHEW L &
INST # 2020080301480840
ZONED PDR

WEBB MIRANDA
INST # 201810200141510
ZONED PDR

HAWN KELLY E RENE &
INST # 2018041900462070
ZONED PDR

MUNYER GEORGE & ALICIA
INST # 2017030300404330
ZONED PDR

MCREYNOLDS GLENDA LYNN
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ZONED PDR

GILPIN MICHAEL REED
INST # 2017121500165450
ZONED PDR

ADDISON NEEDLES JILL L
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ZONED PDR

SCULLY FAMILY TRUST
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ZONED PDR

SCULLY FAMILY TRUST
INST # 2018090100151780
ZONED PDR

FORTUNE CHARLES
INST # 2017050900306870
ZONED PDR

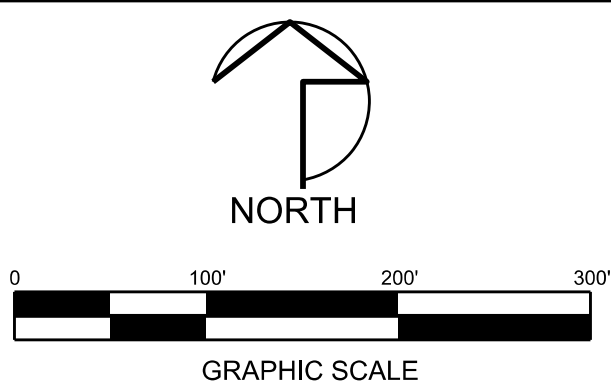
HUBBARD JO ANNE
INST # 2017071000897000
ZONED PDR

NO DEED INFORMATION AVAILABLE
ZONED PDR

OCHOA ALICE M & DAVID A
INST # 2017063000681420
ZONED PDR

CUNNINGHAM KALEIGH
INST # 20200720014620
ZONED PDR

PROJECT NO.	MEG20002
FILE PATH	J:\JOB\ MEG20002\ENT\ZONING\CONCEPT PLAN
DRAWN BY	MRB
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2708 AMHERST AVE
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KIM YOUNG & TIM MUELLER
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REPRESENTATIVE CONTACT:
ZACH IPOUR
972-339-0159

DEVELOPER
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2701 CEDAR SPRINGS ROAD
SUITE 700
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CONTACT: ZACH IPOUR

PLANNER / ENGINEER
PELOTON
LAND SOLUTIONS
11000 FRISCO STREET
SUITE 400
FRISCO, TEXAS 75033
PHONE: 469-213-1800
CONTACT: DAVID KALHOEFER

CONCEPT PLAN FOR
ANACAPRI
EXISTING 'PDR' & 'AG' ZONING

CONTAINING:
1-X, 1-48, BLK A LOTS 1-22, BLK B LOTS 1-22, BLK C LOTS 1-22, BLK D LOTS 1-22, BLK E LOTS 1-22, BLK F LOTS 1-22, BLK G LOTS 1-22, BLK H LOTS 1-22, BLK I LOTS 1-22, BLK J LOTS 1-22, BLK K LOTS 1-22, BLK L LOTS 1-22, BLK M LOTS 1-22, BLK N LOTS 1-22, BLK O LOTS 1-22, BLK P LOTS 1-22, BLK Q LOTS 1-22, BLK R LOTS 1-22, BLK S LOTS 1-22, BLK T LOTS 1-22, BLK U LOTS 1-22, BLK V LOTS 1-22, BLK W LOTS 1-22, BLK X LOTS 1-22, BLK Y LOTS 1-22, BLK Z LOTS 1-22, BLK AA LOTS 1-22, BLK AB LOTS 1-22, BLK AC LOTS 1-22, BLK AD LOTS 1-22, BLK AE LOTS 1-22, BLK AF LOTS 1-22, BLK AG LOTS 1-22, BLK AH LOTS 1-22, BLK AI LOTS 1-22, BLK AJ LOTS 1-22, BLK AK LOTS 1-22, BLK AL LOTS 1-22, BLK AM LOTS 1-22, BLK AN LOTS 1-22, BLK AO LOTS 1-22, BLK AP LOTS 1-22, BLK AQ LOTS 1-22, BLK AR LOTS 1-22, BLK AS LOTS 1-22, BLK AT LOTS 1-22, BLK AU LOTS 1-22, BLK AV LOTS 1-22, BLK AW LOTS 1-22, BLK AX LOTS 1-22, BLK AY LOTS 1-22, BLK AZ LOTS 1-22, BLK BA LOTS 1-22, BLK BB LOTS 1-22, BLK BC LOTS 1-22, BLK BD LOTS 1-22, BLK BE 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BLK LY LOTS 1-22, BLK LZ LOTS 1-22, BLK MA LOTS 1-22, BLK MB LOTS 1-22, BLK MC LOTS 1-22, BLK MD LOTS 1-22, BLK ME LOTS 1-22, BLK MF LOTS 1-22, BLK MG LOTS 1-22, BLK MH LOTS 1-22, BLK MI LOTS 1-22, BLK MJ LOTS 1-22, BLK MK LOTS 1-22, BLK ML LOTS 1-22, BLK MN LOTS 1-22, BLK MO LOTS 1-22, BLK MP LOTS 1-22, BLK MQ LOTS 1-22, BLK MR LOTS 1-22, BLK MS LOTS 1-22, BLK MT LOTS 1-22, BLK MU LOTS 1-22, BLK MV LOTS 1-22, BLK MW LOTS 1-22, BLK MX LOTS 1-22, BLK MY LOTS 1-22, BLK MZ LOTS 1-22, BLK NA LOTS 1-22, BLK NB LOTS 1-22, BLK NC LOTS 1-22, BLK ND LOTS 1-22, BLK NE LOTS 1-22, BLK NF LOTS 1-22, BLK NG LOTS 1-22, BLK NH LOTS 1-22, BLK NI LOTS 1-22, BLK NJ LOTS 1-22, BLK NK LOTS 1-22, BLK NL LOTS 1-22, BLK NM LOTS 1-22, BLK NN LOTS 1-22, BLK NO LOTS 1-22, BLK NP LOTS 1-22, BLK NQ LOTS 1-22, BLK NR LOTS 1-22, BLK NS LOTS 1-22, BLK NT LOTS 1-22, BLK NU LOTS 1-22, BLK NV LOTS 1-22, BLK NW LOTS 1-22, BLK NX LOTS 1-22, BLK NY LOTS 1-22, BLK NZ LOTS 1-22, BLK OA LOTS 1-22, BLK OB LOTS 1-22, BLK OC LOTS 1-22, BLK OD LOTS 1-22, BLK OE LOTS 1-22, BLK OF LOTS 1-22, BLK OG LOTS 1-22, BLK OH LOTS 1-22, BLK OI LOTS 1-22, BLK OJ LOTS 1-22, BLK OK LOTS 1-22, BLK OL LOTS 1-22, BLK OM LOTS 1-22, BLK ON LOTS 1-22, BLK OO LOTS 1-22, BLK OP LOTS 1-22, BLK OQ LOTS 1-22, BLK OR LOTS 1-22, BLK OS LOTS 1-22, BLK OT LOTS 1-22, BLK OU LOTS 1-22, BLK OV LOTS 1-22, BLK OW LOTS 1-22, BLK OX LOTS 1-22, BLK OY LOTS 1-22, BLK OZ LOTS 1-22, BLK PA LOTS 1-22, BLK PB LOTS 1-22, BLK PC LOTS 1-22, BLK PD LOTS 1-22, BLK PE LOTS 1-22, BLK PF LOTS 1-22, BLK PG LOTS 1-22, BLK PH LOTS 1-22, BLK PI LOTS 1-22, BLK PJ LOTS 1-22, BLK PK LOTS 1-22, BLK PL LOTS 1-22, BLK PM LOTS 1-22, BLK PN LOTS 1-22, BLK PO LOTS 1-22, BLK PP LOTS 1-22, BLK PQ LOTS 1-22, BLK PR LOTS 1-22, BLK PS LOTS 1-22, BLK PT LOTS 1-22, BLK PU LOTS 1-22, BLK PV LOTS 1-22, BLK PW LOTS 1-22, BLK PX LOTS 1-22, BLK PY LOTS 1-22, BLK PZ LOTS 1-22, BLK QA LOTS 1-22, BLK QB LOTS 1-22, BLK QC LOTS 1-22, BLK QD LOTS 1-22, BLK QE LOTS 1-22, BLK QF LOTS 1-22, 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LOTS 1-22, BLK SK LOTS 1-22, BLK SL LOTS 1-22, BLK SM LOTS 1-22, BLK SN LOTS 1-22, BLK SO LOTS 1-22, BLK SP LOTS 1-22, BLK SQ LOTS 1-22, BLK SR LOTS 1-22, BLK SS LOTS 1-22, BLK ST LOTS 1-22, BLK SU LOTS 1-22, BLK SV LOTS 1-22, BLK SW LOTS 1-22, BLK SX LOTS 1-22, BLK SY LOTS 1-22, BLK SZ LOTS 1-22, BLK TA LOTS 1-22, BLK TB LOTS 1-22, BLK TC LOTS 1-22, BLK TD LOTS 1-22, BLK TE LOTS 1-22, BLK TF LOTS 1-22, BLK TG LOTS 1-22, BLK TH LOTS 1-22, BLK TI LOTS 1-22, BLK TJ LOTS 1-22, BLK TK LOTS 1-22, BLK TL LOTS 1-22, BLK TM LOTS 1-22, BLK TN LOTS 1-22, BLK TO LOTS 1-22, BLK TP LOTS 1-22, BLK TQ LOTS 1-22, BLK TR LOTS 1-22, BLK TS LOTS 1-22, BLK TU LOTS 1-22, BLK TV LOTS 1-22, BLK TW LOTS 1-22, BLK TX LOTS 1-22, BLK TY LOTS 1-22, BLK TZ LOTS 1-22, BLK UA LOTS 1-22, BLK UB LOTS 1-22, BLK UC LOTS 1-22, BLK UD LOTS 1-22, BLK UE LOTS 1-22, BLK UF LOTS 1-22, BLK UG LOTS 1-22, BLK UH LOTS 1-22, BLK UI LOTS 1-22, BLK UJ LOTS 1-22, BLK UK LOTS 1-22, BLK UL LOTS 1-22, BLK UM LOTS 1-22, BLK UN LOTS 1-22, 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MATCH LINE PAGE 3

MATCH LINE PAGE 3



ZONING:	PD-MU
LAND USE:	SINGLE FAMILY, MULTI-FAMILY, & COMMERCIAL
LOT AREA:	14,858,751.6 SQ. FT. / 341.111 ACRES

SF-Z		SF-60	
MIN. LOT WIDTH:	40'	MIN. LOT WIDTH:	50'
MIN. LOT DEPTH:	100'	MIN. LOT DEPTH:	120'
TOTAL NUMBER OF LOTS:	588	TOTAL NUMBER OF LOTS:	651

BUILDING 1	3 STORIES/50 UNITS	BUILDING 7	3 STORIES/50 UNITS
BUILDING 2	3 STORIES/50 UNITS	BUILDING 8	3 STORIES/50 UNITS
BUILDING 3	3 STORIES/50 UNITS	BUILDING 9	3 STORIES/50 UNITS
BUILDING 4	3 STORIES/50 UNITS	BUILDING 10	3 STORIES/50 UNITS
BUILDING 5	3 STORIES/50 UNITS	BUILDING 11	3 STORIES/50 UNITS
BUILDING 6	3 STORIES/50 UNITS	BUILDING 12	3 STORIES/50 UNITS

BUILDING HEIGHT:	3 STORIES MAX.
BUILDING HEIGHT:	45' MAX.
MULTIFAMILY UNITS	600

REQUIRED:	1200 SPACES
PROVIDED:	1228 SPACES

	BOUNDARY LINE		EXISTING PARCEL LINE		PROPOSED LOT LINE
	MAJOR TOPOGRAPHY		MINOR TOPOGRAPHY		FEMA 100-YR FLOODPLAIN
	EXISTING EASEMENT		PROPOSED SETBACK		PROPOSED STREET CENTERLINE
	PROPOSED EDGE OF PAVEMENT		PROPOSED FLOW		APPROX. CENTERLINE OF CREEK
	PROPOSED FIRE LANE		PROPOSED BUILDING LOCATION		PROPOSED RASH COMPACTOR
	ZONING BOUNDARY		APPROX. GARAGE LIMITS		8" MASONRY SCREENING WALL
	8' HIKE & BIKE TRAIL		10' HIKE & BIKE TRAIL		

10' WALKING TRAIL
(TYP.)

BLOCK Q2
LOT 2
(PD C-1)
± 16.5 AC.

BLOCK Q2
LOT 3
(PD C-1)
± 21.3 AC.

BLOCK Q
LOT 1
(PD C-1)
± 9.5 AC.

CITY OF ANNA
INST # 20001109001237290
ZONED AG

ANNA HIGH SCHOOL
NO DEED INFORMATION LISTED
ZONED SF-E

FACUNDO JOSE & JOSEFINA O
NO DEED INFORMATION LISTED
ZONED SE-E

HOLCOMBE

BLOOMFIELD HOMES LP
INST # 20131227001685590
ZONED PD-R

NORTHFIELD

PEMBERTON

MATCH LINE PAGE 2

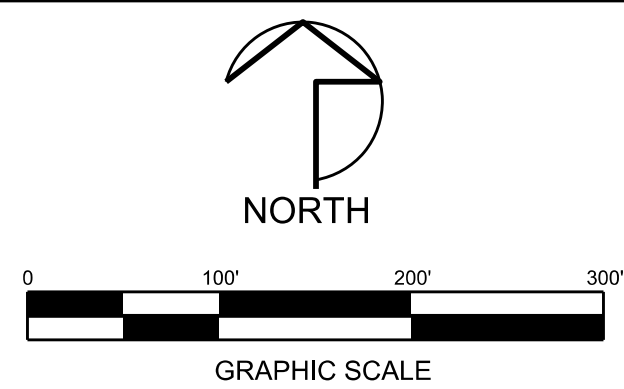
CONCEPT PLAN FOR ANACAPRI EXISTING 'PD-R' & 'AG' ZONING

[illegible]

EXHIBIT A MATCH LINE PAGE 3
MATCH LINE PAGE 2

PROJECT NO.	MEG20002
FILE PATH	J:\JOB\ MEG20002\ENT\ZONING\CONCEPT PLAN
DRAWN BY	MRB
REVIEWED BY	DAK
DATE	NOVEMBER 4, 2020

DATE	REVISIONS
NOV 23, 2020	ADDRESSING 1ST & 2ND SUBMITTAL COMMENTS
NOV 24, 2020	ADDRESSING 3RD SUBMITTAL COMMENTS



OWNERS

OAKWOOD VILLAGE APARTMENTS INC 84 OVERLOOK PL RYE, NY 10580-3345	KAYASA HOLDINGS LLC 84 OVERLOOK PL RYE, NY 10580-3345
---	---

JY & KC LLC
 2708 AMHERST AVE
 DALLAS, TX 75225-7901

KIM YOUNG & TIM MUELLER
 84 OVERLOOK PL
 RYE, NY 10580-3345

REPRESENTATIVE CONTACT:
 ZACH IPOUR
 972-339-0159

MEGATEL HOMES
2701 CEDAR SPRINGS ROAD
SUITE 700
DALLAS, TX 75201

CONTACT: ZACH IPOUR



PELTON
LAND SOLUTIONS
11000 FRISCO STREET
SUITE 400
FRISCO, TEXAS 75033
PHONE: 469-213-1800
CONTACT: DAVID KALHOEFER

CONCEPT PLAN FOR ANACAPRI EXISTING 'PD-R' & 'AG' ZONING

MATCH LINE PAGE 5

MATCH LINE PAGE 4



ZONING:	PD-MU
LAND USE:	SINGLE FAMILY, MULTI-FAMILY, & COMMERCIAL
LOT AREA:	14,858,751.6 SQ. FT. / 341.111 ACRES

SF-Z		SF-60	
MIN. LOT WIDTH:	40'	MIN. LOT WIDTH:	50'
N. LOT DEPTH:	100'	MIN. LOT DEPTH:	120'
NUMBER OF LOTS:	588	TOTAL NUMBER OF LOTS:	651

BUILDING 1	3 STORIES/50 UNITS	BUILDING 7	3 STORIES/50 UNITS
BUILDING 2	3 STORIES/50 UNITS	BUILDING 8	3 STORIES/50 UNITS
BUILDING 3	3 STORIES/50 UNITS	BUILDING 9	3 STORIES/50 UNITS
BUILDING 4	3 STORIES/50 UNITS	BUILDING 10	3 STORIES/50 UNITS
BUILDING 5	3 STORIES/50 UNITS	BUILDING 11	3 STORIES/50 UNITS
BUILDING 6	3 STORIES/50 UNITS	BUILDING 12	3 STORIES/50 UNITS

BUILDING HEIGHT:	3 STORIES MAX.
BUILDING HEIGHT:	45' MAX.
MULTIFAMILY UNITS	600

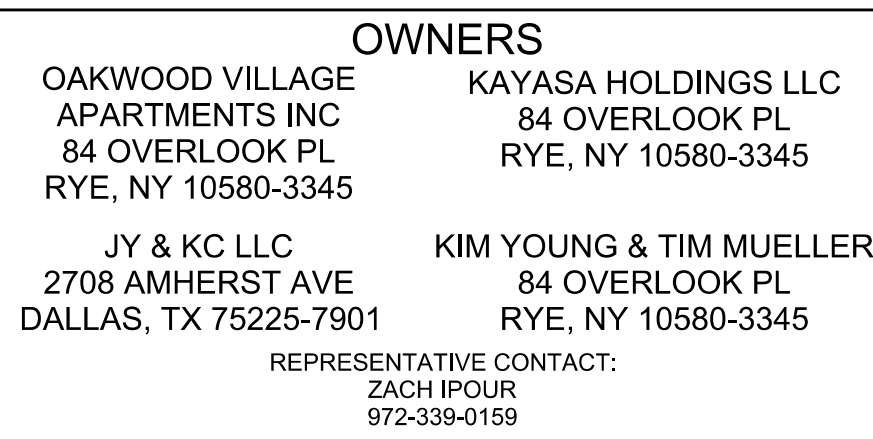
REQUIRED:	1200 SPACES
PROVIDED:	1228 SPACES

	BOUNDARY LINE		EXISTING PARCEL LINE		PROPOSED LOT LINE
	MAJOR TOPOGRAPHY		MINOR TOPOGRAPHY		FEMA 100-YEAR FLOODPLAIN
	EXISTING EASEMENT		PROPOSED SETBACK		PROPOSED STREET CENTERLINE
	PROPOSED EDGE OF PAVEMENT		PROPOSED R.O.W.		APPROX. CENTERLINE OF CREEK
	PROPOSED FIRE LANE		PROPOSED BUILDING LOCATION		PROPOSED TRASH COMPACTOR
	ZONING BOUNDARY		APPROX. GARAGE LIMITS		8" MASONRY SCREENING WALL
	8" HIKE & BIKE TRAIL		10" HIKE & BIKE TRAIL		

MATCH LINE PAGE 3

MATCH LINE PAGE 3

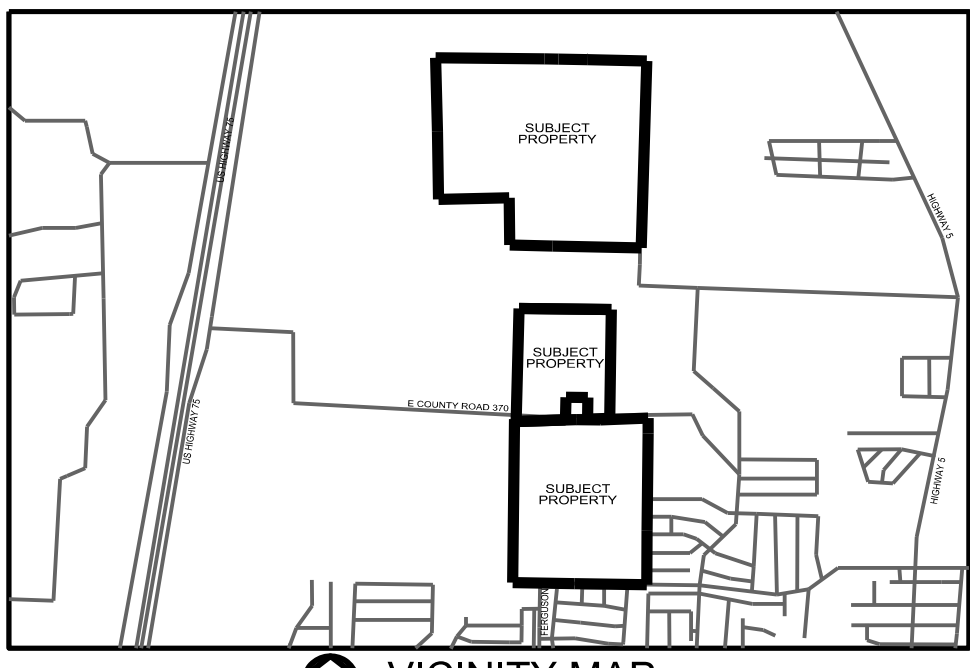
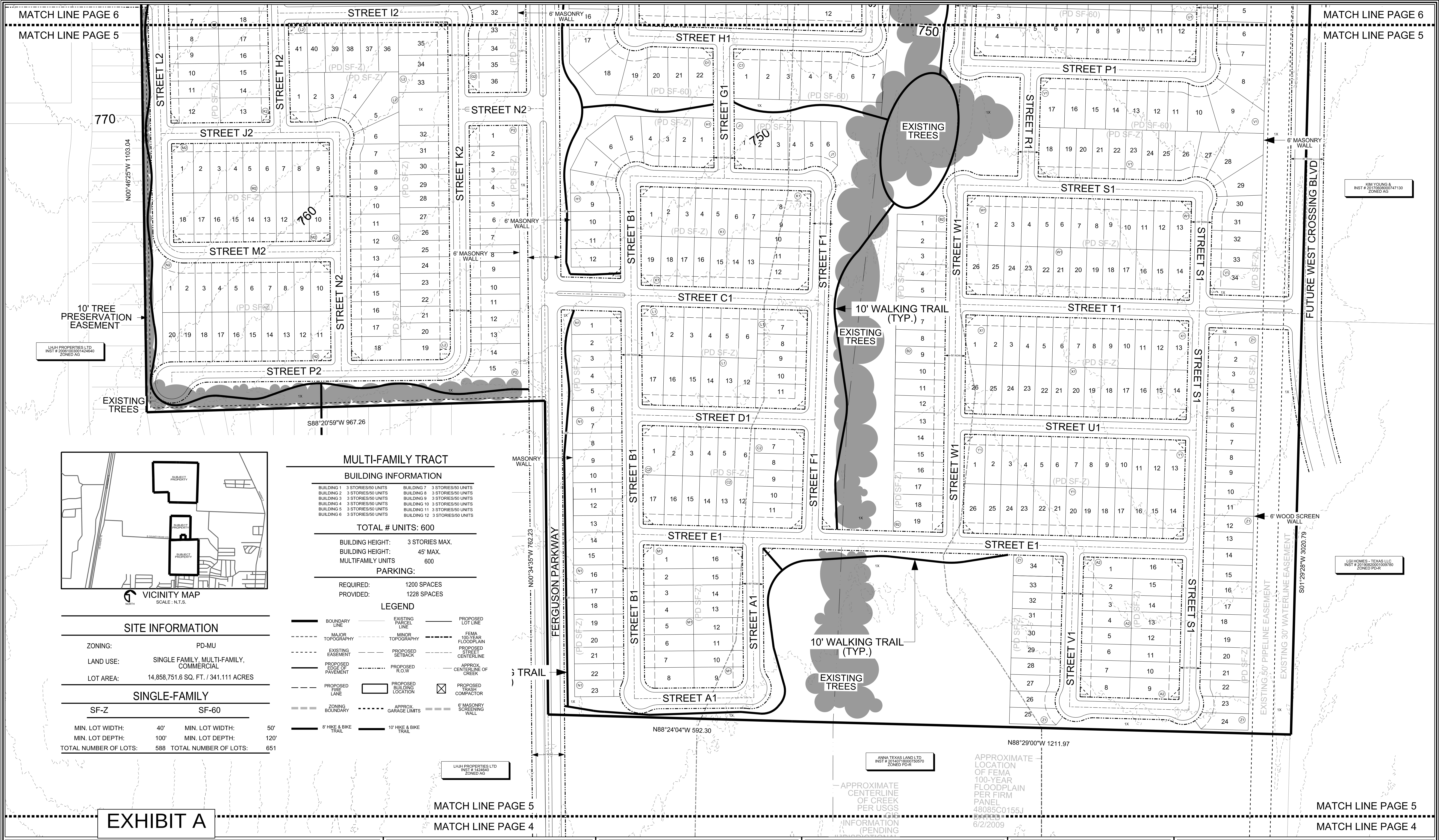
PROJECT NO.	MEG20002
FILE PATH	J:\JOB\ MEG20002\ENT\ZONING\CONCEPT PLAN
DRAWN BY	MRB
REVIEWED BY	DAK
DATE	NOVEMBER 4, 2020
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NOV 23, 2020	ADDRESSING 1ST & 2ND SUBMITTAL COMMENTS
NOV 24, 2020	ADDRESSING 3RD SUBMITTAL COMMENTS



PLANNER / ENGINEER

 **PELTON**
LAND SOLUTIONS
11000 FRISCO STREET
SUITE 400
FRISCO, TEXAS 75033
PHONE: 469-213-1800
CONTACT: DAVID KALHOEFER

[illegible]



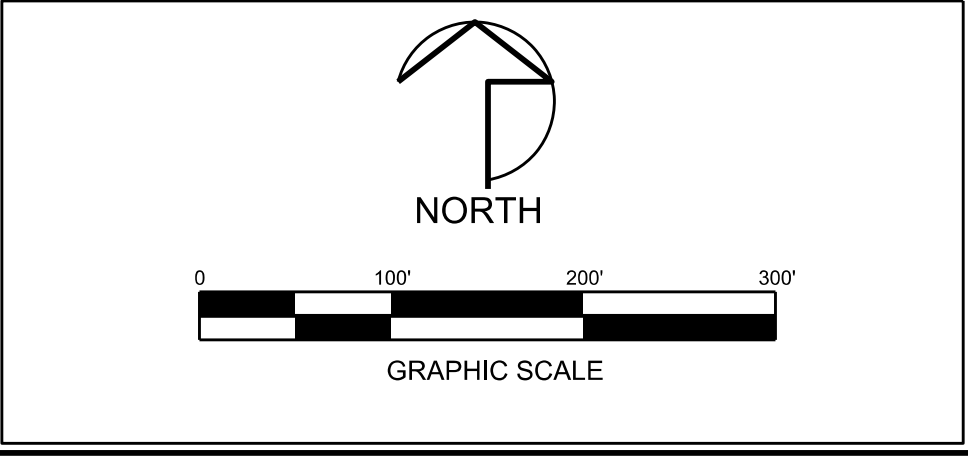
MULTI-FAMILY TRACT	
BUILDING INFORMATION	
BUILDING 1 3 STORIES/50 UNITS	BUILDING 7 3 STORIES/50 UNITS
BUILDING 2 3 STORIES/50 UNITS	BUILDING 8 3 STORIES/50 UNITS
BUILDING 3 3 STORIES/50 UNITS	BUILDING 9 3 STORIES/50 UNITS
BUILDING 4 3 STORIES/50 UNITS	BUILDING 10 3 STORIES/50 UNITS
BUILDING 5 3 STORIES/50 UNITS	BUILDING 11 3 STORIES/50 UNITS
BUILDING 6 3 STORIES/50 UNITS	BUILDING 12 3 STORIES/50 UNITS
TOTAL # UNITS: 600	
BUILDING HEIGHT:	3 STORIES MAX.
BUILDING HEIGHT:	45' MAX.
MULTIFAMILY UNITS	600
PARKING:	
REQUIRED:	1200 SPACES
PROVIDED:	1228 SPACES

SITE INFORMATION			
ZONING:	PD-MU		
LAND USE:	SINGLE FAMILY, MULTI-FAMILY, COMMERCIAL		
LOT AREA:	14,858,751.6 SQ. FT. / 341,111 ACRES		
SINGLE-FAMILY			
SF-Z	SF-60		
MIN. LOT WIDTH:	40'	MIN. LOT WIDTH:	50'
MIN. LOT DEPTH:	100'	MIN. LOT DEPTH:	120'
TOTAL NUMBER OF LOTS:	588	TOTAL NUMBER OF LOTS:	651

LEGEND	
BOUNDARY LINE	EXISTING LOT LINE
MAJOR TOPOGRAPHY	MINOR TOPOGRAPHY
EXISTING EASEMENT	PROPOSED SETBACK
PROPOSED EDGE OF PAVEMENT	PROPOSED R.O.W.
PROPOSED FIRE LANE	PROPOSED BUILDING LOCATION
ZONING BOUNDARY	APPROX. GARAGE LIMITS
6' HIK& BIKE TRAIL	10' HIK& BIKE TRAIL
FEMA 100-YEAR FLOODPLAIN	PROPOSED STREET CENTERLINE
APPROX. CENTERLINE OF CREEK	PROPOSED TRASH COMPACTOR
6' MASONRY SCREENING WALL	

EXHIBIT A

PROJECT NO.	MEG20002
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OWNERS	
OAKWOOD VILLAGE APARTMENTS INC 84 OVERLOOK PL RYE, NY 10580-3345	KAYASA HOLDINGS LLC 84 OVERLOOK PL RYE, NY 10580-3345
JY & KC LLC 2708 AMHERST AVE DALLAS, TX 75225-7901	KIM YOUNG & TIM MUELLER 84 OVERLOOK PL RYE, NY 10580-3345
REPRESENTATIVE CONTACT: ZACH IPOUR 972-339-0159	

DEVELOPER	
MEGATEL HOMES 2701 CEDAR SPRINGS ROAD SUITE 700 DALLAS, TX 75201	
CONTACT: ZACH IPOUR	

PLANNER / ENGINEER	
11000 FRISCO STREET SUITE 400 FRISCO, TEXAS 75033 PHONE: 469-213-1800 CONTACT: DAVID KALHOEFER	

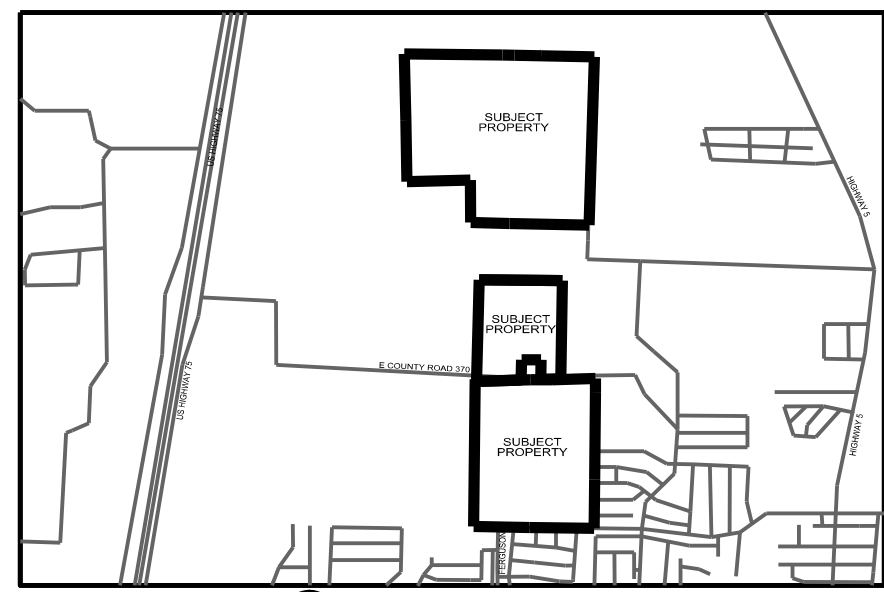
CONCEPT PLAN FOR ANACAPRI

EXISTING PD-R & AG ZONING

CONTAINING:

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BEGING A 341.11 ACRE TRACT OF LAND LOCATED
IN THE T-1, DAFDAU SURVEY, A-0288; MARTIN MOORE SURVEY, A-0649; S. ROBERTS SURVEY, A-0786;
SITUATED IN CITY OF ARIZONA, COCHISE COUNTY, TEXAS
NOVEMBER 4, 2020
PAGE 5 OF 6



VICINITY MAP
SCALE: N.T.S.

SITE INFORMATION

ZONING: PD-MU
LAND USE: SINGLE FAMILY, MULTI-FAMILY, & COMMERCIAL
LOT AREA: 14,858,751.6 SQ. FT. / 341.111 ACRES

SINGLE-FAMILY

SF-Z	SF-60
MIN. LOT WIDTH: 40'	MIN. LOT WIDTH: 50'
MIN. LOT DEPTH: 100'	MIN. LOT DEPTH: 120'
TOTAL NUMBER OF LOTS: 588	TOTAL NUMBER OF LOTS: 651

MULTI-FAMILY TRACT

BUILDING INFORMATION

BUILDING 1 3 STORIES/87 UNITS	BUILDING 7 3 STORIES/87 UNITS
BUILDING 2 3 STORIES/87 UNITS	BUILDING 8 3 STORIES/87 UNITS
BUILDING 3 3 STORIES/87 UNITS	BUILDING 9 3 STORIES/87 UNITS
BUILDING 4 3 STORIES/87 UNITS	BUILDING 10 3 STORIES/87 UNITS
BUILDING 5 3 STORIES/87 UNITS	BUILDING 11 3 STORIES/87 UNITS
BUILDING 6 3 STORIES/87 UNITS	BUILDING 12 3 STORIES/87 UNITS

TOTAL # UNITS: 600

BUILDING HEIGHT: 3 STORIES MAX.
BUILDING HEIGHT: 45' MAX.
MULTIFAMILY UNITS: 600

PARKING:

REQUIRED: 1200 SPACES
PROVIDED: 1228 SPACES

LEGEND

BOUNDARY LINE	EXISTING PARCEL LINE	PROPOSED LOT LINE
MAJOR TOPOGRAPHY	MINOR TOPOGRAPHY	FEMA 100-YEAR FLOODPLAIN
EXISTING EASEMENT	PROPOSED SETBACK	PROPOSED STREET CENTERLINE
PROPOSED EDGE OF PAVEMENT	PROPOSED R.O.W.	APPROX. CENTERLINE OF CREEK
PROPOSED FIRE LINE	PROPOSED BUILDING LOCATION	PROPOSED TRASH COMPACTOR
ZONING BOUNDARY	APPROX. GARAGE LIMITS	6" MASONRY SCREENING WALL
8' HIKE & BIKE TRAIL	10' HIKE & BIKE TRAIL	

ANNA ISD
NO DEED INFORMATION LISTED
ZONED SF-E

ANNA CITY OF
INST # 108120
ZONED SF-E

COX HOWARD J ETAL
NO DEED INFORMATION LISTED
ZONED SF-E

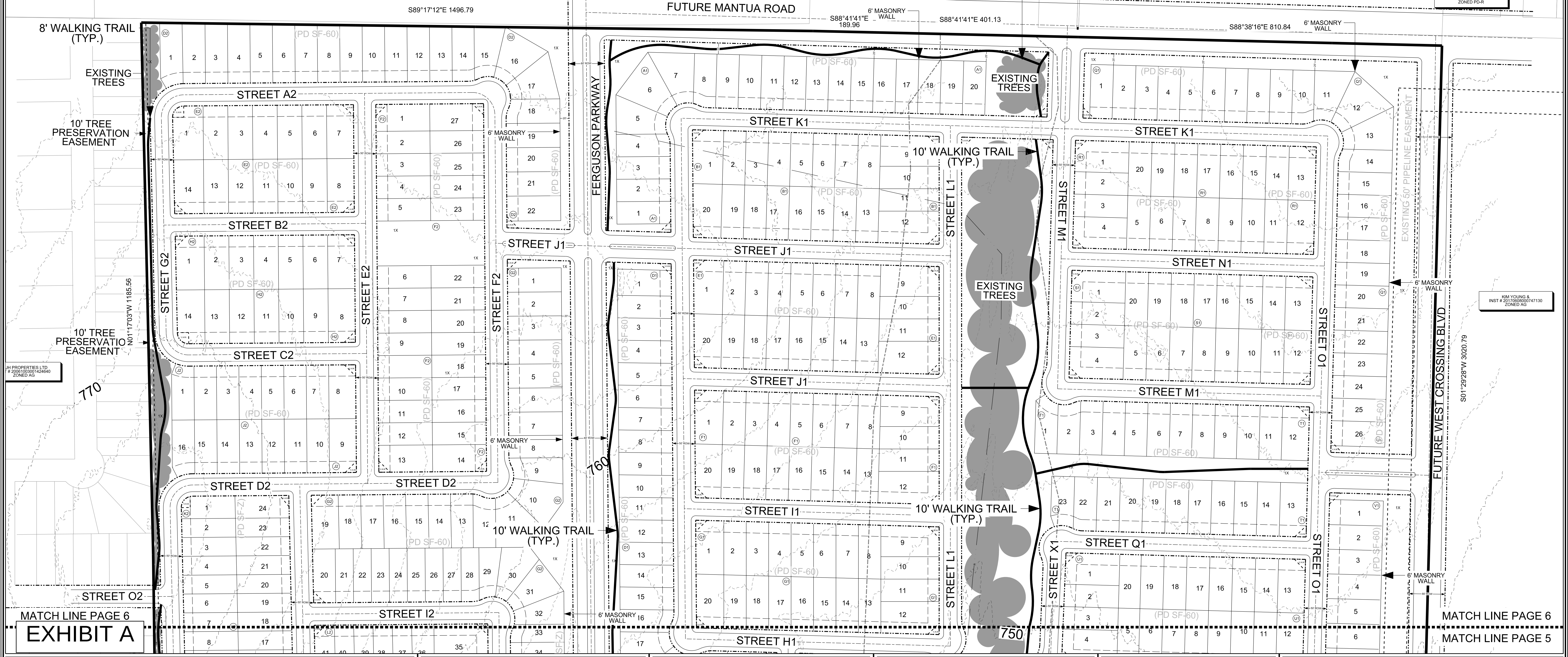
SFR JV-1 2020-1 BORROWER LLC
INST # 202007000159000
ZONED PD-R

KELLEY SMITH ANITA Y
INST # 20120719000872380
ZONED PD-R

BARRETT STEPHEN BLAKE & REBECCA
INST # 20111100007110
ZONED PD-R

MIRELES TOMAS & MARIA L
INST # 201100000007130
ZONED PD-R

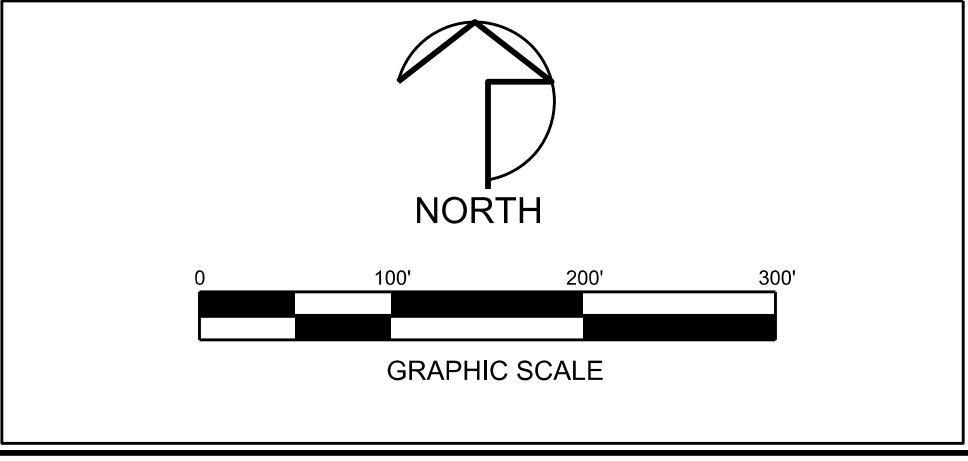
KIM YOUNG & TIM MUELLER
INST # 20170200000747130
ZONED AG



MATCH LINE PAGE 6
EXHIBIT A

MATCH LINE PAGE 6
MATCH LINE PAGE 5

PROJECT NO.	MEG20002
FILE PATH	J:\JOB\ MEG20002\ENT\ZONING\CONCEPT PLAN
DRAWN BY	MRB
REVIEWED BY	DAK
DATE	NOVEMBER 4, 2020
DATE	NOV 23, 2020
REVISIONS	ADDRESSING 1ST & 2ND SUBMITTAL COMMENTS
DATE	NOV 24, 2020
REVISIONS	ADDRESSING 3RD SUBMITTAL COMMENTS



OWNERS
KAYASA HOLDINGS LLC
84 OVERLOOK PL
RYE, NY 10580-3345
OAKWOOD VILLAGE APARTMENTS INC
84 OVERLOOK PL
RYE, NY 10580-3345
JY & KC LLC
2708 AMHERST AVE
DALLAS, TX 75225-7901
KIM YOUNG & TIM MUELLER
84 OVERLOOK PL
RYE, NY 10580-3345
REPRESENTATIVE CONTACT:
ZACH IPOUR
972-339-0159

DEVELOPER
MEGATEL HOMES
2701 CEDAR SPRINGS ROAD
SUITE 700
DALLAS, TX 75201
CONTACT: ZACH IPOUR

PLANNER / ENGINEER
PELOTON
LAND SOLUTIONS
11000 FRISCO STREET
SUITE 400
FRISCO, TEXAS 75033
PHONE: 469-213-1800
CONTACT: DAVID KALHOEFER

CONCEPT PLAN FOR ANACAPRI
EXISTING PD-R & AG ZONING
CONTAINING:
1-14, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 14AA, 14AB, 14AC, 14AD, 14AE, 14AF, 14AG, 14AH, 14AI, 14AJ, 14AK, 14AL, 14AM, 14AN, 14AO, 14AP, 14AQ, 14AR, 14AS, 14AT, 14AU, 14AV, 14AW, 14AX, 14AY, 14AZ, 14BA, 14BB, 14BC, 14BD, 14BE, 14BF, 14BG, 14BH, 14BI, 14BJ, 14BK, 14BL, 14BM, 14BN, 14BO, 14BP, 14BQ, 14BR, 14BS, 14BT, 14BU, 14BV, 14BW, 14BX, 14BY, 14BZ, 14CA, 14CB, 14CC, 14CD, 14CE, 14CF, 14CG, 14CH, 14CI, 14CJ, 14CK, 14CL, 14CM, 14CN, 14CO, 14CP, 14CQ, 14CR, 14CS, 14CT, 14CU, 14CV, 14CW, 14CX, 14CY, 14CZ, 14DA, 14DB, 14DC, 14DD, 14DE, 14DF, 14DG, 14DH, 14DI, 14DJ, 14DK, 14DL, 14DM, 14DN, 14DO, 14DP, 14DQ, 14DR, 14DS, 14DT, 14DU, 14DV, 14DW, 14DX, 14DY, 14DZ, 14EA, 14EB, 14EC, 14ED, 14EE, 14EF, 14EG, 14EH, 14EI, 14EJ, 14EK, 14EL, 14EM, 14EN, 14EO, 14EP, 14EQ, 14ER, 14ES, 14ET, 14EU, 14EV, 14EW, 14EX, 14EY, 14EZ, 14FA, 14FB, 14FC, 14FD, 14FE, 14FF, 14FG, 14FH, 14FI, 14FJ, 14FK, 14FL, 14FM, 14FN, 14FO, 14FP, 14FQ, 14FR, 14FS, 14FT, 14FU, 14FV, 14FW, 14FX, 14FY, 14FZ, 14GA, 14GB, 14GC, 14GD, 14GE, 14GF, 14GG, 14GH, 14GI, 14GJ, 14GK, 14GL, 14GM, 14GN, 14GO, 14GP, 14GQ, 14GR, 14GS, 14GT, 14GU, 14GV, 14GW, 14GX, 14GY, 14GZ, 14HA, 14HB, 14HC, 14HD, 14HE, 14HF, 14HG, 14HH, 14HI, 14HJ, 14HK, 14HL, 14HM, 14HN, 14HO, 14HP, 14HQ, 14HR, 14HS, 14HT, 14HU, 14HV, 14HW, 14HX, 14HY, 14HZ, 14IA, 14IB, 14IC, 14ID, 14IE, 14IF, 14IG, 14IH, 14II, 14IJ, 14IK, 14IL, 14IM, 14IN, 14IO, 14IP, 14IQ, 14IR, 14IS, 14IT, 14IU, 14IV, 14IW, 14IX, 14IY, 14IZ, 14JA, 14JB, 14JC, 14JD, 14JE, 14JF, 14JG, 14JH, 14JI, 14JJ, 14JK, 14JL, 14JM, 14JN, 14JO, 14JP, 14JQ, 14JR, 14JS, 14JT, 14JU, 14JV, 14JW, 14JX, 14JY, 14JZ, 14KA, 14KB, 14KC, 14KD, 14KE, 14KF, 14KG, 14KH, 14KI, 14KJ, 14KL, 14KM, 14KN, 14KO, 14KP, 14KQ, 14KR, 14KS, 14KT, 14KU, 14KV, 14KW, 14KX, 14KY, 14KZ, 14LA, 14LB, 14LC, 14LD, 14LE, 14LF, 14LG, 14LH, 14LI, 14LJ, 14LK, 14LL, 14LM, 14LN, 14LO, 14LP, 14LQ, 14LR, 14LS, 14LT, 14LU, 14LV, 14LW, 14LX, 14LY, 14LZ, 14MA, 14MB, 14MC, 14MD, 14ME, 14MF, 14MG, 14MH, 14MI, 14MJ, 14MK, 14ML, 14MM, 14MN, 14MO, 14MP, 14MQ, 14MR, 14MS, 14MT, 14MU, 14MV, 14MW, 14MX, 14MY, 14MZ, 14NA, 14NB, 14NC, 14ND, 14NE, 14NF, 14NG, 14NH, 14NI, 14NJ, 14NK, 14NL, 14NM, 14NN, 14NO, 14NP, 14NQ, 14NR, 14NS, 14NT, 14NU, 14NV, 14NW, 14NX, 14NY, 14NZ, 14OA, 14OB, 14OC, 14OD, 14OE, 14OF, 14OG, 14OH, 14OI, 14OJ, 14OK, 14OL, 14OM, 14ON, 14OO, 14OP, 14OQ, 14OR, 14OS, 14OT, 14OU, 14OV, 14OW, 14OX, 14OY, 14OZ, 14PA, 14PB, 14PC, 14PD, 14PE, 14PF, 14PG, 14PH, 14PI, 14PJ, 14PK, 14PL, 14PM, 14PN, 14PO, 14PP, 14PQ, 14PR, 14PS, 14PT, 14PU, 14PV, 14PW, 14PX, 14PY, 14PZ, 14QA, 14QB, 14QC, 14QD, 14QE, 14QF, 14QG, 14QH, 14QI, 14QJ, 14QK, 14QL, 14QM, 14QN, 14QO, 14QP, 14QQ, 14QR, 14QS, 14QT, 14QU, 14QV, 14QW, 14QX, 14QY, 14QZ, 14RA, 14RB, 14RC, 14RD, 14RE, 14RF, 14RG, 14RH, 14RI, 14RJ, 14RK, 14RL, 14RM, 14RN, 14RO, 14RP, 14RQ, 14RR, 14RS, 14RT, 14RU, 14RV, 14RW, 14RX, 14RY, 14RZ, 14SA, 14SB, 14SC, 14SD, 14SE, 14SF, 14SG, 14SH, 14SI, 14SJ, 14SK, 14SL, 14SM, 14SN, 14SO, 14SP, 14SQ, 14SR, 14SS, 14ST, 14SU, 14SV, 14SW, 14SX, 14SY, 14SZ, 14TA, 14TB, 14TC, 14TD, 14TE, 14TF, 14TG, 14TH, 14TI, 14TJ, 14TK, 14TL, 14TM, 14TN, 14TO, 14TP, 14TQ, 14TR, 14TS, 14TT, 14TU, 14TV, 14TW, 14TX, 14TY, 14TZ, 14UA, 14UB, 14UC, 14UD, 14UE, 14UF, 14UG, 14UH, 14UI, 14UJ, 14UK, 14UL, 14UM, 14UN, 14UO, 14UP, 14UQ, 14UR, 14US, 14UT, 14UU, 14UV, 14UW, 14UX, 14UY, 14UZ, 14VA, 14VB, 14VC, 14VD, 14VE, 14VF, 14VG, 14VH, 14VI, 14VJ, 14VK, 14VL, 14VM, 14VN, 14VO, 14VP, 14VQ, 14VR, 14VS, 14VT, 14VU, 14VV, 14VW, 14VX, 14VY, 14VZ, 14WA, 14WB, 14WC, 14WD, 14WE, 14WF, 14WG, 14WH, 14WI, 14WJ, 14WK, 14WL, 14WM, 14WN, 14WO, 14WP, 14WQ, 14WR, 14WS, 14WT, 14WU, 14WV, 14WW, 14WX, 14WY, 14WZ, 14XA, 14XB, 14XC, 14XD, 14XE, 14XF, 14XG, 14XH, 14XI, 14XJ, 14XK, 14XL, 14XM, 14XN, 14XO, 14XP, 14XQ, 14XR, 14XS, 14XT, 14XU, 14XV, 14XW, 14XZ, 14YA, 14YB, 14YC, 14YD, 14YE, 14YF, 14YG, 14YH, 14YI, 14YJ, 14YK, 14YL, 14YM, 14YN, 14YO, 14YP, 14YQ, 14YR, 14YS, 14YT, 14YU, 14YV, 14YW, 14YX, 14YY, 14YZ, 14ZA, 14ZB, 14ZC, 14ZD, 14ZE, 14ZF, 14ZG, 14ZH, 14ZI, 14ZJ, 14ZK, 14ZL, 14ZM, 14ZN, 14ZO, 14ZP, 14ZQ, 14ZR, 14ZS, 14ZT, 14ZU, 14ZV, 14ZW, 14ZX, 14ZY, 14ZZ, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 16N, 16O, 16P, 16Q, 16R, 16S, 16T, 16U, 16V, 16W, 16X, 16Y, 16Z, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L, 18M, 18N, 18O, 18P, 18Q, 18R, 18S, 18T, 18U, 18V, 18W, 18X, 18Y, 18Z, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 19J, 19K, 19L, 19M, 19N, 19O, 19P, 19Q, 19R, 19S, 19T, 19U, 19V, 19W, 19X, 19Y, 19Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z, 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 22L, 22M, 22N, 22O, 22P, 22Q, 22R, 22S, 22T, 22U, 22V, 22W, 22X, 22Y, 22Z, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 23H, 23I, 23J, 23K, 23L, 23M, 23N, 23O, 23P, 23Q, 23R, 23S, 23T, 23U, 23V, 23W, 23X, 23Y, 23Z, 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L, 24M, 24N, 24O, 24P, 24Q, 24R, 24S, 24T, 24U, 24V, 24W, 24X, 24Y, 24Z, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25I, 25J, 25K, 25L, 25M, 25N, 25O, 25P, 25Q, 25R, 25S, 25T, 25U, 25V, 25W, 25X, 25Y, 25Z, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, 26M, 26N, 26O, 26P, 26Q, 26R, 26S, 26T, 26U, 26V, 26W, 26X, 26Y, 26Z, 27A, 27B, 27C, 27D, 27E, 27F, 27G, 27H, 27I, 27J, 27K, 27L, 27M, 27N, 27O, 27P, 27Q, 27R, 27S, 27T, 27U, 27V, 27W, 27X, 27Y, 27Z, 28A, 28B, 28C, 28D, 28E, 28F, 28G, 28H, 28I, 28J, 28K, 28L, 28M, 28N, 28O, 28P, 28Q, 28R, 28S, 28T, 28U, 28V, 28W, 28X, 28Y, 28Z, 29A, 29B, 29C, 29D, 29E, 29F, 29G, 29H, 29I, 29J, 29K, 29L, 29M, 29N, 29O, 29P, 29Q, 29R, 29S, 29T, 29U, 29V, 29W, 29X, 29Y, 29Z, 30A, 30B, 30C, 30D, 30E, 30F, 30G, 30H, 30I, 30J, 30K, 30L, 30M, 30N, 30O, 30P, 30Q, 30R, 30S, 30T, 30U, 30V, 30W, 30X, 30Y, 30Z, 31A, 31B, 31C, 31D, 31E, 31F, 31G, 31H, 31I, 31J, 31K, 31L, 31M, 31N, 31O, 31P, 31Q, 31R, 31S, 31T, 31U, 31V, 31W, 31X, 31Y, 31Z, 32A, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 32I, 32J, 32K, 32L, 32M, 32N, 32O, 32P, 32Q, 32R, 32S, 32T, 32U, 32V, 32W, 32X, 32Y, 32Z, 33A, 33B, 33C, 33D, 33E, 33F, 33G, 33H, 33I, 33J, 33K, 33L, 33M, 33N, 33O, 33P, 33Q, 33R, 33S, 33T, 33U, 33V, 33W, 33X, 33Y, 33Z, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L, 34M, 34N, 34O, 34P, 34Q, 34R, 34S, 34T, 34U, 34V, 34W, 34X, 34Y, 34Z, 35A, 35B, 35C, 35D, 35E, 35F, 35G, 35H, 35I, 35J, 35K, 35L, 35M, 35N, 35O, 35P, 35Q, 35R, 35S, 35T, 35U, 35V, 35W, 35X, 35Y, 35Z, 36A, 36B, 36C, 36D, 36E, 36F, 36G, 36H, 36I, 36J, 36K, 36L, 36M, 36N, 36O, 36P, 36Q, 36R, 36S, 36T, 36U, 36V, 36W, 36X, 36Y, 36Z, 37A, 37B, 37C, 37D, 37E, 37F, 37G, 37H, 37I, 37J, 37K, 37L, 37M, 37N, 37O, 37P, 37Q, 37R, 37S, 37T, 37U, 37V, 37W, 37X, 37Y, 37Z, 38A, 38B, 38C, 38D, 38E, 38F, 38G, 38H, 38I, 38J, 38K, 38L, 38M, 38N, 38O, 38P, 38Q, 38R, 38S, 38T, 38U, 38V, 38W, 38X, 38Y, 38Z, 39A, 39B, 39C, 39D, 39E, 39F, 39G, 39H, 39I, 39J, 39K, 39L, 39M, 39N, 39O, 39P, 39Q, 39R, 39S, 39T, 39U, 39V, 39W, 39X, 39Y, 39Z, 40A, 40B, 40C, 40D, 40E, 40F, 40G, 40H, 40I, 40J, 40K, 40L, 40M, 40N, 40O, 40P, 40Q, 40R, 40S, 40T, 40U, 40V, 40W, 40X, 40Y, 40Z, 41A, 41B, 41C, 41D, 41E, 41F, 41G, 41H, 41I, 41J, 41K, 41L, 41M, 41N, 41O, 41P, 41Q, 41R, 41S, 41T, 41U, 41V, 41W, 41X, 41Y, 41Z, 42A, 42B, 42C, 42D, 42E, 42F, 42G, 42H, 42I, 42J, 42K, 42L, 42M, 42N, 42O, 42P, 42Q, 42R, 42S, 42T, 42U, 42V, 42W, 42X, 42Y, 42Z, 43A, 43B, 43C, 43D, 43E, 43F, 43G, 43H, 43I, 43J, 43K, 43L, 43M, 43N, 43O, 43P, 43Q, 43R, 43S, 43T, 43U, 43V, 43W, 43X, 43Y, 43Z, 44A, 44B, 44C, 44D, 44E, 44F, 44G, 44H, 44I, 44J, 44K, 44L, 44M, 44N, 44O, 44P, 44Q, 44R, 44S, 44T, 44U, 44V, 44W, 44X, 44Y, 44Z, 45A, 45B, 45C, 45D, 45E, 45F, 45G, 45H, 45I, 45J, 45K, 45L, 45M, 45N, 45O, 45P, 45Q, 45R, 45S, 45T, 45U, 45V, 45W, 45X, 45Y, 45Z, 46A, 46B, 46C, 46D, 46E, 46F, 46G, 46H, 46I, 46J, 46K, 46L, 46M, 46N, 46O, 46P, 46Q, 46R, 46S, 46T, 46U, 46V, 46W, 46X, 46Y, 46Z, 47A, 47B, 47C, 47D, 47E, 47F, 47G, 47H, 47I, 47J, 47K, 47L, 47M, 47N, 47O, 47P, 47Q, 47R, 47S, 47T, 47U, 47V, 47W, 47X, 47Y, 47Z, 48A, 48B, 48C, 48D, 48E, 48F, 48G, 48H, 48I, 48J, 48K, 48L, 48M, 48N, 48O, 48P, 48Q, 48R, 48S, 48T, 48U, 48V, 48W, 48X, 48Y, 48Z, 49A, 49B, 49C, 49D, 49E, 49F, 49G, 49H, 49I, 49J, 49K, 49L, 49M, 49N, 49O, 49P, 49Q, 49R, 49S, 49T, 49U, 49V, 49W, 49X, 49Y, 49Z, 50A, 50B, 50C, 50D, 50E, 50F, 50G, 50H, 50I, 50J, 50K, 50L, 50M, 50N, 50O, 50P, 50Q, 50R, 50S, 50T, 50U, 50V, 50W, 50X, 50Y, 50Z, 51A, 51B, 51C, 51D, 51E, 51F, 51G, 51H, 51I, 51J, 51K, 51L, 51M, 51N, 51O, 51P, 51Q, 51R, 51S, 51T, 51U, 51V, 51W, 51X, 51Y, 51Z, 52A, 52B, 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59U, 59V, 59W, 59X, 59Y, 59Z, 60A, 60B, 60C, 60D, 60E, 60F, 60G, 60H, 60I, 60J, 60K, 60L, 60M, 60N, 60O, 60P, 60Q, 60R, 60S, 60T, 60U, 60V, 60W, 60X, 60Y, 60Z, 61A, 61B,



EXHIBIT B



November 20, 2020

Hello Mayor Pike, City Councilmembers, and P&Z Commission:

I am writing to say that I do not support the zoning change for apartments near Anna High School. Many homeowners in West Crossing are not supportive of this and we are also your voting constituents. Many homeowners in Anna are not supportive, yet thus far it does not seem the City is acknowledging this in prior e-mail communications.

Homes here have appreciated year after year and placement of these apartments could cause not only our home values to drop but also the associated taxes the city would receive based on our home values. If equity in homes drops, residents will surely begin to re-locate to other cities.

Fair and affordable housing is important. There should be a more detailed economic study conducted to better place these apartments in an area that is beneficial for new apartment residents and those who live near them.

Please publicly share the financial and real estate analysis that was done to support this decision of placing apartments. Thank you for your service.

Dr. Jennifer Edwards
West Crossing Homeowner

THE CITY OF Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

No commercial development behind Bankhurst Dr (east of North Ferguson when extended northward from theberry). When I purchased my home in 2017, this area was zoned for future residential growth. I would not have purchased in Anna had that area been zoned for future commercial development. I do not want the traffic or the light/noise/odor pollution that comes from commercial development - not to mention possible crime on the other side of my back fence. It would ruin the feel of my neighborhood. It will reduce my property value. PLEASE

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

Jill Addison-Needles
Name (Please Print)

Jill Addison-Needles
Signature

217 Bankhurst Dr.
Address

11-20-2020
Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response - Anacapri

