



AGENDA
Planning & Zoning Commission

Wednesday, September 3, 2025 @ 6:00 PM

Anna Municipal Complex - Council Chambers
120 W. 7th Street, Anna, Texas 75409

The Planning & Zoning Commission of the City of Anna will meet on Wednesday, September 3, 2025 at 6:00 PM, in the Anna Municipal Complex – Council Chambers, located at 120 W. 7th Street, to consider the following items.

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

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the Commission regarding an item that is not on this meeting Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific factual information in response to a neighbor's inquiry or to recite existing policy in response to the inquiry.
4. **Planning Manager's Report.**
5. **Overall Location Map.**
6. **Consent Items.**
 - a. Approve Minutes of the August 4, 2025, Planning & Zoning Commission Meeting.
 - b. Approve a Resolution regarding Rosamond Crossing Southeast Corner, Block A, Lot 7, Site Plan (SP 25-0014)
Owner: SGI Anna SEC-I, LLC
 - c. Approve a Resolution regarding Leonard Trails, Phase 1, Final Plat (FP 25-0013)
Owner: Qualico Developments (US) Inc
 - d. Approve a Resolution regarding Liberty Hills, Phase 5, Preliminary Plat (PP 25-0017)
Owner: Kevin Lazares
 - e. Approve a Resolution regarding Shadowbend Commercial, Block A, Lot 3, Site Plan (SP 25-0015)
Owner: Lou Olerio
 - f. Approve a Resolution regarding BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)


Owner: Brown & Griffin Real Estate Advisors, LP

7. **Items For Individual Consideration and Public Hearings.**

At the time and place of any public hearing held during this meeting, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed item.

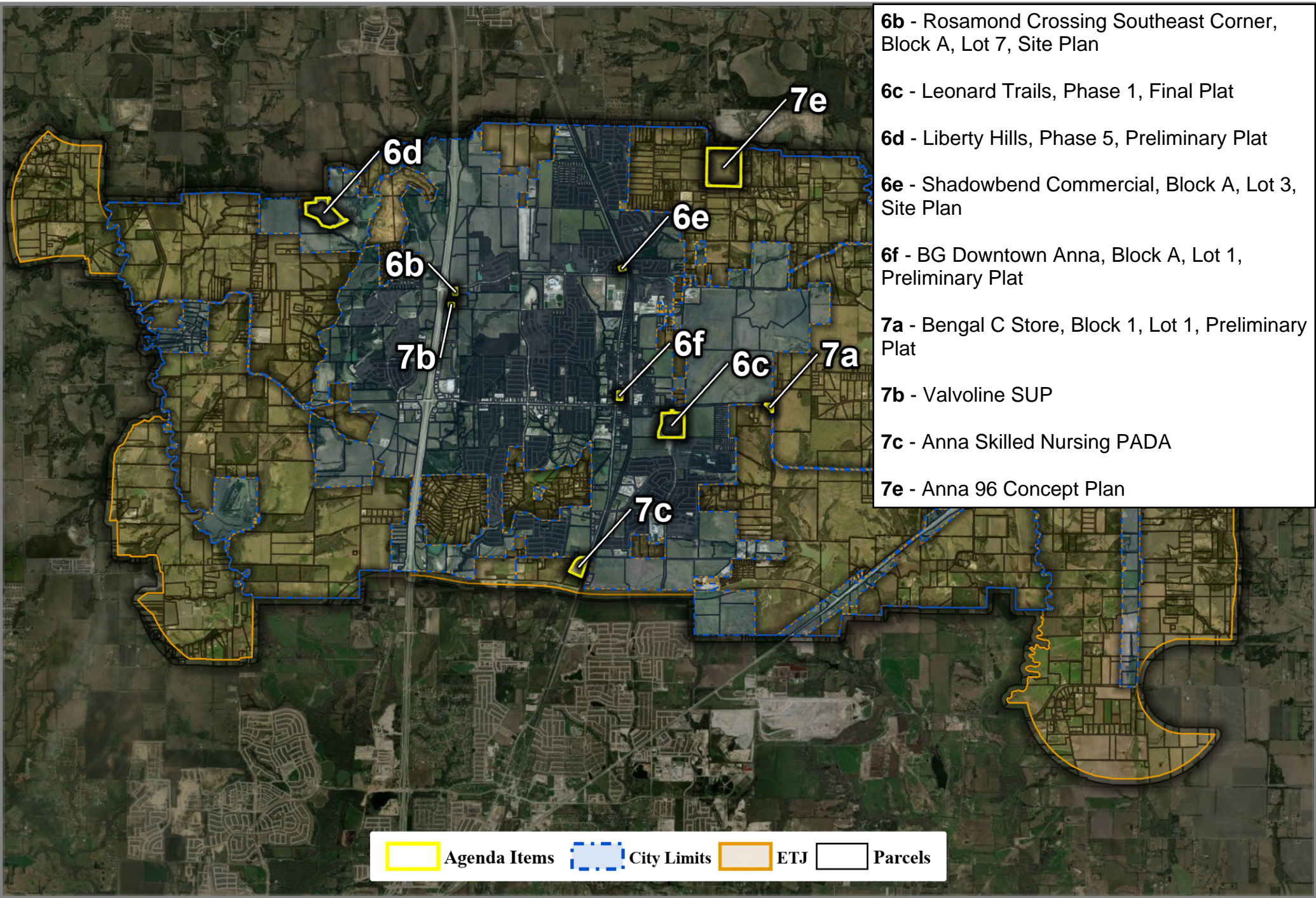
- a. Consider/Discuss/Action on a Resolution regarding Bengal C Store, Block 1, Lot 1, Preliminary Plat (PP 25-0016)
Owner: Faizur Rahman
 - b. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit for a Auto Repair, Light on Rosamond Crossing, Southeast Corner, Block A, Lot 2, Special Use Permit (SUP 25-0005)
Owner: SGI Anna SEC-I, LLC
 - c. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to zone 15.2± acres at the southeast corner of W. Foster Crossing Road & S. Powell Parkway. (DA 25-0001 / ANX 25-0005 / PD 25-0004)
Owner: MEL-HWY5 LLC
 - d. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend Article 9.04 (Zoning Ordinance) of the City of Anna Code of Ordinances. (TA 25-0002)
 - e. Provide feedback on the Concept Plan for the Anna 96 development.
8. **Future Agenda Items:** At this time, the Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.
9. **Adjourn.**

This is to certify that I, Lauren Mecke, Planning Manager, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 6:00 p.m. on 08/26/2025.



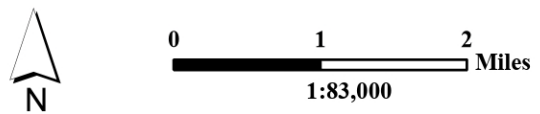
Lauren Mecke, Planning Manager

In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email adacompliance@annatexas.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <https://annatexas.gov/ada>



- 6b** - Rosamond Crossing Southeast Corner, Block A, Lot 7, Site Plan
- 6c** - Leonard Trails, Phase 1, Final Plat
- 6d** - Liberty Hills, Phase 5, Preliminary Plat
- 6e** - Shadowbend Commercial, Block A, Lot 3, Site Plan
- 6f** - BG Downtown Anna, Block A, Lot 1, Preliminary Plat
- 7a** - Bengal C Store, Block 1, Lot 1, Preliminary Plat
- 7b** - Valvoline SUP
- 7c** - Anna Skilled Nursing PADA
- 7e** - Anna 96 Concept Plan

Agenda Items
 City Limits
 ETJ
 Parcels



September 2025 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 8/29/2025

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



MINUTES
PLANNING AND ZONING COMMISSION
August 4, 2025

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on August 4, 2025, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

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

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

Commissioners present were Staci Martin, Aquita DeJarnette, Doug Hermann, Tom Longmire, Josh Vollmer, and Gretchen Stewart. Staff present were Jayme Hawthorne, Everett Johnson, Lauren Mecke, and Nancy Reynolds.

2. Invocation and Pledge of Allegiance.

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

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

There were no Neighbor comments.

4. Director's Report.

Ms. Mecke let the Commission know that although Mrs. Scott-Sims had left the City of Anna as Director of Development Services, she and Mr. Jeri were prepared to continue to keep the department until a replacement has been hired. She welcomed new Commissioners DeJarnette and Stewart. City Council denied the multifamily complex that the Commission had recommended for approval. There are also some state laws that go into effect September 1, 2025 that affect the Planning and Zoning Commission: the agenda will be posted three business day in advance of the meeting, the size of zoning signs, the percentage of responses of properties surrounding zoning cases that would result in a higher residential density changed from 20% to 60% that would trigger a supermajority, and the Planning and Zoning Commission can no longer act as the impact fee advisory committee.

5. Overall Location Map.

6. Consent Items

- a. Approve Minutes of the July 7, 2025 Planning & Zoning Commission Meeting
- b. Approve a Resolution regarding Ora Bell Russell Elementary, Block A, Lot 1, Site Plan (SP 25-0012)
Owner: Anna ISD
- c. Approve a Resolution regarding Ora Bell Russell Elementary, Block A, Lot 1, Preliminary Plat (PP 25-0015)
Owner: Anna ISD

- d. Approve a Resolution regarding Anna Elementary No. 3, Block 1, Lot 1, Replat (RP 25-0007)
Owner: Anna ISD
- e. Approve a Resolution regarding Waters Creek, Block B, Lot 1, Final Plat (FP 25-0011)
Owner: APFC Waters Creek Member LLC
- f. Approve a Resolution regarding Persimmon Drive Final Plat (FP 25-0012)
Owner: Anna 51 Joint Venture LP
- g. Approve a Resolution regarding Shaw Addition, Block A, Lot 1, Conveyance Plat (CVP 25-0002)
Owner: Royce Shaw

A motion was made by Commissioner Hermann to approve Items 6a-6g, seconded by Commissioner Martin to recommend approval. The vote was 6-0 in favor; the motion passed.

7. Items for Individual Consideration and Public Hearings

- a. Consider/Discuss/Action on a Resolution regarding Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10, Replat (RP 25-0006)
Owner: Michael and Kristal Willoughby

The applicant requested a waiver for the length of the cul de sac.

A motion was made by Commissioner Longmire to approve Items 7a, seconded by Commissioner DeJarnette to recommend approval. The vote was 6-0 in favor; the motion passed.

- b. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation on an Ordinance regarding a request to amend an existing Planned Development to allow for an increase in the maximum number of SF-60 lots in the area. (PD 25-005)
Owner: TFCC Coyote, LLC

The applicant requested to replat some single-family attached to SF-60, decreasing the population density.

A Public Hearing was opened at 6:10 p.m.

Commissioner verified that there will be fewer lots.

Commissioner Stewart asked about the road that was taken out and if it would impact access for city services. Ms. Mecke explained that road had been previously amended during the civil plans.

The Public Hearing was closed at 6:12 p.m.

A motion was made by Commissioner Martin to approve Items 7b, seconded by Commissioner Stewart to recommend approval. The vote was 6-0 in favor; the motion passed.

- c. Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding Coyote Meadows, Phase 1C, Replat (RP 25-0008)
Owner: TFCC Coyote, LLC

The applicant requested to change the plat from single family attached to single family detached which requires a public hearing.

The Public Hearing was opened at 6:13 p.m. and closed at 6:14 p.m.

A motion was made by Commissioner Herman to approve Items 7c, seconded by Commissioner Longmire to recommend approval. The vote was 6-0 in favor; the motion passed.

- d. Consider/Discuss/Action on a Resolution regarding Coyote Meadows, Phase 2B, Preliminary Plat (PP 25-0014)
Owner: TFCC Coyote, LLC

The applicant requested to change from a single family attached to single family detached.

A motion was made by Commissioner Longmire to approve Items 7d, seconded by Commissioner Martin to recommend approval. The vote was 6-0 in favor; the motion passed.

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

The next Planning & Zoning Commission meeting is scheduled for Wednesday, September 3, 2025.

Commissioner Martin welcomed the new commissioners.

- 9. The meeting was adjourned at 6:16 p.m.

Chairwoman Jessica Walden

ATTEST:

Lauren Mecke, Planning Manager



Item No. 6.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 9/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Rosamond Crossing Southeast Corner, Block A, Lot 7, Site Plan (SP 25-0014)
Owner: SGI Anna SEC-I, LLC

SUMMARY:

Fuel Pumps associated with the grocery store on Rosamond Crossing Southeast Corner, Block A, Lot 1, on one lot on 1.6± acres on the south side of W. White Street, 500± feet east of US Highway 75. Zoned Regional Commercial (C-2) (Ord. No. 1103-2024-06)

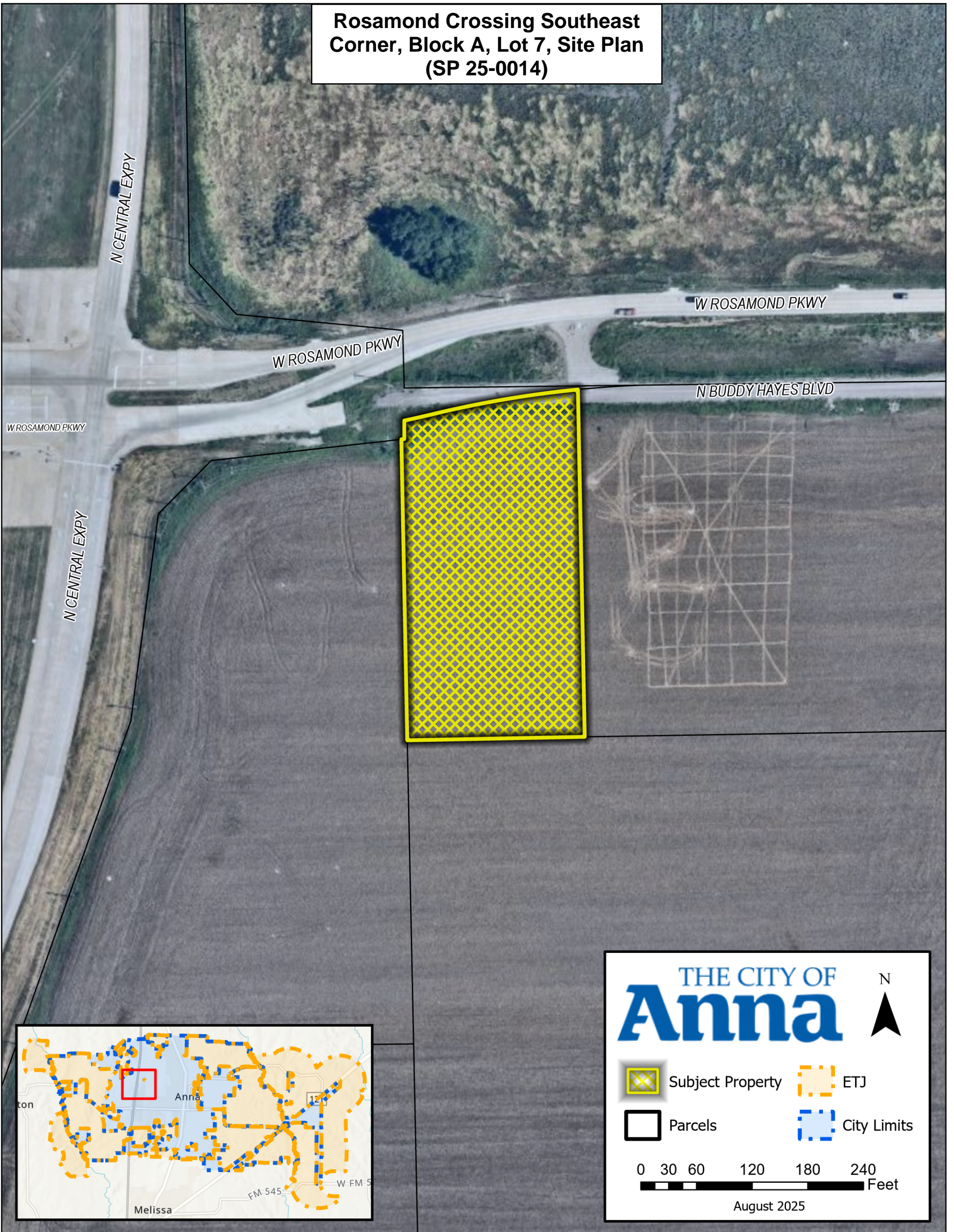
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Rosamond Crossing Southeast Corner, Block A, Lot 7, Site Plan (SP 25-0014)
2. Resolution - Rosamond Crossing Southeast Corner, Block A, Lot 7, Site Plan (SP 25-0014)
3. Exhibit A - Rosamond Crossing Southeast Corner, Block A, Lot 7, Site Plan (SP 25-0014)

**Rosamond Crossing Southeast
Corner, Block A, Lot 7, Site Plan
(SP 25-0014)**



THE CITY OF
Anna



Subject Property



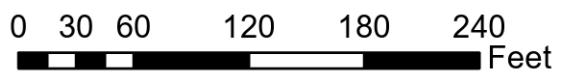
ETJ



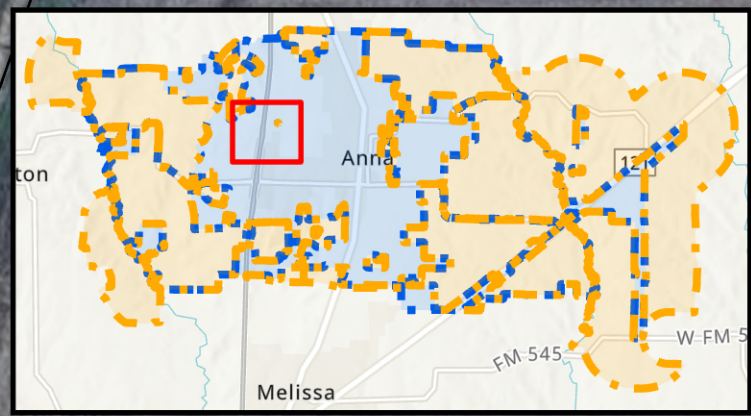
Parcels



City Limits



August 2025



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-09-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ROSAMOND CROSSING SOUTHEAST CORNER, BLOCK A, LOT 7, SITE PLAN (SP 25-0014)

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

WHEREAS, SGI Anna SEC-I, LLC has submitted an application for the approval of Rosamond Crossing Southeast Corner, Block A, Lot 7, Site Plan; and

WHEREAS, the Site Plan conforms to the City’s Subdivision Regulations; and

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Site Plan

The Planning & Zoning Commission hereby approves Rosamond Crossing Southeast Corner, Block A, Lot 7, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

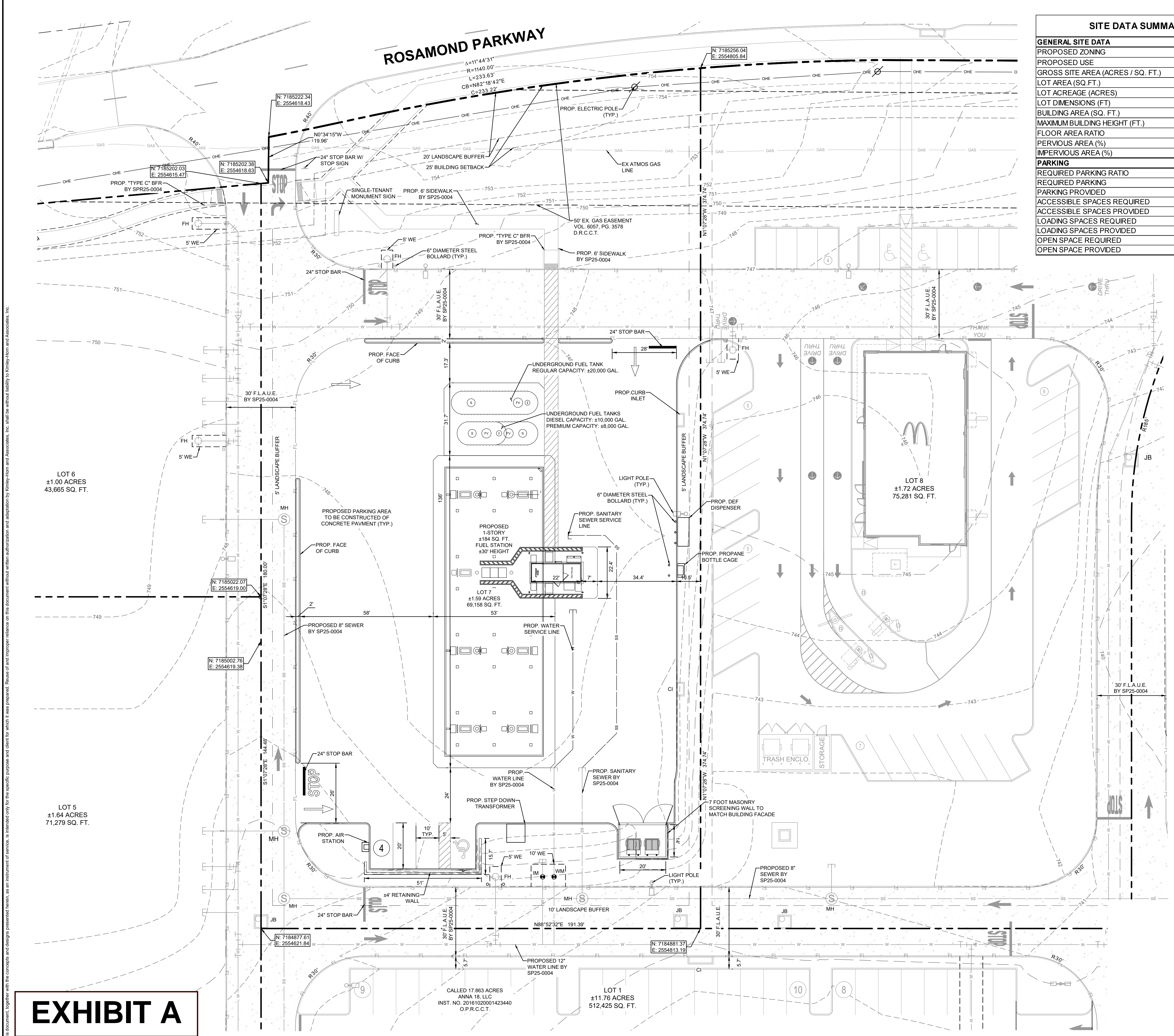
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of September, 2025.

ATTEST:

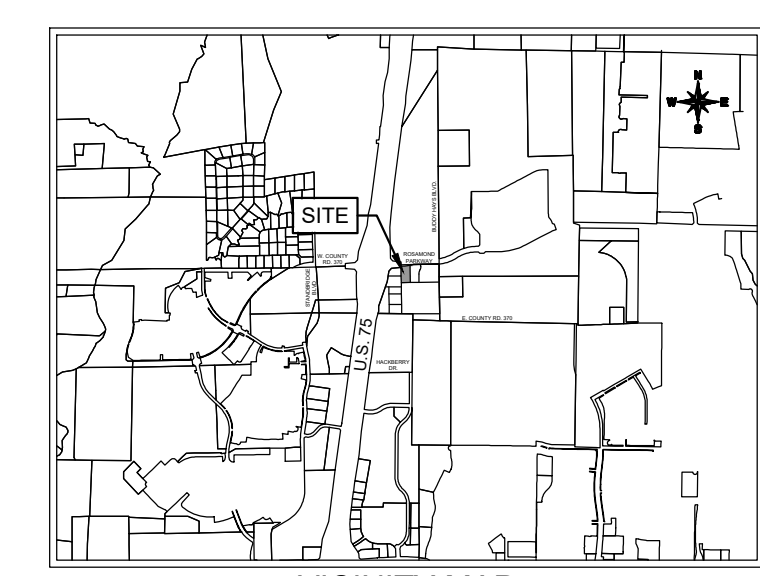
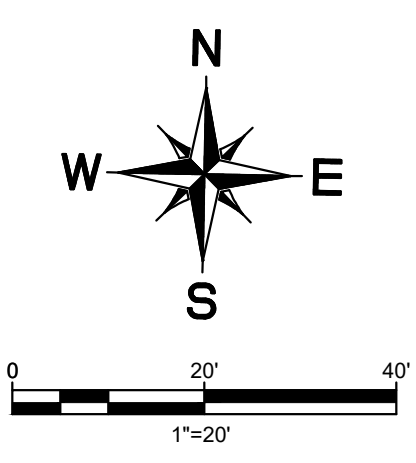
APPROVED:

Assistant Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Jessica Walden



SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	LOT 7
PROPOSED ZONING	C-2
PROPOSED USE	Fuel Station
GROSS SITE AREA (ACRES / SQ. FT.)	1.59 ACRES/ 69,158 SQ. FT.
LOT AREA (SQ. FT.)	69,158
LOT ACREAGE (ACRES)	1.59
LOT DIMENSIONS (FT)	375 X 191
BUILDING AREA (SQ. FT.)	250
MAXIMUM BUILDING HEIGHT (FT.)	35 FT.
FLOOR AREA RATIO	0.0036
PERVIOUS AREA (%)	16.43
IMPERVIOUS AREA (%)	83.57
PARKING	
REQUIRED PARKING RATIO	1 SPACE / 2 PUMPS
REQUIRED PARKING	4 SPACES
PARKING PROVIDED	4 SPACES
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1
LOADING SPACES REQUIRED	-
LOADING SPACES PROVIDED	-
OPEN SPACE REQUIRED	-
OPEN SPACE PROVIDED	-



VICINITY MAP
N.T.S.

LEGEND

	PROPOSED CONCRETE FIRE LANE
	PROPOSED BUILDING
	EXISTING CONTOUR LINE - MAJOR
	EXISTING CONTOUR LINE - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 2800 N. CENTRAL EXPRESSWAY, RICHARDSON, TX 75080
 PHONE: (972) 770-1330
 WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	063000601
DATE	AUGUST 2025
SCALE	AS SHOWN
DESIGNED BY	RCL
DRAWN BY	RGD
CHECKED BY	RCL

KROGER FUEL CENTER
 CITY OF ANNA
 COLLIN COUNTY, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
C1.03

SP 25-0014

SITE PLAN
 ROSAMOND CROSSING
 SOUTHEAST CORNER
 (LOTS 7, BLOCK A) ±1.5876 ACRES
 HENRY SMITH SURVEY, ABSTRACT NO. 822
 City of Anna, Collin County, Texas
 Submitted 08/19/2025

Owner: SGI Anna SEC-I, LLC
 1110 Cowan Road
 Celina, TX 75009
 Contact: Eric Seltz
 Phone: (214) 223-9077

Developer: Kroger Texas, LP
 751 Freeport Parkway
 Coppell, TX 75019
 Contact: Craig Winkler
 Phone: (469) 645-7941

Engineer: Kimley-Horn and Associates, Inc.
 2600 N Central Expressway, Ste 400
 Richardson, Texas 75080
 Contact: Larry Williams, P.E.
 Phone: 972-391-7803

EXHIBIT A

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Item No. 6.c.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 9/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Leonard Trails, Phase 1, Final Plat (FP 25-0013)
Owner: Qualico Developments (US) Inc

SUMMARY:

50 Single-Family Residential (SF-60) lots, 37 Single-Family Residential (SF-7.2) lots, 76 Single-Family Zero Lot Line (SF-Z) lots, and 15 Homeowner's association lots located on 43.4± acres on the west side of Leonard Drive, 1,000± feet south of E. White Street. Zoned Planned Development/Single-Family Townhome/Single-Family Residential 7.2/Single-Family Residential 6.0(PD/SF-TH/SF-7.2/SF-6.0) (Ord. No. 1027-2023-01).

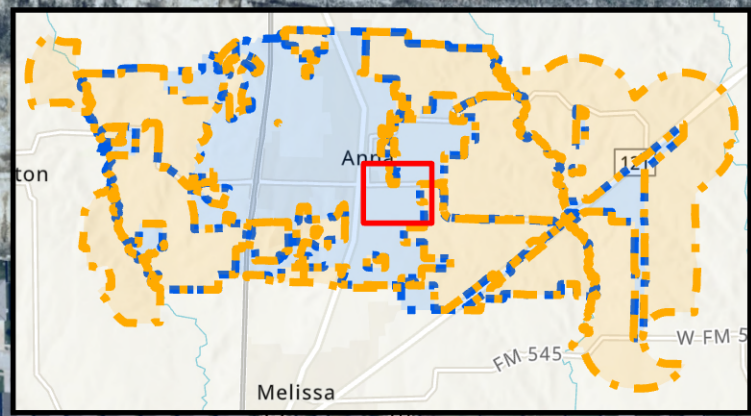
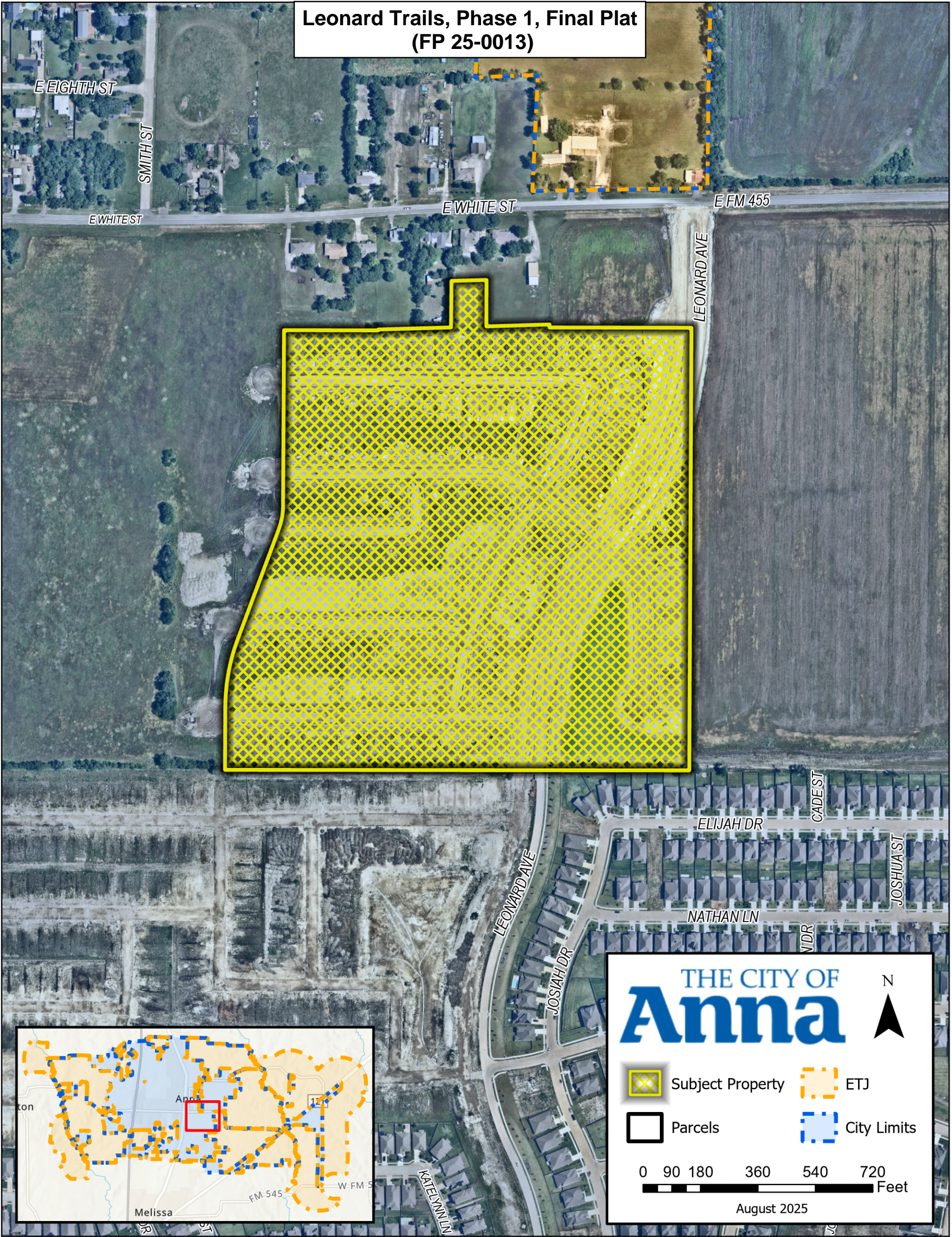
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Leonard Trails, Phase 1, Final Plat (FP 25-0013)
2. Resolution - Leonard Trails, Phase 1, Final Plat (FP 25-0013)
3. Exhibit A - Leonard Trails, Phase 1, Final Plat (FP 25-0013)

**Leonard Trails, Phase 1, Final Plat
(FP 25-0013)**



THE CITY OF
Anna

N

Legend:
Subject Property (Yellow hatched)
ETJ (Dashed orange)
Parcels (Black outline)
City Limits (Dashed blue)

Scale: 0 90 180 360 540 720 Feet

August 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-09-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LEONARD TRAILS, PHASE 1, FINAL PLAT (FP 25-0013)

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

WHEREAS, Qualico Developments (US) Inc has submitted an application for the approval of Leonard Trails, Phase 1, Final Plat; and

WHEREAS, the Final Plat conforms to the City’s Subdivision Regulations; and

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Final Plat

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

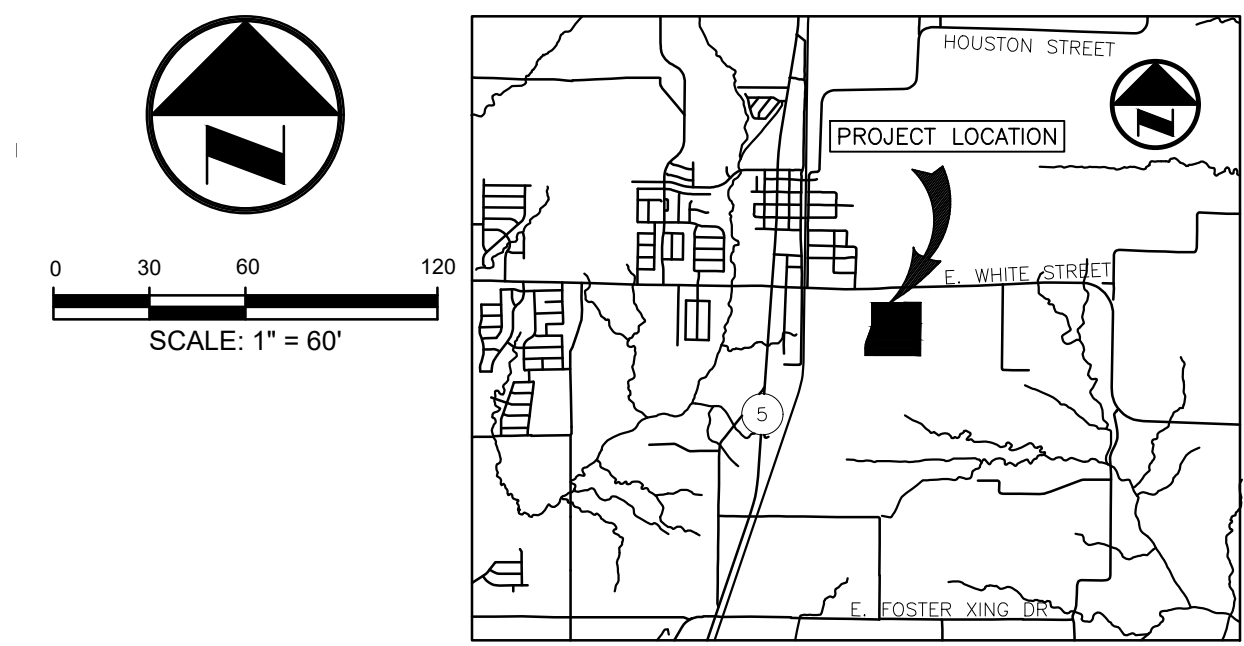
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of September, 2025.

ATTEST:

APPROVED:

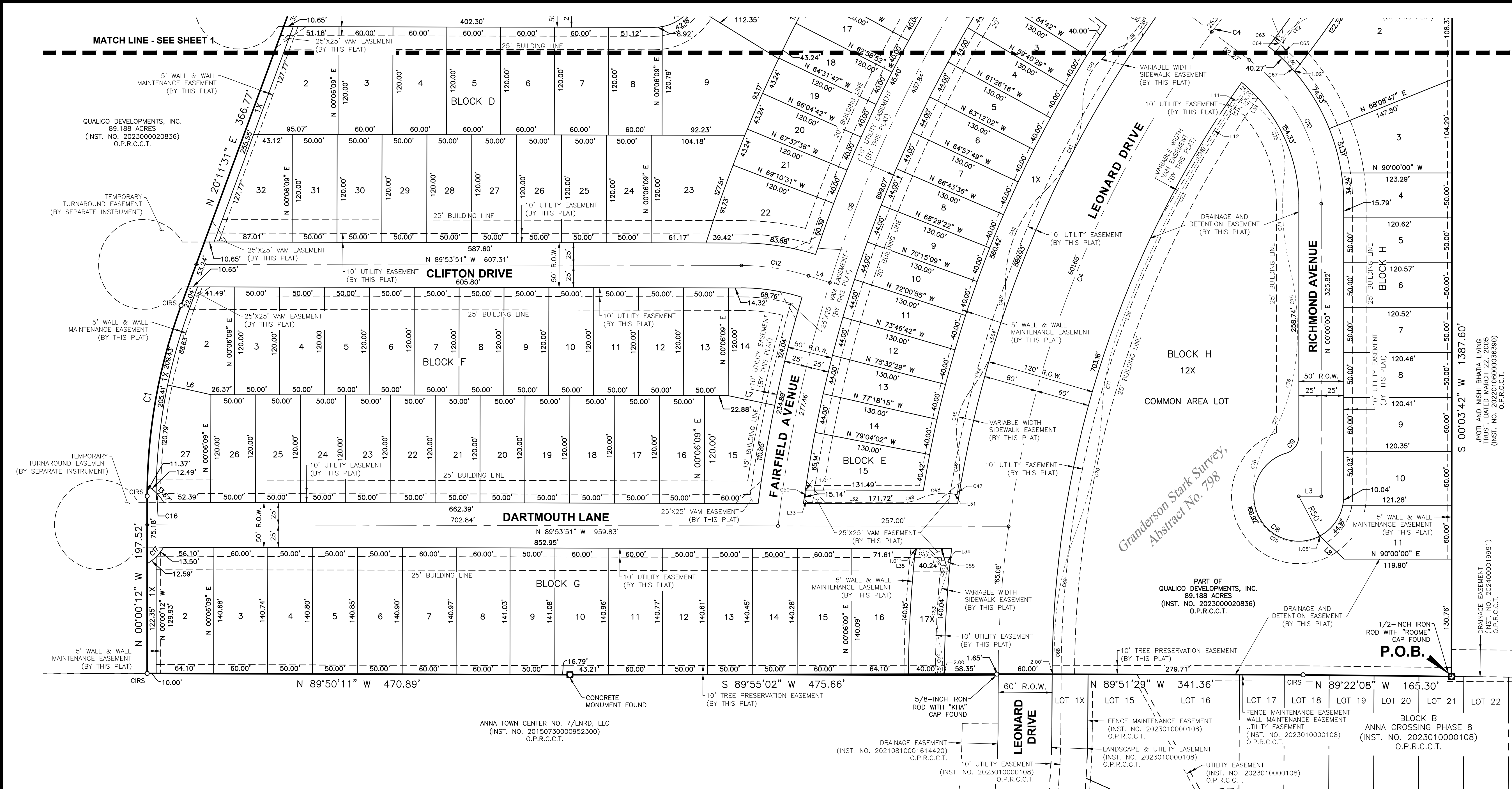
Assistant Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Jessica Walden



VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- CIRS 5/8" IRON ROD SET WITH "BGE" CAP
 - MONUMENT OF RECORD DIGNITY
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
 - P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY TEXAS
 - D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY TEXAS
 - P.O.B. POINT OF BEGINNING
 - INST. INSTRUMENT
 - NO. NUMBER
 - VAM VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
 - PROPERTY LINE
 - EASEMENT LINE



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 89°31'51" E	10.00'
L2	N 00°03'26" E	2.69'
L3	N 90°00'00" E	25.00'
L4	S 72°28'53" E	25.00'
L5	N 58°35'57" W	35.38'
L6	S 77°22'48" E	49.36'
L7	S 78°15'05" E	53.01'
L8	S 46°19'20" E	37.33'
L9	N 82°05'33" E	31.91'
L10	N 34°15'01" E	144.09'
L11	S 84°11'13" W	28.28'
L12	S 31°32'41" W	157.30'
L13	S 53°11'38" W	30.55'
L14	S 53°10'14" E	4.11'
L15	S 07°41'00" E	4.77'
L16	S 89°49'55" E	195.60'
L17	S 44°49'55" E	12.02'
L18	S 89°49'55" E	27.38'
L19	N 45°10'05" E	4.24'
L20	S 89°49'55" E	41.58'
L21	S 00°10'05" W	3.00'
L22	S 89°49'55" E	32.00'
L23	N 00°10'05" E	3.00'
L24	S 89°49'55" E	11.42'
L25	N 45°10'05" E	7.78'
L26	S 89°49'55" E	24.30'
L27	S 44°54'38" E	25.43'

LINE TABLE

NUMBER	BEARING	DISTANCE
L28	S 81°13'23" W	4.76'
L29	N 53°10'14" W	7.87'
L30	N 53°10'14" W	27.47'
L31	S 80°47'47" E	5.32'
L32	S 89°53'51" E	103.34'
L33	S 41°02'04" E	4.36'
L34	N 84°02'13" W	2.02'
L35	N 89°53'51" W	2.45'
L36	S 21°32'06" W	27.56'
L37	N 55°08'15" W	17.65'
L38	S 33°59'36" W	24.57'
L39	N 56°00'24" W	25.01'

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	20°11'43"	615.00'	N 10°05'40" E	215.65'	216.77'
C2	20°07'49"	225.00'	N 10°07'37" E	78.65'	79.05'
C3	37°51'01"	1200.00'	N 18°59'26" E	778.40'	792.74'
C4	37°49'05"	1200.00'	N 19°00'24" E	777.76'	792.06'
C5	10°03'38"	250.00'	N 84°48'06" W	43.84'	43.90'
C6	97°39'13"	25.00'	N 30°56'41" W	37.64'	42.61'
C7	20°02'00"	945.00'	N 27°53'56" E	328.74'	330.42'
C8	31°19'22"	1455.00'	N 22°15'15" E	785.56'	795.43'
C9	36°39'41"	300.00'	N 71°30'04" W	188.70'	191.96'
C10	53°10'14"	200.00'	N 26°35'07" W	179.01'	185.60'
C11	89°56'04"	25.00'	N 45°08'07" E	35.34'	39.24'
C12	17°24'58"	250.51'	S 81°11'22" E	75.86'	76.15'
C13	17°33'59"	50.00'	N 31°26'04" W	29.79'	150.59'
C14	30°06'23"	50.00'	N 44°53'06" W	25.97'	26.27'
C15	29°53'37"	50.00'	N 45°06'54" E	25.79'	26.09'
C16	29°58'00"	50.00'	N 44°52'51" W	25.85'	26.15'
C17	29°53'39"	50.00'	N 45°02'59" E	25.79'	26.09'
C18	25°32'58"	50.00'	S 53°17'01" E	80.16'	221.16'
C19	7°32'42"	20.00'	S 36°43'21" W	23.92'	25.64'
C20	0°34'08"	1138.01'	N 04°42'03" E	11.30'	11.30'
C21	24°01'45"	97.93'	N 16°59'29" E	40.77'	41.07'
C22	35°58'16"	197.00'	N 11°00'42" E	121.66'	123.68'
C23	45°23'51"	148.00'	N 15°43'30" E	114.22'	117.27'
C24	32°50'22"	226.50'	N 21°59'58" E	128.05'	129.82'
C25	46°01'52"	115.50'	N 28°35'43" E	90.32'	92.79'
C26	36°33'46"	134.50'	N 33°19'46" E	84.38'	85.83'
C27	22°06'49"	146.50'	N 26°06'18" E	56.19'	56.54'

CURVE TABLE

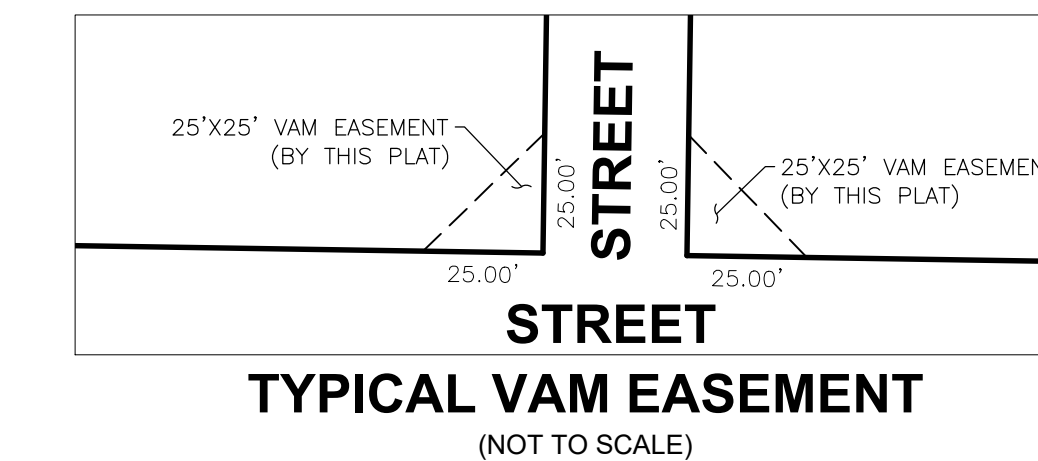
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C28	0°02'36"	8491.70'	N 37°33'02" E	6.42'	6.42'
C29	32°36'35"	41.50'	S 36°51'56" E	23.30'	23.62'
C30	72°27'40"	63.50'	S 56°47'29" E	75.06'	80.31'
C31	39°51'05"	46.50'	S 73°05'47" E	31.69'	32.34'
C32	2°06'03"	971.00'	S 36°52'44" W	35.60'	35.60'
C33	89°56'04"	16.50'	S 45°08'07" W	23.32'	25.90'
C34	1°25'42"	1429.00'	S 34°50'04" W	35.62'	35.62'
C35	39°41'54"	46.50'	N 33°19'17" W	31.58'	32.22'
C36	72°07'02"	63.50'	N 49°31'51" W	74.75'	79.93'
C37	32°25'08"	41.50'	N 69°22'48" W	23.17'	23.48'
C38	0°28'24"	1263.99'	N 34°53'26" E	10.44'	10.44'
C39	34°42'31"	47.93'	N 52°00'29" E	28.59'	29.04'
C40	69°38'04"	66.99'	N 34°32'43" E	76.50'	81.42'
C41	46°55'46"	133.00'	N 23°11'34" E	105.92'	108.94'
C42	46°41'56"	141.99'	N 23°18'29" E	112.55'	115.73'
C43	10°41'12"	214.30'	N 05°18'07" E	39.91'	39.97'
C44	13°06'18"	198.00'	N 30°17'06" E	45.19'	45.29'
C45	47°21'56"	76.50'	N 13°09'17" E	61.46'	63.24'
C46	19°57'27"	145.43'	N 00°32'58" W	50.40'	50.66'
C47	0°13'32"	1262.00'	N 09°18'59" E	4.97'	4.97'
C48	34°05'33"	61.00'	N 82°09'27" E	35.76'	36.30'
C49	24°59'29"	54.00'	N 77°36'25" E	23.37'	23.55'
C50	0°26'02"	1429.00'	S 08°06'42" W	10.82'	10.82'
C51	0°27'28"	1262.00'	N 00°19'05" E	10.08'	10.08'
C52	14°57'17"	75.50'	N 06°55'50" W	19.65'	19.71'
C53	34°32'46"	122.00'	N 02°51'54" E	72.45'	73.56'
C54	14°26'04"	88.00'	N 12°55'15" E	22.11'	22.17'

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C55	0°00'02"	256759.59'	N 05°58'51" E	2.17'	2.17'
C56	34°25'20"	31.00'	N 66°49'33" W	18.35'	18.62'
C57	40°16'58"	24.00'	N 69°45'22" W	16.53'	16.87'
C58	15°53'59"	145.38'	S 10°01'37" W	40.21'	40.34'
C59	40°04'53"	236.99'	S 22°07'26" W	162.43'	165.79'
C60	39°35'19"	92.97'	S 22°22'33" W	62.97'	64.24'
C61	62°19'13"	116.99'	S 33°41'47" W	121.07'	127.25'
C62	27°41'15"	82.94'	S 51°01'14" W	39.69'	40.08'
C63	0°37'56"	511.36'	S 37°18'43" W	5.64'	5.64'
C64	0°16'24"	517.20'	S 49°08'35" E	2.47'	2.47'
C65	42°30'44"	23.50'	S 27°38'24" E	17.04'	17.44'
C66	36°06'18"	16.50'	S 24°26'11" E	10.23'	10.40'
C67	1°34'53"	221.23'	S 41°42'24" E	6.11'	6.11'
C68	2°25'56"	1138.00'	S 01°18'41" W	48.30'	48.31'
C69	18°20'34"	343.00'	S 11°41'56" W	109.34'	109.81'
C70	17°26'52"	482.00'	S 12°08'47" W	146.21'	146.78'
C71	18°06'44"	293.00'	S 12°28'44" W	92.24'	92.62'
C72	13°16'51"	1132.68'	S 28°10'28" W	261.96'	262.55'
C73	61°51'10"	82.00'	N 24°12'40" W	84.29'	88.52'
C74	20°18'58"	303.00'	N 03°26'33" W	106.87'	107.44'
C75	19°53'28"	293.00'	N 03°39'16" W	101.21'	101.72'
C76	13°39'52"	231.00'	N 13°07'24" E	54.96'	55.09'
C77	13°43'41"	144.00'	N 26°49'10" E	34.42'	34.50'
C78	35°45'50"	118.00'	N 15°48'06" E	72.47'	73.66'
C79	11°61'09"	51.00'	N 60°10'24" W	86.59'	103.42'

ORD. NO. 1027-2023-01 DEVELOPMENT STANDARDS

	LOT TYPE SF-Z	LOT TYPE SF-60	LOT TYPE SF-72
MIN. LOT AREA	4,500 SF	6,000 SF	7,200 SF
MIN. LOT WIDTH	40'	50'	60'
MIN. LOT DEPTH	100'	120'	120'
MIN. FRONT YARD	20'	25'	25'
MIN. SIDE YARD	5'	5'	6'
MIN. SIDE STREET	15'	15'	15'
MIN. REAR YARD	20'	20'	20'
MIN. DWELLING SIZE	1,200 SF	1,600 SF	1,800 SF
MAX. LOT COVERAGE	50%	45%	40%
NUMBER OF LOTS	76	50	38



TYPICAL VAM EASEMENT
(NOT TO SCALE)

FP 25-0013
FINAL PLAT
LEONARD TRAILS PHASE 1
LOTS 1X, 2-14, 15X, 16-36, 37X, BLOCK A; LOTS 1X, 2-14, 15X, 16-25, 26X, 27-37, BLOCK B; LOT 1X, BLOCK C; LOTS 1-12, 13X, 14-32, BLOCK D; LOTS 1X, 2-15, BLOCK E; LOTS 1-27, BLOCK F; LOTS 1X, 2-16, 17X, BLOCK G; LOTS 1X, 2-11, 12X, BLOCK H
50 SF-60 LOTS, 37 SF-72 LOTS, 76 SF-Z LOTS
AND 15 COMMON AREA LOTS
43.172 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798,
CITY OF ANNA, COLLIN COUNTY, TEXAS
AUGUST 2025
SHEET 1 OF 3

OWNER
QUALICO DEVELOPMENTS, INC.
6950 TPC Drive, Suite 150
McKinney, Texas 75070
Contact: Mr. John Vick
Phone: 469-659-6150
Email: john.vick@qualico.com

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Firm No. 10106500
Copyright 2025
Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

EXHIBIT A

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OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEING, all of that 43.172 acre (1,880,590 square foot) tract of land situated in the Granderson Stark Survey, Abstract No. 798, in the City of Anna, Collin County, Texas; being part of that called 89.188 acre tract of land described in Special Warranty Deed to Qualico Developments (U.S.), Inc. as recorded in Instrument No. 2023000020836 of the Official Public Records of Collin County, Texas; being part of that tract of land described in Correction Instrument to Qualico Developments (U.S.), Inc. as recorded in Instrument No. 2023000118082 of said Official Public Records; and being part of Lot 3, Block A, E. White Street/Leonard Trails Commercial, an addition to the City of Anna as recorded in Instrument Number 2023010000198 of said Official Public Records; said 43.172 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "ROOME" cap found at the southeast corner of said 89.188 acre tract; said point being the southwest corner of that tract of land described in Special Warranty Deed to Jyoti and Nish Bhatia Living Trust, dated March 22, 2005 as recorded in Instrument No. 20220106000036390 of said Official Public Records; said point being in the north line of Block B, Anna Crossing Phase 8, an addition to the City of Anna as recorded in Instrument No. 2023010000108 of said Official Public Records;

THENCE, with the south line of said 89.188 acre tract, the following four (4) courses and distances:

North 89 degrees 22 minutes 08 seconds West, a distance of 165.30 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 89 degrees 51 minutes 29 seconds West, a distance of 341.36 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

South 89 degrees 55 minutes 02 seconds West, a distance of 475.66 feet to a concrete monument found for corner;

North 89 degrees 50 minutes 11 seconds West, a distance of 470.89 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the south line of said 89.188 acre tract; said point being in the north line of that tract of land described in Special Warranty Deed to Anna Town Center No.7/LNRD, LLC as recorded in Instrument No. 20150730000952300 of said Official Public Records;

THENCE, North 00 degrees 00 minutes 12 seconds West, departing the south line of said 89.188 and the north line of said Anna Town Center No. 7 tract, a distance of 197.52 feet to a 5/8-inch iron rod with "BGE" cap set for the beginning of a tangent curve to the right;

THENCE, in a northeasterly direction along said curve to the right, an arc length of 216.77 feet, having a radius of 615.00 feet, a central angle of 20 degrees 11 minutes 43 seconds, and a chord which bears North 10 degrees 05 minutes 40 seconds East, 215.65 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 20 degrees 11 minutes 31 seconds East, a distance of 366.77 feet to a 5/8-inch iron rod with "BGE" cap set for the beginning of a tangent curve to the left;

THENCE, in a northeasterly direction along said curve to the left, an arc length of 79.05 feet, having a radius of 225.00 feet, a central angle of 20 degrees 07 minutes 49 seconds, and a chord which bears North 10 degrees 07 minutes 37 seconds East, 78.65 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 00 degrees 03 minutes 42 seconds East, a distance of 546.51 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the north line of said 89.188 acre tract; said point being in the south line of said Lot 3;

THENCE, South 89 degrees 31 minutes 51 seconds East, with the north line of said 89.188 acre tract and the south line of said Lot 3, a distance of 11.73 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 89 degrees 50 minutes 08 seconds East, continuing with the north line of said 89.188 acre tract and the south line of said Lot 3, a distance of 281.93 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 00 degrees 03 minutes 26 seconds East, departing the north line of said 89.188 acre tract and the south line of said Lot 3, a distance of 2.69 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the north line of said Lot 3;

THENCE, with the north line of said Lot 3, the following five (5) courses and distances:

North 88 degrees 24 minutes 02 seconds East, a distance of 228.58 feet to a 1/2-inch iron rod found for corner;

North 00 degrees 36 minutes 37 seconds East, a distance of 145.29 feet to a 1/2-inch iron rod found for corner;

North 88 degrees 33 minutes 22 seconds East, a distance of 109.96 feet to a 1/2-inch iron rod found for corner;

South 00 degrees 18 minutes 47 seconds West, a distance of 145.18 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

North 88 degrees 16 minutes 09 seconds East, a distance of 198.34 feet to a 1/2-inch iron rod found at the most easterly northeast corner of said Lot 3; said point being in the west line of Lot 2 of said Block A;

THENCE, South 00 degrees 10 minutes 11 seconds West, with the east line of said Lot 3 and the west line of said Lot 2, a distance of 9.47 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the southeast corner of said Lot 3 and the southwest corner of said Lot 3; said point being in the north line of said 89.188 acre tract;

THENCE, South 89 degrees 50 minutes 08 seconds East, with the north line of said 89.188 acre tract and the south line of said Lot 3, a distance of 444.84 feet to a 5/8-inch iron rod with "BGE" set at the northeast corner of said 89.188 acre tract; said point being the southeast corner of said Lot 3; said point being in the west line of said Jyoti and Nishi Bhatia Living Trust Tract;

THENCE, South 00 degrees 03 minutes 42 seconds West, with the east line of said 89.188 acre tract and the west line of said Jyoti and Nishi Bhatia Living Trust tract, a distance of 1,387.60 feet to the POINT OF BEGINNING and containing an area of 43.172 acres or 1,880,590 square feet of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20__.

Signature _____ Printed Name / Title _____

NOTARY CERTIFICATE

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 _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC in and for the STATE OF TEXAS

VAM EASEMENTS

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

TREE PRESERVATION EASEMENT

Within any 10' tree preservation easement, which is designated as a non-disturbance area, no construction or tree removal shall be allowed. 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 or as modified in the future.

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Lot 12X, Block H, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

PEDESTRIAN SIDEWALK EASEMENT

Pedestrian sidewalk easements extending 1-foot past edge of sidewalk across Lots 1X, 15X, 37X, Block A, Lots 1X, 15X, 26X, Block B, Lot 1X, Block C, Lots 1X and 13X, Block D, Lot 1X, Block E, Lot 1X, Block F, Lots 1X, 17X, Block G, and Lots 1X, 12X, Block H are hereby granted to the City of Anna for the purpose of maintaining, reconstructing, controlling and using such sidewalks together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~

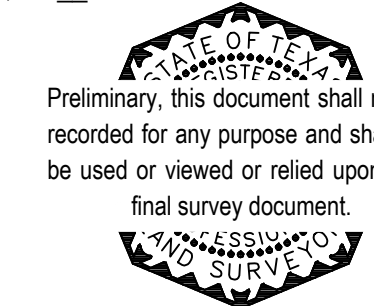
COUNTY OF TARRANT ~

That I, René Silvas, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Anna, Texas.

Dated this the ____ day of _____, 20__.

Released for client review purposes only on August 15, 2025.

René Silvas, RPLS No. 5921 Date _____



NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared René Silvas, 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 thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 20__.

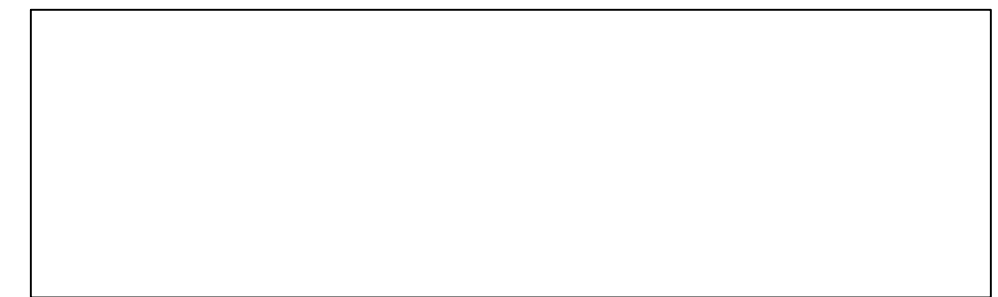
NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services



FP 25-0013
FINAL PLAT
LEONARD TRAILS PHASE 1
LOTS 1X, 2-14, 15X, 16-36, 37X, BLOCK A; LOTS 1X, 2-14, 15X, 16-25, 26X, 27-37, BLOCK B; LOT 1X, BLOCK C; LOTS 1-12, 13X, 14-32, BLOCK D; LOTS 1X, 2-15, BLOCK E; LOTS 1-27, BLOCK F; LOTS 1X, 2-16, 17X, BLOCK G; LOTS 1X, 2-11, 12X, BLOCK H
50 SF-60 LOTS, 37 SF-72 LOTS, 76 SF-Z LOTS
AND 15 COMMON AREA LOTS
43.172 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798,
CITY OF ANNA, COLLIN COUNTY, TEXAS
AUGUST 2025
SHEET 1 OF 3

OWNER
QUALICO DEVELOPMENTS, INC.
6950 TPC Drive, Suite 150
McKinney, Texas 75070
Contact: Mr. John Vick
Phone: 469-659-6150
Email: john.vick@qualico.com

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Firm No. 10106500
Copyright 2025
Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

EXHIBIT A



Item No. 6.d.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 9/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Liberty Hills, Phase 5, Preliminary Plat (PP 25-0017)
Owner: Kevin Lazares

SUMMARY:

92 Single-Family Residential (SF-6.0) lots, 41 Single-Family Residential (SF-7.2) lots, 56 Mixed Density lots, and six Homeowner's association lots located on 49.8± acres on the east side of County Road 290, 600± feet south of County Road 1101. Zoned Planned Development/Mixed Density/Single-Family Residential 7.2/ Single-Family Residential 6.0(PD/MD/SF-7.2/SF-6.0) (Ord. No. 1111-2024-08).

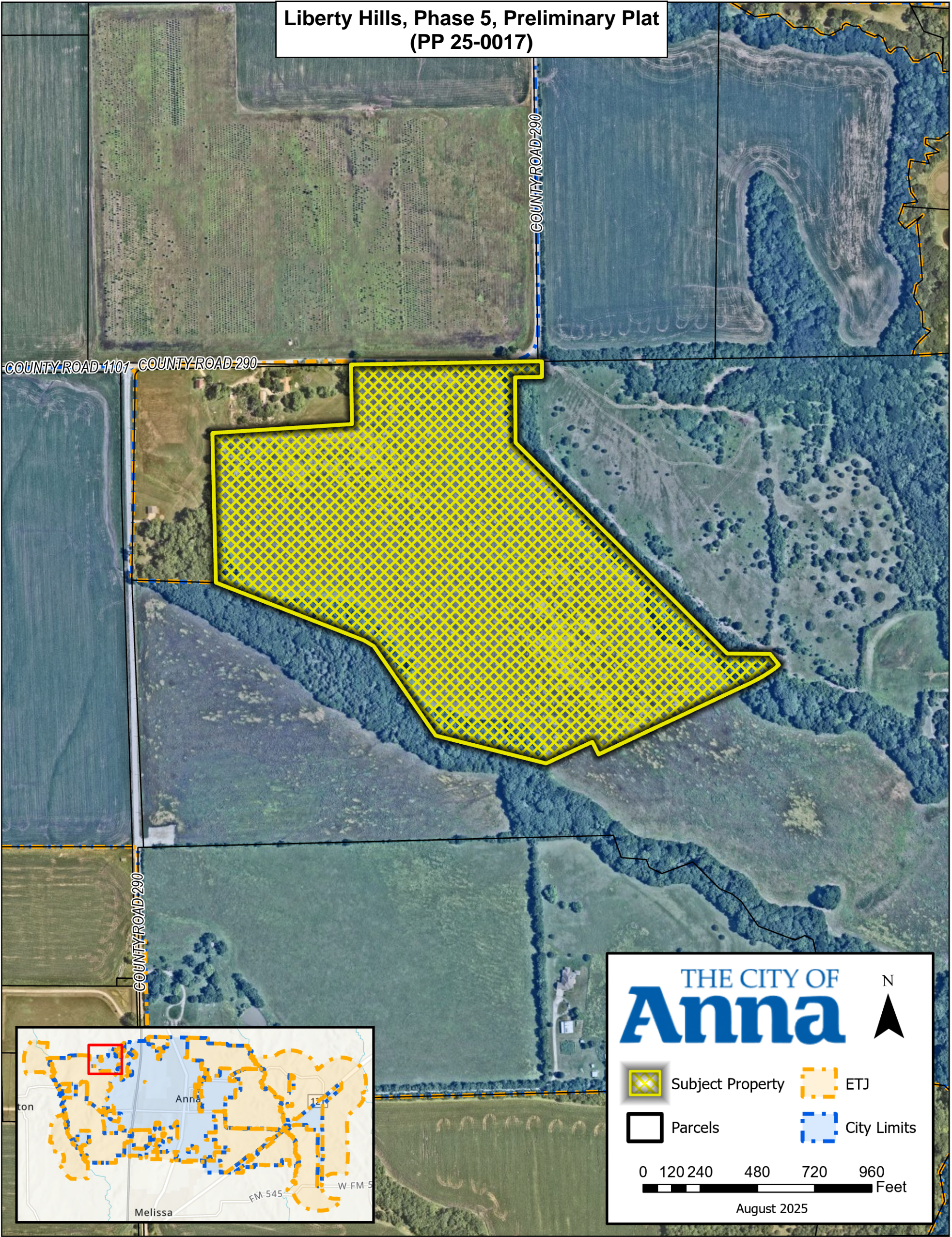
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Liberty Hills, Phase 5, Preliminary Plat (PP 25-0017)
2. Resolution - Liberty Hills, Phase 5, Preliminary Plat (PP 25-0017)
3. Exhibit A - Liberty Hills, Phase 5, Preliminary Plat (PP 25-0017)

Liberty Hills, Phase 5, Preliminary Plat
(PP 25-0017)



THE CITY OF
Anna

N



Subject Property



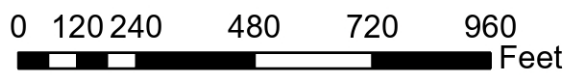
ETJ



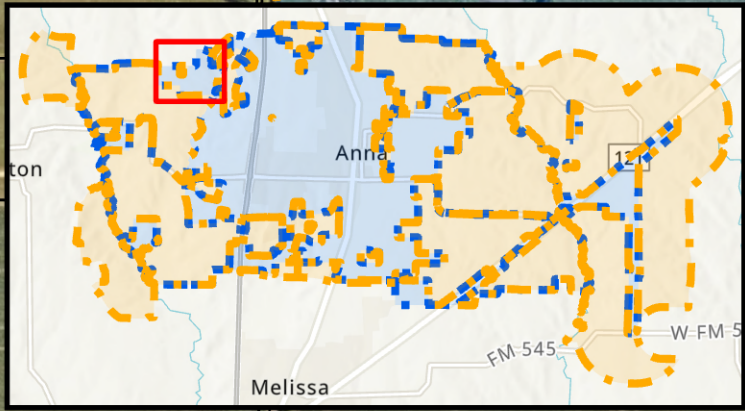
Parcels



City Limits



August 2025



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-09-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LIBERTY HILLS, PHASE 5, PRELIMINARY PLAT (PP 25-0017)

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

WHEREAS, Kevin Lazares Inc has submitted an application for the approval of Liberty Hills, Phase 5, Preliminary Plat; and

WHEREAS, the Preliminary Plat conforms to the City’s Subdivision Regulations; and

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Plat

The Planning & Zoning Commission hereby approves Liberty Hills, Phase 5, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

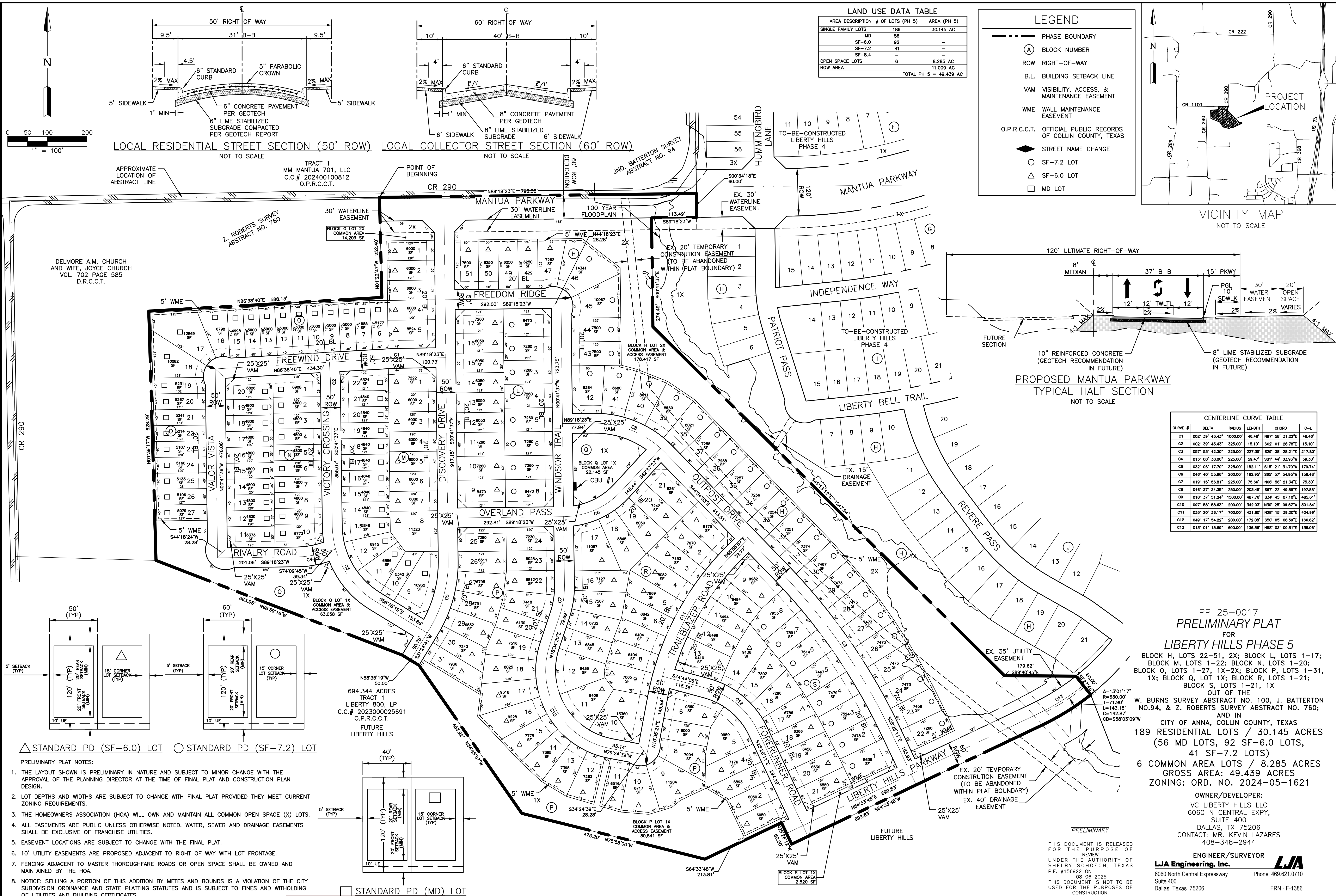
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of September, 2025.

ATTEST:

APPROVED:

Assistant Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Jessica Walden

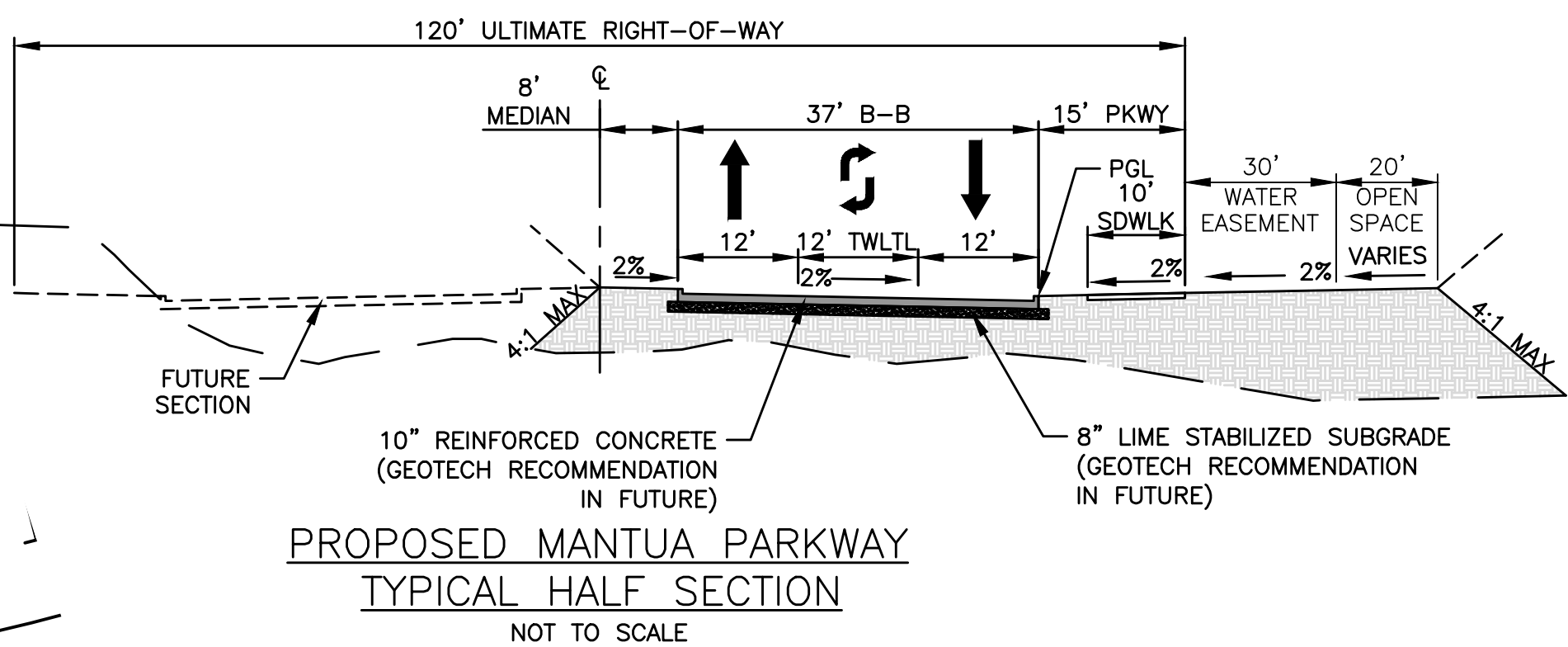
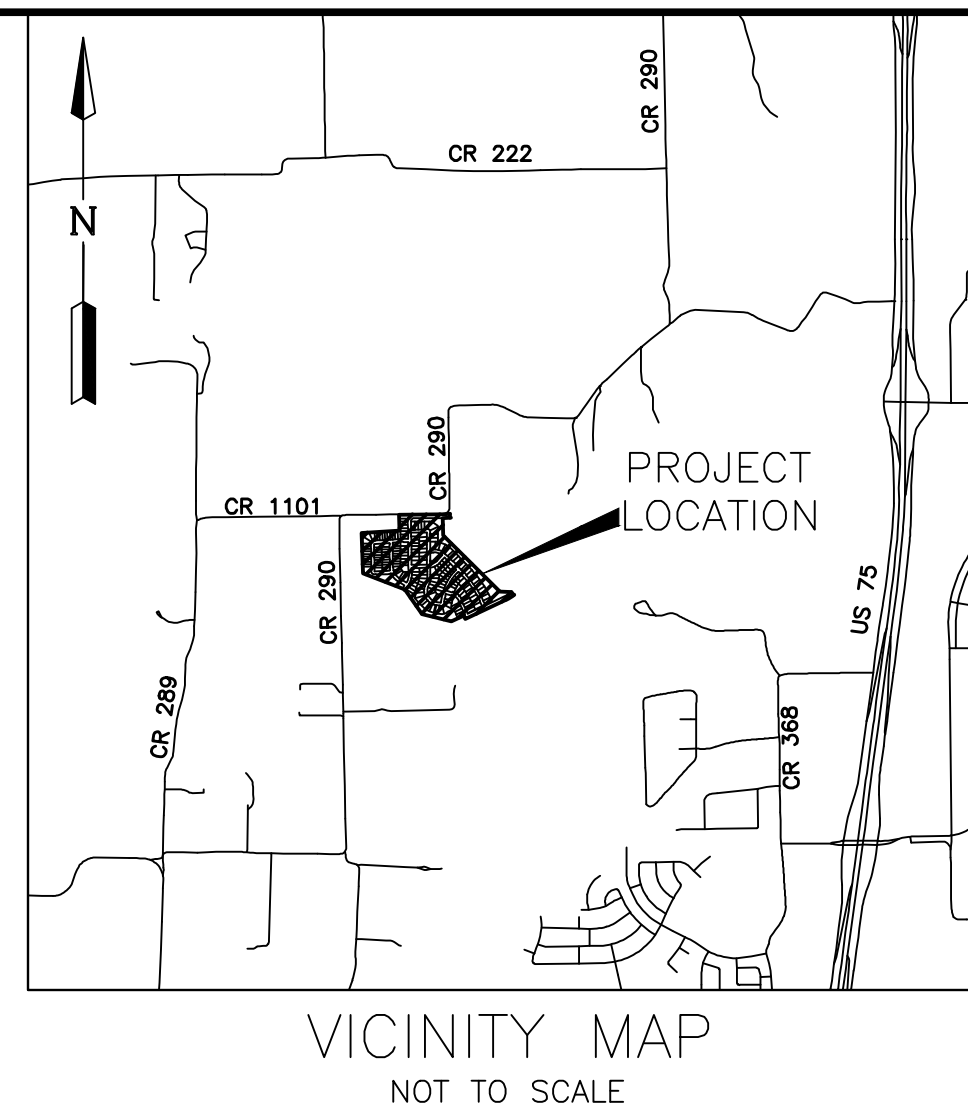


LAND USE DATA TABLE

AREA DESCRIPTION	# OF LOTS (PH 5)	AREA (PH 5)
SINGLE FAMILY LOTS	189	30.145 AC
MD	56	-
SF-6.0	92	-
SF-7.2	41	-
SF-8.4	-	-
OPEN SPACE LOTS	6	8.285 AC
ROW AREA	-	11.009 AC
TOTAL PH 5 =	49,439 AC	

LEGEND

- PHASE BOUNDARY
- (A) BLOCK NUMBER
- ROW RIGHT-OF-WAY
- B.L. BUILDING SETBACK LINE
- VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
- WME WALL MAINTENANCE EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- ◆ STREET NAME CHANGE
- SF-7.2 LOT
- △ SF-6.0 LOT
- MD LOT



CENTERLINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	002° 39' 43.43"	1000.00'	48.48'	887' 58" 31.22"	48.48'
C2	002° 39' 43.43"	325.00'	15.10'	302' 01" 28.78"	15.10'
C3	057° 53' 42.30"	225.00'	227.35'	529' 38" 28.21"	217.80'
C4	015° 08' 38.00"	225.00'	59.47'	581' 44" 03.83"	59.30'
C5	032° 06' 17.70"	325.00'	182.11'	515' 21" 31.79"	179.74'
C6	046° 40' 55.96"	200.00'	162.95'	565' 57" 54.95"	158.48'
C7	019° 15' 56.81"	225.00'	75.66'	508' 58" 21.34"	75.30'
C8	046° 37' 34.35"	250.00'	203.45'	567' 22" 49.89"	197.88'
C9	018° 37' 51.24"	1500.00'	487.78'	534' 45" 07.10"	485.61'
C10	097° 58' 58.63"	200.00'	342.03'	530' 25" 09.57"	301.84'
C11	035° 20' 36.17"	700.00'	431.80'	528' 15" 39.20"	424.89'
C12	049° 17' 54.22"	200.00'	172.08'	550' 05" 08.59"	168.82'
C13	013° 01' 15.69"	600.00'	136.36'	558' 03" 09.81"	136.00'

PP 25-0017
PRELIMINARY PLAT
FOR
LIBERTY HILLS PHASE 5
BLOCK H, LOTS 22-51, 2X; BLOCK L, LOTS 1-17;
BLOCK M, LOTS 1-22; BLOCK N, LOTS 1-20;
BLOCK O, LOTS 1-27, 1X-2X; BLOCK P, LOTS 1-31,
1X; BLOCK Q, LOT 1X; BLOCK R, LOTS 1-21;
BLOCK S, LOTS 1-21, 1X
OUT OF THE
W. BURNS SURVEY ABSTRACT NO. 100, J. BATTERTON
NO. 94, & Z. ROBERTS SURVEY ABSTRACT NO. 760;
AND IN
CITY OF ANNA, COLLIN COUNTY, TEXAS
189 RESIDENTIAL LOTS / 30.145 ACRES
(56 MD LOTS, 92 SF-6.0 LOTS,
41 SF-7.2 LOTS)
6 COMMON AREA LOTS / 8.285 ACRES
GROSS AREA: 49.439 ACRES
ZONING: ORD. NO. 2024-05-1621
OWNER/DEVELOPER:
VC LIBERTY HILLS LLC
6060 N CENTRAL EXPY,
SUITE 400
DALLAS, TX 75206
CONTACT: MR. KEVIN LAZARES
408-348-2944
ENGINEER/SURVEYOR
LJA Engineering, Inc.
6050 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 FRN - F-1386
Contact: Shelby Schoech Office: 214-620-2770

STANDARD PD (SF-6.0) LOT **STANDARD PD (SF-7.2) LOT**
STANDARD PD (MD) LOT

PRELIMINARY PLAT NOTES:

- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
- LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
- 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.
- EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
- 10' UTILITY EASEMENTS ARE PROPOSED ADJACENT TO RIGHT OF WAY WITH LOT FRONTAGE.
- FENCING ADJACENT TO MASTER THOROUGHFARE ROADS OR OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOA.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- CBU LOCATIONS ARE PRELIMINARY AND ARE TO BE FINALIZED DURING CONSTRUCTION PLANS.

EXHIBIT A

Data Time: Mon, 18 Aug 2025 12:25pm User Name: jloner Path Name: S:\MIX-LAND\GAST\0000\0415 Preliminary Plat\Phase 5\045\FSP\PL01.dwg

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK H LOT 22	7,260 SF	
BLOCK H LOT 23	7,456 SF	
BLOCK H LOT 24	7,473 SF	
BLOCK H LOT 25	7,473 SF	
BLOCK H LOT 26	7,473 SF	
BLOCK H LOT 27	7,473 SF	
BLOCK H LOT 28	7,473 SF	
BLOCK H LOT 29	7,473 SF	
BLOCK H LOT 30	7,467 SF	
BLOCK H LOT 31	7,374 SF	
BLOCK H LOT 32	7,251 SF	
BLOCK H LOT 33	7,254 SF	
BLOCK H LOT 34	7,256 SF	
BLOCK H LOT 35	7,257 SF	
BLOCK H LOT 36	7,258 SF	
BLOCK H LOT 37	7,258 SF	
BLOCK H LOT 38	8,021 SF	
BLOCK H LOT 39	8,560 SF	
BLOCK H LOT 40	8,611 SF	
BLOCK H LOT 41	8,680 SF	
BLOCK H LOT 42	9,384 SF	
BLOCK H LOT 43	7,500 SF	
BLOCK H LOT 44	7,500 SF	
BLOCK H LOT 45	10,087 SF	
BLOCK H LOT 46	14,341 SF	
BLOCK H LOT 47	7,262 SF	
BLOCK H LOT 48	6,250 SF	
BLOCK H LOT 49	6,250 SF	
BLOCK H LOT 50	6,250 SF	
BLOCK H LOT 51	7,500 SF	
BLOCK L LOT 1	8,470 SF	
BLOCK L LOT 2	7,260 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK L LOT 3	7,260 SF	
BLOCK L LOT 4	7,260 SF	
BLOCK L LOT 5	7,260 SF	
BLOCK L LOT 6	7,260 SF	
BLOCK L LOT 7	7,260 SF	
BLOCK L LOT 8	8,470 SF	
BLOCK L LOT 9	8,470 SF	
BLOCK L LOT 10	7,260 SF	
BLOCK L LOT 11	7,260 SF	
BLOCK L LOT 12	6,050 SF	
BLOCK L LOT 13	6,050 SF	
BLOCK L LOT 14	6,050 SF	
BLOCK L LOT 15	6,050 SF	
BLOCK L LOT 16	6,050 SF	
BLOCK L LOT 17	7,260 SF	
BLOCK M LOT 1	7,222 SF	
BLOCK M LOT 2	6,000 SF	
BLOCK M LOT 3	6,000 SF	
BLOCK M LOT 4	6,000 SF	
BLOCK M LOT 5	6,000 SF	
BLOCK M LOT 6	6,000 SF	
BLOCK M LOT 7	6,000 SF	
BLOCK M LOT 8	11,323 SF	
BLOCK M LOT 9	10,832 SF	
BLOCK M LOT 10	5,342 SF	
BLOCK M LOT 11	6,888 SF	
BLOCK M LOT 12	6,915 SF	
BLOCK M LOT 13	5,846 SF	
BLOCK M LOT 14	4,840 SF	
BLOCK M LOT 15	4,840 SF	
BLOCK M LOT 16	4,840 SF	
BLOCK M LOT 17	4,840 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK M LOT 18	4,840 SF	
BLOCK M LOT 19	4,840 SF	
BLOCK M LOT 20	4,840 SF	
BLOCK M LOT 21	4,840 SF	
BLOCK M LOT 22	6,324 SF	
BLOCK N LOT 1	6,908 SF	
BLOCK N LOT 2	4,800 SF	
BLOCK N LOT 3	4,800 SF	
BLOCK N LOT 4	4,800 SF	
BLOCK N LOT 5	4,800 SF	
BLOCK N LOT 6	4,800 SF	
BLOCK N LOT 7	4,800 SF	
BLOCK N LOT 8	4,800 SF	
BLOCK N LOT 9	4,800 SF	
BLOCK N LOT 10	6,773 SF	
BLOCK N LOT 11	6,373 SF	
BLOCK N LOT 12	4,800 SF	
BLOCK N LOT 13	4,800 SF	
BLOCK N LOT 14	4,800 SF	
BLOCK N LOT 15	4,800 SF	
BLOCK N LOT 16	4,800 SF	
BLOCK N LOT 17	4,800 SF	
BLOCK N LOT 18	4,800 SF	
BLOCK N LOT 19	4,800 SF	
BLOCK N LOT 20	6,826 SF	
BLOCK O LOT 1	6,000 SF	
BLOCK O LOT 2	6,000 SF	
BLOCK O LOT 3	6,000 SF	
BLOCK O LOT 4	6,000 SF	
BLOCK O LOT 5	8,524 SF	
BLOCK O LOT 6	5,177 SF	
BLOCK O LOT 7	4,985 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK O LOT 8	5,000 SF	
BLOCK O LOT 9	5,000 SF	
BLOCK O LOT 10	5,000 SF	
BLOCK O LOT 11	5,000 SF	
BLOCK O LOT 12	5,000 SF	
BLOCK O LOT 13	5,000 SF	
BLOCK O LOT 14	5,000 SF	
BLOCK O LOT 15	4,998 SF	
BLOCK O LOT 16	6,798 SF	
BLOCK O LOT 17	12,869 SF	
BLOCK O LOT 18	10,082 SF	
BLOCK O LOT 19	5,231 SF	
BLOCK O LOT 20	5,267 SF	
BLOCK O LOT 21	5,241 SF	
BLOCK O LOT 22	5,214 SF	
BLOCK O LOT 23	5,187 SF	
BLOCK O LOT 24	5,160 SF	
BLOCK O LOT 25	5,133 SF	
BLOCK O LOT 26	5,106 SF	
BLOCK O LOT 27	5,079 SF	
BLOCK P LOT 1	6,050 SF	
BLOCK P LOT 2	6,050 SF	
BLOCK P LOT 3	6,893 SF	
BLOCK P LOT 4	7,176 SF	
BLOCK P LOT 5	9,959 SF	
BLOCK P LOT 6	9,360 SF	
BLOCK P LOT 7	6,000 SF	
BLOCK P LOT 8	7,994 SF	
BLOCK P LOT 9	11,204 SF	
BLOCK P LOT 10	8,717 SF	
BLOCK P LOT 11	6,516 SF	
BLOCK P LOT 12	7,263 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK P LOT 13	7,395 SF	
BLOCK P LOT 14	7,395 SF	
BLOCK P LOT 15	7,775 SF	
BLOCK P LOT 16	9,228 SF	
BLOCK P LOT 17	9,318 SF	
BLOCK P LOT 18	8,025 SF	
BLOCK P LOT 19	7,516 SF	
BLOCK P LOT 20	6,130 SF	
BLOCK P LOT 21	7,418 SF	
BLOCK P LOT 22	6,812 SF	
BLOCK P LOT 23	6,025 SF	
BLOCK P LOT 24	7,230 SF	
BLOCK P LOT 25	7,290 SF	
BLOCK P LOT 26	6,511 SF	
BLOCK P LOT 27	6,795 SF	
BLOCK P LOT 28	6,791 SF	
BLOCK P LOT 29	6,832 SF	
BLOCK P LOT 30	7,243 SF	
BLOCK P LOT 31	7,936 SF	
BLOCK R LOT 1	8,175 SF	
BLOCK R LOT 2	7,070 SF	
BLOCK R LOT 3	7,453 SF	
BLOCK R LOT 4	8,082 SF	
BLOCK R LOT 5	7,896 SF	
BLOCK R LOT 6	6,842 SF	
BLOCK R LOT 7	6,404 SF	
BLOCK R LOT 8	6,404 SF	
BLOCK R LOT 9	7,065 SF	
BLOCK R LOT 10	13,360 SF	
BLOCK R LOT 11	9,409 SF	
BLOCK R LOT 12	9,439 SF	
BLOCK R LOT 13	6,845 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK R LOT 14	6,732 SF	
BLOCK R LOT 15	7,567 SF	
BLOCK R LOT 16	7,127 SF	
BLOCK R LOT 17	11,067 SF	
BLOCK R LOT 18	8,845 SF	
BLOCK R LOT 19	8,050 SF	
BLOCK R LOT 20	7,242 SF	
BLOCK R LOT 21	8,361 SF	
BLOCK S LOT 1	8,636 SF	
BLOCK S LOT 2	7,478 SF	
BLOCK S LOT 3	7,524 SF	
BLOCK S LOT 4	7,479 SF	
BLOCK S LOT 5	7,467 SF	
BLOCK S LOT 6	7,514 SF	
BLOCK S LOT 7	7,591 SF	
BLOCK S LOT 8	7,953 SF	
BLOCK S LOT 9	9,982 SF	
BLOCK S LOT 10	6,494 SF	
BLOCK S LOT 11	6,494 SF	
BLOCK S LOT 12	6,499 SF	
BLOCK S LOT 13	9,410 SF	
BLOCK S LOT 14	9,138 SF	
BLOCK S LOT 15	7,892 SF	
BLOCK S LOT 16	7,286 SF	
BLOCK S LOT 17	6,786 SF	
BLOCK S LOT 18	6,366 SF	
BLOCK S LOT 19	6,456 SF	
BLOCK S LOT 20	6,536 SF	
BLOCK S LOT 21	6,550 SF	

OPEN SPACE		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK H LOT 2X	178,417 SF	4.096 AC
BLOCK O LOT 1X	63,096 SF	1.448 AC
BLOCK O LOT 2X	14,209 SF	0.326 AC
BLOCK P LOT 1X	80,541 SF	1.849 AC
BLOCK Q LOT 1X	22,145 SF	0.508 AC
BLOCK S LOT 1X	2,520 SF	0.058 AC

RIGHT-OF-WAY		
PHASE	AREA	AREA
ROW	479,537 SF	11,009 AC

PRELIMINARY PROPERTY DESCRIPTION

BEING A 49.439 ACRE TRACT OF LAND SITUATED IN THE Z. ROBERTS SURVEY, ABSTRACT NO. 760, COLLIN COUNTY, TEXAS, AND BEING PART OF A 694.344 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO LIBERTY 800, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 202300025691, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 49.439 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 694.344 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 10.669 ACRE TRACT OF LAND CONVEYED TO DELMORE A.M. CHURCH AND WIFE, JOYCE CHURCH, AS RECORDED IN VOLUME 702, PAGE 585, DEED RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE SOUTH LINE OF A 666.61 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO MM MANTUA 701, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000100812, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 290 (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 18 MINUTES 23 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID 694.344 ACRE TRACT, THE COMMON SOUTH LINE OF SAID 666.61 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 290, A DISTANCE OF 798.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 694.344 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 666.61 ACRE TRACT;

THENCE, OVER AND ACROSS SAID 694.344 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 34 MINUTES 18 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 18 MINUTES 23 SECONDS WEST, A DISTANCE OF 113.49 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 41 MINUTES 37 SECONDS EAST, A DISTANCE OF 274.49 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 1247.94 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 40 MINUTES 45 SECONDS EAST, A DISTANCE OF 179.62 FEET TO A POINT FOR CORNER;

SOUTH 38 DEGREES 27 MINUTES 46 SECONDS EAST, A DISTANCE OF 60.00

FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 01 MINUTES 17 SECONDS, A RADIUS OF 630.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 58 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 142.87 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 143.18 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 699.83 FEET TO A POINT FOR CORNER;

NORTH 25 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 213.81 FEET TO A POINT FOR CORNER;

NORTH 75 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 475.20 FEET TO A POINT FOR CORNER;

NORTH 34 DEGREES 45 MINUTES 57 SECONDS WEST, A DISTANCE OF 453.92 FEET TO A POINT FOR CORNER;

NORTH 58 DEGREES 35 MINUTES 19 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 68 DEGREES 59 MINUTES 16 SECONDS WEST, A DISTANCE OF 663.95 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 6578" FOUND FOR AN INTERIOR ELL CORNER OF SAID 694.344 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF AFORESAID 10.669 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 694.344 ACRE TRACT AND SAID 10.669 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 628.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 86 DEGREES 38 MINUTES 40 SECONDS EAST, A DISTANCE OF 588.13 FEET TO A PK NAIL FOUND FOR CORNER;

NORTH 01 DEGREES 22 MINUTES 47 SECONDS WEST, A DISTANCE OF 252.40 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 2,153,554 SQUARE FEET OR 49.439 ACRES OF LAND.

EASEMENT LANGUAGE

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK B, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

VAM EASEMENT

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER, AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT, AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS, SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

ACCESS EASEMENT

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

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **VC LIBERTY HILLS, LLC**, ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LIBERTY HILLS, PHASE 5**, 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 THE ____ DAY OF _____, A.D. 2025.

VC LIBERTY HILLS, LLC.
BY: VC LIBERTY HILLS, LLC.

BY: _____

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 DONALD J. DYKSTRA, 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. 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

I, _____, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. ____
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 _____ 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.



Item No. 6.e.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 9/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Shadowbend Commercial, Block A, Lot 3, Site Plan (SP 25-0015)
Owner: Lou Olerio

SUMMARY:

A restaurant on one lot on 1.5± acres on the west side of N. Powell Parkway, 375± feet north of W. Rosamond Parkway. Zoned Local Commercial (C-1) (Ord. No. 797-2018).

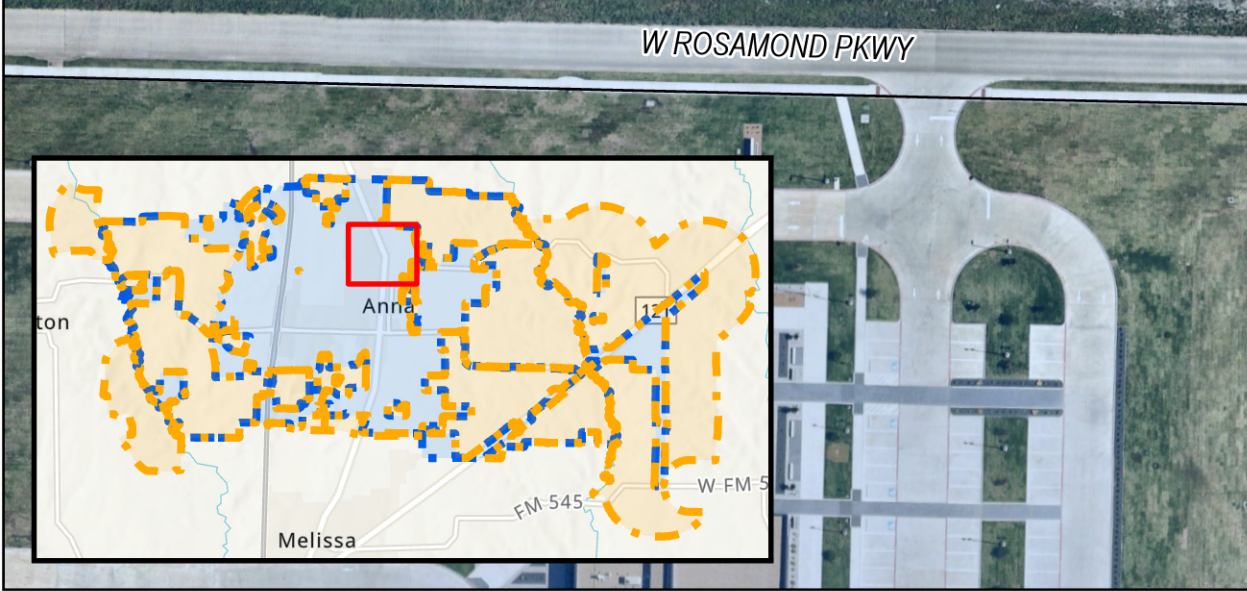
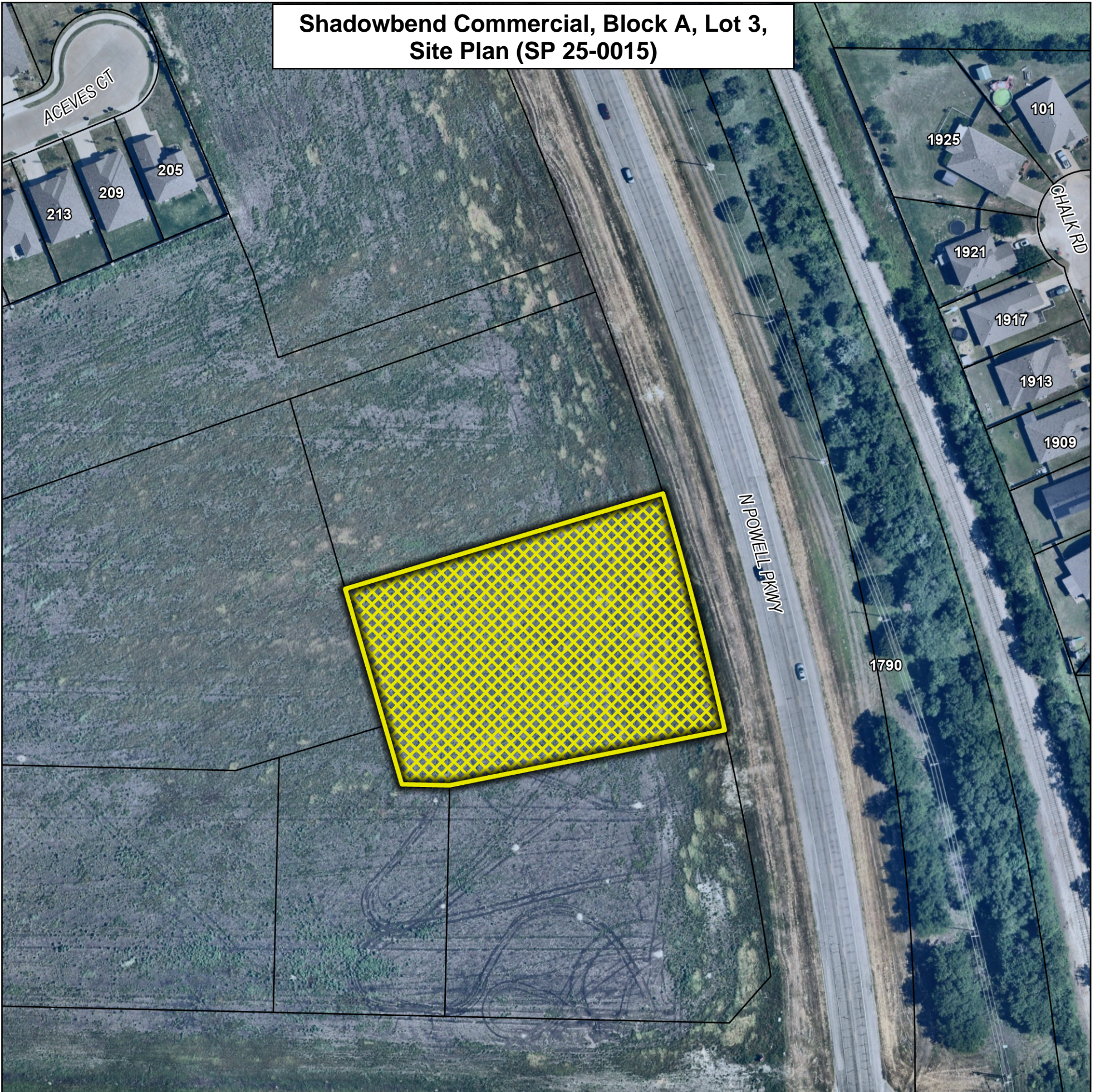
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Shadowbend Commercial, Block A, Lot 3, Site Plan (SP 25-0015)
2. Resolution - Shadowbend Commercial, Block A, Lot 3, Site Plan (SP 25-0015)
3. Exhibit A - Shadowbend Commercial, Block A, Lot 3, Site Plan (SP 25-0015)

Shadowbend Commercial, Block A, Lot 3,
Site Plan (SP 25-0015)



THE CITY OF
Anna

N

Subject Property

ETJ

Parcels

City Limits

0 30 60 120 180 240 Feet

August 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-09-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHADOWBEND COMMERCIAL, BLOCK A, LOT 3, SITE PLAN (SP 25-0015)

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

WHEREAS, Lou Olerio has submitted an application for the approval of Shadowbend Commercial, Block A, Lot 3, Site Plan; and

WHEREAS, the Site Plan conforms to the City’s Subdivision Regulations; and

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Site Plan

The Planning & Zoning Commission hereby approves Shadowbend Commercial, Block A, Lot 3, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

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

ATTEST:

APPROVED:

Assistant Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Jessica Walden

LEGEND

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)

MONUMENT SIGN (MAX 80 SF)

McDONALD'S DIGITAL MENU BOARD

McDONALD'S ORDER HERE CANOPY

McDONALD'S DIGITAL PRE-BROWSE BOARD

McDONALD'S DOUBLE GATEWAY

McDONALD'S DIRECTIONAL SIGN

DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0 STANDARD DETAILS)

"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR: GOLD

PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR: GOLD *

"THANK YOU" AT END OF PATH - COLOR: GOLD

"CIRCLE / ARROW" - COLOR: GOLD

ARROW PATH DIRECTION - COLOR: WHITE

DOUBLE DRIVE-THRU "ARROW MARKING" - COLOR: GOLD

McDONALD'S MOBILE ORDER ICON

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @ NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
4	H.C. ACCESS RAMP @ 1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
5	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR: (PER STATE/CITY REQUIREMENTS)
6	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
7	McDONALD'S DRIVE-THRU PULL FORWARD SIGN (RE: C10.4 STANDARD DETAILS)
8	McDONALD'S DELIVERY / COURIER SIGN (RE: C10.4 STANDARD DETAILS)
9	McDONALD'S MOBILE CURBSIDE SIGN (RE: C10.4 STANDARD DETAILS)
10	BOLLARD (RE: C10.1 STANDARD DETAILS)
11	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
12	4" PARKING STALL STRIPING - COLOR: WHITE (TYP)
13	LANDSCAPE AREA (RE: L1.0 LANDSCAPE PLAN AND C1.1 GENERAL NOTES SHEET "GRADING NOTES #7 AND #16")
14	6" MERGE POINT - COLOR: GOLD
15	6" DRIVE-THRU STRIPING - COLOR: GOLD
16	NOT USED
17	4" DRIVE-THRU PULL FORWARD, DELIVERY/COURIER, AND MOBILE CURBSIDE STRIPING - COLOR: GOLD
18	FIRE LANE STRIPING PER CITY OF EAST ANNA FIRE CODE STANDARDS
19	8" OOSP STRIPING - COLOR: GOLD
20	FLAG POLE (35' MAX HEIGHT)
21	DRAINAGE STRUCTURE (RE C8.2 STORM DRAINAGE PLAN)
22	PAD MOUNT TRANSFORMER (RE: 9.0 UTILITY PLAN)
23	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:
ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

RAMPS:
RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE).

LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).

RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.

RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).

SIDEWALKS AND ACCESSIBLE ROUTES:
SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%). (TE) SHALL NOT EXCEED 1:20 (5%).

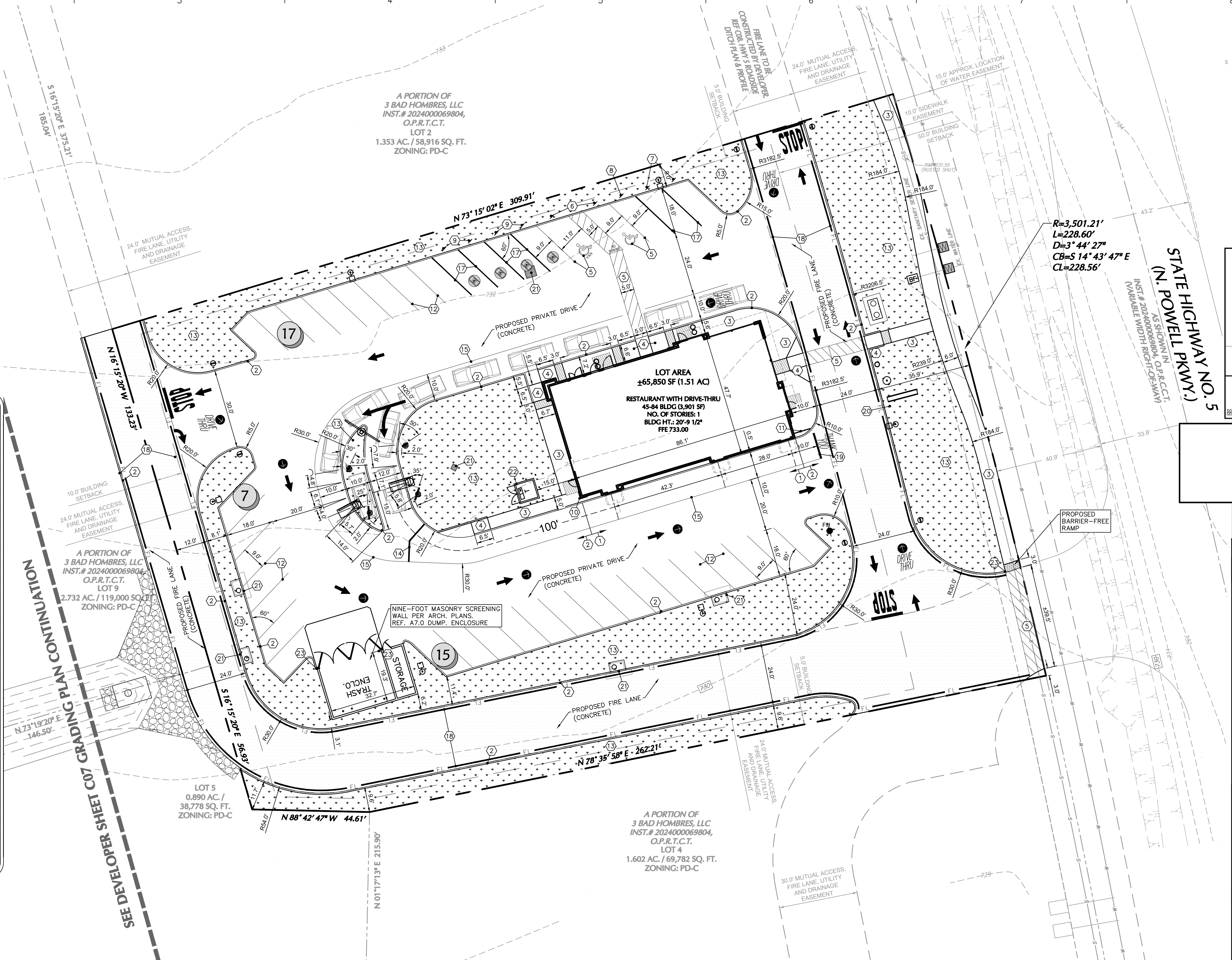
Item	Lot 3
General Site Data	
Zoning (from zoning map)	"PD-C" PLANNED DEVELOPMENT COMMERCIAL
Land Use (from Zoning Ordinance)	RESTAURANT W/ DRIVE THRU
Lot Area (square feet & acres)	65,850 SF (1.51 AC)
Building Footprint Area (square feet)	3,901 SF
Total Building Area (square feet)	3,901 SF
Building Height (# stories)	1
Building Height (feet - distance to tallest building element)	20'-9 1/2"
Lot Coverage (percent - x.xx%)	5.80%
Parking	
Parking Ratio (from Zoning Ordinance)	1 SPACE PER 100 SF
Required Parking (# spaces)	39 SPACES
Total Provided Parking (# spaces)	39 SPACES
Accessible Parking Required (# spaces)	2
Accessible Parking Provided (# spaces)	2

GENERAL NOTES

TOPOGRAPHY ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988. (GEOID 18)

FLOOD STATEMENT: ACCORDING TO MAP NO. 48085C0160J, DATED JUNE 2, 2009, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF LANGAN ENGINEERING.

Know what's below.
Call before you dig.



SCALE: 1" = 20'

PROJECT LOCATION MAP
SCALE: NOT TO SCALE

Date	Description	No.
08/26/25	REV PRELIM SP PER CITY	No.

McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

LANGAN

Langan Engineering and Environmental Services, LLC.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-17009

Project
McDONALD'S NEW RESTAURANT
LC# 042-3663 / NSN 43926
NWC N POWELL & ROSAMOND PKWY

Drawing Title
SP 25-0015
PRELIMINARY SITE PLAN
SHADOWBEND COMMERCIAL
BLOCK A, LOT 3
1.512 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ROSAMOND PKWY SITUATED IN THE J.C. BRANTLEY SURVEY, ABSTRACT NO. 114
08/26/2025

Langan Project No.	Drawing No.
520096701	C4.0
Date	JUNE 2025
Drawn By	EG
Checked By	MEG
	Sheet 11 of 34



Item No. 6.f.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 9/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)
Owner: Brown & Griffin Real Estate Advisors, LP

SUMMARY:

Two restaurant buildings and one accessory building on one lot on 2.8± acres on the southeast corner of N. Powell Parkway and W. Seventh Street. Zoned Downtown-Core (DT-CE).

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

STAFF RECOMMENDATION:

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

ATTACHMENTS:

1. 30-Day Extension Request - BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)
2. Locator Map - BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)
3. Resolution - BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)

August 26, 2025

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

RE: 30-Day Extension Request
Downtown Restaurant Complex
Henry Brantley Survey, Abstract No. 71, Block A, Lot 1
Site Plan Submittal

To Whom It May Concern,

As the Property Owner's Representative of the subject property, we hereby request a 30-day extension of the above-referenced application from the September 3, 2025, Planning & Zoning Commission agenda in accordance with Sec. 212.009 of the Texas Local Government Code.

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

Please feel free to contact me with any questions or concerns.

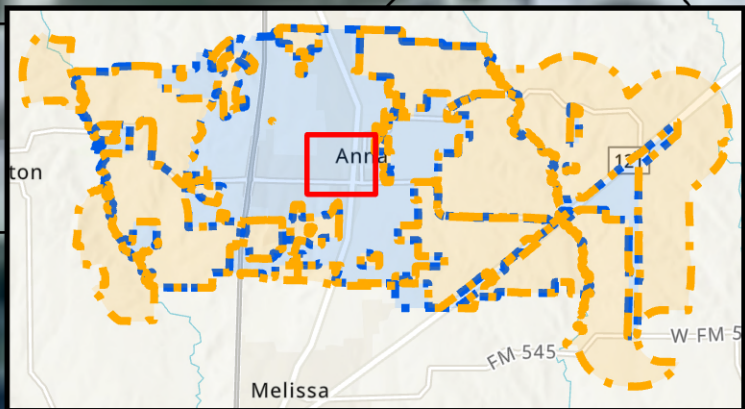
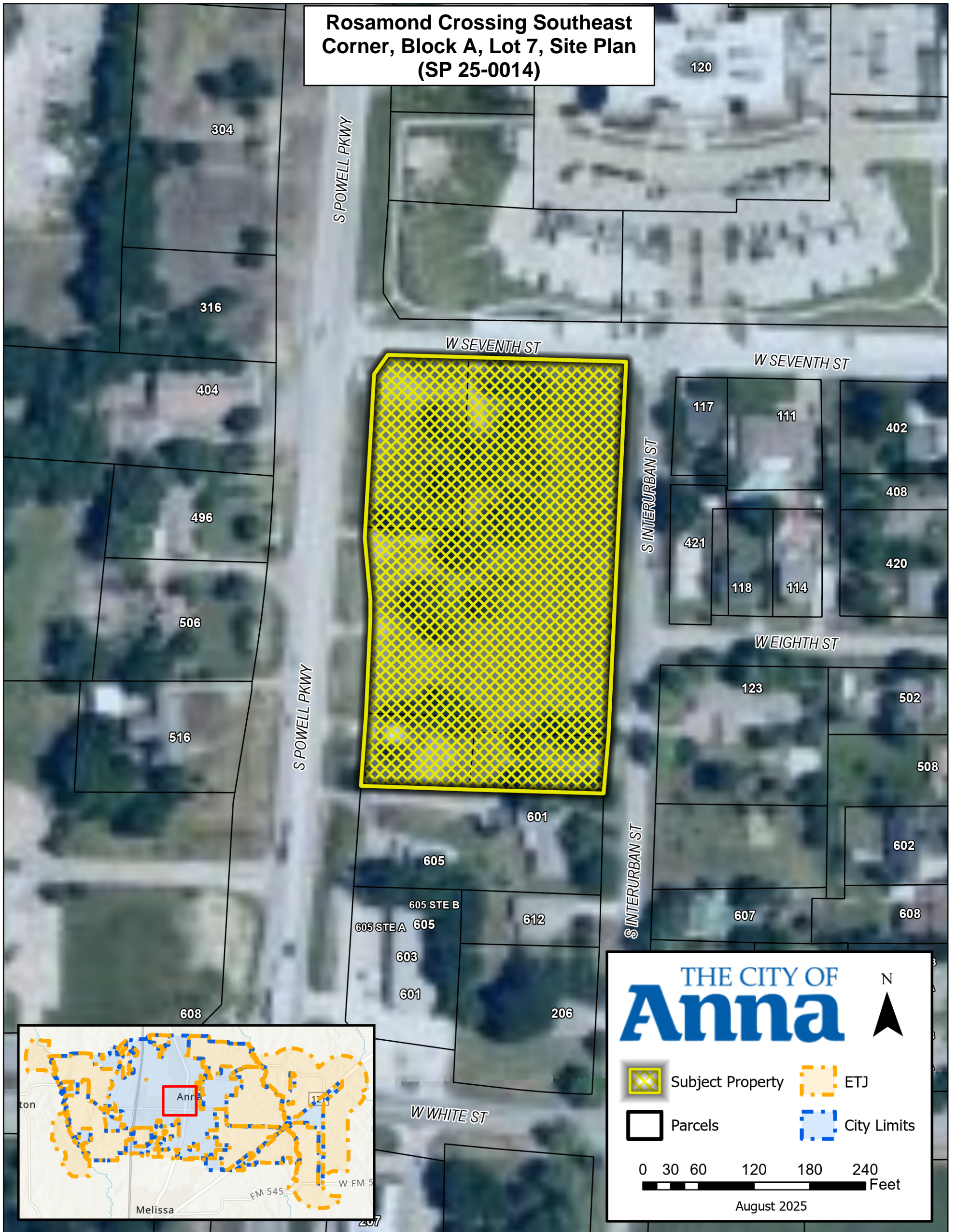
Sincerely,

SPIARS ENGINEERING, INC.



Delanie Powell, E.I.T.
501 W President George Bush Hwy, Ste 200,
Richardson, TX 75243
(972) 422-0077

**Rosamond Crossing Southeast
Corner, Block A, Lot 7, Site Plan
(SP 25-0014)**



THE CITY OF
Anna



Subject Property



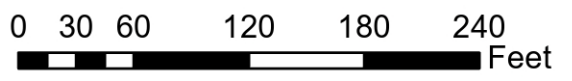
ETJ



Parcels



City Limits



August 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-09-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A 30-DAY EXTENSION FOR BG DOWNTOWN ANNA, BLOCK A, LOT 1, PRELIMINARY PLAT (PP 25-0018)

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

WHEREAS, Brown & Griffin Real Estate Advisors, LP has submitted an application for the approval of the BG Downtown Anna, Block A, Lot 1, Preliminary Plat; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of 30-Day Extension

The Planning & Zoning Commission hereby approves the 30-day extension of the BG Downtown Anna, Block A, Lot 1, Preliminary Plat.

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

ATTEST:

APPROVED:

Assistant Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Jessica Walden



Item No. 7.a.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 9/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on a Resolution regarding Bengal C Store, Block 1, Lot 1, Preliminary Plat (PP 25-0016)
Owner: Faizur Rahman

SUMMARY:

A convenience store on one lot on 2.3± acres on the west side of County Road 424, at the intersection with E. Farm-to-Market Road 455, Located in the ETJ.

STAFF RECOMMENDATION:

Staff recommends denial of the plat due to violation of Sec. 9.02.090(a) - Connections for Water. The applicant is unable to provide a will-serve letter at this time.

ATTACHMENTS:

1. Locator Map - Bengal C Store, Block 1, Lot 1, Preliminary Plat (PP 25-0016)
2. Resolution - Bengal C Store, Block 1, Lot 1, Preliminary Plat (PP 25-0016)
3. Exhibit A - Bengal C Store, Block 1, Lot 1, Preliminary Plat (PP 25-0016)

**Bengal C Store, Block 1, Lot 1,
Preliminary Plat (PP 25-0016)**



THE CITY OF
Anna



Subject Property



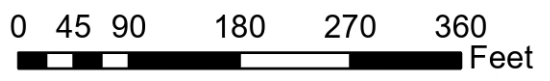
ETJ



Parcels



City Limits



August 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-09-

A RESOLUTION OF THE CITY OF ANNA, TEXAS DENYING BENGAL C STORE, BLOCK 1, LOT 1, PRELIMINARY PLAT (PP 25-0016)

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

WHEREAS, Faizur Rahman has submitted an application for the approval of Bengal C Store, Block 1, Lot 1, Preliminary Plat; and

WHEREAS, the Preliminary Plat does not conform to the City’s Subdivision Regulations; and

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

Section 1. Recitals Incorporated

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

Section 2. Basis for Denial

The application is denied based on the conclusion that the Applicant cannot provide proof of adequate water connection, this application does not comply with § 9.02.090(a) of the Subdivision Regulations, specifically the following subsections:

§ 9.02.090 Water and Wastewater Facility Design

(a) Connections for Water

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

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

Section 3. Denial of Preliminary Plat.

The Planning & Zoning Commission hereby denies the application for Bengal C Store, Block 1, Lot 1, Preliminary Plat.

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

ATTEST:

APPROVED:

Assistant Director of Development Services,
Nader Jeri

Planning & Zoning Commission, Chair
Jessica Walden

TRACT 36
SHERLEY PARTNERS LTD
VOL. 4466, PG. 193
O.P.R.C.C.T.

FARM TO MARKET
NO. 455

CENTERLINE
N=7177582.692
E=2572314.980
60D FND

45' EASEMENT
COLLIN COUNTY
VOL. 5005, PG. 2913
O.P.R.C.C.T.

60" RIGHT OF WAY
DEDICATION BY
THIS PLAT

S 88° 37' 09" E 439.98'

S 88° 37' 09" E 365.71'

L=529.12'
A=35°06'30"
R=863.51'
C=520.88'
C.B=N43°04'53"W

TRACT 41
FAIZUR RAHMAN
DOCUMENT #2024000161481
O.P.R.C.C.T.

LOT 1, BLOCK 1
TOTAL AREA
97,912 SF
2.248 ACRES
NET AREA
55,013 SF
1.263 ACRES

GWYNN MORRISON SURVEY
ABSTRACT NO. 559

45' EASEMENT
COLLIN COUNTY
VOL. 5005, PG. 2913
O.P.R.C.C.T. TIED
TO BEING PLAT
B.F. HUB PLAT

L=562.30'
R=363.51'
D=37°16'36"
C=552.49'
C.B=S144°10'56"W

S 00° 37' 50" W 431.38'

S 00° 37' 50" W 371.75'

TRACT 41
THE REVOCABLE LIVING TRUST
JERRY L. WYNN
WANDA L. WYNN
VOL. 1934, PG. 961
D.R.C.C.T.

IRFOC 1/2" VAUGHNS SURVEY RPLS 5926
CM
POB

IRS 1/2" MGS

N 89° 05' 11" W
50.73'

STATE OF TEXAS

COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Faizur Rahman, do hereby adapt this plat designating the herein above described property as **BENGAL C STORE**, an addition to the Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2025.

Faizur Rahman
Owner

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.00015271 (TXDOT scale factor).
- The purpose of this plat is to create 1 lot.
- This property is located within Zone "X". It's defined as areas of Minimal Flood Hazard, according to FEMA FIRM Map #48085C0180J, dated 06/02/2009.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/ponds, etc. (Per State Regulations) No variances will be granted for setbacks or for OSSF reduction.
- There are no found easements on this platted lot (following the ROW dedication).
- There were no permitted/approved existing structures with associated OSSF(s) on the lot at the time of approval. Any existing structures or OSSF(s) on the lot must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells on this lot and no water wells are allowed without prior approval from Collin County Development Services.
- Lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION

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

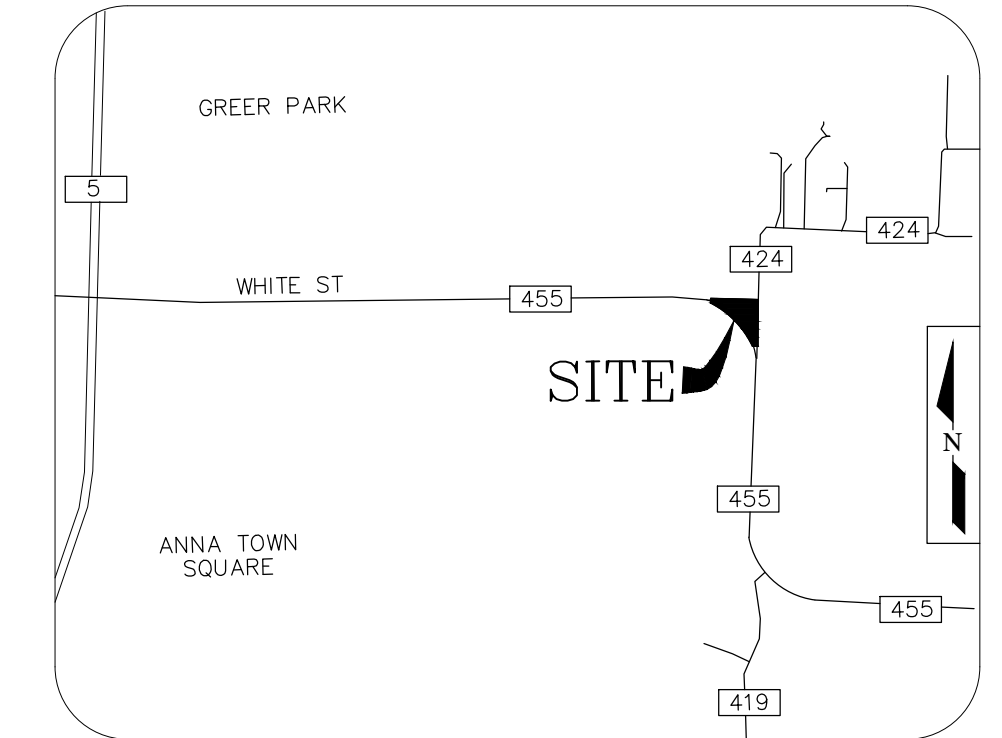
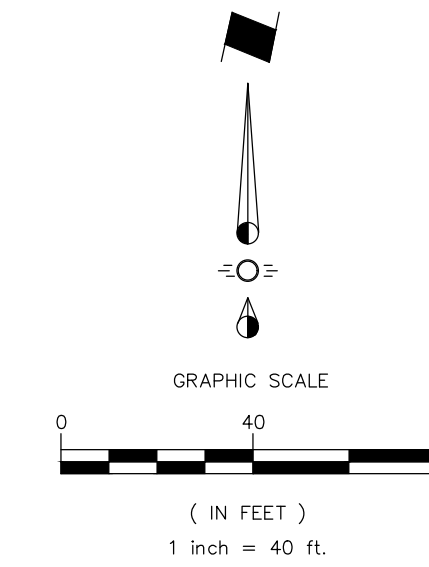
Designated Representative
Collin County Developmental Services

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a 97,912 square foot or 2.248 acre tract of land, situated in the Gwynn Morrison Survey, Abstract Number 559, in the City of Anna ETJ, County of Collin, Texas, being all of a property described in a Warranty Deed with Vendor's Lien to Faizur Rahman, recorded in Instrument #2024000161481, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange cap stamped "Vaughns Survey RPLS 5926" found (Controlling Monument), for the Southwest corner of said Rahman tract, same being in the Northeastly right of way line of Farm to Market No. 455, same being the beginning of a curve to the left, having a radius of 863.51 feet, a chord bearing and distance of North 44 degrees 10 minutes 56 seconds West, 552.42 feet;

THENCE continuing with said curve to the left, through a central angle of 37 degrees 18 minutes 36 seconds, an arc length of 562.30 feet to a 1/2 inch iron rod with orange cap stamped "ARA 6671" set;

THENCE North 00 degrees 47 minutes 49 seconds East, with the common line between said Rahman tract and said Farm to Market No. 455, a distance of 45.00 feet to a magnail found (Controlling Monument), at the Northwest corner of said Rahman tract, same being in the centerline of County Road 424;

THENCE South 88 degrees 37 minutes 09 seconds East, with the common line between said Rahman tract and the centerline of said County Road 424, a distance of 439.98 feet to a 60D nail found, at the Northeast corner of said Rahman tract;

THENCE South 00 degrees 37 minutes 50 seconds West, continuing with the common line between said Rahman tract and the centerline of said County Road 424, a distance of 431.38 feet a corner at the Southeast corner of said Rahman tract;

THENCE North 89 degrees 05 minutes 11 seconds West, a distance of 50.73 feet to the **POINT OF BEGINNING**, containing 97,912 square feet or 2.248 acres of land more or less.

OWNER:
FAIZUR RAHMAN
551 AMBRYM DRIVE
FAIRVIEW, TX 75069-6832
sm.rahman1969@gmail.com
469-766-4015

PP 25-0016
PRELIMINARY PLAT
BENGAL C STORE
LOT 1, BLOCK 1

2.248 ACRES SITUATED IN THE
GWYNN MORRISON SURVEY, ABSTRACT NO. 559
CITY OF ANNA ETJ, COLLIN COUNTY, TEXAS
MARCH 19, 2025



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2025.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 66771

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the state, on this day personally appeared Anel Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of Office, this ____ day of _____, 2025.

Notary Public in and for the State of Texas

EXHIBIT A

Printed by: epos Plot Date: 8/19/2025 10:54 AM

Drawing: G:\My Drive\Survey\25023-FM 455 Anna ETJ PLO 1008297_Rahman-Plat\05_CAD\CAD\25023-FM 455 Anna-FinalPlat.dwg Saved By: epos Save Time: 8/18/2025 9:47 AM



Item No. 7.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 9/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit for an Auto Repair, Light on Rosamond Crossing, Southeast Corner, Block A, Lot 2, Special Use Permit (SUP 25-0005)
Owner: SGI Anna SEC-I, LLC

SUMMARY:

Request for a Specific Use Permit for an Auto Repair, Light on Rosamond Crossing Southwest Corner, Block A, Lot 2.

This Item requires a Public Hearing.

Public Hearing Note: At the time and place of the public hearing, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed items.

HISTORY

Ordinance No. 1103-2024-06 – City Council zoned the Rosamond Southeast Corner Addition as Planned Development/Regional Commercial District (PD/C-2).

CASE OVERVIEW

The property is one of ten parcels at the Rosamond Southeast Corner Addition and is located in the southwestern corner of the site. The applicant is requesting a Specific Use Permit (SUP) for Auto Repair, Light to operate a quick oil change/auto repair shop.

Direction	Land Use	Zoning	Comprehensive Plan
North	Commercial	Regional Commercial (C-2)	Regional Activity Center
East	Commercial	Regional Commercial (C-2)	Regional Activity Center
South	Vacant	Agriculture (AG)	Regional Activity Center
West	Commercial	Regional Commercial (C-2)	Regional Activity Center

COMPATIBILITY CONSIDERATIONS

Specific Use Permit

When considering an application for a Specific Use Permit, the Planning & Zoning Commission may recommend, and the City Council may establish, conditions and regulations necessary to protect the health, safety, morals, and general welfare of the neighborhood and/or the city. In addition, the use shall be in general conformance with the Comprehensive Plan and general objectives of the city. The Specific Use standards for Auto Repair, Light are provided in Section 9.04.031(d) of the Zoning Ordinance as follows:

(d) Auto Repair, Light.

(1) All Auto Repair, Light activities shall take place within an enclosed space.

(2) An Auto Repair, Light facility shall be located one hundred fifty (150) feet from any residential district or school use.

Staff Response:

- The applicant understands that all business activities must be conducted within the building.

CONCLUSION

The associated Concept Plan is in conformance with the C-2 district.

STAFF RECOMMENDATION:

The Specific Use Permit for Auto Repair, Light is recommended for approval subject to the following conditions:

Site shall develop in accordance with Exhibit B (Site Plan).

ATTACHMENTS:

1. Locator Map - Valvoline SUP (SUP 25-0005)
2. Ordinance - Valvoline SUP (SUP 25-0005)
3. Exhibit A - Valvoline SUP (SUP 25-0005)
4. Exhibit B - Valvoline SUP (SUP 25-0005)

CITY OF ANNA, TEXAS

(Property rezoned under this ordinance is generally located on the south side of W. White Street, 530± feet east of US Highway 75)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY’S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

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

WHEREAS, the City Council received an annexation petition and requested a Specific Use Permit on Property described in Exhibit A (“Property”) and depicted in Exhibit B (“Concept Plan”) attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property is generally located on the south side of W. White Street, 530± feet east of US Highway 75, is being zoned with Specific Use Permit for Auto Repair, Light; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna (“City Council”) have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

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

Section 1. Recitals Incorporated

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

Section 2. Zoning Change

The Anna City Code of Ordinances are hereby amended by establishing the zoning of the Property described in Exhibit A and depicted in Exhibit B to Regional Commercial (C-2) Specific Use Permit for Auto Repair, Light with the additional restrictions as follows:

1. Site shall develop in accordance with the Specific Use standards set forth in Zoning Ordinance Section 9.04.031(d) as follows:

(d) Auto Repair, Light.

(1) All Auto Repair, Light activities shall take place within an enclosed space.

(2) An Auto Repair, Light facility shall be located one hundred fifty (150) feet from any residential district or school use.

Section 3. **Official Zoning Map**

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

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

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 5. **Penalty**

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. **Publication of the Caption and Effective Date**

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

PASSED by the City Council of the City of Anna, Texas this 3rd day of September 2025.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Pete Cain, Mayor

STATE OF TEXAS §

COUNTY OF COLLIN §

BEING a 1.151 acre tract of land situated in the John Elliott Survey, Abstract 296 in Collin County, Texas, being a portion of a called 9.856 acre tract of land described in deed to SGI Anna SEC-I, LLC., recorded in Instrument No. 2024000152020 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said 1.151 acre tract being more particularly described as follows, with all bearings being based on the Texas Coordinate System of 1983, North Central Zone;

COMMENCING at a TXDOT Monument found in the east line of a track of land described in a deed to TXDOT, recorded in Instrument No. 20150213000160620 of the O.P.R.C.C.T., in the east line of U.S. Highway 75 (variable width Right-of-Way);

THENCE South 00 Degrees 52 Minutes 01 Seconds West, along the east line of said TXDOT tract, U.S. Highway 75 and west line of said 9.856 acre tract a distance of 112.89 feet to PK Nail found from which a found brass disk bears South 48 Degrees 15 Minutes 32 Seconds West – 0.47 feet;

THENCE South 15 Degrees 52 Minutes 21 Seconds West, continuing with said TXDOT tract, U.S. Highway 75 and 9.856 acre tract a distance of 35.52 feet to a point;

THENCE North 89 Degrees 59 Minutes 19 Seconds East, across with the south line of said 9.856 acre tract, a distance of 244.10 feet to a set 5/8-inch iron rod (with cap stamped “Quiddity Eng. Property Corner”) and the **POINT OF BEGINNING** of the herein described tract;

THENCE over and across said 9.856 acre tract the following courses;

North 01 Degrees 07 Minutes 28 Seconds West, a distance of 186.48 feet to a set 5/8-inch iron rod (with cap stamped “Quiddity Eng. Property Corner”);

North 88 Degrees 52 Minutes 32 Seconds East, a distance of 265.25 feet to a set 5/8-inch iron rod (with cap stamped “Quiddity Eng. Property Corner”) in the west line of a called 11.764 acre tract of land described in a deed to Kroger Texas L.P., recorded in Instrument No. 2024000152618 (O.P.R.C.C.T.);

South 01 Degrees 07 Minutes 28 Seconds East, a distance of 191.64 feet to a 5/8-inch iron rod found for the southwest corner of said 11.764 acre tract from which a PK Nail found in the West line of a 61.905 acre tract described in a deed to Bloomfield Homes, LP, recorded in Instrument No. 2021220002555410 (O.P.R.C.C.T.) and the southeast corner of said 9.856 acre tract bears North 89 Degrees 59 Minutes 19 Seconds East, a distance of 815.76 feet, from which a PK Nail Marked “LJA SURVEYING” for the westerly northwest corner of said 61.905 acre tract, southwest corner of a remainder of 64.50 acre tract described in a deed to QJR Partnership, LTD, recorded in Volume 5106, Page 2380 (O.P.R.C.C.T.), northeast corner of said 19.856 acre tract bears North 01 Degrees 38 Minutes 26 Seconds West, a distance of 341.91 feet.

THENCE South 89 Degrees 59 Minutes 19 Seconds West, a distance of 265.30 feet to the **POINT OF BEGINNING** and containing 1.151 acres of land more or less.

Lot 2 Legal Description
1.151-Acres

John Elliott Survey, A-296

Quiddity Engineering, LLC
2805 Dallas Parkway, Suite 600
Plano, Texas 75093
(972) 488-3880
*Texas Board of Professional Engineers
and Land Surveyors*
Engineer Registration No. F-23290
Survey Registration No. 10046100

Matthew W. Brazzel

Acting By/Through Matthew W. Brazzel
Registered Professional Land Surveyor
No. 6140
MBrazzel@quiddity.com





Item No. 7.c.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 9/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to zone 15.2± acres at the southeast corner of W. Foster Crossing Road & S. Powell Parkway. (DA 25-0001 / ANX 25-0005 / PD 25-0004)
Owner: MEL-HWY5 LLC

SUMMARY:

Request to annex & zone 15.2± acres at the southwest corner of W. Foster Crossing Road & S. Powell Parkway to Local Commercial (C-1) District. The applicant, Fourquare Healthcare, Ltd., is proposing a medical office complex anchored by an assisted living facility. As part of the Pre-Annexation Development Agreement, they are agreeing to building material standards for the entire development and construction timelines for the assisted living facility.

This Item requires a Public Hearing.

Public Hearing Note: At the time and place of the public hearing, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed items.

Upon recommendation by the Planning & Zoning Commission, this item is tentatively scheduled for City Council action on September 23, 2025 for a Pre-Annexation Development Agreement (DA 25-0001) for 15.2± acres, Annexation (ANX 25-0005) of 14.1± acres, and Zoning (PD 25-0004) for 15.2± acres.

CASE OVERVIEW

The applicant is requesting to to annex & zone 15.2± acres at the southwest corner of W. Foster Crossing Road & S. Powell Parkway for development of a medical office complex anchored by an assisted living facility.

Staff mailed public hearing notices to surrounding property owners in accordance with state law. To date, Staff have not received any responses.

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant	Single-Family Residential Large Lot (SF-E)	-Employment Mix
East	Vacant	ETJ	Employment Mix
South	Vacant	ETJ	Employment Mix
West	Vacant	ETJ	Employment Mix

COMPATIBILITY CONSIDERATIONS

Future Land Use Plan (FLUP): Employment Mix

Employment Mix generally provides office jobs and is the location for major employers as well as smaller office or professional service companies. This PlaceType may include large, master-planned campuses, office parks or technology centers. This type of development may support a variety of occupations, including offices, research and development facilities, medical clinics and business incubators that are scaled appropriately with respect to neighboring development. These uses are typically located with access to arterial thoroughfares, and street frontage of the businesses are appealing and have an increased level of aesthetics and landscaping. Employment Mix PlaceTypes are typically self-contained with adequate buffering from adjacent residential and non-residential developments, through transitional uses and landscaped areas.

PROPOSED STIPULATIONS

The Planned Development (PD) district 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.

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 as pertains to Local Commercial (C-1) District in Article 9.04 Zoning Ordinance except as otherwise specified herein.

Prohibited uses

- i. Automotive Uses including but not limited to Auto Parts Sales, Light Auto Repair, and Car Wash
- ii. Bar
- iii. Brewpub/Wine Bar
- iv. CBD Store
- v. Commercial Amusement, Outdoor
- vi. Convenience Store (with or without Fuel Pumps)
- vii. Grocery Store
- viii. Hookah Longe
- ix. Kennel
- x. Cemetery
- xi. Gas Metering Station (with or without Odorizer)
- xii. Government Service Yard
- xiii. Radio, TV, or Microwave Operations, Commercial
- xiv. Donation Collection Bin
- xv. Fuel Pump
- xvi. Retail Ice and Dispensed Water Sales
- xvii. Service Bay
- xviii. Wind Energy Conversion System
- xix. Temporary Batching Plant
- xx. Farmer's Market
- xxi. Itinerant Vendor

CONCLUSION

The request to annex and zone the property to Local Commercial (C-1) District is in conformance with the Comprehensive Plan.

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Anna Skilled Nursing (DA 25-0001 ANX 25-0005 PD 25-0004)
2. Exhibit A (Description) - Anna Skilled Nursing (DA 25-0001 ANX 25-0005 PD 25-0004)
3. Exhibit B (Concept Plan) - Anna Skilled Nursing (DA 25-0001 ANX 25-0005 PD 25-0004)
4. Exhibit C (Development Standards) - Anna Skilled Nursing (DA 25-0001 ANX 25-0005 PD 25-0004)

**Anna Skilled Nursing PADA
(DA 25-0001, ANX 25-0005, PD 25-0004)**



THE CITY OF
Anna

N

Legend:
[Yellow hatched box] Subject Property
[Orange dashed box] ETJ
[Black outline box] Parcels
[Blue dashed box] City Limits

Scale: 0 62.5125 250 375 500 Feet

August 2025

PROPERTY DESCRIPTION

BEING a tract of land situated in the David E.W. Babb Survey, Abstract No. 33, Collin County, Texas, and being all of a called 1.14 acre tract of land described in the General Warranty Deed to Mel-Hwy 5 LLC, recorded in Instrument No. 20211116002339690, Official Public Records, Collin County, Texas, and all of a called 14.102 acre tract of land described in the General Warranty Deed to Mel-Hwy5, LLC, recorded in Instrument No. 2021006002048430, Official Public Records, Collin County, Texas; and being more particularly described as follows:

BEGINNING at a mag nail found at the northeast corner of said 1.14 acre tract and being the northwest corner of a called 1.1092 acre tract of land designated as "Parcel 122" described in the Final Judgment to the State of Texas recorded in Instrument No. 20210223000344400, Official Public Records, Collin County, Texas and being the intersection of the approximate centerline of County Road 365 (Highland Road - no record found) with the west right-of-way line of State Highway No. 5 (Powell Parkway - a variable width right-of-way);

THENCE with said west right-of-way line of State Highway No. 5, the following courses and distances:

South 18°42'08" West, a distance of 492.59 feet to a 5/8-inch iron rod with plastic cap stamped "TXDOT Survey Marker, Right-of-Way Monument" found for corner;

South 16°52'01" West, passing at a distance of 82.16 feet the south corner of said 1.14 acre tract and being the southwest corner of said 1.1092 acre tract, same being an angle point in the east line of said 14.02 acre tract and the north corner of a called 0.6961 acre tract of land designated as Parcel 121, recorded in the Deed to the State of Texas recorded in Instrument No. 20190107000019120, Official Public Records, Collin County, Texas, and continuing a total distance of 384.09 feet to a 5/8-inch iron rod with plastic cap stamped "TXDOT Survey Marker, Right-of-Way Monument" found for corner;

South 19°56'53" West, a distance of 291.35 feet to a 1/2-inch iron rod found at the southwest corner of said 0.6961 acre tract and being the southeast corner of said 14.02 acre tract

THENCE North 65°53'56" West, departing said west right-of-way line and with the southerly line of said 14.02 acre tract a distance of 755.81 feet to a rail road spike found for the southwest corner of said 14.02 acre tract and being in the approximate centerline of said County Road 365;

THENCE with the west and northerly line of said 14.02 and 1.14 acre tract and said approximate centerline, the following courses and distances:

North 29°43'24" East, a distance of 577.78 feet to a 60d nail found for corner;

North 33°51'03" East, a distance of 100.02 feet to a 60d nail found for corner;

North 43°25'32" East, a distance of 99.75 feet to a 60d nail found for corner;

North 51°50'40" East, a distance of 100.11 feet to a 60d nail found for corner;

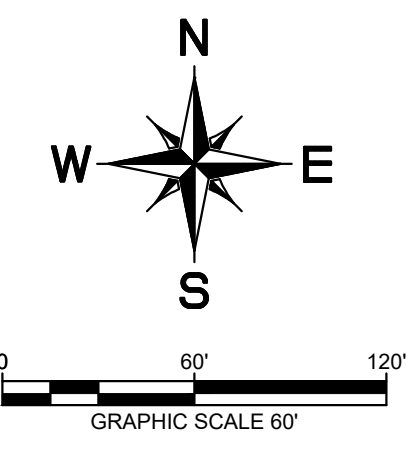
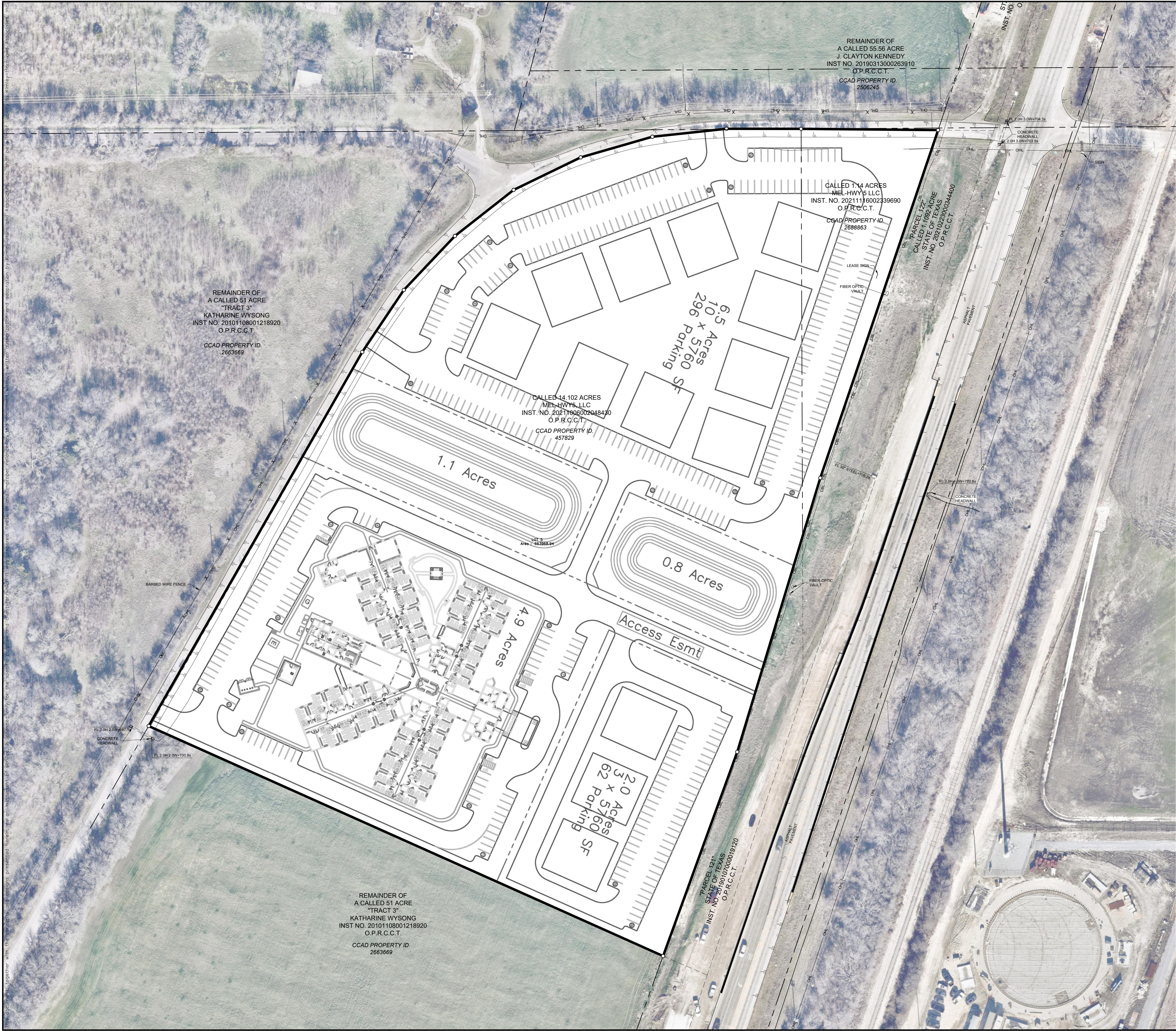
North 64°07'09" East, a distance of 99.93 feet to a 60d nail found for corner;

North 73°55'35" East, a distance of 100.02 feet to a 60d nail found for corner;

North 83°51'57" East, a distance of 99.97 feet to a 60d nail found for corner;

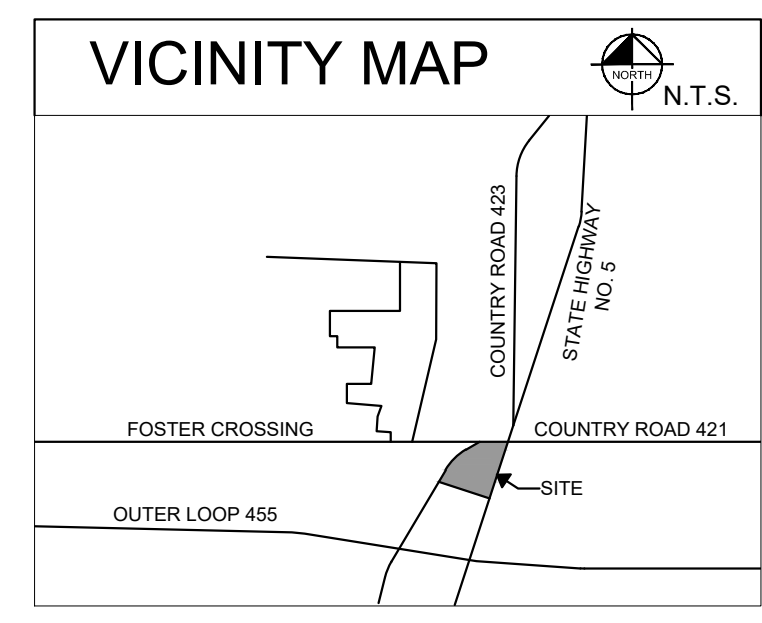
South 89°56'27" East, a distance of 100.14 feet to a rail road spike found at the northeast corner of said 14.02 acre tract and being the northwest corner of said 1.14 acre tract;

South 89°29'27" East, a distance of 183.69 feet to the **POINT OF BEGINNING**; and containing a computed area of 663,969 square feet or 15.2426 acres of land.



LEGEND

--- PROPERTY LINE



CONCEPT PLAN

ANNA SKILLED NURSING CENTER
BLOCK A - LOTS 1-4
15.243 GROSS ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
D.E.W. BABB SURVEY, ABSTRACT NO. 33
AUGUST 26TH, 2025

DEVELOPER:
MEL-HWY5 LLC
13337 Bigelow Ln.
Frisco, TX 75035

ENGINEER:
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Ste. 1100
Dallas, Texas 75226
Contact: Ashley Johnson, P.E.
Phone: (972) 587 - 0824

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 972-770-1300 FAX: 972-293-9820
WWW.KIMLEY-HORN.COM FIRM NO. F-628

KHA PROJECT	064510605
DATE	AUGUST 2025
SCALE	AS SHOWN
DESIGNED BY	KAW
DRAWN BY	JH
CHECKED BY	AMJ

CONCEPT PLAN

ANNA SKILLED NURSING

EXHIBIT C

DEVELOPMENT STANDARDS

1. Purpose

The purpose of these Development Standards is to facilitate the development of the Project.

2. Definitions

Except as otherwise provided herein, the definitions of the City's Zoning Ordinance

3. Standards and Area Regulations.

- A. The location of the development districts shall be in substantial conformance with **Exhibit B** (Concept Plan).
- B. 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 as pertains to Local Commercial (C-1) District in Article 9.04 Zoning Ordinance except as otherwise specified herein.
- C. Prohibited Land Uses. None of the uses listed below shall be permitted on the Property or any part thereof.
 - i. Automotive Uses including but not limited to Auto Parts Sales, Light Auto Repair, and Car Wash
 - ii. Bar
 - iii. Brewpub/Wine Bar
 - iv. CBD Store
 - v. Commercial Amusement, Outdoor
 - vi. Convenience Store (with or without Fuel Pumps)
 - vii. Grocery Store
 - viii. Hookah Longe
 - ix. Kennel
 - x. Cemetery

- xi. Gas Metering Station (with or without Odorizer)
- xii. Government Service Yard
- xiii. Radio, TV, or Microwave Operations, Commercial
- xiv. Donation Collection Bin
- xv. Fuel Pump
- xvi. Retail Ice and Dispensed Water Sales
- xvii. Service Bay
- xviii. Wind Energy Conversion System
- xix. Temporary Batching Plant
- xx. Farmer's Market
- xxi. Itinerant Vendor

D. Deviations from the Concept Plan

- i. Subdivision of the site shall conform to the data presented and approved on the Concept Plan subject to additions and/or alterations as required by the City Engineer. If the Property is subdivided in conformance with the Concept Plan, applicants with substantially different building and parking lot placement may be authorized by the Planning & Zoning Commission with the approval of the Preliminary Site Plan(s) and without a public hearing.
- ii. Non-substantial changes of detail on the plats and plans that differ from the Concept Plan may be authorized by the Planning & Zoning Commission with the approval of the Preliminary Site Plan(s) and without a public hearing.
- iii. A substantial deviation from the Concept Plan for subdividing the property will require a public hearing for the Planning & Zoning Commission recommendation and a public hearing for City Council approval.

4. Design Standards

All structures, construction, building materials, and other aspects of Development within the Property shall conform to all City Regulations directly or indirectly governing said Local Commercial (C-1) District, as

well as the following listed standards (and in the event of any conflict, the following listed standards shall govern).

- A. All structures shall have at least seventy percent (70%) of the total exterior walls, excluding doors and windows, constructed of masonry (brick, stone, pre-cast stone, stucco materials and/or other similar veneer materials) with no more than thirty percent (30%) consisting of cementitious siding or paneling. Stucco materials shall not exceed fifty percent (50%) of any exterior wall or structure.
- B. Where the function of an individual business, or the recognized identity of a brand dictates a specific style, image, or building material associated with that company, the masonry provision may be modified; however, the development shall maintain harmony in terms of overall project design and appearance, and any such design modification shall be subject to approval by the City Council.
- C. Four architectural design features are required on facades facing public streets. Acceptable architectural design features may include but are not limited to:
 - i. Articulation of building facade,
 - ii. A horizontal change in building materials between stories of a building,
 - iii. Variation in building materials between vertical intervals,
 - iv. Variations in window placement,
 - v. Architectural features such as shutters, awnings, dormers, chimneys, decorative moldings or ornamental details, and
 - vi. Roof height, pitch, ridgelines and materials shall be varied to create visual interest and avoid repetition.



Item No. 7.d.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 9/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend Article 9.04 (Zoning Ordinance) of the City of Anna Code of Ordinances.

SUMMARY:

Request to Amend Article 9.04 (Zoning Ordinances) based on legislative changes and staff observations.

This Item requires a Public Hearing.

Public Hearing Note: At the time and place of the public hearing, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed items.

BACKGROUND:

One of the Planning & Zoning Commission's duties is to hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulations. Changes to the zoning regulations may only be amended by ordinance after conducting public hearings before the Planning & Zoning Commission and City Council.

August 22, 2023 - City Council approved an Ordinance repealing and replacing the Zoning Ordinance within the City of Anna Code of Ordinances.

August 26, 2025 - City Council called this public hearing to consider amendments based on legislative changes and staff observations.

Over the last two legislative sessions, state lawmakers have made changes to notice requirements that contradict the Zoning Ordinance. Additionally, staff have found areas of improvement within the regulations during plan review over the last two years. This request is not intended to include controversial topics that require more in-depth discussions and refinement nor rezone any property.

SUMMARY OF PROPOSED CHANGES:

The Zoning Ordinance is a living document meant to be reviewed periodically by the Planning & Zoning Commission. With exception to the April 2025 Smoke Shops Ordinance, the Zoning Ordinance has not been amended since the repeal and replace in 2023. Staff have identified the following items:

- General clean-up (example: Multi-Family to Multifamily).
- Remove references to the Anna 2050 Comprehensive Plan in each Zoning District except Downtown (DT) District. The DT District references the Anna 2050 Downtown Master Plan.

- Exempt single-family zoning distance separation from Powell Parkway (SH 5).
- Provide more flexibility within the DT District for properties along Powell Parkway (SH 5).
- Provide clarity on design and landscaping elements such as defining enhanced landscaping, setback regulations, and frontage buildout.
- Adding stacking requirements from previous version of the Zoning Ordinance for businesses other than drive-through restaurants.
- Requiring fencing or shrubs as a barrier to protect children at play.
- Update notification requirements to match or exceed state law.
- Changing the make-up of the Board of Adjustments (BOA) for consistency with other Boards and Commissions.

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Proposed Amendments - Zoning Ordinance Amendments (TA 25-0002)

ARTICLE 9.04 ZONING ORDINANCE

[...]

DIVISION 2 ZONING DISTRICTS

[...]

§ 9.04.009. Agricultural (AG) District

- (a) Purpose. The Agricultural (AG) district provides, preserves, and maintains large tracts of undeveloped land for agricultural pursuits such as crop production and farming, ranching, and raising livestock, wildlife management, and agrarian lifestyle practices. This district protects agricultural areas from the encroachment of urban and suburban development. ~~This district implements the character and intent of the Comprehensive Plan's Ranching and Agriculture and Rural Living PlaceTypes.~~

[...]

§ 9.04.010. Single-Family Residential (SF-20.0) District

- (a) Purpose. The Single-Family Residential (SF-20.0) district is designed to accommodate a single-family residential development lot design on roughly ½-acre lots. The district can be appropriately located near agricultural and single-family residential uses. ~~This district implements the character and intent of the Comprehensive Plan's Estate Residential PlaceType.~~

[...]

- (d) Special Regulations.
- (1) The Single-Family Residential (SF-20.0) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway excluding Powell Parkway (SH 5). This distance shall be measured from the right-of-way centerline to the residential property line.

[...]

§ 9.04.011. Single-Family Residential (SF-14.5) District

- (a) Purpose. The Single-Family Residential (SF-14.5) district is designed to accommodate a single-family residential development design on roughly ⅓-acre lots. The district can be appropriately located near agricultural and single-family residential uses. ~~This district implements the character and intent of the Comprehensive Plan's Suburban Living PlaceType.~~

[...]

(d) Special Regulations.

- (1) The Single-Family Residential (SF-14.5) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway excluding Powell Parkway (SH 5). This distance shall be measured from the right-of-way centerline to the residential property line.

[...]

§ 9.04.012. Single-Family Residential (SF-12.0) District

- (b) Purpose. The Single-Family Residential (SF-12.0) district is designed to accommodate single-family residential development on roughly ¼-acre lots. The district can be appropriately located near agricultural and single-family residential uses. ~~This district implements the character and intent of the Comprehensive Plan's Suburban Living PlaceType.~~

[...]

(d) Special Regulations.

- (1) The Single-Family Residential (SF-12.0) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway excluding Powell Parkway (SH 5). This distance shall be measured from the right-of-way centerline to the residential property line.

[...]

§ 9.04.013. Single-Family Residential (SF-10.5) District

- (a) Purpose. The Single-Family Residential (SF-10.5) district is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located near agricultural and single-family residential uses. ~~This district implements the character and intent of the Comprehensive Plan's Suburban Living PlaceType.~~

[...]

(d) Special Regulations.

- (1) The Single-Family Residential (SF-10.5) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway excluding Powell Parkway (SH 5). This distance shall be measured from the right-of-way centerline to the residential property line.

[...]

§ 9.04.014. Single-Family Residential (SF-8.4) District

- (a) Purpose. The Single-Family Residential (SF-8.4) district is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located near agricultural and single-family residential uses. ~~This district implements the character and intent of the Comprehensive Plan's Suburban Living PlaceType.~~

[...]

- (d) Special Regulations.
 - (1) The Single-Family Residential (SF-8.4) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway excluding Powell Parkway (SH 5). This distance shall be measured from the right-of-way centerline to the residential property line.

[...]

§ 9.04.015. Single-Family Residential (SF-7.2) District

- (a) Purpose. The Single-Family Residential (SF-7.2) district is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located near agricultural and single-family residential uses. ~~This district implements the character and intent of the Comprehensive Plan's Cluster Residential PlaceType.~~

[...]

- (d) Special Regulations.
 - (1) The Single-Family Residential (SF-7.2) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway excluding Powell Parkway (SH 5). This distance shall be measured from the right-of-way centerline to the residential property line.

[...]

§ 9.04.016. Single-Family Residential (SF-6.0) District

- (a) Purpose. The Single-Family Residential (SF-6.0) district is designed to accommodate single-family residential development on relatively smaller lots. The district can be appropriately located near agricultural and single-family residential uses. ~~This district implements the character and intent of the Comprehensive Plan's Cluster Residential PlaceType.~~

[...]

- (d) Special Regulations.

- (1) The Single-Family Residential (SF-6.0) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway excluding Powell Parkway (SH 5). This distance shall be measured from the right-of-way centerline to the residential property line.

[...]

§ 9.04.017. Mixed-Density Residential (MD) District

- (a) Purpose. The Mixed-Density Residential (MD) district provides medium-density residential development with diversified housing choices. This district encourages a mix of single-family and two-family residential uses and incentivizes community amenities to form compact, accessible, and walkable neighborhoods. ~~This district implements the character and intent of the Comprehensive Plan's Urban Living PlaceTypes.~~

[...]

§ 9.04.018. Multifamily Residential (MF) District

- (a) Purpose. The Multi-Family Residential (MF) district provides for high-density residential development, targeting well-designed multi-family uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multifamily ~~multi-family~~ uses with site development characteristics that accommodate open space and access to light and air. ~~This district implements the character and intent of the Comprehensive Plan's Urban Living PlaceType.~~

[...]

§ 9.04.019. Local Commercial (C-1) District

- (a) Purpose. The Local Commercial (C-1) district provides for a range of commercial activities, including the development of small-scale neighborhood offices, low-intensity retail and service businesses, public spaces, and limited, locally-scaled mixed-use establishments. This district offers a transition between neighborhoods and intensive commercial areas, providing a critical commercial function that serves nearby residential areas. Development in this district is primarily pedestrian-scaled to help improve vehicular circulation and safely accommodate residents and pedestrians. ~~This district implements the character and intent of the Comprehensive Plan's Community Commercial PlaceType.~~

[...]

§ 9.04.020. Regional Commercial (C-2) District

- (a) Purpose. The Regional Commercial (C-2) district provides for medium- to large-scale development of retail, service, entertainment, and office necessary for a regional market. This district primarily facilitates commercial development, like big box and anchor retailers and intensive shopping strip centers that are automobile-oriented and generate high traffic counts. ~~This district implements the character and intent of the Comprehensive Plan's Regional Activity Center PlaceType.~~

[...]

§ 9.04.021. Mixed-Use (MU) District

- (a) Purpose. The Mixed-Use (MU) district provides for development outside of Anna's downtown that has identifiable centers and edges, a walkable development pattern, accessible community open spaces, and various commercial tenants. This district provides entertainment venues, commercial, residential, and office uses that harmoniously coexist in a higher-density, pedestrian-oriented environment. ~~This district implements the Comprehensive Plan's Entertainment Center and Mixed-Use PlaceTypes.~~

[...]

§ 9.04.022. Downtown (DT) District

[...]

Downtown (DT) District Dimensional Standards			
		Zone	
		Core (CE)	Neighborhood (ND)
Build-to-Zone (BTZ) and Setback Requirements			
A	Front Yard BTZ (min. – max.)		
A.1	<i>Downtown Arterial Street</i>	0 – 40 <u>25</u> feet	5 – 15 <u>35</u> feet

[...]

Downtown (DT) District Dimensional Standards			
		Zone	
		Core (CE)	Neighborhood (ND)
Build-to-Zone (BTZ) and Setback Requirements			
E	Frontage Buildout (min.)		
E.1	<i>Downtown Arterial Street</i>	80% <u>50%</u>	60% <u>45%</u>

[...]

§ 9.04.023. Light Industrial (I-1) District

- (a) Purpose. The Light Industrial (I-1) district provides for manufacturing, jobbing commercial uses, wholesale businesses, material fabrication, research facilities, and general industrial uses that are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare. This district provides a transition between heavy industrial uses and other less intensive commercial activity and residential uses. ~~This district implements the character and intent of the Comprehensive Plan's Employment Mix and Professional Campus PlaceTypes.~~

[...]

§ 9.04.024. Heavy Industrial (I-2) District

- (a) Purpose. The Heavy Industrial (I-2) district provides areas for manufacturing, processing, assembling, storing, testing, and industrial uses that are extensive and intensive in character, and require large sites, open storage and service areas, extensive services and facilities, and access to major transportation networks. Development in this district is sometimes incompatible with less intensive uses by reason of traffic, noise, vibration, dust, glare, or emissions, and is intrusive to commercial activity and residential areas. ~~This district implements the character and intent of the Comprehensive Plan's Manufacturing and Warehouse PlaceType.~~

[...]

§ 9.04.041. Dimensional Regulations

[...]

- (m) Restaurant.

- (1) Local Commercial (C-1) District

- (A) ~~No drive-throughs are allowed.~~ Drive-throughs may be permitted by a specific use permit.

[...]

- (2) Regional Commercial (C-2) District.

- (A) Drive-throughs.

- (i) Drive-throughs are allowed.

- (ii) Drive-throughs with individual service speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened by a sound abatement system. The Planning and Zoning Commission may recommend that City Council require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and provide noise abatement to minimize the impact of individual service speakers on residential districts.
- (iii) ~~A stacking space shall be an area on a site measuring 9 feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. An escape lane shall be an area measuring a minimum of 11 feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle. See [Stacking Requirements in §9.04.043.](#)~~
- (iv) ~~The minimum stacking space for the first vehicle stop shall be 100 feet and 40 feet thereafter for any other stops. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the pick-up window.~~

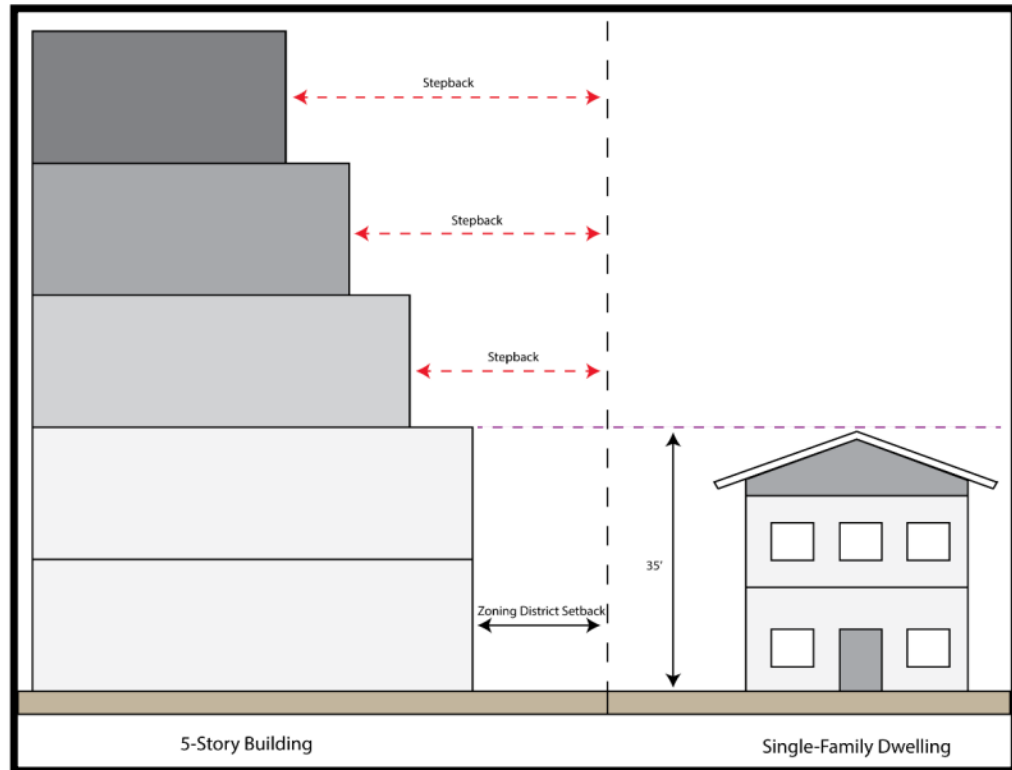
[...]

§ 9.04.041. Dimensional Regulations

[...]

- (h) Stepback Regulations.
 - (1) Stepback regulations apply to all new building construction and all additions with multiple stories and a height greater than 35 feet located adjacent to residential zoning districts and existing single-family uses but do not apply when an improved public street or railroad right-of-way separates the new building construction from the existing residential zoning district or single-family residential use.
 - (2) A 25-foot stepback applies for each additional story after the second story exceeding 35 feet in height (See Figure 7: Stepback Exhibit).
Figure 7: Stepback Exhibit

Figure 7: Stepback Exhibit



- (3) Stepback regulations do not apply to the Downtown (DT) District to any nonresidential use and residential zoning district or use when separated by a public street.
- (4) The ordinary projections of window sills, belt courses, cornices, roof overhangs, balconies, rooftop patios, and other architectural features projecting not to exceed 4 feet into the required stepback unless granted by a specific use permit.

[...]

§ 9.04.043. Parking

[...]

- (h) Design.

[...]

(4) Stacking.

- (A) A stacking space shall be an area on a site measuring 9 feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. An escape lane shall be an area

measuring a minimum of 11 feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.

- (B) For drive-through restaurants, the minimum stacking space for the first vehicle stop (point of order) shall be 100 feet and 40 feet thereafter for any other stops. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the pick-up window.
- (C) For dry cleaners, banks and financial services, pharmacies, and other retail uses with drive-through facilities, a minimum of 5 total stacking spaces shall be required if one or 2 drive through lanes are provided. For 3 or more drive through lanes, a minimum of 4 total stacking spaces shall be required. An escape lane shall be provided in all instances.
- (D) For unmanned kiosks, a minimum of one stacking space for each service window shall be provided.

[...]

§ 9.04.045. Landscaping

[...]

- (f) Minimum Landscaping Requirements.

[...]

- (2) Parking Lots.

[...]

- (C) A landscape island shall be located at the terminus of each parking row, and shall contain at least one canopy tree. Exceptions may be granted by the Planning & Zoning Commission during Preliminary Site Plan or Site Plan approval:

- (i) When a row ending in ADA parking spaces are separated from the building by a fire lane; or
- (ii) Where necessary easements would conflict with plant of a tree.

(3) Nonresidential, Mixed-Use, and Multifamily ~~Multi-Family~~ Development.

(A) At least 15% of the street yard shall be a permanent landscape area. This requirement is ~~reduced to 10%~~ for properties exempt in the Downtown (DT) District.

(B) When located at the intersection of two dedicated public streets (rights-of-way), a minimum 600 square foot enhanced landscape area shall be provided at the intersection corner, which can be counted toward the 15% street yard requirement. It shall consist of a combination of the following:

(i) Mulched landscape bed;

(ii) Flowering perennials;

(iii) Low shrubs less than four feet (4') in height;

(iv) Low ornamental grasses at least one foot (1') in height; and/or

(v) Landscaping rock including but not limited to pea gravel, lava rocks, and river rocks.

[...]

(g) Landscape Buffers.

[...]

(5) Properties zoned Downtown (DT) District shall be exempt from landscape buffers except when off-street parking spaces are located in between the right-of-way and the front building face and the headlights face towards the street. For DT properties that do require a landscape buffer, a minimum 10-foot landscape buffer adjacent to the right-of-way is required.

(h) Tree Preservation.

[...]

(2) Any protected trees as defined in Article 9.07 (Tree Preservation) preserved on a site meeting these specifications may be credited toward meeting the tree requirement of any landscaping provision of this section for that area within which they are located, according to Table 28: Tree Preservation Credits, depending on the applicant's preference to accept or decline the credit. For purposes of this

section, caliper measurement shall be taken at DBH above the ground and rounded to the nearest whole number.

Table 28: Tree Preservation Credits

Caliper of Existing Tree	Credit Against Tree Requirement
6" to 8"	2 trees
9" to 15"	3 trees
16" to 30"	4 trees
31" to 46"	5 trees
47" or more	8 trees

[...]

§ 9.04.046. Screening and Fencing

[...]

(d) Fencing Standards.

(5) Locational Requirements. The following locational requirements apply:

(A) A fence shall be located between a right-of-way or parking lot and pedestrian areas including but not limited to playground equipment, sports fields, outdoor commercial amusement areas but excluding sidewalks, colonnades, and paseos. Shrubs may be planted in lieu of a fence to provide a barrier that would create the same effect. Openings in the fence or shrub line no greater than five-feet in width are permissible for every 15 linear feet of fence line. Additional exceptions may be granted by the Planning & Zoning Commission during Preliminary Site Plan or Site Plan approval.

[...]

§ 9.04.050. General Procedures

[...]

(b) General Procedural Requirements.

[...]

(3) Authority Table. Table 37: Authority Table summarizes the major review procedures for land use applications and development activity in the City's corporate limits and who acts on those applications. Not all procedures addressed in this article are summarized in this table (see subsequent sections of this Division for additional details on each procedure).

Table 37: Authority Table

Application Type	Notice				Authority			
	Publication	Mail	Website	Signs	Director	PZ Commission	City Council	Board of Adjustment
Rezoning	Y	Y	N Y	Y	R	R	D	-
Specific Use Permit	Y	Y	N Y	Y	R	R	D	-
Text Amendment	Y	Y ^{***}	- Y	-	R	R	D	-
Concept Plan*	N	N	N	N	R	D	A	-
Preliminary Site Plan**	N	N	N	N	R	D	A	-
Site Plan	N	N	N	N	D	A	-	-
Variance	N	N	N	N	R	-	-	D
Interpretation	N	N	N	N	D	-	-	A
Key	Y = Yes N = No R = Review and Recommend D = Decision (a decision includes the review of the application) A = Appeal Decision							
Notes	<p>* = Any Concept Plan associated with a rezoning or specific use permit request requires a Planning and & Zoning (PZ) Commission recommendation followed by City Council approval.</p> <p>** = Any Preliminary Site Plan associated with a rezoning or specific use permit request requires a Planning and & Zoning (PZ) Commission recommendation followed by City Council approval.</p> <p>*** = If a text amendment to land uses would change an existing business/property to a non-conforming land use, the property owner and tenant must be notified.</p>							

[...]

(e) Noticing.

[...]

(3) Notice Sign Posting.

(A) One sign ~~of at least four square feet~~ shall be posted on the property to be rezoned. Dimensions shall meet the minimum requirements established in Texas Local Government Code §211.

(B) This sign(s) shall, if possible, be located adjacent to streets.

(C) This sign(s) shall be erected ~~on or before the first date of the first notice to property owners~~ no less than 10 days before the Planning & Zoning Commission holds a public hearing and shall be removed ~~immediately~~ within 15 days after final action by the City Council or when the applicant withdraws the request, whichever comes first.

(D) The sign shall contain a notice of a zoning change and the telephone number of the public office from whom dates of public hearings may be obtained.

~~(E) — The erection or continued maintenance of signs shall not be deemed a condition precedent to the granting of any zoning change or holding of any public hearing.~~

[...]

§ 9.04.074. Board of Adjustment

(a) Creation. There is hereby created a Board of Adjustment that shall be organized, appointed, and function as follows:

(1) The Board of Adjustment shall consist of ~~seven~~ five members who are residents of the City ~~or its extraterritorial jurisdiction~~, each to be appointed by the City Council for a term of two years and removable for cause by the appointing authority upon written charges and after the public hearing.

(2) Vacancies shall be filled for the unexpired term of any member, whose place becomes vacant for any cause, in the same manner as the original appointment was made.

~~(3) — The City Council may appoint two alternate members who shall serve in the absence of one or more of the regular members when~~

~~requested to do so by the chairperson or City Manager, as the case may be.~~

- ~~(4)~~(3) The terms of three members shall expire in May of each odd-numbered year, and the terms of two of the members shall expire in May of each even-numbered year.
- ~~(5)~~(4) Board of Adjustment members may be appointed to succeed themselves.
- ~~(6)~~(5) Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years.
- ~~(7)~~(6) Newly appointed Board of Adjustment members shall be installed at the first meeting after their appointment.

[...]

§ 9.04.082. Key Terms

[...]

(12) Frontage Buildout

~~The required location where a building, or portion of a building must front.~~

The percentage of the building facade that shall be located within the build-to zone (BTZ), calculated by the width of the building facade, not lot width. Build-to percentage is further defined as:

1. Facade articulation elements, such as window or wall recesses and projections, shall be considered to meet any required build-to percentage.
2. Public open spaces and outdoor dining areas that are between a building facade and a frontage and are no more than an average of 24 inches above or below grade of adjacent sidewalk are counted as meeting the build-to percentage.
3. Common or private open spaces of residential development bounded on three sides by a building and no more than an average of 24 inches above or below grade of adjacent sidewalk are counted as meeting the build-to percentage.

[...]



Item No. 7.e.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 9/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Provide feedback on the Concept Plan for the Anna 96 development.

SUMMARY:

M&A Development Company has requested to enter into a Pre-Annexation Development Agreement (PADA) with the City for the Anna 96 development. Anna 96 is a proposed 96-acre residential development located on the northeast side of the City of Anna planning jurisdiction. The developer is seeking feedback from the Planning & Zoning Commission on the Concept Plan for the project. The intent of this item is to provide the developer with direction on the proposed project design and layout prior to City Council review and action on the PADA. No official city action will be taken on this item during this meeting.

The Concept Plan is an exhibit within the PADA and provides a general layout of the project. Concept Plans focus on:

1. Vehicular access and circulation, including layout of arterial, collector and local streets,
2. Lot layout,
3. Open space location, and
4. Project phasing.

Once the PADA and the Concept Plan are approved by the City Council, minor changes may be made by the developer through the City Staff administrative review process. Any major changes that are not substantially consistent with the approved Concept Plan require Planning & Zoning Commission review and recommendation and City Council approval.

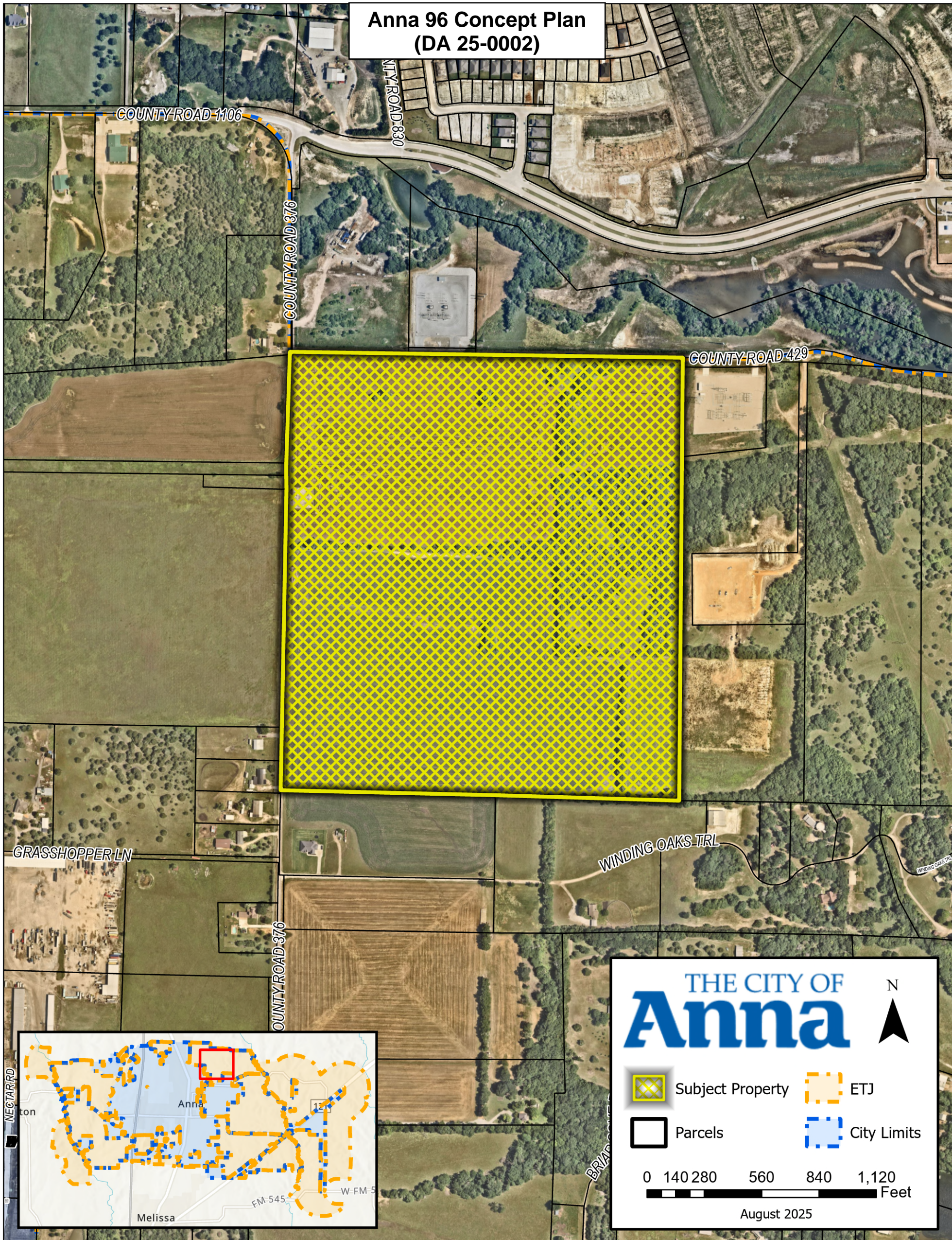
STAFF RECOMMENDATION:

Provide feedback on the Concept Plan.

ATTACHMENTS:

1. Locator Map - Anna 96 (DA 25-0002)
2. Conceptual Layout - Anna 96 (DA 25-0002)
3. Pre-Annexation Terms - Anna 96 (DA 25-0002)

Anna 96 Concept Plan (DA 25-0002)



THE CITY OF
Anna



Subject Property



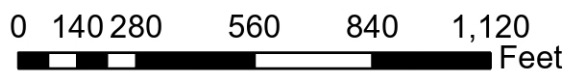
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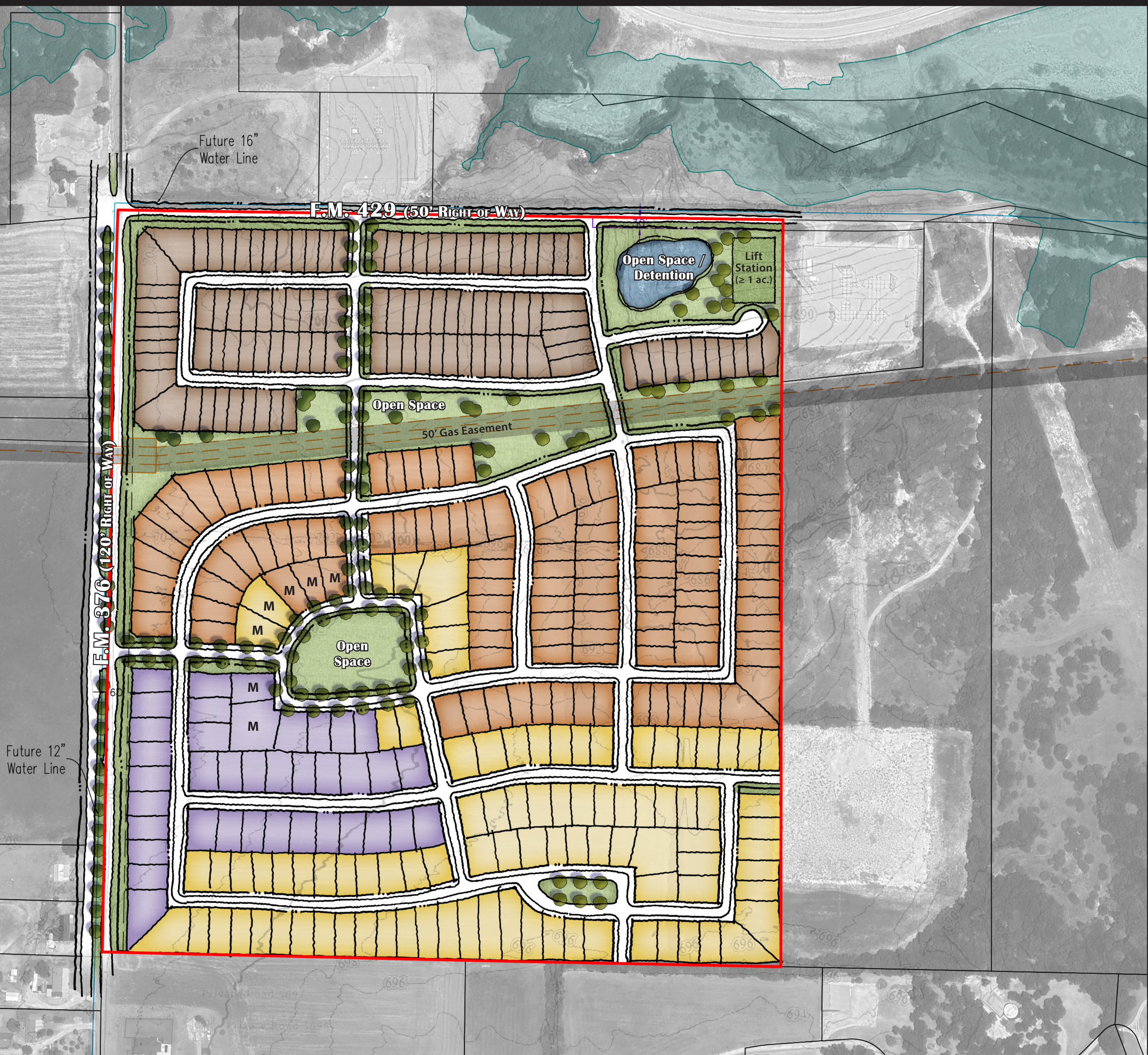
City Limits



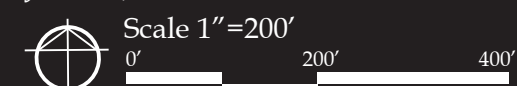
August 2025

SINGLE-FAMILY SUMMARY:

	PRODUCT	UNITS	% OF UNITS
	70' x 125'	+/- 38	11%
	60' x 120'	+/- 92	26%
	50' x 120'	+/- 122	34%
	40' x 120'	+/- 104	29%
	Total	+/- 356	100%



June 10, 2025



This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

F.M. 376 TRACT - ANNA, TX
CONCEPTUAL PLAN

August 28, 2025

Planning Department
City of Anna
Attn: Lauren MeckeAn
City of Anna, Texas

Pre-Annexation Development Agreement (PADA) Outline

Project Name: Anna 96 Acres (CR 376 Tract) – Anna ETJ, Texas

Developer: M&A Development Company

Project Size: ±96 acres

Annexation

- Developer consents to voluntary **annexation** of the Property into the City limits.
- City agrees to annex the Property concurrently with zoning approval.

Zoning

- Location: Southeast Corner of CR 429 CR 376 Tract in Anna ETJ, Texas
- Total Area: ±96 acres
- Current Zoning: AG
- Proposed Land Use: Single-Family Residential
- Units: ±356 lots (with product mix shown per concept plan)
 - 70' x 125' – 38 units (11%) (Min : 10%)
 - 60' x 120' – 92 units (26%)
 - 50' x 120' – 122 units (34%) (Max : 35%)
 - 40' x 120' – 104 units (29%) (Max : 30%)
- City agrees to approve a **Planned Development (PD) Zoning** district consistent with the submitted concept plan.
- PD shall govern lot sizes, setbacks, open space, and other development standards.

Public Improvement District (PID)

- Developer may petition the City for the creation of a **Public Improvement District (PID)**.
- PID funds may be used for eligible public infrastructure improvements including water, sewer, roads, parks, and open space amenities.
- City agrees to initiate proceedings in good faith upon receipt of a complete petition.

Utility Services

- City agrees to provide **retail water and sanitary sewer service** to the Property.
 - Developer shall design and construct water and wastewater infrastructure in accordance with City standards.
-

Offsite 12" Water Line

- Developer shall design and construct a **12" Water Line** of approx. 9500 LF to connect to the existing 12" water line along Elm Grove to serve the property.
 - The **City agrees to provide Impact Fee Credits** (water) for the offsite water improvements.
-

Lift Station and Force Main

- Developer shall design and construct a **lift station and associated force main** to serve the project and potentially offsite areas.
 - The **City agrees to provide Impact Fee Credits** (wastewater) for the Lift Station and Force Main Improvements.
-

CR 376 – Major Arterial

- Developer shall design and construct *Determine any offsite roadway improvements required.*
 - The **City agrees to provide Impact Fee Credits** (roadways) for the offsite improvements per the Master Throughfare Plan.
-

Exhibits

- **Exhibit A:** Conceptual Land Plan (FM 376 Tract – June 10, 2025)
- **Exhibit B:** Legal Description
- **Exhibit C:** PD Zoning Standards (to be approved)
- **Exhibit D:** Offsite Roadway, Water, and Wastewater Improvement Exhibit
- **Exhibit E:** Impact Fee Credit Spreadsheet

