



**AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 4, 2021 @ 7:00 P.M.**

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, January 4, 2021, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items.

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Planner II Lauren Mecke (LMECKE@annatexas.gov) by January 4, 2021, no later than 5:00 PM so it may be read into the record.

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

4. **Location Map**

Consent Items

5. Consider/Discuss/Action to approve minutes of the December 7, 2020 Planning and Zoning Commission meeting.
6. Consider/Discuss/Action on a recommendation regarding The Woods at Lindsey Place, Preliminary Plat. **Applicant: David Booth, D.R. Horton**

Public Hearing Items

7. Conduct a public hearing/Consider/Discuss/Action on amendments to Article 9.02 Subdivision Regulations, Article 9.04 Zoning Ordinance, Article 9.05 Signs, Article 9.06 Landscape Regulations and related sections of the Development Regulations. (Director of Development Services Ross Altobelli)

Adjourn

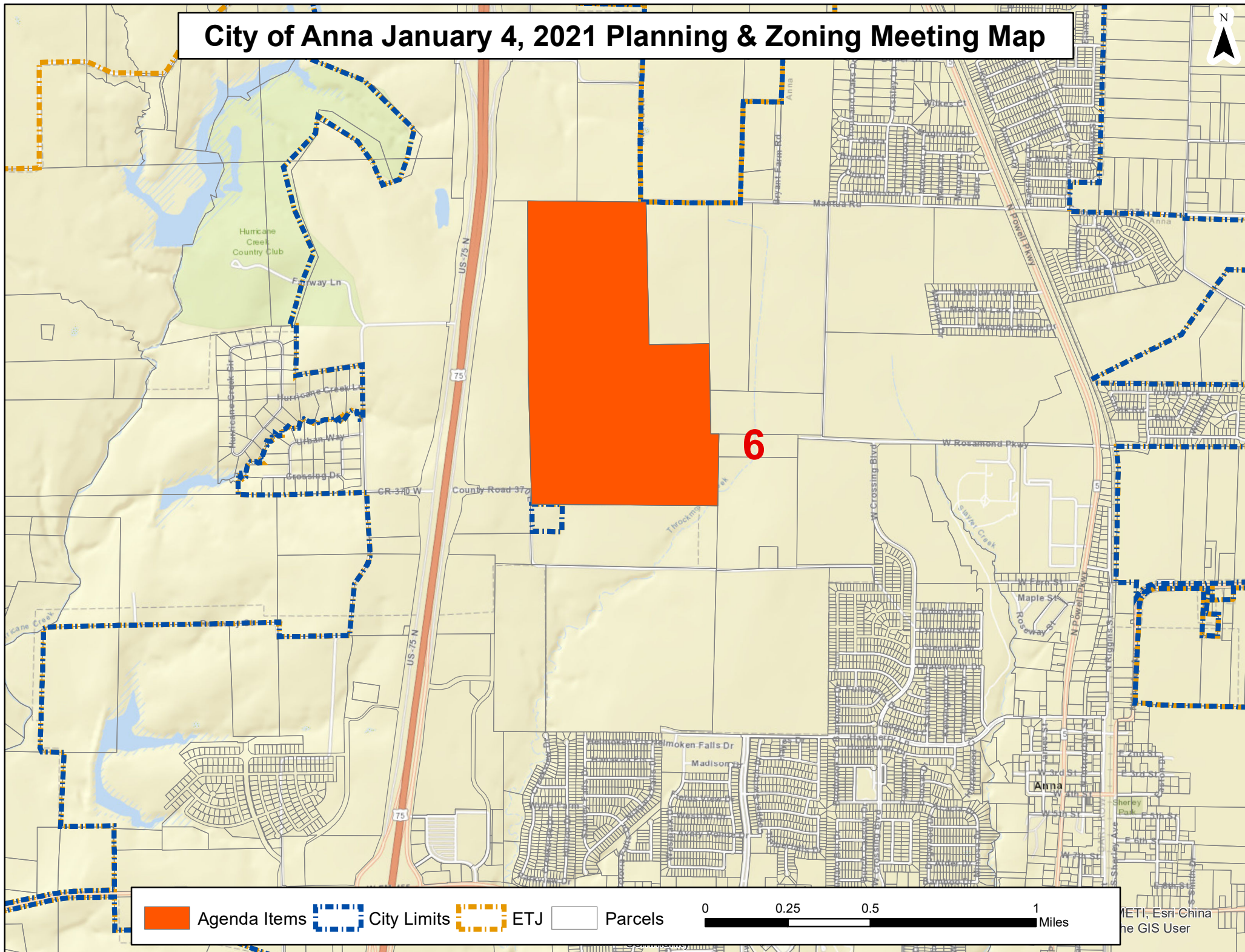
This is to certify that I, Lauren Mecke, Planner II, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. December 31, 2020.

A handwritten signature in black ink, appearing to read "Lauren Mecke", written over a horizontal line.

Lauren Mecke
Planner II

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

City of Anna January 4, 2021 Planning & Zoning Meeting Map



**MINUTES
PLANNING AND ZONING COMMISSION
December 7, 2020**

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

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:00 p.m.

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

2. Invocation and Pledge of Allegiance

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

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

Tom Plunket, 917 Calder Court, Anna, TX, thanked the commission members for volunteering. He stated that this is the 4th apartment complex, technically, for Anna and is not far from others that have already been approved. Is this what Anna needs today? I don't think this is what Anna needs at this time. New schools will need to be paid for. Do we want to be known as the apartment and truck stop town? Mr. Plunket added as a veteran, he wished to acknowledge the anniversary of Pearl Harbor, which occurred on December 7, 1941.

4. Location Map

Consent Items

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

A motion was made by Commissioner Henke seconded by Commissioner Grady to approved consent items 5-8. The vote was unanimous.

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

Ross Altobelli, Director of Development Services, gave a brief presentation and answered questions from the commission. This zoning request contains multiple tracts of land. Contained within the area is Rosemond Parkway, which will be a future major collector and provide an east-west traffic flow for the development. All property owners within 200ft of these properties were notified of the zoning change request. The majority of these homeowners were located in West Crossing, other subdivisions include Meadow Vista and Shadow Bend. The developer is proposing to dedicate land to the school that will work in conjunction with dedication from neighboring landowners.

There is a key feature of a lagoon associated with the zoning request. The site is just under two acres, which will allow them to activate the entire water body. There will be a public component to the lagoon, which will open the amenity to all Anna neighbors. The applicant is proposing a dedication of a north-south green belt, as well as, creating 10ft wide trails and golf cart paths to connect the two properties and amenities without having to drive.

The PD stipulations include a private lagoon with public access, the dedication of the land for a future Anna ISD site, and the dedication of the green belt, which will be presented to the Parks Board and City Council. They are prohibiting some commercial uses due to proximity to single-family homes. The blue lagoon will serve as a community gathering space with the allowed commercial uses for entertainment and restaurants. Ornamental fencing will be provided for properties adjacent to green space. The variations to the zoning requirements are a four-story height allowance for multifamily, SF-60 and SF-Z rear yards will be reduced to 20ft to allow for a larger building footprint. There will be significant parking around the lagoon for the public to access the amenity without creating a parking burden. The zoning meets the Strategic Plan Principles of community and family, beautiful communities, housing opportunities, and a fun community for all. Staff recommends approval as it is in conformance with the Comprehensive Plan and tenants of the Strategic Plan.

The public hearing opened at 7:27 p.m.

Chairman Tutson read the names of the citizens who submitted opposition letters: Scott Lacey, Ben Smith, Teresa Zeller, Tony Zeller, Stacie Bartlett, Matthew Szambelak, Steve Petit, Chris Groseclose, Tom Puckett, Dr. Jennifer Edwards, and Jill Addison-Needles.

Steve Leonard, Leonard Investments, Plano, TX, was present as applicant and gave a brief presentation. We put higher uses close to the high school with direct access to Rosemond and Highway 75 and put larger lot sizes next to existing homeowners. The lagoon will set the development apart. Staff is working with us and other developers to construct Rosemond. We have visited several other lagoon facilities across the nation. Our facility will be approximately two acres of surface water and will have a resort feel and look to it. Capacity will be around 2,000 people a day, this is standard across the county. There will be an on-site restaurant at the north end of the lagoon that will be open to the public year-round. There will also be a fitness facility and resort type entertainment. There will be a day fee for the public and HOA fees will include year-round access for residents. The lagoon will be staffed full time. We will focus on HOA and public activities. We will have an open space, as well as, a second story overlook restaurant available as event space.

The entire lagoon site will be surrounded by a six-foot wrought iron fence and require key cards for resident access. The multi-family will be urban garden style three story apartments, with rights to go to four depending on market. This would allow for a premium view and the ability to add a commercial component to the ground floor. There is a maximum unit count of 600.

Commissioner Henke asked if it would be all surface parking.

Mr. Leonard replied that yes, parking would be surface.

Mr. Altobelli commented that the applicant has agreed to do a center load product with 5ft on each side of the lot to address concerns.

Commissioner Henke confirmed with the applicant that the water is filtered freshwater. Filling up the lagoon will be coordinate over time as to not overload the system.

Commissioner Grady asked if another location had been considered.

Mr. Leonard responded that we need land mass to get the proper unit count. We have looked at other areas and all roads led to this site.

Mr. Altobelli added that staff worked with the applicant to incorporate design elements and lots on the greenway will be orientated to the greenway. There will be a considerable amount of access and parking. This will open the feature to anyone.

Scott Lacey, 321 Bankhurst Dr, Anna, Texas, asked if the apartments would be government subsidized or luxury style.

Mr. Leonard replied that it will be market rate. We must have value to make the lagoon amenity feasible.

Mr. Lacey asked about the security of the site.

Mr. Leonard stated that the multi family will be fenced and gated, the lagoon is also fenced and there will be staff. Everyone will be protected.

Mr. Altobelli added that there is a requirement of a 6ft masonry fence between the multifamily and the school.

Corrine Tate, 103 Eastbrook Dr., Anna, TX asked how the evaporation loss would be controlled.

Mr. Leonard clarified that once the lagoon is filled it will be mostly maintenance, we will have to put back in the water lost to evaporation.

The public hearing closed at 7:54 p.m.

Commissioner Grady stated that she lives in West Crossing and is concerned is about security. With reading these opposition letters I see that people are afraid and people don't want this.

Mr. Leonard responded that the site plan will provide more detail on this. At this point we are trying to secure zoning. We can address security very similarly to any other site.

Mr. Altobelli added that next to West Crossing will be single family lots. Intensive uses will be located next to the high school. The SF-60 lots will match the surrounding lots.

Commissioner Grady asked if the price point would match that of West Crossing.

The applicant responded that the average price is \$320,000.

Commissioner Rubits asked how many public parking spaces would be provided.

David Kalofher, 11000 Frisco Street, Suite 400, Frisco, TX commented that we are including a 350-space parking area, just for the lagoon. There will be walking paths and trails to the public amenities. We are also providing an 8ft hike and bike trail to the northwest.

Mr. Altobelli stated that this will expand the D.R. Horton buffer that was previously approved.

Mr. Leonard added that that pedestrians and the ability for golf carts to travel on pathways will cut down on car parking.

Commissioner Henke clarified with staff that the golf carts would remain on paths only and proper safety language would be created.

Commissioner Rubits asked for clarification on what amenities will be paid for vs. free.

The applicant stated that the HOA dues will give residents access. The public will purchase day passes.

Commissioner Rubits asked if there were any concerns from the fire chief about the four-story height.

Mr. Altobelli responded that there was no concern.

Commissioner Rubits asked if wells were allowed on residential or commercial sites.

Mr. Altobelli clarified that all regulations would be followed in regards to water access.

Mr. Leonard added that they will work with Public Works to not overload the system.

Commissioner Rubits and Mr. Leonard confirmed that the lagoon and a portion of the multifamily are in phase one of the project.

Commissioner Rubits also clarified with staff that across from the SF-Z is a major thoroughfare in between this zoning and Meadow Vista, which has an SF-60 base zoning.

Commissioner Barton asked the status of similar lagoon developments in the area.

Mr. Leonard responded that the development in Weston will be smaller and have less amenities and will to City Council the next day (12/08/2020) and we hope to begin excavation before Christmas. The Forney location will go to City Council at the end of December to receive final zoning approval for 355 acres.

Commissioner Barton pointed out that the zoning would need to include the rights for a two-story restaurant and should limit the four-story apartments to the buildings interior to the lagoon.

Commissioner Barton confirmed with the applicant that Megatel would be the only builder on the site and suggest that if there were to be food trucks, include a plan for electric, water, sewer connections and bring in luxury restrooms.

Commissioner Barton added that he would like to include a timeline on any gravel parking lot.

Chairman Tutson voiced the sentiment that there has been some concern over the years over multifamily units and crime. This was mentioned in some of the opposition letters and I want to mention some of facts and data to go along with that. There was a study done in 2017 by the University of Arkansas asking if there was direct correlation between multifamily units and crime. The results showed there was no correlation. Harvard University also concluded there was no direct correlation in 2007. A blog post entitled Do Apartment Building Affect the Property Values of Surrounding Single-Family Communities found that they increased property values. There was a similar finding the 2019 article entitled Common Multifamily Myths Debunked. I wanted to present non-partisan information to dispel the myths of multifamily and crime. It is also not the case that multifamily equates to subsidized housing. We do not have diversity of housing for young adults and senior citizens. My concern is 600 units is a lot of units and I am hoping in good faith that it does not come out to 600 units. I agree that the four-story should be limited to the interior buildings. I believe this area is a good location for high density.

Mr. Leonard elaborated for the commission that the property owner will be subsidizing the cost of the lagoon operation. There is not an intent to raise HOA dues. The volume of housing will offset the need for higher dues.

Commissioner Rubits added that the correlation with crime comes down to the issue that the crime was already there. A development like this won't let the apartments take a downturn because of the cost of the Lagoon. I have faith that they are not bringing down property values. We are not putting these by existing homes. This is a good place for apartments.

Commissioner Grady added that she agreed with the research, there is no correlation between crime and apartments. We can use more places that are affordable. It is a beautiful development with the lagoon amenity and we need something like this for the kids to do.

Mr. Altobelli clarified that the added stipulations were as follows: four-story apartments would be allowed internally, adjacent to the Lagoon. C-1 zoning would allow for two story. The temporary parking would be allowed for a maximum of two years from the approval of the building permit for the temporary parking lot.

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

A motion was made by Commissioner Rubits seconded by Commissioner Henke to recommend approval of the zoning change as amended by the Commission. The vote passed five to one, with commissioner Grady voting no.

- C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Anacapri, associated with the rezoning request.

A motion was made by Commissioner Barton seconded by Commissioner Thomas to recommend approval of the concept plan. The vote passed five to one, with commissioner Grady voting no.

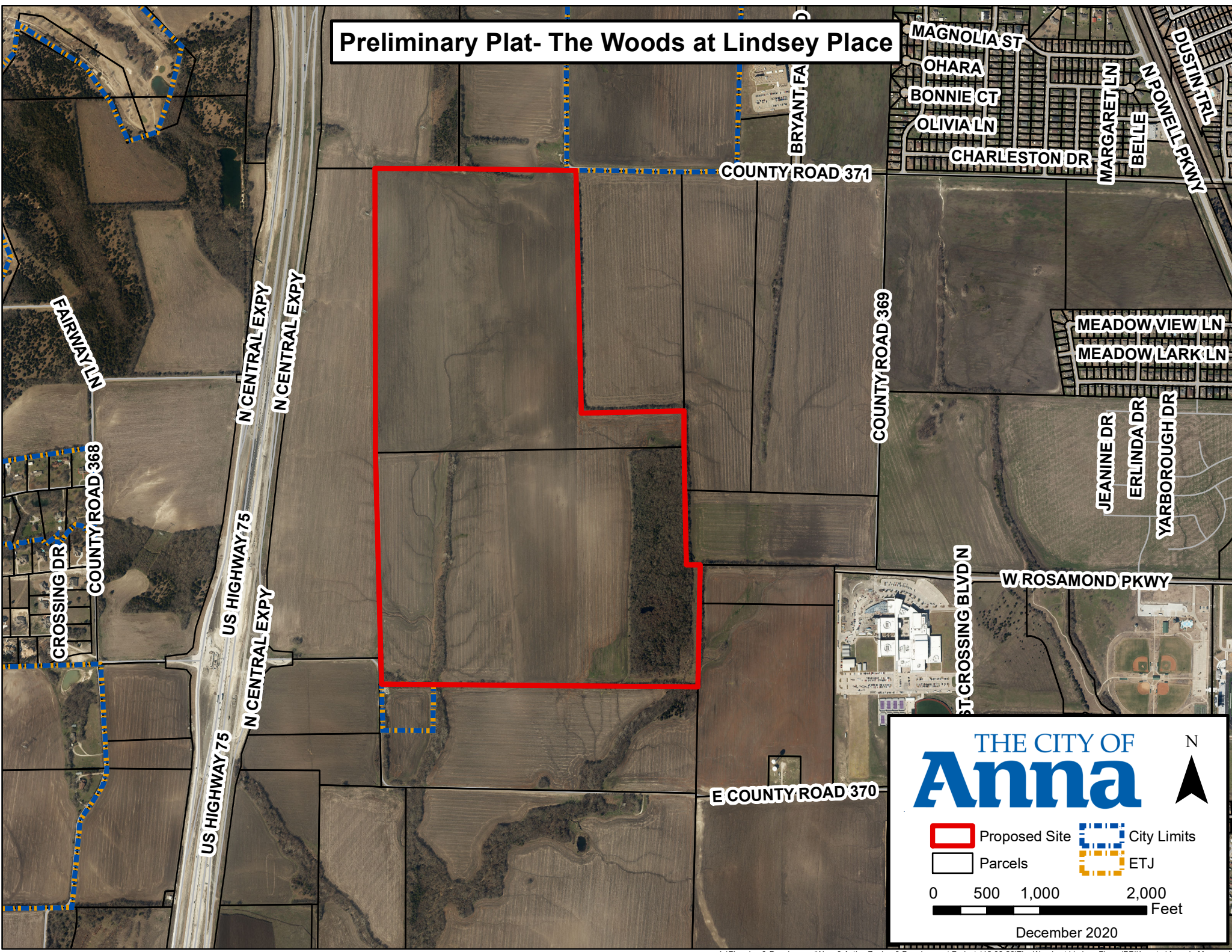
10. Adjourn

A motion was made by Commissioner Rubits seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:44 p.m.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:

Preliminary Plat- The Woods at Lindsey Place



CITY OF ANNA
Planning & Zoning Commission
January 4, 2021

Preliminary Plat: The Woods at Lindsey Place

Applicant: David Booth, D.R. Horton

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding The Woods at Lindsey Place Preliminary Plat.

SUMMARY:

941 Residential Lots, 15 HOA Lots, 2 Commercial Lots, and 1 Multi-Family Lot on 275± acres located at the northwest corner and southwest corner of future Rosamond & future Ferguson Parkway. Zoned Planned Development-Multi-Use (PD-MU): Restricted Commercial (C-1), General Commercial (C-2), Multiple-Family Residential - High Density (MF-2), Single Family Residence-72 (SF-72), Single Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Single-Family Townhome District (SF-TH).

The purpose for the preliminary plat is to propose lot and block boundaries and easement necessary for the creation of 941 residential lots, 15 HOA lots, 2 commercial Lots, and 1 multi-family lot.

RECOMMENDATION:

Recommended for approval subject to:

Review of the dedication of two tracts of land for the purposes of Neighborhood Parks by the City's Parks Advisory Board and approval by the City Council.

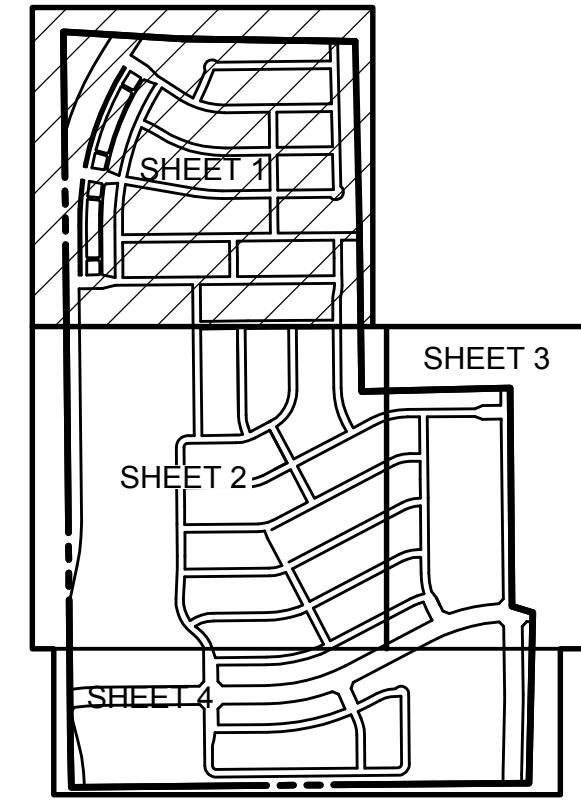
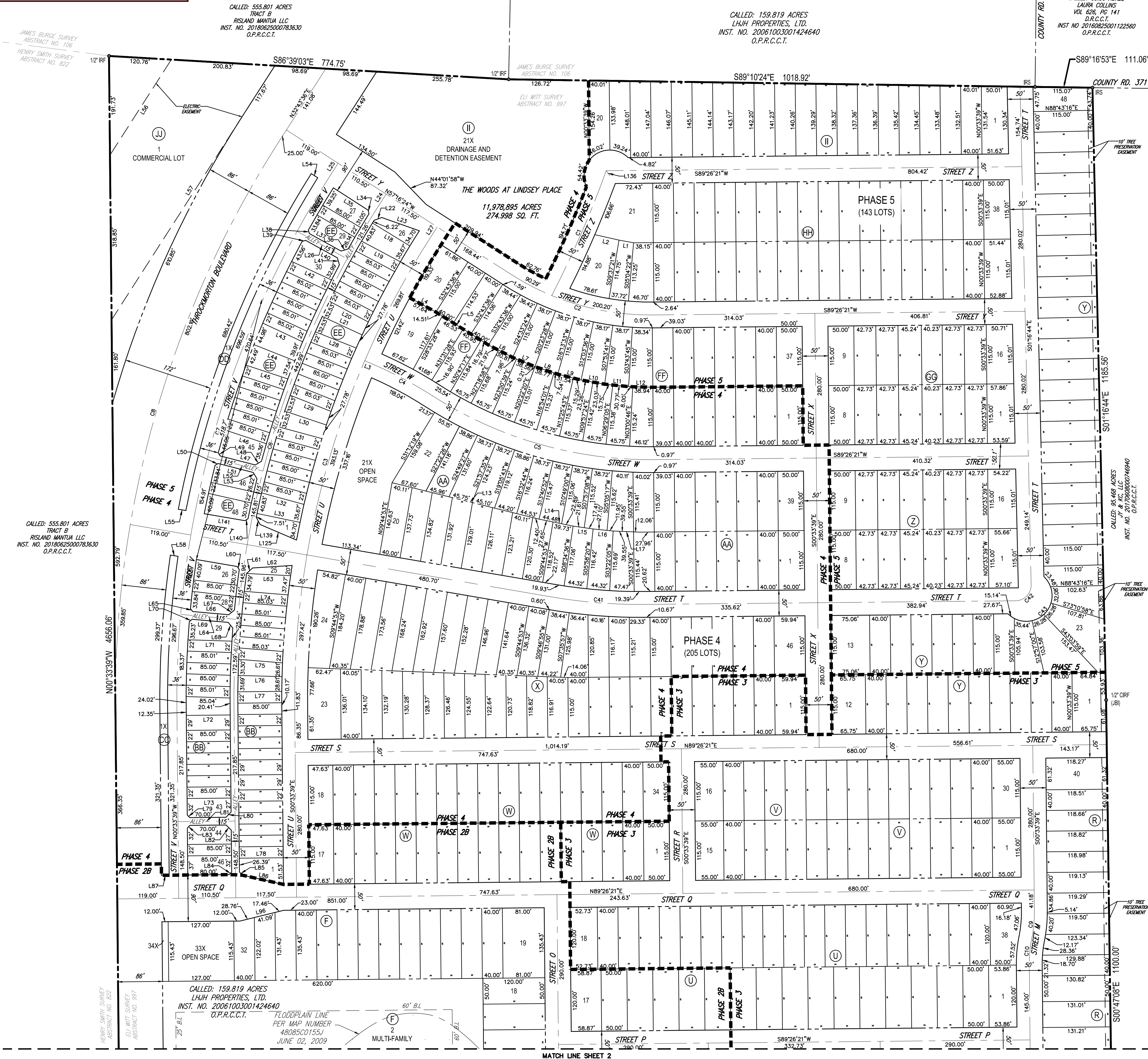
ATTACHMENTS:

Locator

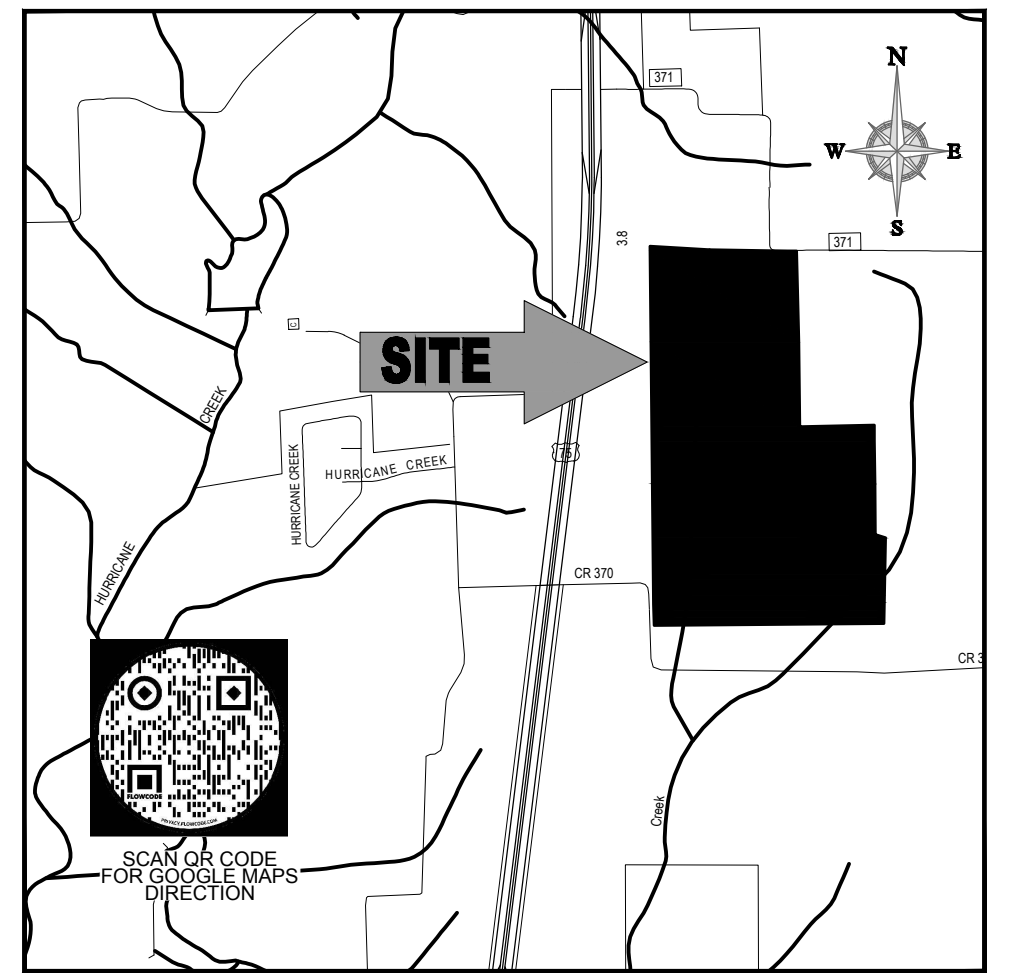
Exhibit

EXHIBIT A

PAGE 1 OF 6



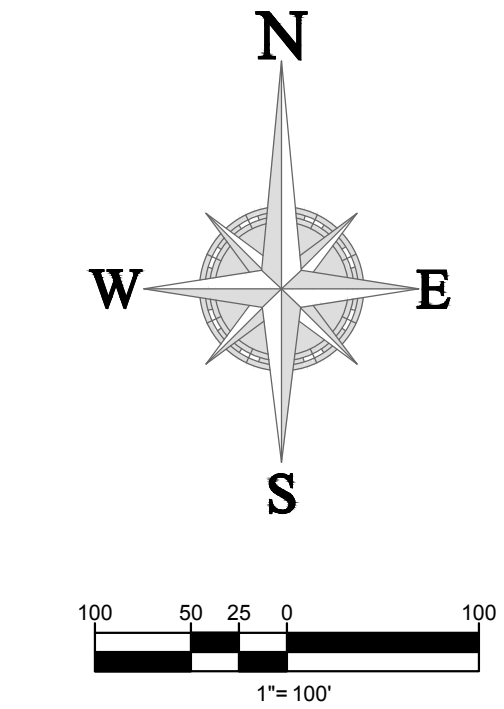
SHEET LAYOUT



LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
- The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- According to Community Panel No. 48085C0155J dated JUNE 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplains), which is not a special flood hazard area and a portion of this property is within Flood Zone "A", (areas determined to be in the 500-year floodplain, without base flood elevations), which is a special flood hazard area. The portion of this site that 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 the Surveyor.
- All street and alley intersections will require visibility easements. At the intersection of two main street will be a minimum of 30'x30' and at the intersection of two minor streets will be a minimum of 25'x25'. Refer to detail for more information.
- Where a 5' wall maintenance easement is required, they will be maintained by the HOA.
- The HOA Lots are designated with the Lot number plus the letter "X", as shown hereon.
- Drainage and Detention Easements are as follows:
 - Lot 21X, Block II, as shown hereon.
 - Lot 23X, Block C, as shown hereon.
 - Lot 1X, Block F, as shown hereon.
- See sheet 3 of 6 for Street Naming Table. See sheet 4 of 6 for Line and Curve Data tables. See sheet 5 of 6 for Lot Area Tables.



PRELIMINARY PLAT

THE WOODS AT LINDSEY PLACE

105-STANDARD PD(SF-72)LOTS
388-STANDARD PD(SF-60)LOTS
367-STANDARD PD(SF-Z)LOTS
91-STANDARD PD(SF-TH)LOTS
2-COMMERCIAL(C-2)LOTS
1-MULTI-FAMILY(MF-2)LOT
15-HOA LOTS
BLOCKS A-KK

274.998 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D-R HORTON
America's Builder

4306 Miller Road
Rowlett, TX 75088
214-607-4244

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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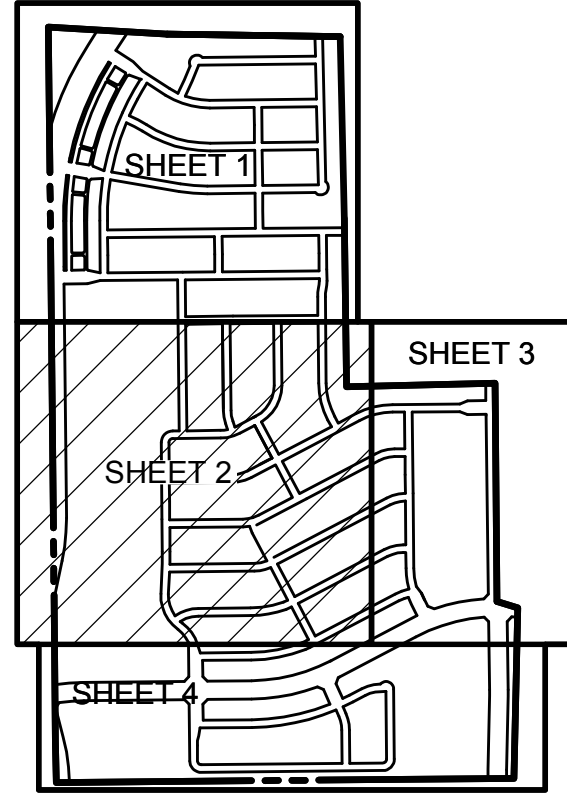
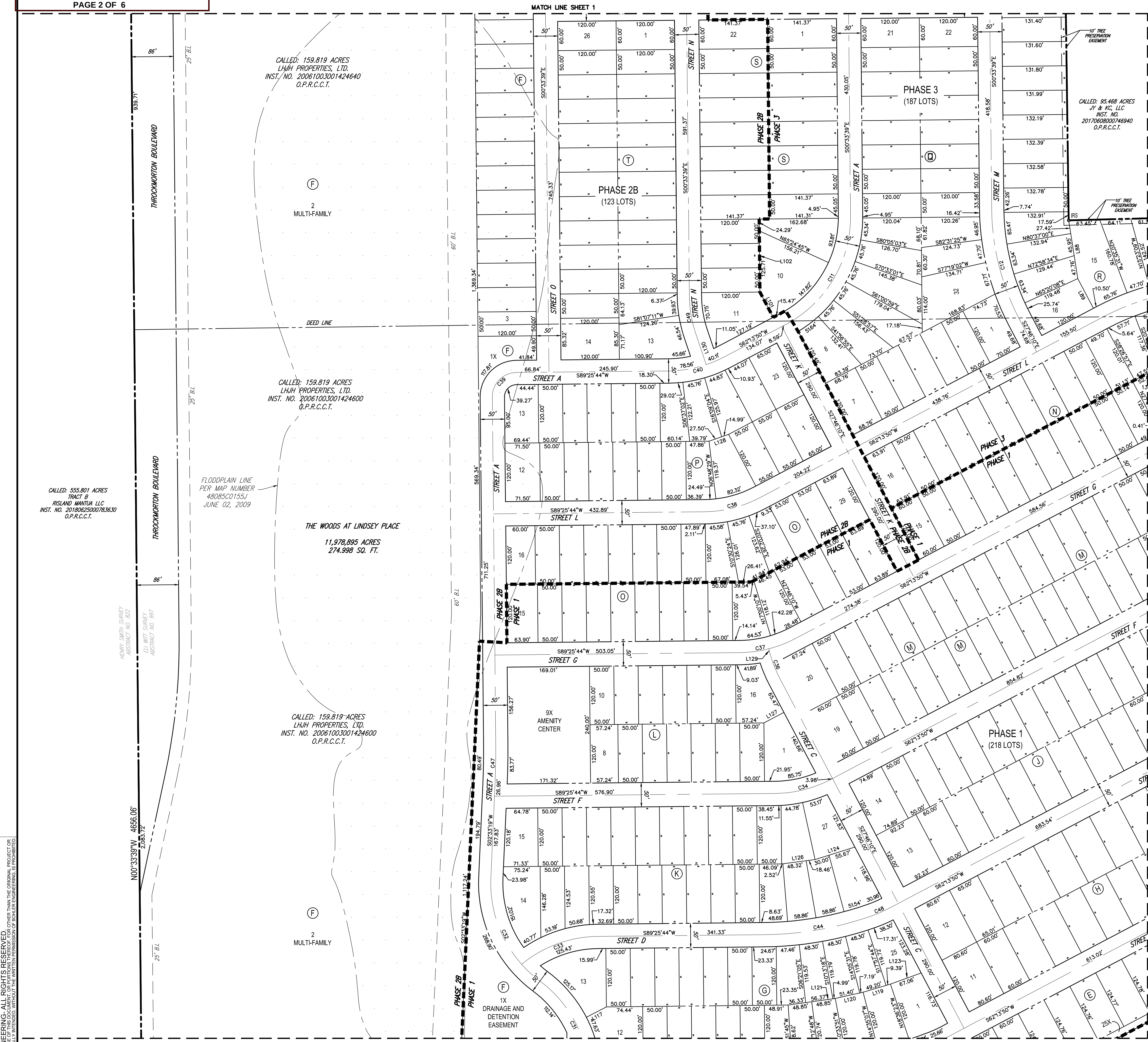
DEVELOPER:
DORR HORTON CIVIL DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE: (214) 607-4244
CONTACT: DAVID BOOTH

OWNER:
LHJ PROPERTIES, LTD.
16010 DALLAS PARKWAY, STE. 106
DALLAS, TX 75248
PHONE: (214) 678-7878
CONTACT: RUSSELL HARLOW

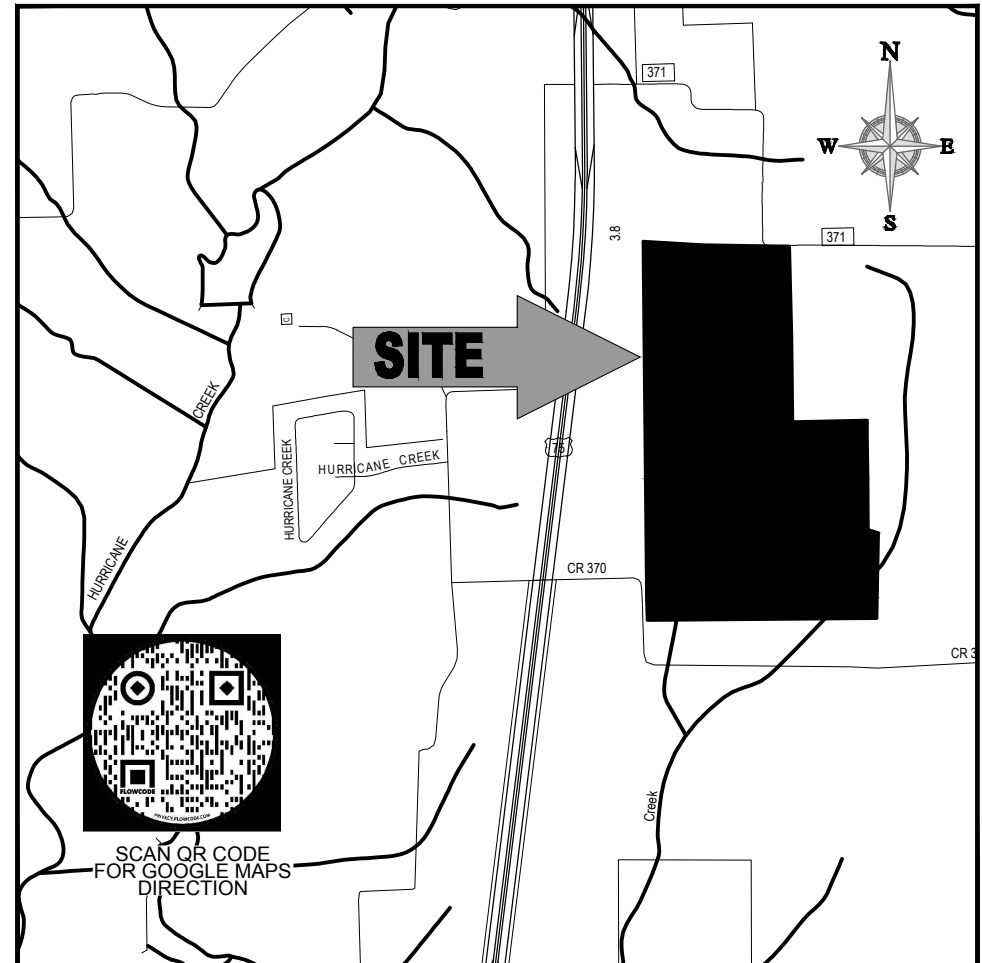
SURVEYOR:
BOHLER ENGINEERING
6017 MAIN ST.
FRESNO, TX 75044
PHONE: (409) 458-7200
CONTACT: BILLY W. LUNDSON, JR.

LEGEND

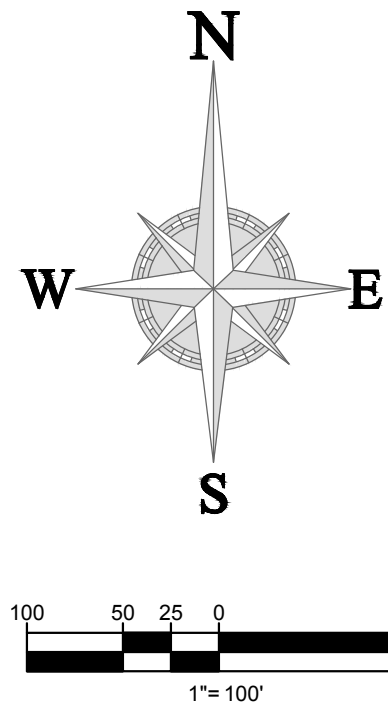
- IRF IRON ROD FOUND
IRS CAPPED IRON ROD SET "PROP. COR. BOHLER"
CRF CAPPED IRON ROD FOUND STAMPED "____"
OMN TXDOT CONCRETE MONUMENT FOUND
RC RED CAP
YC YELLOW CAP
OC ORANGE CAP
BC BLUE CAP
VOL VOLUME
BL BUILDING LINE
A DESIGNATES SUBDIVISION BLOCK
L LANDSCAPE BUFFER
PG PAGE
SO FT. SQUARE FEET
P.O.B. POINT OF BEGINNING



SHEET LAYOUT

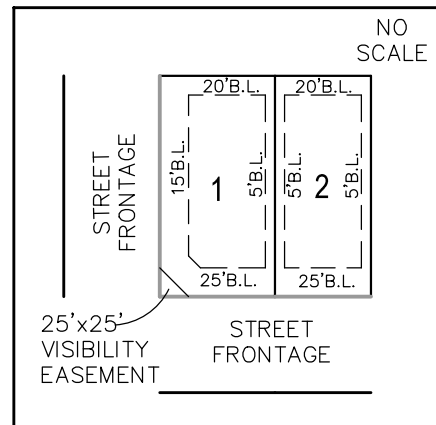


LOCATION MAP
SCALE: N.T.S.

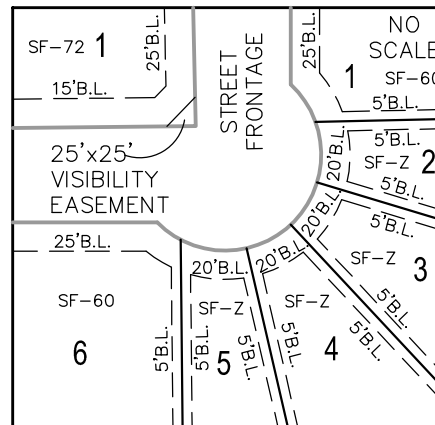


GENERAL NOTES:

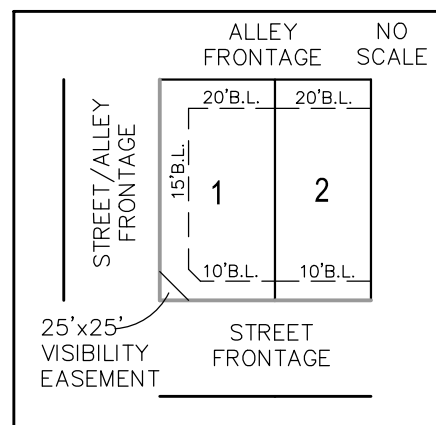
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- See sheet 3 of 6 for Street Naming Table. See sheet 4 of 6 for Line and Curve Data tables. See sheet 5 of 6 for Lot Area Tables.



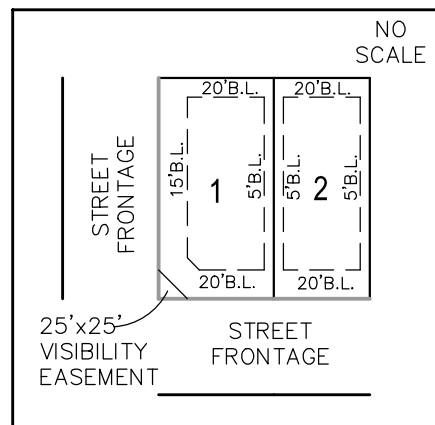
TYPICAL SF-72 and SF-60 LOTS
BUILDING LINE SETBACKS
(EXCEPT AS SHOWN OTHERWISE)



TYPICAL SF-72, SF-60 and SF-Z EYEBROW LOTS
BUILDING LINE SETBACKS
(EXCEPT AS SHOWN OTHERWISE)



TYPICAL SF-TH LOTS
BUILDING LINE SETBACKS
(EXCEPT AS SHOWN OTHERWISE)



TYPICAL SF-Z LOTS
BUILDING LINE SETBACKS
(EXCEPT AS SHOWN OTHERWISE)

LEGEND

- IRF IRON ROD FOUND
- IRS CAPPED IRON ROD SET "PROP. COR. BOHLER"
- CRF CAPPED IRON ROD FOUND STAMPED "_____"
- OMN TXDOT CONCRETE MONUMENT FOUND
- RC RED CAP
- YC YELLOW CAP
- OC ORANGE CAP
- BC BLUE CAP
- VL VOLUME
- BL BUILDING LINE
- (A) DESIGNATES SUBDIVISION BLOCK
- LB LANDSCAPE BUFFER
- PG PAGE
- SO FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING

PRELIMINARY PLAT

THE WOODS AT LINDSEY PLACE

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BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD202021	12/03/20	ASA	BL	BL	1" = 100'	2 OF 6

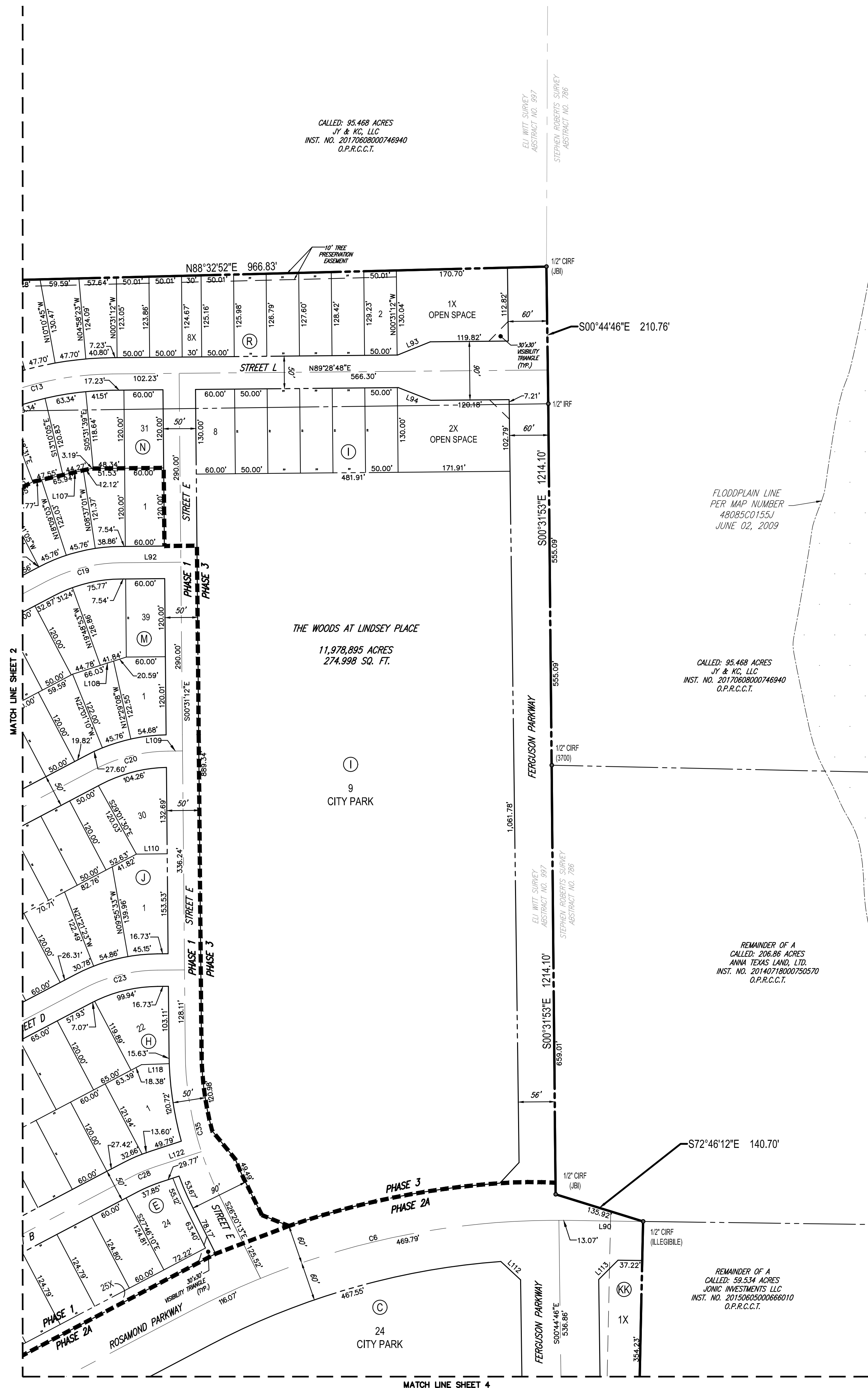
DEVELOPER:
DR. HORTON CIVIL ENGINEERING
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE: (214) 607-4244
CONTACT: DAVID BOOTH

OWNER:
LINDSEY PROPERTIES, LTD.
16010 DALLAS PARKWAY, STE. 106
DALLAS, TX 75248
PHONE: (214) 679-7878
CONTACT: RUSSELL HARLOW

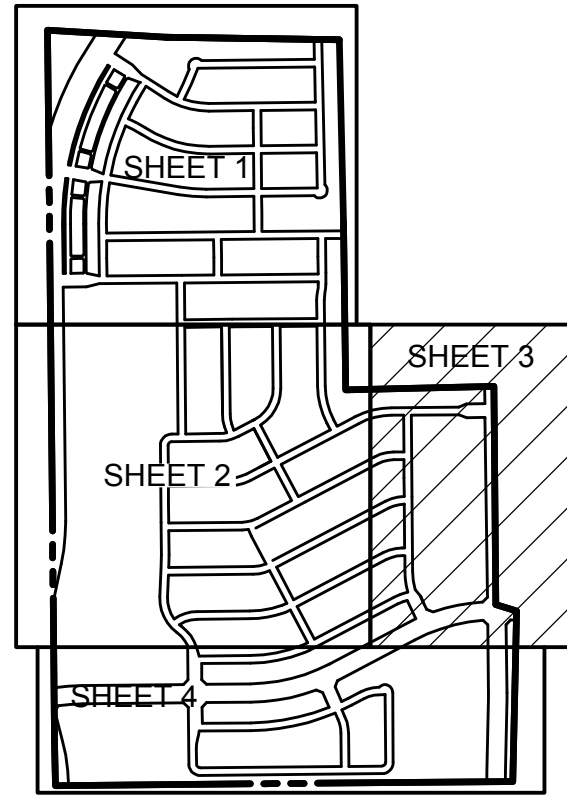
SURVEYOR:
BOHLER ENGINEERING
6017 MAIN ST.
FRESNO, TX 73034
PHONE: (409) 458-7200
CONTACT: BILLY M. LUSKIDON, JR.

EXHIBIT A

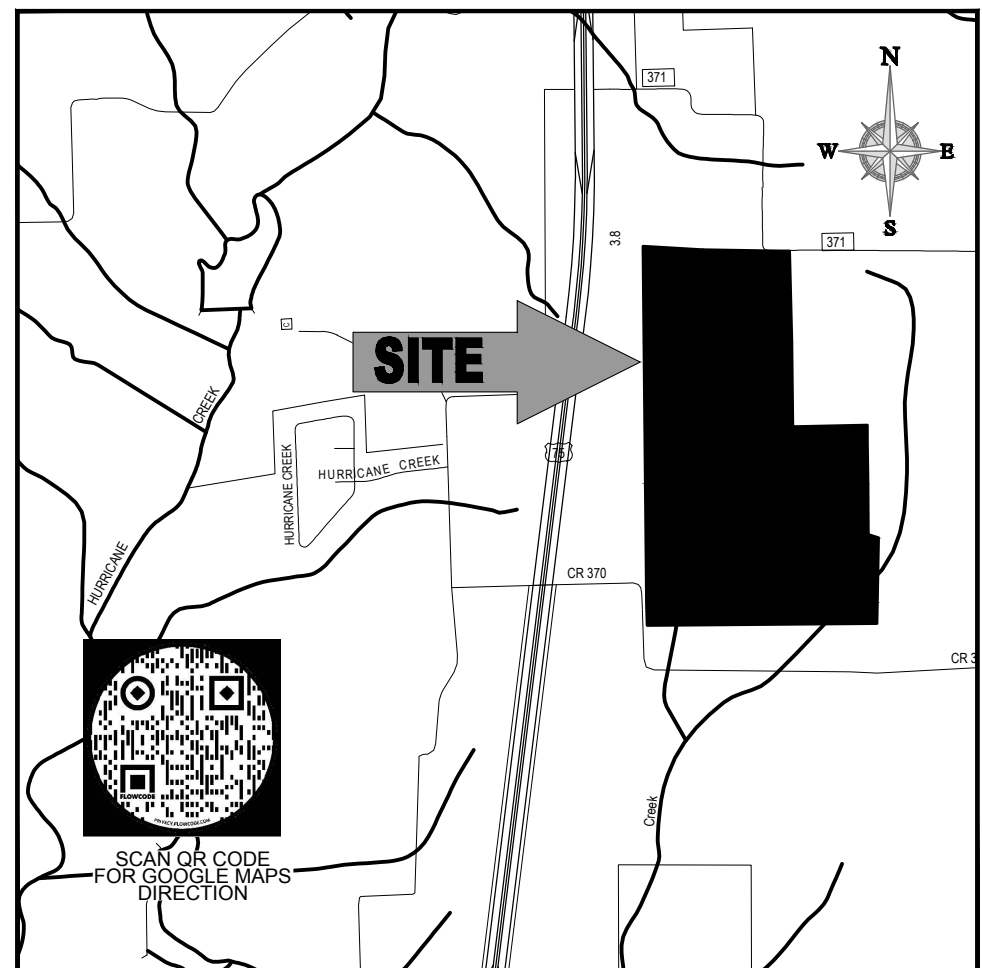
PAGE 3 OF 6



STREET NAME TABLE	
NAME ON PLAT	ACTUAL NAME
STREET A	L. Harlow Blvd
STREET B	Hampton Street
STREET C	Piper Rose Street
STREET D	Stinnet Street
STREET E	Bigelow Blvd
STREET F	Sue Ellen Street
STREET G	Willie Ray Street
STREET H	Eugene Street
STREET I	Ruby Jewell Lane
STREET J	Judith Ann Street
STREET K	Russell Street
STREET L	Dale Street
STREET M	Suzanne Street
STREET N	Katharine Street
STREET O	Hunter Lane
STREET P	Andrew Street
STREET Q	Chloe Lane
STREET R	Renndon Street
STREET S	Hayes Street
STREET T	Lindsey Lane
STREET U	Gemma Ann Street
STREET V	Caddo Crossing
STREET W	Teakwood St
STREET X	Piney Woods Way
STREET Y	Winding Woods Trl
STREET Z	Shadowood Dr
STREET AA	Sable Trace Ln



SHEET LAYOUT

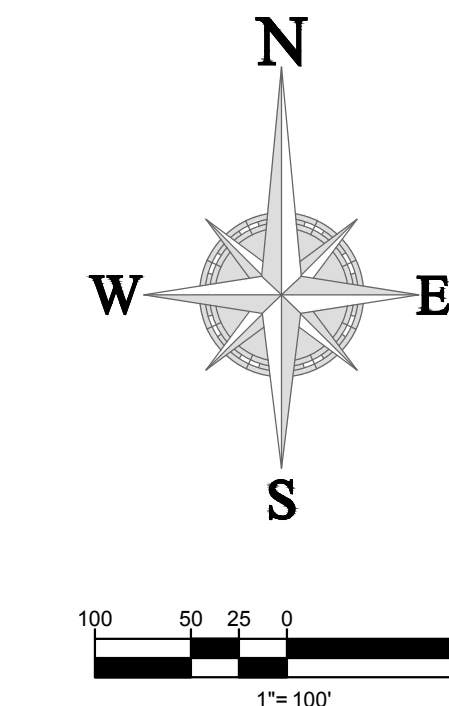


LOCATION MAP

SCALE: N.T.S.

GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
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- See sheet 3 of 6 for Street Naming Table. See sheet 4 of 6 for Line and Curve Data tables. See sheet 5 of 6 for Lot Area Tables.



PRELIMINARY PLAT

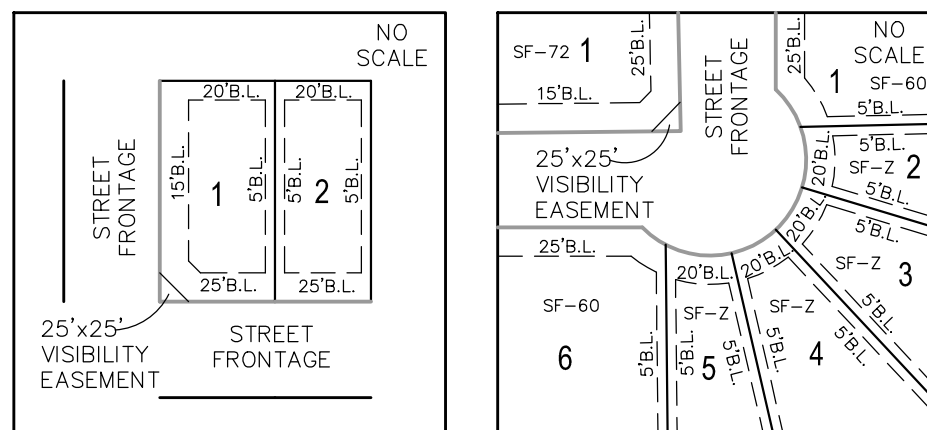
THE WOODS AT LINDSEY PLACE

105-STANDARD PD(SF-72)LOTS
388-STANDARD PD(SF-60)LOTS
367-STANDARD PD(SF-Z)LOTS
91-STANDARD PD(SF-TH)LOTS
2-COMMERCIAL(C-2)LOTS
1-MULTI-FAMILY(MF-2)LOT
15-HOA LOTS
BLOCKS A-KK

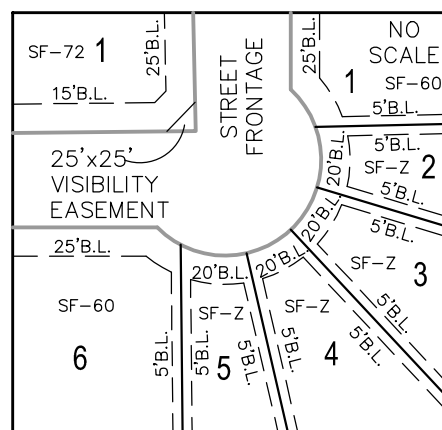
274.998 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D-R HORTON
America's Builder

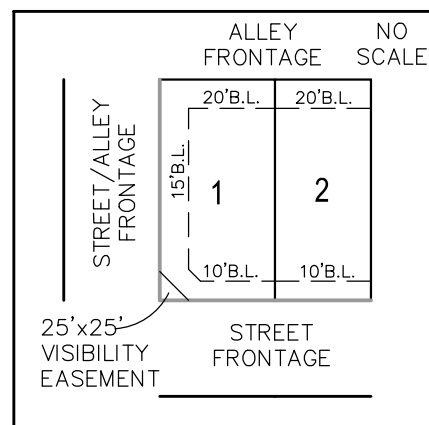
4306 Miller Road
Rowlett, TX 75088
214-607-4244



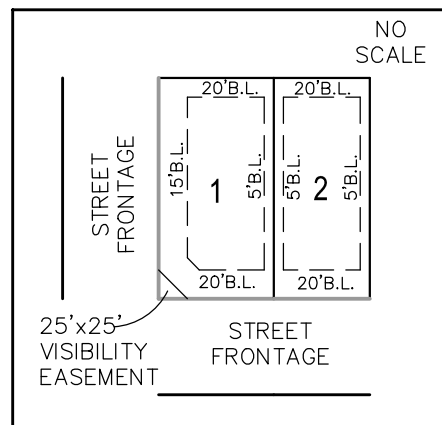
TYPICAL SF-72 and SF-60 LOTS BUILDING LINE SETBACKS (EXCEPT AS SHOWN OTHERWISE)



TYPICAL SF-72, SF-60 and SF-Z EYEBROW LOTS BUILDING LINE SETBACKS (EXCEPT AS SHOWN OTHERWISE)



TYPICAL SF-TH LOTS BUILDING LINE SETBACKS (EXCEPT AS SHOWN OTHERWISE)



TYPICAL SF-Z LOTS BUILDING LINE SETBACKS (EXCEPT AS SHOWN OTHERWISE)

LEGEND

- IRF IRON ROD FOUND
- IRS CAPPED IRON ROD SET "PROP. COR. BOHLER"
- CRF CAPPED IRON ROD FOUND STAMPED "_____"
- OMN TXDOT CONCRETE MONUMENT FOUND
- RC RED CAP
- YC YELLOW CAP
- OC ORANGE CAP
- BC BLUE CAP
- VOL VOLUME
- BL BUILDING LINE
- LB LANDSCAPE BUFFER
- PG PAGE
- SO FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TS20202021	12/03/20	ASA	BL	BL	1" = 100'	3 OF 6

DEVELOPER:
DR. HORTON CIVIL DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE: (214) 607-4244
CONTACT: DAVID BOOTH

OWNER:
DORT PROPERTIES, LTD.
16010 DALLAS PARKWAY, STE. 106
DALLAS, TX 75248
PHONE: (214) 679-7878
CONTACT: RUSSELL HARLOW

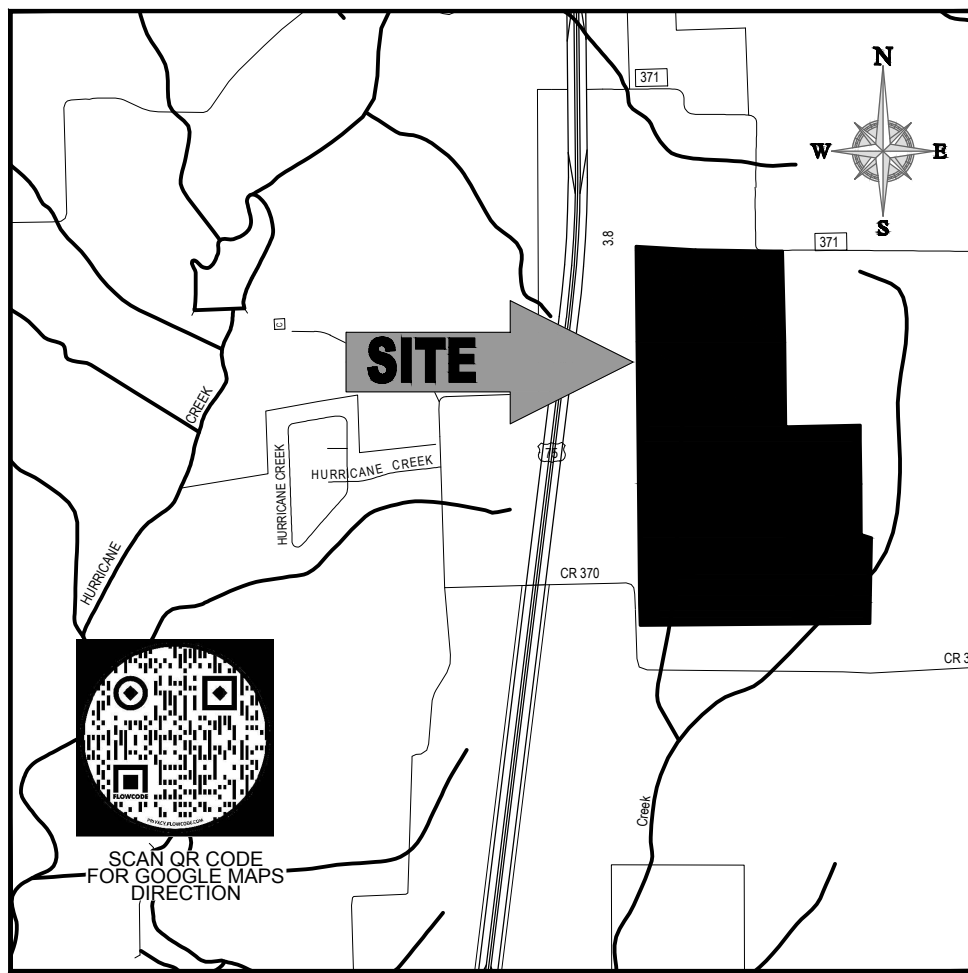
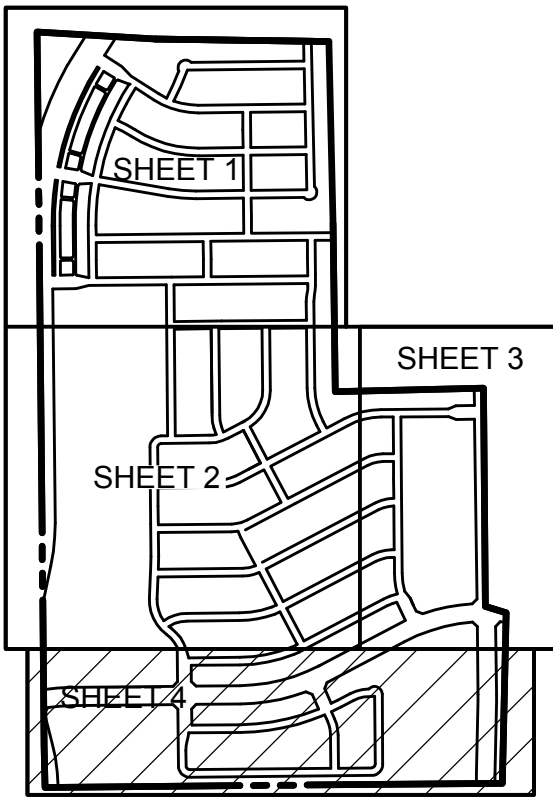
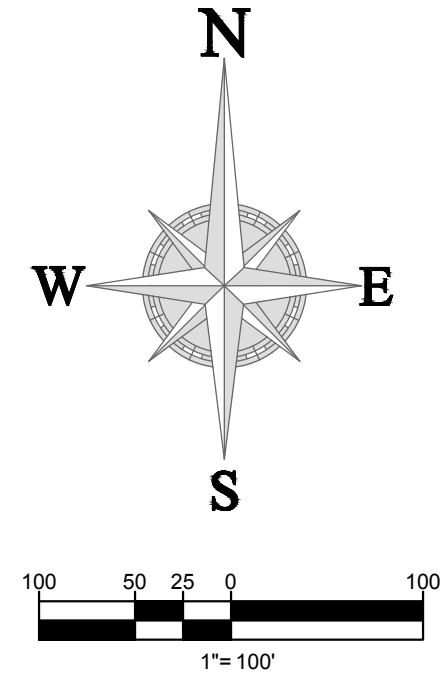
SURVEYOR:
BOHLER ENGINEERING
6017 MAIN ST.
FRESNO, TX 75044
PHONE: (409) 458-7200
CONTACT: BILLY WALDOSSON, JR.

6017 MAIN STREET
FRESNO, TEXAS 75044
409.458.7300
www.bohlerengineering.com
TYPE NO. 180365
TBPLS No. 10194413

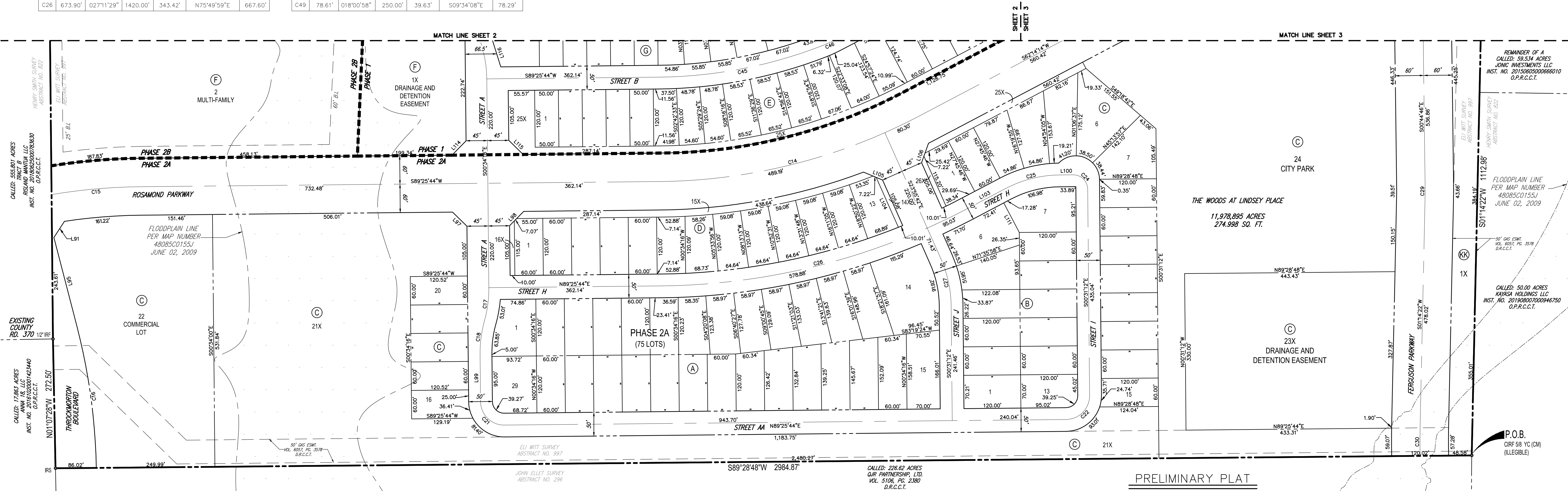
CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	263.70'	007°33'16"	2000.00'	132.04'	N23°35'16"E
C2	290.49'	033°17'15"	500.00'	149.47'	S73°55'01"E
C3	127.32'	009°21'08"	780.00'	63.80'	N61°56'58"W
C4	453.16'	033°17'15"	780.00'	233.18'	S73°55'01"E
C5	598.92'	028°35'47"	1200.00'	305.84'	S76°32'08"W
C6	1161.95'	033°17'15"	2000.00'	597.89'	S16°04'59"W
C7	52.29'	011°59'02"	250.00'	26.24'	S05°25'52"E
C8	52.29'	011°59'02"	250.00'	26.24'	S05°25'52"E
C9	237.44'	027°12'31"	500.00'	121.00'	S14°09'54"E
C10	237.80'	027°14'58"	500.00'	121.19'	S75°51'19"W
C11	569.50'	027°11'29"	1200.00'	290.22'	N75°49'59"E
C12	187.92'	008°58'21"	1200.00'	94.15'	S84°56'33"W
C13	301.30'	013°25'27"	1286.00'	151.35'	N07°47'46"W
C14	70.95'	016°15'37"	250.00'	35.71'	N07°33'32"E
C15	70.95'	016°15'37"	250.00'	35.71'	S07°33'32"W
C16	118.90'	027°14'58"	250.00'	60.60'	S75°51'19"W
C17	118.90'	027°14'58"	250.00'	60.60'	S75°51'19"W
C18	78.54'	089°56'55"	50.00'	49.96'	N44°27'16"E
C19	118.90'	027°14'58"	250.00'	60.60'	S75°51'19"W
C20	78.54'	089°56'55"	50.00'	49.96'	N44°27'16"E
C21	118.90'	027°14'58"	250.00'	60.60'	S75°51'19"W
C22	78.54'	089°56'55"	50.00'	49.96'	N44°27'16"E
C23	118.90'	027°14'58"	250.00'	60.60'	S75°51'19"W
C24	47.91'	090°00'00"	30.50'	30.50'	N45°31'12"W
C25	118.87'	027°14'34"	250.00'	60.58'	S75°51'31"W
C26	673.90'	027°11'29"	1420.00'	343.42'	N75°49'59"E

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C27	102.14'	023°24'31"	250.00'	51.79'	N12°13'27"W
C28	42.06'	009°38'21"	250.00'	21.08'	S67°03'01"W
C29	41.59'	001°59'08"	1200.00'	20.79'	N00°14'48"E
C30	59.12'	002°49'22"	1200.00'	29.57'	S00°10'19"E
C31	230.81'	052°53'53"	250.00'	124.37'	N27°01'13"W
C32	244.45'	056°01'29"	250.00'	133.00'	S25°27'25"E
C33	170.26'	039°01'16"	250.00'	88.58'	S69°55'06"W
C34	118.67'	027°11'53"	250.00'	60.48'	N75°49'47"E
C35	237.80'	027°14'58"	500.00'	121.19'	S14°08'41"E
C36	58.30'	013°21'43"	250.00'	29.28'	S21°05'18"E
C37	92.94'	021°17'58"	250.00'	47.01'	N78°46'45"E
C38	118.67'	027°11'53"	250.00'	60.48'	N75°49'47"E
C39	78.54'	090°00'00"	50.00'	50.00'	S44°25'44"W
C40	118.67'	027°11'54"	250.00'	60.48'	N75°49'47"E
C41	179.93'	010°18'32"	1000.00'	90.21'	S85°24'23"E
C42	48.29'	090°43'05"	30.50'	30.88'	S44°04'49"W
C43	158.71'	181°51'51"	50.00'	3073.28'	S44°04'49"W
C44	226.14'	018°46'41"	690.00'	114.09'	N80°02'23"E
C45	353.43'	020°39'48"	980.00'	178.66'	N79°05'49"E
C46	28.51'	006°32'05"	250.00'	14.27'	N65°29'53"E
C47	81.85'	003°07'36"	1500.00'	40.94'	N00°59'31"E
C48	36.74'	008°25'12"	250.00'	18.40'	N66°26'27"E
C49	78.61'	018°00'58"	250.00'	39.63'	S09°34'08"E

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S79°39'43"E	28.70'	L22	N70°42'28"E	15.97'	L43	N64°57'06"W	85.06'	L64	N84°58'14"W	110.65'	L85	S38°56'26"E	8.05'	L107	N77°11'07"E	91.82'
L2	S77°21'42"E	47.96'	L23	S70°31'51"E	76.96'	L44	N68°21'55"W	85.00'	L65	N39°49'00"W	7.05'	L86	S77°19'13"E	82.18'	L108	N72°16'22"E	86.62'
L3	N66°37'31"W	19.99'	L24	S32°43'36"W	25.00'	L45	N71°42'08"W	85.06'	L66	N84°58'14"W	70.00'	L87	N89°28'21"E	15.00'	L109	N89°28'48"E	22.25'
L4	N61°28'22"W	57.64'	L25	S32°43'36"W	25.00'	L46	N71°42'08"W	85.06'	L67	S50°13'49"W	14.19'	L88	S08°50'11"E	121.12'	L110	N89°28'48"E	47.37'
L5	S57°56'42"E	120.01'	L26	N61°11'51"W	110.50'	L47	N75°31'59"W	70.00'	L68	S40°10'17"E	14.19'	L89	N27°46'10"W	68.94'	L112	N47°07'40"W	41.39'
L6	S62°48'19"E	52.79'	L27	N32°43'36"E	25.00'	L48	S59°40'04"W	14.19'	L69	N84°58'14"W	70.00'	L90	S89°09'59"E	116.26'	L113	N45°02'38"E	41.84'
L7	S67°31'34"E	46.52'	L28	N68°20'09"W	85.06'	L49	S30°22'45"E	7.05'	L70	S49°52'32"W	7.05'	L91	N33°01'55"E	40.50'	L114	N44°25'44"E	42.43'
L8	S71°41'30"E	46.52'	L29	N68°20'09"W	85.06'	L50	S59°18'47"W	7.05'	L71	S88°07'49"E	85.04'	L92	N89°28'48"E	92.54'	L115	S45°34'16"E	42.43'
L9	S75°51'26"E	46.52'	L30	N71°32'18"W	85.00'	L51	N75°31'59"W	70.00'	L72	N89°26'21"E	85.00'	L93	N67°55'18"E	54.43'	L116	N17°28'02"W	57.40'
L10	S80°01'22"E	46.52'	L31	N74°44'27"W	85.06'	L52	N75°31'59"W	110.50'	L73	N89°26'21"E	85.00'	L94	S68°40'46"E	53.76'	L117	S62°36'32"W	46.37'
L11	S84°11'17"E	46.52'	L32	N74°44'27"W	85.06'	L53	S30°44'03"E	14.19'	L74	N85°19'21"W	85.06'	L95	N14°30'30"W	193.98'	L118	N87°46'26"E	42.44'
L12	S88°22'18"E	46.94'	L33	N78°12'47"W	85.00'	L54	N57°16'24"W	15.11'	L75	N85°19'21"W	85.06'	L96	S76°11'55"W	87.32'	L119	N73°24'15"E	58.59'
L13	N76°05'57"W	293.14'	L34	S12°38'07"E	7.12'	L55	N80°15'07"W	15.00'	L76	N88°29'06"W	85.00'	L97	N45°34'16"W	42.43'	L120	N77°25'31"E	58.59'
L14	N78°24'36"W	67.38'	L35	N57°16'24"W	80.00'	L56	S32°43'36"W	219.52'	L77	S89°26'21"W	85.01'	L98	N44°25'44"E	42.43'	L121	N81°58'44"E	97.70'
L15	N81°47'37"W	39.01'	L36	N73°45'27"E	14.13'	L57	S32°43'36"W	584.57'	L78	S89°26'21"W	85.00'	L99	N00°34'16"W	100.00'	L122	S71°52'12"W	74.19'
L16	N84°14'41"W	39.05'	L37	N61°11'51"W	70.00'	L58	N80°15'07"W	15.00'	L79	S45°33'39"E	7.07'	L100	S89°28'48"W	28.39'	L123	N70°06'09"E	67.06'
L17	N87°33'25"W	51.61'	L38	S16°02'36"E	7.05'	L59	N80°15'07"W	80.02'	L80	N44°26'21"E	14.14'	L101	S27°46'10"E	58.73'	L124	N72°32'12"E	85.67'
L18	N58°27'30"W	85.00'	L39	N73°45'27"E	7.05'	L60	S36°00'58"E	7.17'	L81	N89°26'21"E	110.50'	L102	N00°33'39"W	150.00'	L125	S66°57'10"E	76.72'
L19	S61°55'50"E	85.06'	L40	N61°11'51"W	69.96'	L61	S47°18'05"W	15.84'	L82	S45°33'39"E	14.14'	L103	N62°14'14"E	89.69'	L126	N82°35'04"E	69.29'
L20	S61°55'50"E	85.06'	L41	S16°31'08"E	14.16'	L62	S66°26'57"W	76.72'	L83	N44°26'21"E	7.07'	L104	N67°33'51"W	43.42'	L127	N62°13'50"E	46.49'
L21	N65°07'59"W	85.00'	L42	N64°57'06"W	85.06'	L63	S87°06'49"E	85.35'	L84	S44°26'21"W	7.07'	L105	N19°41'32"E	43.44'	L128	N70°50'47"E	42.49'

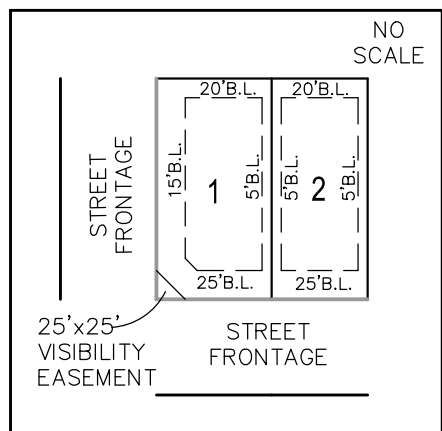


LOCATION MAP
SCALE: N.T.S.

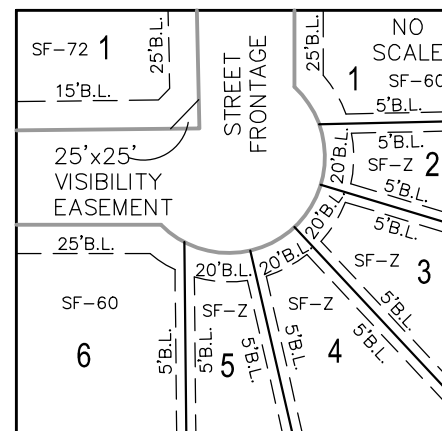


GENERAL NOTES:

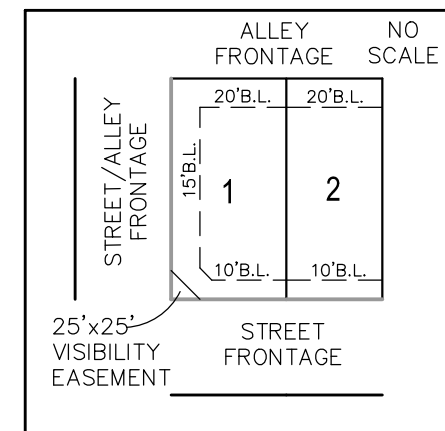
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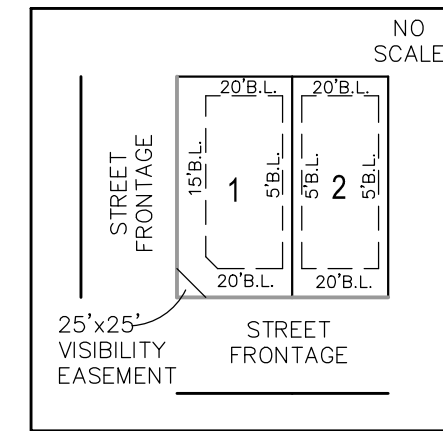
TYPICAL SF-72 and SF-60 LOTS
BUILDING LINE SETBACKS
(EXCEPT AS SHOWN OTHERWISE)



TYPICAL SF-72, SF-60 and SF-Z EYEBROW LOTS
BUILDING LINE SETBACKS
(EXCEPT AS SHOWN OTHERWISE)



TYPICAL SF-TH LOTS
BUILDING LINE SETBACKS
(EXCEPT AS SHOWN OTHERWISE)



TYPICAL SF-Z LOTS
BUILDING LINE SETBACKS
(EXCEPT AS SHOWN OTHERWISE)

LEGEND

- IRF IRON ROD FOUND
- CRS CAPPED IRON ROD SET "PROP. COR. BOHLER"
- ORF CAPPED IRON ROD FOUND STAMPED "-----"
- OMCN TXDOT CONCRETE MONUMENT FOUND
- RC RED CAP
- YC YELLOW CAP
- OC ORANGE CAP
- BL BLUE CAP
- VOL VOLUME
- BL BUILDING LINE
- A DESIGNATES SUBDIVISION BLOCK
- LB LANDSCAPE BUFFER
- PA PAGE
- Sq. Ft. SQUARE FEET
- P.O.B. POINT OF BEGINNING

PRELIMINARY PLAT
THE WOODS AT LINDSEY PLACE

105-STANDARD PD(SF-72)LOTS
388-STANDARD PD(SF-60)LOTS
367-STANDARD PD(SF-Z)LOTS
91-STANDARD PD(SF-TH)LOTS
2-COMMERCIAL(C-2)LOTS
1-MULTI-FAMILY(MF-2)LOT
15-HOA LOTS
BLOCKS A-KK

274.998 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D-R HORTON
America's Builder

4306 Miller Road
Rowlett, TX 75088
214-607-4244

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO. DATE DRAWN REVIEWED APPROVED SCALE DWG. NO.
TSD202021 12/03/20 ASA BL BL 1" = 100' 4 OF 6

DEVELOPER:
DUFFY PROPERTIES, LTD.
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE: (214) 607-4244
CONTACT: DAVID BOOTH

OWNER:
DUFFY PROPERTIES, LTD.
16010 DALLAS PARKWAY, STE. 106
DALLAS, TX 75248
PHONE: (214) 678-7878
CONTACT: RUSSELL HARLOW

SUPERVISOR:
BOHLER ENGINEERING
6017 MAIN ST.
FRESNO, TX 75044
PHONE: (409) 458-7200
CONTACT: TILLY MALLOUSON, JR.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE					
BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES			
A-1	10,290	0.236	BB-5	1,870	0.043	DD-1X	10,494	0.241	F-12	6,000	0.138	GG-1	6,080	0.140	II-3	5,320	0.122	L-8	6,868	0.158	O-7	6,000	0.138	R-8X	3,748	0.086	U-5	6,000	0.138	W-22	4,600	0.106	Y-27	4,600	0.106
A-2	7,200	0.165	BB-6	1,870	0.043	E-1	6,000	0.138	F-13	6,000	0.138	GG-2	4,914	0.113	II-4	5,359	0.123	L-9X	40,628	0.933	O-8	6,000	0.138	R-9	6,213	0.143	U-6	6,000	0.138	W-23	4,600	0.106	Y-28	4,600	0.106
A-3	7,200	0.165	BB-7	1,870	0.043	E-2	6,000	0.138	F-14	6,000	0.138	GG-3	4,914	0.113	II-5	5,397	0.124	L-10	6,000	0.138	O-9	6,000	0.138	R-10	6,173	0.142	U-7	6,000	0.138	W-24	4,600	0.106	Y-29	4,600	0.106
A-4	7,200	0.165	BB-8	2,465	0.057	E-3	6,000	0.138	F-15	6,000	0.138	GG-4	4,627	0.106	II-6	5,436	0.125	L-11	6,000	0.138	O-10	6,000	0.138	R-11	6,506	0.149	U-8	6,000	0.138	W-25	4,600	0.106	Y-30	4,600	0.106
A-5	7,200	0.165	BB-9	2,465	0.057	E-4	6,000	0.138	F-16	6,000	0.138	GG-8	5,750	0.132	II-7	5,475	0.126	L-12	6,000	0.138	O-11	6,000	0.138	R-12	6,780	0.156	U-9	6,000	0.138	W-26	4,600	0.106	Y-31	4,600	0.106
A-6	7,206	0.165	BB-10	1,870	0.043	E-5	6,000	0.138	F-17	6,000	0.138	GG-9	5,750	0.132	II-8	5,514	0.127	L-13	6,000	0.138	O-12	6,000	0.138	R-13	7,329	0.168	U-10	6,000	0.138	W-27	4,600	0.106	Y-32	4,600	0.106
A-7	7,586	0.174	BB-11	1,870	0.043	E-6	6,156	0.141	F-18	6,000	0.138	GG-10	4,914	0.113	II-9	5,552	0.127	L-14	6,000	0.138	O-13	6,000	0.138	R-14	8,247	0.189	U-11	6,000	0.138	W-28	4,600	0.106	Y-33	4,600	0.106
A-8	7,744	0.178	BB-12	1,870	0.043	E-7	6,203	0.142	F-19	10,970	0.252	GG-11	4,914	0.113	II-10	5,591	0.128	L-15	6,000	0.138	O-14	6,000	0.138	R-15	13,170	0.302	U-12	6,000	0.138	W-29	4,600	0.106	Y-34	4,600	0.106
A-9	7,897	0.181	BB-13	1,870	0.043	E-8	6,203	0.142	F-20	5,417	0.124	GG-12	5,202	0.119	II-11	5,630	0.129	L-16	8,985	0.206	O-15	7,668	0.176	R-16	8,657	0.199	U-13	6,000	0.138	W-30	4,600	0.106	Y-35	4,600	0.106
A-10	8,065	0.185	BB-14	1,870	0.043	E-9	7,443	0.171	F-21	5,417	0.124	GG-13	4,627	0.106	II-12	5,669	0.130	M-1	8,242	0.189	O-16	7,200	0.165	R-17	6,877	0.158	U-14	6,000	0.138	W-31	4,600	0.106	Y-36	4,600	0.106
A-11	8,405	0.193	BB-15	1,870	0.043	E-10	7,443	0.171	F-22	5,417	0.124	GG-14	4,914	0.113	II-13	5,707	0.131	M-2	6,778	0.156	O-17	6,000	0.138	R-18	7,186	0.165	U-15	6,000	0.138	W-32	4,600	0.106	Y-37	4,600	0.106
A-12	8,920	0.205	BB-16	2,563	0.059	E-11	7,443	0.171	F-23	5,417	0.124	GG-15	4,914	0.113	II-14	5,746	0.132	M-3	6,439	0.148	O-18	6,000	0.138	R-19	7,322	0.168	U-16	6,000	0.138	W-33	4,600	0.106	Y-38	4,600	0.106
A-13	9,617	0.221	BB-17	2,461	0.056	E-12	7,511	0.172	F-24	5,417	0.124	GG-16	5,915	0.136	II-15	5,785	0.133	M-4	6,000	0.138	O-19	6,000	0.138	R-20	6,644	0.153	U-17	7,064	0.162	W-34	5,750	0.132	Y-39	4,600	0.106
A-14	19,789	0.454	BB-18	1,871	0.043	E-13	7,476	0.172	F-25	5,417	0.124	GG-20	4,914	0.113	II-16	5,824	0.134	M-5	6,000	0.138	O-20	6,000	0.138	R-21	6,634	0.152	U-18	6,328	0.145	X-1	6,894	0.158	Y-40	4,600	0.106
A-15	11,370	0.261	BB-19	1,870	0.043	E-14	7,842	0.180	F-26	5,417	0.124	GG-21	4,914	0.113	II-17	5,862	0.135	M-6	6,000	0.138	O-21	6,000	0.138	R-22	6,624	0.152	U-19	4,800	0.110	X-2	4,600	0.106	Y-41	4,600	0.106
A-16	9,318	0.214	BB-20	1,870	0.043	E-15	7,485	0.172	F-27	5,417	0.124	GG-22	5,202	0.119	II-18	5,901	0.135	M-7	6,000	0.138	O-22	6,000	0.138	R-23	6,614	0.152	U-20	4,800	0.110	X-3	4,600	0.106	Y-42	4,600	0.106
A-17	8,933	0.205	BB-21	1,870	0.043	E-16	7,485	0.172	F-28	5,417	0.124	H-1	10,256	0.235	II-19	5,578	0.128	M-8	6,000	0.138	O-23	6,000	0.138	R-24	6,605	0.152	U-21	4,800	0.110	X-4	4,600	0.106	Y-43	4,600	0.106
A-18	8,548	0.196	BB-22	1,870	0.043	E-17	7,486	0.172	F-29	5,417	0.124	H-2	7,221	0.166	II-20	5,609	0.129	M-9	6,000	0.138	O-24	6,855	0.157	R-25	6,595	0.151	U-22	4,800	0.110	X-5	4,600	0.106	Y-44	4,565	0.105
A-19	8,163	0.187	BB-23	1,871	0.043	E-18	7,486	0.172	F-30	5,383	0.124	H-3	7,200	0.165	II-21X	124,610	2.861	M-10	6,000	0.138	O-25	7,199	0.165	R-26	6,585	0.151	U-23	4,800	0.110	X-6	4,600	0.106	Y-45	4,635	0.106
A-20	7,778	0.179	BB-24	3,071	0.071	E-19	7,487	0.172	F-31	5,069	0.116	H-4	7,200	0.165	J-1	11,186	0.257	M-11	6,000	0.138	O-26	6,607	0.152	R-27	6,575	0.151	U-24	4,800	0.110	X-7	4,600	0.106	Y-46	4,600	0.106
A-21	7,393	0.170	BB-25	1,233	0.028	E-20	7,487	0.172	F-32	4,709	0.108	H-5	7,200	0.165	J-2	8,800	0.202	M-12	6,000	0.138	O-27	6,360	0.146	R-28	6,565	0.151	U-25	4,800	0.110	X-8	4,600	0.106	Y-47	4,600	0.106
A-22	7,200	0.165	BB-26	3,209	0.074	E-21	7,487	0.172	F-33X	14,660	0.337	H-6	7,200	0.165	J-3	7,694	0.177	M-13	6,000	0.138	O-28	6,360	0.146	R-29	6,556	0.150	U-26	4,800	0.110	X-9	4,600	0.106	Y-48	5,261	0.121
A-23	7,200	0.165	BB-27	1,870	0.043	E-22	7,488	0.172	F-34X	1,385	0.032	H-7	7,200	0.165	J-4	7,200	0.165	M-14	6,000	0.138	O-29	7,667	0.176	R-30	6,546	0.150	U-27	4,800	0.110	X-10	4,600	0.106	Z-8	5,750	0.132
A-24	7,200	0.165	BB-28	3,128	0.072	E-23	7,488	0.172	FF-1	5,750	0.132	FF-1	5,750	0.132	J-5	7,200	0.165	M-15	6,000	0.138	P-1	7,800	0.179	R-31	5,225	0.120	U-28	4,800	0.110	X-11	4,600	0.106	Z-9	5,750	0.132
A-25	7,200	0.165	BB-29	3,158	0.072	E-24	9,133	0.210	FF-2	4,600	0.106	H-9	7,200	0.165	J-6	7,200	0.165	M-16	6,000	0.138	P-2	6,600	0.152	R-32	5,079	0.117	U-29	4,800	0.110	X-12	4,638	0.106	Z-10	4,914	0.113
A-26	7,200	0.165	BB-30	1,871	0.043	E-25X	29,710	0.682	FF-3	4,600	0.106	H-10	7,200	0.165	J-7	7,200	0.165	M-17	6,000	0.138	P-3	6,600	0.152	R-33	4,837	0.111	U-30	4,800	0.110	X-13	4,715	0.108	Z-11	4,914	0.113
A-27	7,200	0.165	BB-31	1,870	0.043	EE-1	2,177	0.050	FF-4	4,600	0.106	H-11	9,672	0.222	J-8	7,200	0.165	M-18	6,000	0.138	P-4	7,797	0.179	R-34	4,775	0.110	U-31	4,800	0.110	X-14	4,791	0.110	Z-12	5,202	0.119
A-28	7,200	0.165	BB-32	1,870	0.043	EE-2	3,251	0.075	FF-5	4,600	0.106	H-12	9,672	0.222	J-9	7,200	0.165	M-19	7,200	0.165	P-5	6,520	0.150	R-35	4,769	0.109	U-32	4,800	0.110	X-15	4,867	0.112	Z-13	4,627	0.106
A-29	11,113	0.255	BB-33	1,870	0.043	EE-3	1,871	0.043	FF-6	4,600	0.106	H-13	7,802	0.179	J-10	7,200	0.165	M-20	8,069	0.185	P-6	6,000	0.138	R-36	4,762	0.109	U-33	4,800	0.110	X-16	4,944	0.113	Z-14	4,914	0.113
AA-1	5,750	0.132	BB-34	1,871	0.043	EE-4	1,870	0.043	FF-7	4,600	0.106	H-14	7,800	0.179	J-11	7,200	0.165	M-21	6,000	0.138	P-7	6,000	0.138	R-37	4,756	0.109	U-34	4,800	0.110	X-17	5,020	0.115	Z-15	4,914	0.113
AA-2	4,600	0.106	BB-35	2,938	0.067	EE-5	1,870	0.043	FF-8	4,904	0.113	H-15	7,800	0.179	J-12	7,200	0.165	M-22	6,000	0.138	P-8	6,000	0.138	R-38	4,750	0.109	U-35	4,800	0.110	X-18	5,096	0.117	Z-16	6,318	0.145
AA-3	4,600	0.106	BB-36	2,465	0.057	EE-6	1,870	0.043	FF-9	4,871	0.112	H-16	7,800	0.179	J-13	11,068	0.254	M-23	6,000	0.138	P-9	6,000	0.138	R-39	4,743	0.109	U-36	4,800	0.110	X-19	5,173	0.119	Z-18	6,484	0.149
AA-4	4,600	0.106	BB-37	1,870	0.043	EE-7	1,870	0.043	FF-10	4,871	0.112	H-17	7,800	0.179	J-14	8,986	0.206	M-24	6,000	0.138	P-10	6,000	0.138	R-40	7,260	0.167	U-37	4,800	0.110	X-20	5,249	0.121	Z-21	4,914	0.113
AA-5	4,600	0.106	BB-38	1,870	0.043	EE-8	1,871	0.043	FF-11	4,871	0.112	H-18	7,800	0.179	J-15	6,000	0.138	M-25	6,000	0.138	P-11	6,000	0.138	S-1	8,482	0.195	U-38	6,723	0.154	X-21	5,326	0.122	Z-25	4,914	0.113
AA-6	4,600	0.106	BB-39	1,870	0.043	EE-9	2,563	0.059	FF-12																										

EXHIBIT A

PAGE 6 OF 6

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, LHJH PROPERTIES, LTD., is the owner of a tract of land situated in the Town of Anna, Collin County, Texas, a part of Eli Witt Survey, Abstract No. 997, being all of a called 159.819 acre tract of land described in a Special Warranty Deed to LHJH Properties, Ltd., recorded in Instrument No. 20061003001424600, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), being part of a called 159.819 acre tract of land described in a Special Warranty Deed to LHJH Properties, Ltd., recorded in Instrument No. 20061003001424640, (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a five-eighths inch iron rod with yellow plastic cap that is illegible found at the southeast corner of said 159.819 acre tract of land (20061003001424600), said iron rod being at the northeast corner of a called 226.62 acre tract of land described in a Warranty Deed to QJR Partnership, Ltd. recorded in Volume 5106, Page 2380, O.P.R.C.C.T and said iron rod being in the west line of a called 50.00 acre tract of land described in a Special Warranty Deed to Kayasa Holdings, LLC, recorded in Instrument No. 201908007000946750, (O.P.R.C.C.T.);

THENCE South 89 degrees 28 minutes 48 seconds West, a distance of 2,984.87 feet along the south line of said 159.819 acre tract of land (20061003001424600) and along the north line of said 226.62 acre tract of land to a one-half inch iron rod with yellow plastic cap stamped "BOHLER ENG" (hereinafter called "iron rod set") at the southwest corner of said 159.819 acre tract of land (20061003001424600), said iron rod being at the northwest corner of said 226.62 acre tract of land and said iron rod being in the east line of a called 17.863 acre tract of land described in a Special Warranty Deed to Anna 18, LLC, recorded in Instrument No. 20161020001423440, (O.P.R.C.C.T.);

THENCE North 01 degrees 07 minutes 28 seconds West, a distance of 272.50 feet along the west line of said 159.819 acre tract of land (20061003001424600) and along the east line of said 17.863 acre tract of land to a one-half inch iron rod found at the northeast corner of said 17.863 acre tract of land and said iron rod being at the most southerly southeast corner of a called 555.801 acre tract of land, described as Tract B in a Special Warranty Deed to Risland Mantua, LLC, recorded in Instrument No. 20180625000783630, (O.P.R.C.C.T.);

THENCE North 00 degrees 33 minutes 39 seconds West, a distance of 4,656.06 feet along the most southerly east line of said 555.801 acre tract of land to a one-half inch iron rod found at the most westerly northwest corner of said 159.819 acre tract of land (20061003001424640);

THENCE South 86 degrees 39 minutes 03 seconds East, a distance of 774.75 feet along the most westerly north line of said 159.819 acre tract of land (20061003001424640) and along a south line of said 555.801 acre tract of land to a one-half inch iron rod found for corner, from which a one-half inch iron rod found bears North 01 degrees 19 minutes 02 seconds West, a distance of 2.04 feet;

THENCE South 89 degrees 10 minutes 24 seconds East, a distance of 1,018.92 feet over and across said 159.819 acre tract of land (20061003001424640) to a one-half inch iron rod set in the east line of said 159.819 acre tract of land (20061003001424640), said iron rod being at the southwest corner of a called 83.36 acre tract of land described in a Quit Claim Deed to Alta McClain, recorded in Volume 626, Page 141, (D.R.C.C.T) which is now listed in the Collin County Appraisal District records as being owned by Laura Collins to which no transfer of title either direct or indirect can be found in Collin County Deed Records;

THENCE South 89 degrees 16 minutes 53 seconds East, a distance of 111.06 feet along a north line of said 159.819 acre tract of land (20061003001424640) and along the south line of said 83.36 acre tract of land to a one-half inch iron rod set at the most easterly northeast corner of said 159.819 acre tract of land (20061003001424640), said iron rod being at the northwest corner of a called 95.468 acre tract of land described in a Warranty Deed to JY & KC, LLC, recorded in Instrument No. 20170608000746940, (O.P.R.C.C.T.), from which a mag nail found at the northeast corner of said 95.468 acre tract of land bears South 89 degrees 16 minutes 24 seconds East, a distance of 1,497.23 feet and South 88 degrees 45 minutes 18 seconds East, a distance of 189.34 feet, said iron rod being in or near the centerline of County Road No. 371;

THENCE along the east line of said 159.819 acre tract of land (20061003001424640) and along the west line of said 95.468 acre tract of land as follows:

South 01 degrees 16 minutes 44 seconds East, a distance of 1,185.56 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 47 minutes 08 seconds East, a distance of 1,100.00 feet to a one-half inch iron rod set at the most westerly southwest corner of said 95.468 acre tract of land;

THENCE North 88 degrees 32 minutes 52 seconds East, a distance of 966.83 feet along a north line of said 159.819 acre tract of land (20061003001424640) and along the most westerly south line of said 95.468 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" found at the most easterly northeast corner of said 159.819 acre tract of land (20061003001424640);

THENCE South 00 degrees 44 minutes 46 seconds East, a distance of 210.76 feet along the most southerly west line of said 95.468 acre tract of land to a one-half inch iron rod found at the southeast corner of said 159.819 acre tract of land (20061003001424640), said iron rod being at the northeast corner of said 159.819 acre tract of land (20061003001424600);

THENCE along the east line of said 159.819 acre tract of land (20061003001424600) as follows:

South 00 degrees 31 minutes 53 seconds East, passing at a distance of 555.09 feet a one-half inch iron rod with cap stamped "3700" found at the most southerly southwest corner of said 95.468 acre tract of land, continuing in all a distance of 1,241.10 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 72 degrees 46 minutes 12 seconds East, a distance of 140.70 feet to a one-half inch iron rod with yellow cap that is illegible found at the northwest corner of a called 59.534 acre tract of land described Warranty Deed to Jonic Investments, LLC, recorded in Instrument No. 20150605000666010, (O.P.R.C.C.T.);

South 01 degrees 14 minutes 22 seconds West, a distance of 1,112.98 feet to the POINT OF BEGINNING and containing 11,978,895 square feet or 274.998 acres.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LHJH PROPERTIES, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as, THE WOODS AT LINDSEY PLACE, BLOCKS A- QQ, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

WITNESS, my hand, this the ____ day of _____, 20__.

BY: LHJH PROPERTIES, LTD.

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____§

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, 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 considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On:

DRAINAGE AND DETENTION EASEMENT
STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

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

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.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Billy M. Logsdon, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Anna.

Dated this the ____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Billy M. Logsdon, Jr.,
Registered Professional Land Surveyor No. 6487

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public, State of Texas

PRELIMINARY PLAT
THE WOODS AT LINDSEY PLACE

105—STANDARD PD(SF—72)LOTS
388—STANDARD PD(SF—60)LOTS
367—STANDARD PD(SF—Z)LOTS
91—STANDARD PD(SF—TH)LOTS
2—COMMERCIAL(C—2)LOTS
1—MULTI—FAMILY(MF—2)LOT
15—HOA LOTS
BLOCKS A—KK

274.998 ACRES OUT OF THE
ELI WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

D-R HORTON
America's Builder

4306 Miller Road
Rowlett, TX 75088
214-607-4244

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TS20202021	12/03/20	ASA	BL	BL	1" = 100'	6 OF 6

DEVELOPER:
D-R HORTON CIVIL EAST DIVISION
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE: (214) 607-4244
CONTACT: DAVID BOOTH

OWNER:
LHJH PROPERTIES, LTD.
16010 DALLAS PARKWAY, STE. 106
DALLAS, TX 75248
PHONE: (214) 679-7878
CONTACT: RUSSELL HARLOW

SURVEYOR:
BOHLER ENGINEERING
6017 MAIN ST.
FRESNO, TX 75044
PHONE: (409)458-7200
CONTACT: BILLY M LOGSDON, JR.

Approved this ____ day of _____, 20__, by
the City Council of the City of Anna, Texas.

Mayor

City secretary

CITY OF ANNA
PLANNING & ZONING COMMISSION

January 4, 2021

Agenda Item Text Amendments

DESCRIPTION:

Request a recommendation to amend Article 9.02 Subdivision Regulations, Article 9.04 Zoning Ordinance, Article 9.05 Signs, Article 9.06 Landscape Regulations and Article 9.07 Tree Preservation of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances in order to amend various sections in order to improve staff efficiency, modernize language, and provide general clean-up of regulations.

REMARKS:

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 which requires a public hearing before the Planning & Zoning Commission and City Council.

On March 2, 2020, the Planning & Zoning Commission called a public hearing to consider amendment to Article 9.04 Zoning Ordinance in Chapter 9 Planning and Development Regulations of the Code of Ordinance in addition to discuss amendments to regulations and standards in Chapter 9 Planning and Development Regulations of the Code of Ordinance.

ITEMS:

- a. Minimum frontage requirement
- b. Retaining wall ownership
- c. Clarify "Impractical size" and fee collection for Park Land Dedication
- d. Consistency with the Texas Alcoholic Beverage Code (TABC), Chapter 109 Miscellaneous Regulatory Provisions
- e. Thoroughfare Overlay District
- f. Food and beverage overlay district
- g. Uses: garden (patio) homes & zero-lot line
- h. Uses: indoor commercial amusement, health club, gymnasiums, gymnastic or dance studio
- i. Uses: restaurants, private clubs, brewpubs, tasting rooms, wineries, and breweries
- j. Uses: personal service shops
- k. Uses: veterinarian clinics
- l. Flag Poles
- m. Subdivision signage maximum copy area

SUMMARY:

The requested amendments to the subdivision regulations, design standards, zoning ordinance, and landscape regulations will improve staff efficiency, clarify the City's development regulations and standards, and reduce costs to neighbors, developers, and property owners.

RECOMMENDATION:

Recommended for approval as follows: (additions are indicated in underlined text; deletions are indicated in strikethrough text; text in bold following each is an explanation for the change and is not part of the ordinance language).

a. Minimum frontage requirement

Sec. 9.02.016 Definitions

Lot or lot of record means a divided or undivided tract or parcel of land having frontage on a public or private street ~~or other form of approved public or private access,~~ and which is, or which may in the future be, offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract; and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed of record at the county.

Sec. 9.02.081 Streets

[...]

(c) Adequacy of streets and thoroughfares.

[...]

- (4) Approach streets and access. All subdivisions must have at least two points of vehicular access, and must be connected via improved streets (streets that meet the city standards) to the city's improved thoroughfare and street system by one or more approach streets of such dimensions and improved to such standards as required herein. All residential subdivisions shall provide no less than one entrance for each 50 lots including stubs for future development and in no case shall have more than 150 lots for each connection to an existing street.

[...]

- (D) Adequate emergency access. The subdivision shall be designed to provide adequate emergency access for public safety vehicles. ~~Each residential lot in the subdivision shall have a minimum frontage (measured at the property line) of at least 40 feet on a dedicated public street or approved private access, unless other provisions have been authorized through a planned development district. Each nonresidential lot shall have a minimum frontage on a dedicated public street or approved private~~

~~access of at least 50 feet, unless other provisions have been authorized through a planned development district.~~

Sec. 9.02.087 Lots

- (b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, ~~or approved commercial private access~~ unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street ~~or access unless other provisions have been authorized through the Zoning Ordinance or a planned development district.~~

Frontage along a Public or Private Street

As large tracts are divided and developed, the creation of lots that do not have direct access and/or frontage onto a dedicated, improved public or private street should be avoided. In certain situations, such as property along TXDOT roadways, there will be times when a driveway will not be permitted. However, the lot should still have frontage along a street.

Allowing lots to meet the frontage requirement by only having frontage on an access easement creates difficulty for addressing which will lead to an issue for public safety response. Additionally, a lot that does have frontage on a road creates a problem for signage as off-site signage is not permissible and major-freestanding sign regulations are based on the size of the right-of-way frontage.

Minimum Frontage Requirement

The current frontage requirements contain conflicting direction, complicate addressing, and are not in conformance with zoning requirements for certain zoning districts.

The Subdivision Regulations currently state that every lot shall have 40 feet of frontage for residential and 50 feet for nonresidential. The Townhome District (SF-TH) and the Central Business Redevelopment District (CBRD) each have a minimum lot width requirement of 25 feet and the Office District (O-1) district does not have a minimum lot width requirement. For the purpose of development in the extraterritorial jurisdiction, staff recommends keeping the 40-foot minimum lot width in the Subdivision Regulations but also noting that Zoning within the city limits supersedes this regulation.

b. Retaining wall

Sec. 9.02.166

[...]

- (c) Retaining wall maintenance. Retaining walls shall be maintained by the owner of the property where such retaining wall is located or HOA as designated by the recorded final plat.

The current regulation states that property owners are the sole responsibility of retaining walls. Walls that are over 4 feet in height are typically maintained by a private Homeowners' Association as it provides benefit to more than the single property owner.

- c. Clarify City's definition of "Impractical size" and collection of fees for Park Land Dedication

Sec. 9.02.135 Park land and public facility dedication

[...]

- (c) General requirement: Dedication of land and payment of park development fee.
 - (3) Impractical size. The city council declares that development of an area of less than five acres for neighborhood park purposes is impractical. Therefore, if fewer than ~~665~~ 250 dwelling units are proposed by a plat filed for approval, the city council may require the developer to pay the applicable cash in lieu of land amount, as provided in subsection (4) (d) below.
- (d) Cash in lieu of land.
 - (1) Requirement. A developer responsible for land dedication under these subdivision regulations shall be required, at the city council's option, to meet the dedication requirements in whole or in part by a cash payment in lieu of land, in the amount set forth below. Such payment in lieu of land shall be made as part of the building permit fees ~~prior to the issuance of a building permit. Where no building permit is required, the fee shall be paid prior to filing of the final plat for record.~~
 - (2) Fee. The cash payment in lieu of land dedication shall be met by the payment of a fee set from time to time by ordinance of the city council sufficient to acquire neighborhood park land. Cash payment fees in lieu of land dedication are found in the fee schedule in appendix A of this code. Such fee shall be paid as part of the building permit fees ~~by the developer prior to filing of the final plat.~~

[...]

The 665 dwelling units is not equivalent to five acres. Five acres would be required for dedication of 250 dwelling units. 665 dwelling units would require 13.3 acres of dedication. For comparison, Sherley Heritage Park is approximately 1.5 acres including the water tower and storage tanks.

The reference to subsection 4 should be a reference subsection d which explains the process of payment in lieu of park land dedication. The Cash in lieu of land fee would be easiest to track during the building permitting process rather than when the final plat is recorded.

- d. Update Zoning Ordinance for consistency with the Texas Alcoholic Beverage Code (TABC), Chapter 109 Miscellaneous Regulatory Provisions

Sec. 9.04.033(l) Sale of alcoholic beverages

[...]

- (6) It shall be unlawful for any person who operates an alcoholic beverage store to sell alcoholic beverages within 300 feet of any existing day-care or child-care facility. The measurement of the distance between said alcoholic beverage store and the day-care center or child-care facility shall be in a direct line from the property line of said alcoholic beverage store to the property line of the day-care center or child-care facility. For the purposes of this subsection and subsections (7) and (8), below, the terms "day-care center" and "child-care facility" have the meanings defined under section 42.002, Texas Human Resources Code.
- (7) Subsection ~~(k)~~(l)(6) of this section only applies to a permit or license holder under chapter 25, 28, 32, 69, or 74 of the Texas Alcoholic Beverage Code who does not hold a food and beverage certificate.

[...]

TABC 109.331 defines the distance measurement as from property line to property line for day-care centers. This amendment will align with the TABC code.

Correction of numbering error for subsection 7.

e. Thoroughfare Overlay District

Sec. 9.04.030 THOR Thoroughfare Overlay District

- (a) General purpose and description. This district is designed to provide for greater safety, larger development sites, and enhanced aesthetics in high traffic volume areas adjacent and/or in close proximity to major thoroughfares.
- (b) Definition. The regulation of this overlay district shall apply to new development and redevelopment located within the greater of a geographic buffer extending outward 500 feet perpendicularly from the right-of-way, or to the back of abutting adjacent lots, for those portions of the following scheduled thoroughfares located within the city limits:
 - (1) U.S. Highway 75.
 - (2) White Street (FM 455).
 - (3) Powell Parkway (SH 5).
 - (4) Sam Rayburn Memorial Highway (SH 121).
 - (5) Collin County Outer Loop.
- ~~(c) Permitted uses. A building or premises in a THOR district shall be used only for the following purposes:~~
 - ~~(1) Uses as listed in appendix 2 of this article.~~
- ~~(d) Permitted specific uses. A building or premises in a THOR district shall be used only for the following purposes:~~
 - ~~(1) Uses as listed in appendix 2 of this article.~~
- ~~(e)~~(c) Height and area regulations apply to all THOR streets unless specified or restricted herein.
 - (1) Building lots along U.S. Highway 75. Sam Rayburn Memorial Highway (SH 121), and Collin County Outer Loop shall be a minimum of one acre.
 - (2) Minimum lot width shall be 100 feet.
 - (3) Front yard setbacks shall be a minimum of 50 feet.
 - (4) Side yard setbacks along U.S. Highway 75. Sam Rayburn Memorial Highway (SH 121), and Collin County Outer Loop shall be a minimum of 10 feet.
 - (5) Driveway entries and exits on the same tract shall be separated by at least 150 feet.

~~(f) — Parking regulations. Off-street parking shall be provided as set forth in section 9.04.037.~~

~~(g)~~(d) Masonry regulations.

- (1) Except as otherwise authorized in this section, the exterior walls (excluding doors, door frames, windows, and window frames) of buildings in the THOR district shall use only stone, brick, and/or split face concrete masonry units (CMU) in the construction of the exterior facade that is visible to the public. The use of other high-quality materials for building trim, architectural decoration, and other design elements shall not be precluded; however, they are subject to approval by the zoning administrator and should contribute to the overall design concept.
- (2) 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 such design shall be subject to approval by the city council after recommendation from the planning and zoning commission.
- (3) The front facade only (excluding doors, door frames, windows, and window frames) of municipal government buildings shall be required to consist of 100 percent masonry (stone, brick, and/or split face CMU).

~~(h) — Permitted accessory uses. Accessory uses customarily appurtenant to a permitted use, and accessory uses as permitted in the schedule of uses (appendix 2 of this article).~~

~~(i) — Signs. Signs in this district shall comply with the requirements of the city ordinance (as amended).~~

The purpose of an overlay district is to provide design standards above and beyond the zoning district for specific corridors. Appendix 2. Schedule of uses does not have the THOR overlay district as a separate column therefore subsections c, d, and h are not required. Similarly, subsection f and I do not provide additional standards.

Additionally, the one-acre lot requirement seems excessive for White Street (FM 455) and Powell Parkway (SH 5) as both have existing properties less than one acre. It is not uncommon for a commercial strip center or office complex to develop on one lot then in the future to subdivide the lot for multiple property owners. The THOR overlay regulations would not allow these types of properties to be subdivided although it would be in conformance with the commercial zoning.

f. Food and beverage overlay district

Sec. 9.04.031 ~~F-B Food-Beverage Overlay District~~ [Reserved]

- (a) ~~This section governs the “F-B – Food-Beverage Overlay District” (also referred to in this code as “F-B overlay district”).~~
- (b) ~~The F-B overlay district shall apply within the corporate limits of the city in all areas described in appendix 4 and in all districts designated as C-1, C-2, C-3, I-1, I-2, CBRD and PD (where commercial uses are allowed).~~
- (c) ~~The regulations contained in this section are intended to be overlay zoning and will be applied in conjunction with all underlying zoning that currently exists within an F-B overlay district. The regulations of the underlying zoning, and all other applicable regulations, remain in effect. If provisions of the F-B overlay district conflict with provisions of the underlying zoning or any other regulations, the provisions of the F-B overlay district shall prevail.~~
- (d) ~~It shall be unlawful for any food beverage store to be constructed, erected, or placed within 500 feet of another existing food beverage store unless the city council grants a special use permit for a particular establishment that wishes to develop a food beverage store within 500 feet of an existing food beverage store. An establishment is considered to be an “existing food beverage store” once the city has issued a valid certificate of occupancy for a use that falls under the definition of a food and beverage store.~~
- (e) ~~The measurement of the distance between food beverage stores shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.~~

Sec. 9.04.033 Special uses

(l) Sale of alcoholic beverages

- (9) An establishment that derives 75% or more of the establishment's gross revenue from the sale of alcoholic beverages for on-premises consumption may not be located within a THOR Thoroughfare Overlay District ~~nor an F-B Food-Beverage Overlay District as those areas are defined in this article, as amended.~~

Appendix 3 Descriptions/Definitions

[...]

3.5 Retail and service type uses

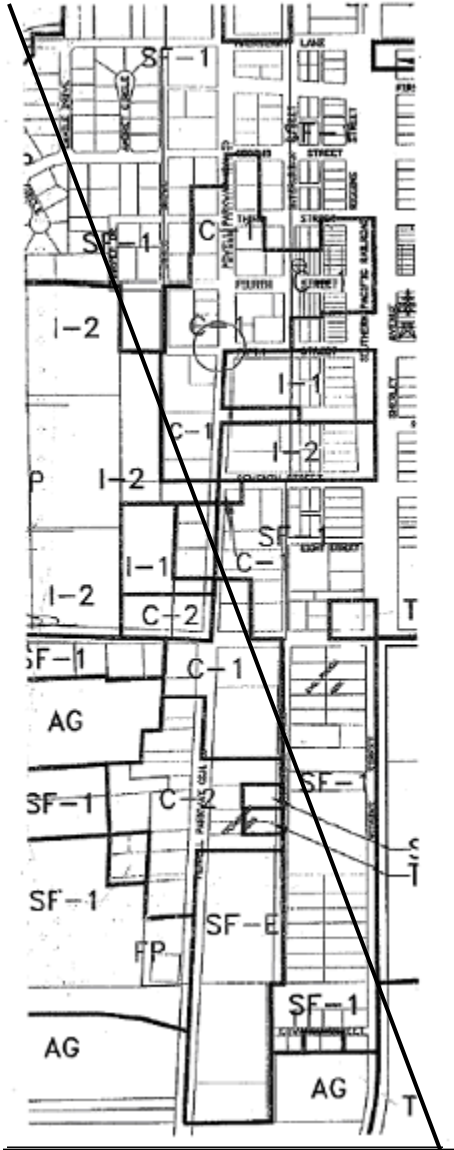
[...]

~~3.5.22 Food beverage store: An establishment engaged in the sale of food or beverages—of any kind whatsoever—for off-premises consumption. This definition does not include~~

restaurants that derive at least 90% of gross revenues from sale of food and beverages for on-premises consumption.

[...]

Appendix 4. Food and beverage overlay district map



The Food-Beverage Overlay District is a superfluous regulation that restricts businesses from operating within the city. If a local farmer wanted to open a shop to sell their honey, they would not be able to operate within 500 feet of any grocery stores, specialty food retail stores, or convenience stores. This places an unnecessary burden on commercial property owners and deters unique food-related businesses.

- g. Uses: garden (patio) homes & zero-lot line

Sec. 9.04.033

[...]

- (e) ~~Garden (patio)~~ Patio homes.

- (1) Location on lot. ~~Garden (patio)~~ Patio home developments shall be developed as zero lot line homes. One side yard shall be reduced to zero feet, while the other side yard shall be increased to a minimum of 10 feet. A minimum ~~three~~ five-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house. Side yards and maintenance easements shall be placed on the subdivision plat. A minimum separation between patio homes of 10 feet shall be provided. The combined area of all structures shall not exceed 65% of the lot area.
- (2) Front yard setback. The minimum front yard shall be 15 feet, provided that in no case shall a garage or carport fronting onto a street be less than 20 feet from the property line adjacent to the street. The front yard setback may be staggered, varied, or reduced to a minimum setback of 10 feet for lots facing cul-de-sac or loop streets not exceeding 400 feet in length, with the approval of a site plan or subdivision plat. Under this provision the maximum setback shall be 25 feet. A minimum lot depth of 65 feet, as measured from front building line to rear lot line, shall be maintained.
- (3) Rear yard setback. The minimum rear yard shall be five feet for a single-story structure and 15 feet for any two-story structure. If access is from an alley, the minimum setback will be 20 feet for garages or carports.
- (4) Side yard setback. The minimum side yard shall be zero feet except that there shall be at least 10 feet of separation between structures. When ~~garden (patio)~~ patio homes are constructed with a zero side yard, five feet on the lot adjacent to the zero setback shall be dedicated as an access easement for the zero setback ~~garden (patio)~~ patio home. There shall be a minimum of 20 feet from any property line adjacent to a street.
- (5) Lot frontage. The minimum frontage of any ~~garden (patio)~~ patio home shall be 25 feet on residential streets and 35 feet on collector and thoroughfare streets.
- (6) Lot area. The minimum lot area for any development lot for ~~garden (patio)~~ patio homes shall be 2,800 feet.
- (7) Maximum length of structures. No zero lot line structure shall have an overall length exceeding 250 feet.
- (8) Maximum height of structures. No structure shall exceed two stories or 35 feet in height.

- (9) Parking. Two off-street spaces per dwelling unit plus 1/2 space per dwelling unit for visitor parking within 600 feet of each dwelling unit. The visitor parking requirements may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors.
- (10) Common area maintenance. To insure the long-term maintenance of common land and facilities in patio home developments, the following shall be required:
 - (A) Plats and site plans shall be approved subject to the submission of a legal instrument setting forth a plan or manner of permanent care and maintenance of open spaces, recreational areas and other communally owned facilities. No such instrument shall be acceptable until approved by the city attorney as to legal form and effect. A homeowners' association (HOA) is the most widely accepted technique for managing commonly owned property. Such association shall provide proof of incorporation prior to issuance of a construction permit.
 - (B) The HOA or other similar management entity shall be organized as a nonprofit corporation with automatic membership in the management entity when property is purchased. This shall be specified in the covenants which run with the land and which bind all subsequent owners. Covenants for maintenance assessments shall also run with the land. Included in the maintenance covenants shall be procedures for changing them at stated intervals. Deeds shall also reference the rights and responsibilities of property owners to the management entity. The management entity shall also be responsible for liability insurance, local taxes, and the maintenance of all commonly held facilities through the use of a pro-rata formula for all property owners.
- (11) Usable open space requirements. Each parcel of land developed under patio home standards shall provide usable open space totaling 15% of the area of a patio home development. Such open space shall have a maximum slope of 10% and shall be exclusive of street and alley rights-of-way and/or easements, individually platted lots without open space easements, private yards and patios. The 15% shall be computed on the percentage of total platted area in a patio home subdivision, excluding right-of-way for major and secondary thoroughfares (as described in the current comprehensive plan). At the time of site plan and/or subdivision plat approval, the city council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.
- (12) Additional landscaping. In addition to any required landscaping for common areas, the front yard and parkway areas shall be landscaped and permanently maintained.

[...]

Appendix 2 Schedule of Uses

Table 1. Residential uses

Type of Use	Def *	AG	SF-E	SF-1	SF-84	SF-72	SF-60	SF-Z	SF-TH	MH-1	MH-2	TF	MF-1	MF-2
Garden (patio) Patio home (2)	3.1.7							<u>Y</u>	Y	S	S		S	S
[...]														
Zero lot line house	3.1.29									Y	Y		Y	Y
[...]														

* The number in this column references a description/definition listed in appendix 3.

(1) See section 9.04.033(h) for additional regulations.

(2) See section 9.04.033(e) for additional regulations.

[...]

Appendix 3 Descriptions/Definitions

[...]

3.1 Residential uses

[...]

3.1.7 ~~Garden (patio) Patio~~ home: A single-family dwelling, detached residence allowed to have little or no side yard on one side, built in accordance with standards set out in Section 9.04.33(e), where the wall on that side has no doors, windows, or other openings and which otherwise qualifies for a one-hour fire rating as defined in the building code.

[...]

3.1.29 Zero lot line house: ~~See 3.1.7 Patio home. A residence allowed to have little or no side yard on one side, where the wall on that side has no doors, windows, or other openings and which otherwise qualifies for a one-hour fire rating as defined in the building code.~~

[...]

There is not a clear distinction between the use types zero-lot line houses and garden (patio) homes. The Zoning Ordinance provides contradicting definitions and permissions of two types of dwelling units. Additionally, both zero-lot line and garden (patio) homes are not currently permitted in the Single-Family Residence District – Zero lot line homes (SF-Z) zoning district as detailed in Appendix 2. The two uses should be consolidated by amending the definitions and schedule of uses.

Within Section 9.04.033 (e) there is conflicting direction regarding the required access easement width that should be corrected.

- h. Uses: indoor commercial amusement, health club, gymnasiums, gymnastic or dance studio

Sec. 9.04.037 Parking space regulations

(a) Automobile parking space regulations. Whenever any ordinance, regulation, or plan enacted or adopted by the city council is for the purpose of providing off-street automobile parking spaces or of establishing requirements that such spaces be provided within any section or sections of the city, then such plan or requirements shall govern within such sections. Otherwise, off-street automobile parking spaces shall be provided as follows, applicable to buildings hereafter erected and uses hereafter established, to such nonconforming uses as may be required to conform to the regulations hereof, and to extensions and enlargements of buildings and uses.

- (1) Except as otherwise provided in this section, off-street parking spaces shall be provided as follows:

Land Use	Minimum	Additional Provisions
[...]		
Commercial uses		
[...]		
Amusement facilities	10 per 1000 sf GFA	
Gyms, spas, studios; health clubs	8 per 1000 sf GFA	See below: <u>Swimming pool/deck</u>
[...]		

Appendix 2 Schedule of Uses

[...]

Table 2. Educational, Institutional and special uses

Type of Use	Def *	C-1	NC	C-2	CBRD	C-3	O-1	I-1	I-2
[...]									
Health club; gymnasium	3.5.36 [sic]	Y		Y		Y		Y	
[...]									

[...]

Table 5. Office, retail, commercial and service type uses

Type of Use	Def *	C-1	NC	C-2	CBRD	C-3	O-1	I-1	I-2
[...]									
Amusement, commercial (indoor)	3.5.3a	S	S	S <u>Y</u>	<u>Y</u>	S <u>Y</u>	<u>S</u>	Y	S

[...]									
Bowling alley	3.5.39 [sic]	Y		Y		S		Y	
[...]									
Gymnastic or dance studio; health club	3.5.##	Y	Y	Y	Y	Y		S	
[...]									
Racquetball facilities	3.5.43	S		Y	Y	Y		Y	
[...]									

Appendix 3 Descriptions/Definitions

[...]

3.5 Retail and service type uses

3.5.3a Amusement, commercial (indoor): An establishment providing for activities, services and instruction for the entertainment, exercise and improvement of fitness and health of customers, clients or members but not including hospitals, clinics, massage parlors or arcades. Uses would typically include bowling alleys, escape rooms, ice or roller skating rinks, ~~racquetball and handball courts~~, ~~indoor tennis courts~~, ~~weight lifting and nautilus facilities~~, exercise areas, swimming pools and spas, bingo parlors, martial arts, classrooms and/or practice areas, ~~gymnasiums and indoor running or jogging tracks~~.

3.5.## Gymnastic/dance studio and health club: An establishment that provides exercise facilities such as running, jogging, aerobics, weightlifting, indoor/outdoor sports courts, and swimming, as well as locker rooms, showers, and saunas. Uses would typically include racquetball and handball courts, tennis courts, weightlifting and nautilus facilities, exercise areas, swimming pools and spas, martial arts, classrooms and/or practice areas, gymnasiums and running or jogging tracks. This shall not include municipal or privately owned recreation buildings.

3.5.43 Racquetball facilities: Courts housed in an acoustically treated building and designed for one to four persons to play racquetball, plus subsidiary uses to include office, pro shops, locker rooms, sauna, exercise rooms, waiting area, child nursery, and related uses up to a maximum of 40% of the total floor area.

There is contradicting information for anyone desiring to open a health club or dance studio within the city limit. In Appendix 2 Schedule of Uses, “Health Club; gymnasium” and “Gymnastic or dance studio” are listed as uses. However, in Appendix 3 Descriptions/Definitions, there is no definition for these uses but are included in other definitions. The parking section, Sec. 9.04.037(a)(1), lists “gyms, spas, and studios” separately from amusement facilities, personal services, and the recreational uses section. By consolidating these uses and creating a broad definition, it will assist these businesses to know where they may operate.

- i. Uses: restaurants, private clubs, brewpubs, tasting rooms, wineries, and breweries

Sec. 9.04.037 Parking space regulations

(a) Automobile parking space regulations. Whenever any ordinance, regulation, or plan enacted or adopted by the city council is for the purpose of providing off-street automobile parking spaces or of establishing requirements that such spaces be provided within any section or sections of the city, then such plan or requirements shall govern within such sections. Otherwise, off-street automobile parking spaces shall be provided as follows, applicable to buildings hereafter erected and uses hereafter established, to such nonconforming uses as may be required to conform to the regulations hereof, and to extensions and enlargements of buildings and uses.

(2) Except as otherwise provided in this section, off-street parking spaces shall be provided as follows:

Land Use	Minimum	Additional Provisions
[...]		
Commercial uses		
[...]		
Banks and financial services	3.5 per 1000 sf GFA	Stacking for at least 3 vehicles per drive-through lane. <u>See Sec. 9.04.044(n) Drive throughs</u>
Bars and pubs; brewpubs, private clubs, and tasting rooms	10 per 1,000 sf GFA	
Brewery, Distillery, Winery	<u>2 per 1,000 sf GFA</u>	<u>See tasting room for areas where customers drink or sample the products.</u>
[...]		
Dry cleaners	4 per 1000 sf GFA	Plus 3 stacking spaces per pickup lane. <u>See Sec. 9.04.044(n) Drive throughs</u>
[...]		
Restaurants;	10 per 1,000 sf GFA; <u>Parking may be reduced during site plan review to no less than 3 per 1,000 sf GFA by the Planning & Zoning Commission for drive through service</u>	If drive-through service is provided, require an additional 5 stacking spaces from where order is placed. <u>See Sec. 9.04.044(n) Drive throughs</u>
Restaurants primarily for takeout	3 per 1,000 sf GFA	If drive-through service is provided, require an additional 5 stacking spaces from where order is placed.

[...]

Sec. 9.04.044 Special Uses

(n) Drive throughs

- (1) Drive throughs with individual service speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened. The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of individual service speakers.
- (2) A stacking space shall be an area on a site measuring 8 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 8 feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.
 - (A) For drive-through restaurants, 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.
 - (B) For dry cleaners, banks and financial services, pharmacies, and retail uses with drive-through facilities, 5 stacking spaces shall be required if one or 2 drive through lanes are provided. For 3 or more drive through lanes, 4 stacking spaces shall be required. An escape lane shall be provided in all instances.
 - (C) For kiosks, a minimum of 2 stacking spaces for each service window shall be provided.

[...]

Appendix 2 Schedule of Uses

[...]

Table 5. Office, retail, commercial and service type uses

Type of Use	Def *	C-1	NC	C-2	CBRD	C-3	O-1	I-1	I-2
[...]									
Brewpub or Winery (1)	3.5.##			S	Y	Y	Y	Y	Y
[...]									
Private clubs (1)	3.5.##	S		S	S	S		S	

Restaurant or cafeteria, with drive-in or drive-through service (1)	3.5.44a	Y	S Y	Y	S Y	S Y		Y	
Restaurant or cafeteria, without drive-in or drive-through service	3.5.44b	Y	Y	Y	Y	Y		Y	
Restaurant, with drive-in service	3.5.44c	Y		Y				Y	
Restaurant, with drive-through service	3.5.44d	Y		Y				Y	
[...]									
Tasting Room (1)	3.5.##			S	Y	Y	Y	Y	Y
[...]									

(1) See 9.04.033 Special Uses

[...]

Table 6. Manufacturing, storage and warehousing uses

Type of Use	Def *	C-1	NC	C-2	CBRD	C-3	O-1	I-1	I-2
[...]									
Brewery/Distillery	3.6.##						S	Y	Y
[...]									

[...]

Appendix 3 Descriptions/Definitions

[...]

3.5 Retail and service type uses

[...]

3.5.## Brewpub or Winery: A restaurant or other facility that manufactures alcoholic beverages including but not limited to beer, wine or liquor for either on-premises or off-premises retail and wholesale and consumption in quantities not considered industrial or large-scale production as determined by the Director of Development Services or

designee. The business must hold one of the following licenses or permits from the Texas Alcoholic Beverage Commission: Winery Permit (G) or Brewpub License (BP); See Sec. 9.04.033 Special Uses, (I) Sale of Alcoholic Beverages;

[...]

3.5.## Private Club: An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs. See Sec. 9.04.033 Special Uses, (i) Private Clubs

[...]

~~3.5.44a Restaurant or cafeteria, with drive-in or drive-through service: An eating establishment where service is primarily to customers at tables and not providing facilities for the consumption of food in automobiles on or near the restaurant premises but providing service to persons in cars.~~

~~3.5.44b Restaurant or cafeteria, without drive-in or drive-through service: An eating establishment where service is primarily to customers at tables and not providing facilities for the consumption of food in automobiles on or near the restaurant premises.~~

~~3.5.44c Restaurant, with drive-in service: An eating establishment where food or drink is primarily served to customers in motor vehicles or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.~~

~~3.5.44d Restaurant, with drive-through service: An eating establishment which serves food only to persons in cars and which does not provide facilities for the consumption of food in automobiles on or near the restaurant premises.~~

3.5.44 Restaurant or cafeteria: An establishment where food and drink are prepared and may be consumed on the premises. See Sec. 9.04.033.XXX for additional requirements pertaining to drive throughs;

[...]

3.5.## Tasting Room – A retail establishment associated with a brewery, brewpub, distillery, or winery for the sale of beer, wine or liquors. See Sec. 9.04.033 Special Uses, (I) Sale of Alcoholic Beverages;

[...]

3.6 Manufacturing, storage, and warehouse uses

3.6.## Brewery/Distillery: The production of beer, wine and/or liquor at industrial quantities and internal large-scale commercial distribution.

[...]

Use types

The current regulations are difficult to discern the differences between the restaurant types especially as restaurants have evolved in their services. The regulations also

would not permit brewpubs and tasting rooms, which are similar in nature to a restaurant with an industrial component. Additionally, while regulations are adopted for private clubs, it was not referenced properly in the schedule of uses to review Sec. 9.04.044 Special Uses nor defined in definitions/descriptions.

Drive throughs

The current regulations provide a vague description of the necessary design for drive throughs. The addition to Sec. 9.04.044 Special Uses will help to preserve enjoyment of residential properties by including the 150' distance requirement. Requiring an escape lane will assist in emergency situations to allow unaffected vehicles to escape the drive through and improve overall traffic circulation of the site.

- j. Uses: personal service shops

Appendix 2 Schedule of Uses

Table 5. Office, retail, commercial and service type uses

Type of Use	Def *	C-1	NC	C-2	CBRD	C-3	O-1	I-1	I-2
[...]									
Barber shop	3.5.8a	Y	Y	Y	Y	Y			
[...]									
Beauty Shop	3.5.9a	Y	Y	Y	Y	Y			
[...]									
Custom personal service shop	3.5.16	Y	Y	Y	Y	Y		S	
[...]									
Drapery, needlework, or weaving shop		Y	Y	Y	Y	Y		Y	
[...]									
Handcraft shop		Y	Y	Y	Y	Y		S	
[...]									
Intradermal Studio	3.5.XX	S	S	S	S	S		Y	
[...]									
Personal service shop	3.5.36	Y	Y	Y	Y	Y		S	
[...]									
Tanning salon		Y	Y	Y		Y			
[...]									

Appendix 3 Descriptions/Definitions

[...]

3.5 Retail and service type uses

[...]

3.5.XX Intradermal Studio (Body Piercing, Permanent Cosmetics, and Tattooing): The practice of producing an indelible mark or figure on the human body by scarring or inserting pigment under the skin using needles, scalpels, or other related equipment.

[...]

~~3.5.16 Custom personal service shop: Includes such uses as tailor, shoe repair, barber/beauty shop, health studio, or travel consultant.~~

3.5.36 Personal service shop: An establishment primarily engaged in providing services generally involving the care of the person or his apparel including but not limited to barber and beauty shops, dry cleaning and laundry pickup stations, intradermal cosmetics, shoe repair, tanning salon, or tailor and reducing salons/health clubs. Intradermal Studio services may be offered as an accessory service.

[...]

Staff and potential businesses will better understand where a business may operate within the City of Anna if there are broad uses within the Schedule of Uses that cover multiple business types. Having a Barber Shop and Beauty Salon separate from a Personal Service Shop creates a longer table than is necessary. Appendix 2. Schedule of Uses and Appendix 3. Descriptions/Definitions have many uses that could be consolidated under the Personal Service Shop use.

Additionally, the current regulations are vague on intradermal studios. As many places like beauty salons and retail stores have begun offering intradermal services, the ordinance needs to be clear that it is allowed as an accessory use but there may be a desire to limit stand-alone intradermal studios.

- k. Uses: veterinarian clinics

Appendix 2 Schedule of Uses

Table 5. Office, retail, commercial and service type uses

Type of Use	Def *	C-1	NC	C-2	CBRD	C-3	O-1	I-1	I-2
[...]									
Veterinarian clinic (no outside pens)	<u>3.5.##</u>	S		S	<u>S</u>	Y		Y	S
Veterinarian clinic (outside pens)	<u>3.5.##</u>			S				Y	S
[...]									

Appendix 3 Descriptions/Definitions

[...]

3.5 Retail and service type uses

[...]

3.5.## Veterinarian clinic (no outside pens): An establishment with indoor pens in which dogs and/or other domesticated animals are housed during the day or overnight, groomed, bred, boarded, exercised, trained, or sold for commercial purposes as well as examination and medical treatment. Animal transportation service may be provided. Fenced outdoor space may be provided with appropriate screening. The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact to residential uses.

3.5.## Veterinarian clinic (outside pens): An establishment with outdoor pens in which dogs and/or other domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes as well as examination and medical treatment. The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact to residential uses.

[...]

A definition for Veterinarian Clinics is necessary to define that this use may have an outdoor space associated with indoor pens. Daycares for dogs has become a popular, independent business in neighboring cities, therefore it should also be permitted by specific use permit in the CBRD district

I. Flagpoles over 35 feet

Sec. 9.05.008 Exemptions

The following signs and related objects are generally allowed to be erected and publicly displayed at any location within the city's municipal boundaries or its extraterritorial jurisdiction, except as otherwise specifically proscribed within these sign regulations, and a city-issued sign permit is not required in order to erect and display any of the following signs unless specifically set forth in this section.

[...]

- (6) ~~Flags of governmental, nonprofit and/or tax-exempt organizations, provided that the flag does not exceed 35 feet in height. Flag poles must follow the height and setbacks of the zoning district it is within. Flag poles are exempt from setbacks when part of a Class 6 monument sign or entry feature.~~

[...]

Currently the Planning & Development regulations do not provide clear direction for flagpoles. The intent is to clarify erection of flagpoles within the City of Anna.

m. Subdivision signage maximum copy area

Sec. 9.05.086 Summary of districts

[...]

Table 3. Residential Districts (Single- and Multi-Family)

Districts	Permissible Classes	Max. Area	Max. Height	Max. Number
Single-family and duplex district	1, 3, 4	*	*	*
	Subdivision sign	24 ³² sq. ft.	6 ft.	2 per adjacent public street
Educational institutions	Bulletin board	25 sq. ft.	Below roof line	1 per building
	Attached sign	12 inch letter	Below roof line	1 per building
Public, charitable, or religious institutions	Free-standing sign	24 sq. ft.**	6 ft.	1 per site
	Attached sign	24 sq. ft.	Below roof line	1 per site
Apartment district	1, 3, 4	*	*	*
	5	25 sq. ft.	8 ft.	1 of either class per adjacent public street
	7	40 sq. ft.	8 ft. below roof line	

* Refer to division 2 of this article.

** Religious institution - 60 square feet.

Class 1—Minor signs; Class 2—Window signs; Class 3—Traffic-related signs; Class 4—Temporary promotional signs; Class 5—Major free-standing signs; Class 6—Monument signs; Class 7—Major attached signs

[...]

Update language associated with size and copy area for decorative structures of subdivision signage to align with the Neighborhood Design Guidelines as adopted in 2019. Sec. 9.02.167(b)(3) states that the max size for subdivision identification signage is 32 square feet.