



AGENDA
Planning & Zoning Commission

Monday, December 1, 2025 @ 6:00 PM

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

The Planning & Zoning Commission of the City of Anna will meet on Monday, December 1, 2025 at 6:00 PM, in the Anna Municipal Complex – Council Chambers, located at 120 W. 7th Street, to consider the following items.

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

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
***American Pledge:** I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible and justice for all.*
***Texas Pledge:** Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the Commission regarding an item that is not on this meeting Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific factual information in response to a neighbor's inquiry or to recite existing policy in response to the inquiry.
4. **Director's Report.**
5. **Overall Location Map.**
6. **Consent Items.**
 - a. Approve minutes of the November 3, 2025, Planning & Zoning Commission Meeting
 - b. Approve North Powell Retail Addition, Block A, Lots 1 and 2, Minor Plat (MP 25-0003)
Owner: Saas US Partners
 - c. Approve North Powell Retail Addition, Block A, Lot 1, Site Plan (SP 25-0013)
Owner: Saas US Partners
 - d. Approve Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Site Plan (PSP 25-0011)
Owner: Anna Town Center Retail, LP
 - e. Approve Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Plat (PP 25-0021)

Owner: Anna Town Center Retail, LP

- f. Approve Rosamond Crossing Northeast Corner, Block A, Lot 1, Site Plan (SP 25-0022)

Owner: BVE Anna NEC LLC/ Big V Properties LLC

- g. Approve Swaccha Addition, Block A, Lot 2, Preliminary Site Plan (PSP 25-0010)
Owner: PVB Contracting

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

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

- a. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to establish zoning on 2.4± acres located on the west side of Leonard Avenue, 189± feet south of Gardendale Hollow to Local Commercial (C-1).
Applicant: Catherine McMinimy

8. **Training.**

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

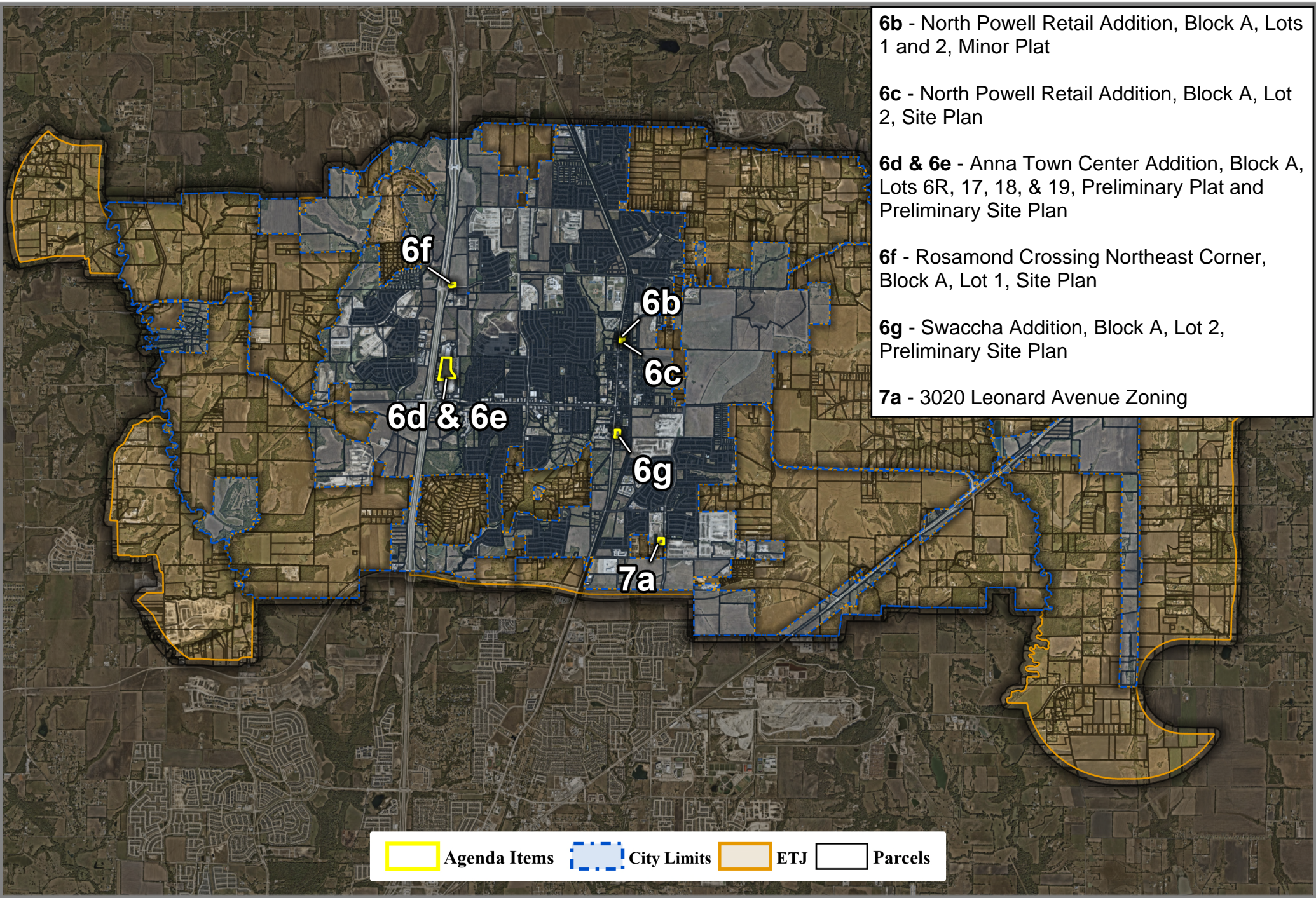
10. **Adjourn.**

This is to certify that I, Lauren Mecke, Planning Manager, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 11/25/2025.



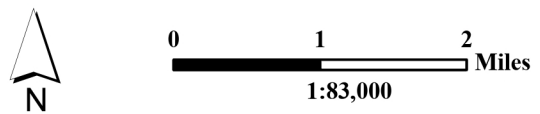
Lauren Mecke, Planning Manager

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



- 6b** - North Powell Retail Addition, Block A, Lots 1 and 2, Minor Plat
- 6c** - North Powell Retail Addition, Block A, Lot 2, Site Plan
- 6d & 6e** - Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Plat and Preliminary Site Plan
- 6f** - Rosamond Crossing Northeast Corner, Block A, Lot 1, Site Plan
- 6g** - Swaccha Addition, Block A, Lot 2, Preliminary Site Plan
- 7a** - 3020 Leonard Avenue Zoning

Agenda Items
 City Limits
 ETJ
 Parcels



December 2025 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 11/25/2025

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





**MINUTES
Planning & Zoning Commission**

Monday, November 3, 2025 @ 6:00 PM

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

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

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

The meeting was called to order at 6:05 PM.

Commissioners present were Staci Martin, Aquita DeJarnette, Doug Hermann, Jessica Walden, Tom Longmire, Josh Vollmer, and Gretchen Stewart. Staff present were Kaleb Kentner, Lauren Mecke, Everett Johnson, David Overcash, and Nancy Reynolds.

2. Invocation and Pledge of Allegiance.

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

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

No comments

4. Director's Report.

Mr. Kentner explained to the commissioners that we will be doing things a little differently as we move forward. He shared a monthly report outlining ongoing projects, including the previous and current status of each. He spoke about resolutions and efficiencies for staff and developers. He discussed reviewing and streamlining processes and conformity to help expedite the actions of the commission.

5. Overall Location Map.

6. Consent Items.

- a. Approve minutes of the October 6, 2025, Planning & Zoning Commission Meeting.
- b. Approve a Resolution regarding Rosamond Crossing Northeast Corner, Block A, Lot 9, Preliminary Site Plan (PSP 25-0009)
Owner: BVE Anna NEC LLC/ Big V Properties LLC
- c. Approve a Resolution regarding Rosamond Crossing Northeast Corner, Block A, Lot 11, Site Plan (SP 25-0020)
Owner: The Seitz Group, Inc.
- d. Approve a Resolution regarding The Woods at Lindsey Place Municipal, Final Plat (FP 25-0017)
Owner: D.R. Horton-Texas, LTD
- e. Approve a Resolution regarding Anna Retail Addition, Block A, Lots 4R-A and 4R-B, Replat (RP 25-0009)
Owner: Sapphire Retail One, LLC

Commissioner Martin made a motion to approve all Consent Items. Commissioner Steward seconded the motion. The motion passed. The vote was unanimous in favor.

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

- a. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation on an Ordinance regarding a request to establish zoning of a property to Planned Development-SF-6.0 Single-Family Residential (PD-SF-6.0). Located on the west side of Ferguson Parkway, 400± feet south of Elm Street. Currently located in the ETJ.
Owner: Constein Family Trust

The public hearing was opened at 6:12 PM.

Ms. Mecke reviewed and highlighted the staff report that was included in the packet.

The applicant gave a presentation about the proposed business.

Sarah Rijino spoke about the roads. She wanted to know if they would be redone at the same time of the development. She stated she believed her questions were answered when the developer spoke.

Gina Kuhn spoke about her concerns about the traffic on Ferguson and the widening of Ferguson. She also had concerns about the construction traffic while the project is being done. She wanted to know the time frame for the project.

The public hearing was closed at 6:46 PM.

Commissioner Walden made a motion to approve all Items. Commissioner Martin seconded the motion to recommend approval. The motion passed. The vote was unanimous in favor.

- b. Consider/Discuss/Action on a Resolution regarding Thompson Grove, Preliminary Plat (PP 25-0020)
Owner: Constein Family Trust

Commissioner Hermann made a motion to approve all items. Commissioner Vollmer seconded the motion to recommend approval. The motion passed. The vote was unanimous in favor.

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

No comments or items identified.

- 9. **Adjourn.**

Commissioner Martin made a motion to adjourn. Commissioner Hermann seconded the motion. The meeting was adjourned at 6:56 PM.

Chairwoman Jessica Walden

ATTEST:

Lauren Mecke, Planning Manager



Item No. 6.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/1/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve North Powell Retail Addition, Block A, Lots 1 and 2, Minor Plat (MP 25-0003)
Owner: Saas US Partners

SUMMARY:

A retail/restaurant building on 0.9± acre and single-family detached on 1.0± acre on the east side of N. Powell Parkway, 680± feet north of Hackberry Drive. Zoned Local Commercial (C-1) (Ord. No. 645-2014)

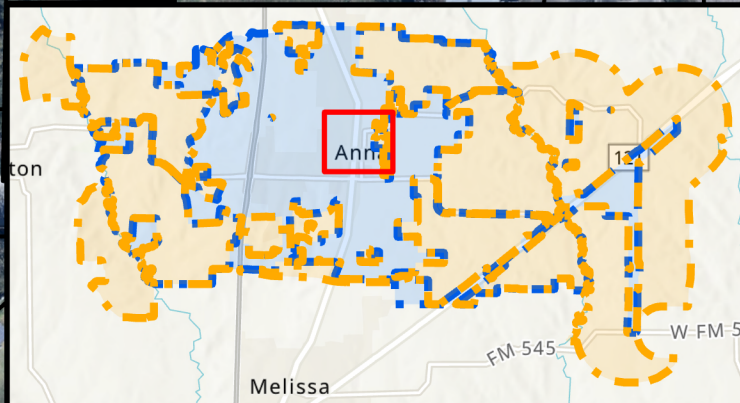
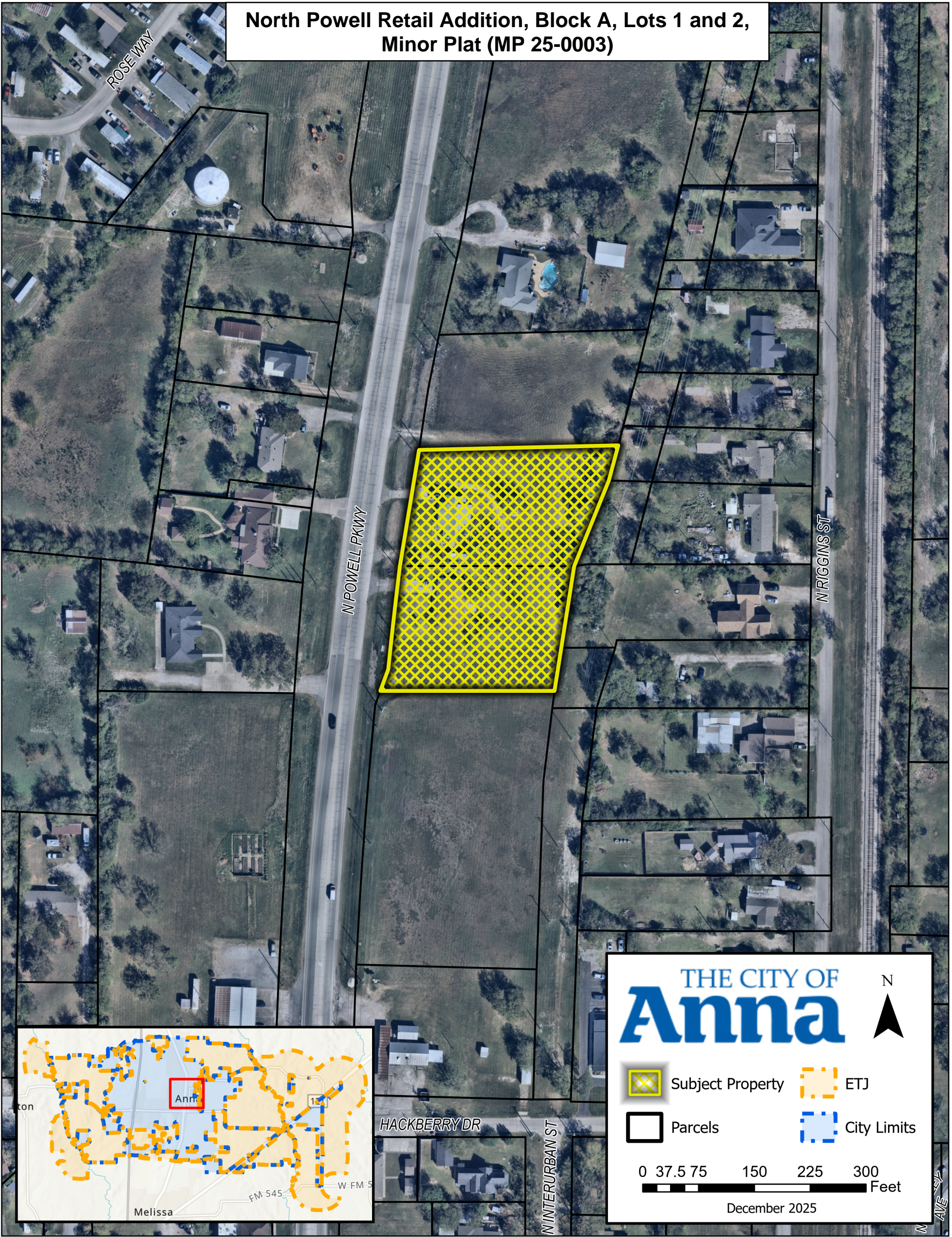
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - North Powell Retail Addition, Block A, Lots 1 and 2, Minor Plat (MP 25-0003)
2. Exhibit A - North Powell Retail Addition, Block A, Lots 1 and 2, Minor Plat (MP 25-0003)

North Powell Retail Addition, Block A, Lots 1 and 2,
Minor Plat (MP 25-0003)



THE CITY OF
Anna

N

Subject Property

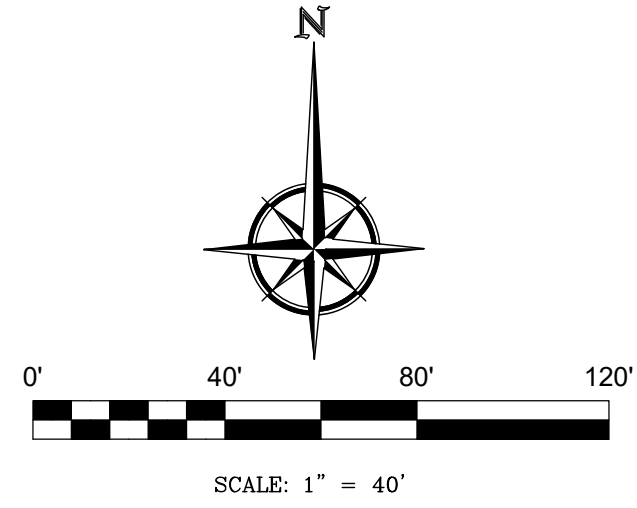
ETJ

Parcels

City Limits

0 37.5 75 150 225 300 Feet

December 2025



AREA NOTE:
The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:
The bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the Topcon TopNET RTK Network, NAD83, Texas State Plane Coordinates, North Central Zone (4202).

FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 4808C01601 (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:
All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PLAT NOTE:
Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificate.

ACCESS EASEMENT NOTE:
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.

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

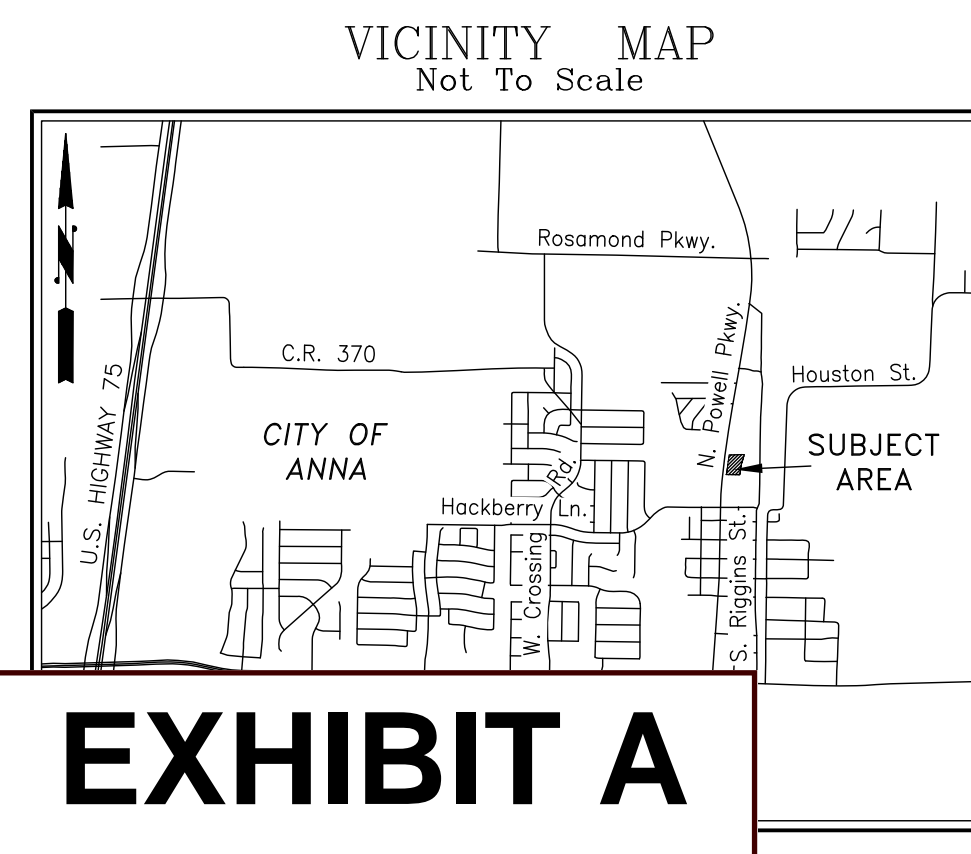
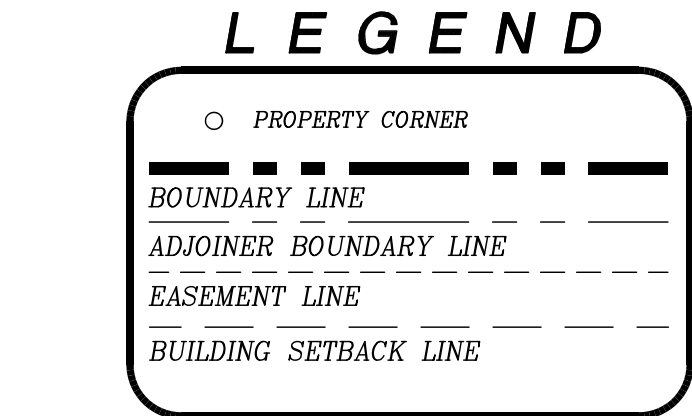
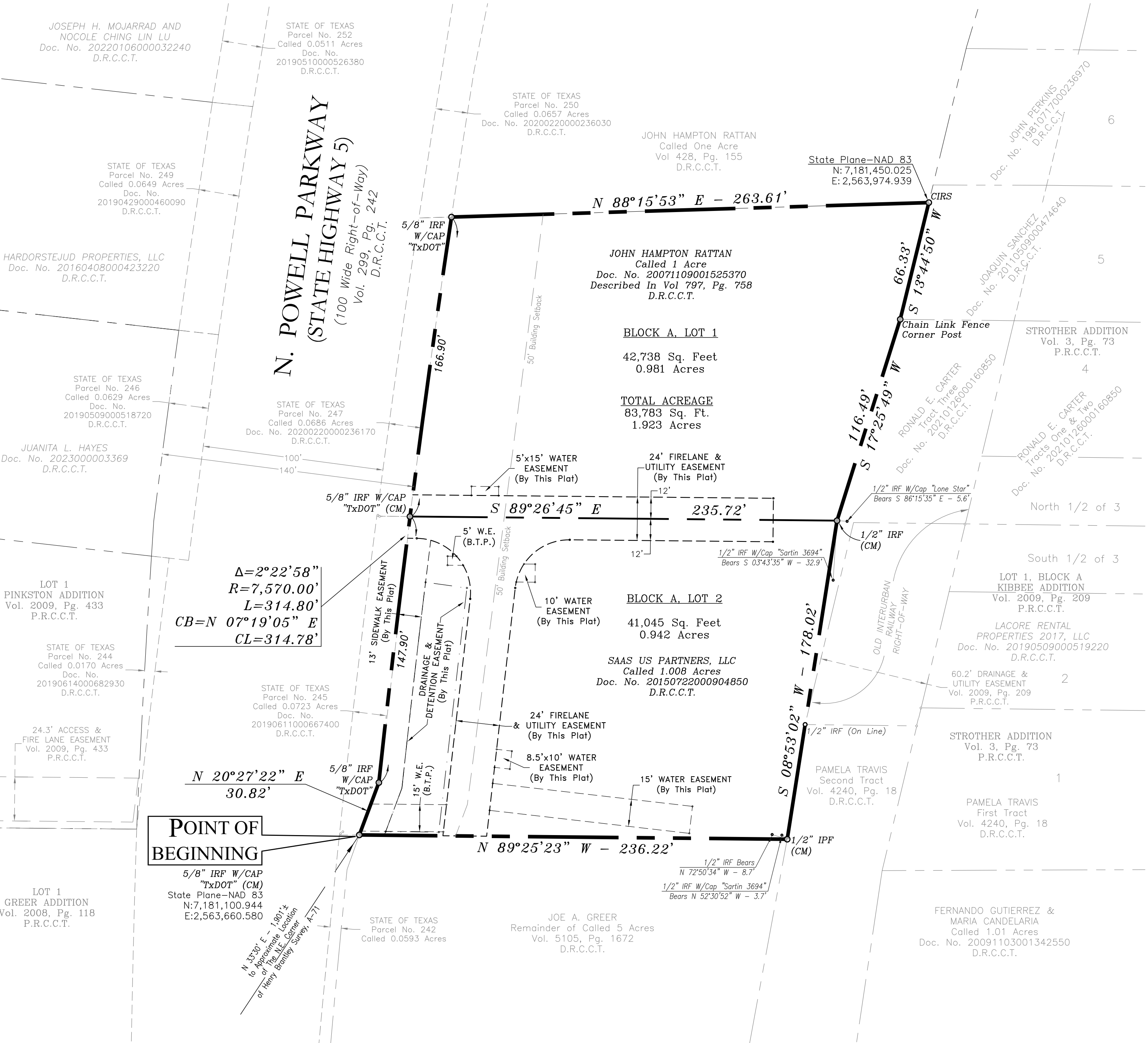


EXHIBIT A



SURVEYORS' CERTIFICATE
That I, **Lawrence H. Ringley**, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Anna, Texas.

DATED this the _____ day of _____, 2025.

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

NOTE: ALL NEW EASEMENTS BY THIS PLAT WILL BE ANNOTATED ONCE ALL EASEMENT ALIGNMENTS HAVE BEEN FINALIZED & APPROVED.

ABBREVIATIONS
Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.C.C.T. = Deed Records, Collin County, Texas
P.R.C.C.T. = Plat Records, Collin County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
CIRS = 1/2" Iron Rod Set with Red plastic cap Stamped "RPLS 4701"
R.O.W. = Right-of-Way
TxDOT = Texas Department of Transportation

CERTIFICATE OF APPROVAL
APPROVED on this the _____ day of _____, 2025, by the Director of Development Services, City of Anna, Texas.

Director of Development Services

City Secretary

OWNER
JOHN HAMPTON RATTAN
8483 County Road 286
Anna, TX 75049-4225
214-545-0884

OWNER
SAAS US PARTNERS, LLC
Pratul Madhani, 50% Owner
2297 Middle Town Court
Allen, TX 75013
214-499-2508

OWNER
SAAS US PARTNERS, LLC
Snehal Jasani, 50% Owner
711 Mason Drive
Allen, TX 75013
214-998-3995

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SAAS US PARTNERS, LLC and JOHN HAMPTON RATTAN are the owners of those certain tracts of land situated in the City of Anna, in the Henry Brantley Survey, Abstract No. 71 of Collin County, Texas and being part of that certain called 1.008 acre tract of land described in a deed to SAAS US Partners, LLC, recorded in Document No. 20150722000904850, Deed Records, Collin County, Texas (D.R.C.C.T.) and also being part of that certain called 1 acre tract of land described in a deed to John Hampton Rattan, recorded in Document No. 20071109001525370 and further described in Volume 797, Page 758, D.R.C.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a pink plastic cap, stamped Texas Department of Transportation (TxDOT), found on the east right-of-way line of N. Powell Parkway (a.k.a State Highway 5 ~ a variable width right-of-way) on the south line of the above described 1.008 acre SAAS US Partners tract and on the north line of that certain tract of land described in a deed to Joe A. Greer, recorded in Volume 5105, Page 1672, D.R.C.C.T. and said point being the southeast corner of that certain called 0.0723 acre strip of land described as "Parcel 245" in a deed to the State of Texas, recorded in Document No. 2019061100067400, D.R.C.C.T. and the northeast corner of the above described Henry Brantley Survey bears approximately North 33 deg. 30 min. East - 1.901 feet;

THENCE: North 20 deg. 27 min. 22 sec. East, along the east right-of-way line of said N. Powell Parkway and the east line of said Parcel 245, a distance of 30.82 feet to a 5/8 inch iron rod, topped with a pink plastic TxDOT cap, found for corner at the beginning of a non-tangent curve to the right, having a radius of 7,570.00 feet, a central angle of 02 deg. 22 min. 58 sec. and a chord that bears North 07 deg. 19 min. 05 sec. East - 314.78 feet;

THENCE: Continuing along the common line of said N. Powell Parkway and said Parcel 245 and with said curve to the right, at an arc distance of 147.81 feet, passing a 5/8 inch iron rod, topped with a pink plastic TxDOT cap, found on the north line of said SAAS US Partners tract and the south line of the above described 1 acre Rattan tract for the northeast corner of said Parcel 245 and same being the southeast corner of that certain called 0.0686 acre strip of land described as "Parcel 247" in a deed to the State of Texas, recorded in Document No. 20200220000236170, D.R.C.C.T. and continuing along the common line of said N. Powell Parkway and said Parcel 247 and with said curve to the right for a total arc distance of 314.80 feet to a 5/8 inch iron rod, topped with a pink plastic TxDOT cap, found for the northeast corner of said Parcel 247, on the north line of said Rattan tract and same being on the south line of that certain called one acre tract of land described in a deed to John Hampton Rattan, recorded in Volume 428, Page 155, D.R.C.C.T.;

THENCE: North 88 deg. 15 min. 53 sec. East, departing from N. Powell Parkway, along the common line of said Rattan tracts, a distance of 263.61 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said 1 acre Rattan tract, the southeast corner of said one acre Rattan tract on the west line of the Old Interurban Railway and same being the west line of that certain tract of land described in a deed to Joaquin Sanchez, recorded in Document No. 20110509000474640, D.R.C.C.T.;

THENCE: South 13 deg. 44 min. 50 sec. West, along the common line of said 1 acre Rattan tract and said Sanchez tract, a distance of 66.33 feet to a chain link fence corner post found for the southwest corner of said Sanchez tract and same being the northwest corner of that certain tract of land described as "Tract Three" in a deed to Ronald E. Carter, recorded in Document No. 20210126000160950, D.R.C.C.T.;

THENCE: South 17 deg. 25 min. 49 sec. West, along the common line of said Rattan tract and said Carter tract, a distance of 116.49 feet to a 1/2 inch iron rod found for the southeast corner of said Rattan tract and the southwest corner of the above described Joe A. Greer tract from which, a found 1/2 inch iron rod bears North 72 deg. 50 min. 34 sec. West - 8.7 feet and a found 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Sartin 3694" bears North 52 deg. 30 min. 52 sec. West - 3.7 feet;

THENCE: South 08 deg. 53 min. 02 sec. West, along the common line of said SAAS US Partnership tract and said Lacore Rental tract, a distance of 178.02 feet to a 1/2 inch iron rod found for the southeast corner of said SAAS US Partnership tract and the northeast corner of the above described Joe A. Greer tract from which, a found 1/2 inch iron rod bears North 72 deg. 50 min. 34 sec. West - 8.7 feet and a found 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Sartin 3694" bears North 52 deg. 30 min. 52 sec. West - 3.7 feet;

THENCE: North 89 deg. 25 min. 23 sec. West, departing from the west line of the Old Interurban Railway, along the common line of said SAAS US Partnership tract and said Greer tract, a distance of 236.22 feet to the POINT OF BEGINNING and containing 63,783 square feet or 1.923 acres of land.

OWNER'S DEDICATION
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SAAS US PARTNERS, LLC and JOHN HAMPTON RATTAN, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **N. POWELL RETAIL ADDITION, BLOCK A, LOTS 1 AND 2**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the _____ day of _____, 2025.

PRATUL MADHANI, 50% Owner
SAAS US Partners, LLC

SNEHAL JASANI, 50% Owner
SAAS US Partners, LLC

STATE OF TEXAS §
COUNTY OF COLLIN §

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 **Pratul Madhani**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

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

WITNESS MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2025.

WITNESS MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2025.

Notary Public, State of Texas

Notary Public, State of Texas

JOHN HAMPTON RATTAN, Owner

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 **John Rattan**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2025.

WITNESS MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2025.

Notary Public, State of Texas

AREA FOR CITY STAMP

MP 25-0003
MINOR PLAT
N. POWELL RETAIL ADDITION
BLOCK A, LOTS 1 AND 2
1.923 ACRES
City of Anna, Collin County, Texas
Henry Brantley Survey, Abstract No. 71
Date of Preparation: 10/23/2025

RINGLEY & ASSOCIATES, INC.					
SURVEYING • MAPPING • PLANNING					
Texas Firm Registration No. 10061300					
701 S. Tennessee - McKinney, Texas 75069					
(972) 542-1266					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Shank	10/23/2025	1" = 40'	2025-018	2025-018-MP.DWG	1 of 1



Item No. 6.c.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/1/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve North Powell Retail Addition, Block A, Lot 2, Site Plan (SP 25-0013)
Owner: Saas US Partners

SUMMARY:

A retail/restaurant building on 0.9± acre on the east side of N. Powell Parkway, 680± feet north of Hackberry Drive. Zoned Local Commercial (C-1) (Ord. No. 645-2014)

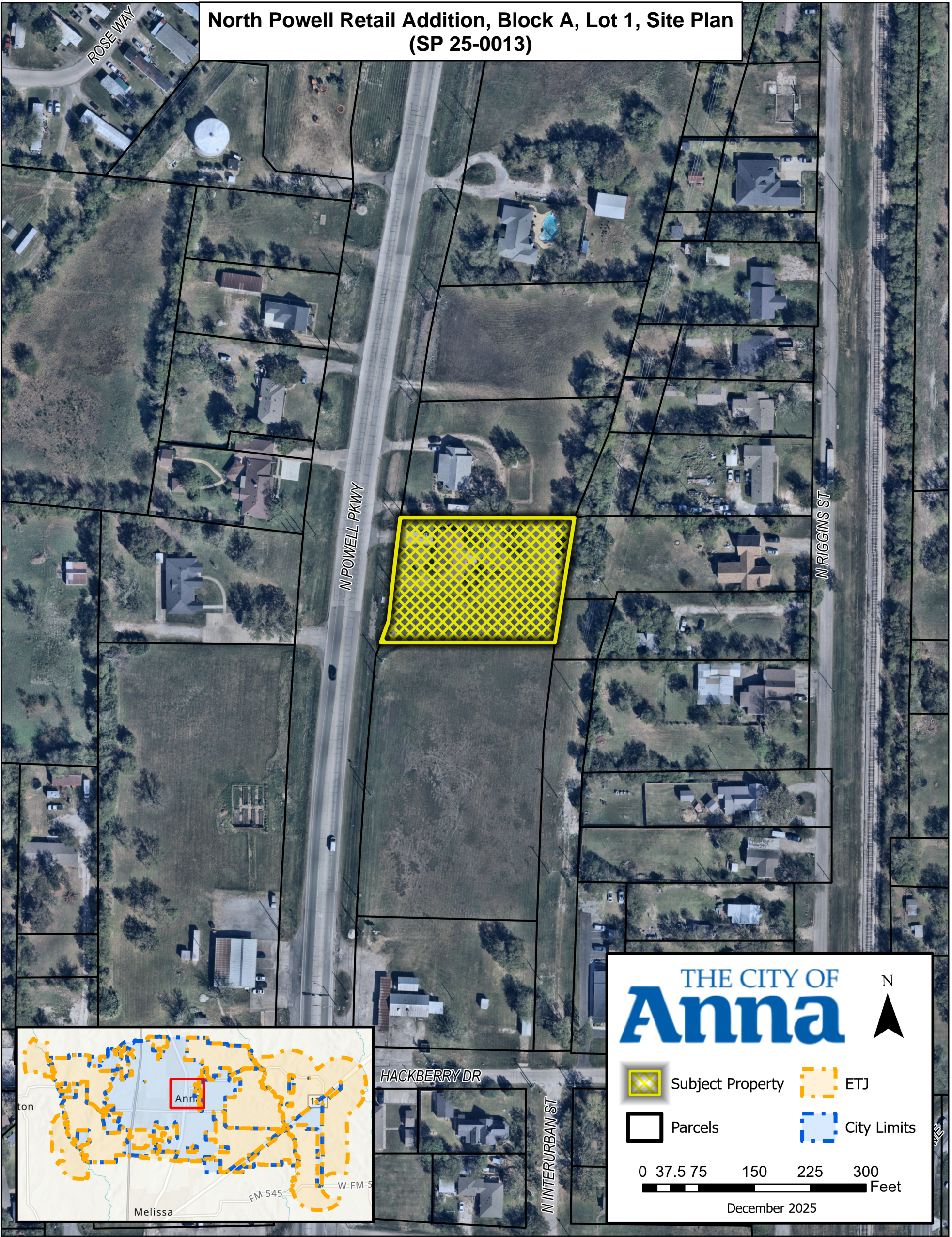
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - North Powell Retail Addition, Block A, Lot 2, Site Plan (SP 25-0013)
2. Exhibit A - North Powell Retail Addition, Block A, Lot 2, Site Plan (SP 25-0013)

North Powell Retail Addition, Block A, Lot 1, Site Plan
(SP 25-0013)



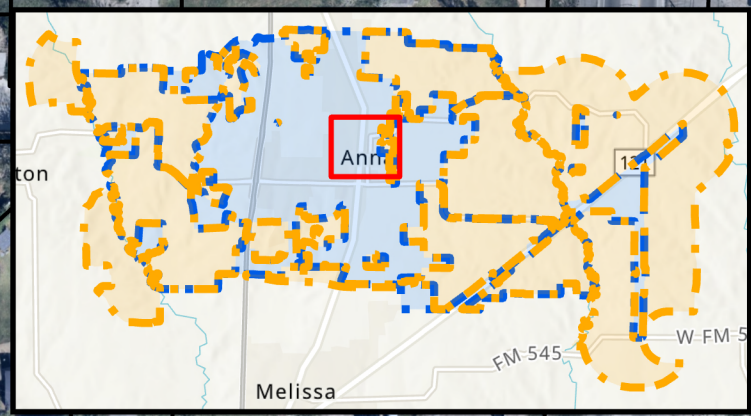
ROSE WAY

N POWELL PKWY

N RIGGINS ST

HACKBERRY DR

N INTERURBAN ST



THE CITY OF
Anna

N

Subject Property

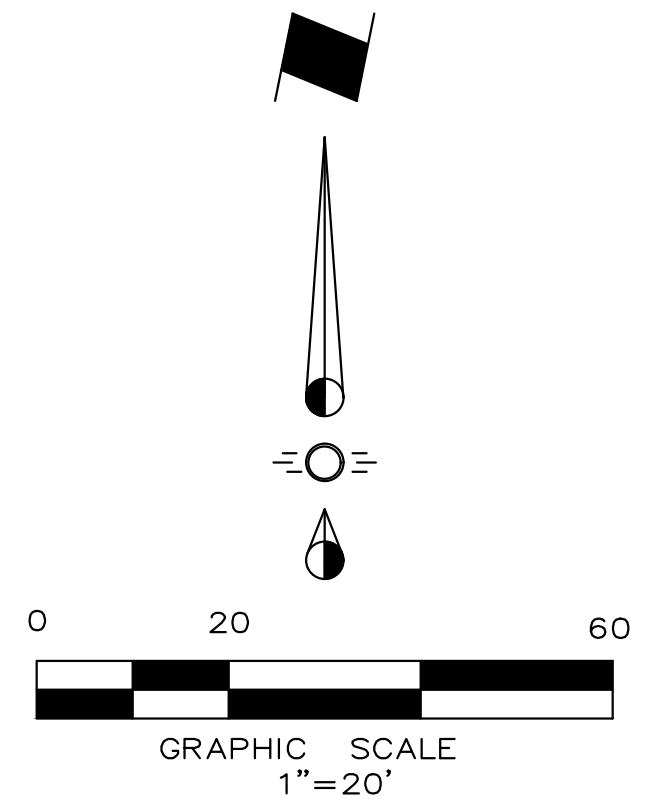
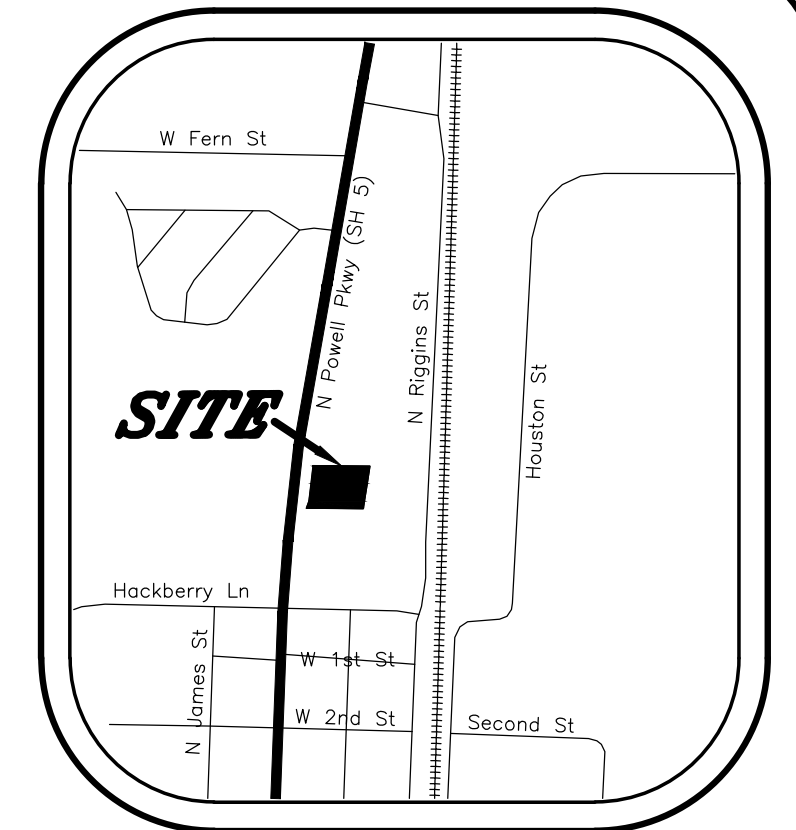
ETJ

Parcels

City Limits

0 37.5 75 150 225 300 Feet

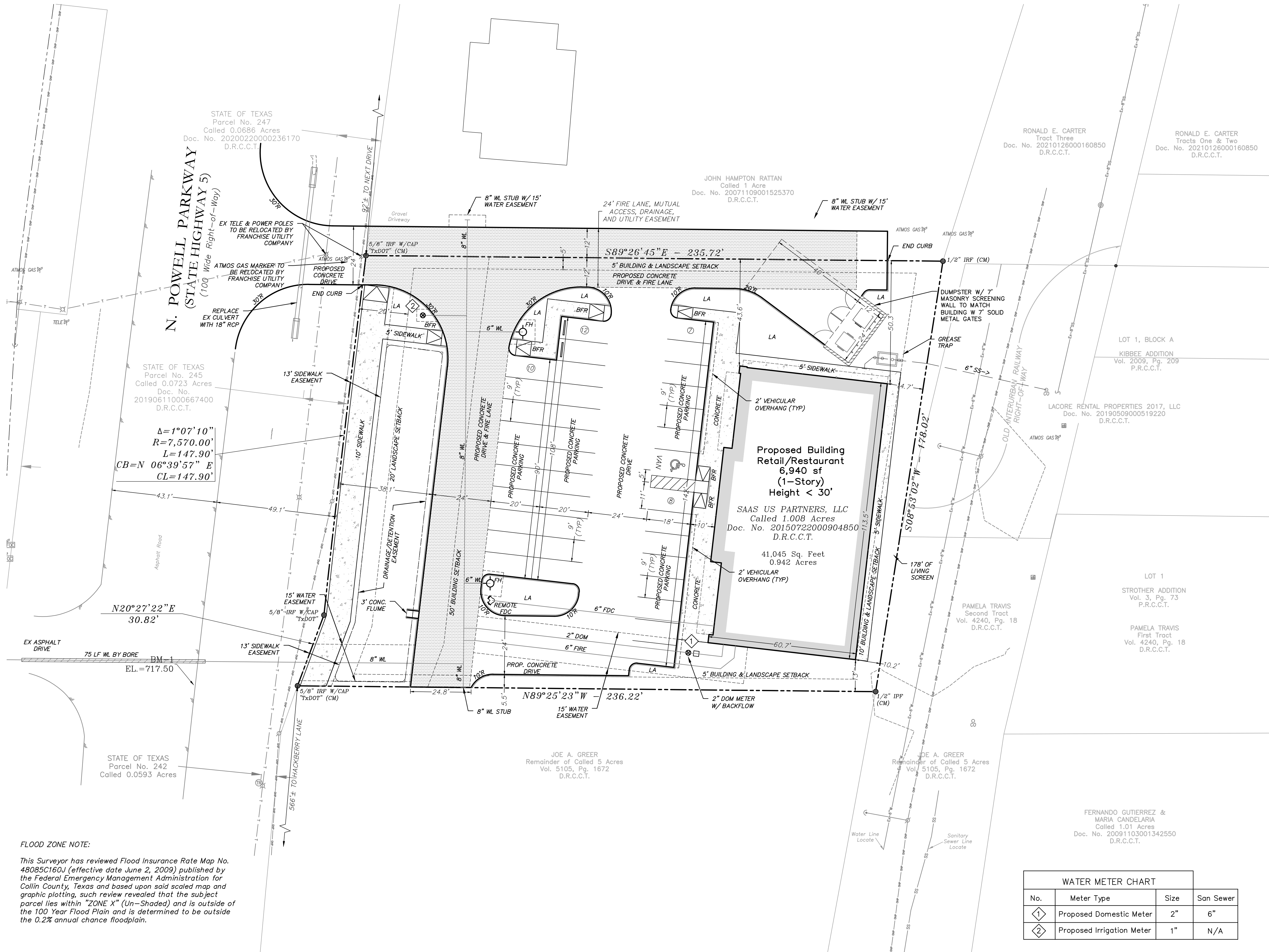
December 2025



VICINITY MAP
NTS

SITE DATA TABLE	
Zoning:	C-1
Land Use:	Retail/Restaurant
Lot Area:	0.942 Acres (41,045 SF)
Building Footprint Area:	6,940 SF
Building Height Information:	1-Story
Lot Coverage:	16.94%
Parking:	
Required Parking:	
Retail Spaces 4 per 1,000 SF	4,490 SF 18 Spaces
Restaurant 10 per 1,000 SF over 2,500 SF	2,450 SF 13 Spaces
Restaurant 5 per 1,000 SF under 2,500 SF	
Total Required Parking:	31 Spaces
Provided Parking:	
Total Parking Provided	37 Spaces
ADA Surface Parking	1 Space

LEGEND	
	Firelane
	Proposed Private Sidewalk
	Proposed Public Sidewalk
	Proposed Contour
	Existing Contour
	Existing Fire Hydrant
	Proposed Fire Hydrant
	Barrier Free Ramp
	LA Landscape Area



WATER METER CHART			
No.	Meter Type	Size	San Sewer
1	Proposed Domestic Meter	2"	6"
2	Proposed Irrigation Meter	1"	N/A

DEVELOPER
Terraco Construction
P.O. Box 3037
McKinney, Texas 75070
Phone (320) 444-7709
Contact: Bruce Marcus

OWNER:
SAAS US PARTNERS LLC
711 Mason Dr.
Allen, TX 75013
Phone (320) 444-7709
Contact: Bruce Marcus

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

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 48085C160J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

SITE BENCHMARKS
BM-1 = Mag Nail in the east edge of Powell Parkway (State Highway No.5), an asphalt road, 42.50± west of the southwest corner of the subject property. Elev. = 717.50
BM-2 = "X" in concrete rim of a sanitary sewer manhole on the north side of the manhole, 277± south of the southeast corner of the subject property. Elev. = 720.49

EXHIBIT A

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

SP 25-0013
PREPARED DATE: 11/19/2025

Issue Date	Description
1	
2	
3	
4	
5	
6	

1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

SITE PLAN		Sheet No. 1
606 N. POWELL RETAIL		
BLOCK A, LOT 2		Project No. 25025
N. POWELL RETAIL ADDITION BRANTLEY SURVEY, ABSTR. NO. 71		
CITY OF ANNA, COLLIN COUNTY, TEXAS		

606 N. POWELL RETAIL



Item No. 6.d.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/1/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Site Plan (PSP 25-0011)
Owner: Anna Town Center Retail, LP

SUMMARY:

Two retail buildings, one commercial amusement, indoor, a health club, and one vacant commercial lot on 18.1± acres on the west side of S. Buddy Hayes Boulevard, 1,500± feet south of Hackberry Drive. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 648-2014)

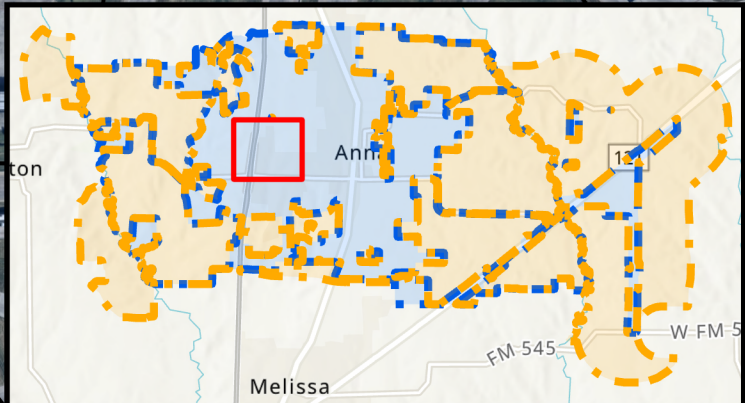
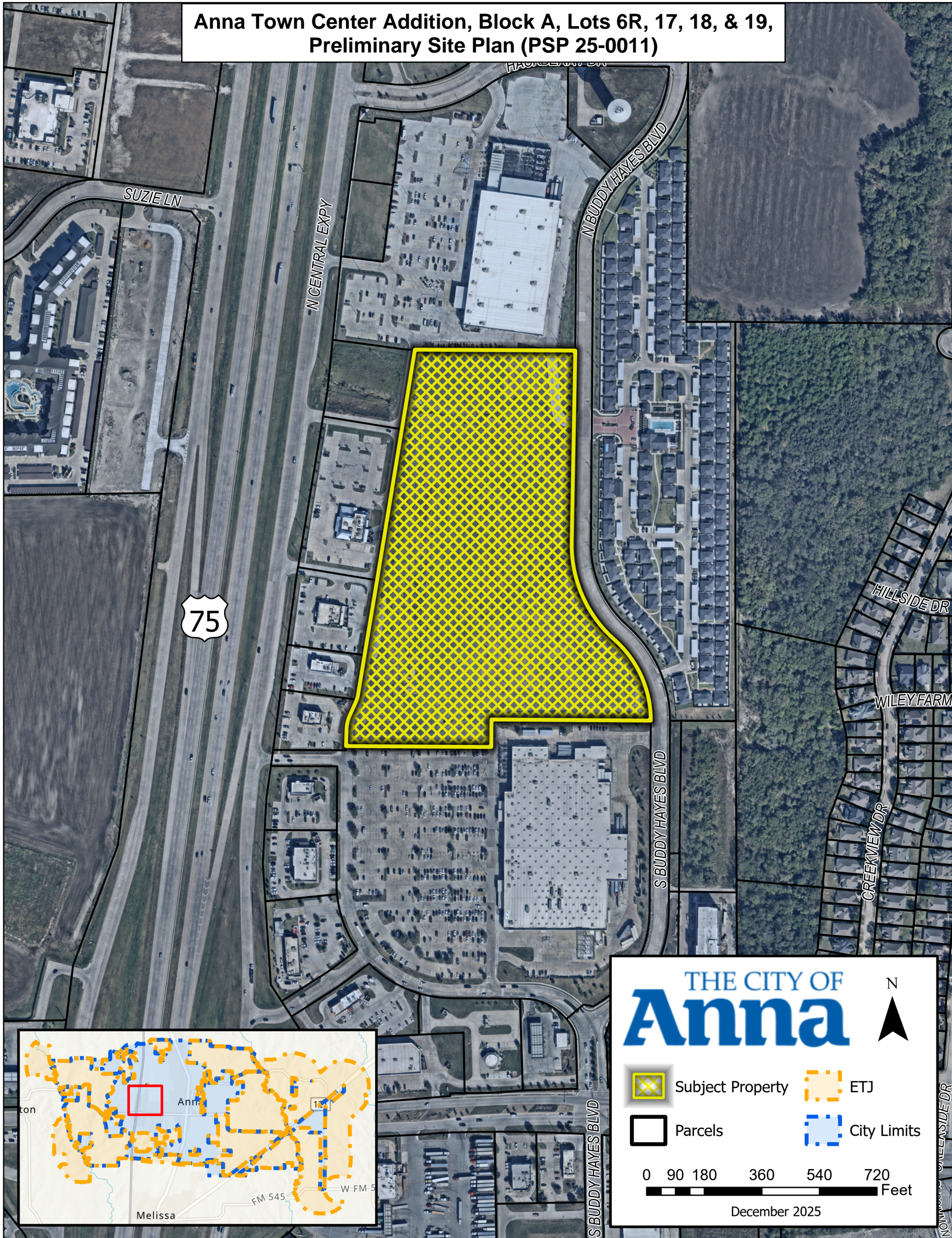
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Site Plan (PSP 25-0011)
2. Exhibit A - Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Site Plan (PSP 25-0011)

**Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19,
Preliminary Site Plan (PSP 25-0011)**



THE CITY OF
Anna



Subject Property



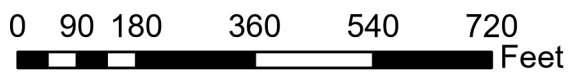
ETJ



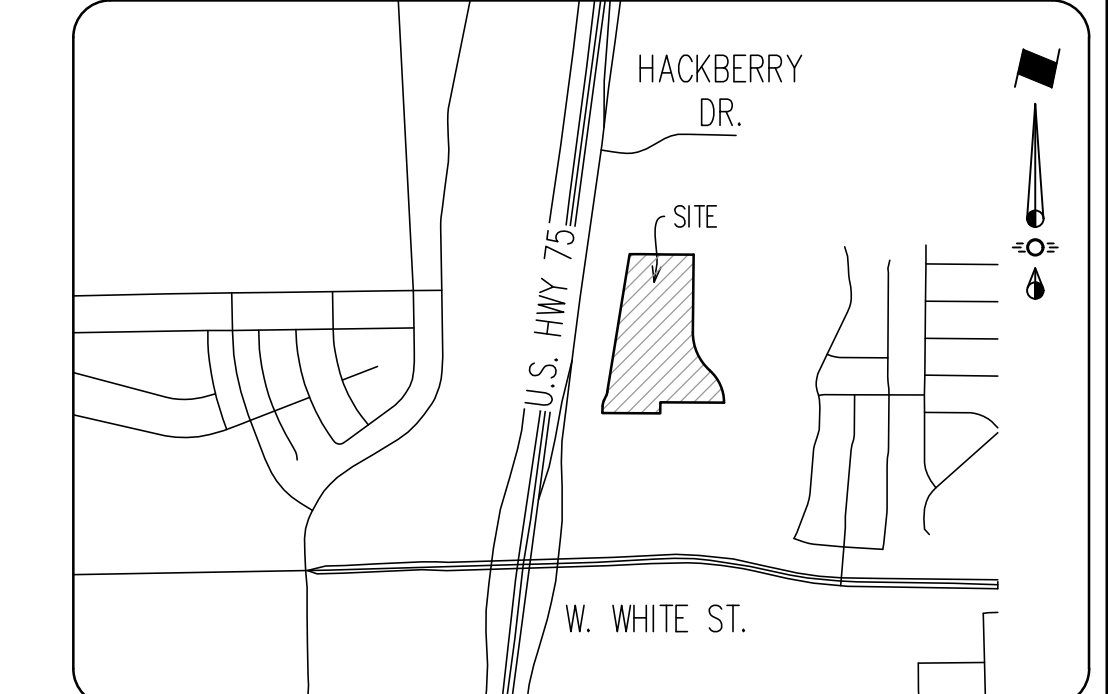
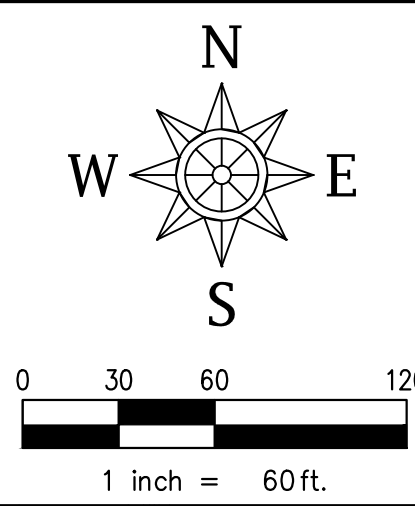
Parcels



City Limits



December 2025



Vicinity Map

LEGEND

- Proposed Firelane, Access, Drainage, & Utility Easement
- Existing Firelane, Access, Drainage, & Utility Easement
- Prop. Water Main
- Prop. Water Serv.
- Prop. Sanitary Sewer Main
- Prop. Sanitary Serv.
- Prop. Water Meter
- Prop. Fire Hydrant w/ 6" Serv.
- Prop. 4" SS Manhole
- Prop. Water Valve

SITE DATA	Lot 17	Lot 18	Lot 6R	Lot 19	Total
Zoning	C-2	C-2	C-2	C-2	C-2
Land Use	Retail	Commercial Amusement/ Retail	Health Club	Vacant	
Lot Area (SF & Ac.)	3,670 Ac. (159,863 SF)	8,774 Ac. (382,209 SF)	4,162 Ac. (181,313 SF)	1,448 Ac. (63,089 SF)	18,055 Ac. (786,491 SF)
Building Footprint (SF)	40,000 SF	57,213 SF (Commercial Amusement/ 31,505 SF (Retail))	34,000 SF	0 SF	162,718 SF
Total Building Area (SF)	40,000 SF	88,718 SF	34,000 SF	0 SF	162,718 SF
Building Height (# of Stories)	1 Story	1 Story	1 Story	N/A	1 Story
Building Height (Ft.)				N/A	
Lot Coverage (%)	25.11%	23.23%	19.07%	N/A	20.69%
Parking Ratio	1:250	1:200 / 1:250	1:250	N/A	
Required Parking	160 Sp.	412 Sp.	136 Sp.	N/A	833 Sp.
Total Provided Parking	171 Sp.	557 Sp.	240 Sp.	N/A	966 Sp.
Accessible Parking Required	6 HC Sp.	12 HC Sp.	7 HC Sp.	N/A	25 HC Sp.
Accessible Parking Provided	6 HC Sp.	12 HC Sp.	7 HC Sp.	N/A	25 HC Sp.

SITE PLAN GENERAL NOTES:

- All proposed paved surfaces will be constructed of concrete.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
- The subject property lies within Zone X, according to Community Panel No. 48085C01604, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.
- All accessible parking locations represented in this plan are preliminary in nature. Exact locations may be revised at a later date pending TAS/ADA Review Comments. Site plan will meet applicable State and Federal accessibility requirements.

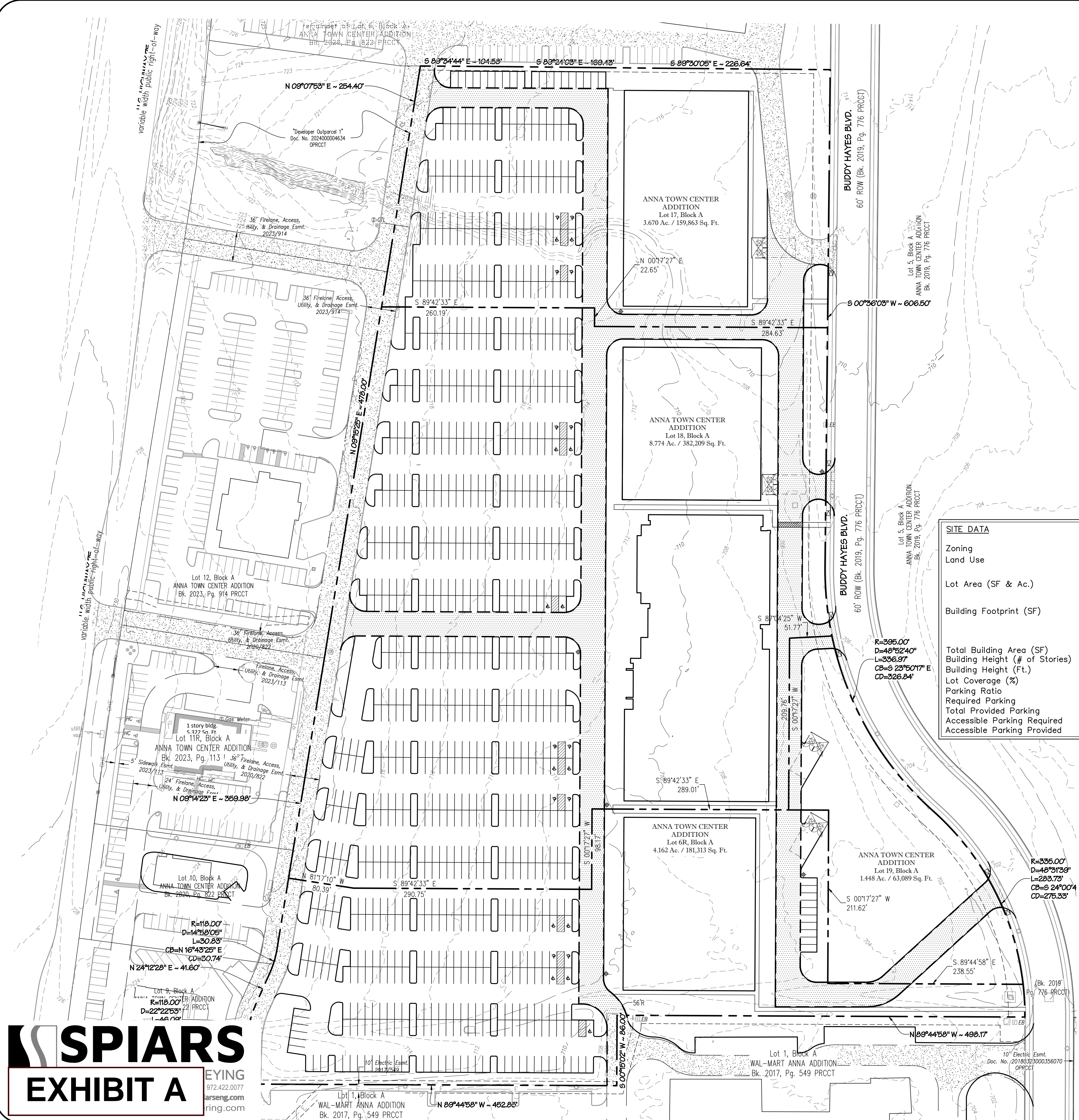
PRELIMINARY SITE PLAN
CITY NO. PSP 25-0011
WHITE STREET RETAIL
ANNA TOWN CENTER ADDITION
LOTS 6R, 17, 18 & 19, BLOCK A
786,475 Sq. Ft./18,055 Acres
CITY OF ANNA, COLLIN COUNTY, TEXAS
W. RATTON SURVEY ABSTRACT NO. 752
November 5th, 2025

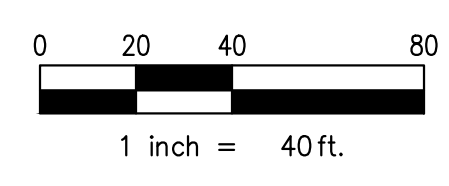
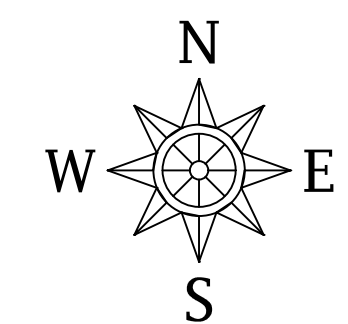
ENGINEER / SURVEYOR / APPLICANT
Spiars Engineering, Inc.
501 W. President George Bush Hwy., Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Karis Smith

OWNER
Anna TownCenter Retail, LP
8668 John Hickman Pkwy, Suite 907
Frisco, TX 75034
Telephone: (248) 345-3818
Contact: Shiva Kondru

SPIARS
ENGINEERING
972.422.0077
arseng.com
ring.com

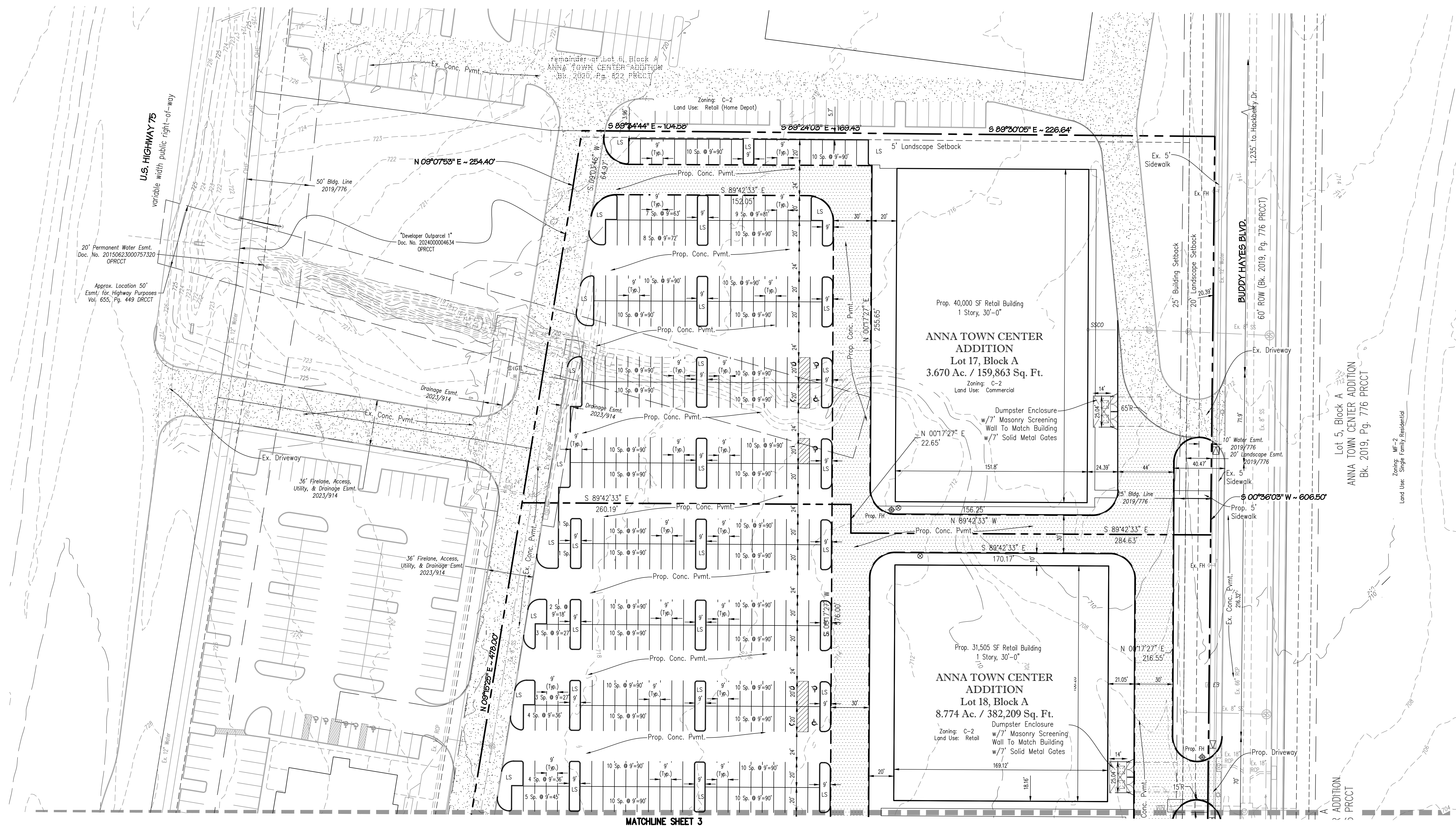
Printed by: localwell Print Date: 11/20/2025 10:36 AM
 Drawing: G:\2024\2025\24-167 75 of White Street Retail\CAD\Site Plan.dwg
 Date: 11/20/2025 10:36:40 AM
 Author: S. J. Smith
 Date: 11/20/2025 10:36:40 AM





LEGEND

- Proposed Firelane, Access, Drainage, & Utility Easement
- Existing Firelane, Access, Drainage, & Utility Easement
- Prop. Water Main
- Prop. Water Serv.
- Prop. Sanitary Sewer Main
- Prop. Sanitary Serv.
-
-
- Prop. Water Valve

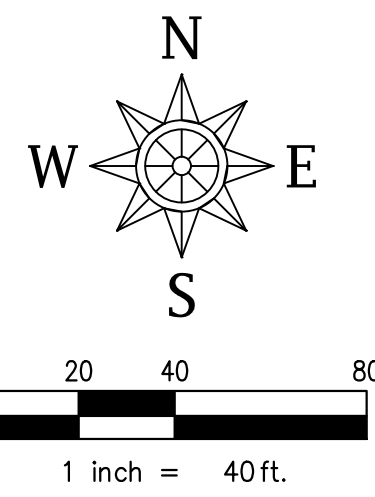


PRELIMINARY SITE PLAN
CITY NO. PSP 25-0011

WHITE STREET RETAIL
ANNA TOWN CENTER ADDITION
 LOTS 6R, 17, 18 & 19, BLOCK A
 786,475 Sq. Ft./18.055 Acres
 CITY OF ANNA, COLLIN COUNTY, TEXAS
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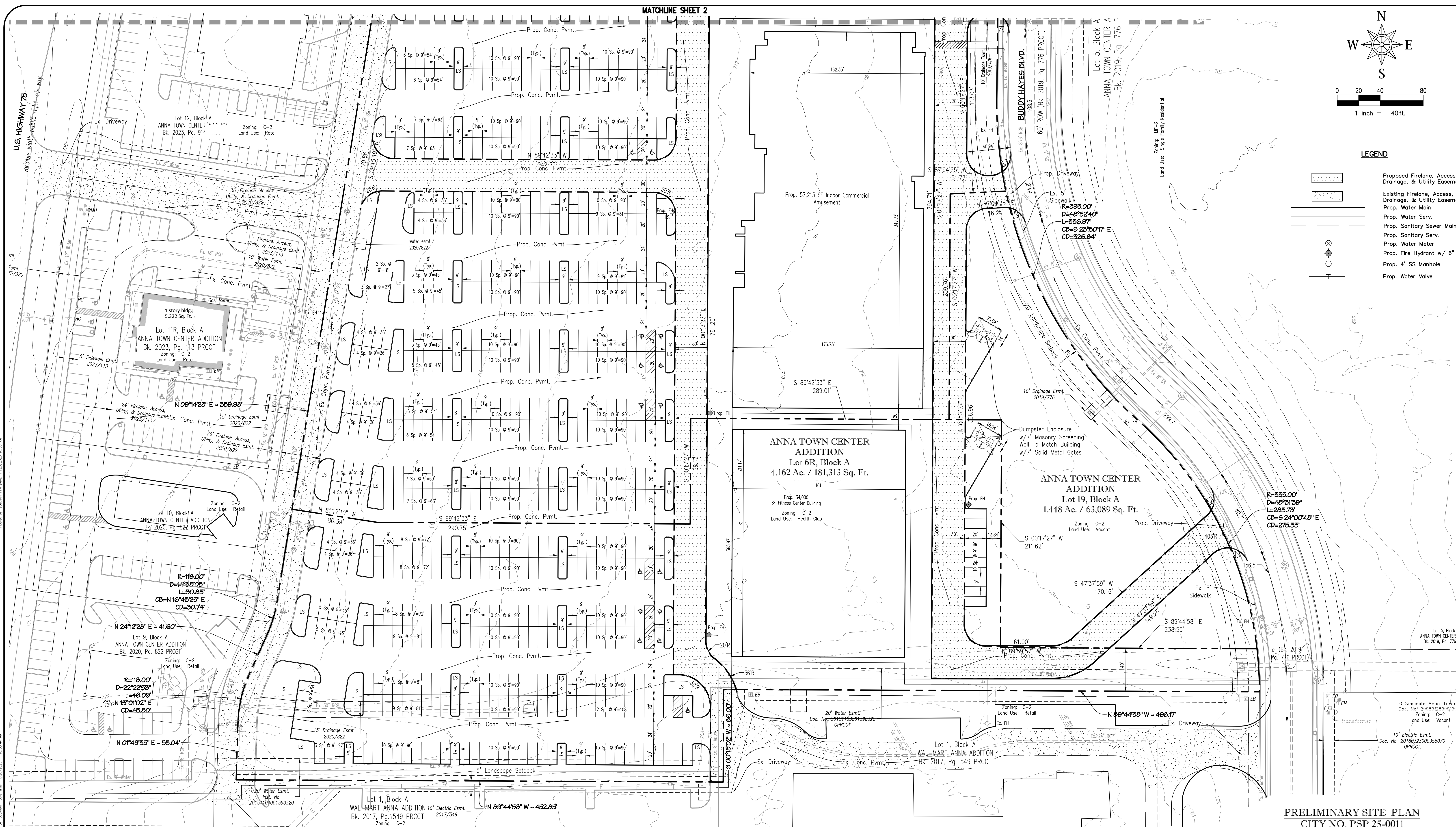
ENGINEER / SURVEYOR / APPLICANT	OWNER
Spiars Engineering, Inc. 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Karis Smith	Anna TownCenter Retail, LP 8668 John Hickman Pkwy, Suite 907 Frisco, TX 75034 Telephone: (248) 345-3818 Contact: Shiva Kondru

SPIARS
ENGINEERING & SURVEYING
 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
 TBPE No F-2121 • TBPLS No. F-10043100 • www.spiarseng.com
 Karis Smith • karis.smith@spiarsengineering.com



LEGEND

- Proposed Firelane, Access, Drainage, & Utility Easement
- Existing Firelane, Access, Drainage, & Utility Easement
- Prop. Water Main
- Prop. Water Serv.
- Prop. Sanitary Sewer Main
- Prop. Sanitary Serv.
- Prop. Water Meter
- Prop. Fire Hydrant w/ 6" Serv.
- Prop. 4" SS Manhole
- Prop. Water Valve



PRELIMINARY SITE PLAN
CITY NO. PSP 25-0011

WHITE STREET RETAIL
ANNA TOWN CENTER ADDITION
LOTS 6R, 17, 18 & 19, BLOCK A
 786,475 Sq. Ft./18,055 Acres
 CITY OF ANNA COUNTY, TEXAS
 W. RATTON SURVEY ABSTRACT NO. 752
 November 5th, 2025

ENGINEER / SURVEYOR / APPLICANT
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 501 W. President George Bush Hwy., Suite 200
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 Karis Smith • karis.smith@spiarsengineering.com



Item No. 6.e.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/1/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Plat (PP 25-0021)
Owner: Anna Town Center Retail, LP

SUMMARY:

Two retail buildings, one commercial amusement, indoor, a health club, and one vacant commercial lot on 18.1± acres on the west side of S. Buddy Hayes Boulevard, 1,500± feet south of Hackberry Drive. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 648-2014)

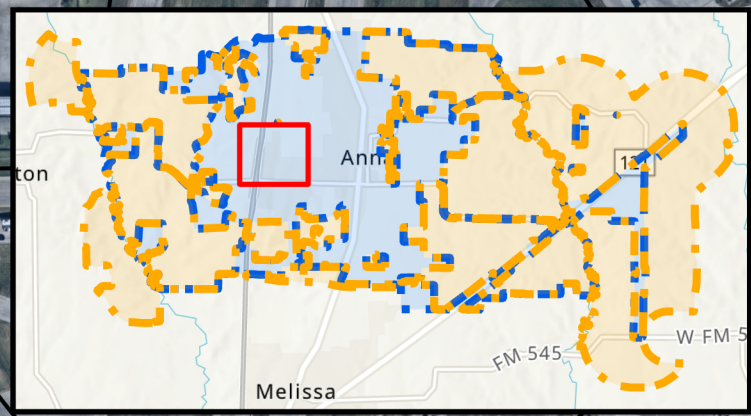
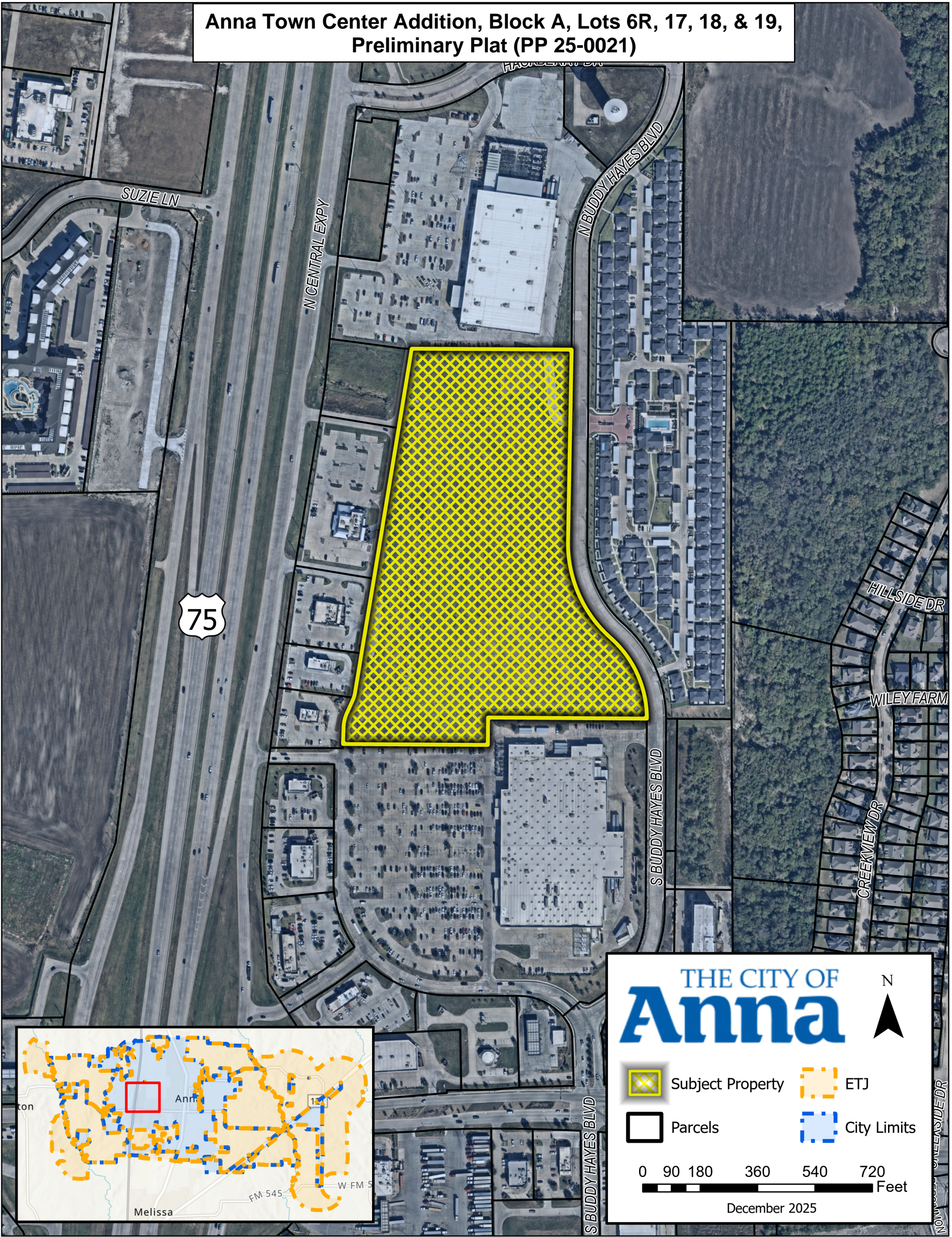
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Plat (PP 25-0021)
2. Exhibit A - Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Plat (PP 25-0021)

**Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19,
Preliminary Plat (PP 25-0021)**



THE CITY OF Anna

N

- Subject Property
- ETJ
- Parcels
- City Limits

0 90 180 360 540 720 Feet

December 2025

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Ratton Survey, Abstract No. 752, City of Anna, Collin County, Texas, being part of Lot 6R, Block A, Anna Town Center Addition conveyed to Anna TownCenter Retail, LP, by Doc. No. 2024000133328, replat recorded in Book 2023, Page 914, Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found on the west line of Buddy Hayes Boulevard, a 60-foot-wide right-of-way created by the final plat of Anna Town Center Addition, recorded in Book 2019, Page 776 PRCCT, for the northeast corner of Lot 1, Block A, Wal-Mart Anna Addition, recorded in Book 2017, Page 549 PRCCT;

THENCE N 89°44'58" W, 498.17 feet along the common line thereof to an "X" found in concrete;

THENCE S 00°15'02" W, 86.00 feet continuing along the common line thereof to an "X" found in concrete;

THENCE N 89°44'58" W, 452.85 feet continuing along the common line thereof to an "X" found in concrete on the east line of Lot 9, Block A, Anna Town Center Addition;;

THENCE N 01°49'35" E, 53.04 feet along the common line thereof to an "X" found in concrete ;

THENCE around a tangent curve to the right having a central angle of 22°22'53", a radius of 118.00 feet, a chord of N 13°01'02" E - 45.80 feet, an arc length of 46.09 feet to an "X" found in concrete;

THENCE N 24°12'28" E, 41.60 feet continuing along the common line thereof to an "X" found in concrete;

THENCE around a tangent curve to the left having a central angle of 14°58'05", a radius of 118.00 feet, a chord of N 16°43'25" E - 30.74 feet, an arc length of 30.83 feet to an "X" found in concrete;

THENCE N 09°14'23" E, continuing along the common line of Lot 10, passing at 121.99 feet an "X" found in concrete for the southeast corner of Lot 11R, Block A, Anna Town Center Addition, continuing a total distance of 359.98 feet to an "X" found in concrete for the southeast corner of Lot 12, Block A, Anna Town Center Addition;

THENCE N 09°15'25" E, 436.83 feet along the common line thereof;

THENCE N 09°07'53" E, 254.40 feet to a point on the south of a portion of Lot 6R conveyed to Home Depot U.S.A., Inc., recorded in Document No. 2024000004633, Official Public Records, Collin County, Texas;

THENCE S 89°34'44" E, 104.58 feet;

THENCE S 89°24'03" E, 169.43 feet;

THENCE S 89°30'05" E, 226.64 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the west line of Buddy Hayes Boulevard;

THENCE along the west line of Buddy Hayes Boulevard, the following:

S 00°36'03" W, 606.50 feet to a 5/8" iron rod with plastic cap found;

A tangent curve to the left having a central angle of 48°52'40", a radius of 395.00 feet, a chord of S 23°50'17" E - 326.84 feet, an arc length of 336.97 feet;

And a reverse curve having a central angle of 48°31'39", a radius of 335.00 feet, a chord of S 24°00'48" E - 275.33 feet, an arc length of 283.73 feet to the POINT OF BEGINNING with the subject tract containing 786,475 square feet or 18.055 acres of land.

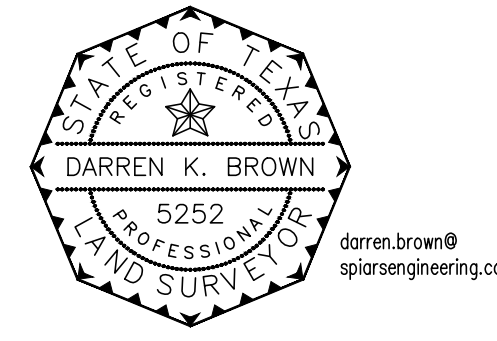
SURVEYOR'S CERTIFICATE

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

Dated this the ____ day of _____, 2025.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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



STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness our hands at _____ County, Texas, this ____ day of _____, 2025.

Anna TownCenter Retail, LP

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Director of Development Services

**PRELIMINARY REPLAT
CITY NO. PP 25-0021**

**ANNA TOWN CENTER
ADDITION**

**LOTS 6R, 17, 18 & 19, BLOCK A
786,475 Sq. Ft./18.055 Acres**

**CITY OF ANNA, COLLIN COUNTY, TEXAS
W. RATTON SURVEY ABSTRACT NO. 752
November 5th, 2025**

ENGINEER / SURVEYOR / APPLICANT
Spiars Engineering, Inc.
501 W. President George Bush Hwy., Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Karis Smith

OWNER
Anna TownCenter Retail, LP
8668 John Hickman Pkwy, Suite 907
Frisco, TX 75034
Telephone: (248) 345-3818
Contact: Shiva Kondru



Item No. 6.f.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/1/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Rosamond Crossing Northeast Corner, Block A, Lot 1, Site Plan (SP 25-0022)
Owner: BVE Anna NEC LLC/ Big V Properties LLC

SUMMARY:

A convenience store with fuel pumps on 1.5± acres on the northeast corner of US Highway 75 and W. Rosamond Parkway. Zoned Planned Development (PD) (Ord. No. 1111-2024-08)

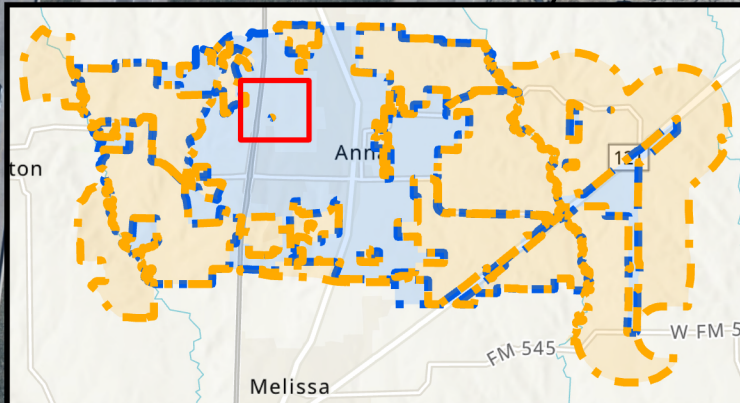
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Rosamond Crossing Northeast Corner, Block A, Lot 1, Site Plan (SP 25-0022)
2. Exhibit A - Rosamond Crossing Northeast Corner, Block A, Lot 1, Site Plan (SP 25-0022)

Rosamond Crossing Northeast Corner, Block A, Lot 1,
Site Plan (SP 25-0022)



THE CITY OF
Anna



Subject Property



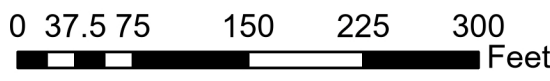
ETJ



Parcels

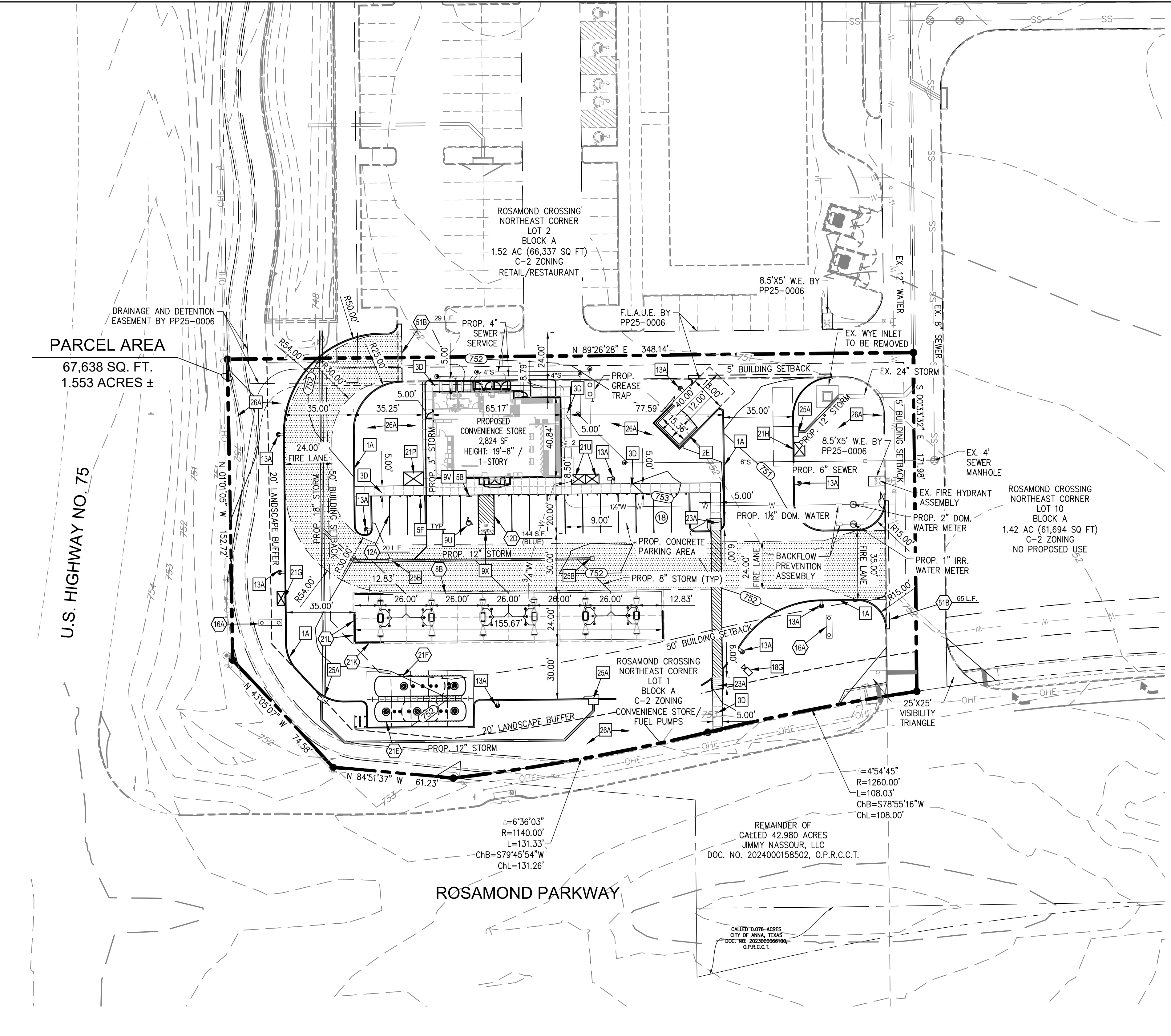


City Limits



December 2025

[24x36] (18a.dwg) [V-BASE.dwg] [C-BASE.dwg]
 Drawing name: L:\Murphy\240-257-N.Centrd Exp & Rosamond Pkwy, Anna, TX\02 Civil\CD\Sheet\CD-C-03 Site Plan.dwg Nov. 19, 2025 - 12:07pm



BUILDING SETBACKS:
 SEE SITE PLAN

ZONING: PD (PLANNED DEVELOPMENT)

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A TEXAS REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

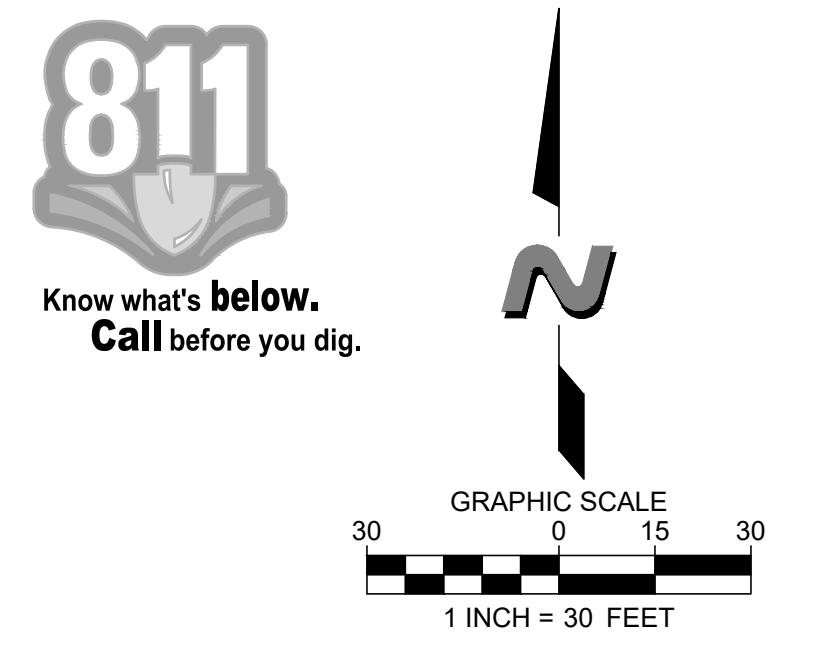
CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA. (RE: DETAIL 2F)

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

SEE SHEET C-4.2 FOR BUILDING ROOF AND CANOPY DRAINAGE

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



EXISTING

SS	SANITARY SEWER LINE	SM	SEWER MANHOLE
W	WATER LINE	WM	WATER METER
UE	UNDERGROUND ELECTRIC LINE	WV	WATER VALVE
UGT	UNDERGROUND TELEPHONE LINE	FR	FIRE HYDRANT
OHE	OVERHEAD ELECTRIC, TELEVISION, TELEPHONE	UP	UTILITY POLE
754	CONTOUR LINE W/ELEVATION LABEL		

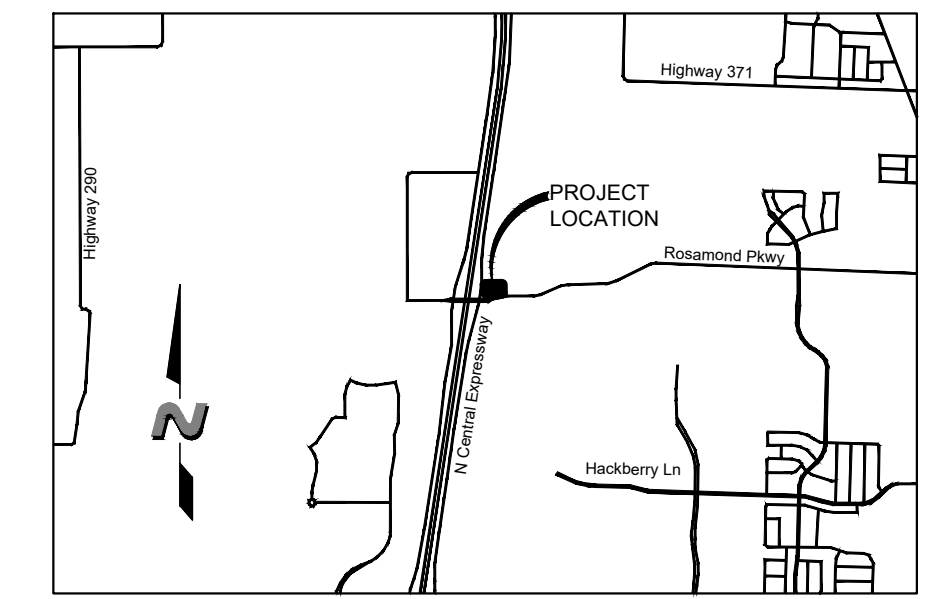
PROPOSED

---	BOUNDARY LINE
---	CONCRETE CURB AND GUTTER
●	BUILDING CONTROL POINT
---	CONSTRUCTION FENCE

- SITE NOTES**
- 8B OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
 - 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
 - 12D 4" WIDE PAINTED STRIPES 2" O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
 - 14J GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
 - 14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
 - 16A MURPHY FREE STANDING SIGN
 - 21E UNDERGROUND STORAGE TANKS UNDERGROUND STORAGE TANK (8K GAL PREMIUM, 10K GAL DIESEL, 8K GAL E-O)
 - 21F UNDERGROUND STORAGE TANK (20K GAL REGULAR UNLEADED, 6K GAL DEF)
 - 21K MURPHY EXPRESS ID SIGN PER APPROVED RENDERING
 - 21L PRICE SIGN PER APPROVED ELEVATION
 - 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL

- SITE DETAILS**
- 1A INTEGRAL CONCRETE CURB
 - 2E 8" MASONRY DUMPER ENCLOSURE WITH COMPOSITE GATES (TO MATCH BUILDING)
 - 3D CONCRETE SIDEWALK (SEE PAVING & JOINT PLAN)
 - 5B TRAFFIC SIGN IN BOLLARD
 - 5F STEEL BOLLARD W/COVER (SINGLE)
 - 9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
 - 9V ACCESSIBLE VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
 - 9X "NO PARKING" PAINTED ON PAVEMENT
 - 10A TRAFFIC FLOW ARROW (TYP.)
 - 10B STOP BAR (TYP.)
 - 12G "STOP" SIGN
 - 13A SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)
 - 16G CONSTRUCTION CAMERA (COORDINATE WITH MOUSA PM FOR LOCATION)
 - 21G AIR VACUUM UNIT WITH 4"x7" CONCRETE SLAB
 - 21H ATM PAD (SEE FUEL DEVELOPMENT PLAN SHT. FE-1 FOR CONDUITS)
 - 21P 7x10" CONCRETE SLAB FOR PROPANE TANKS
 - 21U 5x7" ICE UNIT (SEE NUMBER INDICATED AT SYMBOL)
 - 23A BARRIER FREE RAMP
 - 25A 5" CURB INLET
 - 25B 2"x2" GRATE INLET
 - 26A LANDSCAPE AREA

- GENERAL SITE NOTES**
- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - B. ALL CURB RETURN RADI SHALL BE 3'; AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.
 - D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL. APPROVED BY THE OWNER. AS NEEDED, THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - F. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
 - G. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.



VICINITY MAP
 1 IN. = 2,000 FT.

OWNER
 BVE ANNA NEC LLC /
 BIG V PROPERTIES LLC
 176 N MAIN STREET, SUITE 210
 FLORIDA, NY 10921
 PHONE: (423) 612-4961
 CONTACT: JEFFREY PIERCE

ENGINEER
 THE DIMENSION GROUP
 10755 SANDHILL ROAD
 DALLAS, TX 75238
 PHONE: (214) 343-9400
 CONTACT: KEATON L. MAI, PE

SURVEYOR
 WINDROSE SURVEYING & LAND
 SERVICES, LLC
 1955 LAKWAY DRIVE, SUITE 220
 LEWISVILLE, TX 75029
 PHONE: (972) 370-5871
 CONTACT: DANIEL L. JACKSON, RPLS

LANDSCAPE ARCHITECT
 EVERGREEN DESIGN GROUP
 2550 PACIFIC AVE, STE 700
 DALLAS, TX 75226
 PHONE: (800) 680-6630
 CONTACT: MARY C. SINGLETON, PLA

SITE DATA SUMMARY TABLE

ZONING:	ORD. NO. 1111-2024-08 (RETAIL)
LAND USE:	CONVENIENCE STORE, FUEL PUMPS
LOT AREA:	1.553 ACRES (67,638 S.F.)
BUILDING FOOTPRINT AREA:	2,824 S.F.
TOTAL BUILDING AREA:	2,824 S.F.
BUILDING HEIGHT (STORIES):	1 STORY
BUILDING HEIGHT (FT):	19'-8"
LOT COVERAGE:	4.18%
PARKING RATIO:	4 SPACES / 1,000 S.F.
REQUIRED PARKING:	12 SPACES
TOTAL PARKING PROVIDED:	18 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	1 SPACE

WATER METER SCHEDULE

SYMBOL	TYPE	SIZE	QUANTITY	CONDITION	ASSOC. SEWER SIZE
WM	DOMESTIC	2"	1	PROPOSED	6"
WM	IRRIGATION	1"	1	PROPOSED	N/A

EXHIBIT A

THE DIMENSION GROUP
 ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING
 5600 S. GREENWOOD AVENUE, SUITE 200, DALLAS, TEXAS 75242
 TEL: 710.528.2188 WWW.DIMENSIONGROUP.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 11/19/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THIS SERVICE AND ARE PROVIDED BY COMMON LAW. WITHOUT WARRANTY, INCLUDING COPYRIGHT, THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL ENGINEER.

STATE OF TEXAS
 KEATON L. MAI
 125077
 LICENSED PROFESSIONAL ENGINEER

BY: [Signature]
 DATE: 11/19/2025
 PROJECT NO.: 240-257
 DATE: 11/19/2025 - 12:07 pm
 DWG: C-03 Site Plan.dwg

SITE PLAN
 MURPHY EXPRESS
 NEC N CENTRAL EXPWY & ROSAMOND PKWY
 ANNA, TEXAS 75409

SHEET
 C-3



Item No. 6.g.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/1/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Swaccha Addition, Block A, Lot 2, Preliminary Site Plan (PSP 25-0010)
Owner: PVB Contracting

SUMMARY:

Two retail/restaurant buildings on one lot on 2.8± acres on the east side of N. Powell Parkway, 1,600± feet south of E. White Street. Zoned Local Commercial (C-1) (Ord. No. 847-2020)

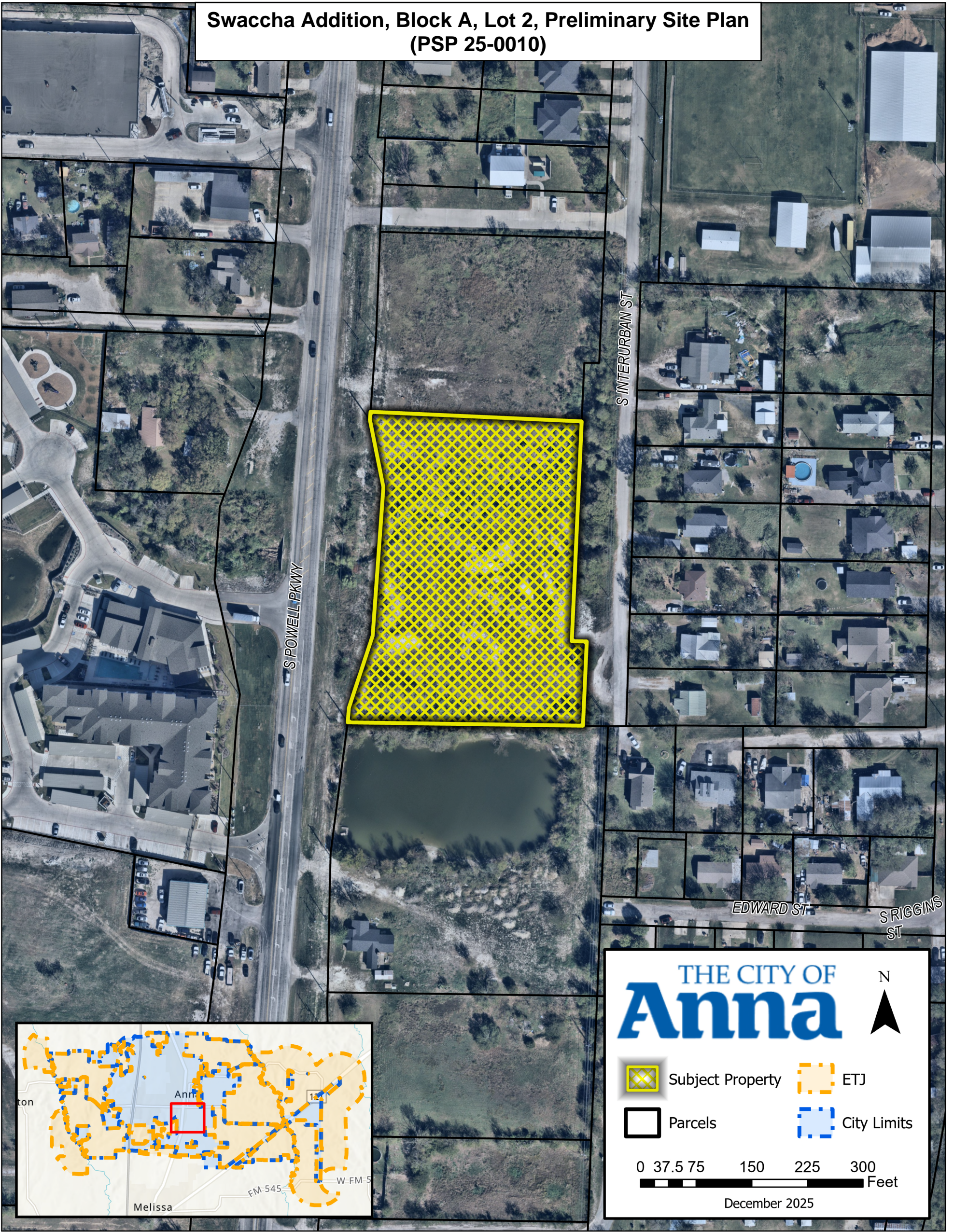
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Swaccha Addition, Block A, Lot 2, Preliminary Site Plan (PSP 25-0010)
2. Exhibit A - Swaccha Addition, Block A, Lot 2, Preliminary Site Plan (PSP 25-0010)

Swaccha Addition, Block A, Lot 2, Preliminary Site Plan
(PSP 25-0010)



THE CITY OF
Anna



Subject Property



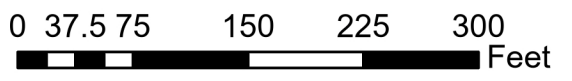
ETJ



Parcels



City Limits



December 2025



Item No. 7.a.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 12/1/2025
Staff Contact: Everett Johnson

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to establish zoning on 2.4± acres located on the west side of Leonard Avenue, 189± feet south of Gardendale Hollow to Local Commercial (C-1).

Applicant: Catherine McMinimy

SUMMARY:

Request to annex & zone 2.4 ± acres on the west side of Leonard Avenue, 350± feet south of Gardendale Hollow Lane to Local Commercial (C-1) District.

This Item requires a Public Hearing.

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

Upon recommendation by the Planning & Zoning Commission, this item is tentatively scheduled for City Council action on January 13, 2026 for Annexation (ANX 25-0007) of 2.4± acres and Zoning (ZONE 25-0004) for 2.4± acres.

CASE OVERVIEW

The applicant is requesting to annex & zone 2.4± acres on the west side of Leonard Avenue, 350± feet south of Gardendale Hollow Lane to Local Commercial (C-1) District.

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

Direction	Land Use	Zoning	Comprehensive Plan
North	School	Single-Family Residential - Large Lot (SF-E)	School
East	Single-Family Residential	Single-Family Residential - 6.0 (SF-6.0)	Suburban Living
South	Multi-Family	ETJ	Suburban Living
West	School	Single-Family Residential - Large Lot (SF-E)	School

COMPATIBILITY CONSIDERATIONS

Future Land Use Plan (FLUP): Suburban Living

Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are in platted subdivisions with connections to public utilities, residential streets and sidewalks, open space, parks and amenities. This PlaceType is found near neighborhood commercial and commercial centers. Suburban living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living are typically less than 1 acre.

Master Thoroughfare Plan: Leonard Avenue is identified as a Major Arterial (120') right-of-way. The City acquired the necessary land from this tract in 2023. The adjacent development constructed the two lanes of Leonard Avenue with their development.

CONCLUSION

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

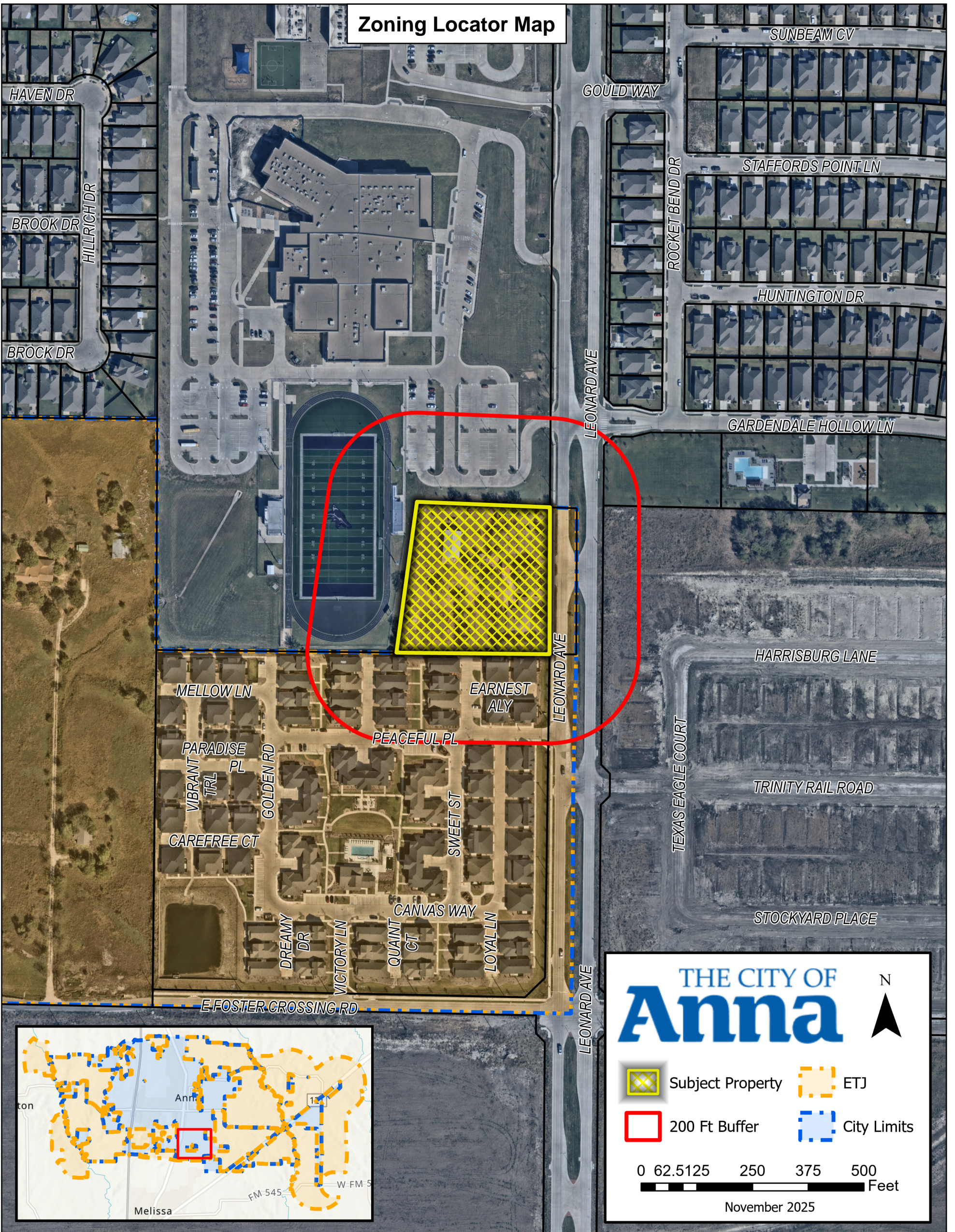
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map
2. Exhibit A - Legal Description
3. Exhibit B - Zoning Exhibit

Zoning Locator Map



THE CITY OF
Anna

N



Subject Property



ETJ



200 Ft Buffer



City Limits

0 62.5125 250 375 500 Feet

November 2025

Being all that certain 2.441 acre tract of land situated in the Granderson Stark Survey, Abstract Number 798, City of Anna, Collin County, Texas, and being a portion of that certain tract of land conveyed to Richard A. McMinimy and wife, Catherine F. McMinimy, by Warranty Deed recorded in Instrument Number 2007020500169410, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" set for the northeast corner of the herein described tract, same being in the north line of said McMinimy tract, same being the most easterly southeast corner of Lot 1, Block 1, Anna Elementary No. 3, an addition to the City of Anna, Collin County, Texas, according to the plat thereof recorded in Volume 2018, Page 253, Official Public Records, Collin County, Texas, same being the northwest corner of that certain right-of-way dedication to City of Anna by General Warranty Deed recorded in Instrument Number 2023000038481, Official Public Records, Collin County, Texas, same being in the west right-of-way line of Leonard Avenue (previously known as County Road 422)(a 120 foot right-of-way);

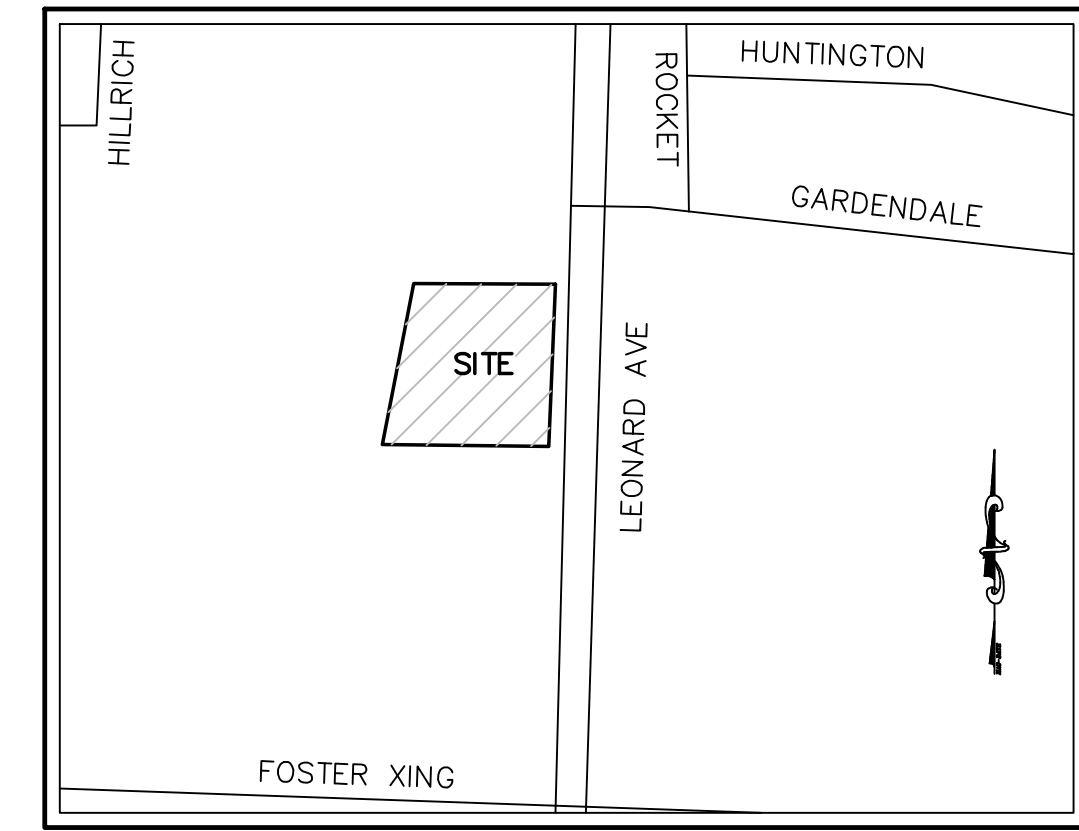
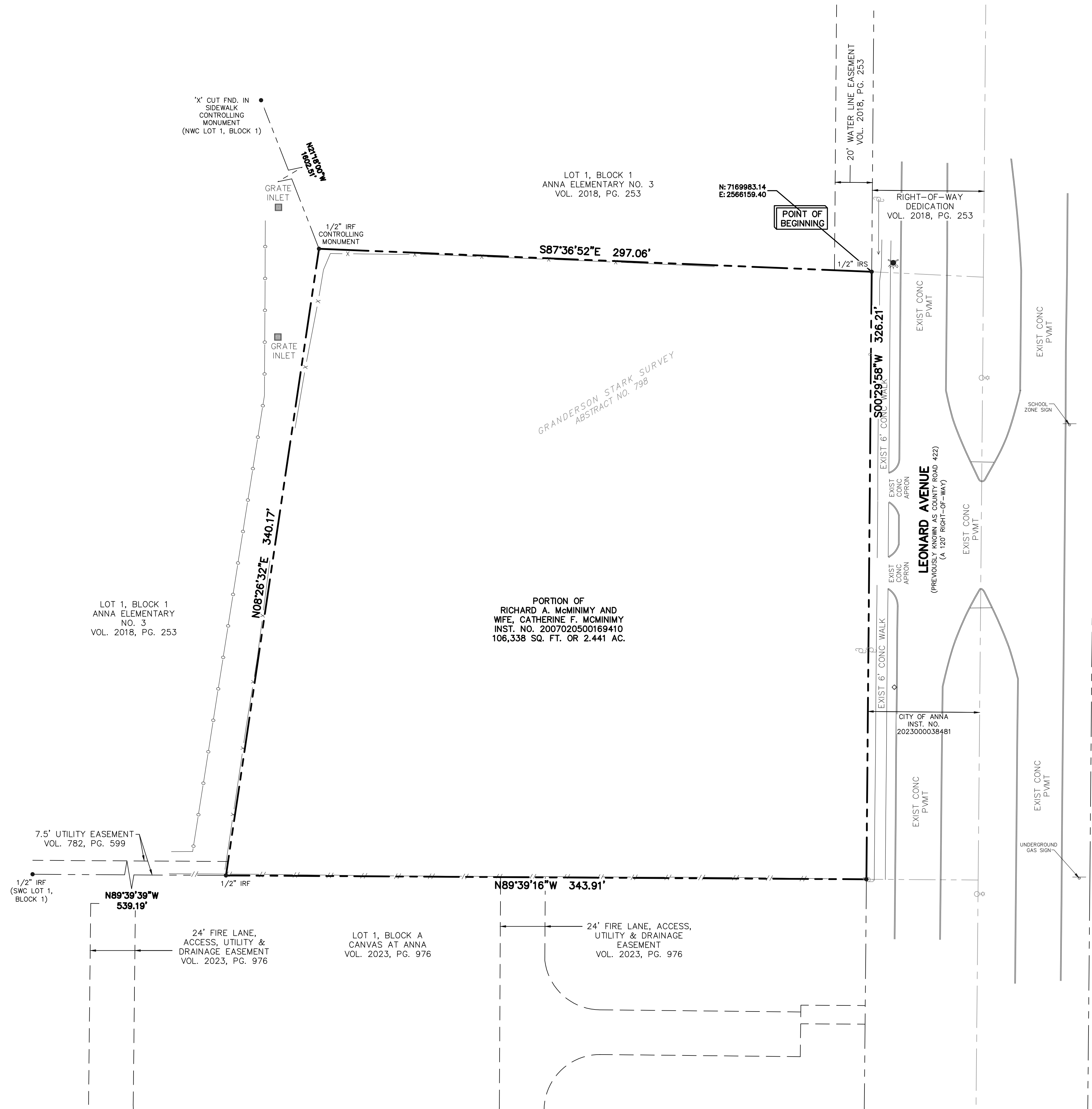
THENCE South 00 deg. 29 min. 58 sec. West, through the interior of said McMinimy tract, along the west line of said City of Anna tract, and along the west right-of-way line of said Leonard Avenue, a distance of 326.21 feet to a power pole at the southeast corner of the herein described tract, same being the southwest corner of said City of Anna tract, same being the northeast corner of Lot 1, Block A, Canvas at Anna, an addition to the City of Anna, Collin County, Texas, according to the plat thereof recorded in Volume 2023, Page 976, Official Public Records, Collin County, Texas;

THENCE North 89 deg. 39 min. 16 sec. West, along the common line of said McMinimy tract and said Lot 1, Block A, a distance of 343.91 feet to a 1/2 inch iron rod found for the southwest corner of said McMinimy tract, same being the most southerly southeast corner of aforesaid Lot 1, Block 1;

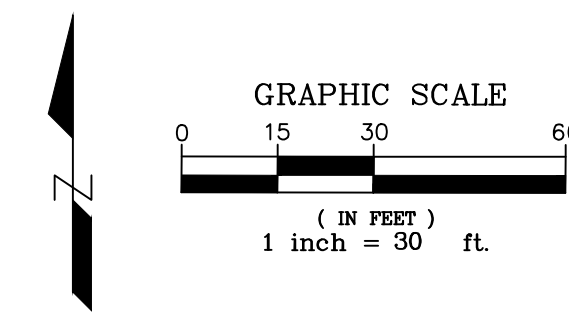
THENCE along the common line of said McMinimy tract and said Lot 1, Block 1 as follows:

North 08 deg. 26 min. 32 sec. East, a distance of 340.17 feet to a 1/2 inch iron rod found for the northwest corner of said McMinimy tract;

THENCE South 87 deg. 36 min. 52 sec. East, a distance of 297.06 feet to the POINT OF BEGINNING and containing 106,338 square feet or 2.441 acres of computed land, more or less.



LOCATION MAP
K.T.S.



Being all that certain 2.441 acre tract of land situated in the Granderson Stark Survey, Abstract Number 798, City of Anna, Collin County, Texas, and being a portion of that certain tract of land conveyed to Richard A. McMinimy and wife, Catherine F. McMinimy, by Warranty Deed recorded in Instrument Number 2007020500169410, Official Public Records, Collin County, Texas, and being more particularly described as follows:

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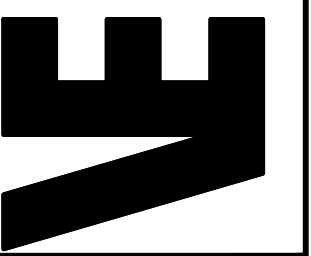
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VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12286



THIS DOCUMENT IS FOR INTERVIEW AND IS NOT TO BE USED FOR CONSTRUCTION PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS NO. 88552
D.D.
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12286

OWNER:
CATHERINE F. MCMINIMY
3020 COUNTY ROAD 422
ANNA, TX 75409

ZONING EXHIBIT
3020 COUNTY ROAD 422
CITY OF ANNA, TEXAS 75409

Scale: 1" = 30'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
548-50026 ZONING EXHIBIT.dwg
Date: 11/14/2025

SHEET
EX1

ZONE 25-0004