



AGENDA
Planning & Zoning Commission

Monday, March 2, 2026 @ 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, March 2, 2026 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, with liberty 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 February 2, 2026 Planning & Zoning Commission Meeting
 - b. Approve Home Depot Anna, Block A, Lot 14, Site Plan (SP 26-0004)

- c. Approve Rosamond Crossing Southeast Corner, Block A, Lot 6, Preliminary Site Plan (PSP 26-0001)
 - d. Approve Standridge Retail Conveyance Plat (CVP 26-0001)
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 for a request to annex and amend an existing Planned Development (Ord. No. 1111-2024-08) to incorporate an additional 10.8± acres of land located at the southeast corner of County Road 290 and County Road 290/County Road 1101 (future Mantua Parkway) in accordance with the Church Tract Development Agreement (Res. No. 2025-12-1873).
 - b. Discussion & Direction on Zipping Points.
8. **Future Agenda Items:** At this time, the Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.
9. **Adjourn.**

This is to certify that I, Lauren Mecke, Planning Manager, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 02/27/2026.



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>



Item No. 4.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/2/2026

Staff Contact:

AGENDA ITEM:
Director's Report.

SUMMARY:

BACKGROUND:

Date Submitted		Jurisdiction	
Owner			
Representative/Applicant			
Requested Action			
Purpose			
Land Area			
Location			
Comp Plan Designation			
Existing Zoning			
Public Notice			
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North			
East			
South			
West			

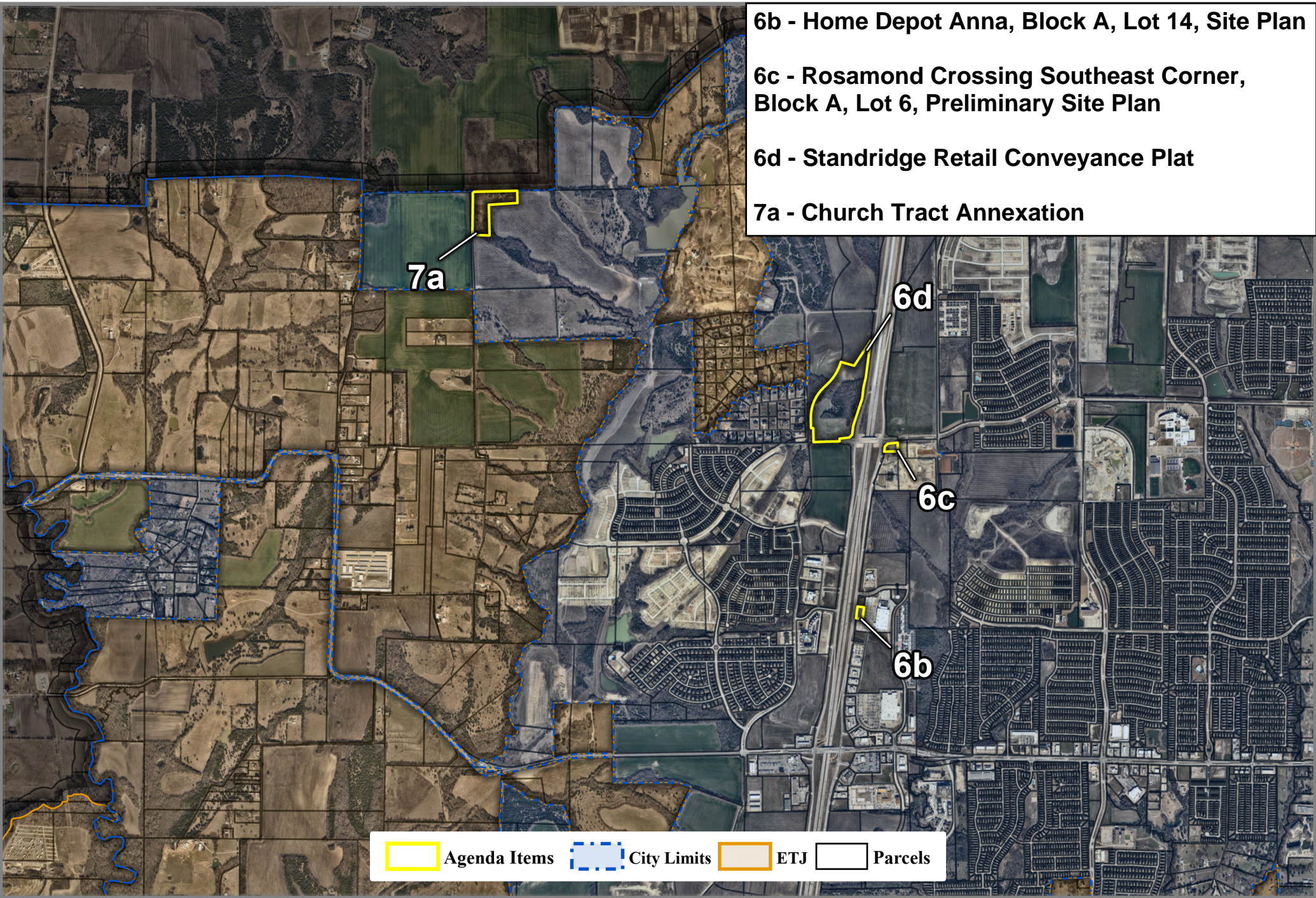
ATTACHMENTS:

6b - Home Depot Anna, Block A, Lot 14, Site Plan

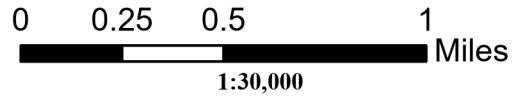
6c - Rosamond Crossing Southeast Corner, Block A, Lot 6, Preliminary Site Plan

6d - Standridge Retail Conveyance Plat

7a - Church Tract Annexation



Agenda Items City Limits ETJ Parcels



March 2026 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 2/27/2026

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, February 2, 2026 @ 6:30 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 6:30 PM on February 2, 2026, 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 6:30 PM.

Commissioners present: Jessica Walden, Staci Martin, Tom Longmire, Doug Hermann, Aquita DeJarnette, and Gretchen Stewart

Commissioners absent: Josh Vollmer

Staff present: Kaleb Kentner, Lauren Mecke, Everett Johnson, and Nancy Reynolds

2. Invocation and Pledge of Allegiance.

Invocation given by commissioner Martin.

3. Neighbor Comments:

There were no Neighbor Comments.

4. Director's Report.

Director Kaleb Kentner shared the year-end report on recent and upcoming projects, permits for the City of Anna and the surrounding cities.

5. Overall Location Map.

6. Consent Items.

a. Approve minutes of January 6, 2026, Planning & Zoning Commission Meeting

b. Approve BG Downtown Anna, Block A, Lot 1, Final Plat (FP 26-0001)

c. Approve The Landing at Lindsey Lane, Preliminary Plat (PP 26-0001)

Motion passed unanimously.

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 a request for a Specific Use Permit for daycare/school on 2.4± acres located on the west side of Leonard Avenue, 805± feet north of E. Foster Crossing Road. (SUP 26-0001)

Mr. Johnson gave a brief summary of the project.

Public Hearing was opened at 6:38 PM.

Mr. Vasquez, the owner and developer's engineer spoke and gave the commissioners a brief summary about the second pad on the property and the Learning Experience business.

Public Hearing was closed at 6:40 PM.

Commissioner Walden made a motion to approve as submitted in accordance with the Development Agreement.

Commissioner Martin seconded the motion.

Motion passed unanimously.

- b. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to establish Planned Development zoning for 29.8± acres located on the north side of W. White Street (F.M. 455), 2,670± feet west of Standridge Boulevard in accordance with an approved Development Agreement (Res. No. 2025-08-1807) (PD 26-0001)

Ms. Mecke gave a brief summary of the project.

We received one neighbor comment by email from Betty Sharp.

Public Hearing was opened at 6:44 PM.

Mr. Ron Ramirez, President of Evolving Texas, spoke to the commission about this project being flex space. Commissioner Longmire had questions about the size of the units, the space between the units, parking and driveways. Commissioner Martin asked if the company has built these types of units in other cities.

Mr. Culbertson spoke about his safety concern with the driveways off of 455 due to the curves.

Public Hearing was closed at 6:58 PM.

*Commissioner Hermann made a motion to approve.
Commissioner Stewart seconded the motion.
Motion passed unanimously.*

- c. *Consider/Discuss/Action to call a public hearing regarding amendments to Chapter 9 (Planning and Development Regulations) of the City of Anna Code of Ordinances. (TA 26-0001)*

Mr. Kentner discussed the pros and cons as well as moving forward with possible amendments to the subdivision regulations and moving forward with a public hearing.

Public Hearing was opened at 7:20 PM.

Discussion ensued by commissioner Walden about simplifying what the changes mean for the P&Z Board and the future of how plats would be approved.

Public Hearing was closed at 7:35 PM.

*Commissioner Martin made a motion to approve alternative #1.
Commissioner Stewart seconded the motion.
Motion passed unanimously.*

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.

Continue to discuss the planning processes and policy regarding the subdivision Regulations and Site Plans.

9. **Adjourn.**

*Commissioner Walden made a motion to adjourn.
Commissioner Longmire seconded the motion.
Motion passed unanimously at 7:37 PM.*

Chairwoman Jessica Walden

ATTEST:

Lauren Mecke, Planning Manager



Item No. 6.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/2/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve Home Depot Anna, Block A, Lot 14, Site Plan (SP 26-0004)

SUMMARY:

A restaurant on 0.7± acre on the east side of US Highway 75, 350± feet south of Hackberry Drive. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 648-2014)

Recommended for approval as submitted.

BACKGROUND:

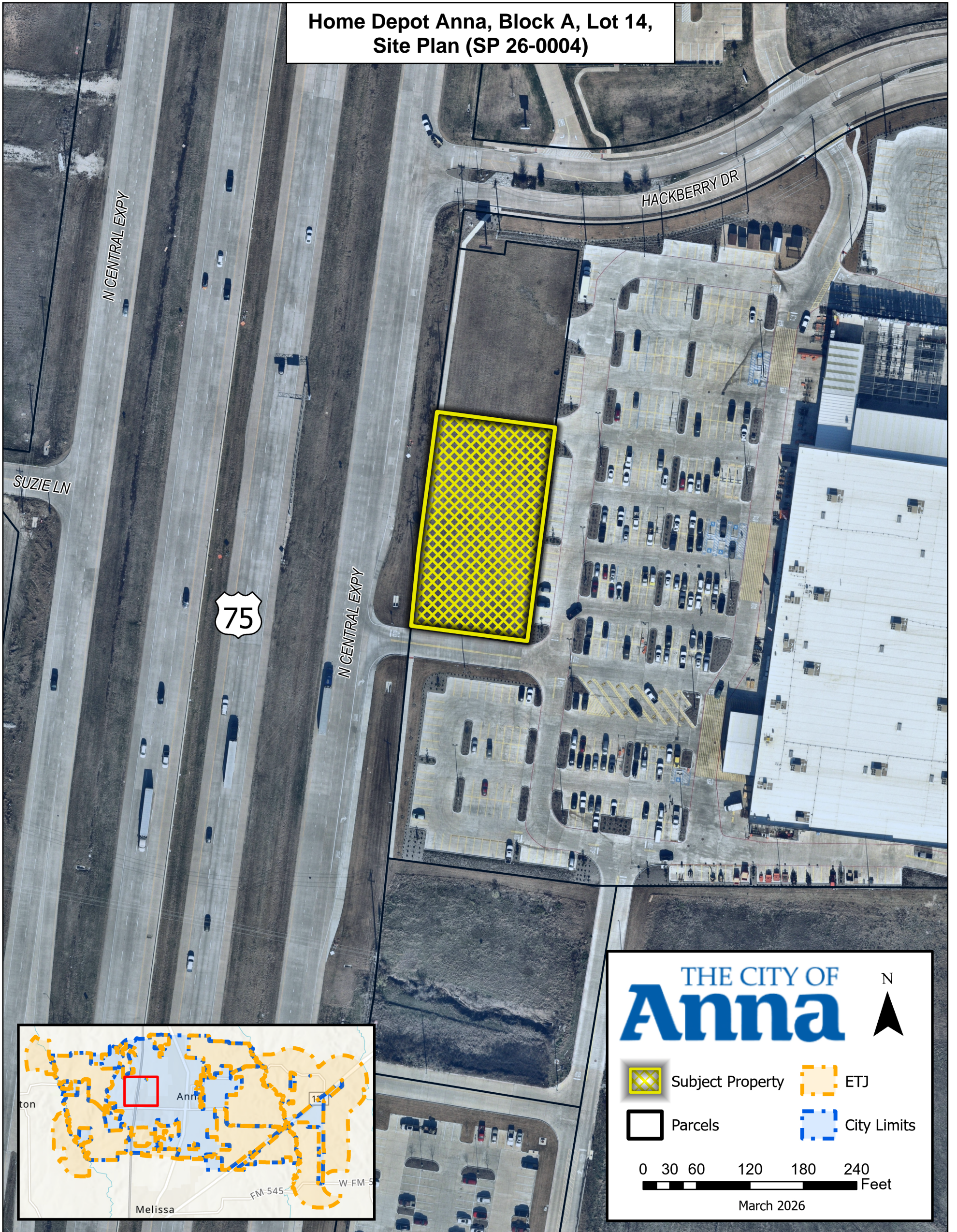
Date Submitted	2/4/2026	Jurisdiction	City of Anna
Owner	Serendipity Real Estate Holdings, LLC		
Representative/Applicant	Toth & Associates		
Requested Action	Approval of Site Plan		
Purpose	To build a restaurant		
Land Area	0.74± acre		
Location	The east side of US Highway 75, 350± feet south of Hackberry Drive		
Comp Plan Designation	Community Commercial		
Existing Zoning	Regional Commercial (C-2)		
Public Notice	2/24/2026		
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North	Restaurant	Regional Commercial (C-2)	Community Commercial
East	Retail	Regional Commercial (C-2)	Community Commercial

South	Retail	Regional Commercial (C-2)	Community Commercial
West	Retail	Regional Commercial (C-2)	Community Commercial

ATTACHMENTS:

1. Locator Map - Home Depot Anna, Block A, Lot 14, Site Plan (SP 26-0004)
2. Exhibit A - Home Depot Anna, Block A, Lot 14, Site Plan (SP 26-0004)

Home Depot Anna, Block A, Lot 14,
Site Plan (SP 26-0004)



THE CITY OF
Anna



Subject Property



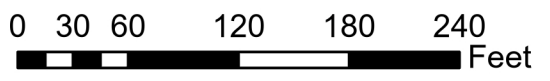
ETJ



Parcels



City Limits



March 2026



Item No. 6.c.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/2/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve Rosamond Crossing Southeast Corner, Block A, Lot 6, Preliminary Site Plan (PSP 26-0001)

SUMMARY:

A financial institution on 1.0± acre at the southeast corner of W. Rosamond Parkway and US Highway 75. Zoned Regional Commercial (C-2) (Ord. No. 1103-2024-06)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	2/4/2026	Jurisdiction	City of Anna
Owner	JLL Dallas Real Estate		
Representative/Applicant	Kimley-Horn		
Requested Action	Approval of Preliminary Site Plan		
Purpose	To build a financial institution		
Land Area	1± acre		
Location	The southeast corner of W. Rosamond Parkway and US Highway 75		
Comp Plan Designation	Community Commercial		
Existing Zoning	Regional Commercial (C-2)		
Public Notice	2/24/2026		
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North	Convenience Store with Fuel Pumps	Regional Commercial (C-2)	Community Commercial
East	Fuel Pumps	Regional Commercial (C-2)	Community Commercial
South	Vacant Commercial lot	Regional Commercial	Community Commercial

		(C-2)	
West	Vacant Commercial lot	Regional Commercial (C-2)	Community Commercial

ATTACHMENTS:

1. Locator Map - Rosamond Crossing Southeast Corner, Block A, Lot 6, Preliminary Site Plan (PSP 26-0001)
2. Exhibit A - Rosamond Crossing Southeast Corner, Block A, Lot 6, Preliminary Site Plan (PSP 26-0001)

Rosamond Crossing Southeast Corner, Block A,
Lot 6, Preliminary Site Plan (PSP 26-0001)



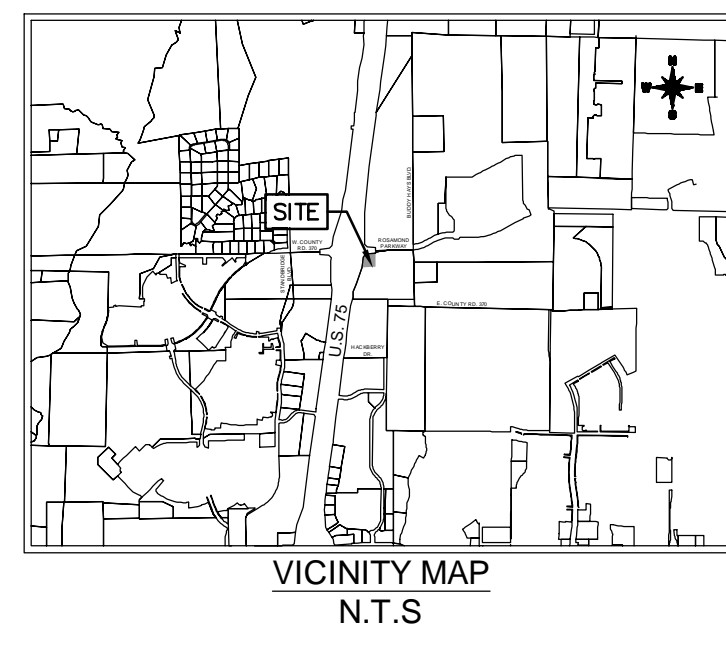
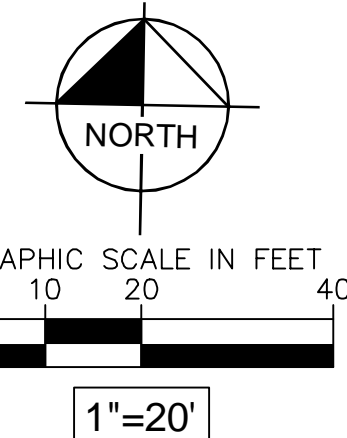
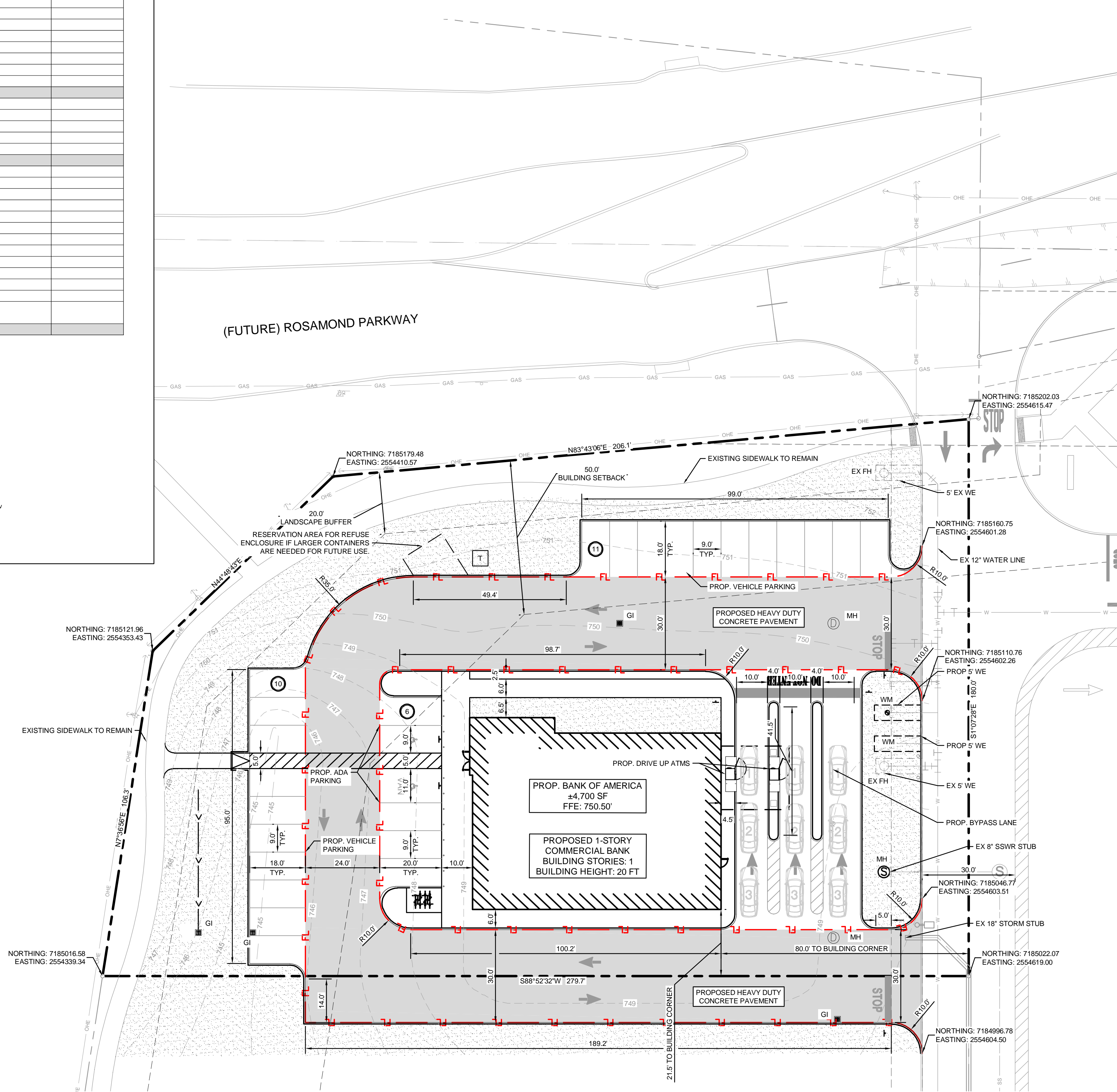
Site Data Summary Table

Add or delete rows and columns as applicable to your project

Item	Lot 1*	Lot 2*	Total for All Lots*
General Site Data			
Zoning (from zoning map)	C-2		
Land Use (from Zoning Ordinance)	FINANCIAL INSTITUTION		
Lot Area (square feet & acres)	1.0024 AC/43166 SF		
Building Footprint Area (square feet)	±4,700 SF		
Total Building Area (square feet)	±4,700 SF		
Building Height (# stories)	1		
Building Height (feet - distance to tallest building element)	20FT		
Lot Coverage (percent - x.xx%)	±90.5%		
Multifamily Units			
# of studios	N/A		
# of 1 bedrooms	N/A		
# of 2 bedrooms	N/A		
# of 3 bedrooms	N/A		
Total Unit Count	N/A		
Parking			
Parking Ratio (from Zoning Ordinance)	2.5/1,000SF		
Required Parking (# spaces)	12		
Total Provided Parking (# spaces)	25		
Accessible Parking Required (# spaces)	1		
Accessible Parking Provided (# spaces)	2		
Multifamily Parking			
Parking Ratio (from Zoning Ordinance)	N/A		
Required Parking per unit (# spaces)	N/A		
Required Visitor Parking (# spaces)	N/A		
Total Provided Parking (# spaces)	N/A		
Accessible Parking Required (# spaces)	N/A		
Accessible Parking Provided (# spaces)	N/A		
Required Covered Parking excluding visitor (# spaces & percent - %)	N/A		
Provided Covered Parking (# spaces & percent - %)	N/A		

Planning & Development Department
120 W. 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov

U.S. HIGHWAY 75
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



LEGEND

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

PRELIMINARY SITE PLAN
BANK OF AMERICA - ANNA, TX
ROSAMOND SOUTHEAST CORNER
(BLOCK A, LOT 6 ±1.0024 ACRES
JOHN ELLIOT SURVEY, ABSTRACT NO. 296
CITY OF ANNA, COLLIN COUNTY, TEXAS
SUBMITTED 02/18/2026

Owner: Bank of America
Rosamond Highway
Anna, Texas 75409
Contact: Amy Clark
Phone: (214) 709-9873

Developer: Bank of America
Contact: Ryan McNally
Phone: (513)-969-3227

Engineer: Kimley-Horn and Associates, Inc.
11233 Shadow Creek Parkway, Suite 450
Pearland, Texas 77584
Contact: Oscar Leon, P.E.
Phone: 281-985-1210

EXHIBIT A

NO.
REVISIONS
DATE
BY

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
11233 SHADOW CREEK PARKWAY, SUITE 450, PEARLAND, TX 77584
PHONE: 281-985-1210
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

KHA PROJECT
067801704

DATE
02/12/2026

SCALE
AS SHOWN

DESIGNED BY
BGM

DRAWN BY
BGM

CHECKED BY
ODL

BOA ROSAMOND PARKWAY
PREPARED FOR
BOA ROSAMOND PARKWAY

TX

ANNA

SHEET NUMBER



Item No. 6.d.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/2/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve Standridge Retail Conveyance Plat (CVP 26-0001)

SUMMARY:

Six tracts for future commercial on 31.0± acres on the northwest corner of U.S. Highway 75 and W. Rosamond Parkway. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 1111-2024-08)

Recommended for approval with conditions as follows:

1. Label the tracts as separate block and lot numbers to provide for future subdivision of the tracts,
2. Insert the project number into the title block, and
3. Label the drainage easement for the regional detention/retention ponds.

BACKGROUND:

Date Submitted	2/24/2026	Jurisdiction	City of Anna
Owner	DSF Standridge LP		
Representative/Applicant	Claymoore Engineering		
Requested Action	Approval of Conveyance Plat		
Purpose	To plat and divide up the land		
Land Area	31.1± acres		
Location	The northwest corner of U.S. Highway 75 and W. Rosamond Parkway		
Comp Plan Designation	Community Commercial		
Existing Zoning	Regional Commercial (C-2)		
Public Notice	2/24/2026		
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation

North	Vacant Commercial lot	Regional Commercial (C-2)	Community Commercial
East	Vacant Commercial lot	Regional Commercial (C-2)	Community Commercial
South	Vacant Commercial lot	Regional Commercial (C-2)	Community Commercial
West	Single Family Residential	Liberty Hills Planned Development - Single Family Residential	Community Commercial

ATTACHMENTS:

1. Locator Map - Standridge Retail Conveyance Plat (CVP 26-0001)
2. Exhibit A - Standridge Retail Conveyance Plat (CVP 26-0001)

Standridge Retail Conveyance Plat (CVP 26-0001)



THE CITY OF
Anna



Subject Property



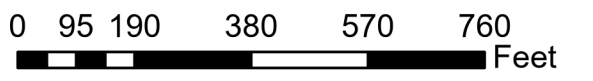
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Parcels

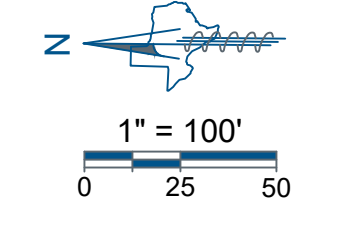
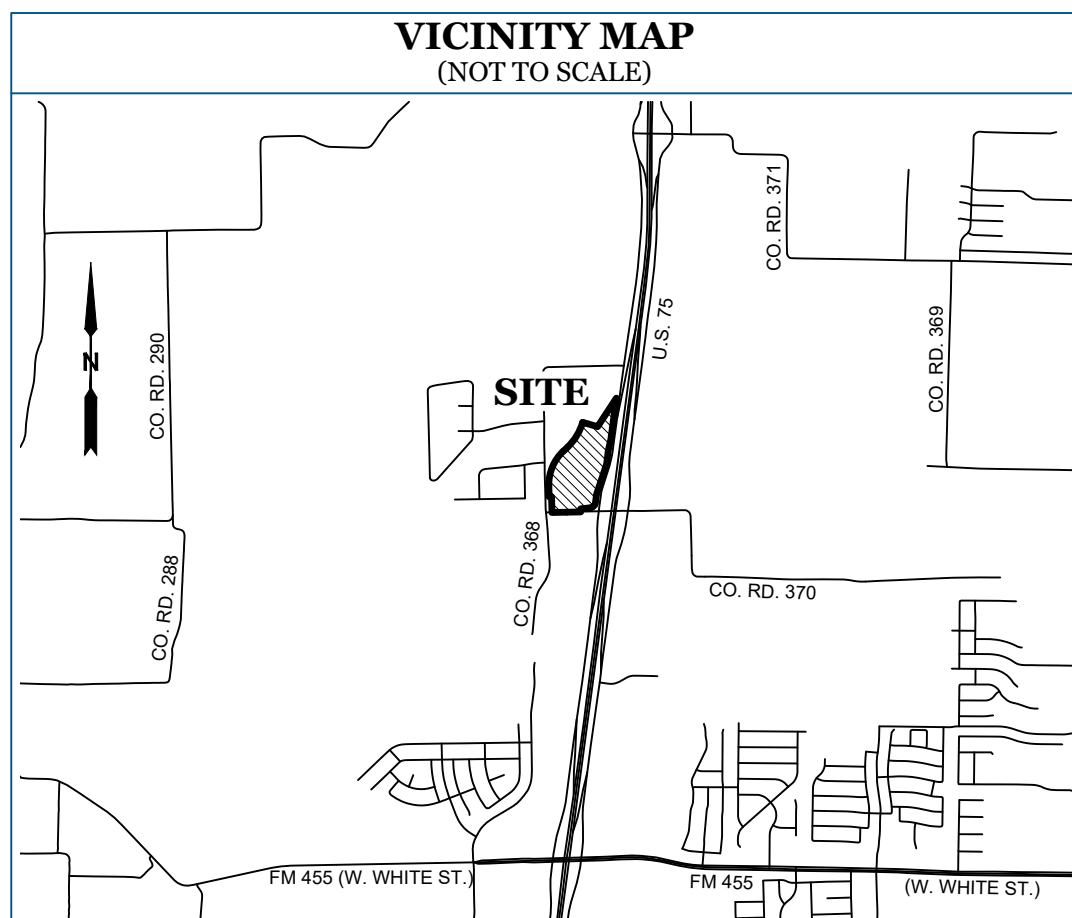


City Limits



March 2026

OVERALL PROJECT EXHIBIT



- GENERAL NOTES**
- 1.) The purpose of this conveyance plat is to create six (6) lots of record, and to dedicate acreage for right-of-way purposes and easements for future site development.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2nd, 2009 and is located in Community Number 480132 as shown on Map Number 48085C0155J.
 - 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network, North American Datum of 1983 (Adjustment Realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Anna. Selling a portion of this property by metes & bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat or replat is a violation of the city ordinance and state law.

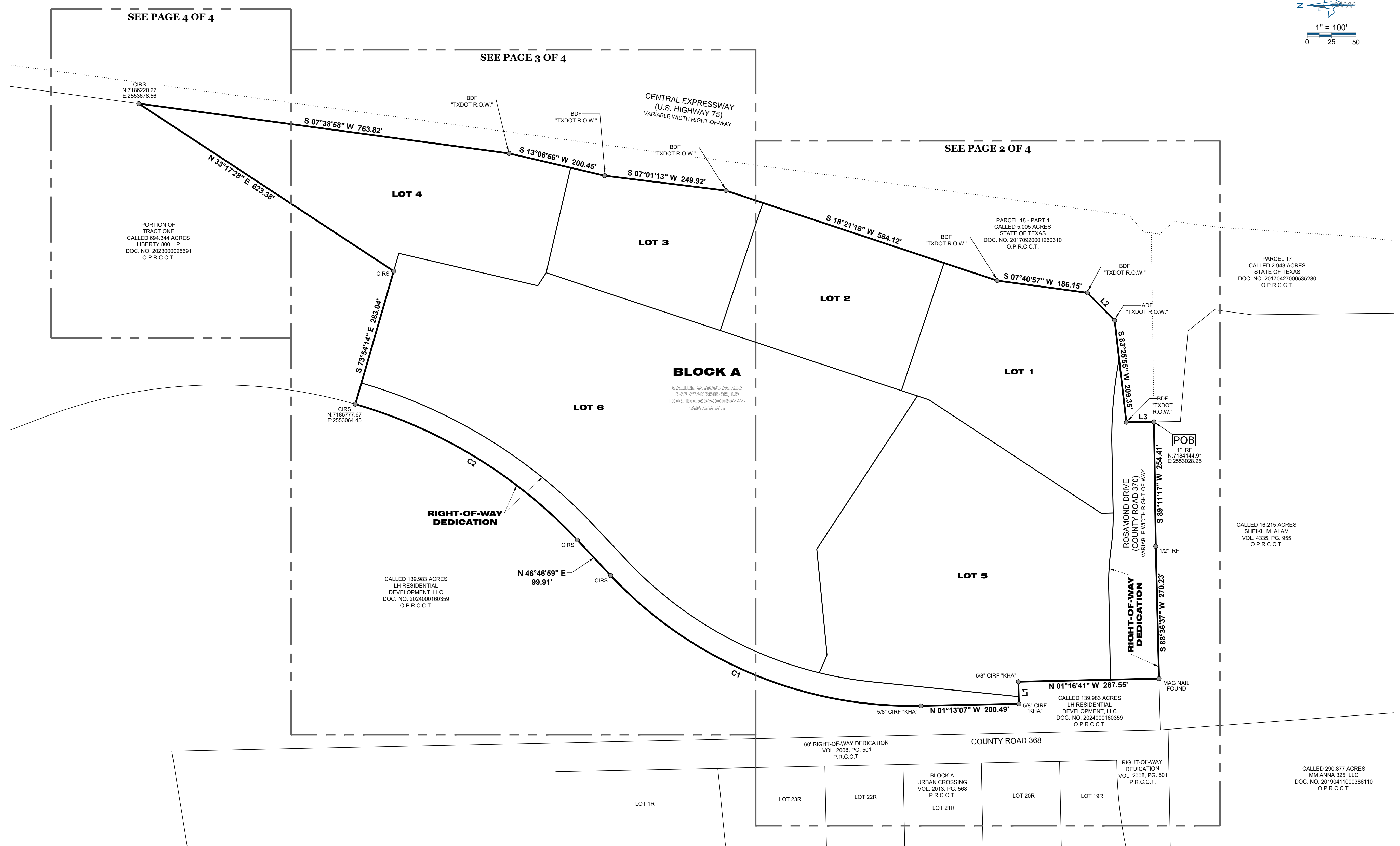


EXHIBIT A

LEGEND

CAB. = CABINET	DOC.NO. = DOCUMENT NUMBER
VOL. = VOLUME = OLD LOT/DEED LINE
PG. = PAGE	--- = EASEMENTS
POB = POINT OF BEGINNING	—s— = SURVEY LINE
CIRF = CAPPED IRON ROD FOUND	—c— = CENTERLINE OF ROAD
IRF = IRON ROD FOUND	—o— = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
BDF = BRASS DISK FOUND	—p— = PLAT RECORDS, COLLIN COUNTY, TEXAS
ADF = ALUMINUM DISK FOUND	—d— = DEED RECORDS, COLLIN COUNTY, TEXAS
1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET	

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	845.00'	707.93'	48°00'06"	N 22°46'56" E	687.41'
C2	1005.00'	538.27'	30°41'13"	N 31°26'22" E	531.86'
C3	800.00'	573.09'	41°02'40"	N 26°15'39" E	560.91'
C4	1050.00'	562.37'	30°41'13"	N 31°26'22" E	555.67'
C5	750.00'	17.55'	1°20'26"	N 81°06'20" W	17.55'
C6	870.00'	161.91'	10°39'46"	N 85°45'59" W	161.67'
C7	499.50'	76.32'	8°45'16"	N 86°43'14" W	76.25'
C8	530.50'	81.06'	8°45'16"	N 86°43'14" W	80.98'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°46'53" W	45.00'
L2	S 45°20'37" W	79.30'
L3	S 00°36'48" E	56.51'
L4	S 73°54'14" E	37.81'
L5	S 56°57'34" E	31.61'
L6	S 01°23'23" E	24.52'
L7	S 66°28'05" E	39.60'

JOB NUMBER	2502.057-04
DATE	01/15/2026
REVISION	
DRAWN BY	DJJ



Eagle Surveying, LLC
 222 South Elm Street
 Suite: 200
 Denton, TX 76201
 940.222.3009
 www.eaglesurveying.com
 TX Firm # 10194177

SURVEYOR
 Eagle Surveying, LLC
 Contact: Richard Spicer, Jr.
 222 S. Elm Street, Suite 200
 Denton, TX 76201
 (940) 222-3009

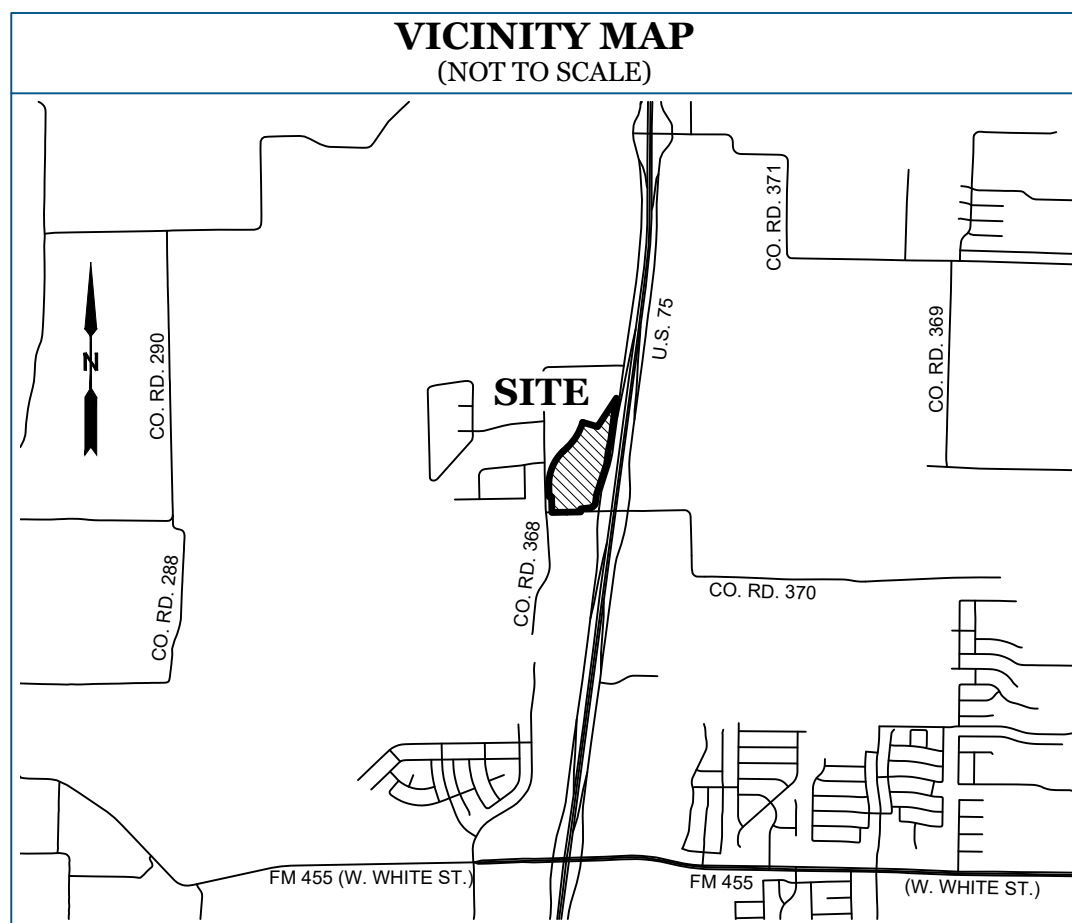
ENGINEER
 Claymore Engineering, Inc.
 Contact: Drew Donesky
 3231 Harwood Road
 Bedford, TX 76021
 (817) 281-0572

OWNER
 DSF Standridge, LP
 Contact: David Fogel
 4215 W. Lovers Lane, Suite: 250
 Dallas, TX 75209
 (214) 244-8274

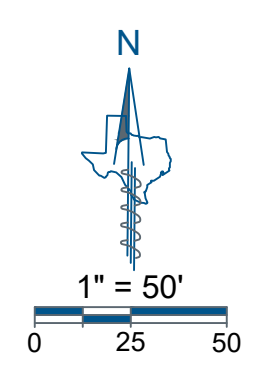
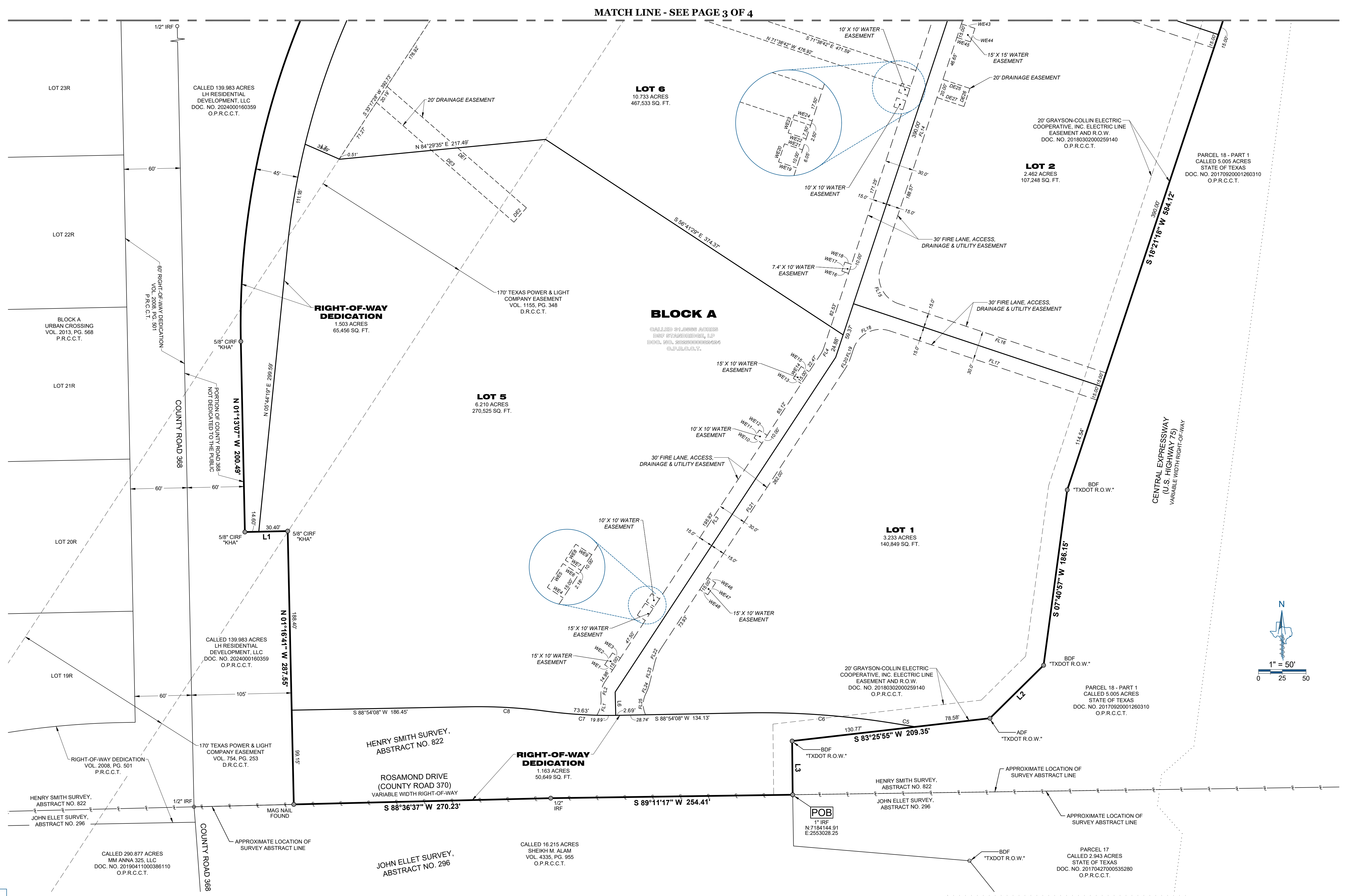
**CONVEYANCE PLAT
 STANDRIDGE RETAIL
 BLOCK A, LOTS 1-6**

BEING 31.057 ACRES OF LAND SITUATED IN THE
 HENRY SMITH SURVEY, ABSTRACT NO. 822,
 CITY OF ANNA, COLLIN COUNTY, TEXAS

DATE OF PREPARATION: JANUARY 15, 2026



- GENERAL NOTES**
- 1.) The purpose of this conveyance plat is to create six (6) lots of record, and to dedicate acreage for right-of-way purposes and easements for future site development.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2nd, 2009 and is located in Community Number 480132 as shown on Map Number 48085C0155J.
 - 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network, North American Datum of 1983 (Adjustment Realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Anna. Selling a portion of this property by metes & bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat or replat is a violation of the city ordinance and state law.



LEGEND

CAB. = CABINET	DOC.NO. = DOCUMENT NUMBER
VOL. = VOLUME = OLD LOT/DEED LINE
PG. = PAGE	--- = EASEMENTS
POB = POINT OF BEGINNING	—+— = SURVEY LINE
CIRF = CAPPED IRON ROD FOUND	—+— = CENTERLINE OF ROAD
IRF = IRON ROD FOUND	—+— = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
BDF = BRASS DISK FOUND	—+— = PLAT RECORDS, COLLIN COUNTY, TEXAS
ADF = ALUMINUM DISK FOUND	—+— = DEED RECORDS, COLLIN COUNTY, TEXAS
1/2" IRF = 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET	

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	845.00'	707.93'	48°00'06"	N 22°14'56" E	687.41'
C2	1005.00'	538.27'	30°41'13"	N 31°28'22" E	531.86'
C3	800.00'	573.09'	41°02'40"	N 26°15'39" E	560.91'
C4	1050.00'	562.37'	30°41'13"	N 31°28'22" E	555.67'
C5	750.00'	17.55'	1°20'26"	N 81°06'20" W	17.55'
C6	870.00'	161.91'	10°39'46"	N 85°45'59" W	161.67'
C7	499.50'	76.32'	8°45'16"	N 86°43'14" W	76.25'
C8	530.50'	81.06'	8°45'16"	N 86°43'14" W	80.98'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°14'53" W	45.00'
L2	S 45°20'37" W	79.30'
L3	S 00°36'48" E	56.51'
L4	S 73°54'14" E	37.81'
L5	S 56°57'34" E	31.61'
L6	S 01°23'23" E	24.52'
L7	S 66°28'05" E	39.60'

**CONVEYANCE PLAT
STANDRIDGE RETAIL
BLOCK A, LOTS 1-6**

BEING 31.057 ACRES OF LAND SITUATED IN THE HENRY SMITH SURVEY, ABSTRACT NO. 822, CITY OF ANNA, COLLIN COUNTY, TEXAS

DATE OF PREPARATION: JANUARY 15, 2026

JOB NUMBER
2502.057-04
DATE
01/15/2026
REVISION
DRAWN BY
DJJ

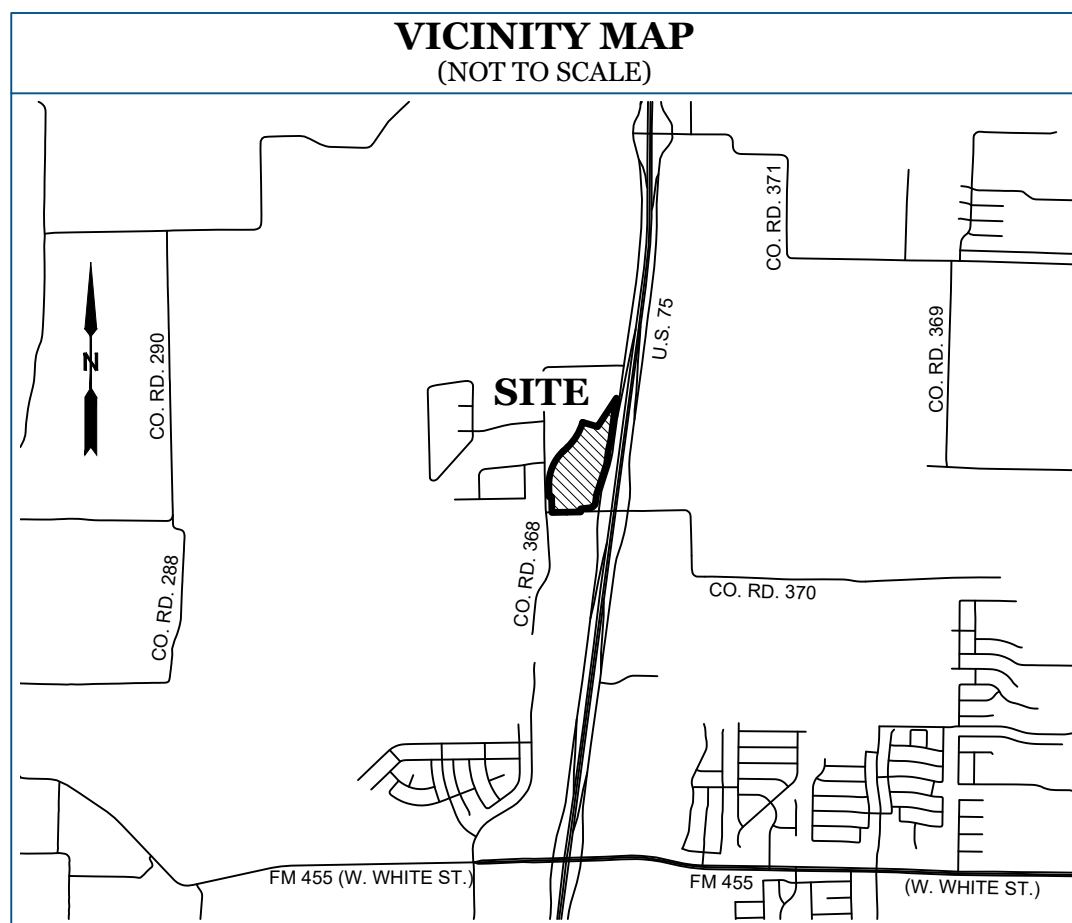


Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr.
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering, Inc.
Contact: Drew Donosky
3231 Harwood Road
Bedford, TX 76021
(817) 281-0572

OWNER
DSF Standridge, LP
Contact: David Fogel
4215 W. Lovers Lane, Suite: 250
Dallas, TX 75209
(214) 244-8274



- GENERAL NOTES**
- 1.) The purpose of this conveyance plat is to create six (6) lots of record, and to dedicate acreage for right-of-way purposes and easements for future site development.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2nd, 2009 and is located in Community Number 480132 as shown on Map Number 48085C0155J.
 - 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network, North American Datum of 1983 (Adjustment Realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) A conveyance plat is a record of property approved by the city for the purpose of scale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Anna. Selling a portion of this property by metes & bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat or replat is a violation of the city ordinance and state law.

LEGEND

CAB. = CABINET	DOC.NO. = DOCUMENT NUMBER
VOL. = VOLUME = OLD LOT/DEED LINE
PG. = PAGE	--- = EASEMENTS
POB = POINT OF BEGINNING	—s— = SURVEY LINE
CIRF = CAPPED IRON ROD FOUND	—c— = CENTERLINE OF ROAD
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CIRS = 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET	

JOB NUMBER 2502.057-04
 DATE 01/15/2026
 REVISION
 DRAWN BY DJJ

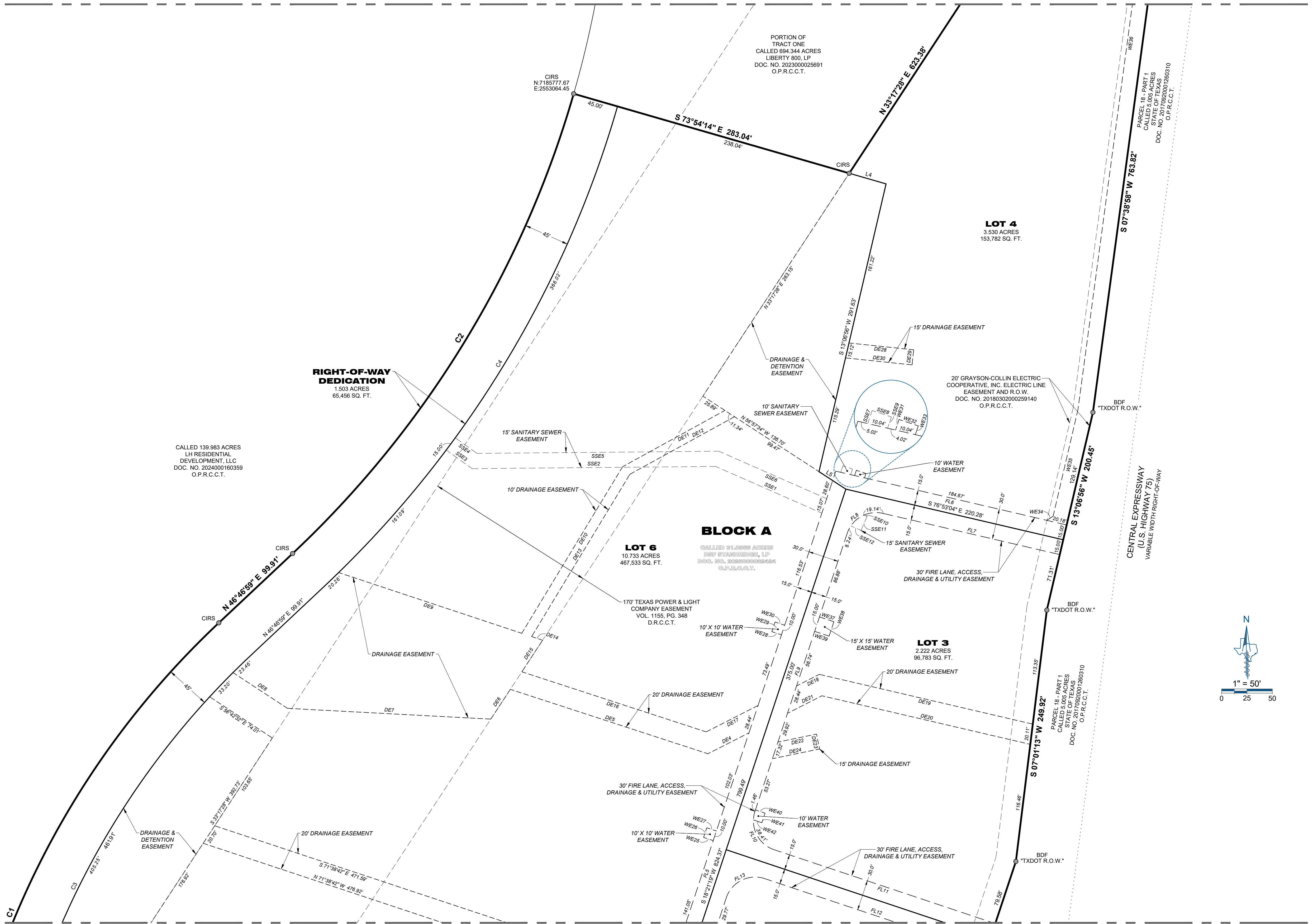
Eagle Surveying, LLC
 222 South Elm Street
 Suite: 200
 Denton, TX 76201
 940.222.3009
 www.eaglesurveying.com
 TX Firm # 10194177

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	845.00'	707.93'	48°00'06"	N 22°46'56" E	687.41'
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**CONVEYANCE PLAT
 STANDRIDGE RETAIL
 BLOCK A, LOTS 1-6**

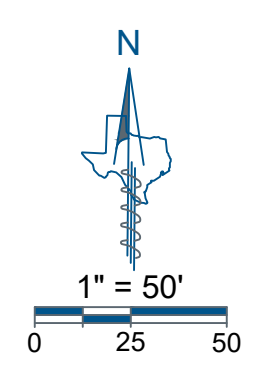
BEING 31.057 ACRES OF LAND SITUATED IN THE HENRY SMITH SURVEY, ABSTRACT NO. 822, CITY OF ANNA, COLLIN COUNTY, TEXAS

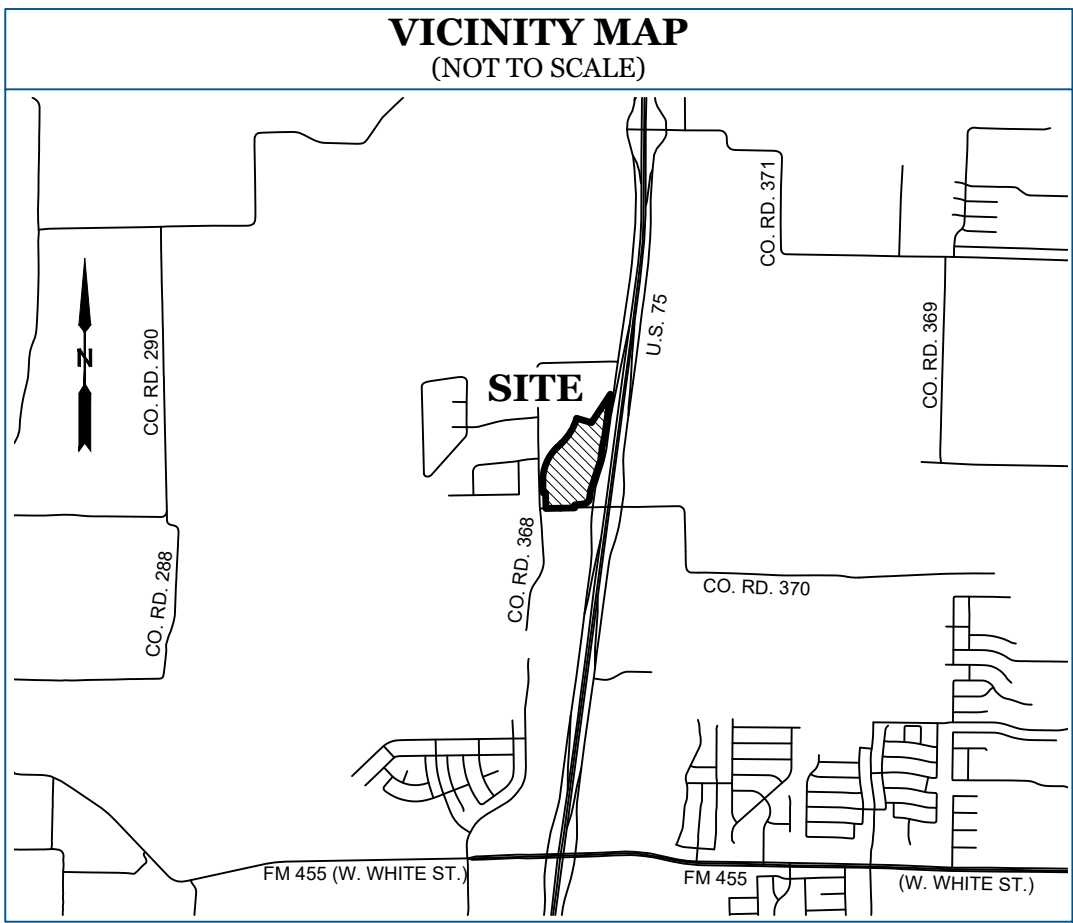
DATE OF PREPARATION: JANUARY 15, 2026

SURVEYOR
 Eagle Surveying, LLC
 Contact: Richard Spicer, Jr.
 222 S. Elm Street, Suite 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 3231 Harwood Road
 Bedford, TX 76021
 (817) 281-0572

OWNER
 DSF Standsridge, LP
 Contact: David Fogel
 4215 W. Lovers Lane, Suite: 250
 Dallas, TX 75209
 (214) 244-8274





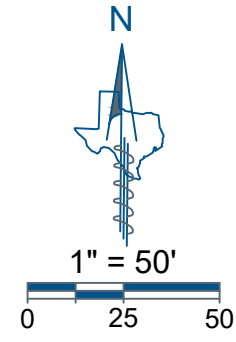
PORTION OF TRACT ONE CALLED 694.344 ACRES LIBERTY 800, LP DOC. NO. 2023000025691 O.P.R.C.C.T.

20' GRAYSON-COLLIN ELECTRIC COOPERATIVE, INC. ELECTRIC LINE EASEMENT AND R.O.W. DOC. NO. 20180302000259140 O.P.R.C.C.T.

CIRS N 7186220.27 E 2553678.56

PARCEL 18 - PART 13.530 ACRES STATE OF TEXAS DOC. NO. 2017082004572800310 O.P.R.C.C.T.

CENTRAL EXPRESSWAY (U.S. HIGHWAY 75) VARIABLE WIDTH RIGHT-OF-WAY



170' TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 115, PG. 348 D.R.C.C.T.

LOT 10 3.530 ACRES 153,782 SQ. FT.

BLOCK A
CALLED 694.344 ACRES DSF STANDRIDGE, LP DOC. NO. 2023000025691 O.P.R.C.C.T.

MATCH LINE - SEE PAGE 3 OF 4

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **DSF STANDRIDGE, LP**, is the owner of a 31.057 acre tract of land out of the Henry Smith Survey, Abstract No. 822, situated in the City of Anna, Collin County, Texas, being all of a called 31.0566 acre tract of land conveyed to DSF Standridge, LP by Special Warranty Deed of record in Document Number 2025000082424 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron rod found at the intersection of County Road 370 and the west right-of-way line of U.S. Highway 75, being the southwest corner of a called 5.005 acre tract of land conveyed as Parcel 18 - Part 1 to State of Texas by deed of record in Document Number 20170920001260310 of said Official Public Records, also being the northwest corner of a called 2.943 acre tract of land conveyed as Parcel 17 to State of Texas by deed of record in Document Number 20170427000535280 of said Official Public Records, and being the southeast corner of said 31.0566 acre tract;

THENCE, leaving the west right-of-way line of U.S. Highway 75, along the center of County Road 370, along the north line of a called 16.215 acre tract of land conveyed to Sheikh M. Alam by deed of record in Volume 4335, Page 955 of said Official Public Records, being the common south line of said 31.0566 acre tract, the following two (2) courses and distances:

- S89°11'17"W, a distance of 254.41 feet to a 1/2 inch iron rod found;
- S88°36'37"W, a distance of 270.23 feet to a mag nail found at the southeast corner of a called 139.983 acre tract of land conveyed to LH Residential Development, LLC by deed of record in Document Number 2024000160359 of said Official Public Records, being the southwest corner of said 31.0566 acre tract;

THENCE, leaving County Road 370, along the irregular east line of said 139.983 acre tract, being the common irregular west line of said 31.0566 acre tract, the following six (6) courses and distances:

- N01°16'41"W, a distance of 287.55 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found;
- S88°46'53"W, a distance of 45.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found;
- N01°13'07"W, a distance of 200.49 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found;
- Along a tangent curve to the right, having a radius of 845.00 feet, a chord bearing of N22°46'56"E, a chord length of 687.41 feet, a delta angle of 48°00'06", an arc length of 707.93 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N46°46'59"E, a distance of 99.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- Along a tangent curve to the left, having a radius of 1,005.00 feet, a chord bearing of N31°26'22"E, a chord length of 531.86 feet, a delta angle of 30°41'13", an arc length of 538.27 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, leaving the east line of said 139.983 acre tract, along the north line of said 31.0566 acre tract, the following two (2) courses and distances:

- S73°54'14"E, a distance of 283.04 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N33°17'28"E, a distance of 623.38 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west right-of-way line of U.S. Highway 75, being the common west line of said Parcel 18 - Part 1, and being the north corner of said 31.0566 acre tract;

THENCE, along the west right-of-way line of U.S. Highway 75, the common west line of said Parcel 18 - Part 1, and the common east line of said 31.0566 acre tract, the following eight (8) courses and distances:

- S07°38'58"W, a distance of 763.82 feet to a bronze disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found;
- S13°06'56"W, a distance of 200.45 feet to a bronze disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found;
- S07°01'13"W, a distance of 249.92 feet to a bronze disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found;
- S18°21'18"W, a distance of 584.12 feet to a bronze disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found;
- S07°40'57"W, a distance of 186.15 feet to a bronze disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found;
- S45°20'37"W, a distance of 79.30 feet to an aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found;
- S83°25'55"W, a distance of 209.35 feet to a bronze disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found;
- S00°36'48"E, a distance of 56.51 feet to the **POINT OF BEGINNING**, and containing an area of 31.057 acres (1,352,826 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **DSF STANDRIDGE, LP**, acting by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **STANDRIDGE RETAIL**, 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 placed 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.

OWNER'S DEDICATION (CONTINUED)

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block A, 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.

FIRE LANE EASEMENT

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

ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privileges 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.

OWNER: **DSF STANDRIDGE, LP**

Signature _____ Date _____
Printed Name and Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **DAVID FOGEL**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas _____

CERTIFICATE OF APPROVAL

APPROVED by the City of Anna City Council on this _____ day of _____, 20____.

P&Z Chairperson _____

ATTEST: _____

Director of Development Services _____

1-1/2" X 5" RESERVED FOR CITY APPROVAL STAMP

**CONVEYANCE PLAT
STANDRIDGE RETAIL
BLOCK A, LOTS 1-6**

BEING 31.057 ACRES OF LAND SITUATED IN THE HENRY SMITH SURVEY, ABSTRACT NO. 822, CITY OF ANNA, COLLIN COUNTY, TEXAS

DATE OF PREPARATION: JANUARY 15, 2026

SHEET 4 OF 4

GENERAL NOTES

- The purpose of this conveyance plat is to create six (6) lots of record, and to dedicate acreage for right-of-way purposes and easements for future site development.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2nd, 2009 and is located in Community Number 480132 as shown on Map Number 48085C0155J.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network, North American Datum of 1983 (Adjustment Realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Notice: Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interest therein defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Anna. Selling a portion of this property by metes & bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat or replat is a violation of the City Ordinance and State Law.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, **CALEB MCCANLIES**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Anna, Collin County, Texas.

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

Caleb McCanlies, R.P.L.S. # 70336

Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas _____

LEGEND

- CAB. = CABINET
- VOL. = VOLUME
- PG. = PAGE
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- CIRF = CAPPED IRON ROD FOUND
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CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FL1	30.00'	19.65'	37°32'15"	N 13°02'37" E	19.30'
FL2	25.00'	17.06'	39°05'17"	N 13°49'08" E	16.73'
FL4	27.00'	7.07'	15°00'28"	N 25°5'132" E	7.05'
FL8	30.00'	44.38'	84°45'37"	S 60°44'07" W	40.44'
FL10	30.00'	47.07'	89°53'28"	S 26°35'25" E	42.39'
FL13	30.00'	47.18'	90°06'32"	S 63°24'35" W	42.47'
FL15	30.00'	47.07'	89°53'28"	S 26°35'25" E	42.39'
FL18	30.00'	47.18'	90°06'32"	S 63°24'35" W	42.47'
FL20	57.00'	14.93'	15°00'28"	S 25°5'132" W	14.89'
FL22	50.00'	16.82'	19°16'37"	S 23°43'28" W	16.74'
FL24	46.00'	10.43'	12°59'07"	S 20°34'43" W	10.40'
FL25	25.00'	23.10'	52°56'55"	S 00°35'49" W	22.29'

FIRE LANE ESMT. LINE TABLE	LINE	BEARING	DISTANCE
FL3	N 33°2'146"	E	413.17'
FL5	N 18°21'19"	E	832.53'
FL6	S 76°53'04"	W	179.22'
FL9	S 18°21'19"	W	289.02'
FL11	S 71°32'09"	W	230.05'
FL12	S 71°32'09"	W	229.94'
FL14	S 18°21'19"	W	300.00'
FL16	S 71°32'09"	W	230.05'
FL17	S 71°32'09"	W	229.94'
FL19	S 18°21'19"	W	8.75'
FL21	S 33°2'146"	W	350.93'
FL23	S 14°05'09"	W	23.41'

DRAINAGE ESMT. LINE TABLE	LINE	BEARING	DISTANCE
DE1	S 48°55'58"	E	194.49'
DE2	S 41°04'02"	W	20.00'
DE3	N 48°55'58"	W	191.76'
DE4	S 63°03'01"	W	45.48'
DE5	N 71°56'59"	W	205.07'
DE6	S 33°17'28"	W	35.12'
DE7	N 86°57'58"	W	201.03'
DE8	N 56°42'32"	W	64.25'
DE9	S 71°38'42"	E	190.41'
DE10	N 31°10'50"	E	192.18'
DE11	N 61°10'50"	E	115.22'
DE12	S 61°10'50"	W	117.89'
DE13	S 31°10'50"	W	187.22'
DE14	S 71°38'42"	E	11.41'
DE15	S 33°17'28"	W	37.30'
DE16	S 71°56'59"	E	191.33'
DE17	N 63°03'01"	E	57.41'
DE18	N 63°03'01"	E	25.17'
DE19	S 76°53'01"	E	216.36'
DE20	N 76°53'01"	W	211.20'
DE21	S 63°03'01"	W	38.09'
DE22	N 78°21'18"	E	38.86'
DE23	S 11°38'42"	E	15.00'
DE24	S 78°21'18"	W	47.52'
DE25	S 71°38'42"	E	29.88'
DE26	S 18°21'18"	W	20.00'
DE27	N 71°38'42"	W	29.88'
DE28	S 84°01'12"	E	64.19'
DE29	S 05°58'48"	W	15.00'
DE30	N 84°01'12"	W	66.07'

SEWER ESMT. LINE TABLE	LINE	BEARING	DISTANCE
SSE1	N 66°14'31"	W	114.47'
SSE2	S 89°28'50"	W	240.36'
SSE3	N 54°18'35"	W	31.51'
SSE4	S 54°18'35"	E	26.40'
SSE5	N 89°28'50"	E	238.68'
SSE6	S 66°14'31"	E	116.28'
SSE7	N 18°21'18"	E	6.76'
SSE8	S 71°38'42"	E	10.00'
SSE9	S 18°21'18"	W	5.85'
SSE10	S 66°14'31"	E	3.42'
SSE11	S 23°45'29"	W	15.00'
SSE12	N 66°14'31"	W	10.92'

WATER ESMT. LINE TABLE	LINE	BEARING	DISTANCE
WE1	N 56°38'14"	W	10.00'
WE2	N 33°21'46"	E	15.00'
WE3	S 56°38'14"	E	10.00'
WE4	N 56°38'14"	W	10.00'
WE5	N 33°21'46"	E	15.00'
WE6	S 56°38'14"	E	10.00'
WE7	N 56°38'14"	W	10.00'
WE8	N 33°21'46"	E	10.00'
WE9	S 56°38'14"	E	10.00'
WE10	N 56°38'14"	W	10.00'
WE11	N 33°21'46"	E	10.00'
WE12	S 56°38'14"	E	10.00'
WE13	N 56°38'14"	W	10.00'
WE14	N 33°21'46"	E	15.00'
WE15	S 56°38'14"	E	10.00'
WE16	N 71°38'41"	W	7.40'
WE17	N 18°21'19"	E	10.00'
WE18	S 71°38'41"	E	7.40'
WE19	N 71°38'41"	W	10.00'
WE20	N 18°21'19"	E	10.00'
WE21	S 71°38'41"	E	10.00'
WE22	N 71°38'41"	W	10.00'
WE23	N 18°21'19"	E	10.00'
WE24	S 71°38'41"	E	10.00'

WATER ESMT. LINE TABLE	LINE	BEARING	DISTANCE
WE25	N 71°38'41"	W	10.00'
WE26	N 18°21'19"	E	10.00'
WE27	S 71°38'41"	E	10.00'
WE28	N 71°38'41"	W	10.00'
WE29	N 18°21'19"	E	10.00'
WE30	S 71°38'41"	E	10.00'
WE31	N 18°21'18"	E	5.48'
WE32	S 71°38'42"	E	10.00'
WE33	S 18°21'18"	W	4.56'
WE34	N 57°43'48"	E	7.38'
WE35	N 13°06'56"	E	108.17'
WE36	N 07°38'58"	E	731.86'
WE37	S 71°38'41"	E	15.00'
WE38	S 18°21'19"	W	15.00'
WE39	N 71°38'41"	W	15.00'
WE40	S 71°38'41"	E	10.00'
WE41	S 18°21'19"		



Item No. 7.a.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/2/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for a request to annex and amend an existing Planned Development (Ord. No. 1111-2024-08) to incorporate an additional 10.8± acres of land located at the southeast corner of County Road 290 and County Road 290/County Road 1101 (future Mantua Parkway) in accordance with the Church Tract Development Agreement (Res. No. 2025-12-1873).

SUMMARY:

Due to new state laws on noticing requirements no action can be taken. Recommended to continue the Public Hearing at the April 6, 2026 Planning & Zoning Commission meeting at 6:30 p.m. held in the Council Chambers of the Anna Municipal Complex (120 W. 7th Street).

BACKGROUND:

Date Submitted	02/04/2026	Jurisdiction	ETJ
Owner	VC Liberty Hills LLC		
Representative/Applicant	Kevin Lazares		
Requested Action	Recommend approval adding 10 acres to the Liberty Hills Planned Development for single-family residential		
Purpose	Zoning		
Land Area	10.8± acres		
Location	The southeast corner of County Road 290 and County Road 290/County Road 1101 (future Mantua Parkway)		
Comp Plan Designation	Estate Residential		
Existing Zoning	ETJ		
Public Notice			
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North	Vacant Tract	Van Alstyne ETJ	Van Alstyne ETJ

East	Vacant Tract	Liberty Hills Planned Development - Single Family Residential	Suburban Living
South	Vacant Tract	Liberty Hills Planned Development - Single Family Residential	Suburban Living
West	Vacant Tract	Liberty Hills Planned Development - Single Family Residential	Suburban Living

ATTACHMENTS:



Item No. 7.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/2/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:

Discussion & Direction on Zipping Points.

SUMMARY:

The Planning & Zoning Commission has the option to:

1. Take no action
2. Call a Public Hearing to amend the Zoning Ordinance as it relates to Commercial Drone Delivery Hub and Accessory Drone Pick-Up Structures.

BACKGROUND:

In January 2025, the City of Anna approved an amendment to an existing Planned Development to define and create standards for a Commercial Drone Delivery Hub. The company who owns and operates the drones, Zipline, has approached Development Services Department staff to determine what steps would be necessary for expanding the number of businesses in Anna utilizing the drones. Zipline has created smaller-scaled, accessory pick-up location devices called Zipping Points. Zipping Points are different from the structures at the Commercial Drone Delivery Hub in that they do not require electrical permits nor structural anchoring. Similar to the function of a mailbox, an employee would place the product in the Zipping Point container and call for the drone to pick up the order and deliver it directly to the customer.

Chipotle in the City of Rowlett is one of the first locations in the Dallas area to have a Zipping Point. Attached to the staff report is a press release from Chipotle as well as other photos provided by Zipline.

Videos and more information are available on their website: <https://www.zipline.com/business>.

With this being a new technology that could impact site planning, staff is looking for input before Zipline brings Zipping Points to Anna. The approximately 14-foot-tall structures would need a minimum of an 8' x 13' area of vertical clearance, things to consider include but are not limited to:

- Should Zipping Points be restricted to a specific location on a property (i.e. behind the street-facing facade)?
- Should there be a distance separation from single-family and two-family residential dwellings?
- Does this fall under the mechanical screening requirement? If no, should it be screened?

- If an existing business wants to locate a Zipping Point in a parking space, should it qualify for a parking space reduction?

Similar existing regulations in the Zoning Ordinance:

- Mechanical equipment
 - Ground mechanical and heating and air conditioning equipment in nonresidential and multifamily uses shall be screened from view from the public right-of-way and from adjacent residential property.
 - Roof-mounted mechanical units shall be screened from view at a point of 5.5 feet above the property line with a parapet wall, mansard roof, or alternative architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit provided that the element shall not extend more than 5 feet above the roof on a one or two story building or more than 13 feet above the roof on a building of 3 or more stories. A mechanical unit that is taller than the maximum permitted height of the screening feature shall be set back from the screen 5 feet plus 2 feet for each foot exceeding the height of the screen. Screening for mechanical units shall apply to new building construction only
- Drive-up kiosks
 - For unmanned kiosks, a minimum of one stacking space for each service window shall be provided.
- Donation Collection Bin
 - A Donation and Collection Bin shall meet all required zoning district setbacks.
 - A Donation and Collection Bin may be located in parking spaces as long as the required parking minimums are met.
 - The maximum size for a Donation and Collection Bin is 40 square feet.
 - The maximum height for a Donation and Collection Bin is 5 feet.
- Fuel Pump
 - Any fuel pumps shall not be located within 150 feet of a residential district.
- Wind Energy Conversion System

Mailboxes and similar parcel lockers do not have specific standards to follow.

Next Steps:

If it is determined that regulations are necessary, a Public Hearing should be called. Neighbors will have the opportunity to provide public comment on the regulations before and at both the Planning & Zoning Commission and City Council before adoption of a Zoning Ordinance amendment.

ATTACHMENTS:

1. "Zip"otle Press Release
2. Zipping Point location
3. Zipping Point location 2

INTRODUCING ZIPOTLE: CHIPOTLE PARTNERS WITH ZIPLINE FOR AERIAL DELIVERY

- Starting today, select guests in the Dallas area can have their Chipotle digital orders flown to them using Zipline with the launch of Zipotle's early access program
- Zipline's autonomous aircraft, Zips, travel directly to customers' houses, conveniently delivering orders in just a few minutes of flying

NEWPORT BEACH, Calif., Aug. 21, 2025 /PRNewswire/ -- Chipotle Mexican Grill (NYSE: CMG) today announced it is partnering with Zipline, the world's largest autonomous delivery system, to fly digital orders to guests' locations in greater Dallas. A small number of Zipline users will have access to Zipotle starting today, ahead of a broader service launch in the coming weeks.

Chipotle's new delivery option, Zipotle, will use Zipline's fleet of quiet, zero emissions aircraft, to make super fast, convenient deliveries that save customers' time and keep orders dine-in fresh. Chipotle's entire menu is eligible for Zipotle delivery.

Zipotle: How It Works

- Guests in the Rowlett area can download the Zipline app on the [Apple](#) store or [Android](#) store and, if eligible, place their Chipotle order
- Employees will place the order into a Zipping Point, which allows Zips to autonomously pick up the order for delivery
- After flying to its destination, the aircraft will hover about 300 feet in the air, while the Zip lowers to the ground. The Zip automatically avoids obstacles and gently and precisely places the order at the guest's address.
- The Chipotle at 3109 Lakeview Pkwy, Rowlett, TX will be the first to offer Zipotle deliveries. Zipotle will operate seven days a week, initially from 12 p.m. to 8 p.m. CT, and will soon expand to 10 p.m. CT.

See here for a video of Zipotle in action:

<https://www.dropbox.com/scl/fo/pdeg4ud1z164e19ajx4nh/AMNr8A44e7Trpl31BXvRSd4?rlkey=fnohja6im03fki8xvkaypiqq5&st=3algtkqm&dl=0>

"Zipotle is a quick and convenient source of delivery that lets guests enjoy our real food from places that are traditionally challenging to serve, including backyards and public parks," said **Curt Garner, President, Chief Strategy and Technology Officer at Chipotle**. "Zipline's commitment to building an efficient, environmentally friendly delivery experience is synonymous with our mission to Cultivate a Better World."

"With Zipline, you tap a button, and minutes later food magically appears - hot, fresh, and ultra-fast," said **Keller Rinaudo Clifton, CEO and Co-Founder of Zipline**. "Starting today, families in the Dallas area can have food delivered by Zipotle and served for lunch or dinner. What once felt like science fiction is soon going to become totally normal."

Zipline by the Numbers

Zipline designs, manufactures and operates its autonomous aircraft, pioneering the use of physical AI in commercial last mile logistics. Zipline delivery is extraordinarily quiet and barely noticeable, and food arrives restaurant-fresh – even in wind, rain, cold or Texas summer heat – thanks to its speed and built-in insulation. Initially, Zipotle will carry orders up to 5.5 pounds and will increase to 8 pounds over time.

Zipline began making autonomous deliveries of medical products to rural hospitals in Rwanda and today delivers to roughly 5,000 hospitals and health facilities around the world. Zips have safely and autonomously flown more than 100 million commercial miles, the equivalent of driving every road in the United States 24 times. To date, Zipline has completed over 1.6 million commercial deliveries using its long range and new home delivery systems; every 60 seconds someone receives a Zipline delivery.

About Chipotle

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. There are over 3,800 restaurants as of June 30, 2025, in the United States, Canada, the United Kingdom, France, Germany, Kuwait, and United Arab Emirates and it is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe. With over 130,000 employees passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices. For more information or to place an order online, visit chipotle.com.

About Zipline

Zipline is the world's largest and most experienced autonomous delivery service. Today it operates on four continents, makes a delivery somewhere in the world every 60 seconds, and serves more than 5,000 hospitals and health facilities. With more than

100 million commercial autonomous miles flown to date, Zipline is transforming access to healthcare, consumer products, and food. Our customers rely on Zipline to save lives, save them time, increase economic opportunity, and provide logistics at scale. For more information, visit [Zipline.com](https://www.zipline.com).

SOURCE Chipotle Mexican Grill

For further information: Erin Wolford, (949) 524-4035, MediaRelations@chipotle.com

Additional assets available online: [PHOTOS \(1\)](#)

<https://newsroom.chipotle.com/2025-08-21-INTRODUCING-ZIPOTLE-CHIPOTLE-PARTNERS-WITH-ZIPLINE-FOR-AERIAL-DELIVERY>



FIRE LANE NO PARKING





Item No. 8.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/2/2026

Staff Contact:

AGENDA ITEM:

Future Agenda Items

SUMMARY:

BACKGROUND:

Date Submitted		Jurisdiction	
Owner			
Representative/Applicant			
Requested Action			
Purpose			
Land Area			
Location			
Comp Plan Designation			
Existing Zoning			
Public Notice			
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North			
East			
South			
West			

ATTACHMENTS: