AGENDA
Planning & Zoning Commission

Monday, April 6, 2026 @ 6:30 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, April 6, 2026 at 6:30 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 March 2, 2026 Planning & Zoning Commission Meeting
   b. Approve Rosamond Crossing NEC Addition, Preliminary Site Plan (PSP 26-0004)
   c. Approve Rosamond Crossing NEC Addition, Conveyance Plat (CVP 26-0002)
   d. Approve Sherley Farms, Phase 1A, Final Plat (FP 26-0002)
   e. Approve Sherley Farms, Phase 1B, Final Plat (FP 26-0003)
   f. Approve Sherley Farms, Phase 1C, Final Plat (FP 26-0004)
   g. Approve Persimmon Drive, Final Plat (FP 25-0012)

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 for a recommendation regarding a request for a Specific Use Permit for an Auto Repair, Light on 1.2± acres on the west side of US Highway 75, 1,000± feet north of W. Rosamond Parkway. (SUP 26-0002)

b. 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).

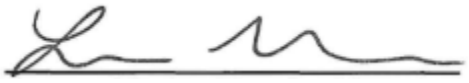
c. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Article 9.04 (Zoning Ordinance) adopting regulations as it pertains to drone delivery infrastructure. (TA 26-0002)

d. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation of the Parks Master Plan.

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 03/30/2026.



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: 4/6/2026
Staff Contact:

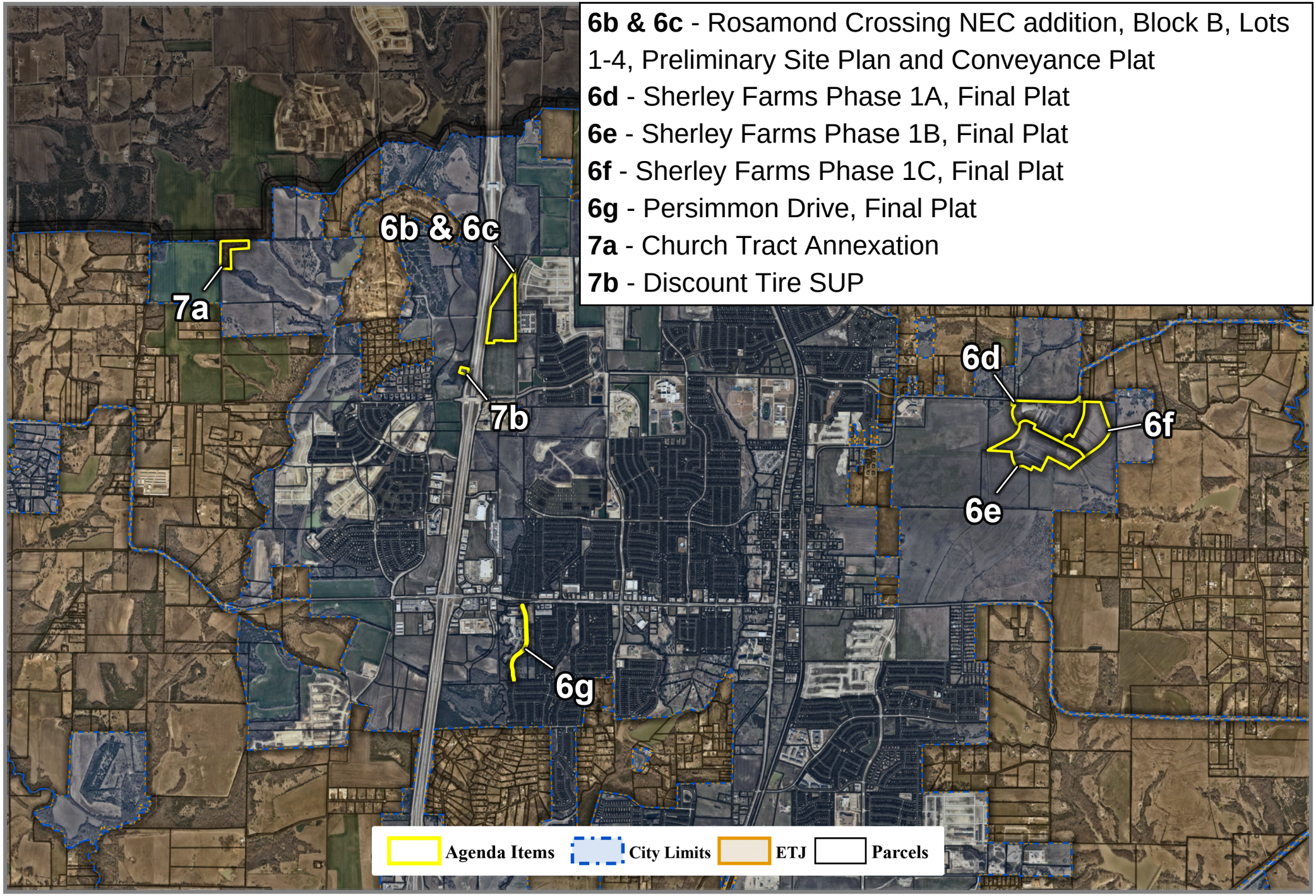
AGENDA ITEM:
Director's Report.

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:



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1:46,875

April 2026
Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 3/30/2026

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.

THE CITY OF Anna

MINUTES
Planning & Zoning Commission

Monday, March 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 March 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 6:32 PM.
   Commissioners present: Jessica Walden, Staci Martin, Tom Longmire, Doug Hermann, and Aquita DeJarnette with commissioner Gretchen Stewart arriving at 6:40 PM
   Commissioners absent: Josh Vollmer
   Staff present: Kaleb Kentner, Lauren Mecke, Everett Johnson, and Nancy Reynolds

2. **Invocation and Pledge of Allegiance.** *By commissioner Martin.*

3. **Neighbor Comments.** *There were no Neighbor Comments.*

4. **Director's Report.**

   Director Kaleb Kentner discussed with the commissioners the monthly report listing the projects that are currently open. He also gave the commissioners an update on the subdivision regulations.

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)

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

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).

No action was taken on 7.a. because the posted sign and website had been missed.

b. Discussion & Direction on Zipping Points.

Ms. Mecke shared the bullet points from a meeting with the Zipline company about Zipping Points. She asked the commissioner for their input concerning what regulations the city should have for these devices. Discussion ensued.

Commissioner Walden made a motion to call for a Public Hearing.
Commissioner DeJarnette seconded the motion.
The motion passed. The vote was unanimous in favor.

8. **Future Agenda Items:** *No comments or items identified.*

9. **Adjourn.**

Commissioner Walden made a motion to adjourn.
Commissioner Longmire seconded the motion.
Motion passed unanimously at 6:54 PM.

_____
Chairwoman Jessica Walden

ATTEST:

_____
Lauren Mecke, Planning Manager

Item No. 6.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Rosamond Crossing NEC Addition, Block B, Lots 1-4, Preliminary Site Plan (PSP 26-0004)

SUMMARY:
Four retail buildings on two lots on the east side of US Highway 75, 2,400± feet north of W. Rosamond Parkway. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 1111-2024-08)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	3/4/2026	**Jurisdiction**	City of Anna
Owner	Liberty 75, LP		
Representative/Applicant	Kimley-Horn		
Requested Action	Approval of Preliminary Site Plan		
Purpose	To build commercial buildings		
Land Area	32± acres		
Location	The east side of US Highway 75, 2,400± feet north of W. Rosamond Parkway		
Comp Plan Designation	Regional Activity Center		
Existing Zoning	Planned Development (Ord. No. 1111-2024-08)		
Public Notice	N/A		

Surrounding Properties

	Land Use	**Zoning**	**Comp Plan Designation**
North	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center

East	Multi-family	Multi-Family (MF-2)	Suburban Living
South	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center
West	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center

ATTACHMENTS:

1. Locator Map - Rosamond Crossing NEC Addition, Preliminary Site Plan (PSP 26-0004)
2. Exhibit A - Rosamond Crossing NEC Addition, Preliminary Site Plan (PSP 26-0004)

Rosamond Crossing NEC Addition, Preliminary Site Plan (PSP 26-0004)

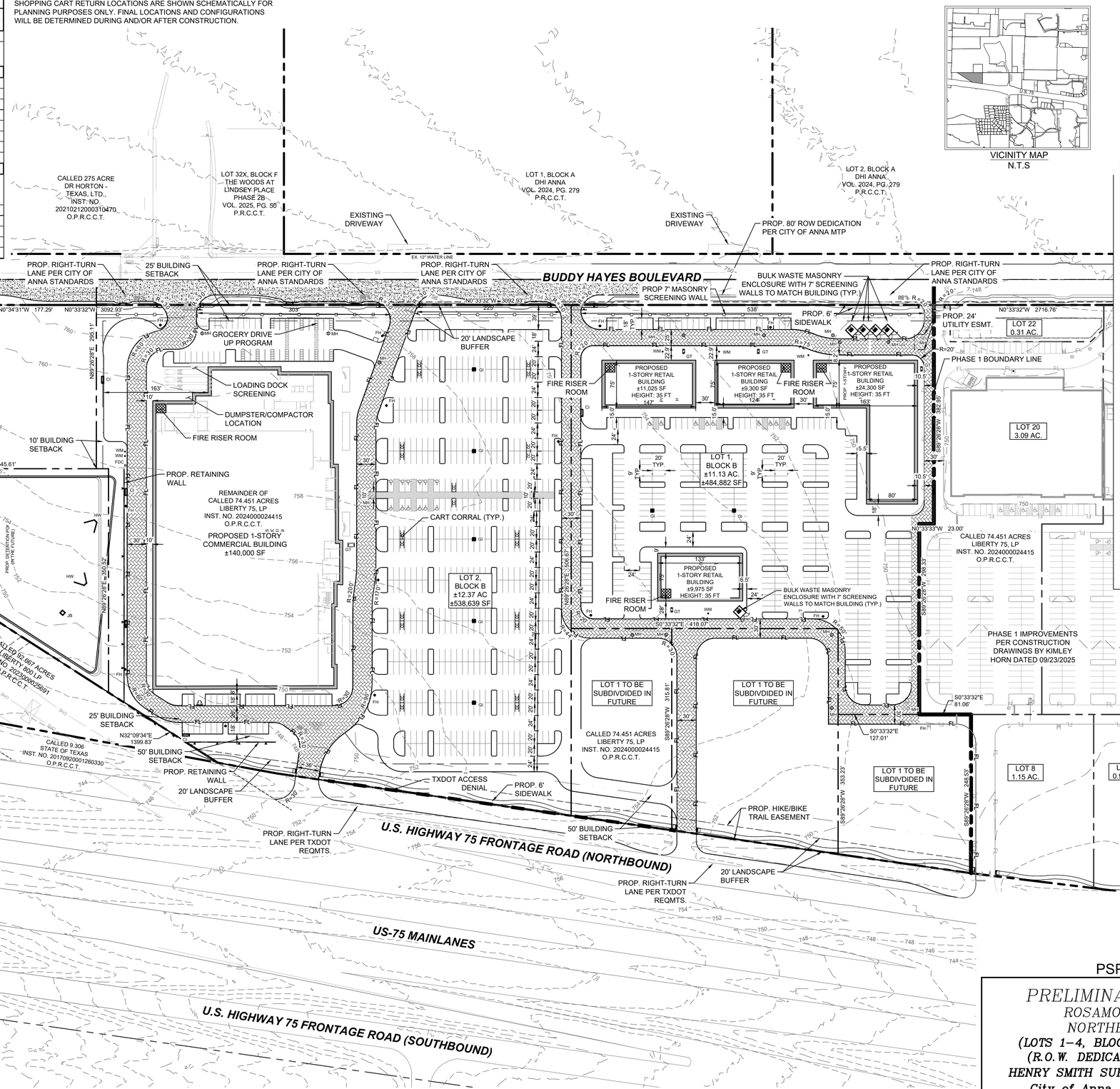


SITE DATA SUMMARY TABLE

GENERAL SITE DATA	BLOCK B			
	LOT 1	LOT 2	LOT 3	LOT 4
PROPOSED ZONING	C-2	C-2	C-2	C-2
PROPOSED USE	Retail Store	Retail Store	Detention	-
GROSS SITE AREA (ACRES, SQ. FT.)	32.05 ACRES /1,396,011 SQ. FT.			
LOT AREA (SQ.FT.)	484,882	538,639	95,625	204,447
LOT ACREAGE (ACRES)	11.13	12.37	2.20	4.69
LOT DIMENSIONS (FT)	800 X 632	800 X 743	570 X 177	256 X 2230
BUILDING AREA (SQ. FT.)	54,600	140,000	-	-
MAXIMUM BUILDING HEIGHT (FT.)	-	-	-	-
FLOOR AREA RATIO	0.113	0.260	-	-
PERVIOUS AREA (%)	13.88%	10.08%	-	-
IMPERVIOUS AREA (%)	86.12%	89.92%	-	-
PARKING				
REQUIRED PARKING RATIO (RETAIL / BANK)	4 SPACES / 1,000 SF	4 SPACES / 1,000 SF	2.5 SPACES / 1,000 SF	4 SPACES / 1,000 SF
REQUIRED PARKING (RETAIL)	218	560	-	-
PARKING PROVIDED	362	593	-	-
CART RETURN SPACES UTILIZED	-	22	-	-
ACCESSIBLE SPACES REQUIRED	8	12	-	-
ACCESSIBLE SPACES PROVIDED	10	12	-	-

*NOTE: PARKING PROVIDED ACCOUNTS FOR REDUCTION IN SPACES UTILIZED BY CART RETURN SPACES.

SITE PLAN NOTE:
SHOPPING CART RETURN LOCATIONS ARE SHOWN SCHEMATICALLY FOR PLANNING PURPOSES ONLY. FINAL LOCATIONS AND CONFIGURATIONS WILL BE DETERMINED DURING AND/OR AFTER CONSTRUCTION.



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'

LEGEND

- PROPOSED FIRE LANE
- PROPOSED BUDDY HAYES BLVD
- PROPOSED BUILDING
- EXISTING CONTOUR LINE - MAJOR
- EXISTING CONTOUR LINE - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP — TYPICAL
- SSE — SANITARY SEWER EASEMENT
- WE — WATER EASEMENT
- DE — DRAINAGE EASEMENT
- BFR — BARRIER FREE RAMP
- SW — SIDEWALK
- BL — BUILDING LINE/SETBACK
- CI — CURB INLET
- GI — GRATE INLET
- WI — WYE INLET
- JB — JUNCTION BOX
- MH — MANHOLE
- EX — EXISTING
- PROP. — PROPOSED
- PROP. RETAINING WALL
- GT — PROP. GREASE TRAP

PSP 26-0004

PRELIMINARY SITE PLAN
ROSAMOND CROSSING
NORTHEAST CORNER
(LOTS 1–4, BLOCK B) ±30.385 ACRES
(R.O.W. DEDICATION) ±1.663 ACRES
HENRY SMITH SURVEY, ABSTRACT NO. 822
City of Anna, Collin County, Texas
Submitted 03/24/2026

Owner:	Developer:	Engineer:
Liberty 75, LP, ET AL 370 W. Broadway Prosper, TX 75078 Contact: Teague Griffin Phone: 214-912-6156	The Seitz Group, Inc. 1110 Cowan road Celina, TX 75009 Contact: Eric Seitz Phone: (214) 705-1078	Kimley-Horn and Associates, Inc. 2600 N Central Expressway, Ste 400 Richardson, Texas 75080 Contact: Rob Lewis, P.E. Phone: 972-776-1700

EXHIBIT A

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer ROBERT C. LEWIS
P.E. No. 143056 Date 03/04/2026

KHA PROJECT	063006060
DATE	MARCH 2026
SCALE	AS SHOWN
DESIGNED BY	WV
DRAWN BY	GP
CHECKED BY	MJF

ROSAMOND CROSSING
NORTHEAST CORNER PHASE 2
CITY OF ANNA
COLIN COUNTY, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
SP-01

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

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DWG NAME:

xSun-NEC xBndy xSite-NEC xBuildHayes-NEC dftr xSite-NEC-Phase 2 xBndy-NEC-Phase 2 xAerial xMM-NEC-Phase 1 xMM-NEC-Phase 2 xSim-NEC-Phase 1 xSite-NEC xHtch xStrm xExist-NEC-PH2
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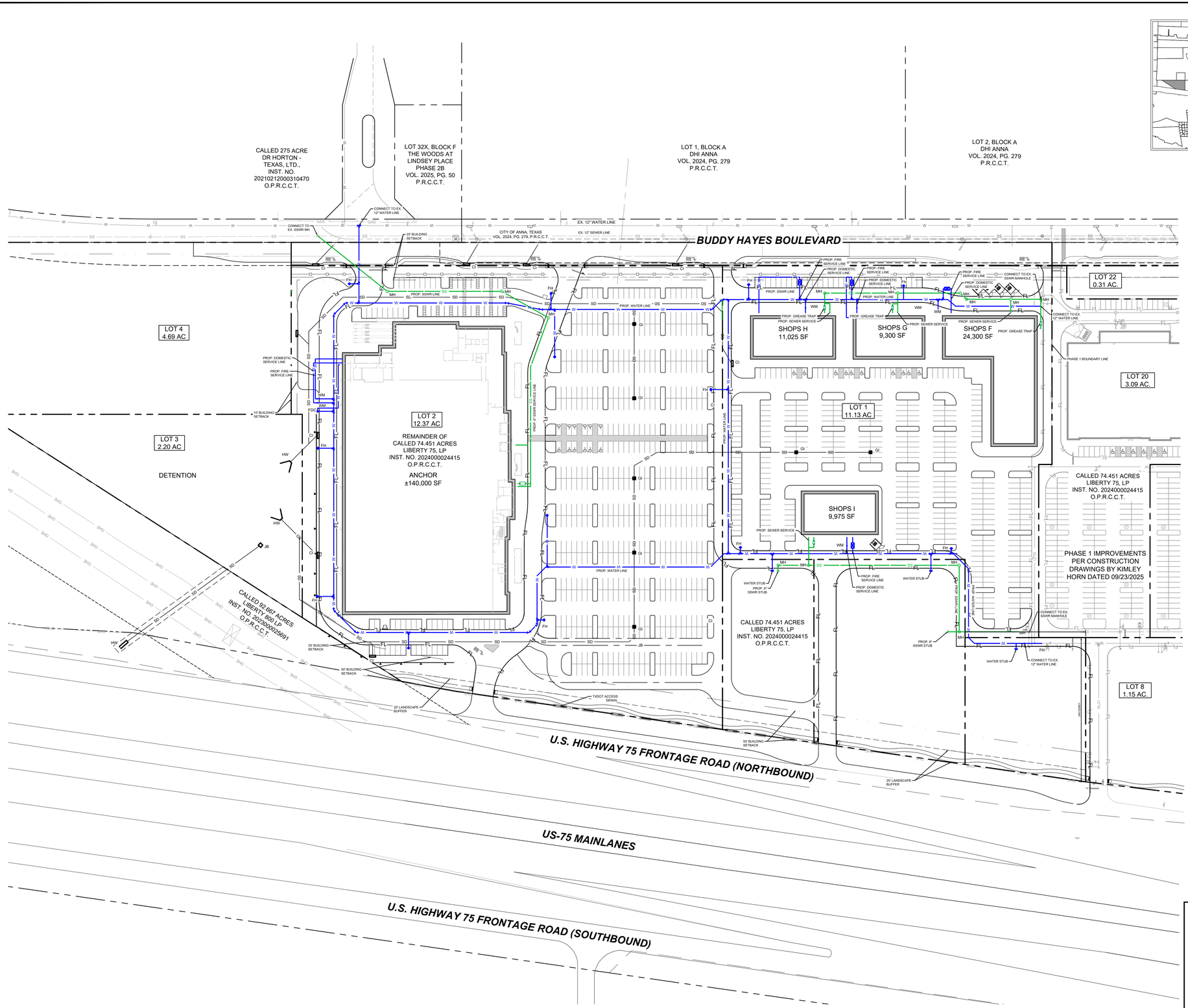

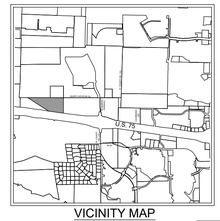

VICINITY MAP
N.T.S

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'

LEGEND

SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
SD	PROPOSED STORM LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
SD	EXISTING STORM LINE
FH	PROPOSED FIRE HYDRANT
FDC	PROPOSED FIRE DEPARTMENT CONNECTION
WM	PROPOSED WATER METER (AND VAULT)
MH	PROPOSED SEWER MANHOLE
	PROPOSED GATE VALVE

UTILITY GENERAL NOTES

1. FIRE HYDRANTS, VALVES, FITTINGS, ETC. SHOWN AS A GRAPHICAL REPRESENTATION ONLY. CONTRACTOR TO LOCATE AND CONSTRUCT THESE IMPROVEMENTS BASED ON THE CURRENT CITY/JURISDICTIONAL DESIGN STANDARDS AND DETAILS. CONTRACTOR TO NOTIFY ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED PRIOR TO BEGINNING CONSTRUCTION.
2. WATER AND SANITARY SEWER SEPARATION (VERTICAL AND HORIZONTAL) SHALL BE MAINTAINED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
3. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.
6. ALL FIRE HYDRANTS TO BE PLACED A MINIMUM OF 3' FROM BACK OF CURB
7. ALL FIRE HYDRANTS TO BE LOCATED AT INTERSECTIONS OR LOT LINES.
8. ALL WATERLINES ARE 12" UNLESS OTHERWISE NOTED.
9. ALL WATERLINE CURVES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
10. ALL GATE VALVES AND WATER METERS SHALL BE PLACED CLEAR OF BARRIER-FREE RAMPS.
11. ALL CONNECTIONS TO US 75 MUST BE APPROVED BY TxDOT. DRIVEWAY PERMIT TO BE OBTAINED AS SOON AS POSSIBLE. DEVELOPER SUBMITTALS TO TxDOT MUST BE MADE THROUGH THE CITY OF ALLEN WITH DETAILED ENGINEERING DRAWINGS ACCOMPANYING A PERMIT APPLICATION.

CONCEPT UTILITY PLAN
ROSAMOND CROSSING
NORTHEAST CORNER
(LOTS 1–4, BLOCK B) ±30.385 ACRES
(R.O.W. DEDICATION) ±1.663 ACRES
HENRY SMITH SURVEY, ABSTRACT NO. 822
City of Anna, Collin County, Texas
Submitted 03/24/2026

Owner:
Liberty 75, LP, ET AL
370 W. Broadway
Prosper, TX 75078
Contact: Teague Griffin
Phone: 214-912-6156

Developer:
The Seitz Group, Inc.
1110 Cowan road
Celina, TX 75009
Contact: Eric Seitz
Phone: (214) 705-1078

Engineer:
Kimley-Horn and Associates, Inc.
2600 N Central Expressway, Ste 400
Richardson, Texas 75080
Contact: Rob Lewis, P.E.
Phone: 972-776-1700

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
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RICHARDSON, TEXAS 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer ROBERT C. LEWIS
P.E. No. 143056 Date 03/04/2026

KHA PROJECT 063006060
DATE MARCH 2026
SCALE AS SHOWN
DESIGNED BY WV
DRAWN BY GP
CHECKED BY MJF

ROSAMOND CROSSING
NORTHEAST CORNER PHASE 2
CITY OF ANNA
COLLIN COUNTY, TEXAS

CONCEPT UTILITY PLAN

SHEET NUMBER
SP-02

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

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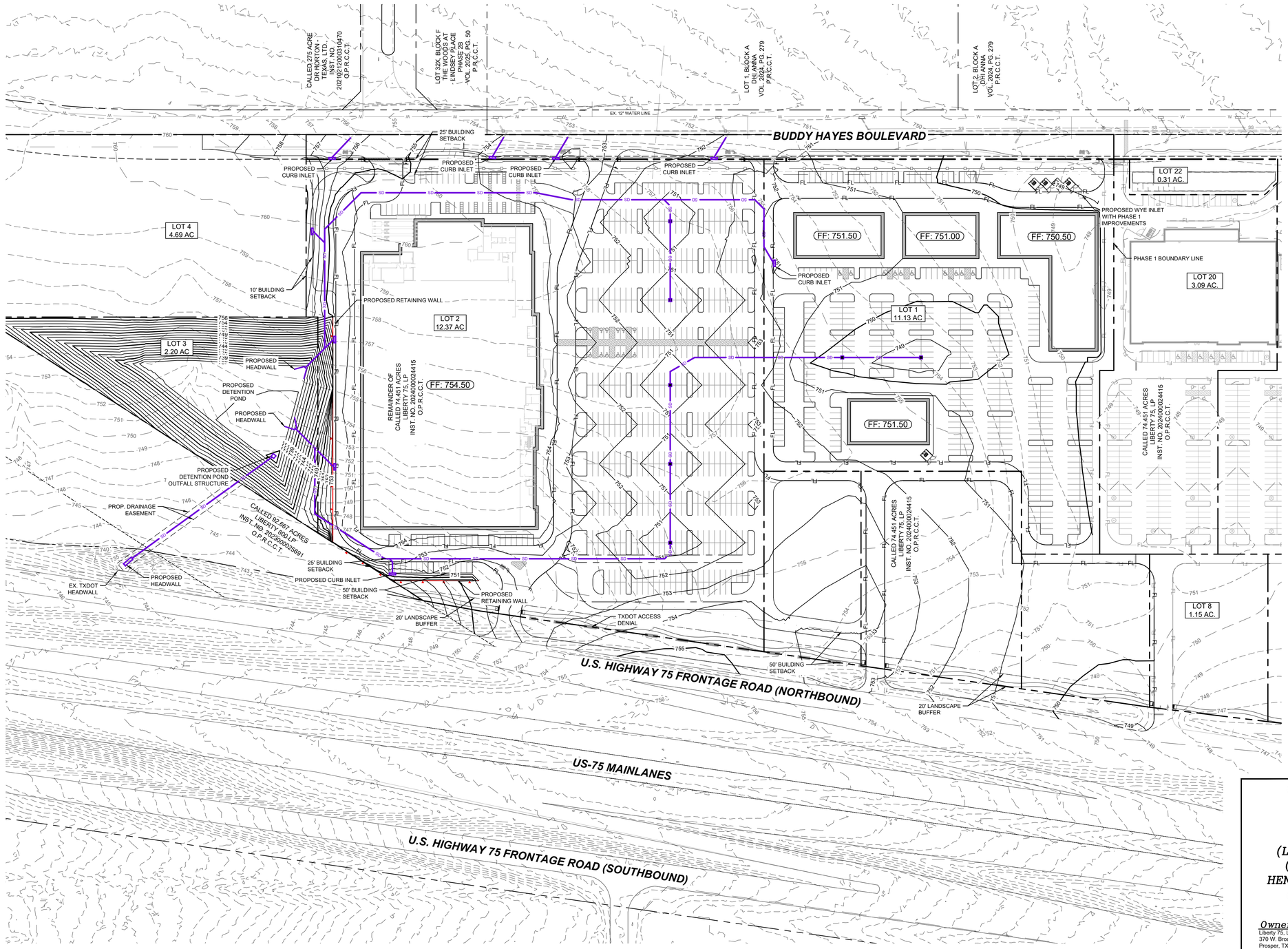
CONCEPT UTILITY PLAN



GRAPHIC SCALE IN FEET
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NORTH

DRAINAGE GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL STORM DRAIN LINES SHALL BE RCP, CLASS III UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE INFRASTRUCTURE SHALL FOLLOW THE CITY OF ANNA SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY LINE
- FF 675.00 — PROPOSED FINISHED FLOOR ELEVATION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- PROPOSED CURB INLET
- EXISTING CURB INLET
- SD — PROPOSED STORM LINE
- EXISTING STORM LINE
- JUNCTION BOX
- WYE INLET
- HEADWALL

CONCEPT GRADING AND DRAINAGE PLAN
ROSAMOND CROSSING
NORTHEAST CORNER
(LOTS 1–4, BLOCK B) ±30.385 ACRES
(R.O.W. DEDICATION) ±1.663 ACRES
HENRY SMITH SURVEY, ABSTRACT NO. 822
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No.	REVISIONS	DATE	BY

Kimley»Horn

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Engineer: ROBERT C. LEWIS
P.E. No. 143056 Date: 03/04/2026

KHA PROJECT	063006060
DATE	MARCH 2026
SCALE	AS SHOWN
DESIGNED BY	WV
DRAWN BY	GP
CHECKED BY	MJF

ROSAMOND CROSSING
NORTHEAST CORNER PHASE 2
CITY OF ANNA
COLIN COUNTY, TEXAS

CONCEPT GRADING AND DRAINAGE PLAN

SHEET NUMBER
SP-03

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xBnd - xBndy-NEC-Phase 2 - xSite-NEC-Phase 2 - xSM-NEC-Phase 1 - xVH-NEC-Phase 2 - xSite-NEC - xSm - xSm-NEC - xSUM-NEC
VSAZGBZ9 (VEHDY 3/24/2026 11:21 AM
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Mar 24, 2026 - 11:21am

Item No. 6.c.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Rosamond Crossing NEC Addition, Block B, Lots 1-4, Conveyance Plat (CVP 26-0002)

SUMMARY:
Four retail buildings on two lots on the east side of US Highway 75, 2,400± feet north of W. Rosamond Parkway. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 1111-2024-08)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	3/4/2026	**Jurisdiction**	City of Anna
Owner	Liberty 75, LP		
Representative/Applicant	Kimley-Horn		
Requested Action	Approval of Conveyance Plat		
Purpose	To build commercial buildings		
Land Area	32± acres		
Location	The east side of US Highway 75, 2,400± feet north of W. Rosamond Parkway		
Comp Plan Designation	Regional Activity Center		
Existing Zoning	Planned Development (Ord. No. 1111-2024-08)		
Public Notice	N/A		
Surrounding Properties			
	Land Use	**Zoning**	**Comp Plan Designation**
North	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center

East	Multi-family	Multi-Family (MF-2)	Suburban Living
South	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center
West	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center

ATTACHMENTS:

1. Locator Map - Rosamond Crossing NEC Addition, Conveyance Plat (CVP 26-0002)
2. Exhibit A - Rosamond Crossing NEC Addition, Conveyance Plat (CVP 26-0002)

Approve Rosamond Crossing NEC Addition, Conveyance Plat (CVP 26-0002)



LOT 2, BLOCK B
12.365 ACRES
538,639 SQ. FT.

MATCHLINE - SHEET No. 2

HIKE AND BIKE TRAIL EASEMENT BY THIS PLAT

5/8" IRFC "KHA" (1/2" IRF N 7°37'28" E 0.71')

N9°45'02"E 94.61'

N9°45'02"E 142.74'

5/8" IRFC "KHA" BDF S 73°31'04" E 1.17')

OVERALL
32.048 ACRES
1,396,028 SQ. FT.

HENRY SMITH SURVEY
ABSTRACT NO. 822

FOR CONVEYANCE PURPOSES ONLY

LOT 2, BLOCK B
12.365 ACRES
538,639 SQ. FT.

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

465.14'

PORTION OF CALLED 74.451 ACRES
LIBERTY 75, LP
INST. NO. 2024000024415 & 2024000024416, O.P.R.C.C.T.
AND
JIMMY NASSOUR, 1825 FORTVIEW JN, INC., ANCHOR-SH, LLC, & FM 158 LAND, LTD.
INST. NO. 2024000158503, O.P.R.C.C.T.

RIGHT-OF-WAY DEDICATION
BY THIS PLAT
1.663 ACRES
72,436 SQ. FT.

N89°26'28"E 799.85'

N7°36'56"E 1097.71'

CALLED 9.306 - STATE OF TEXAS
INST. NO. 20170920001290300, O.P.R.C.C.T.

N7°36'56"E 1004.46'

20' HIKE AND BIKE TRAIL EASEMENT BY THIS PLAT

604.97'

FOR CONVEYANCE PURPOSES ONLY

LOT 1, BLOCK B
11.131 ACRES
484,882 SQ. FT.

DEED LINE

PORTION OF CALLED 44.607 ACRES
BVE ANNA NEC SPE LLC
INST. NO. 20250001111472
O.P.R.C.C.T.

5/8" IRSC "KHA"

S0°33'32"E 81.06'

S7°36'56"W 2.29'

20.21'

BDF

S89°26'28"W 248.53'

REMAINDER OF CALLED 44.607 ACRES
BVE ANNA NEC SPE LLC
INST. NO. 20250001111472
O.P.R.C.C.T.

342.95'

S89°26'28"W 382.95'

40.00' XS

ACCESS, GRADING AND DRAINAGE EASEMENT
INST. NO. 2024000071596
D.R.C.C.T.

290.41'

S0°33'48"E 522.40'

CITY OF ANNA, TEXAS
VOL. 2025, PG. 50,
P.R.C.C.T.

LOT 32X, BLOCK F
THE WOODS AT LINDSEY PLACE PHASE 2B
VOL. 2025, PG. 50
P.R.C.C.T.

40.00'

40.00'

5/8" IRFC "SPIARS"

80'

STREET AND UTILITY EASEMENT
INST. NO. 2023000069715
D.R.C.C.T.

CITY OF ANNA, TEXAS
VOL. 2024, PG. 279, P.R.C.C.T.

453.16'

1945.71'

LOT 1, BLOCK A
DHI ANNA
VOL. 2024, PG. 279
P.R.C.C.T.

S0°33'32"E 2299.56'

BUDDY HAYS BOULEVARD

S0°33'32"W 1021.25'

568.08'

80'

40.00'

40.00'

STREET AND UTILITY EASEMENT
INST. NO. 2023000069715
D.R.C.C.T.

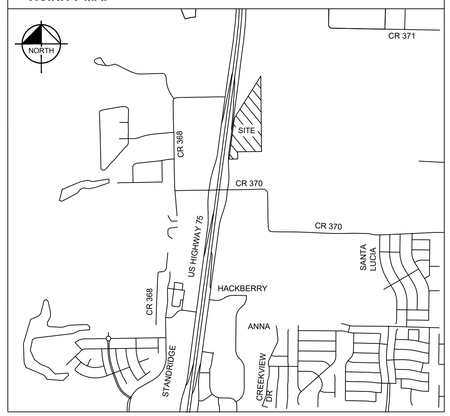
LOT 2, BLOCK A
DHI ANNA
VOL. 2024, PG. 279
P.R.C.C.T.

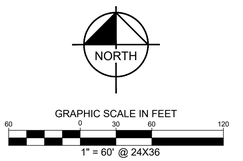
CITY OF ANNA, TEXAS
VOL. 2024, PG. 279, P.R.C.C.T.

EXHIBIT A

VICINITY MAP

NOT TO SCALE





LEGEND

IRF	IRON ROD FOUND
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKF	PK NAIL FOUND
P.O.B.	POINT OF BEGINNING
XF	"X" CUT IN CONCRETE FOUND
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
DET.E.	DETENTION EASEMENT
F.L.A.U.E.	FIRE LANE ACCESS & UTILITY EASEMENT
G.E.	GAS EASEMENT
L.S.	LANDSCAPE SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
W.E.	WATER EASEMENT

GENERAL NOTES:

1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731332.
3. The purpose of this conveyance plat is to create 4 lots and dedicate easements and right-of-way.
4. Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
5. A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests 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 and 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.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0155J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CVP 26-0002

CONVEYANCE PLAT

ROSAMOND CROSSING NORTHEAST CORNER ADDITION
BLOCK B, LOTS 1-4

BEING 32.048 ACRES SITUATED IN
THE HENRY SMITH SURVEY, ABSTRACT NO. 822
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARED: MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	MBM	Mar. 2026	068922206	1 OF 3

OWNER:
BEV Anna NEC SPE LLC
176 N. Main Street, Suite 210
Florida, New York 10921
Ph:
Contact:

OWNER:
Liberty 75, LP
1061 N. Coleman
Prosper, Texas 75078
Ph:
Contact:

OWNER:
1825 Fortview JN, Inc.
3839 Bee Cave Road, Suite 200
Austin, Texas 78746
Ph:
Contact:

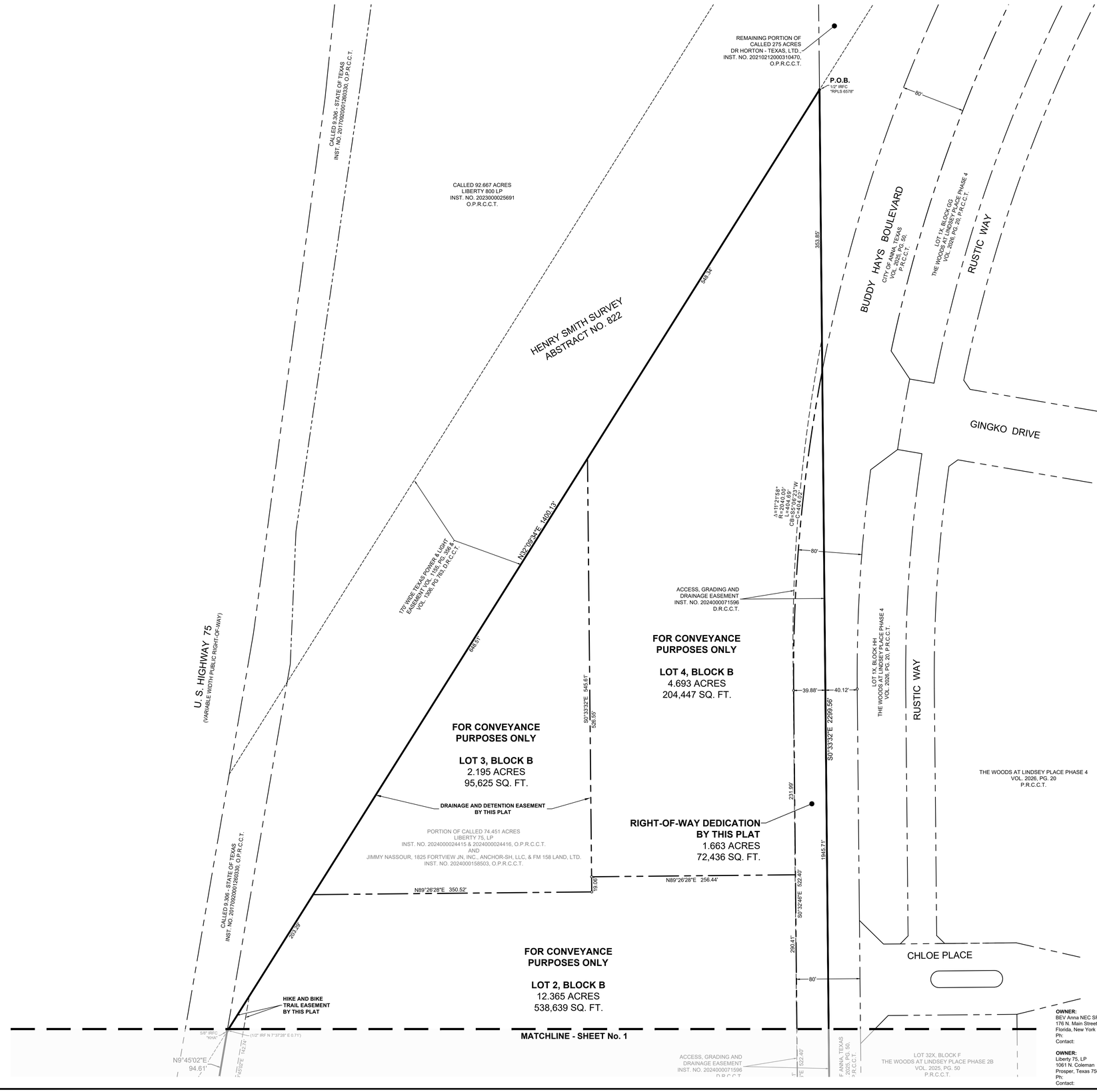
OWNER:
Jimmy Nassour
3839 Bee Cave Road, Suite 200
Austin, Texas 78746
Ph:
Contact: Jimmy Nassour

OWNER:
Anchor-SH, LLC
3839 Bee Cave Road, Suite 203
Austin, Texas 78746
Ph:
Contact:

OWNER:
FM 158 Land, Ltd.
2705 Bee Cave Road, Suite 210
Austin, Texas 78746
Ph:
Contact:

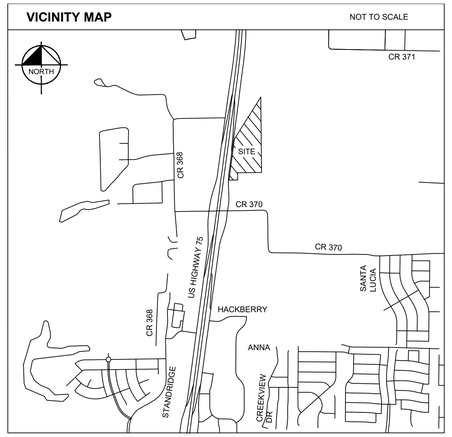
APPLICANT:
Kimley-Horn and Associates, Inc.
2600 N. Central Expressway, Suite 400
Richardson TX 75080
Ph: 972-776-1700
Contact: Rob Lewis, PE

DWG NAME: K:\FRI_SURVEY\068922206\NEC US 75 AND ROSAMOND - ANNA\DWG\068922206 NEC US 75 AND ROSAMOND NORTH CP.DWG PLOTTED BY: MARK, MICHAEL 3/24/2026 5:31 AM LAST SAVED: 3/24/2026 5:27 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved



VICINITY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LEGEND

IRF	IRON ROD FOUND
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKF	PK NAIL FOUND
P.O.B.	POINT OF BEGINNING
XF	"X" CUT IN CONCRETE FOUND
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
DET.E.	DETENTION EASEMENT
F.L.A.U.E.	FIRE LANE ACCESS & UTILITY EASEMENT
G.E.	GAS EASEMENT
L.S.	LANDSCAPE SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
W.E.	WATER EASEMENT

GENERAL NOTES:

1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731332.
3. The purpose of this conveyance plat is to create 11 lots and dedicate easements and right-of-way.
4. Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
5. A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests 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 and 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.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0155J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CVP 26-0002

CONVEYANCE PLAT

ROSAMOND CROSSING
NORTHEAST CORNER ADDITION
BLOCK B, LOTS 1-4

BEING 32.048 ACRES SITUATED IN
THE HENRY SMITH SURVEY, ABSTRACT NO. 822
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARED: MARCH 2026

OWNER:
BEV Anna NEC SPE LLC
176 N. Main Street, Suite 210
Florida, New York 10921
Ph:
Contact:

OWNER:
Liberty 75, LP
1061 N. Coleman
Prosper, Texas 75078
Ph:
Contact:

OWNER:
1825 Fortview JN, Inc.
3839 Bee Cave Road, Suite 200
Austin, Texas 78746
Ph:
Contact:

OWNER:
Jimmy Nassour
3839 Bee Cave Road, Suite 200
Austin, Texas 78746
Ph:
Contact: Jimmy Nassour

OWNER:
Anchor-SH, LLC
3839 Bee Cave Road, Suite 203
Austin, Texas 78746
Ph:
Contact:

OWNER:
FM 158 Land, Ltd.
2705 Bee Cave Road, Suite 210
Austin, Texas 78746
Ph:
Contact:

APPLICANT:
Kimley-Horn and Associates, Inc.
2600 N. Central Expressway, Suite 400
Richardson TX 75080
Ph: 972-776-1700
Contact: Rob Lewis, PE

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	MBM	Mar. 2026	068922206	2 OF 3

DWG NAME: K:\FRI_SURVEY\068922206\NEC US 75 AND ROSAMOND - ANNA\DWG\068922206 NEC US 75 AND ROSAMOND NORTH CP.DWG PLOTTED BY: MARK, MICHAEL 3/24/2026 5:31 AM LAST SAVED: 3/24/2026 5:27 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS Liberty 75, LP, Jimmy Nassour, 1825 Fortview JN, Inc., Anchor-SH, LLC, FM 158 Land, Ltd., and BEV Anna NEC SPE LLC, are the owners of a tract of land situated in the Henry Smith Survey, Abstract No. 822, City of Anna, Collin County, Texas, and being a portion of a called 74.451-acre tract of land, described in a deed to Liberty 75, LP, as recorded in Instrument No. 2024000024415 & 2024000024416, Official Public Records, Collin County, Texas, being the same 74.451-acre tract of land described as Tract 1 in a deed to Jimmy Nassour, 1825 Fortview JN, Inc., Anchor-SH, LLC, and FM 158 Land, Ltd., recorded in Instrument No. 2024000158503, said Official Public Records, and being a portion of a called 44.607-acre tract of land described in a deed to BE Anna NEC SPE LLC, recorded in Instrument No. 2025000111472, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RPLS 6578" found for the northeast corner of said 74.451-acre tract, same being on the easterly line of a called 92.667-acre tract of land described in a deed to Liberty 800 LP, recorded in Instrument No. 2023000025691, said Official Public Records, same also being on the westerly line of a called 275-acre tract of land, described in a deed to DR Horton-Texas, Ltd., as recorded in Instrument No. 20210212000310470, said Official Public Records, same also being on the westerly right-of-way line of Buddy Hays Boulevard (variable width public right-of-way)(Volume 2024, Page 279, and Volume 2025, Page 50, Plat Records, Collin County, Texas);

THENCE South 00°33'32" East, along the easterly lines of said 74.451-acre tract and said 44.607-acre tract and the westerly right-of-way line of said Buddy Hays Boulevard, a distance of 2,299.56 feet to an "X" cut in concrete set for corner;

THENCE departing the easterly line of said 44.607-acre tract and the westerly right-of-way line of said Buddy Hays Boulevard and crossing said 44.607-acre tract the following courses and distances:

South 89°26'28" West, a distance of 382.95 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°33'33" West, a distance of 23.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°26'28" West, a distance of 298.32 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the northerly line of said 44.607-acre tract;

THENCE South 00°33'32" East, along said northerly line, a distance of 81.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South 89°26'28" West, continuing along said northerly line, a distance of 248.53 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the a northwest corner of said 44.607-acre tract, same being on the westerly line of said 74.451-acre tract, same also being on the easterly line of a called 9.306-acre tract of land described in a deed to the State of Texas, recorded in Instrument No. 20170920001269033O, said Official Public Records, same also being on the easterly right-of-way line of US Highway No. 75 (variable width public right-of-way);

THENCE North 07°36'56" East, along the common line of said 74.451-acre tract and said US Highway No. 75, a distance of 1,097.71 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, from which a brass disk found for reference bears South 73°31'04" East, 1.17';

THENCE North 09°45'02" East, continuing along said common line, a distance of 94.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, from which a 1/2-inch iron rod found for witness bears North 07°37'28" East, 0.71 feet;

THENCE North 32°09'34" East, departing the easterly right-of-way line of said US Highway No. 75 and along the northerly line of said 74.451-acre tract, a distance of 1,400.13 feet to the **POINT OF BEGINNING** and containing 1,396,028 square feet or 32.048 acres of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Liberty 75, LP, Jimmy Nassour, 1825 Fortview JN, Inc., Anchor-SH, LLC, FM 158 Land, Ltd., and BEV Anna NEC SPE LLC; acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **ROSAMOND CROSSING SOUTHEAST CORNER ADDITION,** an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

WITNESS, my hand at _____, _____, this the _____ day of _____, 2026.

By: Liberty 75, LP, a Texas limited partnership

_____
(Printed Name)

_____
(Title)

STATE OF TEXAS §
§
COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

By: Jimmy Nassour, an individual

_____
(Printed Name)

_____
(Title)

STATE OF TEXAS §
§
COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

By: 1825 Fortview JN, Inc., a Texas corporation

_____
(Printed Name)

_____
(Title)

STATE OF TEXAS §
§
COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

By: Anchor-SH, LLC, a Texas limited liability company

_____
(Printed Name)

_____
(Title)

STATE OF TEXAS §
§
COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

By: FM 158 Land, Ltd., a Texas limited partnership

_____
(Printed Name)

_____
(Title)

STATE OF TEXAS §
§
COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

By: **BEV Anna NEC SPE LLC,** a Delaware limited liability company

_____
(Printed Name)

_____
(Title)

STATE OF TEXAS §
§
COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

STATE OF TEXAS §
§
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

STATE OF TEXAS §
§
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 2026, by the Planning & Zoning Commission, City of Anna, Texas.

_____
Planning & Zoning Commission Chair

_____
Director of Development Services

CVP 26-0002

CONVEYANCE PLAT

ROSAMOND CROSSING NORTHEAST CORNER ADDITION
BLOCK B, LOTS 1-4

BEING 32.048 ACRES SITUATED IN
THE HENRY SMITH SURVEY, ABSTRACT NO. 822
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARED: MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	MBM	March 2026	068922206	3 OF 3

OWNER:
BEV Anna NEC SPE LLC
176 N. Main Street, Suite 210
Florida, New York 10921
Ph:
Contact:

OWNER:
Liberty 75, LP
1061 N. Coleman
Prosper, Texas 75078
Ph:
Contact:

OWNER:
1825 Fortview JN, Inc.
3839 Bee Cave Road, Suite 200
Austin, Texas 78746
Ph:
Contact:

OWNER:
Jimmy Nassour
3839 Bee Cave Road, Suite 200
Austin, Texas 78746
Ph:
Contact: Jimmy Nassour

OWNER:
Anchor-SH, LLC
3839 Bee Cave Road, Suite 203
Austin, Texas 78746
Ph:
Contact:

OWNER:
FM 158 Land, Ltd.
2705 Bee Cave Road, Suite 210
Austin, Texas 78746
Ph:
Contact:

APPLICANT:
Kimley-Horn and Associates, Inc.
2600 N. Central Expressway, Suite 400
Richardson TX 75080
Ph: 972-776-1700
Contact: Rob Lewis, PE

DWG NAME: K:\FRI_SURVEY\060306060-NEC US 75 AND ROSAMOND - ANNA\DWG\068922206 NEC US 75 AND ROSAMOND NORTH CP.DWG PLOTTED BY: MARX, MICHAEL 3/24/2026 5:31 AM LAST SAVED: 3/24/2026 5:27 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

Item No. 6.d.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Sherley Farms, Phase 1A, Final Plat (FP 26-0002)

SUMMARY:
20 Single-Family residential 8.4 lots, 39 Single-Family residential 7.2 lots, 60 Single-Family residential 6.0 lots, and nine Homeowners' association lots on 49.0± acres on the south side of E. Rosamond Parkway (F.M. 2862), 1,450± feet east of Lazy Lane. Zoned Planned Development. (Ord. No. 1137-2025-02)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	3/4/2026	**Jurisdiction**	City of Anna
Owner	Tellus Texas III, LLC		
Representative/Applicant	Spiars Engineering		
Requested Action	Approval of the Final Plat		
Purpose	To build residential housing		
Land Area	49.0± acres		
Location	The south side of E. Rosamond Parkway (F.M. 2862), 1,450± feet east of Lazy Lane		
Comp Plan Designation	Suburban Living		
Existing Zoning	Planned Development (Ord. No. 1137-2025-02)		
Public Notice	N/A		

Surrounding Properties

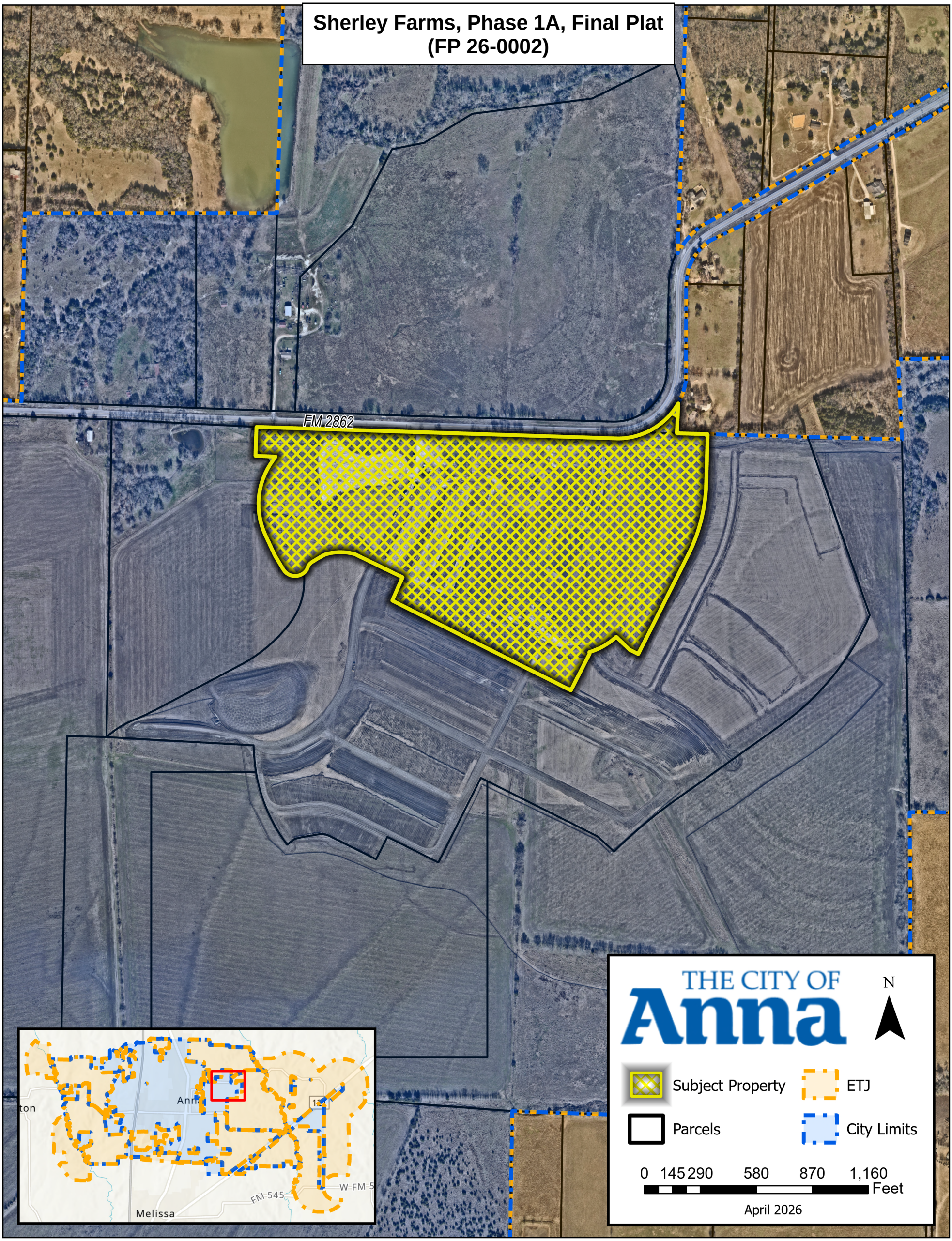
	Land Use	**Zoning**	**Comp Plan Designation**
North	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living
East	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living

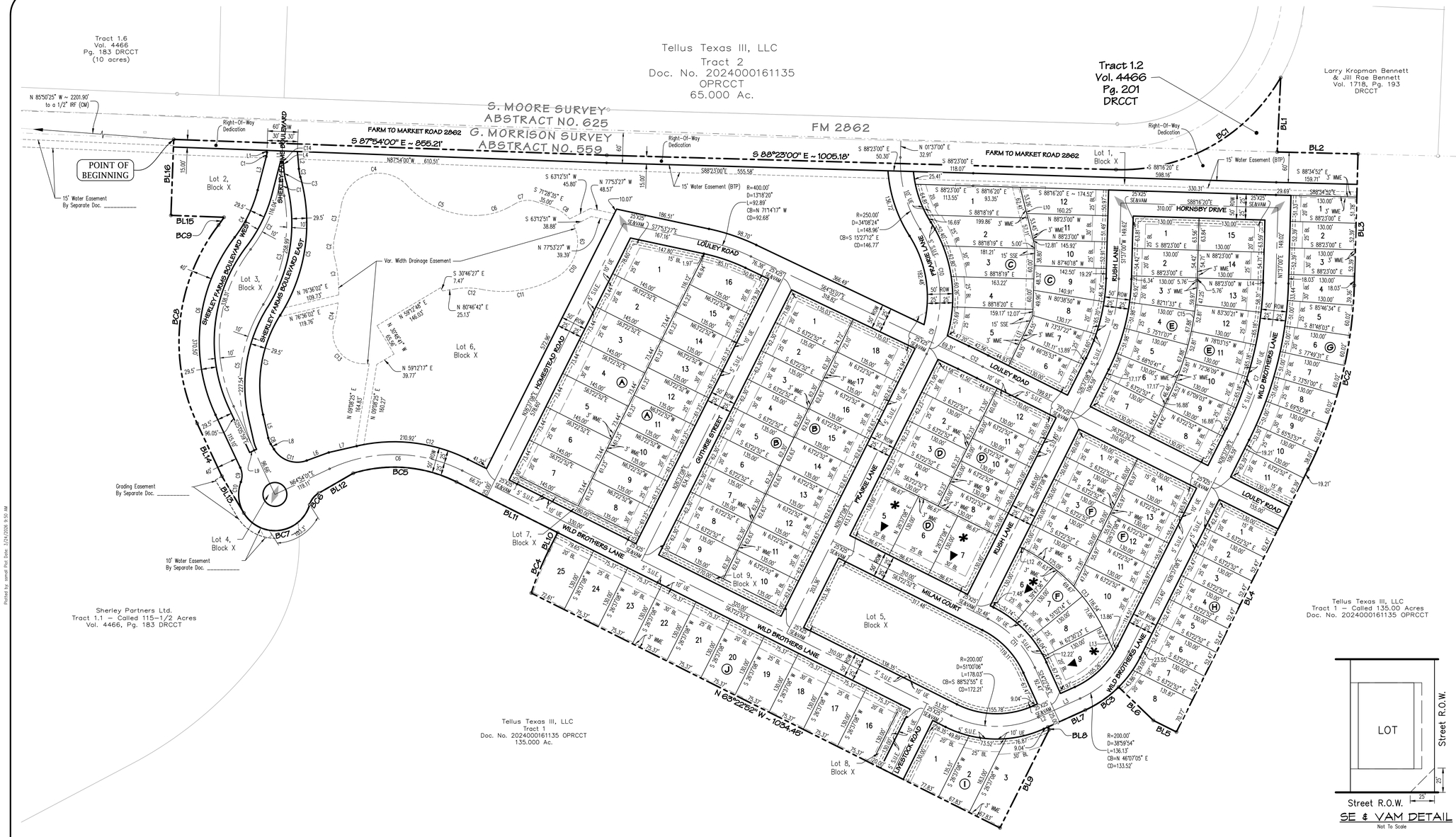
South	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living
West	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living

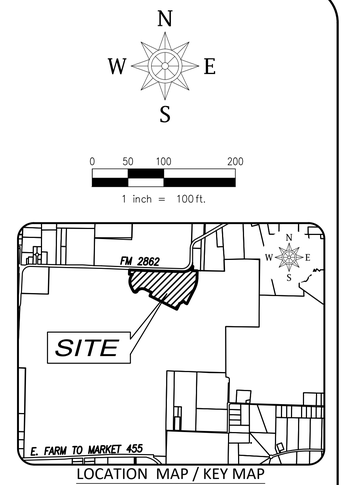
ATTACHMENTS:

1. Locator Map - Sherley Farms, Phase 1A, Final Plat (FP 26-0002)
2. Exhibit A - Sherley Farms, Phase 1A, Final Plat (FP 26-0002)

Sherley Farms, Phase 1A, Final Plat
(FP 26-0002)





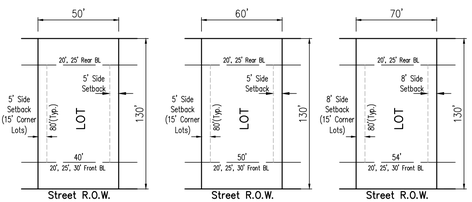


LOCATION MAP / KEY MAP
N.T.S.

LEGEND	
	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED. NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	LOT FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
*	KEY LOT

Notes:

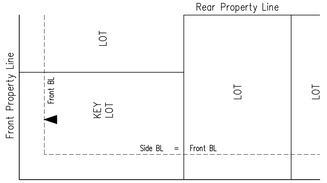
1. Notice: Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83).
3. All development will comply with City of Anna requirements.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
6. All open space/common areas to be owned and maintained by the H.O.A.
7. Lots 1-9, Block X to be used for recreation purposes to be determined by owner and landscape architect. Easements for sidewalks, trails, landscaping and water & sewer services will be granted by this plat.
8. There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
9. No appurtenance between the height of 2.5' and 10' may be placed within the visibility triangle or V.A.M. Easement.
10. Certificate Of Occupancy will not be issued for the property until lift station improvements are constructed and approved by the City.



Type SF-6.0 Typical Lot Detail
Not To Scale

Type SF-7.2 Typical Lot Detail
Not To Scale

Type SF-8.4 Typical Lot Detail
Not To Scale



STANDARD KEY LOT DETAIL
NOT TO SCALE

Boundary Line Table		
Line #	Bearing	Distance
BL1	S02°42'15"W	147.06'
BL2	S88°34'52"E	159.59'
BL3	S01°37'00"W	259.58'
BL4	S26°37'08"W	579.68'
BL5	N63°22'52"W	50.81'
BL6	N46°12'15"W	95.13'
BL7	S65°37'02"W	80.97'
BL8	S24°22'58"E	5.91'

Boundary Line Table		
Line #	Bearing	Distance
BL9	S26°37'08"W	216.71'
BL10	N26°37'08"E	38.86'
BL11	N63°22'52"W	223.22'
BL12	S60°01'08"W	78.66'
BL13	N30°46'33"W	84.43'
BL14	N25°05'59"W	115.10'
BL15	N87°54'00"W	104.75'
BL16	N02°06'00"E	150.00'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	391.02'	363.31'	61°39'58"	N60°47'01"E	372.42'
BC2	377.46'	865.00'	25°00'08"	S14°07'04"W	374.47'
BC3	80.28'	225.00'	20°26'37"	S55°23'44"W	79.86'
BC4	91.50'	593.00'	8°50'28"	N22°11'54"E	91.41'
BC5	209.62'	275.00'	43°40'27"	N85°13'06"W	204.58'
BC6	29.37'	38.50'	43°42'28"	S38°09'54"W	28.66'
BC7	165.86'	71.50'	132°54'49"	S82°46'05"W	131.10'
BC8	414.16'	379.50'	62°31'41"	N06°09'52"E	393.91'
BC9	18.59'	220.50'	4°49'49"	N35°00'48"E	18.58'

EXHIBIT A

FP 26-0002
FINAL PLAT

SHERLEY FARMS PHASE 1A

48.977 GROSS ACRES
SF-8.4 - 20 LOTS, SF-7.2 - 39 LOTS, SF-6.0 - 60 LOTS
AND 9 COMMON AREA LOTS
LOTS 1-16, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-12, BLOCK C; LOTS 1-12, BLOCK D;
LOTS 1-15, BLOCK E; LOTS 1-14, BLOCK F;
LOTS 1-11, BLOCK G; LOTS 1-8, BLOCK H;
LOTS 1-3, BLOCK I; LOTS 16-25, BLOCK J;
OUT OF THE
GWYN MORRISON SURVEY ~ ABSTRACT NO. 559
AND S. MOORE SURVEY ~ ABSTRACT NO. 625
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
TELLUS TEXAS III, LLC
5301 Headquarters Dr. Suite 120
Plano TX, 75024
Telephone: (469) 532-0689
Contact: Justin Craig
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.

Scale: 1"=100' March 2026 SEI Job No. 24-276 Sheet 1 of 2

Plotted by: samall Plot Date: 3/24/2026 9:50 AM
Drawing: G:\2024 JOBS\24-276 Sherley Farms Phase 1A\CAD\Final Plat.dwg Saved By: Samall Save Time: 3/24/2026 9:39:38 AM

Centerline Line Table		
Line #	Bearing	Distance
L1	S02°06'00"W	38.09'
L2	N65°37'02"E	34.04'
L3	N65°37'02"E	55.97'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	65.70'	300.00'	12°32'52"	S04°10'26"E	65.57'
C2	184.98'	300.00'	35°19'43"	N19°45'51"E	182.06'
C3	223.61'	300.00'	42°42'26"	N10°54'21"E	218.47'
C4	327.40'	300.00'	62°31'41"	S06°09'52"W	311.39'
C5	300.33'	300.00'	57°21'32"	S03°34'48"W	287.95'
C6	270.80'	300.00'	51°43'06"	N89°14'25"W	261.70'
C7	309.82'	710.00'	25°00'08"	N14°07'04"E	307.37'
C8	174.55'	400.00'	25°00'08"	N14°07'04"E	173.17'
C9	233.04'	250.00'	53°24'33"	N05°49'08"W	224.70'
C10	233.04'	250.00'	53°24'33"	N05°49'08"W	224.70'
C11	136.13'	200.00'	38°59'54"	N43°52'55"W	133.52'
C12	42.03'	2000.00'	1°12'15"	N63°59'00"W	42.03'

Lot Line Table		
Line #	Bearing	Distance
L1	S02°06'00"W	4.02'
L2	N04°57'04"W	34.39'
L3	S14°30'11"W	68.35'
L4	N04°57'04"W	15.45'
L5	N12°41'47"W	47.23'
L6	S69°48'57"W	46.29'
L7	S77°10'32"W	56.70'
L8	N31°34'54"W	12.33'
L9	N64°52'58"E	15.07'
L10	N13°55'53"W	119.52'
L11	N25°45'51"E	109.90'
L12	S63°22'52"E	7.48'
L13	S24°22'58"E	36.76'
L14	N01°37'00"E	5.76'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	8.33'	38.50'	12°24'11"	N08°18'06"E	8.32'
C2	16.46'	88.50'	10°39'25"	S10°16'46"E	16.44'
C3	21.95'	118.00'	10°39'25"	S10°16'46"E	21.92'
C4	104.23'	260.50'	22°55'32"	N25°57'57"E	103.54'
C5	283.63'	339.50'	47°52'03"	N08°19'32"E	275.46'
C6	370.50'	339.50'	62°31'41"	S06°09'52"W	352.39'
C7	204.40'	260.50'	44°57'21"	S09°46'53"W	199.19'
C8	12.69'	38.50'	18°53'06"	S22°08'21"E	12.63'
C9	29.17'	37.00'	45°09'54"	N02°31'02"W	28.42'
C10	63.44'	71.50'	50°50'26"	S05°21'18"E	61.38'
C11	74.08'	54.00'	78°36'05"	S70°52'56"E	68.41'
C12	225.25'	325.00'	39°42'40"	N83°14'12"W	220.77'
C13	26.21'	355.00'	4°13'46"	N41°04'39"W	26.20'
C14	8.41'	3.00'	160°32'45"	N85°13'26"W	5.91'
C15	40.08'	555.00'	4°08'17"	N09°52'36"E	40.08'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	14,117	0.324
2	A	10,649	0.244
3	A	10,649	0.244
4	A	10,649	0.244
5	A	10,649	0.244
6	A	10,649	0.244
7	A	10,649	0.244
8	A	8,266	0.190
9	A	8,266	0.190
10	A	8,266	0.190
11	A	8,266	0.190
12	A	8,266	0.190
13	A	8,266	0.190
14	A	8,266	0.190
15	A	8,266	0.190
16	A	10,259	0.236

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	9,896	0.227
2	B	8,410	0.193
3	B	8,410	0.193
4	B	8,410	0.193
5	B	8,410	0.193
6	B	8,410	0.193
7	B	8,410	0.193
8	B	8,410	0.193
9	B	8,410	0.193
10	B	8,455	0.194
11	B	8,455	0.194
12	B	8,455	0.194
13	B	8,455	0.194
14	B	8,455	0.194
15	B	8,455	0.194
16	B	8,455	0.194
17	B	8,455	0.194
18	B	9,926	0.228

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	12,326	0.283
2	C	11,403	0.262
3	C	10,258	0.235
4	C	9,606	0.221
5	C	12,842	0.295
6	C	8,353	0.192
7	C	7,526	0.173
8	C	7,817	0.179
9	C	8,093	0.186
10	C	7,434	0.171
11	C	7,883	0.181
12	C	8,559	0.196

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	9,484	0.218
2	D	8,090	0.186
3	D	8,090	0.186
4	D	8,090	0.186
5	D	11,267	0.259
6	D	11,267	0.259
7	D	11,267	0.259
8	D	6,500	0.149
9	D	6,500	0.149
10	D	6,500	0.149
11	D	6,500	0.149
12	D	7,800	0.179

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	E	8,279	0.190
2	E	7,075	0.162
3	E	7,707	0.177
4	E	7,790	0.179
5	E	7,790	0.179
6	E	7,565	0.174
7	E	8,375	0.192
8	E	8,412	0.193
9	E	7,497	0.172
10	E	7,669	0.176
11	E	7,669	0.176
12	E	7,669	0.176
13	E	7,610	0.175
14	E	7,112	0.163
15	E	8,283	0.190

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	F	7,800	0.179
2	F	6,500	0.149
3	F	6,500	0.149
4	F	6,500	0.149
5	F	7,380	0.169
6	F	9,642	0.221
7	F	7,398	0.170
8	F	7,547	0.173
9	F	9,843	0.226
10	F	10,759	0.247
11	F	7,276	0.167
12	F	7,276	0.167
13	F	7,276	0.167
14	F	8,576	0.197

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	G	6,702	0.154
2	G	6,810	0.156
3	G	6,810	0.156
4	G	7,076	0.162
5	G	7,216	0.166
6	G	7,216	0.166
7	G	7,216	0.166
8	G	7,216	0.166
9	G	7,216	0.166
10	G	7,067	0.162
11	G	8,110	0.186

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	H	8,122	0.186
2	H	6,822	0.157
3	H	6,822	0.157
4	H	6,822	0.157
5	H	6,822	0.157
6	H	6,822	0.157
7	H	6,840	0.157
8	H	8,510	0.195

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	I	10,209	0.234
2	I	9,978	0.229
3	I	12,902	0.296

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
16	J	9,798	0.225
17	J	9,798	0.225
18	J	9,798	0.225
19	J	9,798	0.225
20	J	9,798	0.225
21	J	9,798	0.225
22	J	9,798	0.225
23	J	9,798	0.225
24	J	9,798	0.225
25	J	10,142	0.233

Open Space Area Table		
Lot #	Block #	Acres
1	X	0.502
2	X	1.057
3	X	0.789
4	X	0.040
5	X	1.516
6	X	9.733
7	X	0.096
8	X	0.060
9	X	0.093

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	72.68'	255.14'	16°19'16"	S06°01'45"E	72.43'
C2	42.90'	89.40'	27°29'37"	S00°26'34"E	42.49'
C3	65.33'	1342.56'	2°47'17"	S11°54'36"W	65.33'
C4	167.80'	75.55'	127°15'06"	S74°08'30"W	135.38'
C5	161.65'	178.85'	51°47'04"	N68°07'28"W	156.20'
C6	55.12'	138.49'	22°48'15"	S74°34'52"W	54.76'
C7	43.52'	50.00'	49°52'01"	N83°35'25"E	42.16'
C8	41.01'	72.27'	32°30'39"	N55°13'15"W	40.46'
C9	55.96'	72.27'	44°21'37"	N04°48'08"W	54.57'
C10	65.84'	86.05'	43°50'21"	N39°17'51"E	64.25'
C11	149.63'	213.99'	40°03'45"	N81°14'54"E	146.60'
C12	53.26'	148.84'	20°30'04"	S88°58'16"E	52.97'
C13	107.39'	61.20'	100°32'09"	N39°07'46"W	94.14'
C14	48.16'	255.14'	10°48'56"	S11°04'04"W	48.09'

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

BEING a tract of land situated in the G. Morrison Survey, Abstract No. 559 and the S. Moore Survey, Abstract No. 625, City of Anna, Collin County, Texas, being part of a tract conveyed to Tellus Texas III, LLC, by deed recorded in Document No. 20240001611135 of the Official Public Records, Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at point that bears S 85°50'25" E – 2201.90 feet from an iron rod found on the north line of FM 2862, same being the southwest corner of a tract of land situated in the John C. Farris Survey, Abstract 330 conveyed to Daniel and Sue Ann Koen and described as Tract 2, by deed recorded in Document No. 93–0107055 of the Deed Records of Collin County, Texas;

THENCE S 87°54'00" E, 855.21 feet;

THENCE S 88°23'00" E, 1005.18 feet;

THENCE around a tangent curve to the left having a central angle of 61°39'58", a radius of 363.31 feet, a chord of N 60°47'01" E – 372.42 feet, an arc length of 391.02 feet;

THENCE S 02°42'15" W, 147.06 feet;

THENCE S 88°34'52" E, 159.59 feet;

THENCE S 01°37'00" W, 259.58 feet;

THENCE around a tangent curve to the right having a central angle of 25°00'08", a radius of 865.00 feet, a chord of S 14°07'04" W – 374.47 feet, an arc length of 377.46 feet;

THENCE S 26°37'08" W, 579.68 feet;

THENCE N 63°22'52" W, 50.81 feet;

THENCE N 46°12'15" W, 95.13 feet;

THENCE around a non–tangent curve to the right having a central angle of 20°26'37", a radius of 225.00 feet, a chord of S 55°23'44" W – 79.86 feet, an arc length of 80.28 feet;

THENCE S 65°37'02" W, 80.97 feet;

THENCE S 24°22'58" E, 5.91 feet;

THENCE S 26°37'08" W, 216.71 feet;

THENCE N 63°22'52" W, 1034.45 feet;

THENCE around a non–tangent curve to the right having a central angle of 08°50'28", a radius of 593.00 feet, a chord of N 22°11'54" E – 91.41 feet, an arc length of 91.50 feet;

THENCE N 26°37'08" E, 38.86 feet;

THENCE N 63°22'52" W, 223.22 feet;

THENCE around a tangent curve to the left having a central angle of 43°40'27", a radius of 275.00 feet, a chord of N 85°13'06" W – 204.58 feet, an arc length of 209.62 feet;

THENCE S 60°01'08" W, 78.66 feet;

THENCE around a tangent curve to the left having a central angle of 43°42'28", a radius of 38.50 feet, a chord of S 38°09'54" W – 28.66 feet, an arc length of 29.37 feet;

THENCE around a reverse curve to the right having a central angle of 132°54'49", a radius of 71.50 feet, a chord of S 82°46'05" W – 131.10 feet, an arc length of 165.86 feet;

THENCE N 30°46'33" W, 84.43 feet;

THENCE N 25°05'59" W, 115.10 feet;

THENCE around a tangent curve to the right having a central angle of 62°31'41", a radius of 379.50 feet, a chord of N 06°09'52" E – 393.91 feet, an arc length of 414.16 feet;

THENCE around a reverse curve to the left having a central angle of 04°49'49", a radius of 220.50 feet, a chord of N 35°00'48" E – 18.58 feet, an arc length of 18.59 feet;

THENCE N 87°54'00" W, 104.75 feet;

THENCE N 02°06'00" E, 150.00 feet; to the POINT OF BEGINNING with the subject tract containing 2,133,423 square feet or 48.977 acres of land.

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

VAM EASEMENT

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

Notes:

1. 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 permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83).
3. All development will comply with City of Anna requirements.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
6. All open space/common areas to be owned and maintained by the H.O.A.
7. Lots 1–9, Block X to be used for recreation purposes to be determined by owner and landscape architect. Easements for sidewalks, trails, landscaping and water & sewer services will be granted by this plat.
8. There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
9. No appurtenance between the height of 2.5' and 10' may be placed within the visibility triangle or V.A.M. Easement.
10. Certificate Of Occupancy will not be issued for the property until lift station improvements are constructed and approved by the City.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TELLUS TEXAS III, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as SHERLEY FARMS PHASE 1A, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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 Collin County, Texas, this _____ day of _____, 2026.

TELLUS TEXAS III, LLC
A Texas Limited Liability Company

By: _____

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 _____, 2026.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That 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 _____, 2026.

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

STATE OF TEXAS · REGISTERED · DARREN K. BROWN · 5252 · PROFESSIONAL · LAND SURVEYOR

darren.brown@spiarsengineering.com

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 _____, 2026.

_____
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

FP 26-0002
FINAL PLAT

SHERLEY FARMS PHASE 1A

48.977 GROSS ACRES
SF-8.4 - 20 LOTS, SF-7.2 - 39 LOTS, SF-6.0 - 60 LOTS
AND 9 COMMON AREA LOTS
LOTS 1-16, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-12, BLOCK C; LOTS 1-12, BLOCK D;
LOTS 1-15, BLOCK E; LOTS 1-14, BLOCK F;
LOTS 1-11, BLOCK G; LOTS 1-8, BLOCK H;
LOTS 1-3, BLOCK I; LOTS 16-25, BLOCK J;
OUT OF THE
GWYN MORRISON SURVEY ~ ABSTRACT NO. 559
AND S. MOORE SURVEY ~ ABSTRACT NO. 625
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER / APPLICANT	ENGINEER / SURVEYOR
TELLUS TEXAS III, LLC	Spiars Engineering, Inc.
5301 Headquarters Dr. Suite 120	765 Custer Road, Ste. 100
Plano TX, 75024	Plano, TX 75075
Telephone: (469) 532-0689	Telephone: 972-422-0077
Contact: Justin Craig	TBPELS No. F-2121 and No. F-10043100
Contact: Andre Ferrari	Contact: Colton Smith, P.E.

Scale: 1"=100' March, 2026 SEI Job No. 24-276 Sheet 2 of 2

Plotted by: ismail Plot Date: 1/24/2026 9:31 AM
Drawing: G:\2024_JOBS\24-276 Sherley Farms Phase 1A\CAD\Final Plat.dwg Saved By: Ismail Save Time: 1/24/2026 9:39:38 AM

Item No. 6.e.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Sherley Farms, Phase 1B, Final Plat (FP 26-0003)

SUMMARY:
14 Single-Family residential 8.4 lots, 62 Single-Family residential 7.2 lots, 89 Single-Family residential 6.0 lots, and eight Homeowners' association lots on 53.0± acres on the south side of E. Rosamond Parkway (F.M. 2862), 1,450± feet east of Lazy Lane. Zoned Planned Development. (Ord. No. 1137-2025-02)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	3/4/2026	**Jurisdiction**	City of Anna
Owner	Tellus Texas III, LLC		
Representative/Applicant	Spiars Engineering		
Requested Action	Approval of the Final Plat		
Purpose	To build residential housing		
Land Area	53.0± acres		
Location	The south side of E. Rosamond Parkway (F.M. 2862), 1,450± feet east of Lazy Lane		
Comp Plan Designation	Suburban Living		
Existing Zoning	Planned Development (Ord. No. 1137-2025-02)		
Public Notice	N/A		

Surrounding Properties

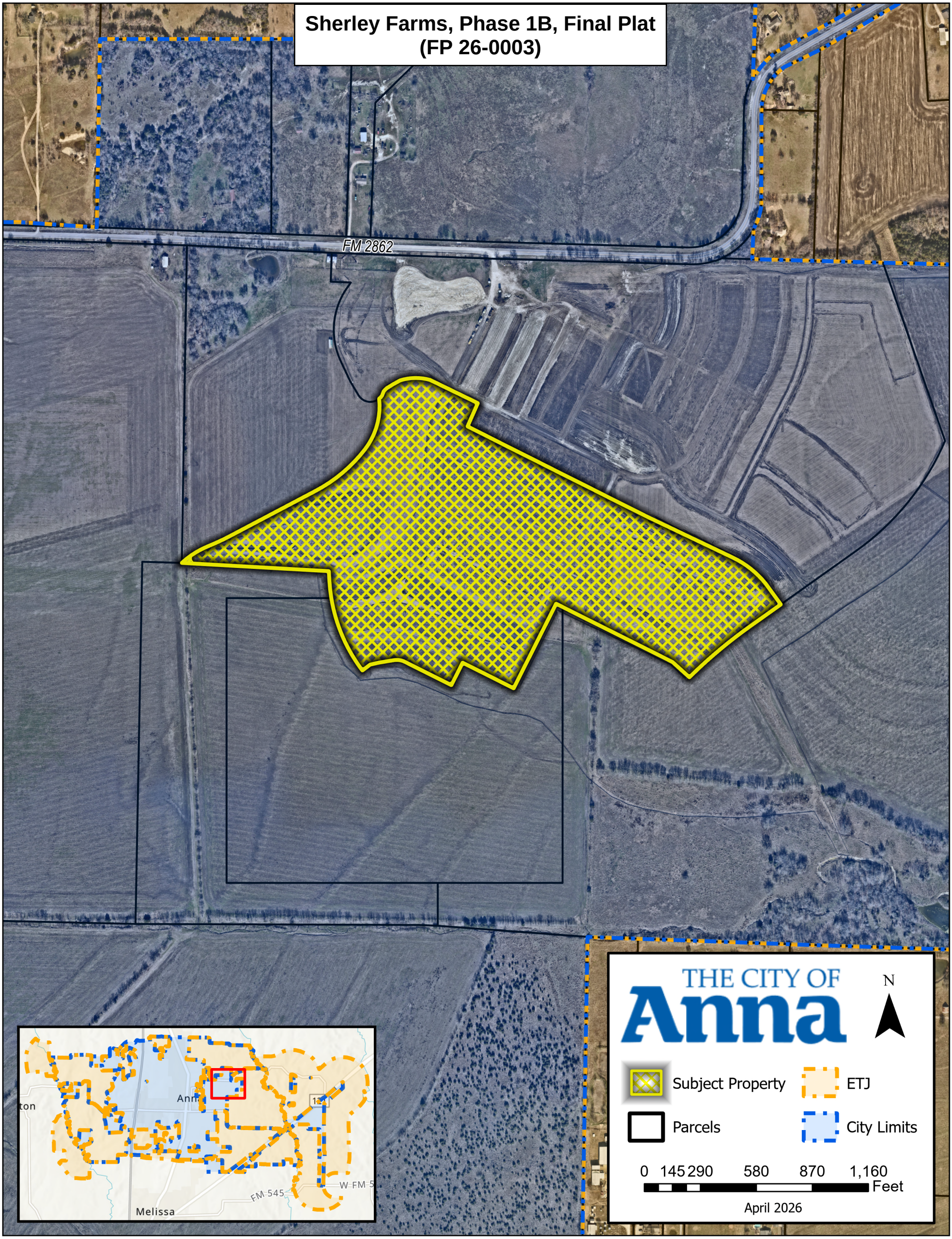
	Land Use	**Zoning**	**Comp Plan Designation**
North	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living
East	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living

South	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living
West	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living

ATTACHMENTS:

1. Locator Map - Sherley Farms, Phase 1B, Final Plat (FP 26-0003)
2. Exhibit A - Sherley Farms, Phase 1B, Final Plat (FP 26-0003)

Sherley Farms, Phase 1B, Final Plat
(FP 26-0003)



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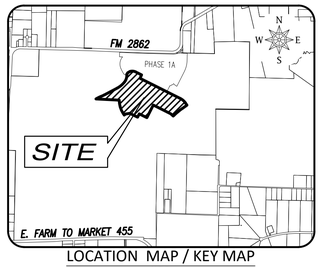
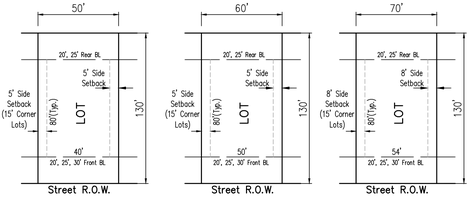


LOCATION MAP / KEY MAP
N.T.S.



Type SF-6.0 Typical Lot Detail
Not To Scale

Type SF-7.2 Typical Lot Detail
Not To Scale

Type SF-8.4 Typical Lot Detail
Not To Scale

Notes:

1. 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 permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83).
3. All development will comply with City of Anna requirements.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
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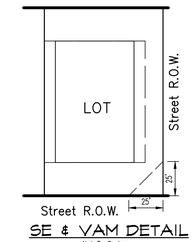
6. All open space/common areas to be owned and maintained by the H.O.A.
7. Lots 1-8, Block X to be used for recreation purposes to be determined by owner and landscape architect. Easements for sidewalks, trails, landscaping and water & sewer services will be granted by this plat.
8. There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map Nos. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
9. No appurtenance between the height of 2.5' and 10' may be placed within the visibility triangle or V.A.M. Easement.
10. Certificate Of Occupancy will not be issued for the property until lift station improvements are constructed and approved by the City.

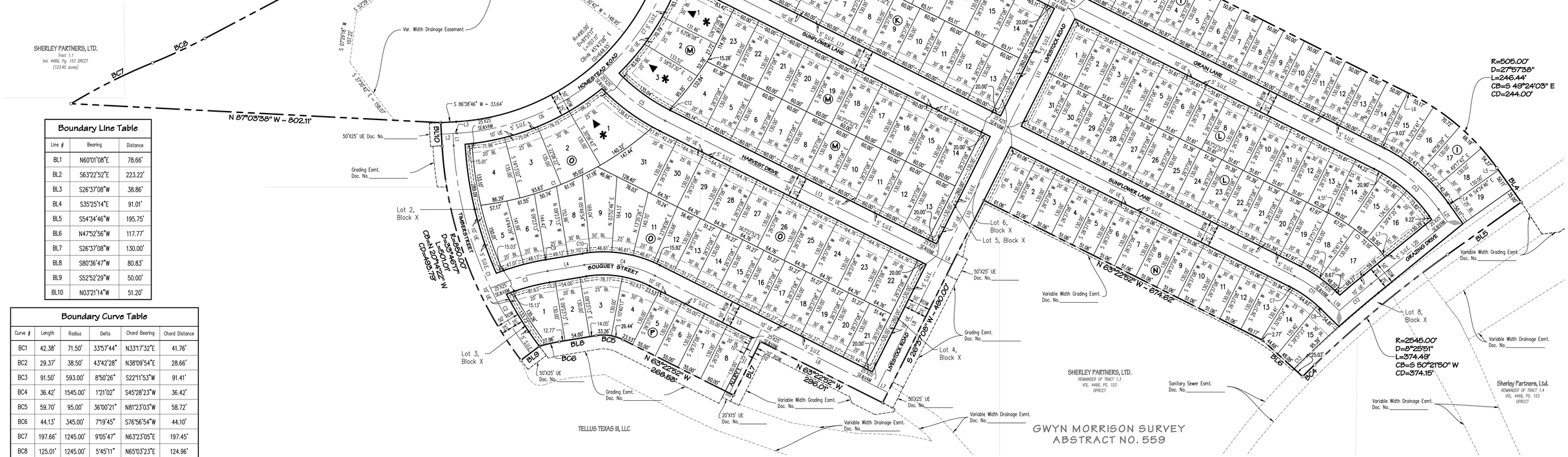
LEGEND	
	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S P/C".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
	LOT FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
*	KEY LOT

N
W E
S

0 50 100 200
1 inch = 100 ft.

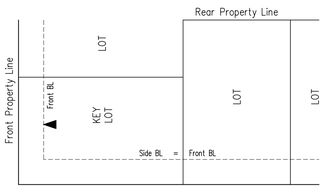


SE & VAM DETAIL
Not To Scale



Boundary Line Table		
Line #	Bearing	Distance
BL1	N60°01'08"E	78.66'
BL2	S63°22'52"E	223.22'
BL3	S26°37'08"W	38.86'
BL4	S35°25'14"E	91.01'
BL5	S54°34'46"W	195.75'
BL6	N47°52'56"W	117.77'
BL7	S26°37'08"W	130.00'
BL8	S80°36'47"W	80.83'
BL9	S52°52'29"W	50.00'
BL10	N03°21'14"W	51.20'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	42.38'	71.50'	33°57'44"	N33°17'32"E	41.76'
BC2	29.37'	38.50'	43°42'28"	N38°09'54"E	28.66'
BC3	91.50'	593.00'	8°50'26"	S22°11'53"W	91.41'
BC4	36.42'	1545.00'	1°21'02"	S45°28'23"W	36.42'
BC5	59.70'	95.00'	36°00'21"	N81°23'03"W	58.72'
BC6	44.13'	345.00'	7°19'45"	S76°56'54"W	44.10'
BC7	197.66'	1245.00'	9°05'47"	N63°23'05"E	197.45'
BC8	125.01'	1245.00'	5°45'11"	N65°03'23"E	124.96'
BC9	280.13'	365.00'	43°58'26"	N15°43'48"E	273.31'



STANDARD KEY LOT DETAIL
NOT TO SCALE

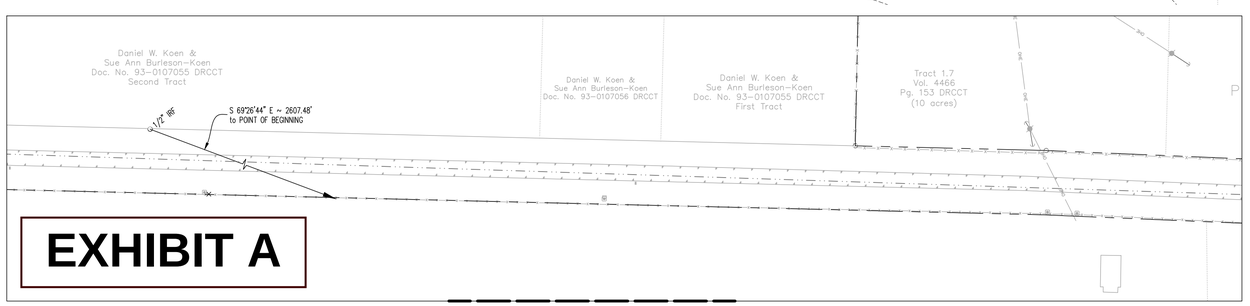


EXHIBIT A

SEE ABOVE

FP 26-0003
FINAL PLAT

SHERLEY FARMS PHASE 1B

52.503 GROSS ACRES
SF-8.4 - 14 LOTS, SF-7.2 - 62 LOTS, SF-6.0 - 89 LOTS
AND 8 COMMON AREA LOTS
LOTS 1-19, BLOCK I; LOTS 1-15, BLOCK J;
LOTS 1-23, BLOCK K; LOTS 1-31, BLOCK L;
LOTS 1-23, BLOCK M; LOTS 1-15, BLOCK N;
LOTS 1-31, BLOCK O; LOTS 1-8, BLOCK P;
OUT OF THE
GWYN MORRISON SURVEY ~ ABSTRACT NO. 559
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

Scale: 1"=100' March, 2026 SEI Job No. 24-277 Sheet 1 of 2

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Colton Smith, P.E.

OWNER / APPLICANT
Tellus Texas III, LLC
5301 Headquarters Drive, Suite 120
Plano, Texas 75024
Telephone: (469) 532-0689
Contact: Justin Craig
jcraig@TellusGroupLLC.com

Drawing: C:\2024 JOBS\24-277 Sherley Farms Phase 1B\CAD\Final plat.dwg Saved By: tomsill Save Time: 3/24/2026 9:49:56 AM
Plotted by: tomsill Plot Date: 3/24/2026 9:51 AM

Centerline Line Table		
Line #	Bearing	Distance
L1	S03°21'14"E	26.20'
L2	S86°38'46"W	35.45'
L3	S86°38'46"W	8.64'
L4	N80°36'47"E	80.83'
L5	S63°22'52"E	258.53'
L6	S63°22'52"E	281.01'
L7	S63°22'52"E	25.00'
L8	S26°37'08"W	310.00'
L9	S63°22'52"E	25.00'
L10	S26°37'08"W	310.00'
L11	S26°37'08"W	310.00'
L12	S26°37'08"W	155.00'
L13	S63°22'52"E	670.14'

Centerline Line Table		
Line #	Bearing	Distance
L14	S04°47'29"W	168.37'
L15	S04°47'29"W	14.74'
L16	S26°37'08"W	38.86'
L17	S63°22'52"E	728.42'
L18	S63°22'52"E	699.62'
L19	S45°48'57"E	31.63'
L20	S50°47'12"W	212.87'
L21	S35°25'14"E	32.62'
L22	S63°22'52"E	750.16'
L23	S63°22'52"E	736.69'
L24	S85°12'31"E	76.60'
L25	S26°37'08"W	155.00'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	415.26'	680.00'	34°59'20"	S65°33'32"W	408.83'
C2	148.13'	678.00'	12°31'04"	N37°25'24"E	147.83'
C3	129.91'	657.00'	11°19'45"	N10°27'22"E	129.70'
C4	134.41'	593.00'	12°59'11"	S11°17'04"W	134.12'
C5	144.12'	455.00'	18°08'53"	N54°18'26"W	143.52'
C6	48.20'	325.00'	8°29'49"	N50°03'51"W	48.15'
C7	9.48'	275.00'	1°58'31"	N62°23'37"W	9.48'
C8	9.89'	275.00'	2°03'41"	N46°50'48"W	9.89'
C9	0.88'	525.00'	0°05'45"	S80°33'54"W	0.88'
C10	17.06'	275.00'	3°33'19"	S82°23'26"W	17.06'
C11	3.50'	225.00'	0°53'26"	N63°49'35"W	3.50'
C12	2.57'	425.00'	0°20'49"	S63°12'27"E	2.57'
C13	38.18'	1570.00'	1°23'36"	S45°27'06"W	38.18'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	I	7,914	0.182
2	I	6,614	0.152
3	I	6,614	0.152
4	I	6,614	0.152
5	I	6,614	0.152
6	I	6,614	0.152
7	I	6,614	0.152
8	I	6,500	0.149
9	I	6,500	0.149
10	I	6,500	0.149
11	I	6,500	0.149
12	I	6,500	0.149
13	I	6,500	0.149
14	I	6,500	0.149
15	I	7,423	0.170
16	I	8,005	0.184
17	I	7,372	0.169
18	I	7,055	0.162
19	I	6,515	0.150

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	321.17'	825.00'	22°18'18"	S14°30'23"E	319.15'
C2	165.10'	825.00'	11°27'59"	S31°23'31"E	164.83'
C3	129.34'	500.00'	14°49'15"	S73°12'09"W	128.98'
C4	157.11'	250.00'	36°00'21"	N81°23'03"W	154.53'
C5	171.47'	450.00'	21°49'54"	S52°27'55"E	170.43'
C6	348.48'	520.00'	38°23'50"	N67°26'51"E	342.00'
C7	276.33'	520.00'	30°26'49"	N33°01'32"E	273.09'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C8	118.08'	520.00'	13°00'39"	N11°17'48"E	117.83'
C9	285.72'	750.00'	21°49'39"	S15°42'18"W	284.00'
C10	78.93'	490.00'	9°13'46"	N67°59'45"W	78.85'
C11	91.97'	300.00'	17°33'55"	N54°35'55"W	91.61'
C12	90.47'	2595.00'	1°59'51"	S49°47'16"W	90.47'
C13	170.80'	350.00'	27°57'38"	N49°24'03"W	169.11'
C14	95.24'	250.00'	21°49'39"	N74°17'42"W	94.67'

Lot Line Table		
Line #	Bearing	Distance
L1	N80°36'47"E	14.05'
L2	N80°36'47"E	12.77'
L3	S04°47'29"W	1.76'
L4	S35°25'14"E	5.90'
L5	N35°25'14"W	5.90'
L6	S63°22'52"E	9.03'
L7	S35°25'14"E	18.11'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	J	13,027	0.299
2	J	11,284	0.259
3	J	12,923	0.297
4	J	9,516	0.218
5	J	7,831	0.180
6	J	7,831	0.180
7	J	7,831	0.180
8	J	7,831	0.180
9	J	7,831	0.180
10	J	7,831	0.180
11	J	7,831	0.180
12	J	7,831	0.180
13	J	7,831	0.180
14	J	7,831	0.180
15	J	7,831	0.180

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	K	11,799	0.271
2	K	9,242	0.212
3	K	13,768	0.316
4	K	10,604	0.243
5	K	7,800	0.179
6	K	7,800	0.179
7	K	7,800	0.179
8	K	7,799	0.179
9	K	7,801	0.179
10	K	7,800	0.179
11	K	7,800	0.179
12	K	7,800	0.179
13	K	7,800	0.179
14	K	8,465	0.194
15	K	8,465	0.194
16	K	8,465	0.194
17	K	8,465	0.194
18	K	8,465	0.194
19	K	8,465	0.194
20	K	8,465	0.194
21	K	8,465	0.194
22	K	8,465	0.194
23	K	10,808	0.248

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	L	8,009	0.184
2	L	6,709	0.154
3	L	6,709	0.154
4	L	6,709	0.154
5	L	6,709	0.154
6	L	6,709	0.154
7	L	6,709	0.154
8	L	6,709	0.154
9	L	6,709	0.154
10	L	6,709	0.154
11	L	6,709	0.154
12	L	6,709	0.154
13	L	6,710	0.154
14	L	7,498	0.172
15	L	7,613	0.175
16	L	9,277	0.213
17	L	9,498	0.218
18	L	7,522	0.173
19	L	6,738	0.155
20	L	6,680	0.153
21	L	6,680	0.153
22	L	6,680	0.153
23	L	6,680	0.153

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
24	L	6,680	0.153
25	L	6,680	0.153
26	L	6,680	0.153
27	L	6,680	0.153
28	L	6,680	0.153
29	L	6,680	0.153
30	L	6,680	0.153
31	L	7,980	0.183

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	M	11,380	0.261
2	M	10,038	0.230
3	M	12,403	0.285
4	M	9,404	0.216
5	M	7,800	0.179
6	M	7,800	0.179
7	M	7,800	0.179
8	M	7,800	0.179
9	M	7,800	0.179
10	M	7,800	0.179
11	M	7,800	0.179
12	M	7,800	0.179
13	M	7,800	0.179
14	M	7,800	0.179
15	M	7,800	0.179
16	M	7,800	0.179
17	M	7,800	0.179
18	M	7,800	0.179
19	M	7,800	0.179
20	M	7,800	0.179
21	M	7,800	0.179
22	M	7,800	0.179
23	M	7,810	0.179

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	0	14,832	0.340
2	0	11,554	0.265
3	0	11,385	0.261
4	0	10,944	0.251
5	0	7,877	0.181
6	0	7,792	0.179
7	0	7,418	0.170
8	0	8,609	0.198
9	0	10,742	0.247
10	0	8,987	0.206
11	0	7,814	0.179
12	0	6,845	0.157
13	0	6,665	0.153
14	0	6,665	0.153
15	0	6,665	0.153
16	0	6,665	0.153
17	0	6,665	0.153
18	0	6,665	0.153
19	0	6,665	0.153
20	0	6,665	0.153
21	0	6,687	0.154
22	0	8,419	0.193
23	0	8,419	0.193

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
24	0	8,419	0.193
25	0	8,419	0.193
26	0	8,419	0.193
27	0	8,419	0.193
28	0	8,419	0.193
29	0	8,419	0.193
30	0	8,419	0.193
31	0	11,873	0.273

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	N	7,937	0.182
2	N	6,637	0.152
3	N	6,637	0.152
4	N	6,637	0.152
5	N	6,637	0.152
6	N	6,637	0.152
7	N	6,637	0.152
8	N	6,637	0.152
9	N	6,637	0.152
10	N	6,637	0.152
11	N	6,637	0.152
12	N	6,637	0.152
13	N	7,189	0.165
14	N	7,487	0.172
15	N	7,485	0.172

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	P	9,056	0.208
2	P	7,020	0.161
3	P	9,109	0.209
4	P	8,848	0.203
5	P	7,150	0.164
6	P	7,150	0.164
7	P	7,150	0.164
8	P	7,800	0.179

Open Space Area Table		
Lot #	Block #	Acres
1	X	12.175
2	X	0.099
3	X	0.046
4	X	0.119
5	X	0.119
6	X	0.119
7	X	0.060
8	X	0.399

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

BEING a tract of land situated in the G. Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being part of a tract conveyed to Tellus Texas III, LLC, described as Tract 42, by deed recorded in Document No. 20240001611135 of the Official Pulic Records, Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at point that bears S 69°26'44" E – 2607.48 feet from an iron rod found on the north line of FM 2862, same being the southwest corner of a tract of land situated in the John C. Farris Survey, Abstract 330 conveyed to Daniel and Sue Ann Koen and described as Tract 2, by deed recorded in Document No. 93–0107055 of the Deed Records of Collin County, Texas;

THENCE around a curve to the left having a central angle of 33°57'44", a radius of 71.50 feet, a chord of N 33°17'32" E – 41.76 feet, an arc length of 42.38 feet;

THENCE around a reverse curve to the right having a central angle of 43°42'28", a radius of 38.50 feet, a chord of N 38°09'54" E – 28.66 feet, an arc length of 29.37 feet;

THENCE N 60°01'08" E, 78.66 feet;

THENCE around a non–tangent curve to the right having a central angle of 43°40'27", a radius of 275.00 feet, a chord of S 85°13'06" E – 204.58 feet, an arc length of 209.62 feet;

THENCE S 63°22'52" E, 223.22 feet;

THENCE S 26°37'08" W, 38.86 feet;

THENCE around a tangent curve to the left having a central angle of 08°50'26", a radius of 593.00 feet, a chord of S 22°11'53" W – 91.41 feet, an arc length of 91.50 feet;

THENCE S 63°22'52" E, 1546.11 feet;

THENCE around a tangent curve to the right having a central angle of 27°57'38", a radius of 505.00 feet, a chord of S 49°24'03" E – 244.00 feet, an arc length of 246.44 feet;

THENCE S 35°25'14" E, 91.01 feet;

THENCE S 54°34'46" W, 195.75 feet;

THENCE around a tangent curve to the left having a central angle of 08°25'51", a radius of 2545.00 feet, a chord of S 50°21'50" W – 374.15 feet, an arc length of 374.49 feet;

THENCE around a compound curve to the left having a central angle of 01°21'02", a radius of 1545.00 feet, a chord of S 45°28'23" W – 36.42 feet, an arc length of 36.42 feet;

THENCE N 47°52'56" W, 117.77 feet;

THENCE N 63°22'52" W, 674.62 feet;

THENCE S 26°37'08" W, 490.00 feet;

THENCE N 63°22'52" W, 296.01 feet;

THENCE S 26°37'08" W, 130.00 feet;

THENCE N 63°22'52" W, 268.53 feet;

THENCE around a tangent curve to the left having a central angle of 36°00'21", a radius of 95.00 feet, a chord of N 81°23'03" W – 58.72 feet, an arc length of 59.70 feet;

THENCE S 80°36'47" W, 80.83 feet;

THENCE around a tangent curve to the left having a central angle of 07°19'45", a radius of 345.00 feet, a chord of S 76°56'54" W – 44.10 feet, an arc length of 44.13 feet;

THENCE S 52°52'29" W, 50.00 feet;

THENCE around a non–tangent curve to the right having a central angle of 33°46'17", a radius of 850.00 feet, a chord of N 20°14'22" W – 493.79 feet, an arc length of 501.01 feet;

THENCE N 03°21'14" W, 51.20 feet;

THENCE N 87°03'38" W, 802.11 feet;

THENCE around a non–tangent curve to the right having a central angle of 09°05'47", a radius of 1245.00 feet, a chord of N 63°23'05" E – 197.45 feet, an arc length of 197.66 feet;

THENCE around a reverse curve to the left having a central angle of 05°45'11", a radius of 1245.00 feet, a chord of N 65°03'23" E – 124.96 feet, an arc length of 125.01 feet;

THENCE N 62°10'47" E, 501.95 feet;

THENCE around a tangent curve to the left having a central angle of 24°33'11", a radius of 780.00 feet, a chord of N 49°54'12" E – 331.70 feet, an arc length of 334.26 feet;

THENCE around a non–tangent curve to the left having a central angle of 43°58'26", a radius of 365.00 feet, a chord of N 15°43'48" E – 273.31 feet, an arc length of 280.13 feet; to the POINT OF BEGINNING with the subject tract containing 2,287,011 square feet or 52.503 acres of land.

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

VAM EASEMENT

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TELLUS TEXAS III, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as SHERLEY FARMS PHASE 1B, 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 our hands at Collin County, Texas, this _____ day of _____, 2026.

TELLUS TEXAS III, LLC
A Texas Limited Liability Company

By: _____

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 _____, 2026.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That 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 _____, 2026.

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

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR
darren.brown@spiarsengineering.com

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 _____, 2026.

_____
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

Notes:

1. 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 permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83).
3. All development will comply with City of Anna requirements.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
6. All open space/common areas to be owned and maintained by the H.O.A.
7. Lots 1–8, Block X to be used for recreation purposes to be determined by owner and landscape architect. Easements for sidewalks, trails, landscaping and water & sewer services will be granted by this plat.
8. There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
9. No appurtenance between the height of 2.5' and 10' may be placed within the visibility triangle or V.A.M. Easement.
10. Certificate Of Occupancy will not be issued for the property until lift station improvements are constructed and approved by the City.

FP 26-0003
FINAL PLAT

SHERLEY FARMS PHASE 1B

52.503 GROSS ACRES
SF-8.4 - 14 LOTS, SF-7.2 - 62 LOTS, SF-6.0 - 89 LOTS
AND 8 COMMON AREA LOTS
LOTS 1-19, BLOCK I; LOTS 1-15, BLOCK J;
LOTS 1-23, BLOCK K; LOTS 1-31, BLOCK L;
LOTS 1-23, BLOCK M; LOTS 1-15, BLOCK N;
LOTS 1-31, BLOCK O; LOTS 1-8, BLOCK P;
OUT OF THE
GWYN MORRISON SURVEY ~ ABSTRACT NO. 559
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

Scale: 1"=100' March, 2026 SEI Job No. 24-277 Sheet 1 of 2

OWNER / APPLICANT
Tellus Texas III, LLC
5301 Headquarters Drive, Suite 120
Plano, Texas 75024
Telephone: (469) 532-0689
Contact: Justin Craig
jcraig@TellusGroupLLC.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Colton Smith, P.E.

Plotted by: ssmall Plot Date: 3/24/2026 9:52 AM
Drawing: G:\2024_JOBS\24-277 Sherley Farms Phase 1B\CAD\Final plat.dwg Saved By: ssmall Save Time: 3/24/2026 9:49:59 AM

Item No. 6.f.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Sherley Farms, Phase 1C, Final Plat (FP 26-0004)

SUMMARY:
42 Single-Family residential 7.2 lots, 17 Single-Family residential 6.0 lots, 75 Mixed Density residential lots, and nine Homeowners' association lots on 34.0± acres on the south side of E. Rosamond Parkway (F.M. 2862), 1,450± feet east of Lazy Lane. Zoned Planned Development. (Ord. No. 1137-2025-02)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	3/4/2026	**Jurisdiction**	City of Anna
Owner	Tellus Texas III, LLC		
Representative/Applicant	Spiars Engineering		
Requested Action	Approval of the Final Plat		
Purpose	To build residential housing		
Land Area	34.0± acres		
Location	The south side of E. Rosamond Parkway (F.M. 2862), 1,450± feet east of Lazy Lane		
Comp Plan Designation	Suburban Living		
Existing Zoning	Planned Development (Ord. No. 1137-2025-02)		
Public Notice	N/A		

Surrounding Properties

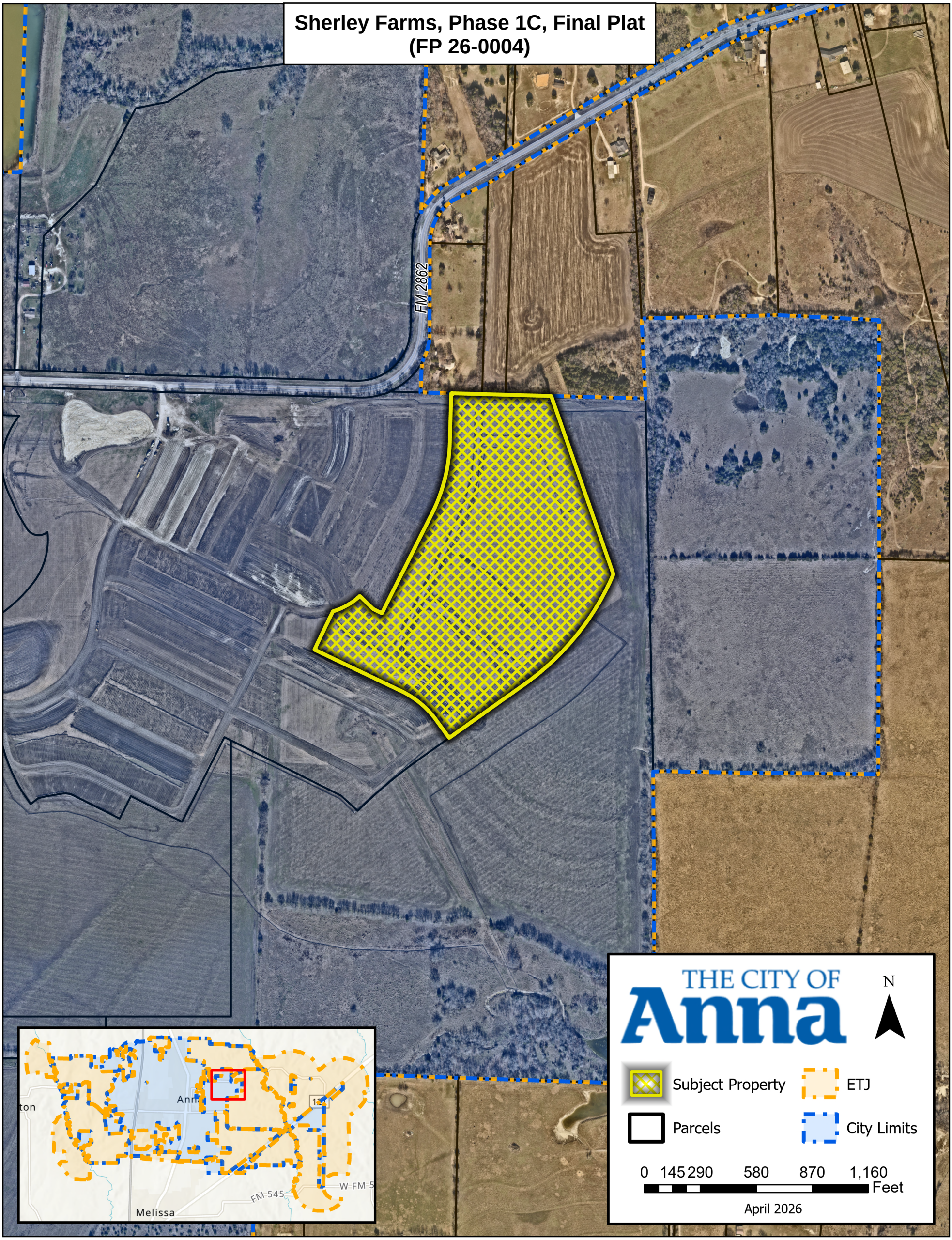
	Land Use	**Zoning**	**Comp Plan Designation**
North	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living
East	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living

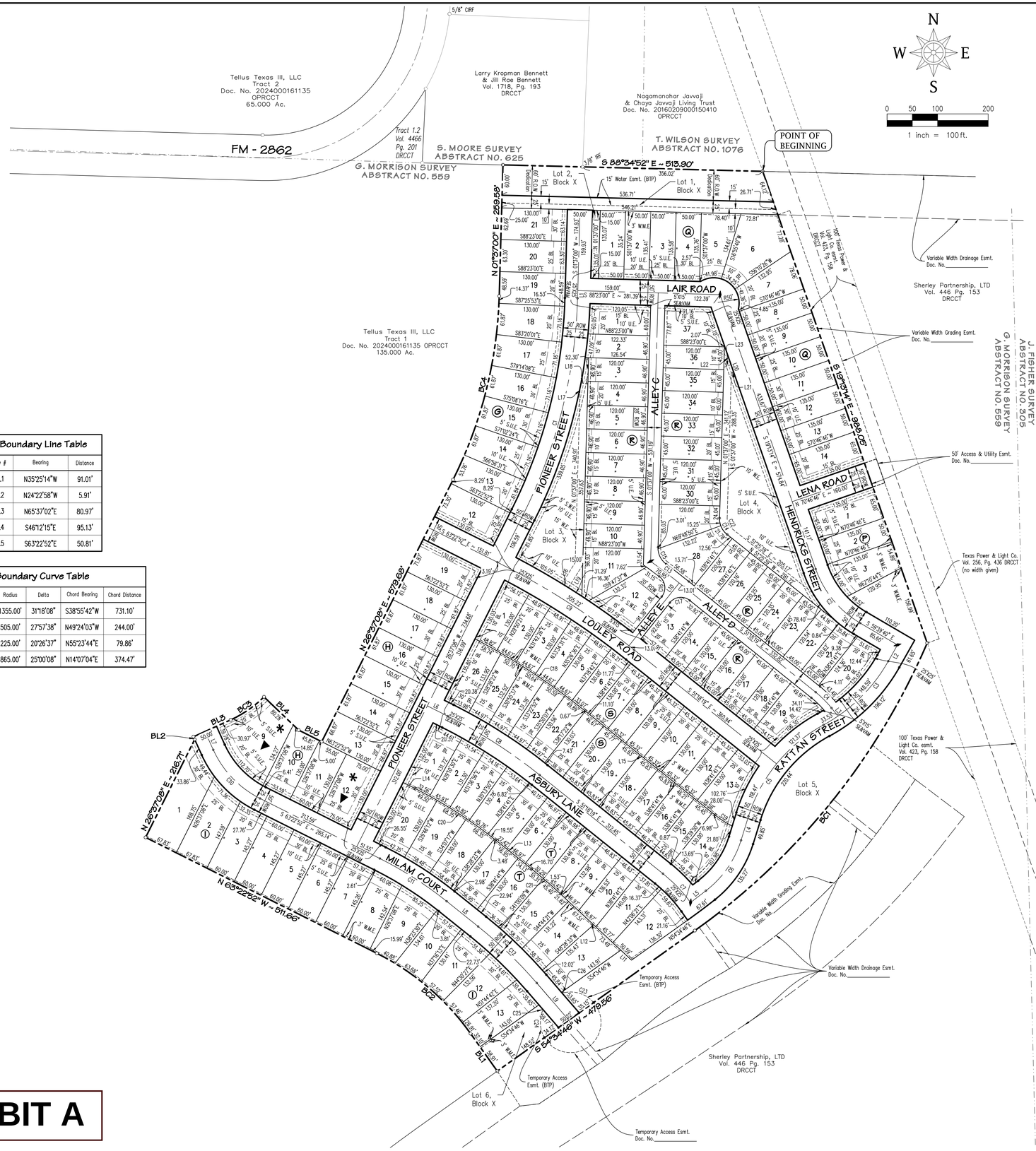
South	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living
West	Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living

ATTACHMENTS:

1. Locator Map - Sherley Farms, Phase 1C, Final Plat (FP 26-0004)
2. Exhibit A - Sherley Farms, Phase 1C, Final Plat (FP 26-0004)

Sherley Farms, Phase 1C, Final Plat
(FP 26-0004)





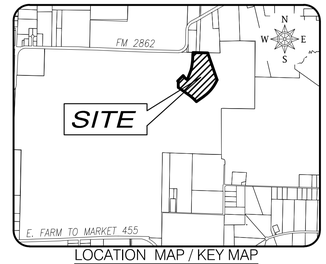
Boundary Line Table		
Line #	Bearing	Distance
BL1	N35°25'14"W	91.01'
BL2	N24°22'58"W	5.91'
BL3	N65°37'02"E	80.97'
BL4	S46°12'15"E	95.13'
BL5	S63°22'52"E	50.81'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	740.27'	1355.00'	31°18'08"	S38°55'42"W	731.10'
BC2	246.44'	505.00'	27°57'38"	N49°24'03"W	244.00'
BC3	80.28'	225.00'	20°26'37"	N55°23'44"E	79.86'
BC4	377.46'	865.00'	25°00'08"	N14°07'04"E	374.47'

EXHIBIT A

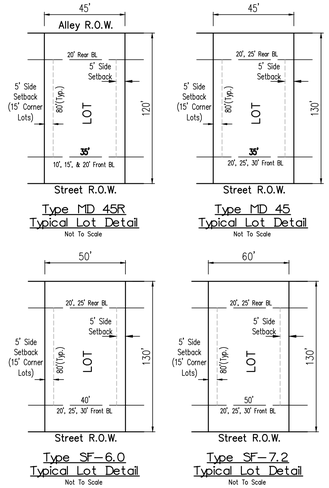
Notes:

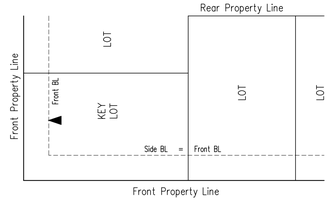
1. Notice: Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83).
3. All development will comply with City of Anna requirements.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
6. All open space/common areas to be owned and maintained by the H.O.A.
7. Lots 1–6, Block X to be used for recreation purposes to be determined by owner and landscape architect. Easements for sidewalks, trails, landscaping and water & sewer services will be granted by this plat.
8. There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map Nos. 480185C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
9. No appurtenance between the height of 2.5' and 10' may be placed within the visibility triangle or V.A.M. Easement.
10. Certificate Of Occupancy will not be issued for the property until lift station improvements are constructed and approved by the City.



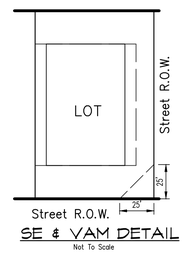
LOCATION MAP / KEY MAP
N.T.S.

LEGEND	
	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◇	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	LOT FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
*	KEY LOT





STANDARD KEY LOT DETAIL
NOT TO SCALE



SE & VAM DETAIL
Not To Scale

FP 26-0004
FINAL PLAT

SHERLEY FARMS PHASE 1C

33.520 GROSS ACRES
MD 45 - 38 LOTS, MD 45R - 37 LOTS, SF-7.2 - 42 LOTS,
SF-6.0 - 17 LOTS, AND 6 COMMON AREA LOTS
LOTS 12-21, BLOCK G; LOTS 9-19, BLOCK H;
LOTS 1-13, BLOCK I; LOTS 1-3, BLOCK P;
LOTS 1-14, BLOCK Q; LOTS 1-37, BLOCK R;
LOTS 1-26, BLOCK S; LOTS 1-20, BLOCK T;
OUT OF THE
GWYN MORRISON SURVEY ~ ABSTRACT NO. 559
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
TELLUS TEXAS III, LLC
5301 Headquarters Dr. Suite 120
Plano TX, 75024
Telephone: (469) 532-0689
Contact: Justin Craig
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.

Scale: 1"=100' March, 2026 SEI Job No. 24-278 Sheet 2 of 2

Plotted by: ssmall Plot Date: 3/27/2026 4:47 PM
Drawing: G:\2024_JOBS\24-278 Sherley Farms Phase 1C\CAD\Final Plat.dwg Saved By: SSmall Save Time: 3/27/2026 4:47:13 PM

Centerline Line Table		
Line #	Bearing	Distance
L1	S01°37'00"W	15.00'
L2	S29°25'25"W	37.04'
L3	S38°36'47"E	20.36'
L4	S17°12'46"W	49.81'
L5	S52°33'59"W	38.23'
L6	N63°22'52"W	45.38'
L7	S24°22'58"E	39.78'
L8	S51°18'19"E	79.89'
L9	S40°45'32"E	97.16'
L10	S38°41'41"W	159.01'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	445.10'	1020.00'	25°00'08"	N14°07'04"E	441.57'
C2	141.16'	200.00'	40°26'26"	S39°26'27"E	138.25'
C3	182.11'	325.00'	32°06'20"	N45°28'35"E	179.74'
C4	44.30'	200.00'	12°41'33"	N44°57'33"W	44.21'
C5	239.78'	310.00'	44°18'59"	S39°22'16"W	233.84'
C6	123.41'	200.00'	35°21'13"	N34°53'22"E	121.46'
C7	79.05'	300.00'	15°05'53"	N43°45'23"W	78.82'
C8	216.03'	1025.02'	12°04'32"	N57°20'36"W	215.63'
C9	321.41'	1525.00'	12°04'33"	N57°20'36"W	320.82'
C10	136.13'	200.00'	38°59'54"	S43°52'55"E	133.52'
C11	157.02'	745.00'	12°04'33"	N57°20'36"W	156.73'
C12	161.06'	875.00'	10°32'47"	N46°01'56"W	160.83'
C13	83.96'	1684.00'	2°51'24"	N52°44'01"W	83.95'

Lot Line Table		
Line #	Bearing	Distance
L11	S46°58'03"E	29.00'
L12	S46°58'03"E	191.83'
L13	S51°18'19"E	91.08'
L14	S63°22'52"E	26.55'
L15	S51°18'19"E	329.28'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C14	21.78'	40.00'	31°12'13"	S35°49'33"E	21.52'
C15	35.27'	40.00'	50°31'23"	S27°57'11"E	34.14'
C16	44.85'	28.00'	91°46'49"	N07°11'44"W	40.21'
C17	43.98'	28.00'	90°00'00"	S83°41'41"W	39.60'
C18	260.56'	1370.00'	10°53'49"	N56°45'14"W	260.16'
C19	40.49'	200.00'	11°36'00"	S57°06'20"E	40.42'
C20	189.69'	900.00'	12°04'33"	N57°20'36"W	189.34'
C21	75.71'	1000.00'	4°20'16"	N49°08'11"W	75.69'

Easement Line Table		
Line #	Bearing	Distance
L16	S31°49'17"W	49.23'
L17	S78°47'26"E	0.90'
L18	S78°47'26"E	13.58'
L19	S31°49'17"W	53.28'
L20	S19°13'14"E	15.00'
L21	N70°46'46"E	4.76'
L22	S19°13'14"E	39.67'
L23	N70°46'46"E	15.10'

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C22	23.14'	25.00'	53°02'39"	S24°54'20"E	22.33'
C23	62.91'	60.00'	60°04'46"	S70°43'09"E	60.07'
C24	51.73'	60.00'	49°24'09"	N05°27'37"W	50.15'
C25	10.47'	10.00'	60°00'00"	N10°45'32"W	10.00'
C26	6.51'	10.00'	37°18'53"	S82°06'06"E	6.40'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
12	G	9,529	0.219
13	G	8,592	0.197
14	G	8,647	0.199
15	G	8,647	0.199
16	G	8,647	0.199
17	G	8,647	0.199
18	G	8,647	0.199
19	G	8,326	0.191
20	G	8,229	0.189
21	G	8,179	0.188

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
9	H	14,287	0.328
10	H	7,831	0.180
11	H	7,800	0.179
12	H	9,750	0.224
13	H	8,693	0.200
14	H	8,043	0.185
15	H	8,043	0.185
16	H	8,043	0.185
17	H	8,043	0.185
18	H	8,043	0.185
19	H	9,343	0.214

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	I	12,937	0.297
2	I	10,595	0.243
3	I	8,741	0.201
4	I	8,716	0.200
5	I	8,716	0.200
6	I	8,716	0.200
7	I	8,716	0.200
8	I	8,659	0.199
9	I	9,821	0.225
10	I	8,206	0.188
11	I	8,632	0.198
12	I	8,885	0.204
13	I	8,746	0.201

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	S	6,821	0.157
2	S	6,082	0.140
3	S	6,082	0.140
4	S	6,082	0.140
5	S	6,082	0.140
6	S	6,033	0.138
7	S	5,892	0.135
8	S	5,892	0.135
9	S	5,892	0.135
10	S	5,892	0.135
11	S	5,892	0.135
12	S	5,892	0.135
13	S	8,547	0.196

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
14	S	8,298	0.191
15	S	5,914	0.136
16	S	6,007	0.138
17	S	5,958	0.137
18	S	5,958	0.137
19	S	5,958	0.137
20	S	5,954	0.137
21	S	6,003	0.138
22	S	6,222	0.143
23	S	6,257	0.144
24	S	6,307	0.145
25	S	6,371	0.146
26	S	7,627	0.175

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	P	8,775	0.201
2	P	6,750	0.155
3	P	8,408	0.193

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	Q	6,758	0.155
2	Q	6,766	0.155
3	Q	6,775	0.156
4	Q	6,784	0.156
5	Q	7,883	0.181
6	Q	12,460	0.286
7	Q	7,929	0.182
8	Q	6,750	0.155
9	Q	6,750	0.155
10	Q	6,750	0.155
11	Q	6,750	0.155
12	Q	6,750	0.155
13	Q	6,750	0.155
14	Q	8,775	0.201

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	R	7,254	0.167
2	R	5,828	0.134
3	R	5,628	0.129
4	R	5,628	0.129
5	R	5,628	0.129
6	R	5,628	0.129
7	R	5,628	0.129
8	R	5,628	0.129
9	R	5,628	0.129
10	R	5,628	0.129
11	R	9,141	0.210
12	R	9,882	0.227
13	R	7,143	0.164
14	R	5,400	0.124
15	R	5,400	0.124
16	R	5,400	0.124
17	R	5,400	0.124
18	R	5,400	0.124
19	R	7,941	0.182

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
20	R	7,062	0.162
21	R	5,482	0.126
22	R	5,427	0.125
23	R	5,422	0.124
24	R	5,418	0.124
25	R	5,414	0.124
26	R	5,409	0.124
27	R	5,405	0.124
28	R	8,685	0.199
29	R	7,705	0.177
30	R	5,400	0.124
31	R	5,400	0.124
32	R	5,400	0.124
33	R	5,400	0.124
34	R	5,400	0.124
35	R	5,400	0.124
36	R	5,400	0.124
37	R	8,251	0.189

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	T	8,185	0.188
2	T	6,409	0.147
3	T	6,555	0.150
4	T	6,485	0.149
5	T	6,107	0.140
6	T	6,106	0.140
7	T	6,112	0.140
8	T	6,167	0.142
9	T	6,311	0.145
10	T	6,477	0.149
11	T	7,084	0.163
12	T	9,246	0.212
13	T	9,097	0.209
14	T	8,380	0.192
15	T	8,230	0.189
16	T	8,043	0.185
17	T	7,823	0.180
18	T	8,244	0.189
19	T	8,244	0.189
20	T	9,422	0.216

Common Area Table		
Lot #	Block #	Acres
1	X	0.311
2	X	0.047
3	X	0.622
4	X	0.806
5	X	1.471
6	X	0.197

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

BEING a tract of land situated in the Gwyn Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being part of a tract conveyed to Tellus Texas III, LLC, by deed recorded in Document No. 20240001611 35 of the Collin County Official Public Records, Collin County, Texas, (OPRCCT) with the subject tract being more particularly described as follows:

BEGINNING at a point on the northeastern corner of said tract of land conveyed to Tellus Texas III, LLC, from which a 3/8-inch iron rod found for the common south corner between a tract of land conveyed to Larry Kropman Bennett and wife, Jill Rae Bennet, by deed recorded in Volume 1718, Page 193 of the Land Records, Collin County, Texas, and a tract of land conveyed to Nagamanohar Javvaji and Chaya Javvaji Living Trust by deed recorded in Document No. 20160209000150410 of said Official Public Records, which bears N 88°34'52" W, a distance of 356.02 feet;

THENCE S 19°13'14" E, 988.05 feet;

THENCE around a non-tangent curve to the right having a central angle of 31°18'08", a radius of 1355.00 feet, a chord of S 38°55'42" W – 731.10 feet, an arc length of 740.27 feet;

THENCE S 54°34'46" W, 479.56 feet;

THENCE N 35°25'14" W, 91.01 feet;

THENCE around a tangent curve to the left having a central angle of 27°57'38", a radius of 505.00 feet, a chord of N 49°24'03" W – 244.00 feet, an arc length of 246.44 feet;

THENCE N 63°22'52" W, 511.66 feet;

THENCE N 26°37'08" E, 216.71 feet;

THENCE N 24°22'58" W, 5.91 feet;

THENCE N 65°37'02" E, 80.97 feet;

THENCE around a tangent curve to the left having a central angle of 20°26'37", a radius of 225.00 feet, a chord of N 55°23'44" E – 79.86 feet, an arc length of 80.28 feet;

THENCE S 46°12'15" E, 95.13 feet;

THENCE S 63°22'52" E, 50.81 feet;

THENCE N 26°37'08" E, 579.68 feet;

THENCE around a tangent curve to the left having a central angle of 25°00'08", a radius of 865.00 feet, a chord of N 14°07'04" E – 374.47 feet, an arc length of 377.46 feet;

THENCE N 01°37'00" E, 259.58 feet;

THENCE S 88°34'52" E, 513.90 feet; to the POINT OF BEGINNING with the subject tract containing 1,460,119 square feet or 33.52 acres of land.

VAM EASEMENT

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

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

Notes:

1. 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 permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83).
3. All development will comply with City of Anna requirements.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
6. All open space/common areas to be owned and maintained by the H.O.A.
7. Lots 1–6, Block X to be used for recreation purposes to be determined by owner and landscape architect. Easements for sidewalks, trails, landscaping and water & sewer services will be granted by this plat.
8. There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map Nos. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
9. No appurtenance between the height of 2.5' and 10' may be placed within the visibility triangle or V.A.M. Easement.
10. Certificate Of Occupancy will not be issued for the property until lift station improvements are constructed and approved by the City.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TELLUS TEXAS III, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as SHERLEY FARMS PHASE 1C, 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 our hands at Collin County, Texas, this _____ day of _____, 2026.

TELLUS TEXAS III, LLC
A Texas Limited Liability Company

By: _____

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 execute 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 _____, 2026.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That 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 (NAME), Texas.

Dated this the ____ day of _____, 2026.

STATE OF TEXAS REGISTERED DARREN K. BROWN 5252 PROFESSIONAL LAND SURVEYOR

darren.brown@spiarsengineering.com

_____
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 execute 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 _____, 2026.

_____
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

FP 26-0004
FINAL PLAT

SHERLEY FARMS PHASE 1C

33.520 GROSS ACRES
MD 45 - 38 LOTS, MD 45R - 37 LOTS, SF-7.2 - 42 LOTS,
SF-6.0 - 17 LOTS, AND 6 COMMON AREA LOTS
LOTS 12-20, BLOCK G; LOTS 9-19, BLOCK H;
LOTS 1-13, BLOCK I; LOTS 1-3, BLOCK P;
LOTS 1-14, BLOCK Q; LOTS 1-37, BLOCK R;
LOTS 1-26, BLOCK S; LOTS 1-20, BLOCK T;
OUT OF THE
GWYN MORRISON SURVEY ~ ABSTRACT NO. 559
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
TELLUS TEXAS III, LLC
5301 Headquarters Dr, Suite 120
Plano TX, 75024
Telephone: (469) 532-0689
Contact: Justin Craig
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.

Plotted by: ssmall Plot Date: 3/27/2026 4:48 PM
Drawing: C:\2024 JOBS\24-278 Sherley Farms Phase 1C\CAD\Final Plat.dwg Saved By: ssmall Save Time: 3/27/2026 4:49:13 PM

Item No. 6.g.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Persimmon Drive, Final Plat (FP 25-0012)

SUMMARY:
A public right of way on 2.6± acres on the south side of W. White Street, 1,050± feet east of S. Buddy Hayes Boulevard.

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	3/4/2026	**Jurisdiction**	City of Anna
Owner	Anna 51 Joint Venture LP		
Representative/Applicant	Westwood Professional Services		
Requested Action	Approval of Final Plat		
Purpose	To dedicate right-of-way		
Land Area	3.6± acres		
Location	Persimmon Drive, south of W. White Street		
Comp Plan Designation	N/A		
Existing Zoning	N/A		
Public Notice	N/A		

Surrounding Properties

	Land Use	**Zoning**	**Comp Plan Designation**
North	Vacant Commercial	Local Commercial (C-1)	Community Commercial
East	Single Family	Single-Family (SF-6.0)	Community Commercial
South	Single Family	Single-Family (SF-6.0)	Urban Living

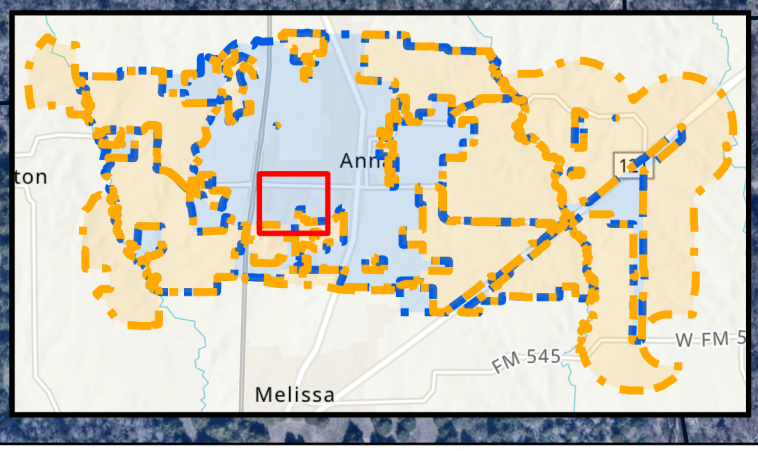
West	Multi-Family	Multi-Family (MF-2)	Urban Living

ATTACHMENTS:

1. Locator Map - Persimmon Drive, Final Plat (FP 25-0012)
2. Exhibit A - Persimmon Drive, Final Plat (FP 25-0012)

Persimmon Drive, Final Plat
(FP 25-0012)

W WHITE ST
CREEKSIDE DR
HILLTOP DR
PERSIMMON DR
S BUDDY HAYES BLVD
HAWTHORNE RD
PINE KNOLL WAY
CEDAR TRL
CYPRESS WAY
COTTONWOOD TRL
SPRUCE ST
HICKORY TRL
OAK HOLLOW LN
SABL



THE CITY OF
Anna

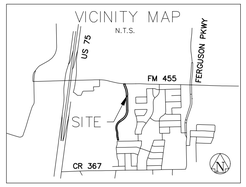
N

Subject Property
ETJ
Parcels
City Limits

0 80 160 320 480 640
Feet

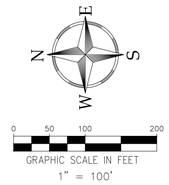
April 2026

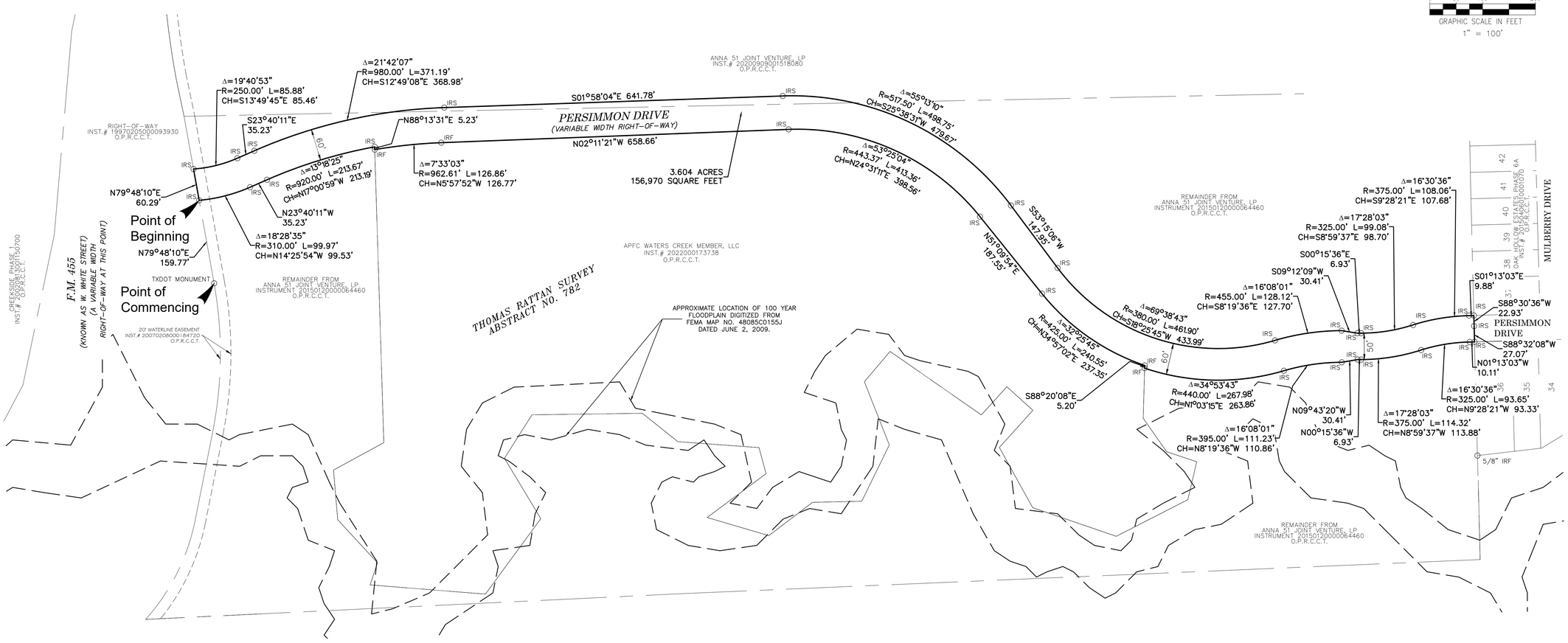
© 2025 Westwood Professional Services, Inc.



LEGEND

IRF 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND
IRS 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET
O.P.R.C.C.T. OFFICIAL PROPERTY RECORDS COLLIN COUNTY, TEXAS





N:_PLS\G_DRIVE\JOB\CCR21001_ANNA 19 AC\MASTERDEV_SUR\CCR21001_PA1.DWG

EXHIBIT A

OWNER/DEVELOPER
ANNA 51 JOINT VENTURE LP
2705 CLUB LAKE TRAIL
MCKINNEY, TX 75072
214-802-8264

ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FP 25-0012
A FINAL PLAT
OF
PERSIMMON DRIVE
3.604 ACRES TOTAL
SITUATED IN THE
THOMAS RATTAN SURVEY, ABSTRACT No. 782,
CITY OF ANNA, COLLIN COUNTY, TEXAS
3.604 ACRES JANUARY 22, 2026 JOB No. CCR21001 WATERS CREEK

© 2025 Westwood Professional Services, Inc.

PERSIMMON DRIVE

NOTES:

1. ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.

2. THE SUBJECT PROPERTY IS DEPICTED WITHIN ZONE "X", ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48085C0155J, REVISED JUNE 02, 2009, "ZONE 'X'," DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.

DESCRIPTION:

BEING THAT TRACT OF LAND SITUATED IN THE THOMAS RATTAN SURVEY, ABSTRACT NUMBER 782, COLLIN COUNTY, TEXAS AND BEING A PORTION OF THOSE TRACTS OF LAND TO ANNA 51 JOINT VENTURE, LP RECORDED IN INSTRUMENT NUMBER 20150120000064460 BEING A REMAINDER AND 20200909001518080 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A TXDOT MONUMENT FOUND IN THE COMMON LINE OF THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET 455 (KNOWN AS WHITE STREET A VARIABLE WIDTH RIGHT-OF-WAY) AT THIS POINT AND THE NORTH LINE OF SAID REMAINDER TRACT;

THENCE N 79 DEGREES 48 MINUTES 10 SECONDS E, 159.77 FEET WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND AND BEING THE POINT OF BEGINNING;

THENCE N 79 DEGREES 48 MINUTES 10 SECONDS EAST, 60.29 FEET CONTINNUING WITH SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID ANNA 51 JOINT VENTURE, LP TRACTS THE FOLLOWING COURSES AND DISTANCES:

- ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 40 MINUTES 53 SECONDS, A RADIUS OF 250.00 FEET, AND AN ARC LENGTH OF 85.88 FEET (CHORD BEARS SOUTH 13 DEGREES 49 MINUTES 45 SECONDS EAST, 85.46 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;
- SOUTH 23 DEGREES 40 MINUTES 11 SECONDS EAST, A DISTANCE OF 35.23 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 42 MINUTES 7 SECONDS, A RADIUS OF 980.00 FEET, AND AN ARC LENGTH OF 371.19 FEET (CHORD BEARS SOUTH 12 DEGREES 49 MINUTES 8 SECONDS EAST, 368.98 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;
- SOUTH 01 DEGREE 58 MINUTES 4 SECONDS EAST, A DISTANCE OF 641.78 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;
- ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 517.50 FEET, AND AN ARC LENGTH OF 498.75 FEET (CHORD BEARS SOUTH 25 DEGREES 38 MINUTES 31 SECONDS WEST, 479.67 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;
- SOUTH 53 DEGREES 15 MINUTES 6 SECONDS WEST, A DISTANCE OF 147.95 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 69 DEGREES 38 MINUTES 43 SECONDS, A RADIUS OF 380.00 FEET, AND AN ARC LENGTH OF 461.90 FEET (CHORD BEARS SOUTH 18 DEGREES 25 MINUTES 45 SECONDS WEST, 433.99 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 8 MINUTES 1 SECOND, A RADIUS OF 455.00 FEET, AND AN ARC LENGTH OF 128.12 FEET (CHORD BEARS SOUTH 8 DEGREES 19 MINUTES 36 SECONDS EAST, 127.70 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;
- SOUTH 9 DEGREES 12 MINUTES 9 SECONDS WEST, A DISTANCE OF 30.41 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
- SOUTH 00 DEGREES 15 MINUTES 36 SECONDS EAST, A DISTANCE OF 6.93 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 28 MINUTES 3 SECONDS, A RADIUS OF 325.00 FEET, AND AN ARC LENGTH OF 99.08 FEET (CHORD BEARS SOUTH 8 DEGREES 59 MINUTES 37 SECONDS EAST, 98.70 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 30 MINUTES 36 SECONDS, A RADIUS OF 375.00 FEET, AND AN ARC LENGTH OF 108.06 FEET (CHORD BEARS SOUTH 9 DEGREES 28 MINUTES 21 SECONDS EAST, 107.68 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;
- SOUTH 01 DEGREE 13 MINUTES 3 SECONDS EAST, A DISTANCE OF 9.88 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET IN THE COMMON LINE BEING THE NORTH LINE A TRACT OF LAND TO OAK HOLLOW ESTATES PHASE 6A, AN ADDITION TO THE CITY OF ANNA COLLIN COUNTY, TEXAS RECORDED IN INSTRUMENT NUMBER 20150406010001070 OF SAID O.P.R.C.C.T AND THE SOUTH LINE OF SAID REMAINDER TRACT;

THENCE SOUTH 88 DEGREES 30 MINUTES 36 SECONDS WEST, A DISTANCE OF 22.93 FEET WITH SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

THENCE SOUTH 88 DEGREES 32 MINUTES 8 SECONDS WEST, A DISTANCE OF 27.07 FEET CONTINUING WITH SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID REMAINDER TRACT THE FOLLOWING COURSES AND DISTANCES:

- NORTH 01 DEGREE 13 MINUTES 3 SECONDS WEST, A DISTANCE OF 10.11 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
- ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 30 MINUTES 36 SECONDS, A RADIUS OF 325.00 FEET, AND AN ARC LENGTH OF 93.65 FEET (CHORD BEARS NORTH 9 DEGREES 28 MINUTES 21 SECONDS WEST, 93.33 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
- ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 28 MINUTES 3 SECONDS, A RADIUS OF 375.00 FEET, AND AN ARC LENGTH OF 114.32 FEET (CHORD BEARS NORTH 8 DEGREES 59 MINUTES 37 SECONDS WEST, 113.88 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
- NORTH 0 DEGREES 15 MINUTES 36 SECONDS WEST, A DISTANCE OF 6.93 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
- NORTH 09 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 30.41 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 8 MINUTES 1 SECOND, A RADIUS OF 395.00 FEET, AND AN ARC LENGTH OF 111.23 FEET (CHORD BEARS NORTH 8 DEGREES 19 MINUTES 36 SECONDS WEST, 110.86 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 53 MINUTES 43 SECONDS, A RADIUS OF 440.00 FEET, AND AN ARC LENGTH OF 267.98 FEET (CHORD BEARS NORTH 01 DEGREE 3 MINUTES 15 SECONDS EAST, 263.86 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
- SOUTH 88 DEGREES 20 MINUTES 8 SECONDS EAST, A DISTANCE OF 5.20 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 25 MINUTES 45 SECONDS, A RADIUS OF 425.00 FEET, AND AN ARC LENGTH OF 240.55 FEET (CHORD BEARS NORTH 34 DEGREES 57 MINUTES 2 SECONDS EAST, 237.35 FEET) TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND AT THE END OF SAID CURVE;
- NORTH 51 DEGREES 9 MINUTES 54 SECONDS EAST, A DISTANCE OF 187.55 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53 DEGREES 25 MINUTES 4 SECONDS, A RADIUS OF 443.37 FEET, AND AN ARC LENGTH OF 413.36 FEET (CHORD BEARS NORTH 24 DEGREES 31 MINUTES 11 SECONDS EAST, 398.56 FEET) TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND AT THE END OF SAID CURVE;
- NORTH 2 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF 658.66 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 7 DEGREES 33 MINUTES 3 SECONDS, A RADIUS OF 962.61 FEET, AND AN ARC LENGTH OF 126.86 FEET (CHORD BEARS NORTH 5 DEGREES 57 MINUTES 52 SECONDS WEST, 126.77 FEET) TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND FOR CORNER;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 88 DEGREES 13 MINUTES 31 SECONDS EAST, A DISTANCE OF 5.23 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

- ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 18 MINUTES 25 SECONDS, A RADIUS OF 920.00 FEET, AND AN ARC LENGTH OF 213.67 FEET (CHORD BEARS NORTH 17 DEGREES 0 MINUTES 59 SECONDS WEST, 213.19 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- NORTH 23 DEGREES 40 MINUTES 11 SECONDS WEST, A DISTANCE OF 35.23 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;
- ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 28 MINUTES 35 SECONDS, A RADIUS OF 310.00 FEET, AND AN ARC LENGTH OF 99.97 FEET (CHORD BEARS NORTH 14 DEGREES 25 MINUTES 54 SECONDS WEST, 99.53 FEET) TO A TO THE POINT-OF-BEGINNING, CONTAINING 156,970 SQUARE FEET OR 3.604 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA 51 JOINT VENTURE, LP, BEING THE SOLE OWNER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE. DESCRIBED REAL PROPERTY BEING 3.604 ACRES, AS PERSIMMON DRIVE, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS AND WE DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS SHOWN THEREON. THE STREETS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANNA'S USE THEREOF. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH 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.

BY: _____

BY: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JASON B. ARMSTRONG, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ANNA.

_____
JASON B. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

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 JASON B. ARMSTRONG, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL
APPROVED ON THIS THE_____DAY OF_____, 20___, BY THE DIRECTOR OF DEVELOPMENT SERVICES, CITY OF ANNA, TEXAS.

_____
DIRECTOR OF DEVELOPMENT SERVICES

_____
CITY SECRETARY

OWNER/DEVELOPER
ANNA 51 JOINT VENTURE LP
2705 CLUB LAKE TRAIL
MCKINNEY, TX 75072
214-802-8264

ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FP 25-0012
A FINAL PLAT
OF
PERSIMMON DRIVE
3.604 ACRES TOTAL
SITUATED IN THE
THOMAS RATTAN SURVEY, ABSTRACT No. 782,
CITY OF ANNA, COLLIN COUNTY, TEXAS

3.604 ACRES JANUARY 22, 2026 JOB No. CCR21001 WATERS CREEK

2/2

N:_PLS\G_DRIVE\JOB\CCR21001_ANNA 19 AC\MASTERDEV_SURV\CCR21001_PA1.DWG

Item No. 7.a.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action for a recommendation regarding a request for a Specific Use Permit for an Auto Repair, Light on 1.2± acres on the west side of US Highway 75, 1,000± feet north of W. Rosamond Parkway. (SUP 26-0002)

SUMMARY:
Request for a Specific Use Permit for an Auto Repair - Light on on the west side of US Highway 75, 1,000± feet north of W. Rosamond Parkway.

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.

The Planning & Zoning Commission may recommend to City Council:

- Approval as submitted,
- Approval with conditions/stipulations, or
- Denial

Recommended for approval.

This item is tentatively scheduled for the April 28, 2026 City Council meeting.

BACKGROUND:

Date Submitted	3/4/2026	**Jurisdiction**	City of Anna
Owner	DSF Standridge LP		
Representative/Applicant	Vasquez Engineering LLC		
Requested Action	Get a recommendation for approval of the SUP		
Purpose	To build a tire shop		
Land Area	1.1± acres		
Location	The west side of US Highway 75, 1,000± feet north of W. Rosamond Parkway		

Comp Plan Designation	Regional Activity Center		
Existing Zoning	Planned Development (Ord. No. 1111-2024-08)		
Public Notice	3/17/2026		
Surrounding Properties			
	Land Use	**Zoning**	**Comp Plan Designation**
North	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center
East	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center
South	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center
West	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center

HISTORY

Ordinance No. 1111-2024-08 - City Council zoned Liberty Hills as Planned Development/Regional Commercial District (PD/C-2).

COMPATIBILITY CONSIDERATIONS

Specific Use Permit

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

(d) Auto Repair, Light.
(1) All Auto Repair, Light activities shall take place within an enclosed space.
(2) An Auto Repair, Light facility shall be located one hundred fifty (150) feet from any residential district or school use.

Staff Response:

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

the building.

CONCLUSION

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

ATTACHMENTS:

1. Locator Map - Discount Tire (SUP 26-0002)
2. Ordinance - Discount Tire (SUP 26-0002)
3. Exhibit A - Discount Tire (SUP 26-0002)
4. Exhibit B - Discount Tire (SUP 26-0002)

Discount Tire SUP (SUP 26-0002)

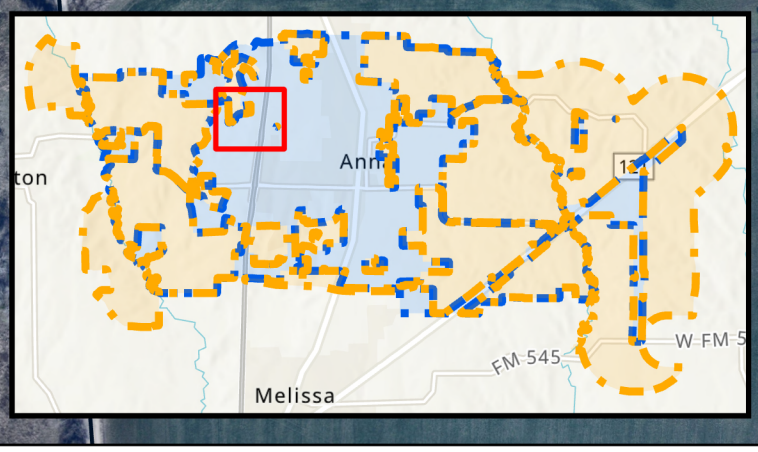
URBAN WAY

COUNTY ROAD 368

N CENTRAL EXPY

75

W ROSAMOND PKWY



THE CITY OF Anna

N

Subject Property

ETJ

200 Ft Buffer

City Limits

0 60 120 240 360 480

Feet

April 2026

CITY OF ANNA, TEXAS
(Property rezoned under this ordinance is generally located on the west side of US Highway 75, 1,000± feet north of W. Rosamond Parkway)

ORDINANCE NO. _____

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

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

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

WHEREAS, said Property is generally located on the west side of US Highway 75, 1,000± feet north of W. Rosamond Parkway, is being zoned with Specific Use Permit for Auto Repair, Light; and

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

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

Section 1. **Recitals Incorporated**

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

Section 2. **Zoning Change**

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

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

   (d) Auto Repair, Light.

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

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

Section 3. **Official Zoning Map**

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

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

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

Section 5. **Penalty**

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

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

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

PASSED by the City Council of the City of Anna, Texas this 28th day of April 2026.

ATTESTED:

_____
Carrie L. Land, City Secretary

APPROVED:

_____
Pete Cain, Mayor

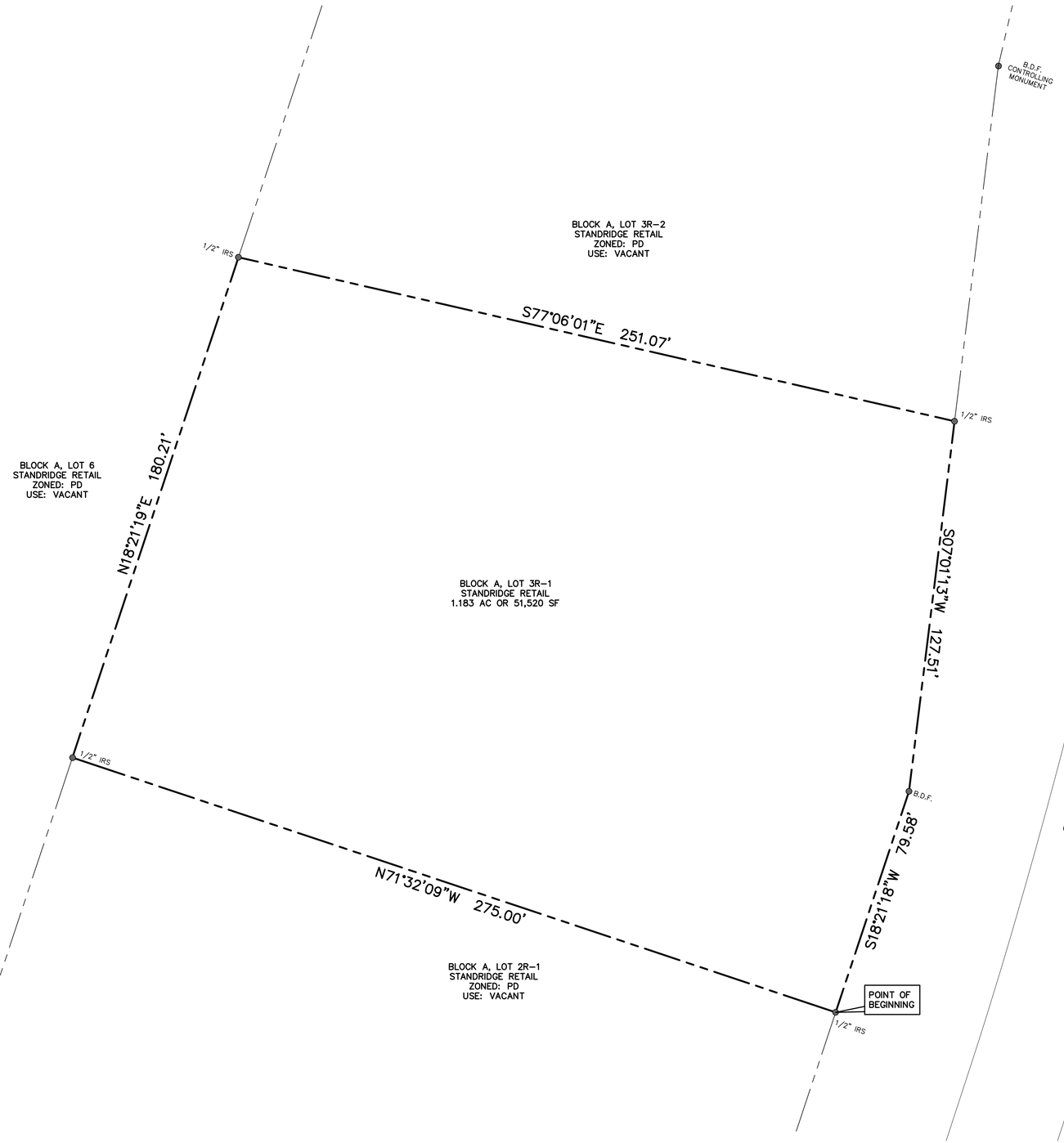
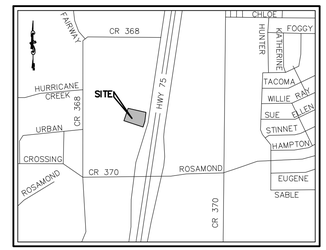


EXHIBIT A



VICINITY MAP
NOT TO SCALE

N

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

CENTRAL EXPRESSWAY
US HIGHWAY 75
(SOUTH BOUND SERVICE ROAD)
(A VARIABLE WIDTH RIGHT-OF-WAY)

LEGAL DESCRIPTION

Being all that certain 1.186 acre tract of land situated in the Henry Smith Survey, Abstract No. 822, City of Anna, Collin County, Texas, same being a portion of that certain tract of land conveyed to DSF Standridge, LP, by Special Warranty Deed recorded in County Clerk's File No. 2025000082424, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a bronze "Texas Department of Transportation R.O.W." disk monument found (hereinafter referred to as disk monument found) for the most easterly southeast corner of said DSF Standridge tract, same being the north end of a corner clip in the intersection of US Highway 75 (South Bound Service Road)(a variable width right-of-way) and County Road 370 (a variable width right-of-way);

THENCE along the common line of said DSF Standridge tract and said US Highway 75 as follows:
North 07 deg. 40 min. 57 sec. East, a distance of 186.15 feet to a disk monument found for angle point;
North 18 deg. 21 min. 18 sec. East, a distance of 504.54 feet to a 1/2 inch iron rod set with red plastic cap stamped "Peiser & Mankin SURV" (hereinafter referred to as 1/2 inch iron rod set) for the south corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE through the interior of said DSF Standridge tract as follows:
North 71 deg. 32 min. 09 sec. West, a distance of 275.00 feet to a 1/2 inch iron rod set for the west corner of the herein described tract;
North 18 deg. 21 min. 19 sec. East, a distance of 180.21 feet to a 1/2 inch iron rod set for the north corner of the herein described tract;
South 77 deg. 06 min. 01 sec. East, a distance of 251.07 feet to a 1/2 inch iron rod set for the east corner of the herein described tract, same being in the east line of said DSF Standridge tract, same being in the west right-of-way line of aforesaid US Highway 75;

THENCE along the common line of said DSF Standridge tract and said US Highway 75 as follows:
South 07 deg. 01 min. 13 sec. West, a distance of 127.51 feet to a disk monument found for angle point;
South 18 deg. 21 min. 18 sec. West, a distance of 79.58 feet to the POINT OF BEGINNING and containing 51,644 square feet or 1.186 acres of computed land, more or less.

SUP26-0002

ZONING EXHIBIT
DISCOUNT TIRE
BLOCK A, LOT 3R-1
STANDRIDGE RETAIL
1.183 ACRES, OR 51,520 S.F.
CITY OF ANNA, COLLIN COUNTY, TEXAS
HENRY SMITH SURVEY,
ABSTRACT NO. 822
MARCH 23, 2026

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

DISCOUNT TIRE
ANNA, TX

CONSTRUCTION DOCUMENT

NO.	REVISIONS DESCRIPTION	DATE

500.419	JOB NO.
03/23/2026	DATE
D.R.S	DRAWN BY
J.J.V.	CHECKED BY

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 03/23/2026

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER
03/23/2026

DRAWING TITLE
ZONING EXHIBIT

DRAWING NO.
EX1

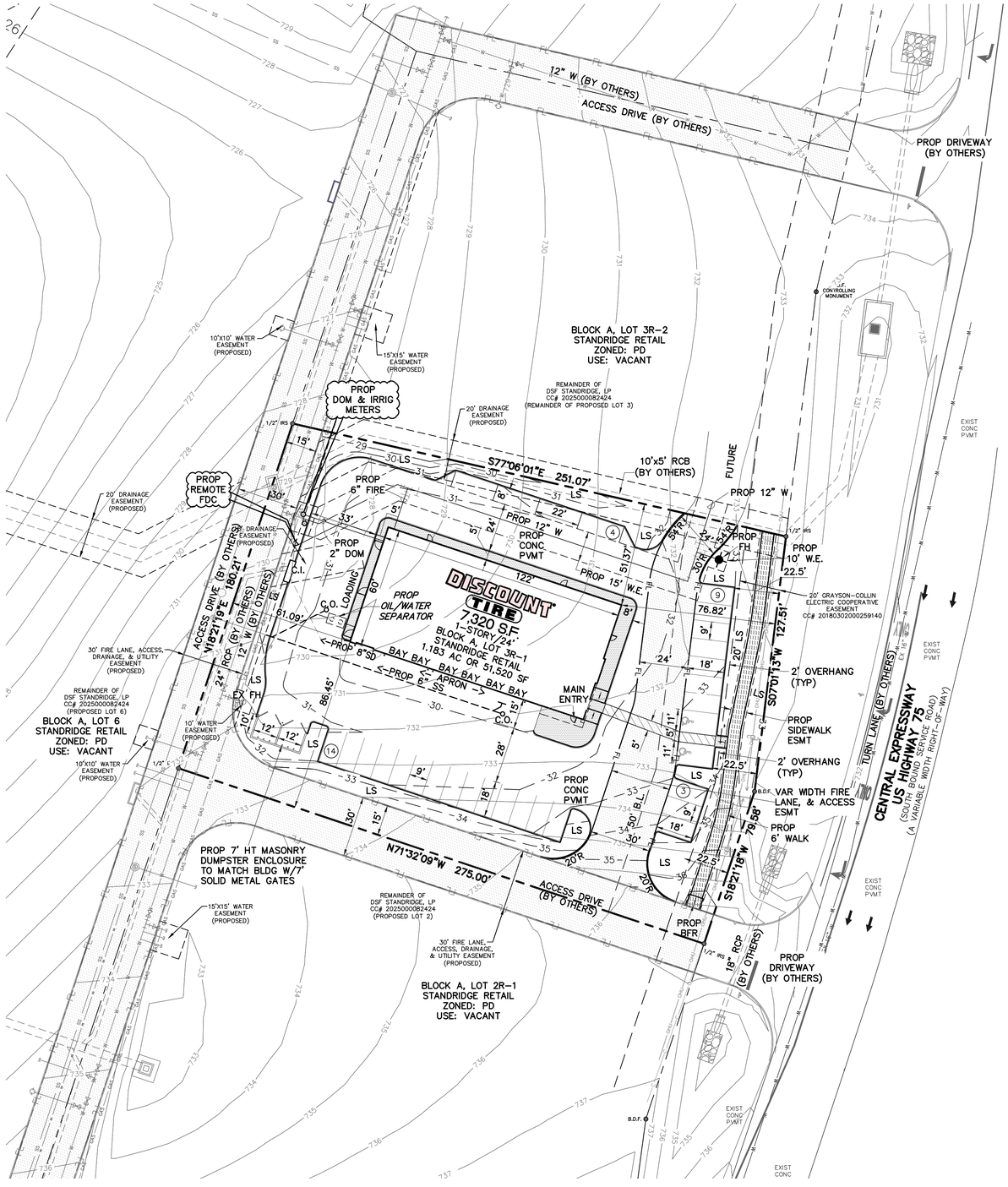


EXHIBIT B

NOTES

1. TOPOGRAPHY BASE ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC., DATED 02/10/2026.

SITE PLAN GENERAL NOTES

1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
5. MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITH SECTION 6-466 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE; NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

SITE SUMMARY

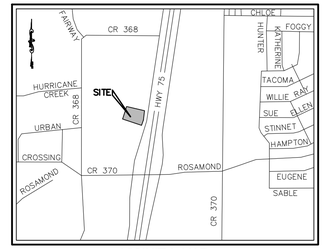
PRELIMINARY SITE PLAN
BLOCK C, LOT 1

GENERAL SITE DATA	
ZONING	PD W/C1/C2 USES
LAND USE	AUTO REPAIR, LIGHT
LOT AREA	1.183 ACRES, 51,520 SF
BUILDING FOOTPRINT AREA	7,320 SF
TOTAL BUILDING AREA	7,320 SF
BUILDING HEIGHT	1-STORY
BUILDING HEIGHT	24'
LOT COVERAGE	14.2%
PARKING	
PARKING RATIO (1/500 SF)	
REQUIRED PARKING	15
TOTAL PARKING PROVIDED	30
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2

OWNER:
DSF STANDRIDGE, LP
CONTACT: MATT MOORE
4215 W. LOVERS LANE, SUITE 250
DALLAS, TX 75209
PHONE: 817-201-6982

DEVELOPER:
DISCOUNT TIRE COMPANY
CONTACT: JONATHAN STRAWTHER
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ. 85255
PHONE: 480-606-5818
EMAIL: JONATHAN.STRAWTHER@DISCOUNTTIRECO.COM

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
EMAIL: JVASQUEZ@VASQUEZENGINEERING.COM



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
722	CONTOUR	25
	PARKING COUNT	(14)
FL / FL	FIRELANE	FL / FL
	WALK (PRVT)	
	WALK (CITY)	
GAS	GAS	
OHU	O.H. ELECTRIC	
W	WATER	PROP 12" W
S	SANITARY SEWER	<-PROP 6" SS
	STORM SEWER	PROP SD
C	TELEPHONE	
EX FH	FIRE HYDRANT	PROP FH
WV	WATER VALVE	
	WATER METER	
	LANDSCAPE	LS
	BUILDING LINE	B.L.
	BARRIER FREE RAMP	BFR
	INLET	C.I.
	FIRE DEPT. CONN	FDC
	WATER EASEMENT	W.E.

PSP26-0003

PRELIMINARY SITE PLAN

DISCOUNT TIRE
BLOCK C, LOT 1
STANDRIDGE RETAIL
1.183 ACRES, OR 51,520 S.F.
CITY OF ANNA, COLLIN COUNTY, TEXAS
HENRY SMITH SURVEY,
ABSTRACT NO. 822
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TX Registration # F-12266

DISCOUNT TIRE
ANNA, TX

CONSTRUCTION DOCUMENT

NO.	REVISIONS DESCRIPTION	DATE

500.419 JOB NO.
03/23/2026 DATE
D.R.S DRAWN BY
J.J.V. CHECKED BY

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 03/23/2026

STATE OF TEXAS
JUAN J. VASQUEZ
85852
PROFESSIONAL ENGINEER
03/23/2026

DRAWING TITLE
PRELIMINARY SITE PLAN

DRAWING NO.
PSP1

Item No. 7.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
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). (PD 26-0002)

SUMMARY:
The Planning & Zoning Commission may recommend to City Council:

- Approval as submitted,
- Approval with conditions/stipulations, or
- Denial

Recommended for approval to amend Ordinance No. 1111-2024-08 incorporating the Church Tract into the Planned Development as shown on the previously approved concept plan in accordance with the Church Tract Development Agreement (Res. No. 2025-12-1873).

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	3/17/2026

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

History

2011: Original Mantua Planned Development Zoning

2024: Development Agreement, Annexation and Zoning of Liberty Hills

2025: Church Tract Development Agreement (Res. No. 2025-12-1873)

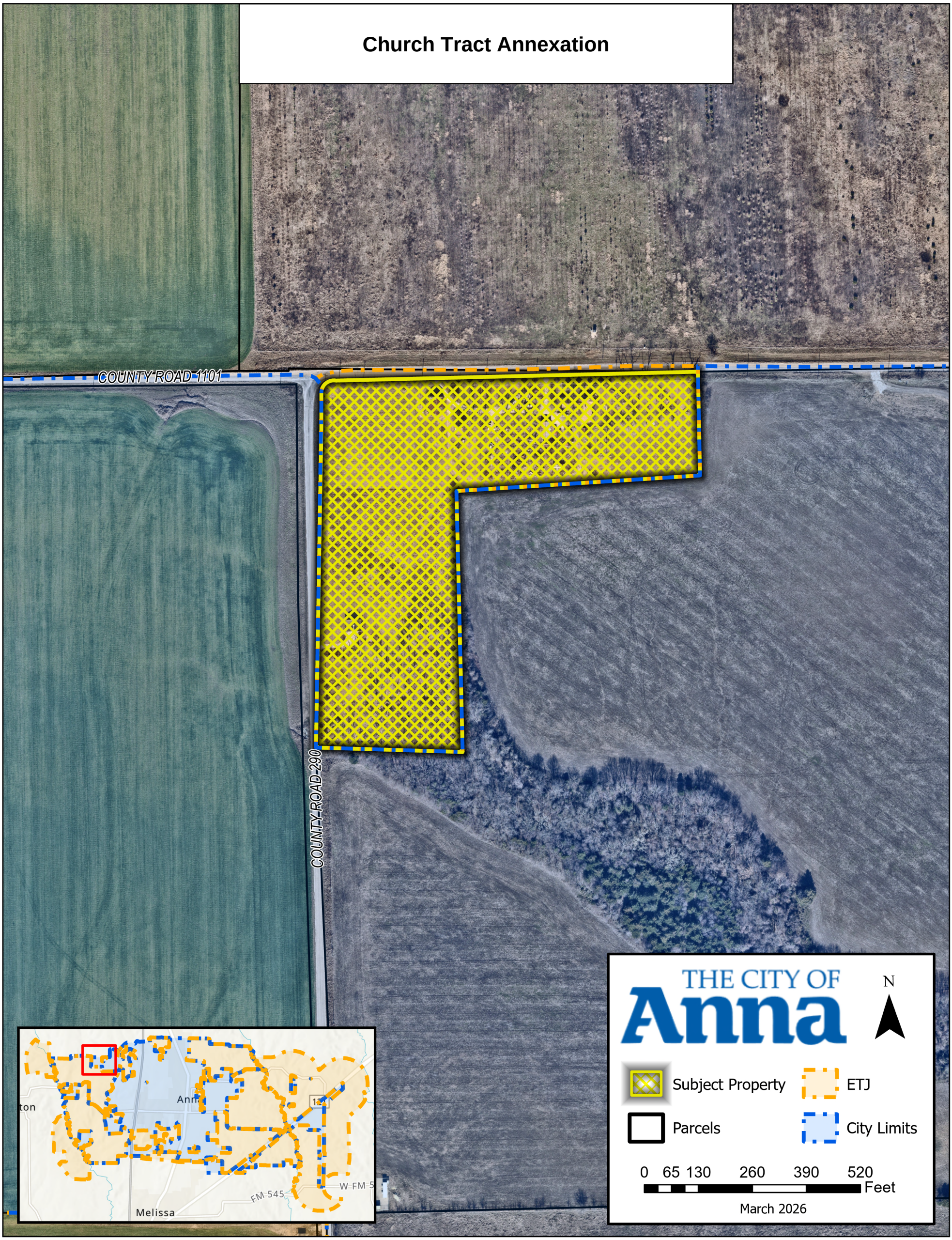
As shown in the attached Concept Plan, the 10 acres has been incorporated into the Liberty Hills development for single-family residential uses.

Staff recommends approval to amend Ordinance No. 1111-2024-08 incorporating the Church Tract into the Planned Development as shown on the previously approved concept plan.

ATTACHMENTS:

1. Locator Map - Liberty Hills Church Tract (PD 26-0002)
2. Exhibit A1 (Metes & Bounds) - Liberty Hills Church Tract (PD 26-0002)
3. Exhibit A2 (Boundary Exhibit) - Liberty Hills Church Tract (PD 26-0002)
4. Exhibit B (Approved Concept Plan) - Liberty Hills Church Tract (PD 26-0002)

Church Tract Annexation



SITUATED in the County of Collin, State of Texas, being a part of the Zachariah in the County of Collin, State of Texas, being a part of the Zachariah Roberts Survey, Abstract No. 760 and being a re-tracement survey of the “called” 10.669 called” 10.669 10.669 acre tract conveyed by Warranty Deed from Raymond Powell and Alma Powell to Delmore A. M. Church and Joyce Church on January 5, 1968 as recorded in Volume 702, Page 585, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a mag-nail found in the North line of said Zachariah Roberts Survey, in at a mag-nail found in the North line of said Zachariah Roberts Survey, in the pavement of County Road 290, a public road, in the South line both the John Batterton Survey, Abstract No. 94 and the 666.61 acre tract (Tract 1) conveyed to MM Mantua 701, LLC, as recorded in Doc. No. 2024000100812, Official Public Records, Collin County, Texas, at a Northwesterly corner of the 341.162 acre tract conveyed to VC Liberty Hills, LLC, as recorded in Inst. No. 2024000150080, said Official Public Records, and being the Northeast corner of said Church “called” 10.669 ac.; called” 10.669 ac.; 10.669 ac.;

THENCE South 01 deg. 14 min. 31 sec. East, with a Westerly line of said VC Liberty South 01 deg. 14 min. 31 sec. East, with a Westerly line of said VC Liberty Hills, LLC 341.162 ac. and an Easterly line of said Church "called" 10.669 ac., PASSING a PASSING a a 1/2 inch capped rebar set (RPLS 6578) at 30.00 ft. and continuing for a TOTAL distance TOTAL distance distance of 251.92 ft. to the Northwest base of 12-inch wood post at an Ell corner of said VC Liberty Hills, LLC 341.162 ac. and the most Easterly Southeast corner of said Church called” 10.669 ac.; 10.669 ac.;

THENCE South 86 deg. 35 min. 40 sec. West, with a Northerly line of said VC Liberty South 86 deg. 35 min. 40 sec. West, with a Northerly line of said VC Liberty Hills, LLC 341.162 ac. and a Southerly line of said Church "called" 10.669 ac., a distance of 587.48 ft. to a 1/2 inch rebar found at a Northwesterly corner of said VC Liberty Hills, LLC 341.162 ac., and an Ell corner of said Church “called” 10.669 ac.; called” 10.669 ac.; 10.669 ac.;

THENCE South 01 deg. 19 min. 24 sec. East, with an Easterly line of said Church South 01 deg. 19 min. 24 sec. East, with an Easterly line of said Church "called" 10.669 ac., a distance of 628.00 ft. to a 1/2 inch rebar found at the most Southerly Southeast corner of said Church 10.669 ac., FROM which a 1/2 inch capped FROM which a 1/2 inch capped which a 1/2 inch capped rebar found (RPLS 6578) at an Ell corner of said VC Liberty Hills, LLC 341.162 ac. bears South 88 deg. 23 min. 28 sec. East, 3.61 ft.;

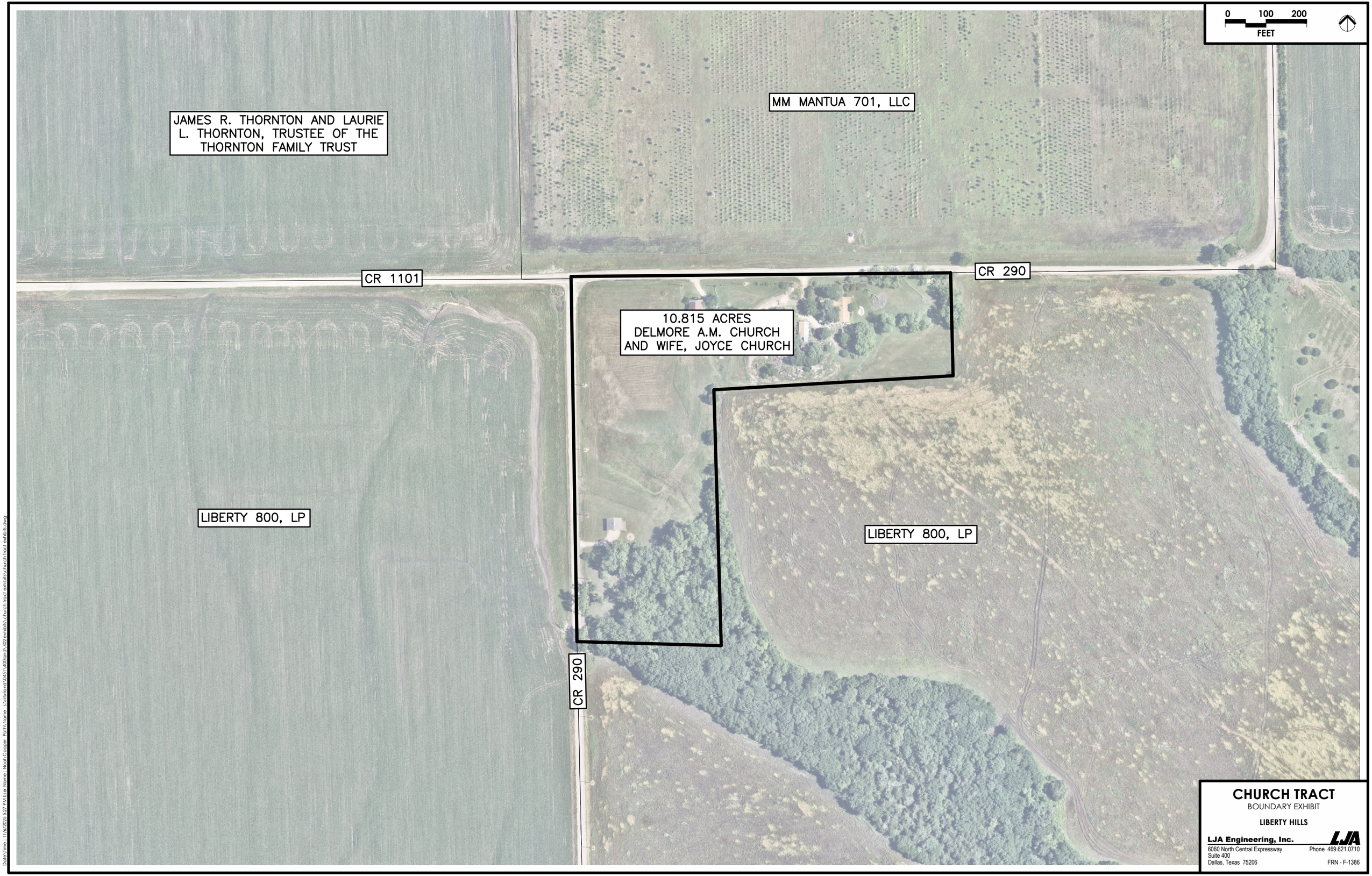
THENCE North 88 deg. 23 min. 28 sec. West, with a Northerly line of said VC Liberty North 88 deg. 23 min. 28 sec. West, with a Northerly line of said VC Liberty Hills, LLC 341.162 ac.

and the Southerly line of said Church "called" 10.669 ac., PASSING a PASSING a a 1/2 inch rebar found at 321.96 ft., which bears South 0.29 ft., and continuing for a TOTAL TOTAL distance of 350.70 ft. to a mag-nail found in or near the centerline of said County Road 290, in the West line of said Zachariah Roberts Survey and in the East line of both the Joseph Britten Survey, Abstract No. 72 and the "called" 103 acre tract conveyed to James R. Thornton & Lauriel L. Thornton, Trustees of the Thornton Family Trust, as recorded in Inst. No. 20210430000877560, said Official Public Records, at the most Westerly Northwest corner of said VC Liberty Hills, LLC 341.162 ac. and the Southwest corner of said Church called" 10.669 ac.; 10.669 ac.;

THENCE North 01 deg. 10 min. 35 sec. West, with or near the centerline of said North 01 deg. 10 min. 35 sec. West, with or near the centerline of said County Road 290, the East lines of both said Joseph Britten Survey and Thornton Family Trust 103 ac. and the West lines of both said Zachariah Roberts Survey and Church "called" called" 10.669 ac., a distance of 890.19 ft. to a mag-nail with flasher set at the Northeast corner of both said Thornton Family Trust 103 ac. and Joseph Britten Survey and a Southeasterly corner of said MM Mantua 701, LLC 666.61 ac., lying at the intersection of said County Road 290 and County Road 1101, a public road to the West;

THENCE North 01 deg. 20 min. 48 sec. West, continuing with the Westerly line of both North 01 deg. 20 min. 48 sec. West, continuing with the Westerly line of both said Zachariah Roberts Survey and Church "called" 10.669 ac.,, a distance of 5.80 ft. to a mag-nail with flasher set at the Northwest corner of both said Church "called" 10.669 ac. called" 10.669 ac. 10.669 ac. and Zachariah Roberts Survey and an Ell corner of said MM Mantua 701, LLC 666.61 ac.;

THENCE North 89 deg. 27 min. 08 sec. East, along the pavement of said County Road North 89 deg. 27 min. 08 sec. East, along the pavement of said County Road 290, with the South lines of both said John Batterton Survey and MM Mantua 701, LLC 666.61 ac. and the North lines of said Zachariah Roberts Survey and said Church "called" called" 10.669 ac., a distance of 935.50 ft. to the PLACE OF BEGINNING and containing 10.828 PLACE OF BEGINNING and containing 10.828 and containing 10.828 10.828 ACRES of land. of land.



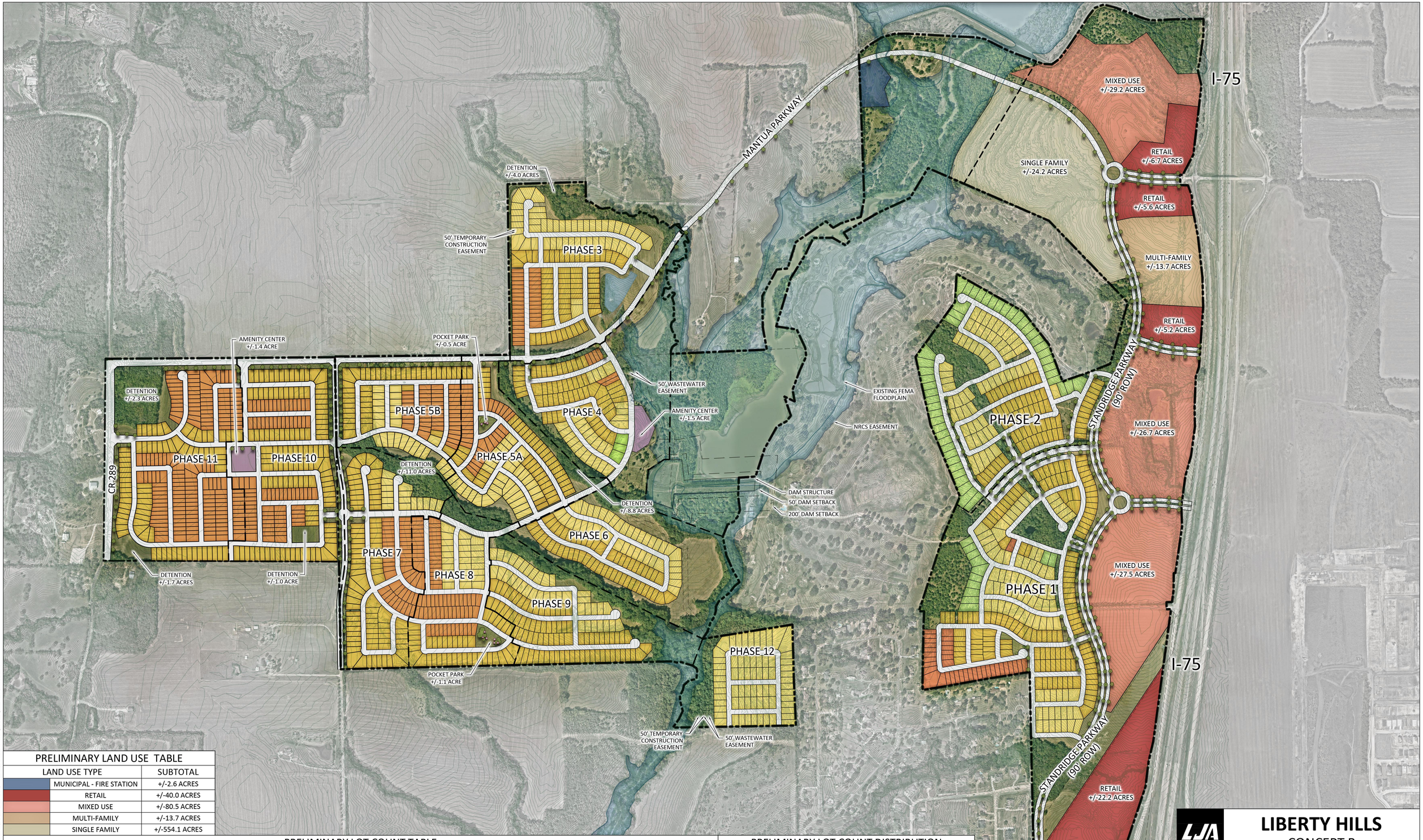
CHURCH TRACT

BOUNDARY EXHIBIT

LIBERTY HILLS

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

Date\Time : 11/6/2025 5:27 PM User Name : Noah Cooper Path\Name : s:\ntx-land\0451\400land\402 exhibits\church tract exhibits\church tract exhibits.dwg



PRELIMINARY LAND USE TABLE

LAND USE TYPE	SUBTOTAL
MUNICIPAL - FIRE STATION	+/-2.6 ACRES
RETAIL	+/-40.0 ACRES
MIXED USE	+/-80.5 ACRES
MULTI-FAMILY	+/-13.7 ACRES
SINGLE FAMILY	+/-554.1 ACRES

PRELIMINARY LOT COUNT TABLE

RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5A	PHASE 5B	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	PHASE 12	SUBTOTAL
40' x 120'	-	-	33	6	35	47	-	46	73	-	76	172	-	488
45' x 120	37	-	-	-	-	-	-	-	-	-	-	-	-	37
50' x 120'	139	70	66	59	46	43	53	83	40	79	122	76	-	876
60' x 120'	81	64	49	28	34	25	40	15	26	38	-	-	69	469
70's x 120'	12	48	-	3	-	-	-	-	-	-	-	-	-	63
TOTAL LOT	269	182	148	96	115	115	93	144	139	117	198	248	69	1933

PRELIMINARY LOT COUNT DISTRIBUTION

PHASE 1-2		PHASE 3-9		PHASE 10-11		PHASE 12		TOTAL	
-	-	240	24.8%	248	55.6%	-	-	488	25.2%
37	8.2%	-	-	-	-	-	-	37	2.0%
209	46.3%	469	48.5%	198	44.4%	-	-	876	45.3%
145	32.2%	255	26.4%	-	-	69	100.0%	469	24.3%
60	13.3%	3	0.3%	-	-	-	-	63	3.2%
451		967		446		69		1933	

LJA

Planning & Landscape Architecture

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

2150 South Central Expressway
Suite 380, McKinney, Texas 75070
P 214.620.2741

LIBERTY HILLS
CONCEPT B

0 400' 800'

CITY OF ANNA ETJ, COLLIN COUNTY, TEXAS

DRWN BY:	AMR
CHKD BY:	JP
DATE	10/17/2025
PROJECT NUMBER	NT2678-0451 NT5880-0451

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

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Item No. 7.c.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Article 9.04 (Zoning Ordinance) adopting regulations as it pertains to drone delivery infrastructure. (TA 26-0002)

SUMMARY:
The Planning & Zoning Commission may:

- Choose to table this item to the May 4, 2026, P&Z meeting or
- Recommend to City Council:
  - Approval as written,
  - Approval with recommended changes, or
  - Denial

This item is tentatively scheduled for the April 28, 2026 City Council meeting.

BACKGROUND:

Date Submitted	03/02/2026	**Jurisdiction**	City Limits
Requested Action	To establish regulations pertaining to drone delivery infrastructure.		
Public Notice	Newspaper & Website		

History:

- 2024/2025: Zipline worked with City Staff to amend the Walmart Planned Development to create regulations allowing drone delivery infrastructure.
- January 2026: Representatives from Zipline met with various Council members and City Staff to discuss the current operations and introduce future expansion of drone utilization with "Zipping Points".
- March 2, 2026: City staff brought forward information regarding drone delivery infrastructure to discuss if zoning regulations should be adopted. The Planning & Zoning Commission called for this Public Hearing.

In the attached draft regulations, the proposed language includes:

- Definitions of a Commercial Drone Delivery Hub and Drone Delivery Pick-Up Kiosk.
- Location requirements of Drone Delivery Hubs and Drone Delivery Pick-Up Kiosks including when it would be permitted by right or by specific use permit, and
- Staff-approval of parking space reduction in certain circumstances.

Staff recommends that the Planning & Zoning Commission hear feedback from neighbors, discuss, and provide direction to staff for changes to the proposed text and/or make a recommendation to City Council.

ATTACHMENTS:

1. Text Amendment for Drone Delivery Infrastructure (TA 26-0002)

Proposed Modifications to Article 9.04 (Zoning Ordinance)
for Drone Delivery Infrastructure

Sec. 9.04.028 Use Table

Infrastructure Uses

Commercial Drone Delivery Hub

Allowed by right C-2, I-1, & I-2

Allowed by SUP in AG & C-1

No additional parking is required.

Drone Delivery Pick-Up Kiosk

Allowed by right in AG, MF, C-1, C-2, MU, I-1, & I-2

Allowed by SUP in DT

No additional parking is required.

Sec. 9.04.037 Infrastructure Use-Specific Standards

(c) Commercial Drone Delivery Hub

(1) The location of the commercial drone delivery hub area shall be designated on an approved site plan and shall not be placed:

(A) Within any required building setbacks;

(B) Within any required landscape edge;

(C) Within fire lanes, easements, maneuvering aisles, customer pick- up lanes, or required loading zones and parking spaces;

(D) So as to obstruct visibility or interfere with pedestrian or vehicle circulation; or

(E) In front of the main building unless approved with a specific use permit.

(2) Distance Separation

(A) Allowed by right if located:

(i) More than 200 feet from any Single-Family Residential or Mixed-Density Residential Zoning District or a Single-Family Dwelling in an Agricultural Zoning District; and

(ii) More than 150 feet from any Multi-Family residential zoning district; and

(iii) More than 1,000 feet from another Commercial Drone Delivery Hub.

(iv) More than 500 feet from the property line on an Agriculture Use lot.

(B) A Specific Use Permit is required if located less than the aforementioned distances.

(C) No additional distance separation is required from the Extraterritorial Jurisdiction.

(3) Maximum area: 5,000 square feet per 10 acres in C-2 Zoning Districts

(4) Screening: See Sec. 9.04.046

(d) Drone Delivery Pick-Up Kiosk

(1) The location of the commercial drone delivery hub shall be designated on an approved site plan and shall not be placed:

(A) Within any required building setbacks;

(B) Within any required landscape edge;

(C) Within fire lanes, easements, maneuvering aisles, customer pick- up lanes, or required loading zones and parking spaces;

(D) So as to obstruct visibility or interfere with pedestrian or vehicle circulation; or

(E) In front of the main building unless approved with a specific use permit.

(2) Distance Separation

(A) Allowed by right if located:

(i) More than 100 feet from a Single-Family Residential Zoning District or Dwelling, and

(ii) More than 50 feet from any Multi-Family residential zoning district except is permitted when requested on a Multi-Family dwelling lot.

(B) A Specific Use Permit is required if less than the aforementioned distances.

(C) No additional distance separation is required from the Extraterritorial Jurisdiction.

(3) Maximum area: 300 square feet per acre

(4) Maximum Height: Must comply with the zoning district's height requirements but not exceed the height of the primary building.

(5) Screening: See Sec. 9.04.046

Sec. 9.04.043. Parking

(g) Adjustments and Reductions to Parking Requirements.

(2) Adjustments and Reductions by the Director.

(G) Drone Delivery Pick-Up Kiosk. The required number of spaces may be reduced by one (1) to accommodate a drone delivery pick-up kiosk in the following circumstances:

(i) Individually platted and stand-alone restaurants or retail buildings that require 20 or more off-street parking spaces.

(ii) Multi-tenant buildings or multiple buildings on one lot that require 30 or more total off-street parking spaces.

(iii) Industrial uses with 10 or more required off-street parking spaces.

Sec. 09.04.046 Screening and Fencing

(3)

(A) Height.

Table 29

Screening	Minimum Height	Maximum Height
Commercial Drone Delivery Hub	8 ft	15 ft
Drone Delivery Pick-Up Kiosk	5 feet	8 feet

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

(O) Commercial Drone Delivery Hubs shall be fenced on all sides and shall be screened from view from the public right-of-way and from adjacent residential property.

(P) Drone Delivery Pick-Up Kiosk shall be screened from the public right-of-way if located in front of the main building.

Sec. 9.04.081 Land Use Terms

Commercial Drone Delivery Hub

An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by unmanned aircraft systems (UAS) approved by the Federal Aviation Administration to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities. This use is for permanent infrastructure and overnight storage of UAS.

Drone Delivery Pick-Up Kiosk

An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by unmanned aircraft systems (UAS) approved by the Federal Aviation Administration to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities. This use is for temporary stops and no overnight storage of UAS.

Item No. 7.d.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
Staff Contact: Jeff Freeth

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a recommendation of the Parks Master Plan.

SUMMARY:
The Planning & Zoning Commission may recommend to City Council:

- Approval as submitted,
- Approval with recommended changes, or
- Denial

This item is tentatively scheduled for the April 14, 2026 City Council meeting.

BACKGROUND:
The Anna 2050 Parks, Open Space, Trails and Recreation Master Plan was adopted by City Council on April 27, 2021. Typically, park master plans are updated every five to seven years so that the evolving recreational needs of the community are considered and accounted for. Though it has been less than four years since adoption, Anna's unprecedented growth and changing demographics warrant an update. In addition, many of the projects specifically identified in the current park master plan have been completed or are underway, including the skatepark, pickleball courts, trail segments and Bryant Park. Finally, some of the larger projects envisioned in the current plan are ready for refinement through additional public input. The two most significant projects for future consideration are a recreation center and a sports complex.

The City Council considers updating the park system master plan to be beneficial to the neighbors of Anna, Texas, meeting several goals and objectives set forth in the Strategic Plan.

On January 14, 2025, Council approved a resolution approving an amendment to the Master Agreement for Professional Services 2021-2026 with Freese & Nichols, Inc. with a Professional Services Project Order (PSPO) for planning work associated with an update to the park system Anna 2050 Parks, Open Space, Trails and Recreation Master Plan.

The update to the Master Plan was utilized to receive up-to-date feedback from the community, appointed officials, and elected officials, identify new and changing community needs, and re-prioritize the remaining projects identified in the current plan.

The plan update included input from our neighbors, the Parks and Recreation Advisory

Board, local partnered organizations such as the Greater Anna Chamber of Commerce, Anna Independent School District, and Anna Sports Group, Economic Development and local businesses, developers, Community Services staff and department leaders from Development Services, Economic Development, Public Works, and Finance.

These efforts included the following:

Survey

The survey was open to neighbors from May 17 to June 19th. The survey was promoted through the City's weekly newsletter, email invitation to any past or present recreation program participant, mailed postcards to all households with an Anna zip code, a booth at the May 17th, 2025 Touch-a-Truck Event, and signs with QR codes at all the city's parks. This resulted in a remarkable 814 submitted surveys.

Virtual input meetings

- Youth Sports Coaches and Partnered Organizations – (May 28, 2025, at 6PM and June 17, 2025, at 6PM)
- Developers and Anna ISD — (May 29, 2025, at 6PM)
- Economic Development and Local Businesses — (June 3, 2025, at 6pm)
- General Public (June 5, 2025, at 6pm)

In-person Meetings at the Parks and Recreation Advisory Board

- May 19, 2025 — Brainstorming and input
- June 16, 2025 — Presentation of inventory/existing facilities
- August 18, 2025 — Discussion of survey results
- September 15, 2025 — General open house and input session
- January 20, 2026—Discussion of needs assessment, recommendations and implementation

At its meeting on February 17th, the Parks and Recreation Advisory Board recommended the approval of the Anna 2050 Parks, Open Space, Trails and Recreation Master Plan.

The Anna 2050 Parks, Open Space, Trails and Recreation Master Plan was then presented to City Council on March 10, 2026, as a work session item.

The Plan is now before the Planning and Zoning Commission for review and recommendation to council of approval.

ATTACHMENTS:

1. City of Anna PROST Plan



CITY OF ANNA, TX

Parks, Recreation, Open Space, and Trails Master Plan Update

DRAFT | March 2026

Placeholder for resolution

ACKNOWLEDGMENTS

Mayor & City Council

Pete Cain, Mayor

Kevin Toten, Place 1

Nathan Bryan, Place 2

Stan Carver II, Place 3

Kelly Patterson-Herndon, Place 4

Elden Baker, Place 5

Manny Singh, Place 6

City Staff

Marc D. Marchand, Acting City Manager

Jeff Freeth, Acting Director of Community Services

Dalan Walker, Park Planning and Development Manager

Joseph Cotton, Director of Public Works

Kaleb Kentner, Director of Development Services

Natasha Roach, Interim Director of Economic Development

Terri Doby, Director of Finance

Lauren Mecke, Planning Manager

Parks Board

David Colegrove, Place 1

Madeline Madrid, Place 2

Nichole Hunt, Place 2 (former)

Alastair Hunte, Place 3

Kennon Weaver, Place 4

Choya Morrison, Place 5 (former)

Sheri Sachs, Place 5

Scott Gentry, Place 6

Rachel Sinagra, Place 6 (former)

Susan Jones, Place 7

Consultant Team

FREESE AND NICHOLS

Wilson Kerr, AICP, Project Manager

Daniel Harrison, AICP, Senior Advisor

Gail Ferry Katalenas, PLA, AICP, ASLA, Senior Parks Planner

Karen Chavez, Project Planner

Christopher Sison, Project Planner



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1 INTRODUCTION & COMMUNITY ANALYSIS



INTRODUCTION

PURPOSE

Parks and recreation opportunities are important community amenities that enhance the quality of life for City of Anna (City) neighbors. As the City continues to experience rapid growth, it is increasingly essential to maintain and expand the parks and recreation system to meet the evolving needs of current and future populations. High-quality, well-maintained parks and a diverse range of recreational venues and programs offer meaningful social opportunities for neighbors and visitors. These assets support the community's physical and mental well-being and reinforce Anna's identity as a strong and livable city.

This Parks, Recreation, Open Space, and Trails (PROST) Master Plan Update (Plan) establishes a strategic framework for developing, maintaining, and programming Anna's parks and recreation system and builds upon the City's Comprehensive Plan.

This PROST Master Plan:

- Identifies the implications of current community demographics and projected population growth as they relate to parks and recreation.
- Analyzes the current state of the City's parks, recreation facilities, open spaces, and trails.
- Identifies parks and recreation deficiencies and needs.
- Establishes goals, objectives and recommendations for the next five to 10 years.
- Prioritizes improvements to the parks and recreation system.
- Provides recommendations for additional funding opportunities.

City staff, elected and appointed officials, neighbors, and the private developers will use this document as a planning tool to understand local needs and move toward long-term community success. The Plan is intended to support local coordination efforts for Anna alongside Collin County, area school districts, local organizations, and sports leagues.



BENEFITS OF PARKS

Access to quality parks and recreation is an integral part of promoting livability in a community, as they provide a wide array of benefits, including:

Overall Well-Being

- Contact with nature helps improve overall well-being by providing spaces for recreation, relaxation, and connection to nature.
- Recreation provides multi-generational opportunities for mental, physical, social, and emotional stimulation.
- Parks serve as a third space where neighbors can meet and further strengthen community bonds.

Health Benefits

- Access to nature and recreation increases physical and psychological health.
- Play provides crucial developmental opportunities for children.
- Parks provide a place where people can be physically active to reduce stress, which in turn, can improve their mental and physical health.

Environmental Benefits

- Parkland helps to mitigate climate, air, and water pollution impacts.
- Preserved open space protects vital habitat for plants and wildlife.
- Parks foster environmental stewardship in neighbors.

Economic Benefits

- Parkland increases property values.
- High-quality parks and recreation can attract new residents and businesses.
- Unique park and recreation amenities can encourage tourism and associated economic benefits.



PLANNING PROCESS & TIME FRAME

In 2025, the City of Anna commissioned Freese and Nichols, Inc. to prepare a complete update to its PROST Master Plan. The Plan's analysis, vision and goals, recommendations, and prioritization were developed to create this overall guiding document for parks and recreation development.

The planning process included a variety of public engagement opportunities to allow public input to help shape all elements of the Plan. Engagement opportunities included Parks and Recreation Advisory Board meetings, stakeholder listening sessions, a public workshop, and an in-depth online public survey. Detailed documentation of the public input process can be found in Appendix A.

This Plan addresses parks and recreation needs over the next five to 10 years. Recommendations should be periodically re-evaluated to remain responsive to community needs and priorities. In alignment with Texas Parks and Wildlife Department (TPWD) master plan guidelines, the City should formally update the Plan every five years or sooner if significant growth or changes in community needs occur.

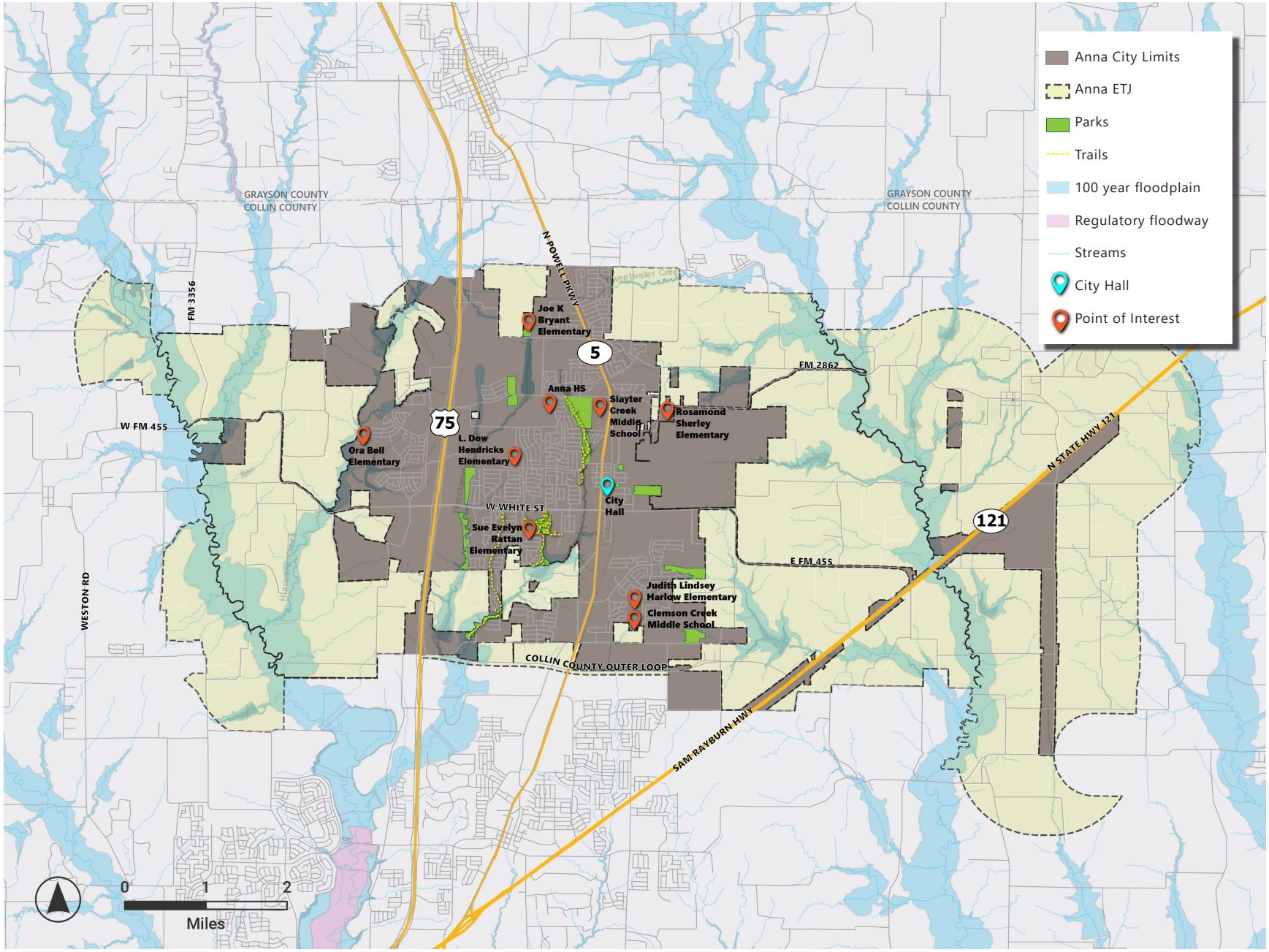
PLANNING AREA

The study area outlined in this Plan encompasses Anna's city limits and extraterritorial jurisdiction (ETJ), as indicated on the map on the following page.

The City of Anna is the primary governmental entity responsible for providing parks and recreation facilities for its neighbors. While the City will largely lead implementation, everyone in the community has a vested interest in seeing parks and recreation improve and succeed. Potential partners on implementation may include other governmental entities, local industry and businesses, and the neighbors of Anna.



Map 1. Planning Area



COMMUNITY CONTEXT

BRIEF HISTORY

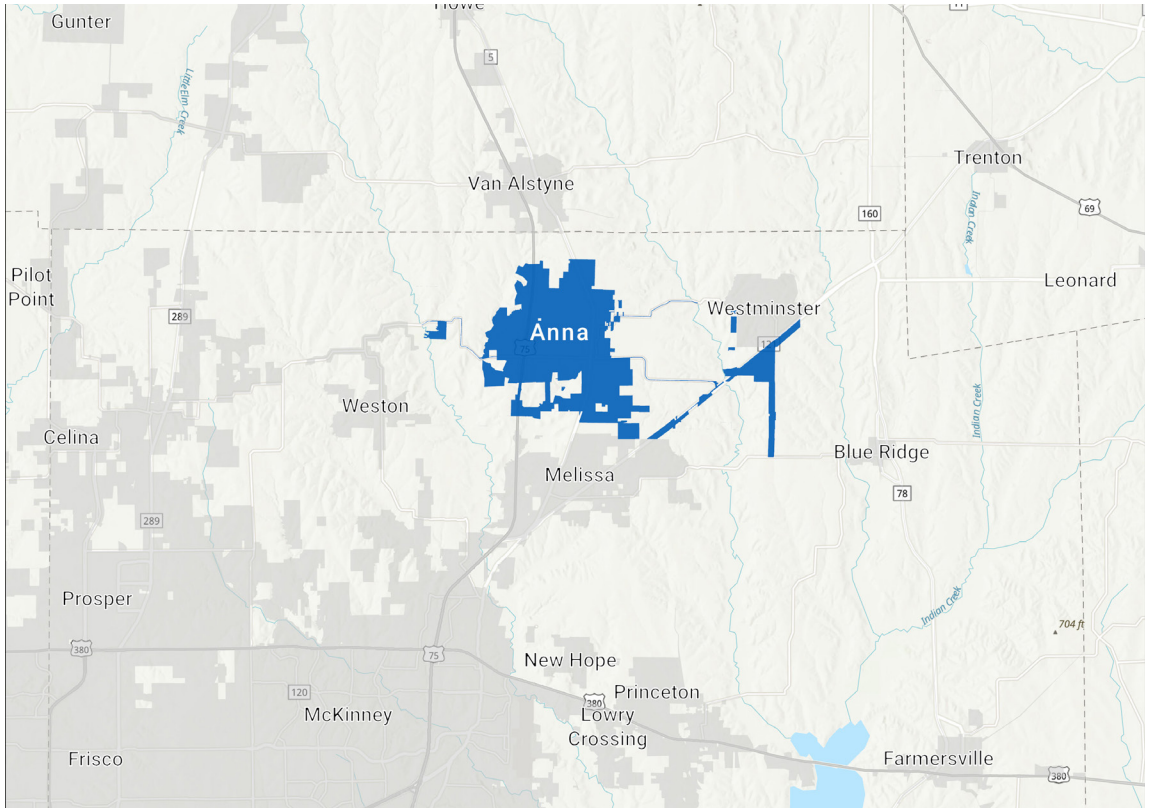
The City of Anna traces its roots to the late 19th century during the extension of the Houston and Texas Central Railway through north-central Collin County. The railway reached the area in 1872, and the community that formed along the line was named Anna. By the time the town was formally platted in 1883, it had a population of about 20, along with a few stores, a steam gristmill, a Baptist church, and a post office. Growth continued steadily, and by 1890 the population had reached between 100 and 200 residents.

Anna was officially incorporated in 1913, and John Flavel Greer, who built the town's first home and store, served as its first mayor. The early economy was closely tied to agriculture and rail transport, with additional rail lines introduced in the early 20th century. Over the decades, Anna remained a small rural community until the late 20th and 21st centuries, when growth from the Dallas-Fort Worth metroplex began extending northward.

REGIONAL CONTEXT

Anna is located in northern Collin County, approximately 45 miles north of downtown Dallas, along US 75 and SH 5. It is adjacent to Van Alstyne, Melissa, Westminster, and Weston. Its location within the rapidly expanding Dallas-Fort Worth metroplex has positioned Anna to be one of the fastest-growing cities in the United States. Its strategic location near high-growth communities such as McKinney, Melissa, and Sherman, enhances its regional connectivity.

Map 2. Regional Context



PREVIOUS PLANNING EFFORTS

Anna 2050 Parks, Trails and Open Space Master Plan

In 2021, the City initiated a process to update the Anna 2050 Parks, Trails and Open Space Master Plan to obtain and organize input from the community into a comprehensive document that has guided park development and recreational programming over the past four years. The planning effort included a detailed inventory and assessment of existing park conditions, programming, and community needs, including feedback from City staff and neighbors. The plan identified specific recommendations for improvements to the City's existing parks and facilities and strategic priorities for acquiring new parkland, enhancing recreational facilities, and expanding the trail network. In addition to physical improvements, the plan outlined an operational and organizational framework to support future staffing and resource needs. The strategies from the 2021 plan will inform the PROST Update planning process. While this Plan is technically a five-year update of the 2021 plan, the growth the City has experienced in the last five years has warranted a complete planning evaluation.

Some key accomplishments during the last five years include:

- New play structure and parking lot at Natural Springs Park.
- Design of Bryant Park.
- Pecan Grove Trail construction and connection to existing Park Place trail.
- Substantial renovations and additions to Slayter Creek Park (e.g., skatepark, shaded fitness court, and splash pad renovation, new restroom, redesigned disc golf course, parking lot expansion, and various new lighted sport courts).
- Improvements to Yank Park including, a new lighted half-court basketball court and playground lighting.
- Accessible playground, ballfield upgrades and lighting, and parking improvements at Johnson Park.
- Feasibility study for a recreation center.
- Activation of recreation programming (youth, adults, adult 50+), special events, and adding adaptive programming.
- Partnership with Anna ISD for youth sports programs.
- Design of Finley Park in Anna Town Square.
- Added developer-designed and construction neighborhood parks (Carol Park, John Flavel Greer Park, Hassie Lawrence Morgan Park, and Sherley Farms Park).

Anna 2050 Comprehensive Plan Update (2025)

In Fall 2024, the City launched an update to the Anna 2050 Comprehensive Plan in response to the rapid growth and change the community has experienced since the last planning effort in 2021. The update refines key land use recommendations and includes an updated Future Land Use Plan. The plan serves as a guiding document for managing growth, shaping development, and ensuring that Anna remains a vibrant community until 2050. Key recommendations that impact parks and recreation include:

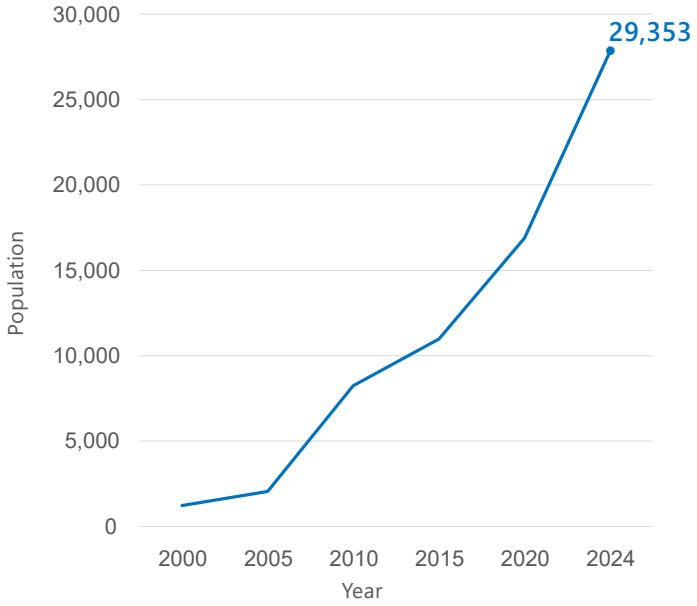
- Improve existing City-owned parks to better serve residents and support community wellness.
- Acquire developable properties based on key service criteria to expand the parks and recreation system.
- Consider incorporating standards, where appropriate, to evaluate new private development proposals on their efforts to provide outdoor open space with amenities and community gathering places.
- Identify and prioritize sidewalk and trail projects that connect the downtown core, neighborhoods, schools, and nearby amenities.
- Establish priorities for citywide facility development.
- Establish development incentives for the construction of new recreation facilities.

DEMOGRAPHICS

Understanding population growth is essential for planning the future of parks and recreation facilities. As Anna's population increases, so does the demand for parks, playgrounds, sports fields, walking trails, and other amenities that serve residents of all ages. In recent years, Anna has experienced rapid growth to an estimated population of 29,353 in 2025, an increase of nearly 10,000 people since 2021 (see Figure 1). Although this trend is expected to slow over time, growth will continue to shape the City's recreational needs.

Figure 2 and Figure 3 present the future population projections through 2045 using different Compound Annual Growth Rate (CAGR) scenarios. A high-growth scenario of 5.5% CAGR estimates a population of approximately 86,000 by 2045, while a more moderate 3.5% CAGR projects around 57,300 residents.

Figure 1. Anna Historic Population Growth



Source: ACS, 5-Year Estimates

The 5.5% scenario closely aligns with projections from the Texas Water Development Board. As Anna continues to grow, monitoring these trends will be key to ensuring parks and recreation facilities evolve to meet future demand.

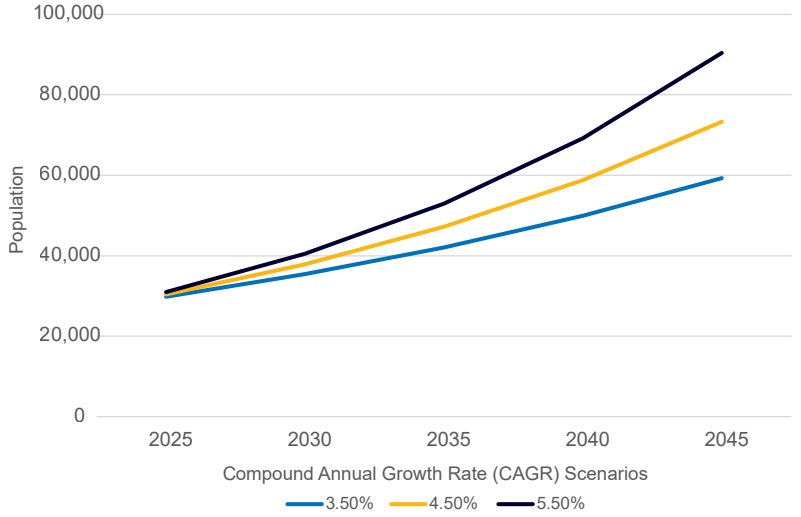
For the sake of this Plan, a 10-year projection to a population of 50,140 (5.5% CAGR) will be used when determining parks and recreation needs.

Figure 2. Linear Growth Rates*

Linear Growth Rates			
Year	3.5%	4.5%	5.5%
2025	28,797	29,075	29,353
2030	34,202	36,233	38,364
2035	40,621	45,153	**50,140**
2040	48,245	56,268	65,530
2045	57,300	70,121	85,646

**These growth rates were created using a base population of 27,823 from the 2024 ACS-5 Year Estimates, the most up-to-date numbers available during the planning process.*

Figure 3. Anna Population Projection Scenarios*



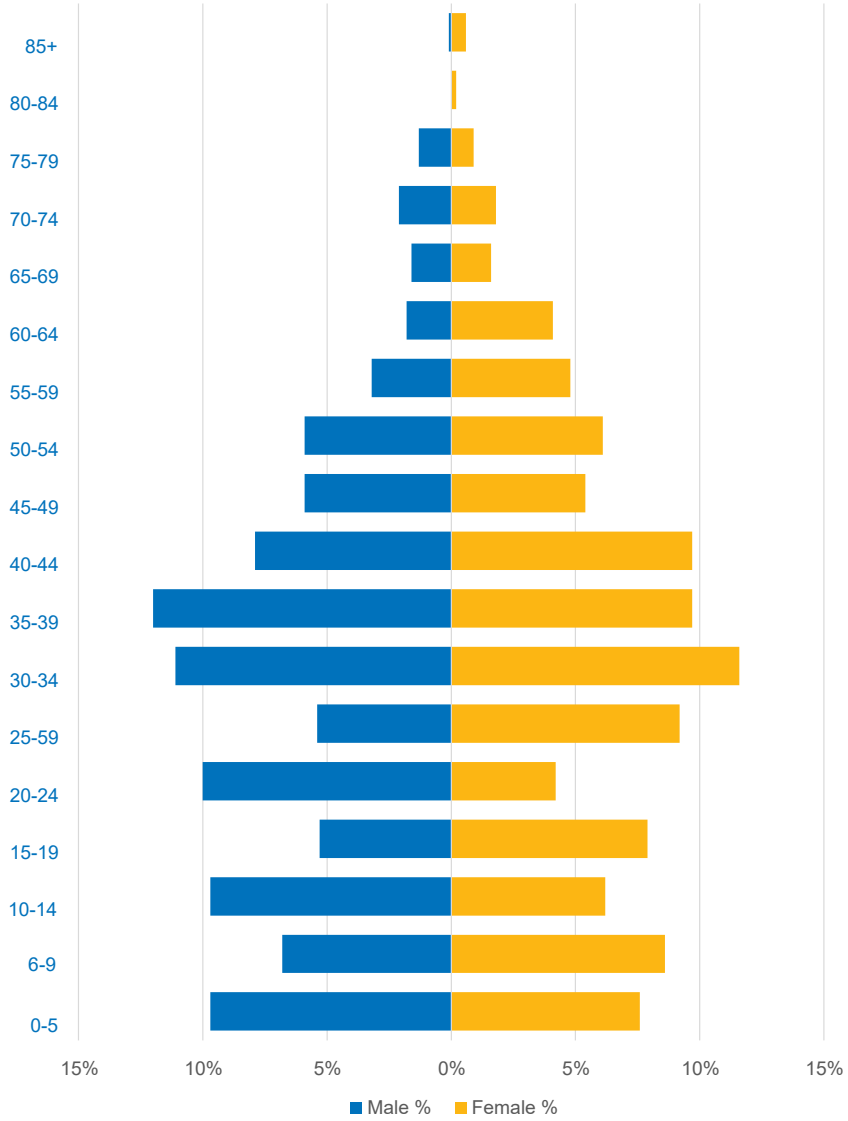
Age Distribution

Parks and recreation amenities play a vital role in enhancing the quality of life for residents of all ages, offering spaces for physical activity, social interaction, and community building. Facilities such as playgrounds and sports fields are particularly valued by families with young children, while walking trails and open spaces serve a wide range of age groups, making them key multi-generational assets.

In the City of Anna, the median age is 32.4 years, slightly younger than the Texas state median, indicating a relatively youthful population. The City's largest population cohorts are adults, ages 30 to 39. Notably, Anna has a higher-than-average proportion of children under the age of five and, more broadly, a strong presence of youth under age 14 (see Figure 4). As these children grow, it will be essential for the City to plan for their changing recreational needs by providing offerings for teens and young adults.

With the City's rapid population growth and increasing appeal to young families, Anna is likely to continue attracting a younger demographic. At the same time, it is important to maintain a balance by ensuring that amenities also serve adults of all ages and long-time residents. This indicates a need for a highly diverse parks and recreation system that can meet the varying and ever-changing needs of the community.

Figure 4. Age Distribution

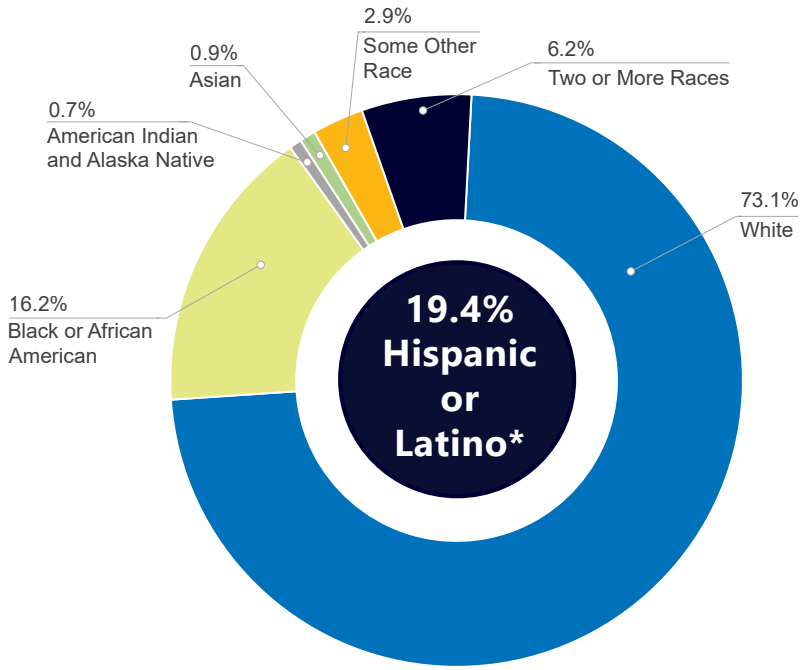


Source: ACS, 5-Year Estimates

Race and Ethnicity

Despite significant population growth in the last several years, Anna's racial and ethnic composition has remained relatively consistent over the last decade. White residents make up the largest share of the population at 73.1%, followed by Black or African American residents at 16.2%. Individuals identifying as Hispanic or Latino account for 19.4% of the population. The City should continue to provide programs and events that reflect the cultural and recreational preferences of all community members.

Figure 5. Race and Ethnicity



Source: ACS, 5-Year Estimates

*Hispanic or Latino is an ethnicity, not a race.

Household Income

According to recent data, the median household income in Anna is $99,375, which is slightly lower than the median for Collin County ($119,115) but higher than the state of Texas ($76,292). This indicates that Anna residents generally have a moderate to above-median income compared to the state, but slightly below the regional median. Income is an important consideration when determining the mix of fee-based versus free recreation opportunities offered to the community.

Figure 6. Median Household Income



Source: ACS, 5-Year Estimates

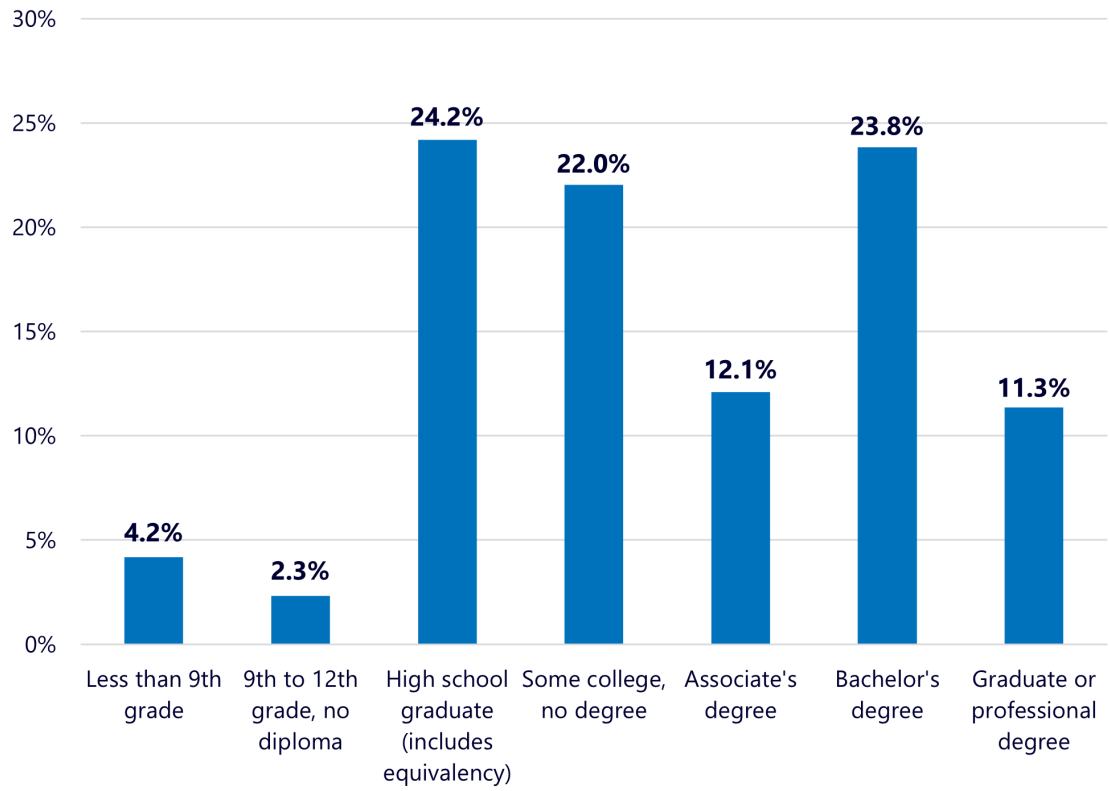
Educational Attainment

The educational attainment levels of Anna's residents reflect a diverse range of academic backgrounds. The largest group of residents, 24.2%, are high school graduates (including those with equivalency diplomas). A significant portion of the population, 22.0%, have attended some college but have not obtained a degree. Additionally, 12.1% hold an Associate's degree, while 23.8% have completed a Bachelor's degree. Graduate or professional degrees are held by 11.3% of the population. These numbers highlight the importance of offering accessible recreational and educational opportunities that meet the needs of all residents, such as after-school programs and educational initiatives.

Employment

Anna's workforce is diverse, with the largest sector being educational services, healthcare, and social assistance (26.5%), followed by retail trade (13.4%) and professional services (11.7%). Other notable sectors include wholesale trade, manufacturing, and arts, entertainment, and recreation. This variety underscores the importance of offering flexible, inclusive recreation programs that accommodate residents' diverse work schedules and interests.

Figure 7. Educational Attainment



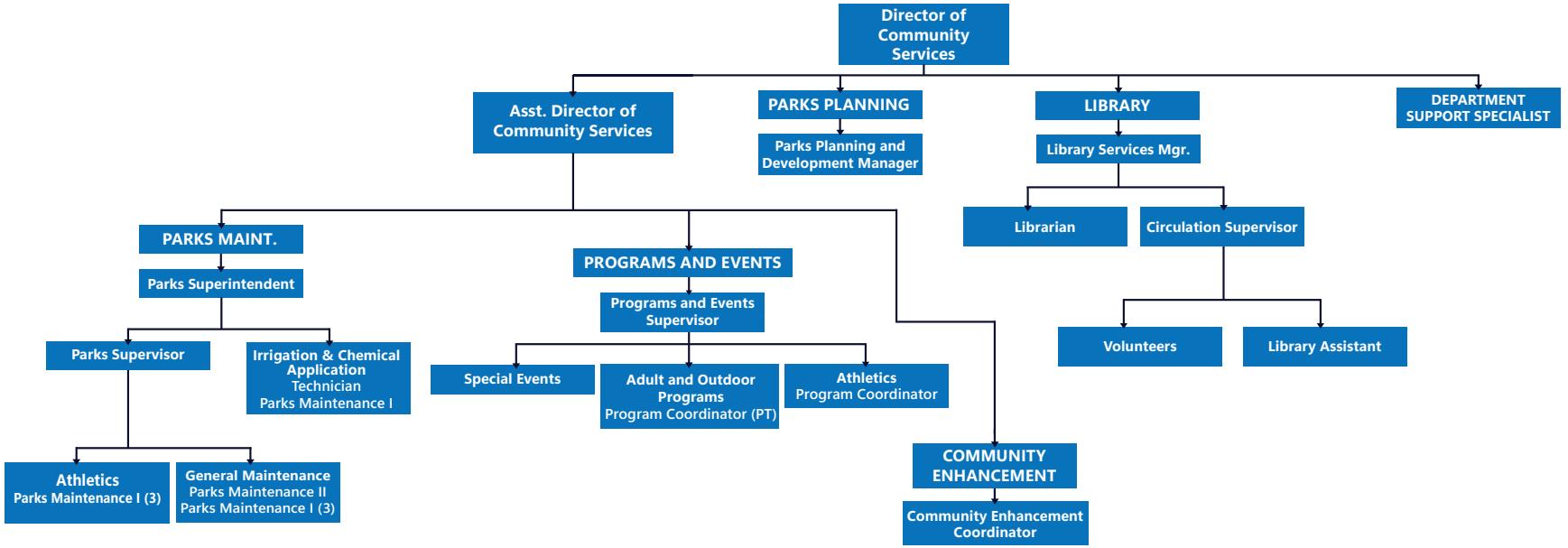
Source: ACS, 5-Year Estimates

ANNA COMMUNITY SERVICES DEPARTMENT

The Community Services Department oversees both recreation services and parks maintenance through its Parks Maintenance and Programs and Events Divisions. The department is staffed by 15 full-time and one part-time staff member, with 11 dedicated to park maintenance. The Programs and Events Division includes a supervisor and two coordinators, each responsible for distinct program areas: recreation, special events, adult, adult 50+ and outdoor programming. Current Program Coordinators also assist in all departmental programs and events, including collaborative efforts with the library.

Parks maintenance personnel are tasked with the upkeep of all City-owned parks and facilities and support community organizations that provide sports and recreational opportunities for residents. Approximately 25-30% of park maintenance staff's time is spent on the upkeep of non-parkland areas. While current staffing levels are sufficient to manage existing responsibilities, the department is proposing the addition of new staff to support current and additional programming efforts.

Figure 8. Anna Community Services Organizational Chart



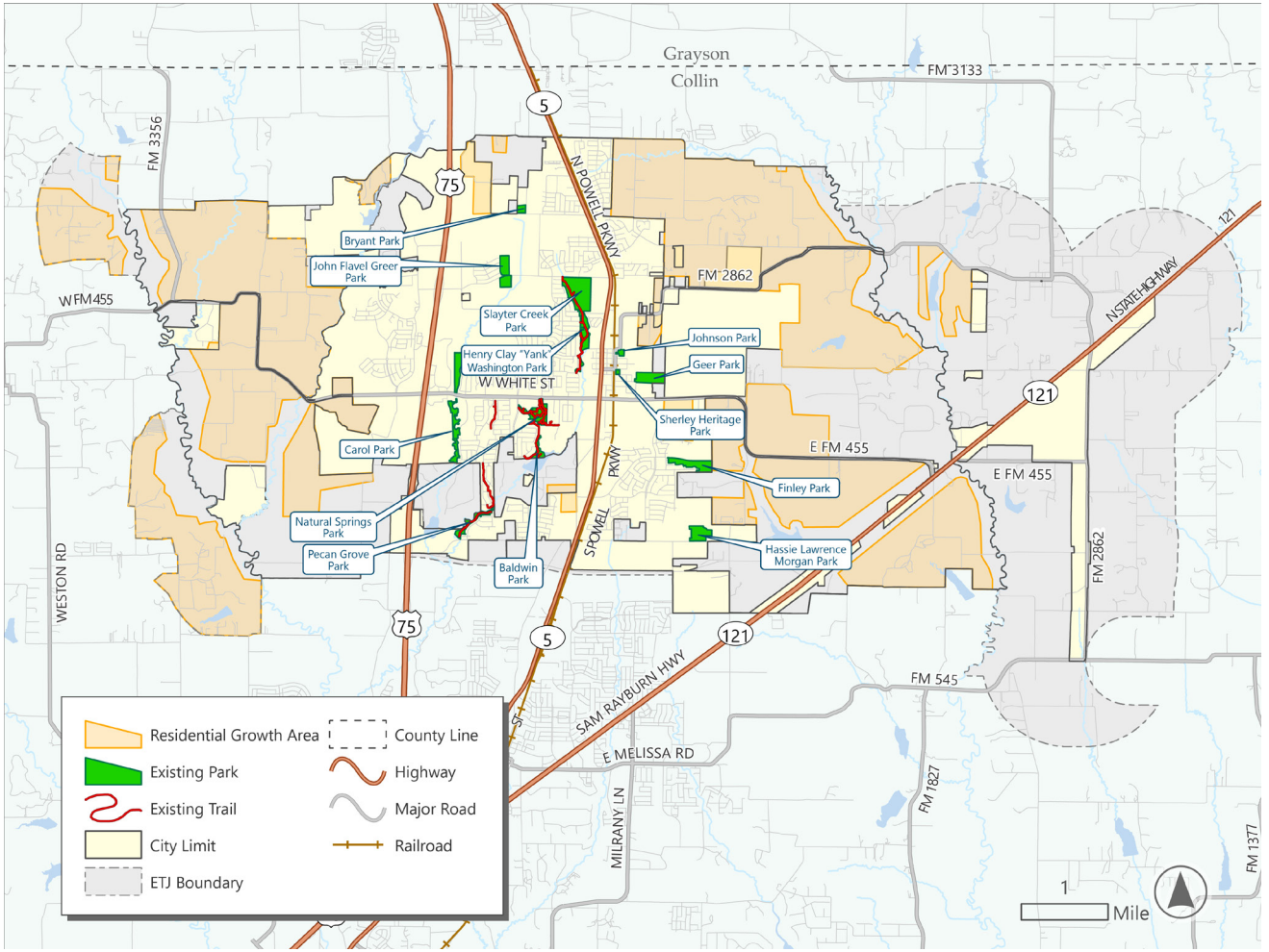
GROWTH AREAS

As Anna's population continues to grow, the demand for housing will rise, necessitating the development of additional residential areas. A coordinated effort to meet housing needs while also providing adequate parks and recreational spaces will be crucial to enhancing quality of life for the Anna community.

Figure 9 shows the residential growth areas in the City, including locations where current or future development may include a residential component. While parkland is needed in all residential areas, it is often more easily dedicated and/or developed in areas of new growth.

As the City plans for the future of its park system, it is important to locate parks near residential areas. Future parkland acquisitions and development should aim to provide sufficient park resources to serve any underserved neighborhoods.

Figure 9. Residential Growth Areas





2 PARKS & RECREATION INVENTORY



INTRODUCTION

This chapter provides a comprehensive list of existing parks and recreation assets in the City of Anna. The inventory includes City-owned parks and facilities. There are also a variety of privately owned parks (such as those provided by an HOA) and facilities owned by the school district (ISD) that provide recreational benefits to select groups throughout the community. This Plan primarily focuses on the public parks and recreation resources that are available to the whole community.

Following an overview of the parks system, a series of 13 park profiles provides more detailed information about each park. At the time of this Plan, there are a variety of parks, trails, and properties proposed for future development. These details will be noted in the applicable parks, but the primary intent of the inventory is to describe a snapshot of the existing parks and recreational system available for community use today. Finally, an overview of recreational programming is provided to highlight existing programs throughout the City.



PARKS AND FACILITIES INVENTORY

PARK CLASSIFICATIONS

Parks and open space systems include a variety of different types of parkland that meet the varying recreational needs in a community. Types vary by size, function, typical amenities, and service area. As the City grows and new park spaces are acquired, an adopted classification system should be used to guide the development of each type of park.

Neighborhood Parks (N)

Neighborhood parks are the foundation of a well-balanced park system and provide the daily park experiences for residents. They are designed to be located within walking or biking distance of the surrounding neighborhoods and serve as the social centers for residential districts in an active and passive capacity for a wide variety of age groups. Sherley Heritage Park is a local example of a neighborhood park.

Typical Size: 1 to 15 acres

Service Area: 1/4 to 1/2 mile radius

Characteristics and Considerations: These parks should be located in the center of neighborhoods with good public access. At least one side of the park should front a residential street. Sites should drain properly and be suitable for a variety of uses, such as playgrounds, sports courts, trail access, and areas for family functions.

Community Parks (C)

Community parks are large and versatile park types developed to serve the broader community. They are intended to meet the recreational needs of several neighborhoods. Park development should protect desirable natural amenities and include active and passive activities for all ages. Natural Springs Park is a local example of a community park.

Typical Size: 25 to 300 acres

Service Area: 1 to 3 mile radius

Characteristics and Considerations: These parks should be adjacent to desirable natural resources and have amenities such as athletic fields, pools, playgrounds, sports courts, picnic areas, and restrooms. Community parks should be connected to citywide trail networks and be conveniently accessed by cars. Park programming should include adequate space for off-street parking.



Sherley Heritage Park



Natural Springs Park

Regional Parks (R)

Regional parks are the largest type of park in a typical community's park system. The size varies depending on the purpose and character of the site. Regional parks provide recreational amenities for the entire community and even serve as a hub for surrounding communities. Slayter Creek Park is a local example of a regional park.

Typical Size: Varies from 10 acres to several thousand acres

Service Area: Up to 50 mile radius, depending on site features and amenities

Characteristics and Considerations: These parks can be located almost anywhere in the community. They should be accessible by car and connected to citywide trail networks for locals. Typical amenities include destination playgrounds, athletic courts and fields, trail systems, water activities, unprogrammed open space, and preserved natural areas.

Linear Parks (L)

Linear parks are typically located alongside linear natural features such as creeks or man-made features like utility easements. They often serve as connectors between multiple parks or points of interest within a city. They also safeguard wildlife routes and ecosystem function, or facilitate floodways and stormwater drainage.

Typical Size: Varies based on surrounding environment

Service Area: Varies based on amenities

Characteristics and Considerations: Linear parks include amenities for walking, jogging, bicycling and hiking. Trails may be paved or natural. At key nodes or trailheads, benches, water fountains, restrooms, and trash cans may be provided.





Splash Pad at Slayter Creek Park

Special Use Parks (S)

Special use parks include a broad range of specialized park and recreation facilities, often with a single major use. Typical examples of special use parks include dog parks, golf courses, skate parks, aquatic facilities, tennis complexes, ballfield complexes, or historic sites. There are no special use parks in Anna because the special use amenities (e.g., skate park) are integrated into other park types.

Typical Size: Varies

Service Area: Varies

Characteristics and Considerations: Special use parks serve varying user groups based on their programming. The location of these parks within the community and amenities will vary based on available land and appropriate adjacent uses.

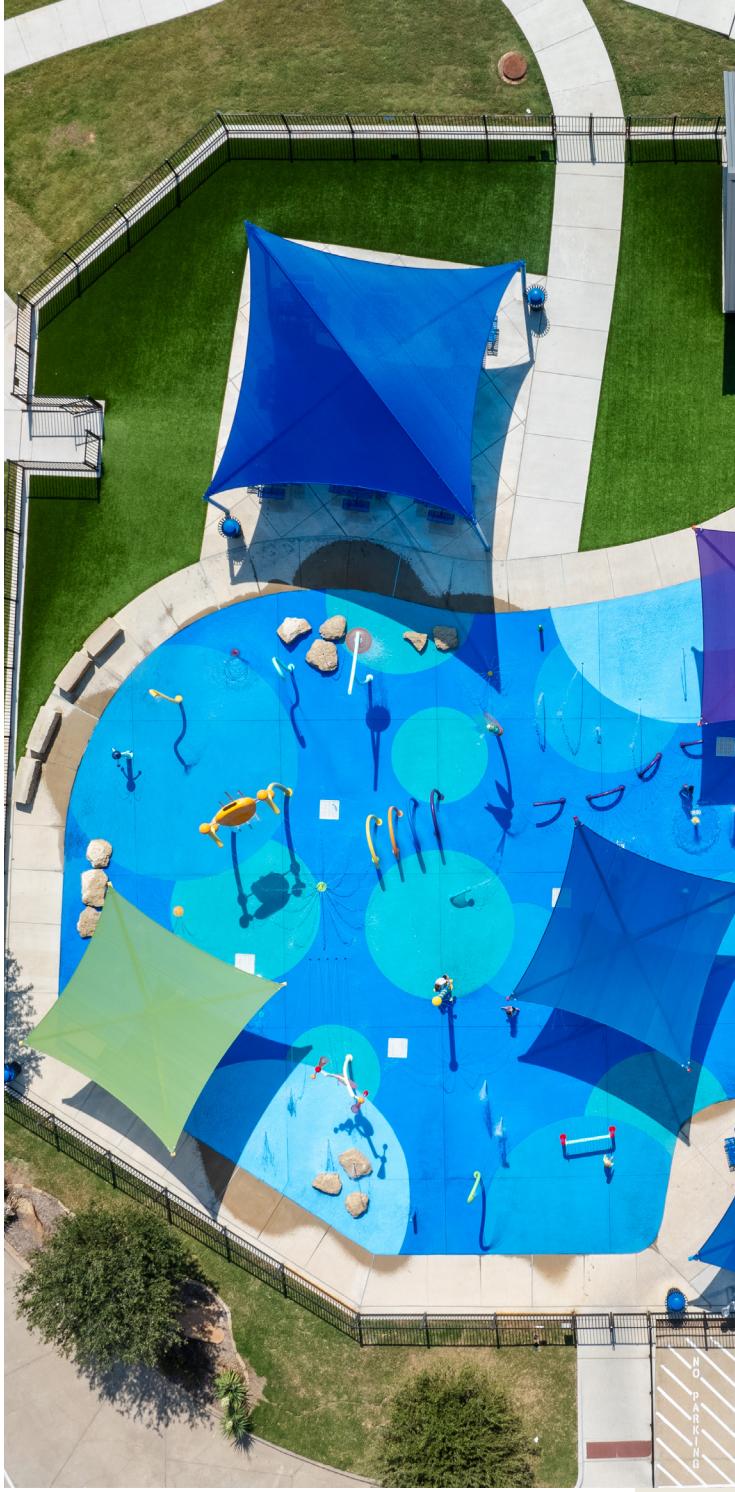
Open Space (OS)

Open space typically refers to areas of land that are undeveloped, natural, or minimally developed. These areas may include nature parks, nature reserves, meadows, forests, and other natural landscapes. Geer Park serves as a local example of open space.

Typical Size: Varies

Service Area: Varies

Characteristics and Considerations: The location of open space and accompanying amenities will vary based on available land and appropriate adjacent uses.





ANNA PARKS AND FACILITIES

The City of Anna currently maintains a diverse array of parks, special-use facilities, and trails designed to serve the recreational needs of its residents and visitors. The system encompasses approximately 256 acres across several developed parks, trails, and recreation facilities, as well as undeveloped City-owned lands and parcels earmarked for future park development. The parks vary in size from 1 to 86 acres and are strategically distributed throughout the City, with a notable concentration along Slayter Creek.

The park system includes opportunities for active and passive recreation. Active recreation refers to structured activities that often require significant infrastructure for sports such as baseball, soccer, and football, while passive recreation includes activities like jogging, picnicking, and bird watching that generally do not require specialized equipment.

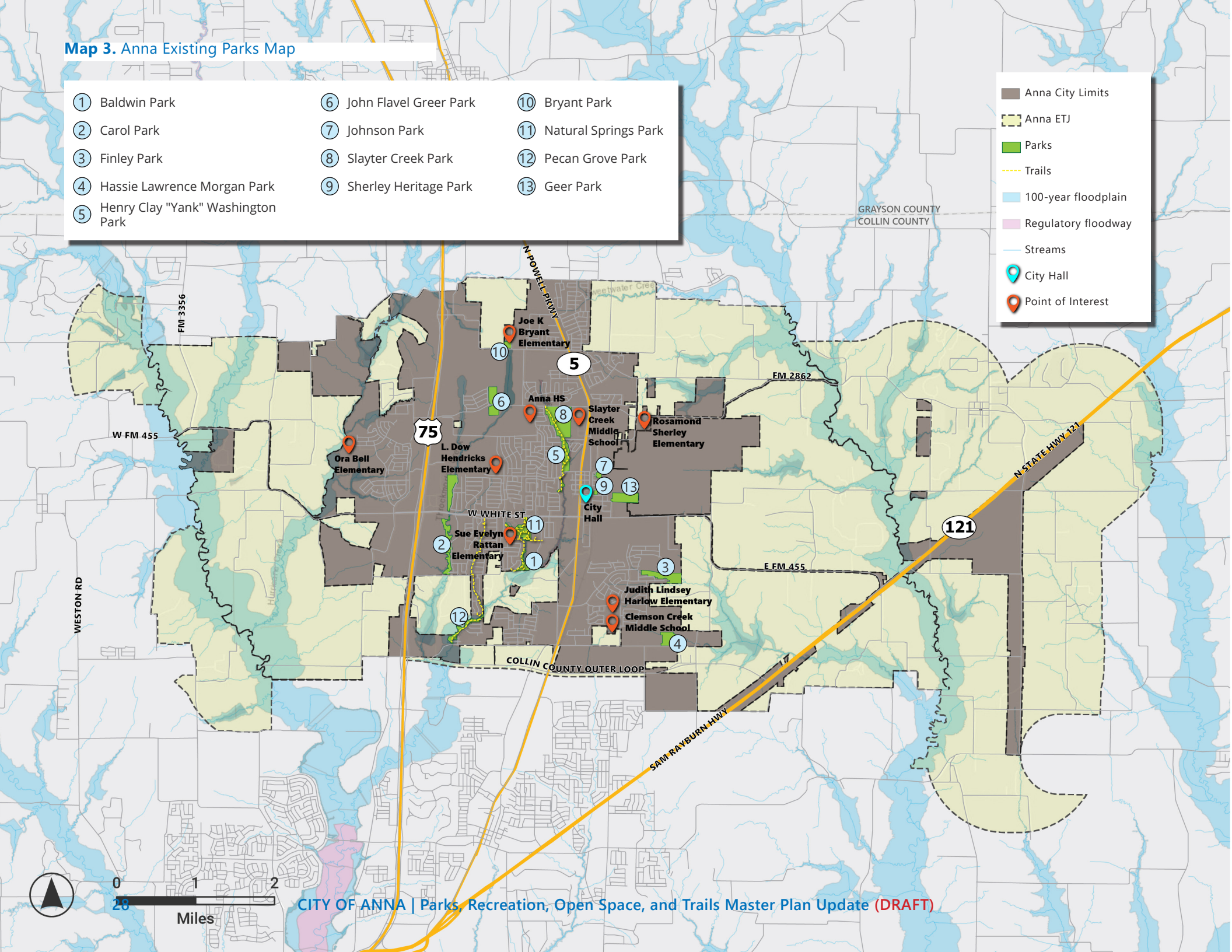
To further augment recreational offerings, the City should explore partnering with the Anna Independent School District (ISD) to utilize facilities on school properties, thereby providing additional space for both active and passive recreation beyond regular school hours. Moreover, opportunities exist to connect many of the City's parks through an integrated trail network as well as expand park programming into undeveloped parks.

Figure 10. Anna Existing Parks and Facilities Inventory Table

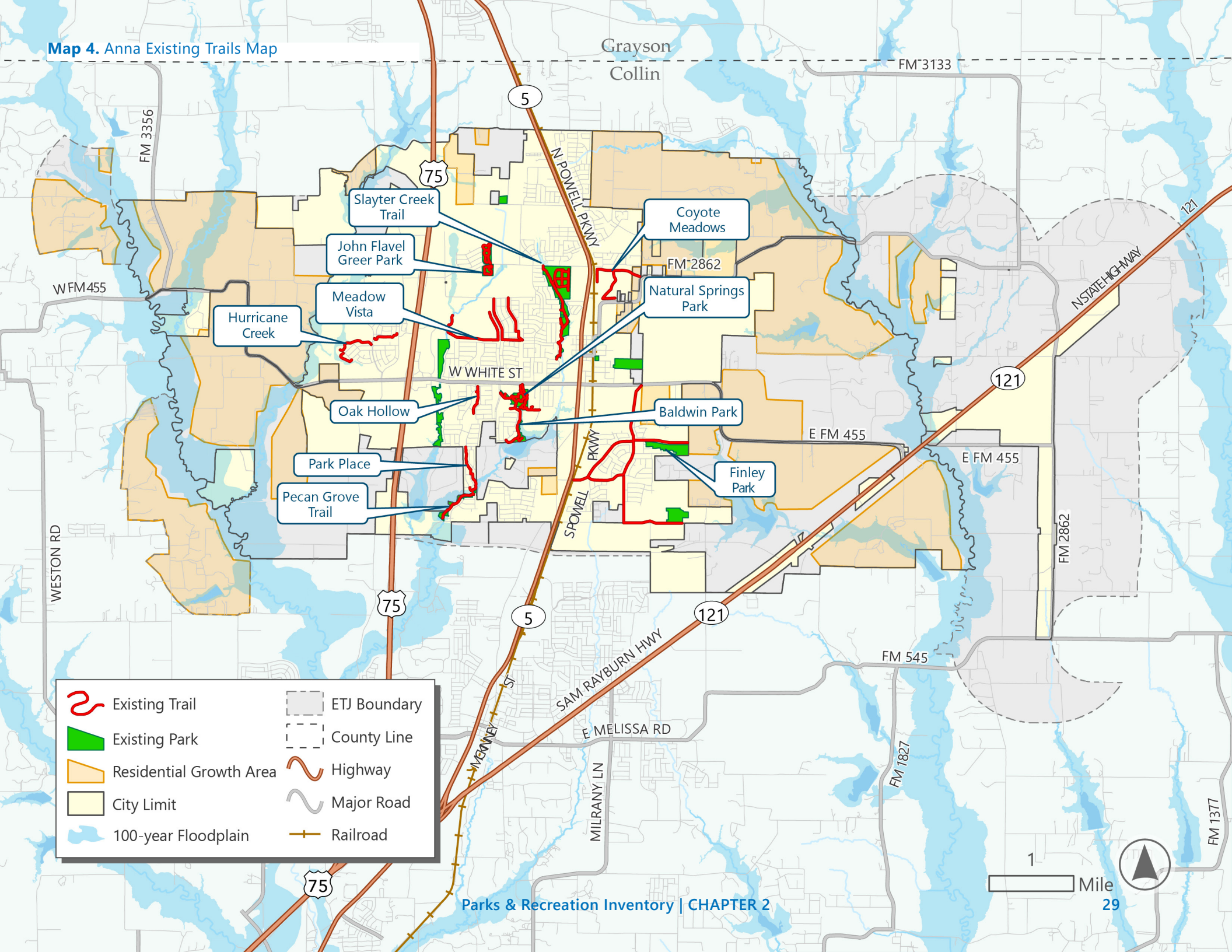
					Active Recreation																Water Recreation					Passive Recreation								Misc.		
Park Map Label	Park or Facility Name	Address	Ac.	Park Classification*	Diamond Fields	Standalone Backstop	Soccer Field	Football Field	Multipurpose Practice Field	Basketball Court	Tennis Court (#)	Volleyball Court - Sand	Volleyball Court - Indoor	Pickleball Court	Concession Stand	Skate Park	Disc Golf Course	Walking/Biking Trail (miles)	Fitness Equipment	Golf Course (public)	Fishing Pier	Canoe/Kayak Launch	Boat Ramp	Swimming Pool	Splash Pad	Dog Park	Playground	Horseshoe Pits	Picnic Tables	BBQ Grill	Picnic Shelter/Pavilion	Outdoor Event Space	Community Rec. Center	Restrooms	Parking
1	Baldwin Park	1235 Lakeview Dr	9.63	N														0.8									1		Y		1			Y	Y
2	Carol Park*	1456 Persimmon Dr	15.14	N										2				0.5								1			Y		1				Y
3	Finley Park°	1600 E. Finley Blvd	28.36	N														0.5	Y							1	1		Y		1			Y	Y
4	Hassie Lawrence Morgan Park*	2841 Olympic Dr.	20.51	N																							1		Y		1			Y	Y
5	Henry Clay "Yank" Washington Park	636 Banbury Dr	1.00	N						0.5																	1		Y						
6	John Flavel Greer Park	1701 W. Rosamond Pkwy	19.80	N														1.1								1	3		Y		3				Y
7	Johnson Park	320 N. Sherley Ave	3.21	N	2																						1		Y		1			Y	Y
8	Sherley Heritage Park	101 S. Sherley Ave	0.96	N																							1		Y		1			Y	Y
9	Bryant Park°	2501 Bryant Farm Rd	5.29	C			Y											0.3											Y		1			Y	Y
10	Natural Springs Park	1201 W. White St	26.72	C														1.5			1					1	1		Y		1			Y	Y
11	Slayter Creek Park	425 W. Rosamond Pkwy	85.56	R	4	1			2	2	2			9		1	1	3.1	Y						1		1		Y		1				Y
12	Pecan Grove Park*	2328 Luscombe Dr	15.28	L														0.5											Y		1				Y
13	Geer Park	505 E. 6th St	24.89	OS			6		1																										Y
	TOTAL		**256.34**		**6**	**1**	**6**	**0**	**3**	**3**	**2**	**0**	**0**	**11**	**0**	**1**	**1**	**8.25**	**2**	**0**	**1**	**0**	**0**	**0**	**1**	**4**	**11**	**1**	**12**	**0**	**13**	**0**	**0**	**8**	**12**

° In Design * Under Construction N = Neighborhood C = Community R = Regional L = Linear OS = Open Space

Map 3. Anna Existing Parks Map



Map 4. Anna Existing Trails Map



BALDWIN PARK

Location and Access

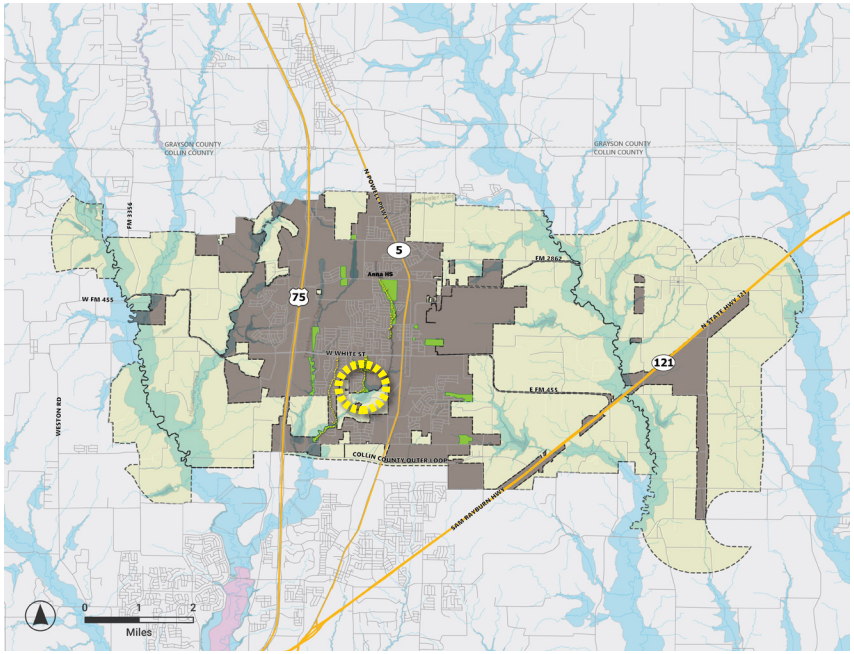
Baldwin Park, previously known as Lakeview Park, is located within the Lakeview Estates subdivision. Access to the parking lot is available via Lakeview Drive. The park is also accessible via the trails from Natural Springs Park.

Existing Conditions

Baldwin Park, developed alongside the subdivision, offers several key amenities. It features a playground, gazebo, restrooms, trail connection to Natural Springs Park, and a soil conservation lake with permitted use of non-motorized boats and fishing. The lakeshore floods during storm events and can inundate portions of fence and trails.

Opportunities for Improvement

- Perform ongoing maintenance and improvements to park restrooms.
- Manage and reduce encroachment of lake-related activities onto adjacent private properties.



Park Location

1235 Lakeview Drive

Park Size

9.6 Acres

Park Type

Neighborhood Park

Park Features

Playground

Gazebo

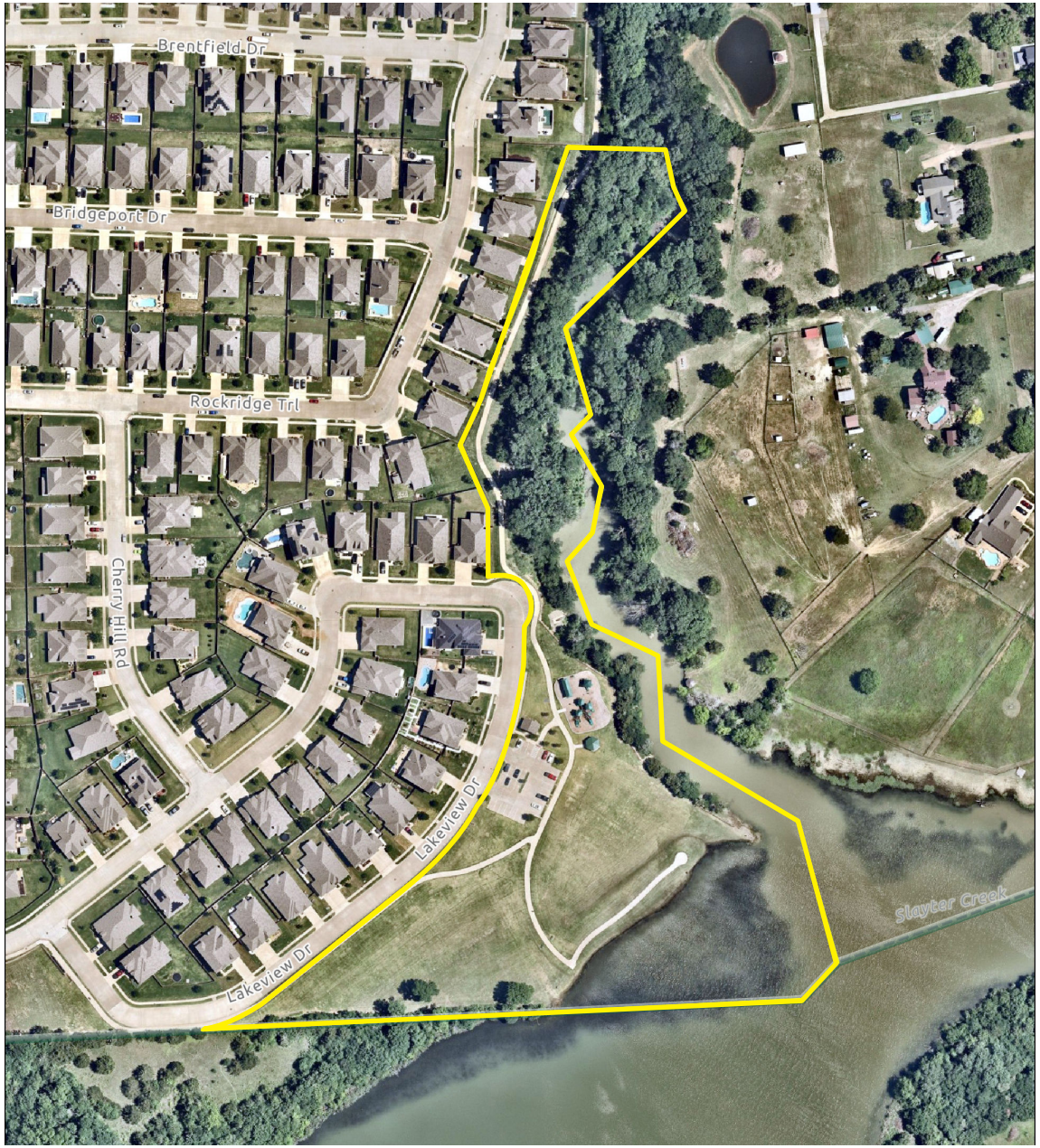
Restrooms

Picnic Tables

Parking Lot

Trail Connection to Natural Springs Park

Soil Conservation Lake with Permitted Use of Non-Motorized Boats and Fishing



Aerial View of Baldwin Park







CAROL PARK

Location and Access

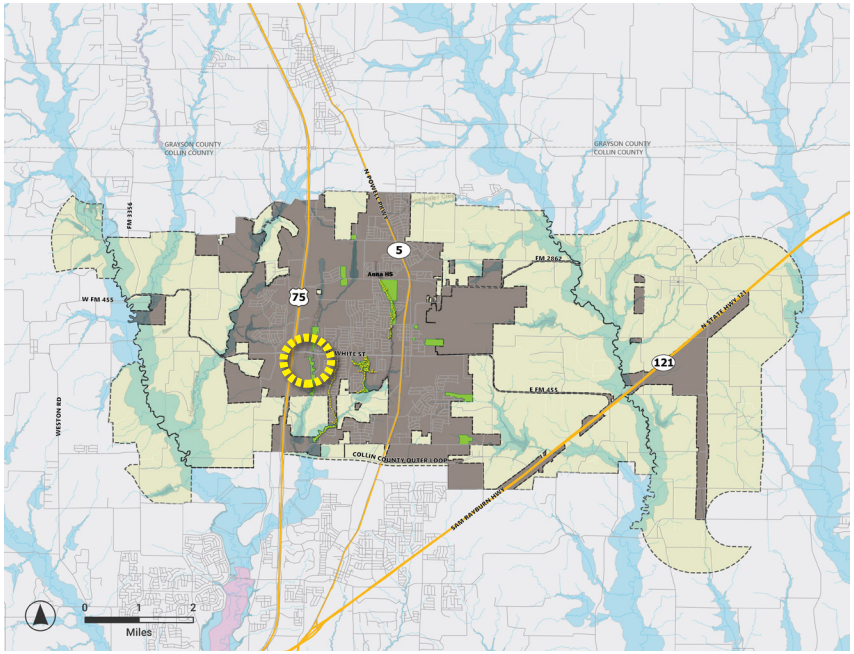
The Carol Park site is situated on the southern side of W. White Street, next to established commercial properties. The southern side of W. White Street lacks sidews, limiting pedestrian access.

Existing Conditions

The existing site is currently undeveloped, but a plan for future development has been created. Carol Park will ultimately include pickleball courts, a dog park, trail, small pavillion, and parking lot. The park improvements will be completed in 2026.

Opportunities for Improvement

Construction for the park is anticipated to be completed in Fall 2026. The City should implement the development plan shown on the following page to introduce amenities and recreational programming. Opportunities for future improvements could include trail access leading to upcoming residential developments.



Park Location

1456 Persimmon Drive

Park Size

15.1 acres

Park Type

Neighborhood Park

Proposed Park Features

Pickleball Courts

Dog Park

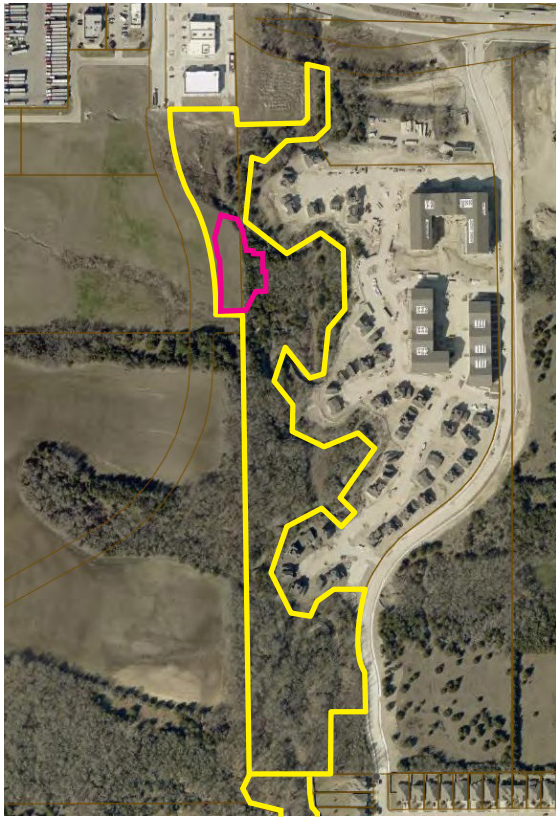
Trail

Parking Lot

Small Pavilion



Concept plan for Carol Park



Aerial view of Carol Park



FINLEY PARK

Location and Access

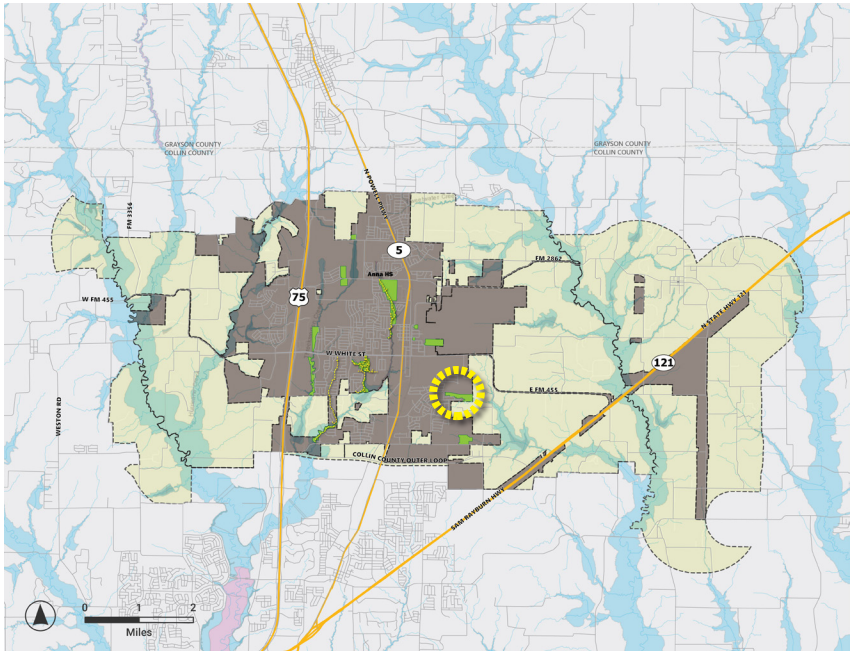
The site is located within the Anna Crossing community but will also serve nearby neighborhoods. Construction of the park will begin in Winter 2026.

Existing Conditions

Surrounded by newly constructed residences, the site remains undeveloped, distinguished by a central expanse of open land framed by mature trees. A plan for future park improvements has been created.

Opportunities for Improvement

The City should implement the concept plan on the following page to introduce amenities and recreational programming. Proposed elements include a playground, fitness court, dog park, and trail network, while restrooms, shade structures, and trail lighting will enhance comfort and accessibility.



Park Location

1600 E. Finley Drive

Park Size

28.36 acres

Park Type

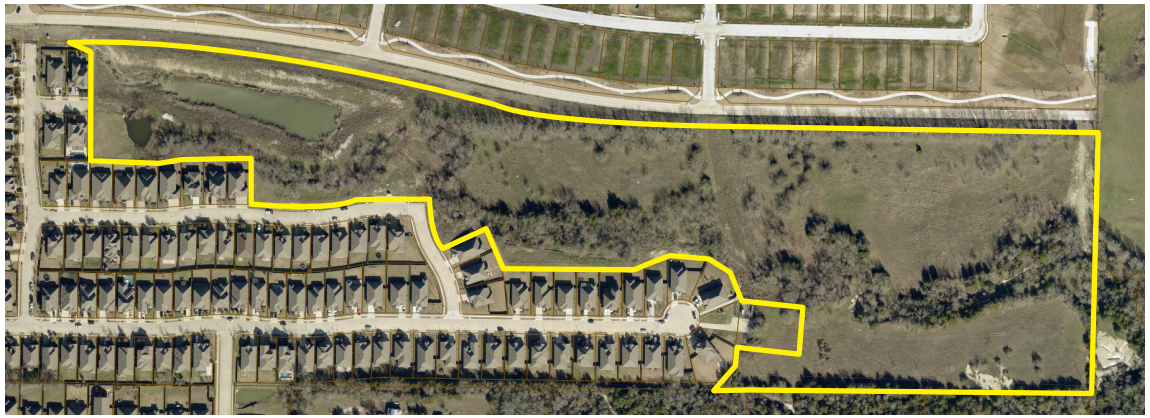
Neighborhood Park

Proposed Park Features

- Pond
- Playground
- Trails
- Pavilion
- Arbor Shade Structures
- Charcoal Grills
- Fitness Court
- Disc Golf
- Pedestrian Bridge
- Restrooms
- Parking Lot
- Dog Park



Concept plan for Finley Park



Aerial view of Finley Park



HASSIE LAWRENCE MORGAN PARK

Location and Access

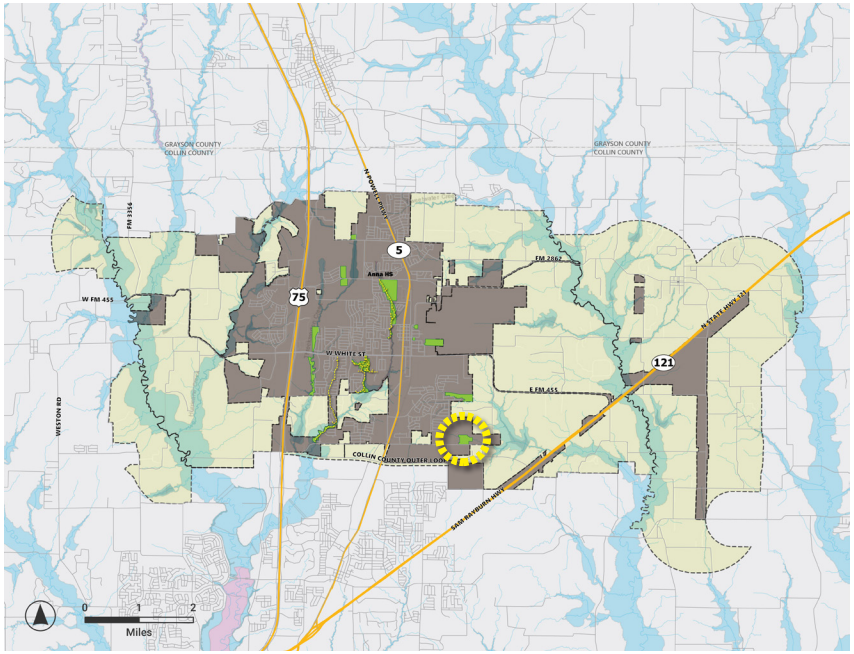
The site is located within the Anna Ranch community.

Existing Conditions

The site is currently being developed and will soon be surrounded by newly built residences. Construction of the park will be completed Summer of 2026.

Opportunities for Improvement

- Future park improvements will include a parking lot along E. Foster Crossing, additional trails on the south and east sides of the park and additional irrigated, soccer/multipurpose fields.



Park Location

2841 Olympic Dr.

Park Size

20.5 acres

Park Type

Neighborhood Park

Proposed Park Features

Playground

Trails

Parking Lot

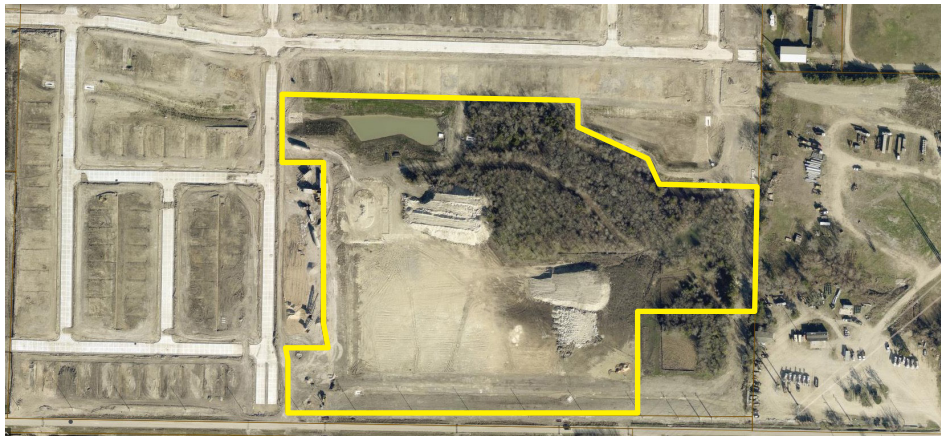
Restrooms

Pavilion

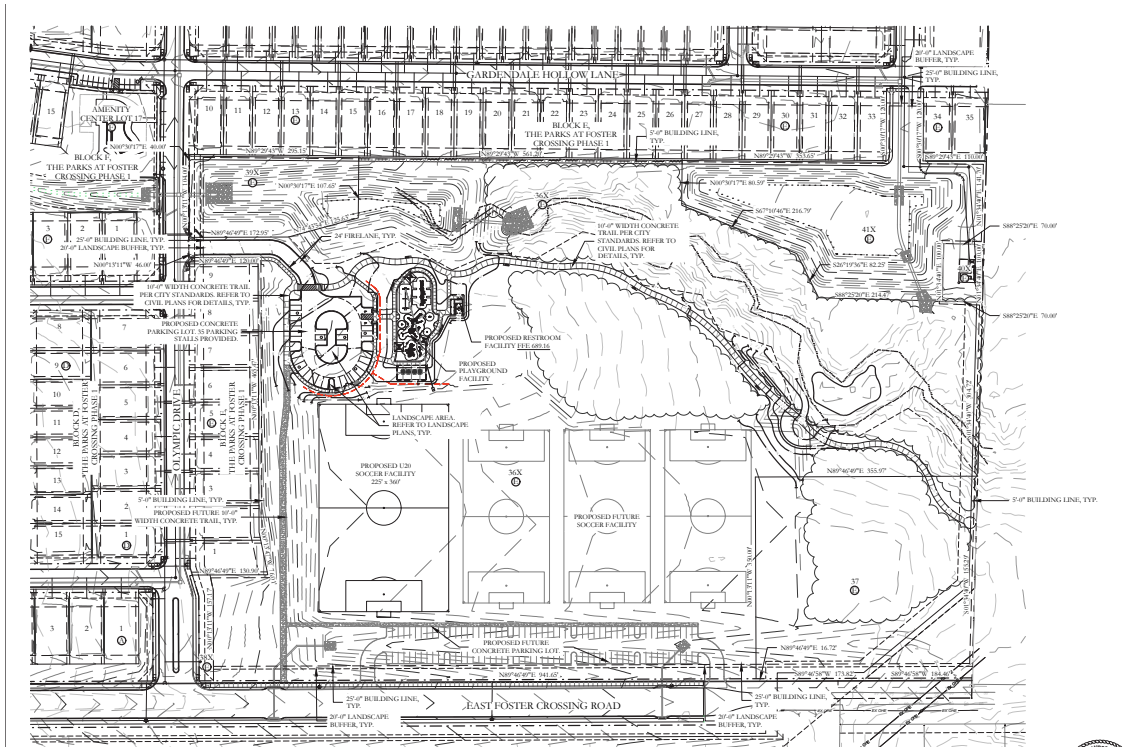
Soccer Fields

Parking Along E. Foster Crossing

Additional Trails



Aerial view of Hassie Lawrence Morgan Park



Concept plan for Hassie Lawrence Morgan Park







HENRY CLAY "YANK" WASHINGTON PARK

Location and Access

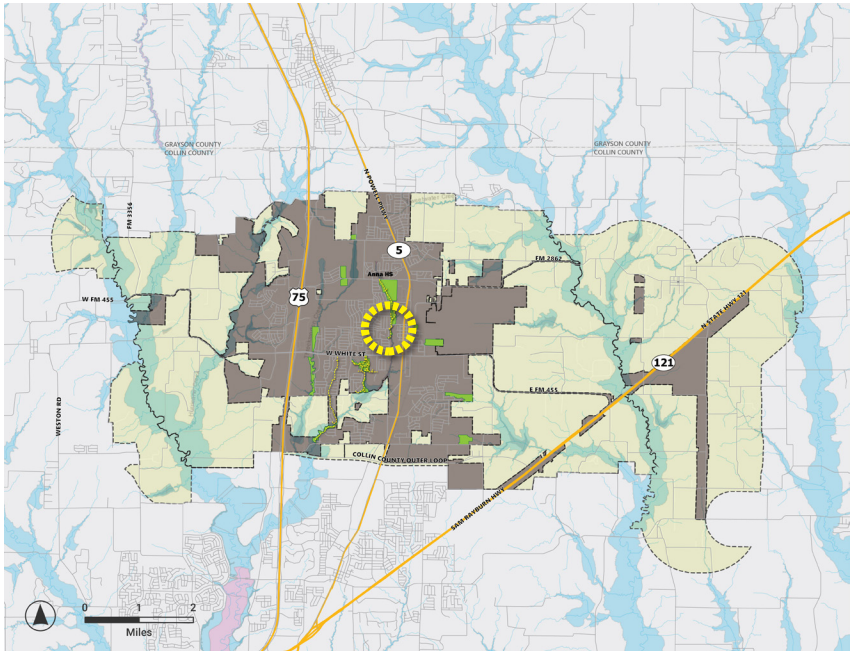
Henry Clay "Yank" Washington Park, previously known as West Crossing Park, is located along Banbury Drive within the residential West Crossing subdivision. On-street parking is available along Banbury Drive.

Existing Conditions

Henry Clay "Yank" Washington Park, constructed by the developer of the subdivision, offers several key amenities. It features a playground, a half-court basketball area, and portions of the Slayter Creek Disc Golf Course, which extends along the park's eastern side. In 2024, a drinking fountain and benches were added, enhancing its accessibility. The facilities remain in excellent condition, and despite a large drainage channel running along the north and eastern edges, the park has no significant flooding issues.

Opportunities for Improvement

- Maintain playground by replenishing safety surfacing.
- Provide signage to clearly communicate park rules and regulations.
- Construct a parking lot to enhance site accessibility.
- Install restroom facilities to support park users.



Park Location

636 Banbury Drive

Park Size

1 acre

Park Type

Neighborhood Park

Park Features

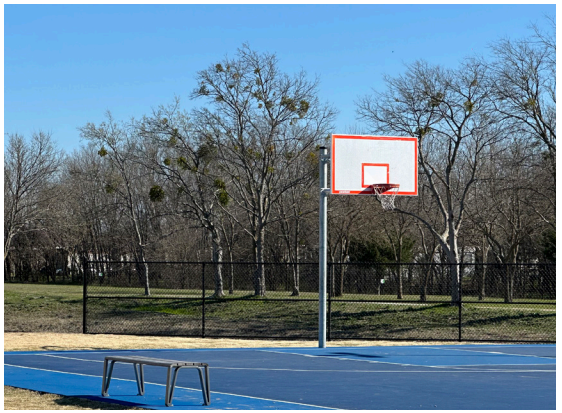
Playground

Half-Court Basketball Court

Trail









Aerial view of Henry Clay "Yank" Washington Park

JOHN FLAVEL GREER PARK

Location and Access

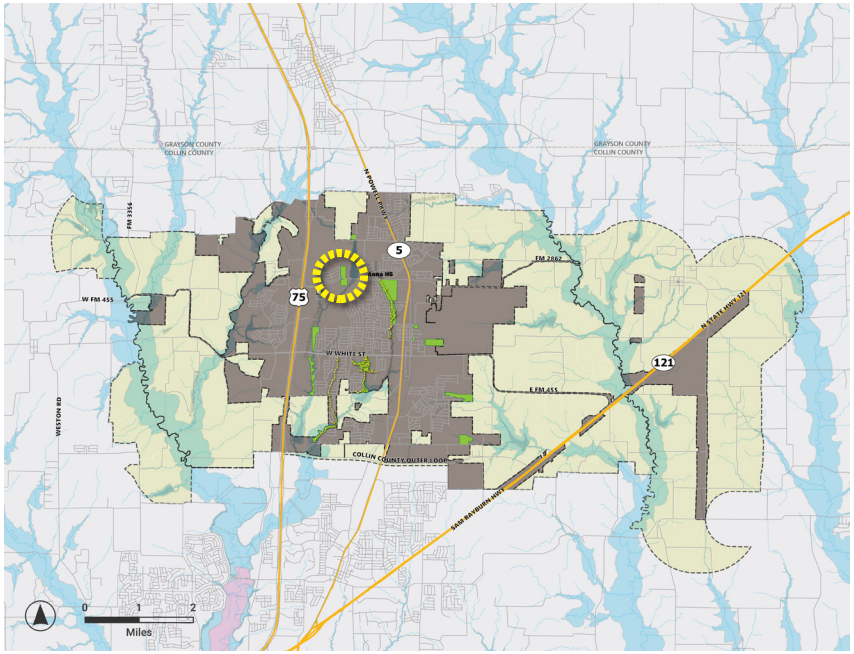
John Flavel Greer Park, situated within the woods at Lindsey Place residential community and approximately half a mile west of Anna High School, is bisected by Rosamond Parkway. Dedicated parking is available on Mossy Lake Lane for the northern portion and on Rosamond Parkway for the southern portion.

Existing Conditions

Designed in collaboration with the developer of the Woods at Lindsey Place, this park features a dog park, playgrounds, pavilions, and trails, all while preserving the site's mature trees.

Opportunities for Improvement

- As a new park, facilities at Greer Park are in good condition. Opportunities for future improvements could include restrooms and trail connections leading to upcoming residential developments and to Slayter Creek Trail.



Park Location

1701 W. Rosamond Parkway

Park Size

19.8 acres

Park Type

Neighborhood Park

Park Features

Playgrounds

Dog Park

Trail

Drinking Fountain

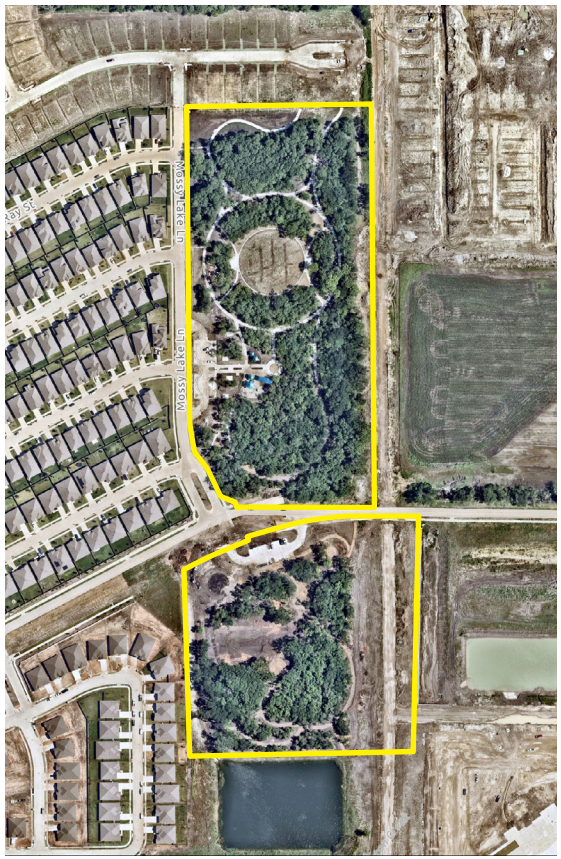
Parking Lot

Mature Trees

Pavilions

Picnic Tables

Open Lawn



Aerial view of John Flavel Greer Park



Concept plan for John Flavel Greer Park







JOHNSON PARK

Location and Access

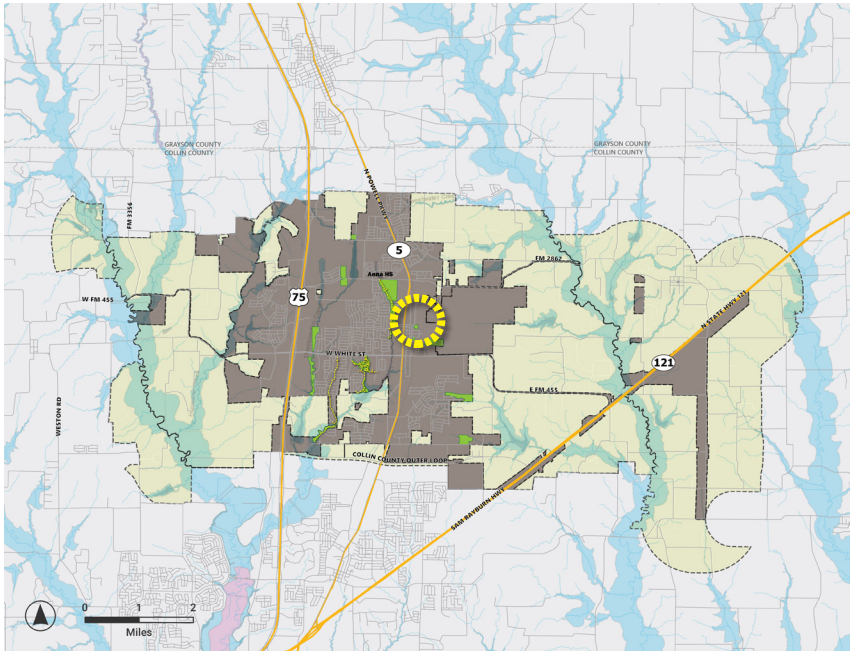
Nestled just east of Sherley Avenue at 1st Street, Johnson Park lies less than a quarter-mile north of Anna's downtown core. Access to the parking lot is available via Sherley Avenue.

Existing Conditions

Johnson Park is a small neighborhood park that features the only fully accessible playground in the City, two ballfields, and a pavilion/restroom building. Drainage issues occur along the outfield fence lines. Due to the park's location along a tight curve along Sherley Avenue, a guardrail was installed to shield the playground from vehicles that could veer off the road.

Opportunities for Improvement

- Pave and enlarge the parking lot.
- Establish trail connections linking to downtown and surrounding parks.
- Replace park benches.
- Install concrete pads adjacent to benches for wheelchair accessibility.



Park Location

320 N. Sherley Avenue

Park Size

3.2 acres

Park Type

Neighborhood Park

Park Features

2 lighted Baseball Fields

All-Inclusive Playground

Pavilion

Restrooms

Parking Lot



Aerial view of Johnson Park







SHERLEY HERITAGE PARK

Location and Access

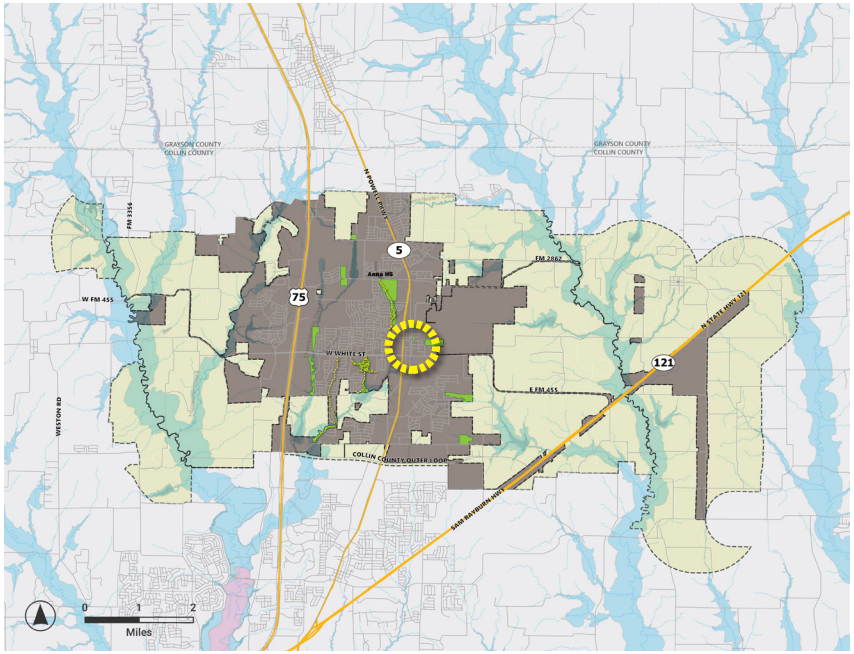
Located at the corner of Sherley Avenue and 4th Street, Sherley Heritage Park is situated toward the eastern end of the downtown core and northeast of City Hall. Parking stalls are available on the northern end of the park along 4th Street. There are no sidewalks providing access to the downtown core or the surrounding neighborhoods.

Existing Conditions

Anna's most historic park, Sherley Heritage Park, celebrates Anna's location along the rail line with a train-themed playground, a newly restored train depot, and a Mogul locomotive. The park is heavily used by residents for a variety of events. The southern portion of the park contains a prominent water tower and several utility structures, which are enclosed by a fence and separated from the park's primary recreational areas.

Opportunities for Improvement

- Clear the wooden fence and water utility structures from the park's southern edge to allow for expansion up to 5th Street.
- Prepare a new master plan to guide development of the expanded park area.
- Implement ADA upgrades across the site, with a focus on the parking lot, restrooms, depot building, and benches.
- Provide additional parking spaces.
- Provide sidewalks to improve pedestrian access.
- Consider an area within the future expanded park for a farmers market.



Park Location

101 S. Sherley Avenue

Park Size

0.96 acres

Park Type

Neighborhood Park

Park Features

Pavilion

Train-Themed Playground

Restored Train Depot

Restrooms

Historic Mogul Locomotive

Parking

Fire Pit

Collin McKinney Statue



Aerial view of Sherley Heritage Park







BRYANT PARK

Location and Access

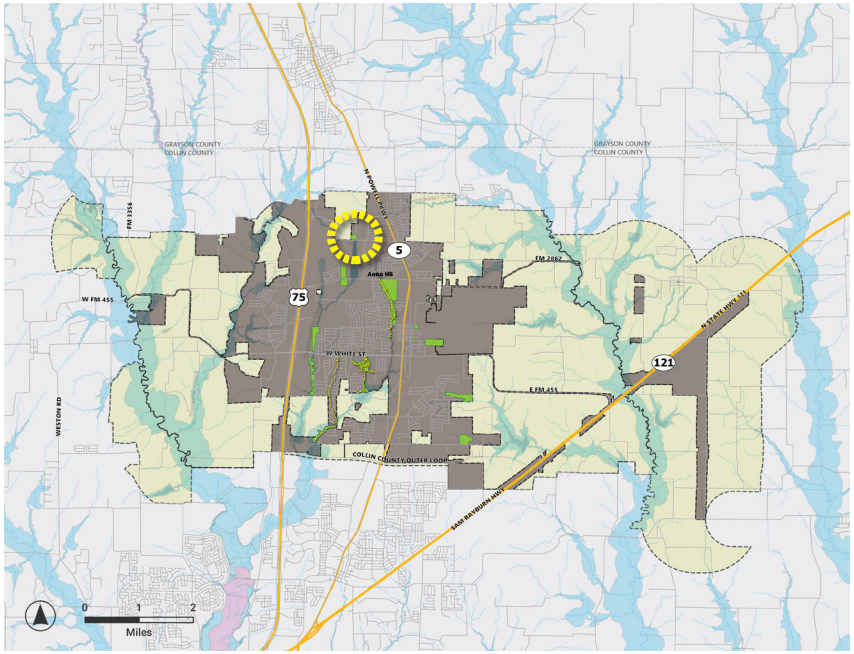
Bryant Park is situated on the north side of CR 371, directly south of Joe K. Bryant Elementary School. Access to both the park and the school is exclusively provided via Bryant Farm Road. Sidewalk connections from surrounding neighborhoods are not present.

Existing Conditions

Bryant Park serves as a designated soccer practice facility. It includes multiple goals to support various field configurations and is enclosed by a chain-link fence around its perimeter. The fields are impacted by a range of site conditions, including poor soil, insufficient irrigation, uneven turf, and surface disruptions caused by burrowing rodents. In addition, the northern portion of the site is subject to poor drainage.

Opportunities for Improvement

- Install ADA-compliant parking facilities.
- Address the site's drainage issues and explore creative stormwater management solutions such as integrating a rain garden.
- Enhance the condition and usability of the fields.
- Implement a new irrigation system.



Park Location

2501 Bryant Farm Road

Park Features

Soccer Practice Fields

Park Size

5.3 acres

Park Type

Community Park



Aerial view of Bryant Park







NATURAL SPRINGS PARK

Location and Access

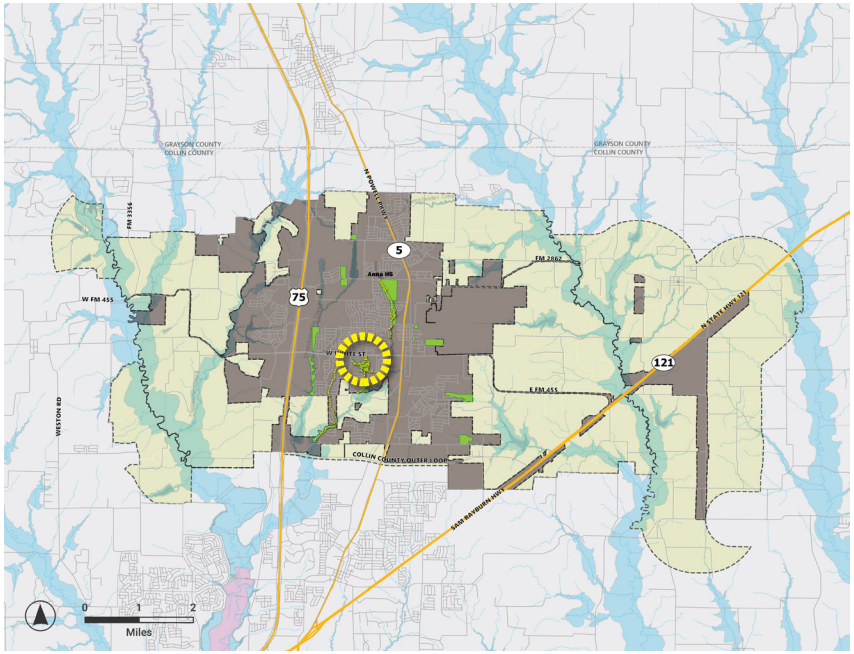
Natural Springs Park is located just south of W. White Street (FM 454), behind Brookshire's grocery store, with parking lot access provided through a shared driveway with neighboring commercial properties. The park's trail network extends southward, providing a direct connection to Baldwin Park.

Existing Conditions

Natural Springs Park features an open lawn ideal for passive recreation, along with walking trails, a gazebo, and a man-made pond equipped with a fishing pier. Notable attractions include the treehouse-themed playground and Paw Park - an enclosed off-leash area designed for dogs to enjoy freely. Portions of the dog park need to be regraded to address drainage issues. South of the primary recreational areas, the creek banks exhibit visible signs of erosion.

Opportunities for Improvement

- Mitigate erosion along the creek banks.
- Improve drainage within Paw Park.
- Expand the Paw Park for increased capacity.
- Resolve algae buildup in the pond.
- Carry out ADA and accessibility enhancements throughout the site.



Park Location

1201 W. White Street

Park Size

26.7 acres

Park Type

Community Park

Park Features

Playground

Walking Trails

Gazebo

Pond and Fishing Pier

Restrooms

Open Lawn

Dog Park



Aerial view of Natural Springs Park







SLAYTER CREEK PARK

Location and Access

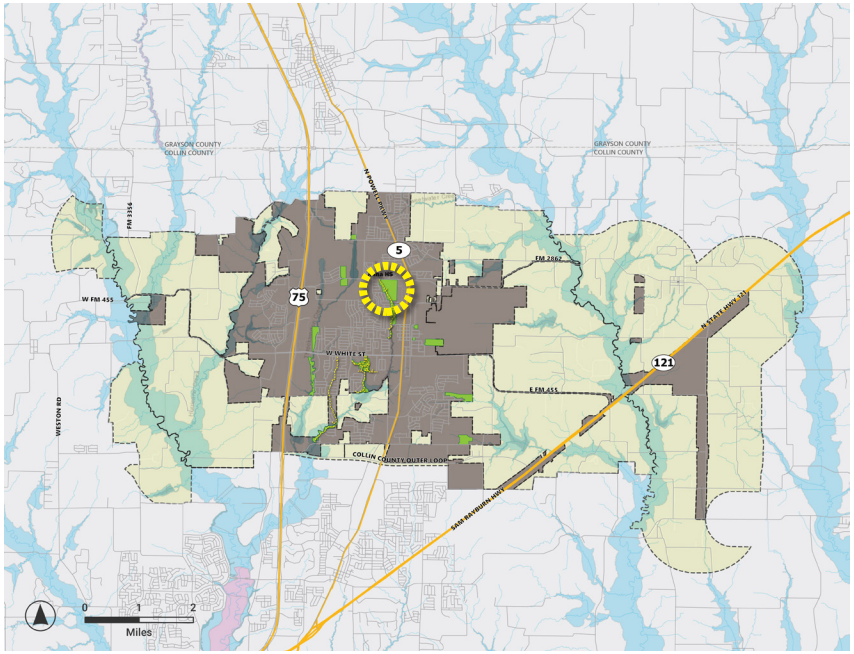
Slayter Creek Park is located on Rosamond Parkway, east of Anna High School and directly adjacent to the new Anna ISD administration building. Parking is provided at the park entrance along Rosamond Parkway, with an additional lot situated to the south and directly adjacent to the baseball field four-plex.

Existing Conditions

Slayter Creek Park is an expansive athletic facility comprising numerous sports fields and courts, as well as amenities including a playground, skatepark, disc golf course, splash pad, and pedestrian trails. There are security concerns involving vandalism in the restrooms that must be addressed. In addition, there are drainage issues at multiple locations including the baseball fields. where stormwater flows toward the concession stand, and south of the pickleball courts.

Opportunities for Improvement

- Evaluate and implement measures to enhance restroom security and mitigate vandalism.
- Address poor drainage of the site including flooding concerns in the vicinity of the maintenance shed, pickleball courts, and ball fields.
- Assess the existing irrigation system and consider consolidating to one central controller.
- Evaluate slope stabilization strategies for the creek and a drainage channel.



Park Location

425 W. Rosamond Parkway

Park Size

85.6 acres

Park Type

Regional Park

Park Features

- 18-Hole Disc Golf Course
- Four Lighted Ball Fields
- Lighted Multipurpose Fields
- Tennis Courts
- Basketball Courts
- Pickleball Courts
- Large Pavilion
- Playground
- Skatepark with Pump Track
- Walking Trail
- Splash Pad
- Restrooms
- Fitness Court
- Parking Lots



Aerial view of Slayter Creek Park







PECAN GROVE PARK

Location and Access

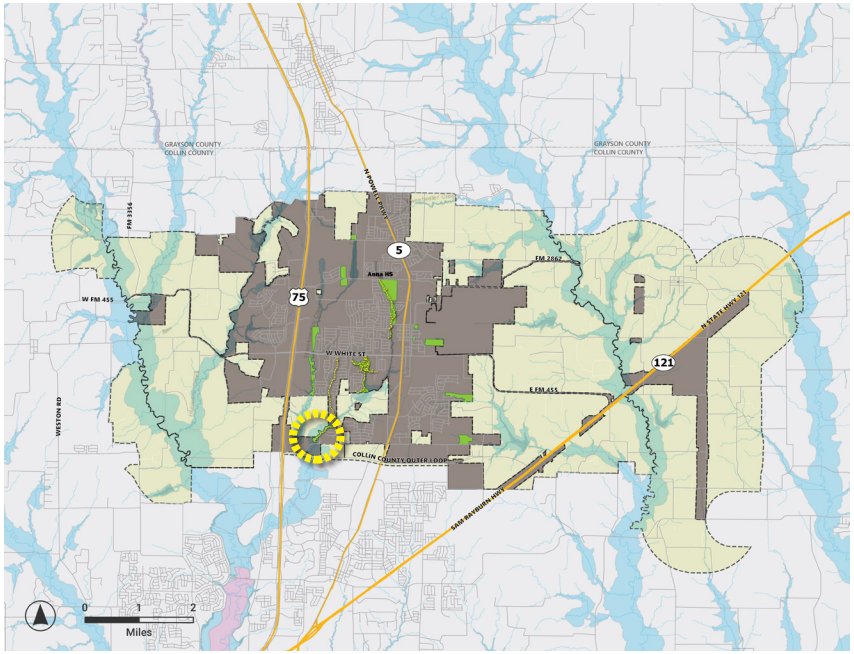
Pecan Grove Park is located within the Pecan Grove residential community and runs adjacent to Slayter Creek. The trail begins at its southern entrance on Luscombe Lane and ends at Leslie Drive to the north, where it connects to the Park Place residential community via a pedestrian bridge over Slayter Creek.

Existing Conditions

As an undeveloped open space located within the 100-year floodplain, Pecan Grove Park's primary feature is the trail that connects the cul-de-sacs at each end of Pecan Grove Park, crossing Slayter Creek to link with the existing trail in the Park Place development. This project is a key part of Anna's trail system expansion.

Opportunities for Improvement

- Expand coverage of the irrigation system across the park.
- Identify locations along the trail suitable for wildflower planting areas to add seasonal interest and ecological value.



Park Location

2328 Luscombe Drive

Park Size

15.3 acres

Park Type

Linear Park

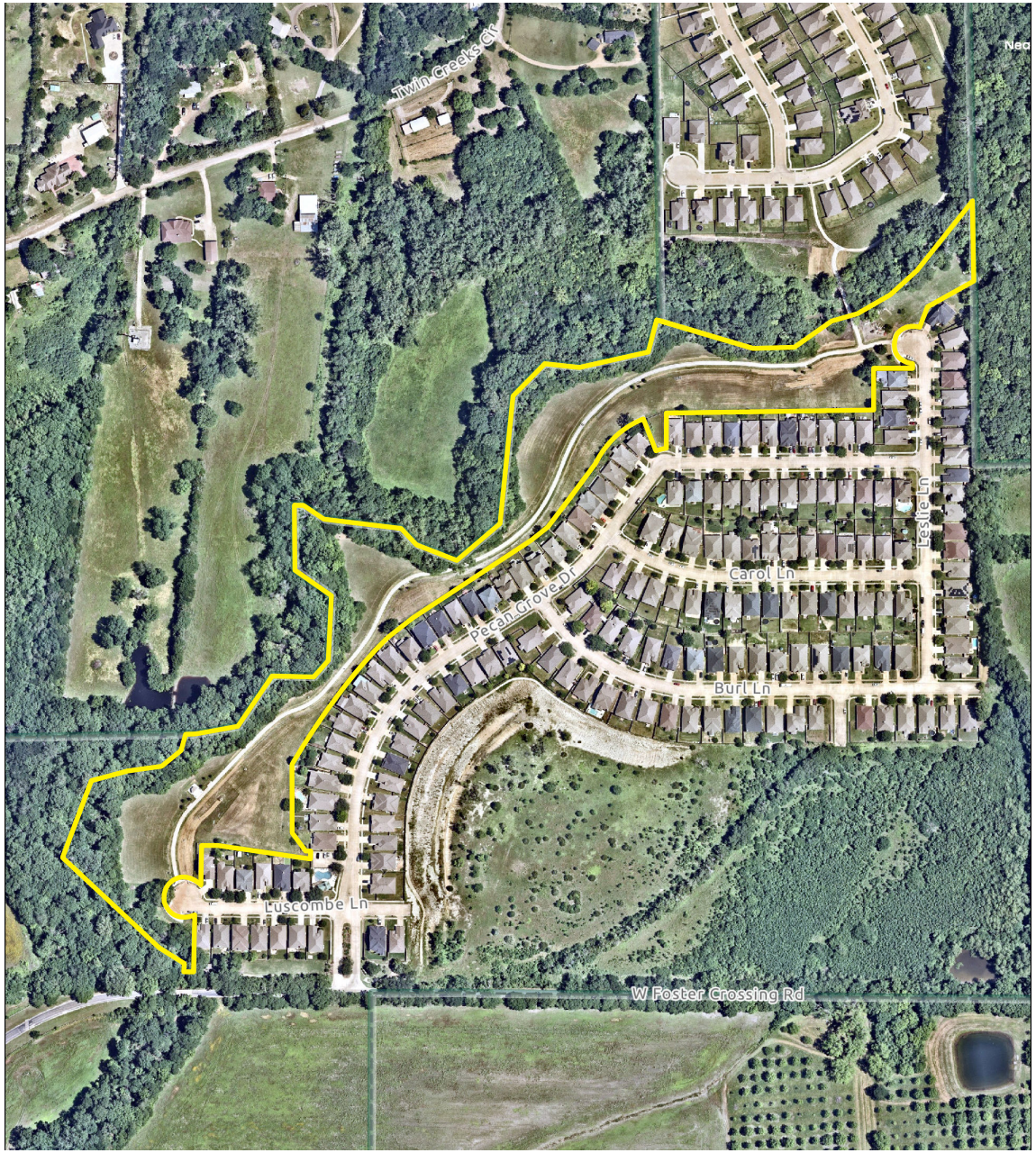
Park Features

Open Space

10' Walking Trail

Pedestrian Bridge

Parking Lot



Aerial view of Pecan Grove Park







GEER PARK

Location and Access

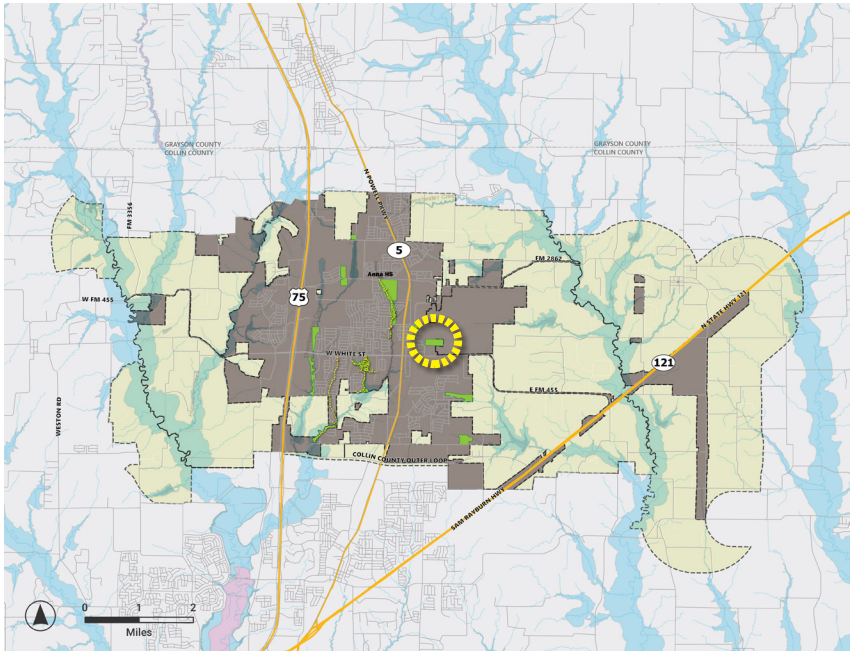
Geer Park is located just east of the intersection of Sixth and Smith Streets.

Existing Conditions

Geer Park is currently an undeveloped parcel that provides temporary multipurpose practice fields for soccer, baseball, and softball.

Opportunities for Improvement

- Develop a master plan to define and formalize the site's amenities and recreational programming.



Park Location

505 E. Sixth Street

Park Size

24.89 acres

Park Type

Open Space

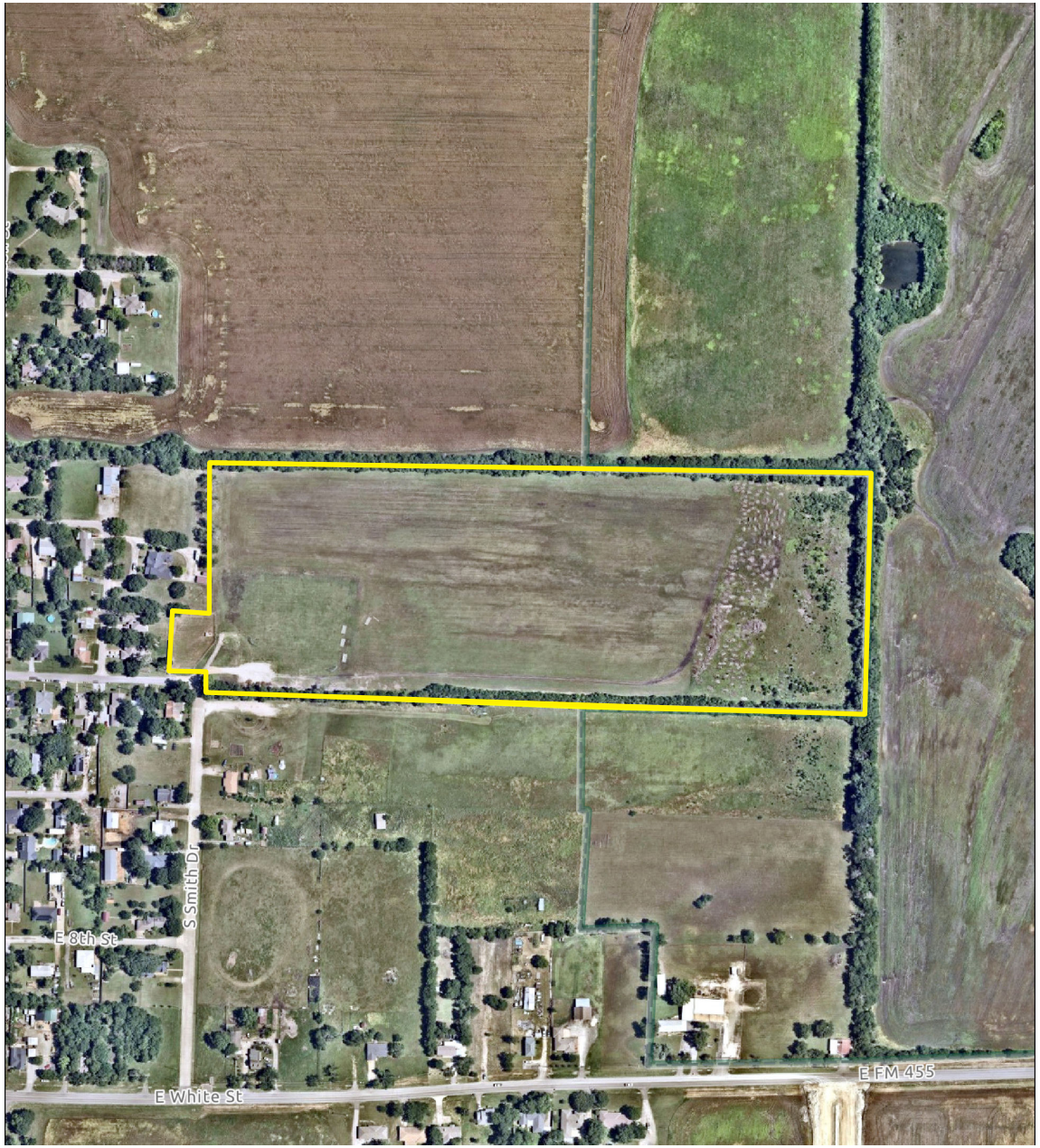
Park Features

Multipurpose Practice Fields

Soccer Goals

Bleachers

Temporary Parking



Aerial view of Geer Park







ANNA RECREATIONAL PROGRAMMING

The City of Anna is committed to ensuring that everyone in the community has access to fun, enjoyable, and healthy recreational activities. The City offers various seasonal and year-round recreational programs, events, and sports leagues for the community. The majority of recreational programming has been geared towards children, specifically through the offering of sports and camps. There exist opportunities to expand recreational programming geared toward adults. Figure 11 lists recreation programming available to the Anna community. The City should regularly review its list of programs and make changes as needed based on demographics, level of attendance/usage, funding, and similar programs offered by other entities in the community.

Figure 11. Recreation Programs Table

Program Name	Age Group				Location	Season	Fee	Estimated Annual Attendance					Adaptive Participants	
	Age 12 and under	Age 13 to 18	Adults	Adults 50+				2021	2022	2023	2024	2025	2024	2025
Kids Leagues														
Adaptive Soccer - Soccer Stars McKinney	X				Slayter Creek Park Ball Fields	Summer/Fall	Fee-Based						1	
All 4 All Studio Art Camps	X	X			Caspian eQuest	Summer	Fee-Based	6		8				
Art 4 All Studio Art Lessons	X	X			Caspian eQuest	Summer/ Winter	Fee-Based			0	0			
AYSES Soccer Club	X				Slayter Creek Park Ball Fields	Summer	Fee-Based				13			
Basketball Skills & Games	X				Slayter Creek Park Sports Courts	Summer	Fee-Based		5					
Disc Golf with Nolan Grider	X				Slayter Creek Park	Summer	Fee-Based			0				
Dodgeball & Agility Games	X				Slayter Creek Park Ball Fields	Summer	Fee-Based		0					
Fall Co-ed Soccer League (4U)	X				Slayter Creek Park Multipurpose Fields	Fall	Fee-Based		50	62	107	108		
Fall Co-ed Soccer League (6U)	X				Slayter Creek Park Multipurpose Fields	Fall	Fee-Based		33	48	80	113		
Fall Co-ed Soccer League (8U)	X				Slayter Creek Park Multipurpose Fields	Fall	Fee-Based	0	0	40	60	61		
Fall Co-ed Soccer League (10U)	X				Slayter Creek Park Multipurpose Fields	Fall	Fee-Based	0	0	0	48	48		
Fall Co-ed Soccer League (12U)	X				Slayter Creek Park Multipurpose Fields	Fall	Fee-Based	0	0	0	0	10		

Program Name	Age Group				Location	Season	Fee	Estimated Annual Attendance					Adaptive Participants	
	Age 12 and under	Age 13 to 18	Adults	Adults 50+				2021	2022	2023	2024	2025	2024	2025
Flag Football & QB Skills	X				Slayter Creek Park Ball Fields	Summer	Fee-Based		0					
Health Training	X	X			City Hall	Summer	Fee-Based			7				
Homeschool Soccer	X				Slayter Creek Park Ball Fields	Spring	Fee-Based				6			
Kids and Teens Pickleball	X	X			Slayter Creek Park Sports Courts	Summer/Fall	Fee-Based				12			
Kids Art Camp	X				City Council Chambers & Sherley Heritage Park	Spring	Fee-Based		3	7				
Multi-sport Camp	X				Slayter Creek Park Ball Fields	Spring	Fee-Based				1			
Parent and Me Soccer	X				Slayter Creek Park Multipurpose Fields	Spring/ Summer/Fall	Fee-Based				12			
Run, Jump, And Throw w/ Runner2runner	X	X			Slayter Creek Park Ball Fields	Summer	Fee-Based	0						
Skyhawk Soccer and Mini-hawk Soccer Clinics	X				Slayter Creek Park Ball Fields	Summer	Fee-Based			6	3			
Skyhawks Baseball Clinics	X				Slayter Creek Park Ball Fields	Summer/Fall	Fee-Based			15	5			
Skyhawks Basketball	X				Slayter Creek Park Sports Courts	Summer/Fall	Fee-Based			13	4			
Skyhawks Sports Camps	X				Slayter Creek Park Ball Fields	Summer	Fee-Based				8			
Skyhawks T-ball Clinics	X				Slayter Creek Park Ball Fields	Summer/Fall	Fee-Based				0			
Soccer Skills & Game	X				Slayter Creek Park Ball Fields	Summer	Fee-Based		0					
Soccer Skills and Drills - Soccer Stars McKinney	X				Slayter Creek Park Ball Fields	Summer/Fall	Fee-Based				10			
Spring Youth Baseball (8U)	X				Slayter Creek Park Ball Fields	Spring	Fee-Based	0	0	49	52	52		
Spring Youth Baseball (10U)	X				Slayter Creek Park Ball Fields	Spring	Fee-Based	0	0	45	48	43		
Spring Youth Baseball (12U)	X				Slayter Creek Park Ball Fields	Spring	Fee-Based	0	0	29	26	24		
Spring Youth Softball (8U)	X				Slayter Creek Park Ball Fields	Spring	Fee-Based	0	0	33	13	13		
Spring Youth Softball (10U)	X				Slayter Creek Park Ball Fields	Spring	Fee-Based	0	0	25	0	12		
Spring Youth Softball (12U)	X				Slayter Creek Park Ball Fields	Spring	Fee-Based	0	0	15	13	10		

Program Name	Age Group				Location	Season	Fee	Estimated Annual Attendance					Adaptive Participants	
	Age 12 and under	Age 13 to 18	Adults	Adults 50+				2021	2022	2023	2024	2025	2024	2025
Spring Youth T-ball (4U)	X				Slayter Creek Park Ball Fields	Spring	Fee-Based	0	0	85	77	77		
Spring Youth T-ball (6U)	X				Slayter Creek Park Ball Fields	Spring	Fee-Based	0	0	76	77	77		
Successful Students & Athletes Camps	X				Slayter Creek Park Ball Fields	Summer	Fee-Based			0				
Teen Art Camp		X			City Council Chambers & Sherley Heritage Park	Spring	Fee-Based		0	0				
Teen Easter		X			Slayter Creek Park	Spring	Free		3	47	97	60		
Teen Game Night		X			City Hall	Spring	Free			12				
Teen Program (Gaming Party)		X			Slayter Creek Park	Summer	Fee-Based	6						
Tennis	X	X			Slayter Creek Park Sports Courts	Spring/ Summer/Fall	Fee-Based	0	0	0	31			
Tennis Camp	X				Slayter Creek Park Sports Courts	Summer/Fall	Fee-Based		0	0	1			
Youth Activities														
Campfire Teen S'Mores Night		X			Sherley Heritage Park	Winter	Fee-Based			2	5			
Cheer Prep (K-2nd) & (3rd-5th)	X				Slayter Creek Park	Summer	Fee-Based	0						
Crayola Experience	X				Anna High School Makerspace (CTE West Entrance)	Summer	Free		150					
Friday Fun Day	X				Sherley Heritage Park	Fall	Fee-Based	0						
Mommy & Me Yoga	X				Natural Springs Park	Summer	Fee-Based	0						
Recreation School Holidays	X				Slayter Creek Park	Fall	Fee-Based	0						
Storybook Saturday	X				Slayter Creek Park	Summer/Fall	Free	18						
Summer Dance	X				Slayter Creek Park	Summer	Fee-Based	0						
Train Depot Day	X	X			Sherley Heritage Park	Summer	Free	27						
Teen Blacklight Paint Party		X			City Hall/Sherley Heritage	Summer	Fee-Based			9	6			
Teen Blacklight Pumpkin Paint Party		X			Sherley Heritage Park	Fall	Fee-Based			1				
Youth - Painting	X				Sherley Heritage Park	Summer	Fee-Based	0						
Spring Break Camps	X	X			Sherley Heritage Park	Spring	Fee-Based		3	7	3			
Summer Art Camps	X				Sherley Heritage Park	Summer	Fee-Based		12					

Program Name	Age Group				Location	Season	Fee	Estimated Annual Attendance					Adaptive Participants	
	Age 12 and under	Age 13 to 18	Adults	Adults 50+				2021	2022	2023	2024	2025	2024	2025
Youth Sports														
Archery - Beginner/Advanced	X				Slayter Creek Park Ball Fields	Spring/Fall	Fee-Based	32	18	7				
E-Sports by GG Leagues	X	X			Online	Fall	Fee-Based	1						
Run Jump Throw	X	X			Slayter Creek Park Ball Fields	Fall	Fee-Based	0						
Festivals & Events														
12 Days of Anna Christmas Tree Lighting	X	X	X	X	City Hall & Sherley Heritage Park	Fall/Winter	Fee-Based for Vendors	2,500	2,500	3,000	1,500			
Annafest/Harvest Festival	X	X	X	X	City Hall	Fall	Fee-Based for Vendors	900	1,200	2,500	3,000	3,000		
Boots & Booms	X	X	X	X	Slayter Creek Park	Summer	Fee-Based for Vendors	3,900	5,000	7,400	6,400	7,500		
Easter Eggstravaganza	X	X	X	X	Slayter Creek Park	Spring	Fee-Based for Vendors	2,800	2,800	3,000	3,500	4,000	125	70
Juneteenth	X	X	X	X	Slayter Creek Park	Summer	Free	250	200	250	300	275		
Movie Nights	X	X	X	X	Various Parks	Year Round	Free	10	103					
Music in the Park Series	X	X	X	X	Slayter Creek Park	Summer	Free		26	5				
Splash Bash	X	X	X	X	Slayter Creek Park	Summer	Free			250	300			
Touch-a-Truck	X	X	X	X	Slayter Creek Park	Spring	Fee-Based for Vendors	1,000	1,000	1,200	1,500	1,600		
Adult Classes														
Adult Blacklight Paint Night			X	X	City Hall	Summer	Fee-Based				4			
Adult Evening Hike			X	X	Baldwin Park	Summer 2023	Fee-Based			0				
Art 4 All Studio for Adults - Pottery			X	X	Caspian eQuest	Spring/ Winter	Fee-Based			1				
Art 4 All Studio for Adults - Tapestry			X	X	Caspian eQuest	Spring/ Winter	Fee-Based			0				
Art 4 All Studio for Adults - Weaving			X	X	Caspian eQuest	Spring/ Winter	Fee-Based				0			
Decades Trivia Night			X	X	City Hall	Winter	Fee-Based		14					
Family DIY Christmas Sweater	X	X	X	X	City Hall	Fall	Fee-Based	0						
Faux Calligraphy and Brush Pens			X	X	City Hall	Winter	Fee-Based	3						
Game Night - Are you Smarter than a Fifth Grader			X	X	City Hall	Summer	Fee-Based			15				
Gentle Flow - Yoga			X	X	Natural Springs Park	Summer	Fee-Based	0						

Program Name	Age Group				Location	Season	Fee	Estimated Annual Attendance					Adaptive Participants	
	Age 12 and under	Age 13 to 18	Adults	Adults 50+				2021	2022	2023	2024	2025	2024	2025
Holiday Wreath Making			X	X	City Hall	Fall	Fee-Based	9						
National Pickleball Day Celebration			X	X	Slayter Creek Park	Summer	Free					7		
Paint Night			X	X	City Hall	Year Round	Fee-Based		10	13	29	6		
Painting			X	X	City Hall	Summer	Fee-Based	0						
Restorative Yoga			X	X	Natural Springs Park	Summer	Fee-Based	0						
Restorative Yoga			X	X	Natural Springs Park	Summer	Fee-Based	0						
Speed Puzzling			X	X	City Hall	Fall	Fee-Based					35		
Tennis - Adult			X	X	Slayter Creek Park Sports Courts	Summer	Fee-Based	0						
Valentines Beginner Hoop Art and Simple Embroidery			X	X	City Hall	Winter	Fee-Based	0						
Women's Self-Defense Classes			X	X	Offsite	Spring/Fall	Free				7	17		
Zumba			X	X	Slayter Creek Park	Summer	Fee-Based	0						
Adult Leagues														
Adult Cornhole			X		3 Nations Brewing	Spring	Fee-Based				19			
Adult Cornhole Tournaments			X		Slayter Creek Park	Spring/ Summer	Fee-Based		0					
Adult Kan Jam League			X		Slayter Creek Park Ball Fields	Summer	Fee-Based		0					
Adult Softball			X		Slayter Creek Park Ball Fields	Summer/Fall	Fee-Based		265	455	319	465		
Adult Spikeball League			X		Slayter Creek Park Ball Fields	Summer	Fee-Based		0					
Adult Tennis			X		Slayter Creek Park Ball Fields	Fall	Fee-Based	0						
Disc Golf with Nolan Grider			X		Slayter Creek Park	Summer	Fee-Based			0				
E-sports			X		On-line	Summer/ Fall/Winter	Fee-Based		5					
Recreation Programs														
An Evening with Moths	X	X	X	X	Natural Springs Park	Fall/Winter	Free		18					
Anna Celebrates Everyday	X	X			Slayter Creek Park	Summer			66					
Army Games	X				Slayter Creek Park	Summer	Fee-Based		5					
Caspian eQuest Horseback Riding	X	X			Offsite	Summer	Fee-Based		1	0				
Dog Training - Ears Up K9 Training			X		Slayter Creek Park	Year Round	Fee-Based			0	12			
Explore Archery	X	X			Slayter Creek Park Ball Fields	Summer	Fee-Based		3					

Program Name	Age Group				Location	Season	Fee	Estimated Annual Attendance					Adaptive Participants	
	Age 12 and under	Age 13 to 18	Adults	Adults 50+				2021	2022	2023	2024	2025	2024	2025
Family Hikes	X	X	X	X	Various Parks	Summer	Free			42				
Fitness at the Park			X	X	Slayter Creek Park	Spring/ Summer/Fall	Free		132	162				
Fri-Yay Drop-in Craft	X				City Hall	Spring/Fall/ Winter	Free			184	59	45		
Goat Yoga			X	X	Slayter Creek Park	Fall	Fee-Based		13					
Health Training	X	X	X		City Hall	Summer	Fee-Based			8				
HIIT with Sagan			X		Slayter Creek Park	Spring	Fee-Based				0			
Intro to Pickleball Clinics		X	X	X	Slayter Creek Park Sports Courts	Spring/ Summer/Fall	Free					95		
Jump Start Sports Clinics	X				Slayter Creek Park Ball Fields	Winter	Fee-Based				12			
Nature Walks	X	X	X	X	Various Parks	Year Round	Free			29	115	94		
Pickleball Clinics			X		Slayter Creek Sports Courts	Winter	Free				2			
Pickleball Paddle Battle			X		Slayter Creek Sports Courts	Summer/Fall	Free				53			
Pound Fitness			X	X	Slayter Creek Park	Fall	Fee-Based	1		4				
Running Club		X	X		Slayter Creek Park	Summer	Free		12					
Shining Stars	X				Slayter Creek Park Ball Fields	Spring/ Summer/Fall	Fee-Based			1	0			
Storybook Saturday	X				Slayter Creek Park	Year Round	Free		145					
Studio Art Lessons	X	X	X	X	Caspian eQuest	Fall	Fee-Based			4				
Teens and Adults Introduction to Pickleball		X	X		Slayter Creek Park Sports Courts	Summer/Fall	Fee-Based				25			
Tinkergarten with Julie	X				Natural Springs Park	Year Round	Fee-Based			31	7			
Workout Wednesdays			X	X	Slayter Creek Park	Spring/ Summer/Fall	Free		35	41				
Yoga at the Park			X	X	Slayter Creek Park	Year Round	Free	1		11	42			
Zumba			X	X	Slayter Creek Park	Fall	Fee-Based	0		80				
Adults 50+ Programs														
Book Club				X	Sherley Heritage Park	Year Round	Free	7	10	62	69	45		
Christmas Lights Tour				X	Offsite	Winter	Free			11	10	10		
City Updates				X	City Hall	Year Round	Free				18	18		
Dog Days of Summer Walking Group				X	Natural Springs Park	Summer	Free			6				
Foodie Troop				X	Offsite	Year Round	Free		25	129	187	155		

Program Name	Age Group				Location	Season	Fee	Estimated Annual Attendance					Adaptive Participants	
	Age 12 and under	Age 13 to 18	Adults	Adults 50+				2021	2022	2023	2024	2025	2024	2025
Galentine's Day Party				X	City Council Chambers	Winter	Fee-Based	9						
Grandparents Day				X	City Hall	Fall	Fee-Based			0				
Hometown Cookout				X	City Hall	Summer	Free		1					
Lucky Charm Potluck				X	City Hall	Spring	Free		5					
Luncheon & Parks Speakers				X	City Hall	Summer	Free		4					
Luncheon w/ Speaker				X	City Hall	Spring	Free		2					
National Senior Citizens Day				X	City Hall	Summer	Free			20	15	12		
New Year's Potluck				X	City Council Chambers	Winter	Free	8						
Online Lectures with Collin College				X	Offsite	Spring	Free			2				
Prize Bingo				X	Library	Year Round	Free					13		
Quarterly Holiday Meals				X	Offsite	Year Round	Fee-Based		33	92	80	61		
Scavenger Hunt				X	Offsite	Summer	Free		1					
Senior Christmas Sweater Breakfast				X	City Hall	Fall	Free	6						
Senior Halloween Breakfast				X	Sherley Heritage Park	Fall	Free	14						
Senior Trips				X	Offsite	Year Round	Fee-Based		69	167	157	160		
Summer Centerpiece				X	City Hall	Summer	Fee-Based		0					
Talks & Talents				X	City Hall	Year Round	Free			58				
The Crafting Corner				X	City Hall	Year Round	Fee-Based		14	87	80	113		
Walk & Talk				X	Natural Springs Park	Spring	Free	3	3					
Pop-Up Recreation														
Bubble Show	X				Slayter Creek Park	Summer	Free		113			62		
Celebration of National Train Day	X				Sherley Heritage Park	Spring	Free			51				
Creature Teacher - Creepy Crawlies	X				City Hall	Spring	Free					50		
Creature Teacher - Animal Adventure	X				Slayter Creek Park	Fall	Free				43			
Creature Teacher - Invertebrates!	X				City Hall	Fall	Fee-Based			24				
Dart Painting	X	X			Slayter Creek Park	Summer	Free		58					
Farm Day	X				Slayter Creek Park	Summer	Free		50					
Fiesta	X				Slayter Creek Park	Summer	Free		50					
Fire	X				Fire Station	Winter	Free		42					
Halloween Hoopla	X				Slayter Creek Park	Fall	Free		100					
Kidsgiving	X				City Hall	Fall	Free				39			

Program Name	Age Group				Location	Season	Fee	Estimated Annual Attendance					Adaptive Participants	
	Age 12 and under	Age 13 to 18	Adults	Adults 50+				2021	2022	2023	2024	2025	2024	2025
Magic Show	X				Slayter Creek Park	Fall	Free		48					
Meet our Local Heroes: Anna Fire Rescue	X				Fire Station	Winter/ Summer	Fee-Based/ Free				28	65		
Meet our Local Heroes: Anna Police Department	X				City Hall	Winter	Fee-Based/ Free				27	34		
Police	X				Fire Station	Winter	Free			33				
Pop-Up Recreation Christmas Spectacular	X				Sherley Heritage Park	Winter	Free		6					
Princesses & Princes Tea Party	X				Slayter Creek Park	Summer	Free		47					
Puppet Playtime: Hands-on Puppetry Workshop	X				City Hall	Spring	Free			28				
S.T.E.M. Day	X				Slayter Creek Park	Summer	Free		50					
STEMtastic Saturday	X				City Hall	Fall	Free			8				
Summer Rec-ess	X				City Hall	Summer	Fee-Based/ Free			103	353	499		
Taking it Easy	X				Slayter Creek Park	Summer	Fee-Based		51					
Teddy Bear Picnic	X				Slayter Creek Park	Summer	Free		51					



3 NEEDS ASSESSMENT



ASSESSMENT METHODOLOGY

This Plan uses a multifaceted analysis to help determine the parks and recreational needs of the Anna community. The needs assessment analyzes whether those needs are being met and what types of improvements or changes would be beneficial for Anna. Existing parks and recreation opportunities are analyzed in terms of public opinion, the location and quantity of parkland, the quantity of facilities within parks, and natural resources in the City.

The needs assessment includes three parts. These include demand-based, standards-based, and resource-based assessments. The use of multiple assessment methods helps to establish an understanding of key parks and recreation needs and informs Plan recommendations to address those needs.



Slayter Creek Park Splash Pad

DEMAND-BASED ASSESSMENT

The needs assessment starts with a demand-based assessment. This includes an analysis and summary of public feedback to identify what the community wants and expects from the parks and recreation system, and how this compares to its current state.

STANDARDS-BASED ASSESSMENT

The standards-based assessment then analyzes parkland acreage, location, and amenities in comparison with the needs and location of the current population and future growth areas. This is used to determine an appropriate target level of service for the Anna community and identify surpluses or deficits.

RESOURCE-BASED ASSESSMENT

Lastly, the resource-based assessment evaluates the City's existing physical, man-made and natural resources to identify opportunities to leverage for public recreation benefit.

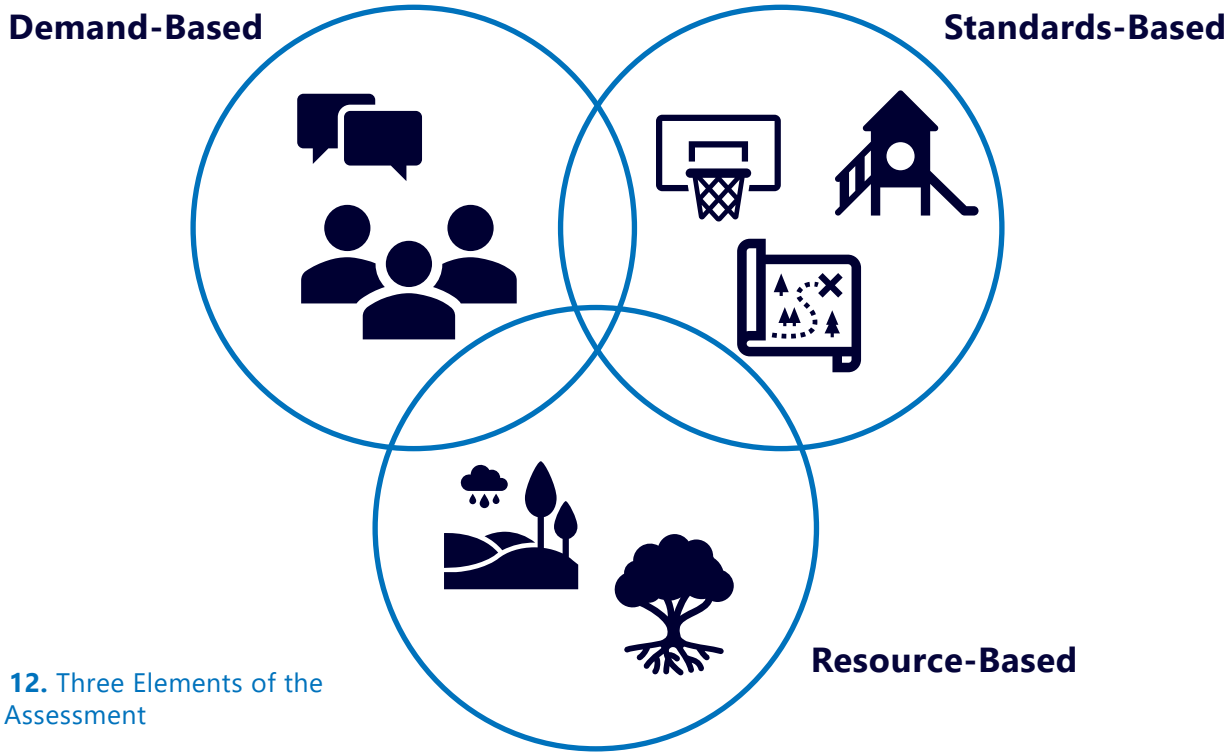


Figure 12. Three Elements of the Needs Assessment

DEMAND-BASED ASSESSMENT

The demand-based assessment is a reflection of the community's needs and desires for their parks system as expressed directly by residents through public engagement opportunities. Community engagements utilized for this assessment included:

- Stakeholder focus groups (6)
- Tabling at the City's Touch-a-Truck event
- Community survey

The following pages present highlights from the community input received. These highlights are opinions from Anna residents and/or park users and may differ between the various engagement opportunities and questions. Additional public engagement information and details can be found in Appendix A.

STAKEHOLDER LISTENING SESSIONS

Stakeholders provided feedback during a series of six focus group sessions held throughout the process. Stakeholders in these focus groups included representatives from youth sports organizations, developers, business owners, residents, and council members. Participants were asked to consider the existing parks and recreation system and explain their likes, dislikes, and desires for change and/or improvements to the system as a whole. The following are key themes that were identified during these meetings, many of which were reiterated by participants in other engagement opportunities.

DESIRES:

- Expanded trails network.
- Inclusive playgrounds and ADA-compliant features for all ages and abilities.
- Indoor recreation center and activities.
- Host large sporting events and support traveler needs.
- Enhanced amenities like fishing ponds, restrooms, and shaded areas.
- Walkable downtown park spaces with picnic areas and water features.
- A public pool or aquatic center.

CONCERNS:

- Underserved areas, especially on the south side of Anna that are lacking investment and visibility.
- Safety and supervision issues at parks and fields.
- Lack of sports team continuity.
- Limited field space and off-season access.
- Lack of activities geared toward teenagers.
- Lack of prioritization of improvements and amenities based on rapid growth.
- Missed opportunities for grants and partnerships, especially in trail development and recreation facilities.

COMMUNITY PARKS SURVEY

To help shape the future of parks and recreation in Anna, an online community survey was conducted to gather input. The survey was available from May 17 to June 20, 2025, and was promoted through the City's website, social media platforms, and word of mouth through stakeholder participants and members of the Parks Advisory Board. Additionally, postcards announcing the survey were mailed to 11,694 households across Anna.

A total of 814 responses were received. Respondents represented a broad cross-section of the community. Nearly 95% of all participants were Anna residents, with the majority residing in Area 2 (see Figure 15). Most respondents were between the ages of 35 to 44, and approximately 64% of total respondents indicated they have children under the age of 18 living at home.

The following pages present the most notable takeaways from the survey. The full survey results report are included in Appendix A.

Figure 13. Age of respondents taking the survey

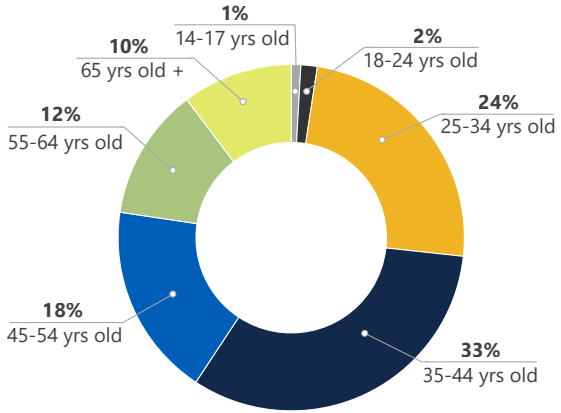


Figure 14. Age of children in respondent households (Choose all that apply)

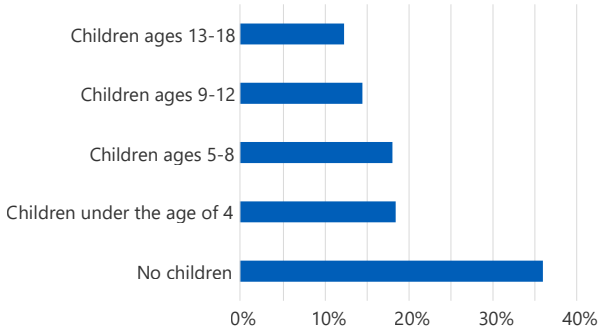
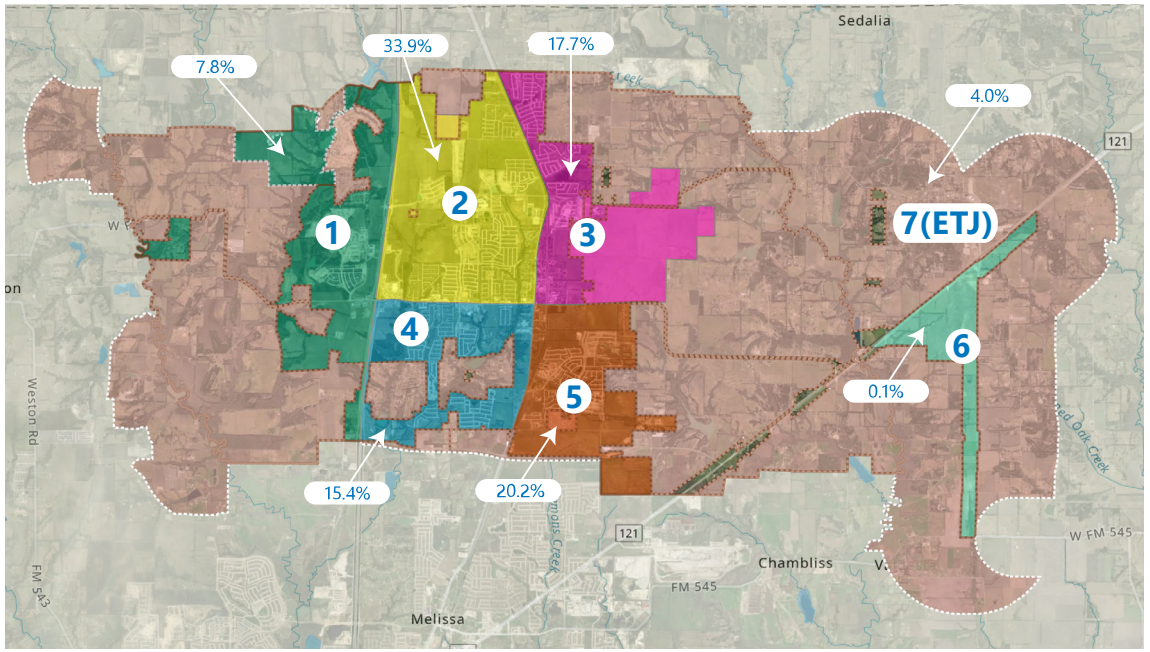


Figure 15. Based on the map, what part of Anna do you live in?

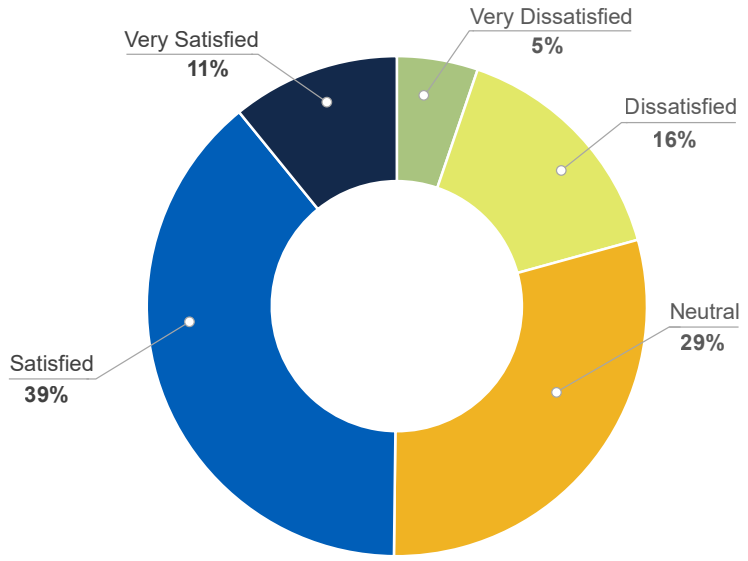


Overall Rating of the Parks and Recreation System

Overall Satisfaction with Parks and Recreational Opportunities

Various factors impact a community's perception, use, and approval of a parks and recreation system, as is reflected in the mixed responses from Anna residents (see Figure 16). The majority of respondents expressed satisfaction with the opportunities available, suggesting that the current offerings generally meet expectations. Some also noted feeling neutral, suggesting there is still room for improvement in addressing community needs.

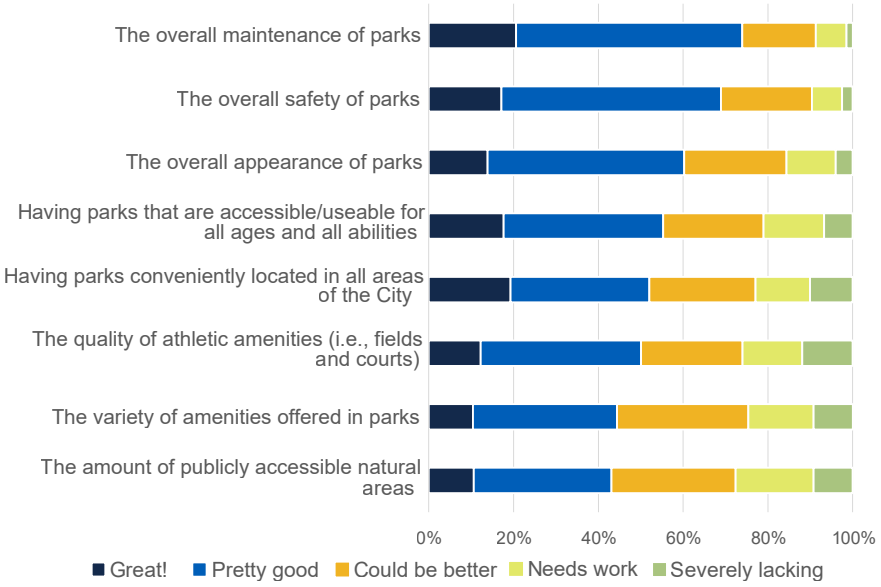
Figure 16. How satisfied are you with the parks and recreational opportunities in Anna?



Rating the Quality of Parks and Recreation Opportunities in Anna

When evaluating specific amenities offered, respondents identified the overall maintenance, safety, and appearance of parks as key strengths. Accessibility for all ages and abilities also received generally favorable responses, though some indicated that improvements could be made. On the other hand, the amenities offered and amount of publicly accessible natural areas received mixed feedback, suggesting that current offerings may not fully address the community's needs and the potential for further improvements.

Figure 17. How would you rate the City in the following categories?



One Thing

As Anna continues to grow, understanding residents' priorities for improvement provides valuable insight into how the community envisions its future recreational opportunities. Feedback from respondents revealed the desire for improved trails, walking opportunities, and bike paths, highlighting the desire for enhanced mobility and access. Consistent with other feedback, respondents also noted the need for pools, shade, and indoor fields, pointing to a need for amenities that allow for recreation throughout the year. The need for more diverse and inclusive facilities that accommodate a wide range of ages and lifestyle was also a common note of improvement.

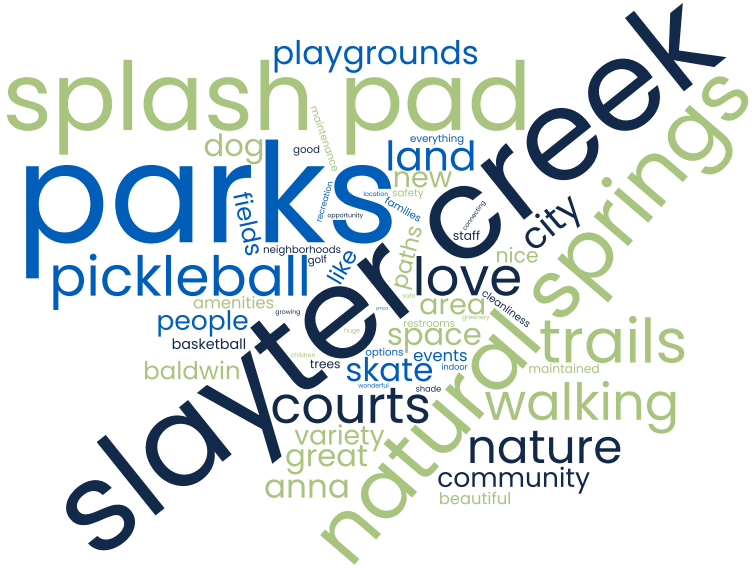
Figure 18. If you could improve only one thing about Anna's parks and recreation system, what would you improve?



Greatest Parks and Recreation Assets

Identifying Anna's greatest assets is an important piece in determining areas or amenities that should be preserved and possibly further enhanced. Figure 19 illustrates responses, with the largest words displaying the most commonly repeated answers. Notably, Slayter Creek and parks as a whole, stood out as the most valued asset among the community, indicating how valuable they are to residents.

Figure 19. What are the City's greatest parks and recreation assets?



Frequency of Use for Anna's Parks and Recreation Facilities

Usage of Parks and Facilities

When evaluating the use of parks and recreational facilities, respondents demonstrated a preference for city parks and natural areas. Playgrounds and splash pads also receive moderate use, highlighting their importance to families with young children.

In contrast, amenities such as dog parks, skate parks, athletic fields, and picnic pavilions saw less frequent use. This difference in reported use may reflect nuances such as the age of respondents, varying household needs, or limited accessibility rather than lack of demand. Insights overall indicate that traditional parks remain central to community life, while also highlighting opportunities to expand connectivity, enhance amenities, and create spaces that better serve a range of users.

Barriers to Park and Facility Use

When asked what prevents individuals from using parks and recreation facilities more often, most respondents noted the "Other" category (see Figure 21). Responses revealed insights such as the lack of awareness about existing parks, limited connectivity via sidewalks and trails, and weather-related challenges like extreme heat without adequate shade.

Safety-related responses focused on the lack of supervision at Slayter Creek Park and general concerns for toddler safety at playgrounds. Many respondents suggested adding a playground specifically designed for toddlers to alleviate this concern.

Additional feedback indicated the lack of amenities such as restrooms, drinking fountains, and the lack of indoor recreation opportunities such as a city gym or pools. Overall, responses highlight the need to improve accessibility, connectivity, and the development of indoor facilities, consistent with themes observed in other survey responses.

Figure 20. In the past year, how often have you or your family participated in or utilized the following?

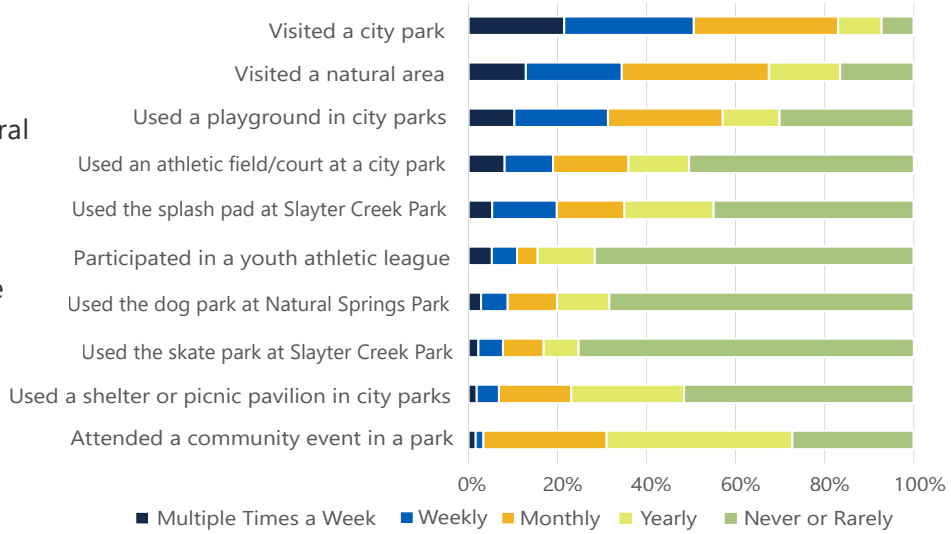
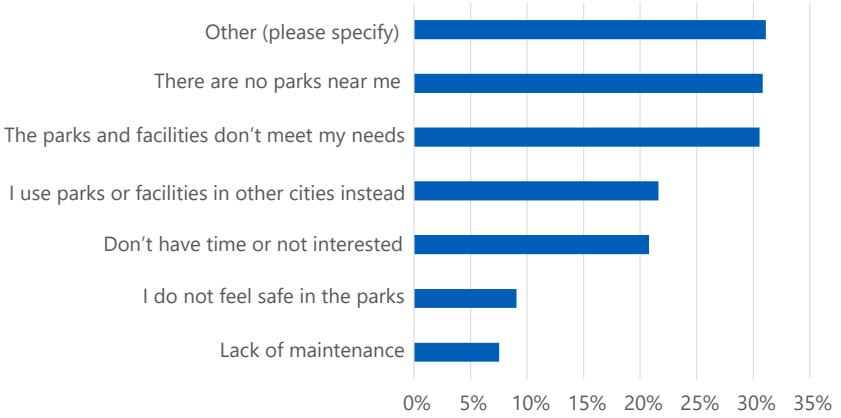


Figure 21. What keeps you from using parks and recreation facilities in Anna more often? (Choose all that apply)

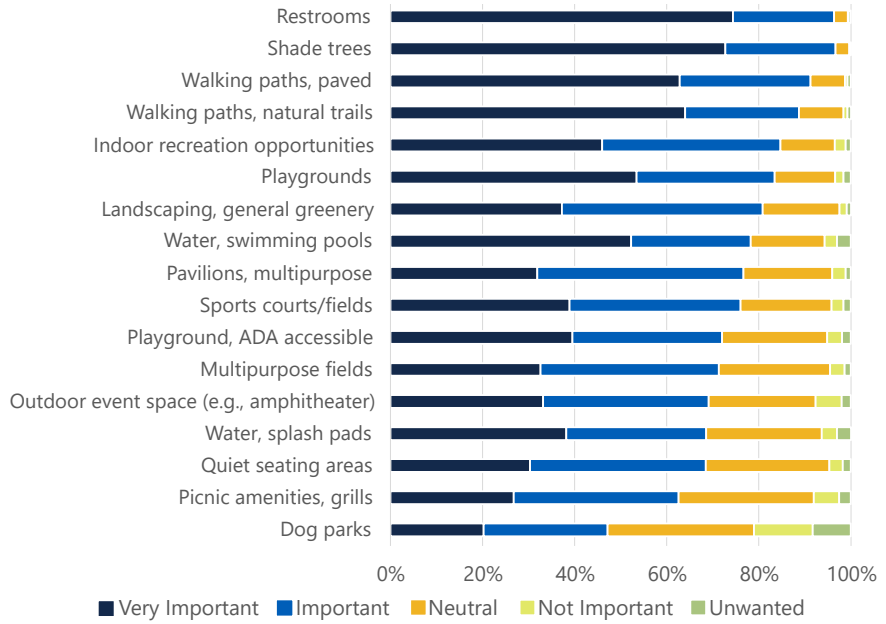


Parks and Recreation System Priorities

Most Important Amenities in Parks and Recreation Facilities

Anna provides a variety of parks and recreational amenities that serve as valuable community assets. When asked to rank the importance of future amenities, respondents prioritized restrooms, shade trees, and paved walking paths. Natural walking trails, playgrounds, and indoor recreation opportunities also ranked in the top 10 priorities, revealing a strong interest in both outdoor and indoor options for recreation.

Figure 22. How important is it for the following amenities to be provided in Anna parks and recreation facilities?

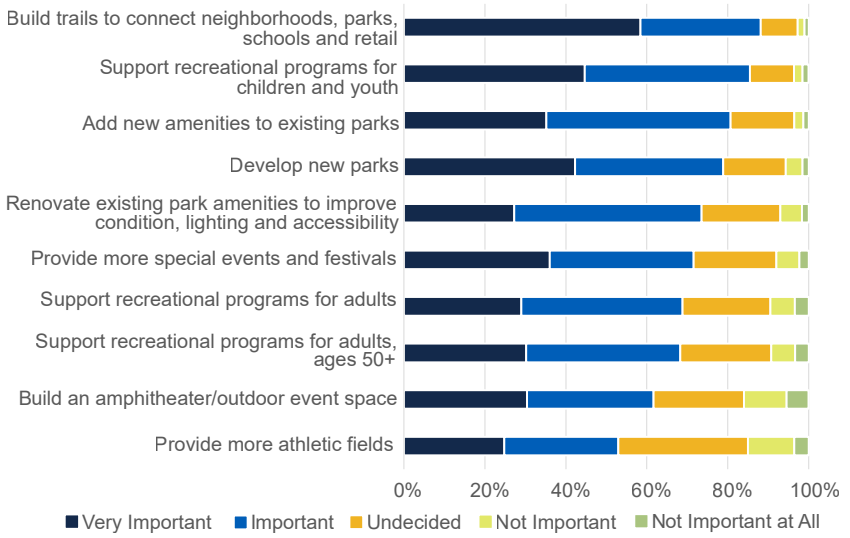


Most Important Parks & Recreation Functions Performed by the City of Anna

Anna has many opportunities to continue improving its parks and recreation offerings. When asked about the importance of offering a variety of improvements, respondents expressed strong support for trail connections to neighborhoods, parks, and other community amenities. Respondents also emphasized support for recreational programming for children and youth, emphasizing the demand for activities geared toward younger age groups. The addition of new amenities to existing parks and development of new parks also received similar levels of support.

Notably, all programming options were ranked as very important or important by more than 50% of survey respondents. This shows a strong desire for additional parks and recreation improvements of all types.

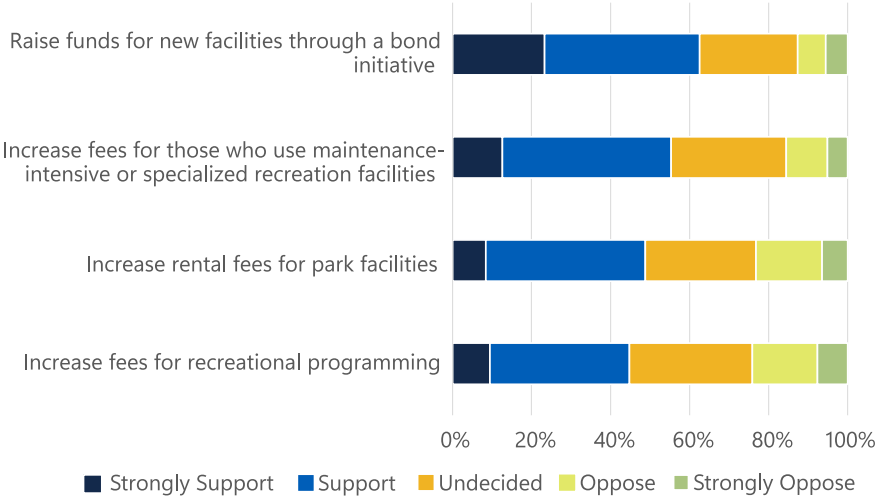
Figure 23. How important do you consider each of the following potential actions the City could take?



Funding for Parks and Recreation

Securing additional funding for parks and recreation may be essential to meeting the needs of Anna residents. When asked about their support for various financing strategies, respondents were most supportive of raising funds for new facilities through a bond initiative and increasing fees for those who use maintenance-intensive or specialized recreation facilities. As the City considers various funding options, it should maintain transparent communication with the public and strive to also evaluate community support from a larger respondent group.

Figure 24. To meet the needs of Anna residents, the City may require additional funding for parks and recreation. How strongly would you support or oppose the following financing strategies?

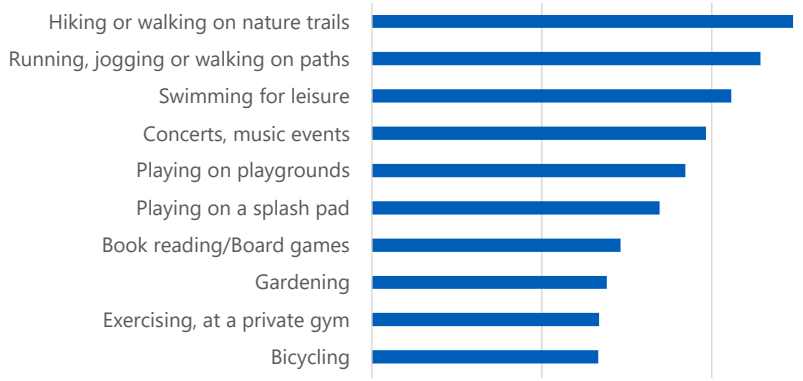


Parks and Recreation Programming

Recreational Programming Priorities

Understanding the community's favorite recreational activities is important when designing parks and programs that align with residents' interests and priorities. Among the responses provided, two of the top three involve the use of trails. Other top ranking activities include swimming, concerts and music events, and playing on playgrounds. Figure 25 represents the top 10 highest ranking recreational activities amongst respondents.

Figure 25. What are you or your family's favorite recreational activities? (Top 10) (Choose all that apply)



Recreational Programming amongst Age Groups

Providing recreational options for all age groups is essential to ensure that the needs of everyone in the community are met. Survey results show the highest satisfaction with programs for children up to age 8 (see Figure 26). In contrast, programming for young adults, adults, and adults ages 50+ received the lowest satisfaction levels, indicating a gap in engagement with older age groups. It is also important to note that most survey respondents fall within the 25-44 age range, and a majority do not have children. This context is helpful when interpreting satisfaction levels, as it highlights that respondents are evaluating programming across age groups even if they may not personally participate in or have direct experience with certain programs.

In terms of which age group has the greatest need for recreational programming moving forward, responses suggest that overall, children and teens have the greatest need for programming (see Figure 27). Across stakeholder meetings and general engagement conducted thus far, programming for teens remains a consistent priority for Anna residents as the children population gets older. Teens can be a challenging age group to engage. The City should consider additional outreach strategies in the future to gain feedback about potential programming from local youth.

Figure 26. How satisfied are you with recreational programming opportunities in Anna for people in the following age groups?

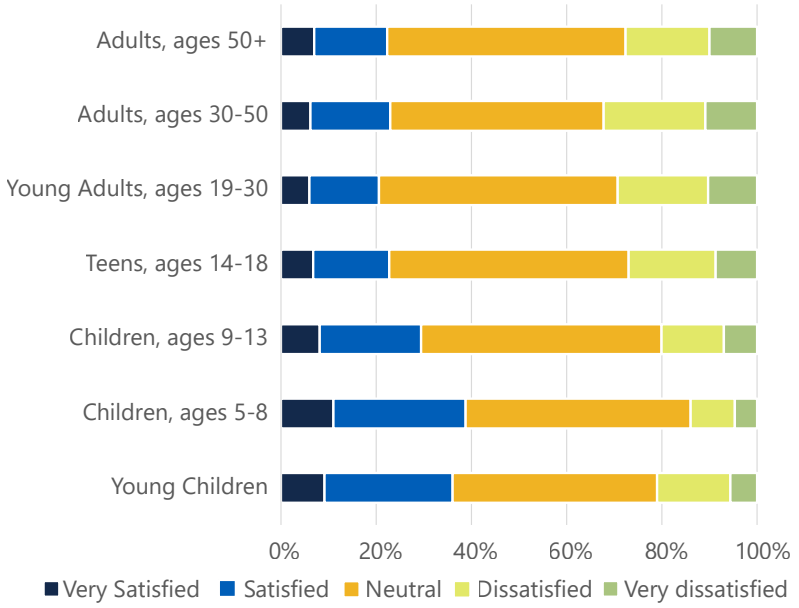
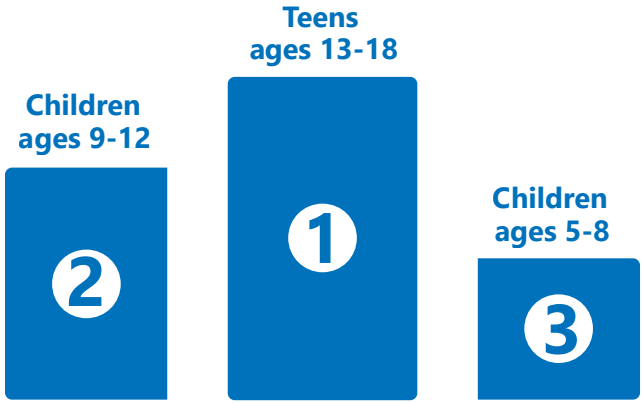


Figure 27. Which age group do you think has the greatest need for recreational programming? (Top three)




ANNA

STANDARDS-BASED ASSESSMENT

The standards-based assessment analyzes parkland in terms of acreage, location, and number of park facilities. It identifies the current level of service and whether it is meeting the community's needs. Levels of service represent a specific acreage of parkland or number of facilities needed per given population.

The National Recreation and Park Association (NRPA) publishes its Agency Performance Review annually. It presents data and insights from 1,000 parks and recreation agencies around the country. This information was referenced throughout the standards-based assessment as a baseline comparison.

Three types of standards were examined in this assessment: acreage, location, and facilities.

ACREAGE LEVEL OF SERVICE

The acreage level of service defines the quantity of parkland acreage as a ratio to population. The results are expressed as park acreage per 1,000 residents. The analysis examines whether there is sufficient parkland for residents today and in the future.

SPATIAL LEVEL OF SERVICE

The spatial level of service looks at the location and distribution of different park types to identify underserved areas and where new parks may be needed.

FACILITY LEVEL OF SERVICE

The facility level of service defines the number of park facilities needed to meet the community's recreational needs. Standards are expressed as a ratio of facility per population size (e.g., one baseball field per 4,500 residents).

ACREAGE LEVEL OF SERVICE

The City's park system is composed of various types of parks that serve different needs. Neighborhood parks and community parks, cumulatively thought of as close-to-home parks, are focused on recreational benefits for nearby residents. In addition to local residents, regional parks serve a population beyond the immediate community. Linear parks/greenbelts and open space provide passive recreation opportunities for the whole community, while special purpose parks serve a focused user group (e.g., dog park).

According to the 2025 NRPA Agency Performance Review (Figure 28), the median community with 20,000-49,999 people had 10.9 acres of parkland per 1,000 residents. A median community with 50,000-99,999 people had 9.2 acres of parkland per 1,000 residents. A target level of service has been defined for Anna through comparison with the NRPA Agency Performance Review, and an understanding of the community's goals, opportunities, and challenges.

Anna's parks system includes 256.3 acres of parkland, with 130.6 acres designated as close-to-home parks and 125.7 acres of all other park types. Existing and target levels of service per park type are listed in Figure 29. The City's total combined level of service today is 9.2 acres per 1,000 residents, which is lower than the median for communities cited in Figure 28.

Considering the total of all park types (including those without target levels of service), there is a current parkland deficit of 63.6 acres, with a future deficit that grows as the population increases toward its projected 2035 population.

The City is primarily lacking in community and regional parks today and in the future, as listed in the "surplus/deficit acreages" columns in the table. As Anna continues to develop in the future, the City should consider opportunities for additional close-to-home parks in areas with new development. It will be important to enhance park amenities (e.g., playground, basketball court, picnicking) within these parks to ensure that they can meet the daily recreational needs for residents in the vicinity.

Additionally, regional parks remain an area of need both now and in the future. As the City considers future park investments, it should prioritize identifying sites large enough to accommodate a range of activities and natural features that define regional parks. These spaces should be suitable to offer opportunities for sports tournaments and large-scale community gatherings that will balance usage with Slayter Creek Park, the City's only existing regional park.

Greenbelts/linear parks also play a critical role in enhancing connectivity between neighborhoods and parks. While there is no set standard for the level of service for greenbelts/linear parks, expanding these areas can expand opportunities for walking and biking, and integrate natural open spaces into the community.

Figure 28. Acres of Parkland per 1,000 Residents

National Recreation & Parks Association (NRPA) 2025 Agency Review[1]

Total Parkland per 1,000 Residents (for communities 20,000-49,999 people):

- Lower Quartile = 5.7 acres/1,000 people
- Median = 10.9 acres/1,000 people
- Upper Quartile = 17.5 acres/1,000 people

Total Parkland per 1,000 Residents (for communities 50,000-99,999 people):

- Lower Quartile = 4.7 acres/1,000 people
- Median = 9.2 acres/1,000 people
- Upper Quartile = 16.5 acres/1,000 people

1 https://www.nrpa.org/publications-research/research-papers/agency-performance-review/

Figure 29. Parkland Acreage Level of Service

Park Classification	Existing Level of Service (LOS)		Recommended Level of Service (2025)			Recommended Level of Service (2035)	
	Existing Acreage (2025)	Current LOS (based on 27,823 population)	Recommended Target LOS (2025-2035)	2025 Recommended Acreage (based on 27,823 population)	Surplus/ Deficit Acreages (2025)	2035 Recommended Acreage (based on 50,140 population)	Surplus/ Deficit Acreages (2035)
Close-to-Home Parks							
Neighborhood Parks	98.6	2.9 Ac/1,000 Residents	1.5 Ac/1,000 Residents	41.7	56.9	75.2	23.4
Community Parks	32	0.9 Ac/1,000 Residents	5.0 Ac/1,000 Residents	139.1	-107.1	250.7	-218.7
Close-to-Home Parks Subtotal	130.6	3.8 Ac/1,000 Residents	6.5 Ac/1,000 Residents	180.8	-50.2	325.9	-195.3
Other Parks							
Regional Parks	85.6	3.1 Ac/1,000 Residents	5.0 Ac/1,000 Residents	139.1	-53.6	291.2	-165.1
Greenbelts/ Linear Parks	15.3	0.5 Ac/1,000 Residents	Varies	N/A	N/A	N/A	N/A
Open Space	24.9	0.9 Ac/1,000 Residents	Varies	N/A	N/A	N/A	N/A
Special Use Parks	0	0.0 Ac/1,000 Residents	Varies	N/A	N/A	N/A	N/A
Other Parks Subtotal	125.7	4.5 Ac/1,000 Residents	Varies	N/A	N/A	N/A	N/A
All Park Types	**256.3**	**9.2 Ac/1,000 Residents**	**11.5 Ac/1,000 Residents**	**320.0**	**-63.6***	**576.6**	**-320.3***

**The bottom row includes all park types and an overall recommended level of service of 11.5 acres of parkland per 1,000 residents. The total 2025 and 2035 surplus and deficit calculations are based on all park types combined (e.g., 256.3 existing acres - 320.2 recommended acres in 2025 = -63.6 deficit acres).*

Negative numbers = acreage deficits

SPATIAL LEVEL OF SERVICE

Access to Neighborhood Parks

Neighborhood parks typically serve residents within a 1/4 mile to 1/2 mile radius. These parks are intended to serve daily recreational needs for nearby residents and are often accessed by foot or bike. These service areas equate to approximately a 5-minute (1/4 mile) to 10-minute (1/2 mile) walk. Neighborhood parks should be generally located away from major arterial streets and should be accessible without requiring residents to cross major roadways.

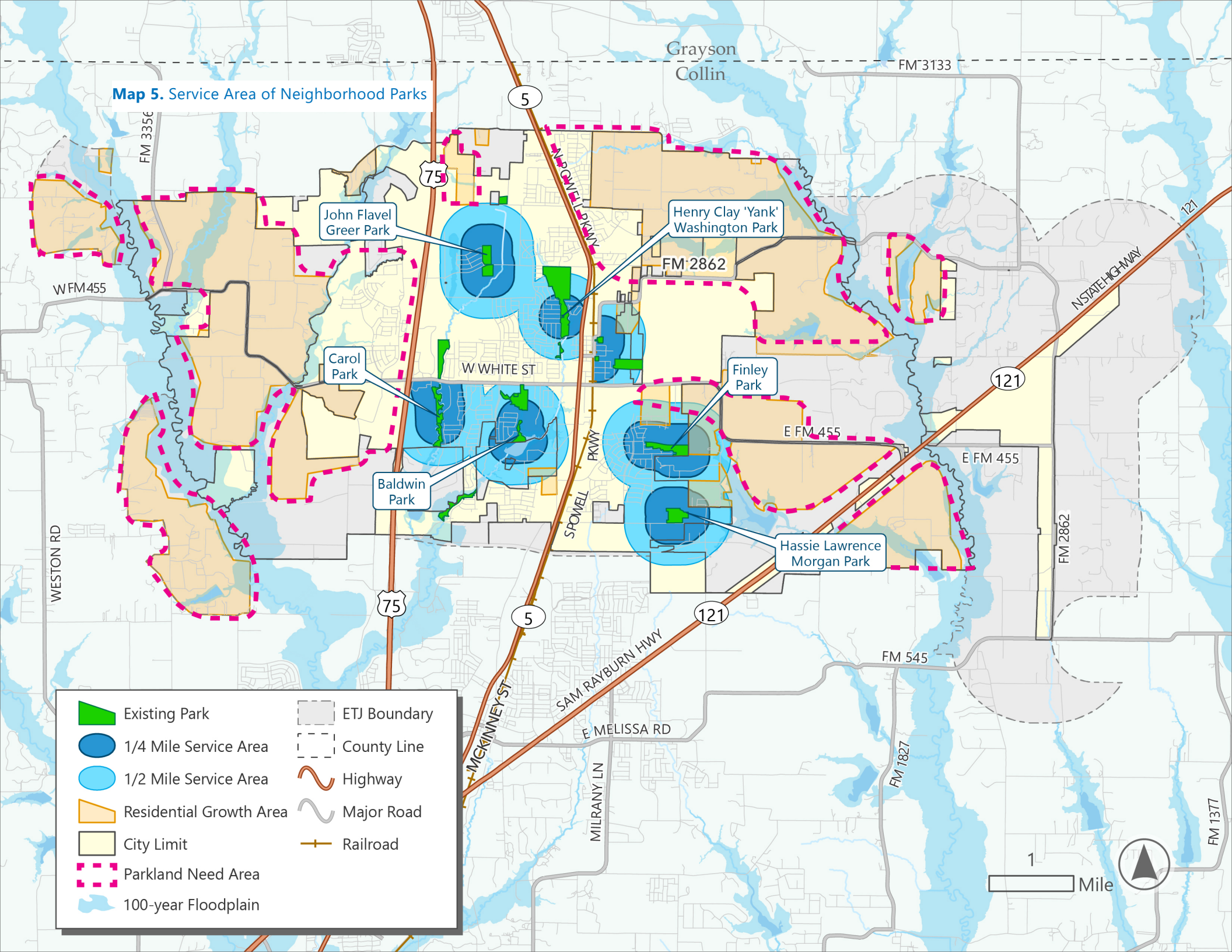
Map 5 illustrates the service areas of existing neighborhood parks in Anna. Service areas are clipped where major roadways, rivers, or other natural features create barriers that limit pedestrian access.

While existing neighborhood parks serve large portions of Anna, many residential growth areas lack access to neighborhood parks. Need areas are those areas within the growth area that are not currently serviced with appropriate parks. Primary parkland need areas are located throughout the City, with the eastern and western portions of the City having the largest areas lacking access to neighborhood-serving parkland. As the City considers locations for new close-to-home parks, priority should be given to residential areas located within the primary parkland need areas.

As the City considers improvements to its sidewalk and trail network, priority should be given to streets within a 1/2 mile distance of existing parks to allow nearby residents to safely walk and bike to the parks.



Henry Clay 'Yank' Washington Park is a local example of a neighborhood park.


Map 5. Service Area of Neighborhood Parks
Grayson
Collin
FM 3133
5
75
FM 3356
John Flavel Greer Park
Henry Clay 'Yank' Washington Park
N POWELL PKWY
FM 2862
W FM 455
N STATE HIGHWAY 121
Carol Park
W WHITE ST
Finley Park
121
E FM 455
E FM 455
Baldwin Park
SPOWELL PKWY
WESTON RD
Hassie Lawrence Morgan Park
FM 2862
75
5
121
SAM RAYBURN HWY
FM 545
MCKINNEY ST
E MELISSA RD
MILRANY LN
FM 1827
FM 1377
Existing Park
1/4 Mile Service Area
1/2 Mile Service Area
Residential Growth Area
City Limit
Parkland Need Area
100-year Floodplain
ETJ Boundary
County Line
Highway
Major Road
Railroad
1
Mile

Access to Community Parks

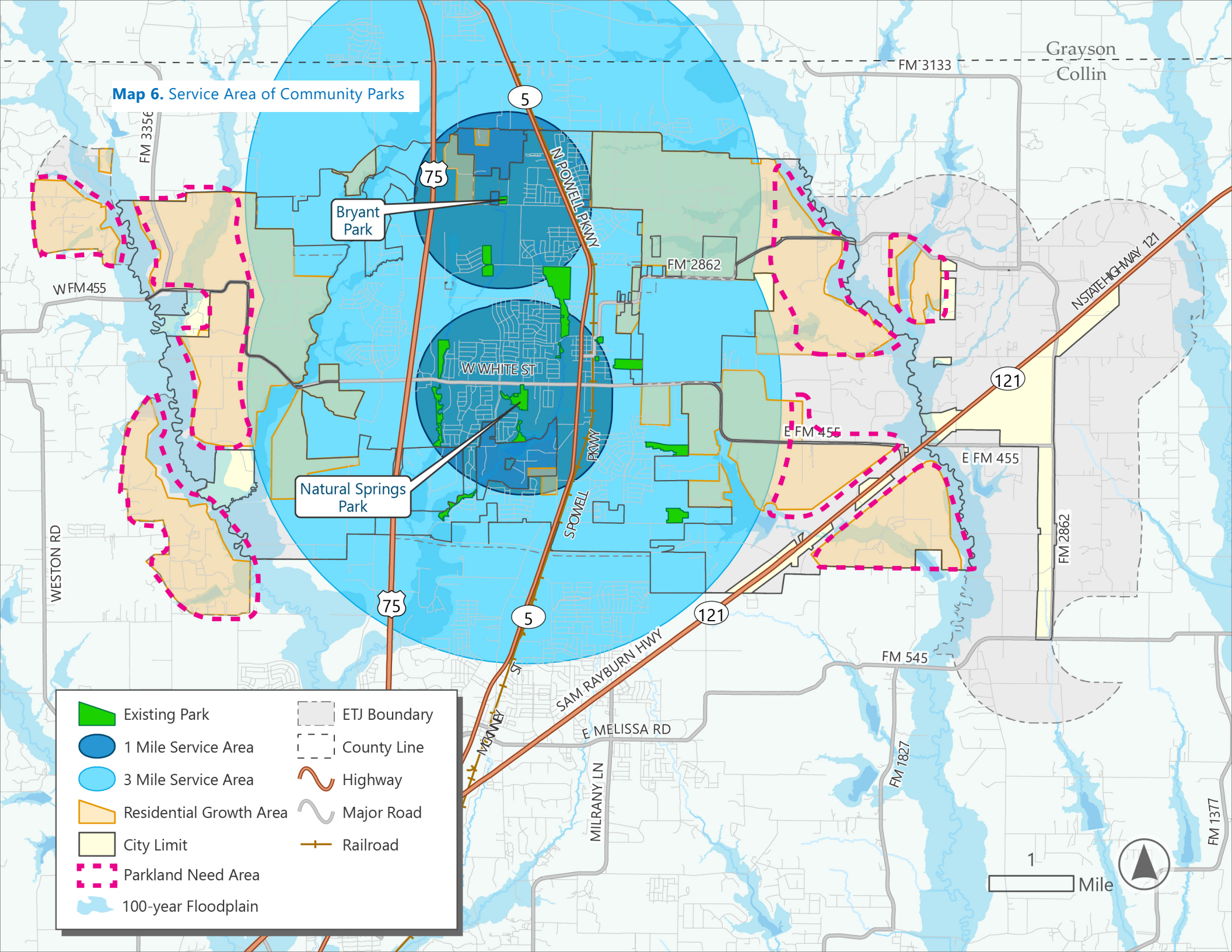
Community parks are designed to serve several neighborhoods and typically offer a wide range of amenities, such as playgrounds, picnic pavilions, athletic fields and courts, trails, and splash pads. Residents are often willing to drive farther to visit community parks because they typically provide more options than smaller neighborhood parks.

Map 6 shows a 1 to 2 mile service area around parks that could function as community parks based on their size, amenities, or how they are currently used. Bryant Park and Natural Springs Park are the City's two existing community parks. Natural Springs Park sits near the center of Anna, while Bryant Park is located toward the northern edge.

When these service areas are compared to areas of residential growth, it is clear that the west and east sides of the City have the greatest need for additional parkland. As development in these parts of the City continues, there may be opportunities to add new community parks to better serve these neighborhoods.



Paw Park at Natural Springs Park


Map 6. Service Area of Community Parks
Grayson
Collin
FM 3133
FM 3356
5
75
Bryant Park
N POWELL PKWY
FM 2862
W FM 455
W WHITE ST
Natural Springs Park
S POWELL PKWY
E FM 455
STATE HIGHWAY 121
121
WESTON RD
75
5
121
SAM RAYBURN HWY
FM 545
E MELISSA RD
MCKINNEY ST
MILRANY LN
FM 1827
FM 1377
Existing Park
1 Mile Service Area
3 Mile Service Area
Residential Growth Area
City Limit
Parkland Need Area
100-year Floodplain
ETJ Boundary
County Line
Highway
Major Road
Railroad
1
Mile

Access to Regional Parks

Regional parks are designed to serve the entire community as well as visitors from the surrounding region. They often host large events, tournaments, and provide access to significant natural or protected areas. Due to their size and variety of recreational amenities, regional parks have an extensive service area.

Slayter Creek Park serves as Anna's sole regional park. With its substantial size of approximately 86 acres, and diverse recreational amenities, the park serves residents across the region. As the service area includes the entire City, it is not mapped in this Plan.

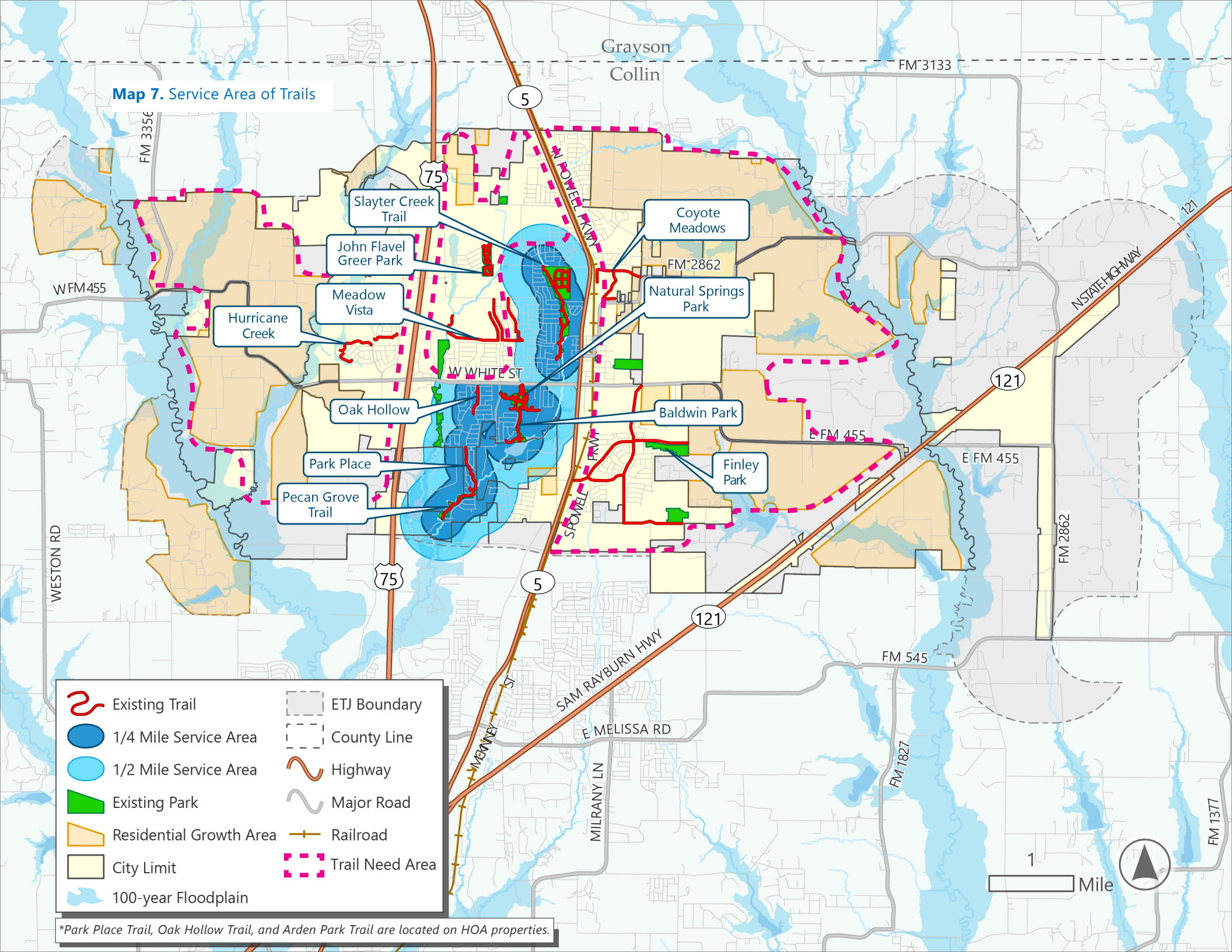
Access to Trails

Like pocket and neighborhood parks, trails are typically accessed by foot or bicycle and share a similar service area of 1/4 to 1/2 mile. While the proposed trail network will eventually provide citywide coverage, the current system contains notable gaps—particularly in central areas within the established service area. Existing trails in Anna primarily follow a north-south alignment near Slayter Creek, presenting opportunities for new connections, including potential links between Baldwin Park Trail and Pecan Grove Trail.

Given strong community support, expanding and improving the trail network should be prioritized for future implementation.



Slayter Creek Park Fields


Map 7. Service Area of Trails
Grayson
Collin
FM 3133
FM 3356
5
75
N POWELL PKWY
Slayter Creek Trail
John Flavel Greer Park
Meadow Vista
Hurricane Creek
Coyote Meadows
Natural Springs Park
Baldwin Park
Finley Park
Oak Hollow
Park Place
Pecan Grove Trail
FM 2862
W FM 455
W WHITE ST
E FM 455
121
N STATE HIGHWAY
SPOMEL PKWY
WESTON RD
SAM RAYBURN HWY
FM 545
E MELISSA RD
MCKINNEY ST
MILRANY LN
FM 1827
FM 1377
Existing Trail
1/4 Mile Service Area
1/2 Mile Service Area
Existing Park
Residential Growth Area
City Limit
100-year Floodplain
ETJ Boundary
County Line
Highway
Major Road
Railroad
Trail Need Area
1
Mile
*Park Place Trail, Oak Hollow Trail, and Arden Park Trail are located on HOA properties.

FACILITY LEVEL OF SERVICE

In addition to considering the different types of parkland, it is important to consider what types of facilities are available for resident use. The 2025 NRPA Agency Performance Review also provides comparison data of the prevalence for outdoor park and recreation facilities per population. The facility target levels of service were determined through a baseline comparison of the 2025 NRPA Agency Performance Review results for communities with populations between 20,000-49,999 people and 50,000-99,999 people. Targets were then tailored to Anna based on community input, goals, and an understanding of parkland and staffing opportunities and challenges.

The Facility Level of Service table on the next page illustrates the current level of service for each type of facility based on the current estimated population. Targets are applied to the facility categories to determine current and future deficits. The two far right columns display the findings from the 2025 NRPA Agency Performance Review for communities with 20,000-49,999 people and 50,000-99,999 people, when available.

There are currently deficiencies in the following facilities:

- Diamond fields
- Stand-alone backstops
- Basketball courts
- Multipurpose practice fields
- Tennis courts
- Trails
- Volleyball courts
- Amphitheater/outdoor event space
- Picnic facilities
- Publicly accessible swimming pool/aquatic facility
- Splash pad
- Recreation Center

Looking out toward 2035, without the addition of new facilities there will also be deficiencies in:

- A fitness equipment circuit
- Rectangular fields (soccer, football)
- Picnic pavilions
- Playgrounds

Most other current deficits increase by 2035.

Figure 30. Facility Level of Service

	Facility/Amenity	Current Available	Current LOS (1 Facility per # Residents)	Target LOS (Per Residents)	2025 Need (based on 27,823 pop.)	2025 Deficit or Surplus	2035 Need (based on 50,140 pop.)	2035 Deficit or Surplus	2025 NRPA Agency Review (some facility categories are not included in the Agency Review)	
									Cities 20,000-49,999	Cities 50,000-99,999
Active	Diamond Fields (baseball, softball)	6	4,637	1 per 4,500	7	-1	12	-6	1 per 3,408	1 per 4,560
	Backstop	2	9,274	1 per 6,000	5	-3	9	-7		
	Basketball Courts (outdoor)	3	9,274	1 per 8,000	4	-1	7	-4	1 per 8,000	1 per 8,447
	Disc Golf	1	27,823	1 per city	1	0	1	0	1 per 32,519	1 per 56,150
	Fitness Equipment Circuit	2	13,912	1 per 20,000	2	0	3	-1	1 per 21,468	1 per 32,500
	Multipurpose Practice Fields	3	9,274	1 per 6,000	5	-2	9	-6		
	Rectangular Fields (soccer, football)	7	3,975	1 per 4,000	7	0	13	-6	1 per 4,002	1 per 4,659
	Pickleball Courts	11	2,529	1 per 7,000	4	7	8	3	1 per 7,333	1 per 8,592
	Skate Park	1	27,823	1 per city	1	0	1	0	1 per 35,000	1 per 61,384
	Tennis Courts	2	13,912	1 per 7,000	4	-2	8	-6	1 per 6,284	1 per 5,818
	Trails: City-owned + HOA (miles)*	9.55	2,913	1 per 2,500	11.1	-1.6	20.1	-10.5	Median 10 total miles	Median 16 total miles
	Volleyball Courts (outdoor)	0	0	1 per 16,000	2	-2	4	-4	1 per 16,487	1 per 29,214
Passive	Amphitheater/Outdoor Event Space	0	0	1 per city	1	-1	1	-1	1 per 34,275	1 per 60,594
	Dog Park	2	13,912	1 per 30,000	1	1	2	0	1 per 26,534	1 per 55,250
	Picnic Pavilions	13	2,140	1 per 3,000	10	3	17	-4		
	Picnic Facilities (e.g., tables)	12	2,319	In all publicly accessed parks	In all publicly accessed parks	-1	In all publicly accessed parks	-1		
	Playgrounds	11	2,529	1 per 3,000	10	1	17	-6	1 per 3,320	1 per 3,643
Water	Fishing Piers	1	27,823	Varies	Varies	Varies	Varies	Varies		
	Publicly Accessible Swimming Pool/Aquatic Facility	0	0	1 per city	1	-1	1	-1	Pool: 1 per 26,900 Center: 1 per 32,000	Pool: 1 per 48,064 Center: 1 per 60,770
	Splash Pad	1	27,823	1 per 20,000	2	-1	3	-2	1 per 29,804	1 per 51,000
Misc.	Recreation Center	0	0	1 per 30,000	1	-1	2	-2	1 per 27,517	1 per 31,805
	Park Restrooms	8	3,478	Where feasible	Where feasible	Varies	Where feasible	Varies		

**Trails located on HOA Properties: Park Place Trail (0.63 miles), Oak Hollow Trail (0.48 miles), and Arden Park Trail (0.19 miles)*

RESOURCE-BASED ASSESSMENT

The resource-based assessment is the third analysis for the needs assessment. This exercise recognizes key physical, man-made, or natural resources within the community that may provide potential recreational opportunities. These areas can either support active recreational pursuits or provide opportunities for passive enjoyment. The following areas have potential to be further leveraged for recreation or open space preservation.

Floodplains and Waterbodies

Waterbodies and floodplains are areas that are inherently unsuitable for most types of development. They are also often beautiful natural areas that wind through cities. Anna's creeks, such as Sweetwater, Sister Grove, Throckmorton, and Hurricane, and associated floodplains extend throughout the City. With strategic development of trail infrastructure, these natural areas could be used as a key element in a citywide trail network.

Utility Corridors

Utility corridors are great opportunities for multipurpose facilities, for example, implementing trails in utility rights-of-way that would otherwise remain underutilized land.

Development of structures is largely prohibited in utility corridors. While these areas need to remain clear of vertical development, they are great locations for extensive trail segments. As the City develops additional trails, consideration should be given to best leveraging utility corridors for connectivity. To the extent possible, shrubs or small trees should be integrated to provide shade for users.

Topography

The west side of Anna contains topographical changes that are ideal for future parks and trails. With the topographical changes and available undeveloped land on the west side of US 75, the City could implement a mountain bike trail network and establish new improved and unimproved hiking trails.



Trails at John Flavel Greer Park

SUMMARY OF NEEDS

The needs assessment and public engagement process reveal the high importance and value of parks and recreation for the City of Anna. In order for Anna to maintain its high level of parks and recreation quality and services, there are some identified needs for additional distribution of parkland, increased connectivity, new and improved facilities, and expanded recreational programs that should be addressed in the coming years. These needs include services that are currently lacking for existing residents as well as expected needs as Anna's population grows through 2035.



PARKLAND ACREAGE AND DEVELOPMENT

- Address service area gaps in residential-growth areas with additional close-to-home and regional parks.
- Maximize the use of existing parks through upgrades and better amenities.
- Develop inclusive playgrounds for children of all ages and abilities.
- Distribute services throughout the City, specifically on the east, west, and south portions.



PARKLAND ACCESS AND CONNECTIVITY

- Connect major park spaces and neighborhoods through an improved trail network.
- Increase shade along trails and walking paths.
- Connect parks with greenbelts and safe pedestrian pathways.



PARK FACILITIES

- Address shortages in sports fields to increase capacity for hosting larger sporting events and overall usage throughout the year.
- Provide publicly accessible pools or aquatic facilities throughout the City.
- Enhance existing parks with amenities such as shade and restroom facilities.
- Provide an additional splash pad and dog park to meet public demand in the future.



RECREATIONAL PROGRAMS

- Expand recreational programming geared toward teenagers.
- Increase indoor recreation activities throughout the year.
- Provide coaching and roster continuity for recreational sports teams.



4 RECOMMENDATIONS



INTRODUCTION

This chapter details the recommendations formulated as part of this Parks, Recreation, Open Space, and Trails (PROST) Master Plan Update. These recommendations are based on the assessment of current conditions, input from the public and stakeholders, and a needs assessment. They encompass a combination of strategies for maintaining and improving the existing parks and recreation infrastructure, as well as introducing new facilities where a need has been identified.



Skateboarding legend Tony Hawk with Anna neighbors at Slayter Creek Park on June 10, 2025

Source: City of Anna

GOALS FOR THE PARKS & RECREATION SYSTEM

The following goals provide overall direction for Anna's parks and recreation system to achieve the community's vision and aspirations. These goals should be used to help guide the City's decision-making processes and form the basis of the PROST Master Plan's recommendations.

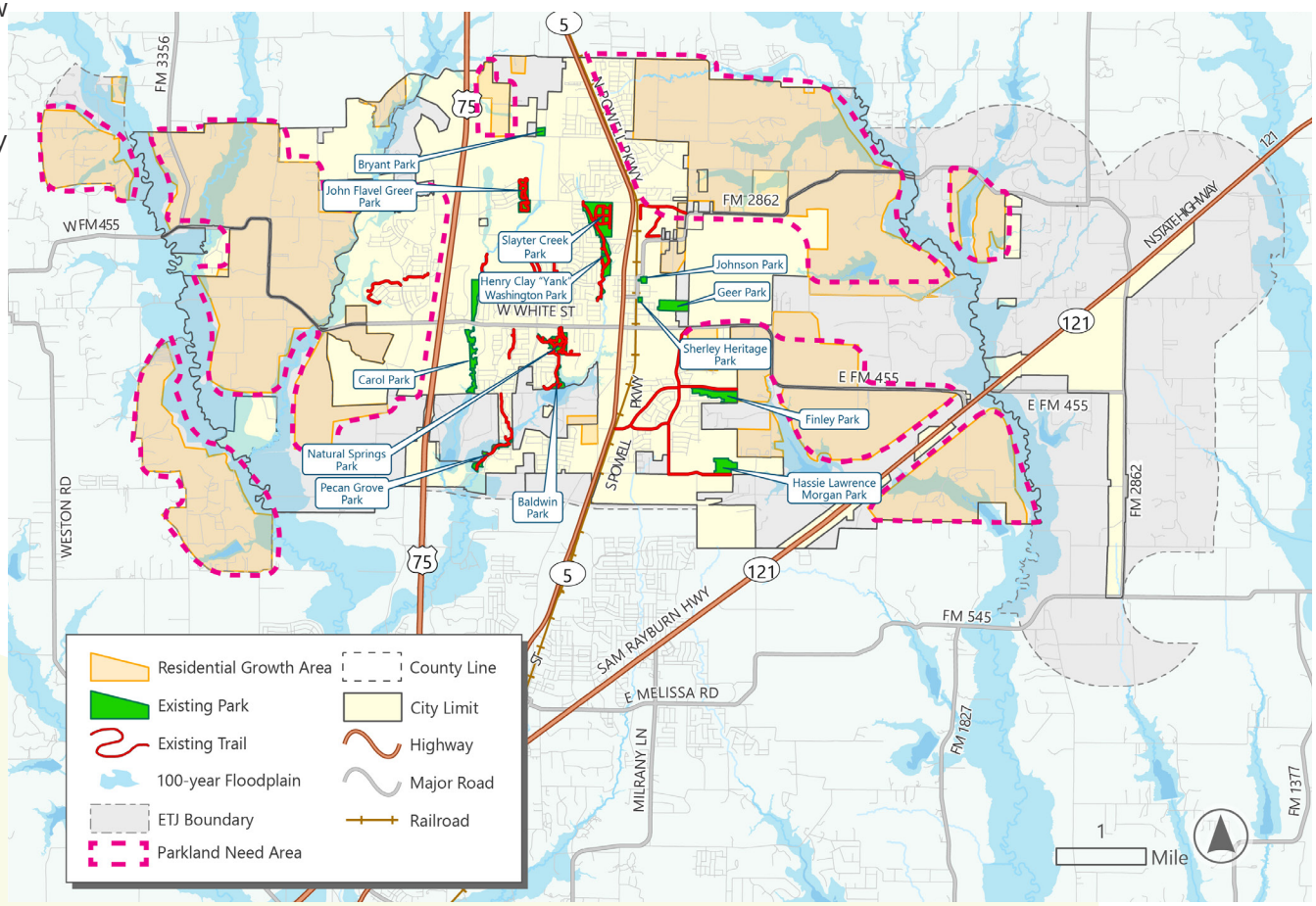
1. Proactively acquire parkland and open space acreage to provide physical access to all existing and future residents of Anna.
2. Enhance and diversify existing parks and develop new amenities to best meet the needs and desires of the community.
3. Improve and expand the City's trail network to enhance connectivity between neighborhoods, parks, schools, and destinations.
4. Provide a diverse range of recreational opportunities for all ages, abilities, and interests.
5. Ensure all parks are safe, welcoming, and well-maintained for all users to enjoy comfortably.
6. Pursue partnerships and secure diverse funding sources to support park development, improvements, and ongoing operations.

Goal #1: Proactively acquire parkland and open space acreage to provide physical access to all existing and future residents of Anna.

1.1 Proactively pursue the acquisition of additional parkland acreage in the target areas.

While some of the City is currently served with nearby access to park and recreation amenities, there is a need to proactively plan for additional parkland that addresses the needs of underserved areas within the Residential Growth Area as shown on Map 8. These areas primarily include the developable areas west of US 75 and east of the currently developed area inside city limits. The City should proactively pursue acquisition in these areas through parkland dedication, purchase of parcels, or partnerships. Neighborhood parks should be prioritized in all new residential growth areas to allow easy access to outdoor space for new Anna residents. Additionally, a new community park should be prioritized on the west side of US 75.

When evaluating land for recreational use, consider factors like proximity to residential areas, accessibility, topography, and size. Additionally, based on the staffing and funding needs associated with additional parkland, properties that can provide the greatest diversity of benefits should be prioritized.



Map 8. Parkland Need Areas

1.2 Review the parkland dedication ordinance and associated fees and modify as needed.

The chart in Figure 31 compares the City of Anna's parkland dedication ratios and parkland fees with those of nearby cities, McKinney, Melissa, Prosper, and Princeton. For both single-family and multifamily developments, Anna currently requires a dedication rate of 1 acre per 50 dwelling units, which is notably less stringent than McKinney (1:37), Melissa (1:30), Prosper (1:35), and Princeton (1:30). By requiring less parkland space per unit, Anna may experience increasing pressure on existing park infrastructure as development and population continue to increase.

When comparing parkland fees in lieu of dedication, Anna charges $1,500 per single-family unit and $2,000 per multifamily unit. While the single-family fee aligns with Prosper and Melissa's rates, it remains lower than McKinney's ($1,993) and only slightly below Princeton's ($1,540). The multifamily fee, however, is higher than McKinney, Melissa, and Princeton, which positions Anna near the upper end of the range for that category. Anna's fees in lieu of dedication are generally comparable with surrounding cities and may not need to be updated.

Anna should consider updating its parkland dedication ratios to fall within the regional average of 1 acre per 35–40 dwelling units. This adjustment would help create adequate parkland and open space as the population continues to increase. Additionally, Anna should continue to review and update its fees in lieu of dedication to keep pace with inflation and land acquisition costs. These updates would position Anna's policy more competitively within the region and provide a sustainable funding mechanism for future parks and open space development.

Figure 31. Parkland Dedication & Fee Analysis

City	Parkland Dedication - Single Family (Acre : Dwelling Unit)	Parkland Dedication - Multifamily (Acre : Dwelling Unit)	Parkland Fee in Lieu - Single Family ($ per Dwelling Unit)	Parkland Fee in Lieu - Multifamily ($ per Dwelling Unit)
Anna, TX	**1:50**	**1:50**	**$1,500**	**$2,000**
McKinney, TX	1:37	1:37	$1,993	$1,631
Melissa, TX	1:30	1:30	$1,500	$1,250
Prosper, TX	1:35	1:35	$1,500	$2,000
Princeton, TX	1:30	1:30	$1,540	$1,540

Goal #2: Enhance and diversify existing parks and develop new amenities to best meet the needs and desires of the community.

2.1 Improve Baldwin Park.

In order to enhance the recreation potential of Baldwin Park, the following improvements are recommended:

- Perform ongoing maintenance and improvements to the park restrooms.
- Manage encroachment of lake-related activities onto adjacent private properties.

2.2 Implement the Carol Park Development Plan.

Following completion of the Carol Park Development Plan, the City has initiated phased construction of the planned improvements, with work currently underway and expected to be completed in 2026.

2.3 Implement the Finley Park Concept Plan.

The City has completed the Finley Park Concept Plan and is preparing to move the project into construction.

2.4 Implement the Hassie Lawrence Morgan Park Development Plan.

Following completion of the Hassie Lawrence Morgan Park Development Plan, the City has initiated phased construction of the planned improvements, with work currently underway and expected to be completed in Summer 2026.

2.5 Improve and develop Henry Clay "Yank" Washington Park.

Henry Clay "Yank" Washington Park offers a range of community amenities. However, opportunities exist to enhance the recreational offerings within and around the park. Potential improvements include:

- Maintain the playground by replenishing the safety surfacing.
- Provide signage to clearly communicate park rules and regulations.
- Add a picnic pavilion.
- Construct a parking lot to enhance site accessibility.
- Provide shaded seating or picnic areas with tree cover or a shade structure.

2.6 Improve John Flavel Greer Park.

John Flavel Greer Park is a recently dedicated park in the City. While existing facilities are in good condition, future improvement opportunities include enhancing trail connections to nearby residential developments and the Slayter Creek Trail. Ongoing maintenance should be prioritized to preserve the quality and usability of park amenities.

2.7 Improve Johnson Park.

In order to enhance the recreation potential of Johnson Park, the following improvements are recommended:

- Pave and enlarge the parking lot.
- Establish trail connections linking to downtown and surrounding parks.
- Replace park benches.
- Install concrete pads adjacent to benches for wheelchair accessibility.

2.8 Prepare a concept plan for further development of Sherley Heritage Park.

Sherley Heritage Park is the City's most historic park and has the potential to better serve the community through targeted upgrades and new amenities. To ensure future improvements align with a long-term vision, the City should prepare a conceptual plan before making major investments to ensure that improvements on this small site best address recreation needs and deficiencies in the community. The conceptual plan should consider and evaluate the following elements for feasibility:

- Expand the site to allow for expansion up to 5th Street by removing the wooden fence and water utility structures from the park's southern edge.
- Implement ADA upgrades across the site with a focus on parking lot, restrooms, depot building, and benches.
- Provide additional parking spaces.
- Provide sidewalks to improve pedestrian access.
- Provide shade over the playground.
- Evaluate the feasibility of incorporating a farmers market location on the site.

2.9 Implement the Sherley Heritage Park Concept Plan.

After developing the Sherley Heritage Park Concept Plan, the City should move forward with phased implementation of the improvements as funding becomes available.

2.10 Finalize design drawings for the improvement of Bryant Park.

The City has completed the Bryant Park Concept Plan and should finalize design drawings to begin implementing the planned improvements. In order to enhance the recreation potential of Bryant Park, the following improvements are recommended for incorporation into the ongoing design drawings:

- Install ADA-compliant parking facilities.
- Address the site's drainage issues and explore creative stormwater management solutions.
- Enhance the condition and usability of the fields.
- Implement a new irrigation system.

2.11 Improve Natural Springs Park.

Natural Springs Park is among the City's most visited parks and has several opportunities to improve accessibility and user experience. Recommended improvements include:

- Add shade trees and benches along walking paths, to the extent possible.
- Mitigate erosion along the creek banks.
- Improve drainage within Paw Park.
- Expand the Paw Park for increased capacity.
- Carry out ADA and accessibility enhancements throughout the site.

2.12 Improve Slayter Creek Park.

Slayter Creek Park is the City's only regional park and one of its most heavily used. The City is currently making progress on several improvements, including the addition of a new playground, to enhance the park's overall condition and usability. Additional upgrades are recommended to address ongoing maintenance and operational needs, including:

- Evaluate and implement measures to enhance restroom security and mitigate vandalism.
- Address poor drainage of the site, including flooding concerns in the vicinity, pickleball courts, and ballfields.
- Add shade trees and benches along walking paths, to the extent possible.
- Assess the existing irrigation system and consider consolidating to one central controller.
- Evaluate slope stabilization strategies for the creek and drainage channel.

2.13 Improve Pecan Grove Park.

In order to enhance the recreation potential of Pecan Grove Park, the following improvements are recommended:

- Expand coverage of the irrigation system across the park.
- Identify locations along the trail suitable for wildflower planting areas to add seasonal interest and ecological value.

2.14 Prepare a Geer Park Master Plan.

Geer Park currently stands as an undeveloped parcel that serves as a multipurpose practice field for different sports. In order to define and formalize the site's amenities and recreational programming, it is recommended the City prepare a master plan to solidify the vision for the park.

2.15 Implement the Geer Park Master Plan.

After developing the Geer Park Master Plan, the City should move forward with phased implementation of the improvements as funding becomes available.

2.16 Systematically address recreation amenity deficiencies.

As the City further amenitizes existing parks or develops new parks, it should prioritize providing amenities with identified deficits as defined in the facility level of service assessment in Chapter 3. These do not need to be the only amenities included, but should be a starting point for all discussions about adding recreation options to parks.

Goal #3: Improve and expand the City's trail network to enhance connectivity between neighborhoods, parks, schools, and destinations.

3.1 Continue expanding the City's trail network.

Across all engagement activities conducted during the parks planning process, trails and connectivity emerged as a top priority for the City's future park system. To address this community priority, it is recommended that the City continue to expand its trail network to connect residents with parks, schools, and retail destinations.

The Trails Master Plan (see Map 9 on the next page) illustrates potential trail corridors that could strengthen connectivity. Some of the identified segments include existing sidewalks that can be leveraged to fill network gaps, while others would require coordination and easements from private landowners and developers.

Priority implementation should focus on establishing 1/2 mile connections between neighborhoods and nearby parks. Through the private development process, the City can require dedication of right-of-way for trail construction and continue to consider using park development fees to support ongoing trail development. Prior to future development, the City may evaluate opportunities for trail reassessment and realignment to better address site conditions, connectivity goals, and long-term public access needs.

Where appropriate, the City should also explore opportunities to highlight historic corridors and culturally significant routes within the trail system. Interpretive and wayfinding signage along existing or future trails can help tell the story of the community while enhancing navigation and creating recreation experiences that celebrate the City's cultural and historic assets.

3.2 Require all new and upgraded trail segments to meet the trail design standards adopted in 2021.

The Anna 2050 Parks, Open Space, Trails, and Recreation Master Plan adopted in 2021 established specific trail guidelines. As Anna continues to grow, new public and private trails will be developed to connect residential areas to parks, schools, and commercial districts. These new trails should be required to follow the design standards laid out in the previous plan and listed in Figure 32 on page 100.

3.3 Leverage floodplain and utility easements for trail expansion.

To strengthen the City's trail network and improve connectivity, opportunities should be explored to extend trails within existing floodplain and utility easements. Trails and associated amenities built in the floodplain should be designed for longevity and to minimize the potential of washout during heavy rain events.

3.4 Incorporate shade, trees, and benches on all new trails and other amenities.

The need for amenities that improve comfort and usability along the trail network also emerged as a community priority throughout engagement activities. To address this need, it is recommended that the City incorporate features such as shade, trees, benches and drinking fountains, if the opportunity exists, throughout the trail system to enhance comfort and safety for users.

3.5 Develop solutions where future trails cross major thoroughfares.

As the trail network expands, crossings at major thoroughfares will become critical points for safety, comfort, and connectivity. The City should proactively evaluate locations where existing or planned trails intersect high-volume roadways and develop context-sensitive solutions such as enhanced crosswalks or signalized crossings to prioritize visibility and pedestrian safety.

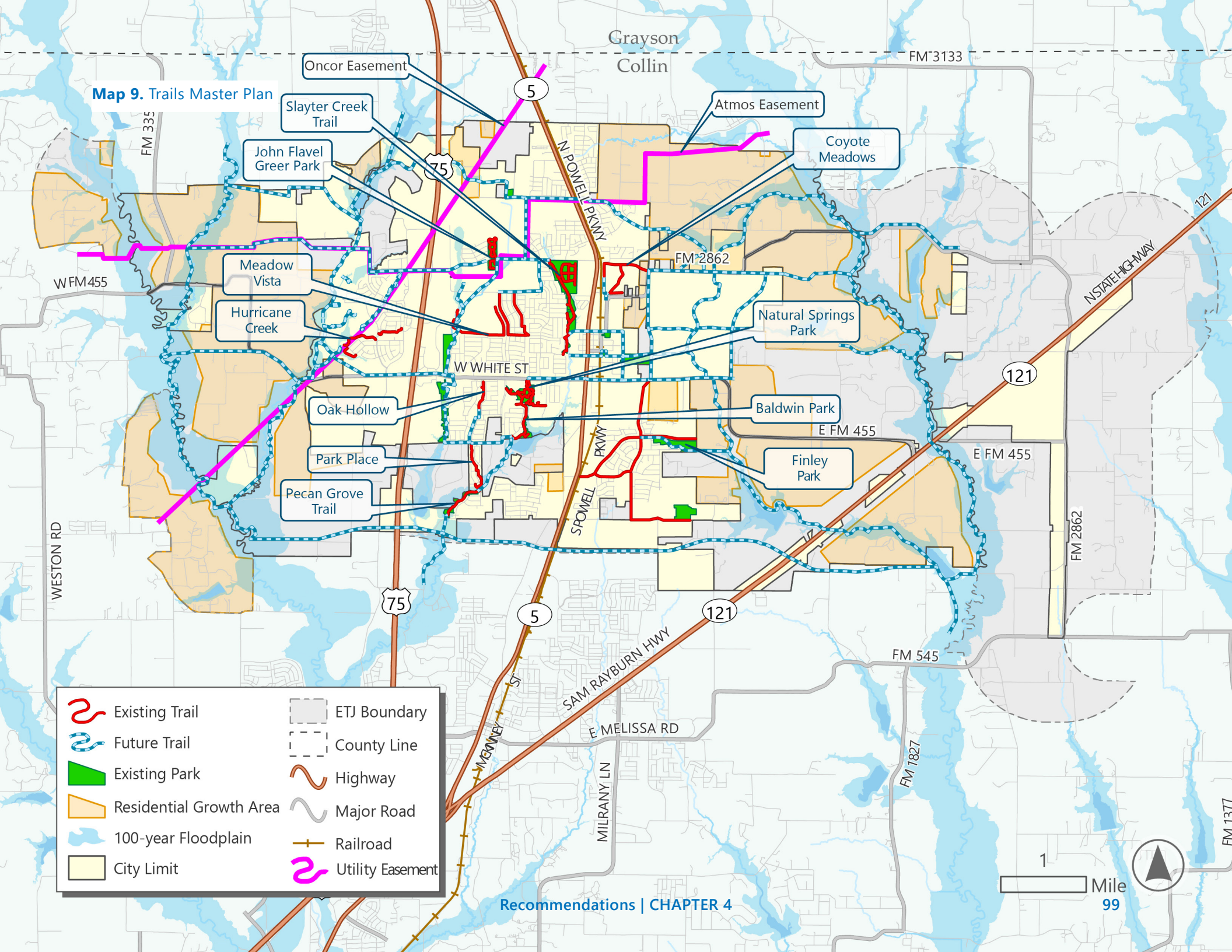
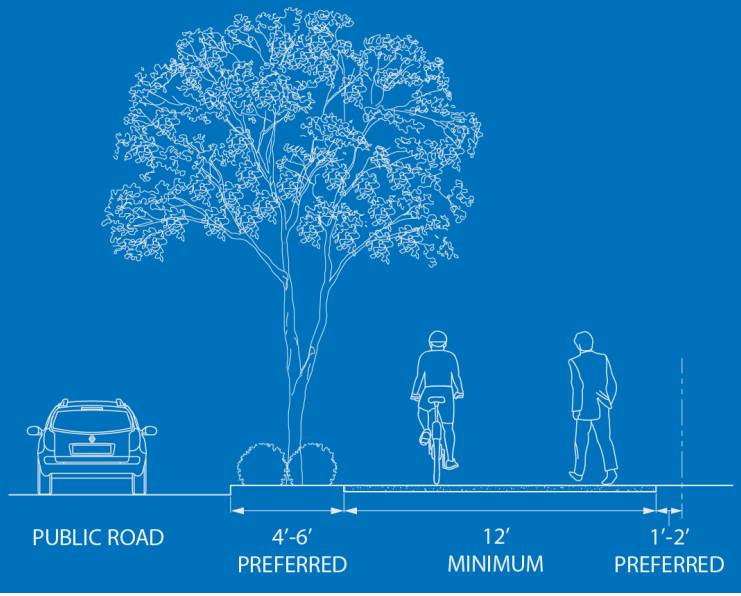

Map 9. Trails Master Plan
Grayson
Collin
Oncor Easement
Slayter Creek Trail
John Flavel Greer Park
Atmos Easement
Coyote Meadows
Meadow Vista
Hurricane Creek
Natural Springs Park
Oak Hollow
Baldwin Park
Park Place
Finley Park
Pecan Grove Trail
FM 3133
FM 335
W FM 455
W WHITE ST
N POWELL PKWY
S POWELL PKWY
FM 2862
N STATE HIGHWAY 121
E FM 455
WESTON RD
SAM RAYBURN HWY
FM 545
E MELISSA RD
MCKINNEY ST
MILRANY LN
FM 1827
FM 1377
5
75
121
Existing Trail
Future Trail
Existing Park
Residential Growth Area
100-year Floodplain
City Limit
ETJ Boundary
County Line
Highway
Major Road
Railroad
Utility Easement
1
Mile

Figure 32. Trails and Sidewalks Design Guidelines

Regional Veloweb: 12′ Concrete

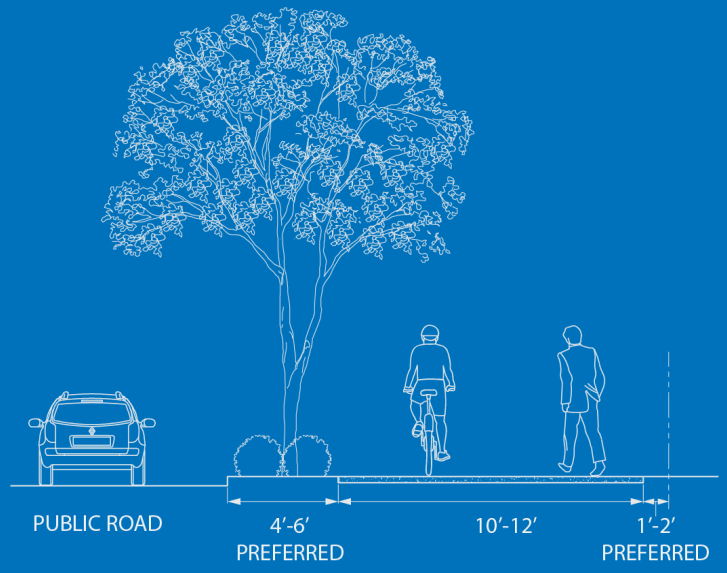
The purpose of the Regional Veloweb trail type, which is defined and recognized by the North Central Texas Council of Governments (NCTCOG), is to provide regional and interregional routes. NCTCOG describes the Veloweb as "a 644-mile interconnected network of off-street trails designed to provide safe, efficient mobility to pedestrians and cyclists." The intention of the Veloweb in Anna is to provide access throughout the City to destinations in adjacent communities and, ultimately, to connect to the DFW metro area. Trails designated as part of the Regional Veloweb should be concrete and a minimum of 12-feet in width.



Community Trails: 10′ - 12′ Concrete

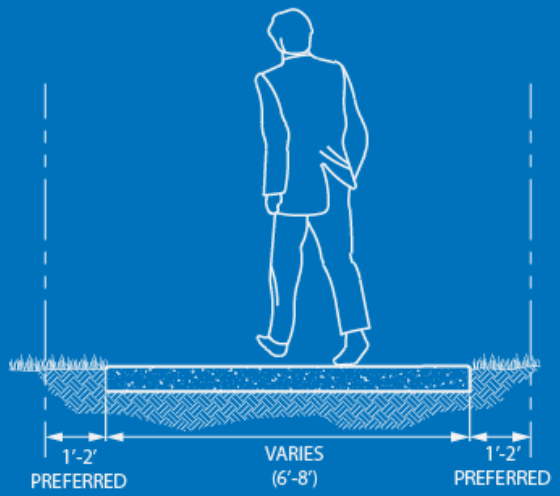
Future community trails that extend from the Regional Veloweb trails will create a city trail system that connects many key destinations in Anna and establishes longer distance, off-street trail routes for recreation uses. Trailheads with a variety of trail amenities will be located along these trails. Community trails should be constructed of concrete. These trail types are a minimum of 10-feet wide and a maximum of 12-feet wide depending on the level of anticipated use.

The Trail Master Plan (see Map 9) identifies opportunities for future trails to connect areas of the City as development occurs and identifies priority community trails for development.



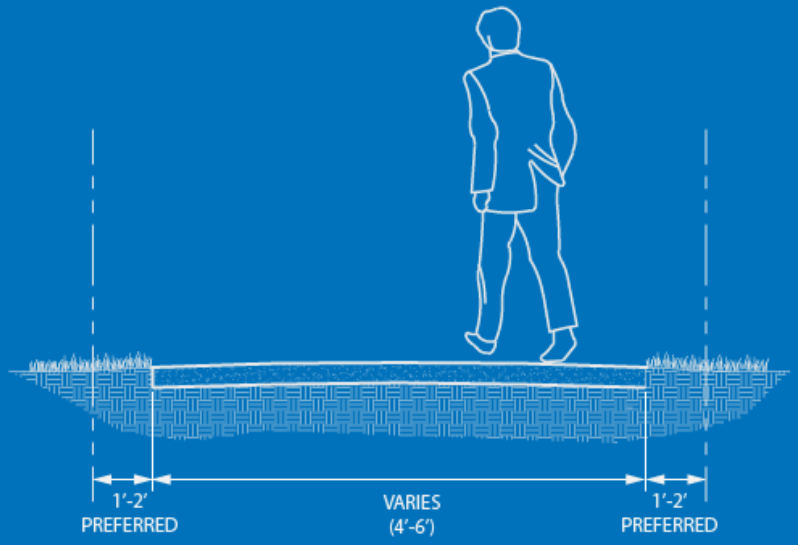
Sidewalks: 6′-8′ Concrete

Sidewalks link neighborhood blocks to larger street and trail networks. The minimum width of sidewalks in Anna is 6 feet, with wider, 8-foot sidewalks recommended adjacent to major roads.



Nature Trails: 4′-12′ Wide

Trails can be constructed of hard, soft or a mix of surface materials depending on surrounding conditions and expected usage. Although typically found in parks and open spaces, more residential developments are incorporating soft-surface trails into the design of their communities.



Goal #4: Provide a diverse range of recreational opportunities for all ages, abilities, and interests.

4.1 Expand recreational programming for teenagers.

As noted in the Introduction & Community Analysis chapter, Anna has a large population of children under the age of nine. As this cohort grows older, it will be important for the City to expand and diversify recreational programming to meet the needs of teenagers. Survey results indicate that youth and teen programming has room for improvement and should be a priority in the coming years. Programs to consider include:

- Athletic leagues and clinics
- Art and music classes and camps
- Technology classes and camps
- Inclusive programs for children with all abilities
- Non-traditional sports programs (e.g., skateboarding, disc golf)

4.2 Expand recreational programming for adults 50+.

Among community feedback, expanded recreational programming for adults 50+ ranked highly among priorities for residents. The City should consider expanding or supporting a greater diversity of recreation options for people over 50. Some considerations could include game nights, picnics in the park, and fishing days. The City should also continue to solicit input from residents in this age group to better tailor programs and events to their interests.

4.3 Develop new multipurpose practice fields to address space deficits and expand the capacity to host tournaments.

To address existing field space deficits and expand the City's capacity to host leagues and tournaments, the City should identify locations for new multipurpose practice fields.

4.4 Pursue opportunities to provide a recreation center in Anna.

The community expressed a desire for indoor recreation options including a recreation center. The City has begun to explore opportunities to develop or partner on the development of a recreation center. Following identification of a preferred strategy, the City should proceed with development of a recreation center.

4.5 Identify and designate a site for a playground designed specifically for toddlers and young children.

Community input noted a concern for child safety due to the lack of playgrounds designed for children ages two to five. As the City considers the installation of new playground equipment, consideration of more playgrounds for younger children should be a priority. All community and regional parks should include playgrounds for children ages two to five and children ages five to 12. Where there is sufficient space, this should be the goal for neighborhood parks as well.

4.6 Review the organization of youth sports programs and consider restructuring team formats to enhance continuity for both coaches and participants across seasons.

Throughout the engagement process, participants expressed a desire to restructure youth sports programming to allow teams to remain together across seasons. The City should evaluate the current organization of youth sports and consider restructuring team formats to enhance continuity for both coaches and participants.



Sherley Heritage Park

Goal #5: Ensure all parks are safe, welcoming, and well-maintained for Anna neighbors to enjoy comfortably.

5.1 Conduct a staffing assessment to determine needs for expanded headcount.

The City should conduct a Community Services Department staffing assessment to determine needs for additional staff. This assessment should consider NRPA standards for staffing levels, increased maintenance regularity, capacity to quickly address safety and security concerns, and handle recreational programming as the parks and recreation network in the City expands.

5.2 Hire a grant writer to pursue parks funding.

The City should consider hiring a grant writer to pursue external funding opportunities for the park system. This role would focus on identifying and applying for state, federal, and private grants that support park improvements and other system needs identified in this Plan.

5.3 Ensure that adequate funding and staffing accompany park system expansions.

This Plan includes recommendations for each park as well as potential acquisition of additional parkland in the future. As the City develops additional park facilities, it is also crucial to budget adequate funding and staffing to allow for increased park system maintenance and repairs. It is recommended that any park additions or renovations that cannot be adequately maintained be postponed until appropriate funding and staffing are available.

5.4 Develop a park system management plan.

In order to improve the appearance and maintenance of the park system and expand existing offerings, the City should develop and adhere to a park system management plan or proactive maintenance plan. At a minimum, this plan should include:

- An inventory of park assets
- Proactive park maintenance plans for amenities
- Replacement plans and schedules for amenities
- Required training necessary to develop the specialized skill sets needed to maintain the parks (e.g., irrigation system maintenance, playground inspection)

5.5 Continue to address ADA-accessibility issues on a prioritized basis.

The City has a reasonably good understanding of ADA-accessibility issues in the park system. It is recommended that the City continue to address these issues on a prioritized basis. If there are any park areas that have not been assessed (i.e., trails, playgrounds, parking areas, picnic facilities, etc.), the City should conduct an ADA assessment and incorporate the issues into its ongoing prioritized list.

5.6 Ensure signage for park rules and regulations is consistently and clearly communicated across all parks.

Consistent park signage, including construction materials and graphic content, helps residents and visitors navigate to/within parks, visually recognize City-owned parkland, and understand allowable behaviors. The City should develop a consistent parks branding strategy and update entry and wayfinding signs at all parks accordingly. Each park should have signs with the park name, rules, and contact information for maintenance and other requests. Entry signs should be located in prominently visible locations and have park names at an easily legible size. Park rules signage should be provided, where needed.

5.7 Increase shade in all parks and prioritize hard-top structure over fabric to reduce long-term maintenance.

Providing ample shade throughout the park system is key to encouraging greater use throughout the year. It is recommended that the City provide additional shaded areas in each park, with a priority on hard-top shade structures in high-use locations to reduce long-term maintenance needs. Shade can also be provided through additional trees and limited use of shade fabric where appropriate. These efforts should be focused in gathering areas and along walking trails.

5.8 Evaluate opportunities for increased security in parks.

Vandalism is a challenging issue in many of the City's parks. It is recommended that the City evaluate opportunities to increase security in all City parks. This could be through things such as enhanced lighting, security cameras, open sight lines, and increased police patrols, among others.

5.9 Develop Park Design Guidelines.

In addition to signage, incorporating consistent materials, furnishings, and maintenance standards across all City parks will strengthen the overall identity of the park system and improve efficiency in future design decisions. The City is currently developing park design guidelines to help guide the design and construction of new and renovated parks and recreation facilities. Once developed, these guidelines should be adhered to and updated as necessary over time.

Goal #6: Pursue partnerships and secure diverse funding sources to support park development, upgrades, and ongoing operations.

6.1 Pursue a Parks and Recreation bond.

City staff are actively pursuing a Parks and Recreation bond to fund system-wide improvements and new facilities. This effort builds on strong community support, as nearly 60% of survey respondents indicated they would support or strongly support raising funds through a bond initiative for new parks and recreation facilities. As the bond process advances, the City should continue to identify priority projects, refine cost estimates, and engage residents to ensure transparency and sustained public backing.

6.2 Pursue grant funding from diverse sources and strengthen internal grant capacity.

In order to maximize park system development potential, the City should consistently evaluate and pursue appropriate grant funding opportunities. This includes Texas Parks and Wildlife Grants as well as a variety of other recreational grants available to cities. To improve competitiveness and ensure timely applications, the City should support the addition of dedicated grant writing capacity to identify opportunities, prepare applications, and manage reporting requirements.



Slayter Creek Park Skatepark

6.3 Evaluate opportunities for public-private partnerships to create a recreation center or community pool in Anna.

Partnerships between cities and private-sector companies can be powerful tools to finance, build, or operate parks and recreation facilities. The City should evaluate public-private partnership opportunities to leverage resources and expand community offerings, including potential collaborations for a recreation center, community pool, or local business sponsorships.

6.4 When warranted, establish joint maintenance agreements with athletic leagues.

While the City's athletic facilities are primarily used for local programming, opportunities may arise for outside leagues to utilize these spaces as the parks system continues to grow. When this occurs, the City should establish joint maintenance agreements with participating leagues to clearly define responsibilities, ensure proper facility upkeep, and confirm that league fees adequately offset maintenance costs.

6.5 Coordinate and/or partner with local organizations and entities to provide additional parks and recreation opportunities for the community.

The City should continue to pursue partnership opportunities to support the improvement and expansion of parks and recreation offerings in Anna. Potential collaborations could include:

- Outdoor education programs in partnership with local schools, the library, and community organizations.
- Indoor recreation programs coordinated with the library, civic groups, and other local partners.

6.6 Update the PROST Master Plan every five years.

The community's parks and recreation needs and desires will change as the population grows and demographics shift. The City should plan to update the Parks, Recreation, Open Space, and Trails Master Plan periodically to ensure that it reflects current needs and priorities. The TPWD recommends updating the Plan every five years or before any new major developments occur that significantly change the parks and recreation needs of residents. This can also help the City during a TPWD grant funding evaluation, as TPWD places a higher point value on submittals that demonstrate that a plan has been updated within the previous five years. All Plan updates should include a public involvement process.

6.7 Maintain current parks inventory and GIS data to ensure accurate information is available for future Plan updates.

It is recommended that the City update their parks inventory to include additional information about all of the parks. This includes park addresses, location maps, additional photos, and complete lists of amenities.



5 IMPLEMENTATION



INTRODUCTION

The City of Anna's Community Services Department is responsible for planning, upkeep, and improvement of the public parks, trails, and recreation facilities in the City. The department also plans and manages recreational programs, special events, and youth sports. The department will work with the Anna community and respective stakeholders to ensure the implementation of the PROST Master Plan.

HIGH PRIORITY NEEDS

This Plan includes a variety of recommendations to improve and expand the parks, facilities, trails and recreational programming in Anna. The Plan meets the TPWD's requirements for a parks, recreation, and open space master plan, and can help increase the City's competitiveness when applying for TPWD grant funding.

Anna's top priority parks facility needs are summarized in the table at the right. These are based on community input, needs assessments, consultant evaluation, and staff input. Future parks and recreation efforts should work toward fulfilling these community needs.

Figure 33. Top Priority Facility Needs

New Facilities Needed Based on Community Input	New Facilities Needed Based on Level of Service	Upgraded Facilities Needed Based on Existing Condition
1. Trails	1. Trails	1. Shade, generally
2. Publicly accessible pool/aquatic facility	2. Baseball/softball fields	2. Trails
3. Recreation Center	3. Multipurpose practice fields	3. Improved accessibility, generally
4. Indoor sports facilities	4. Publicly accessible pool/aquatic facility	4. Restroom facilities
5. Playgrounds	5. Recreation Center	5. Improved soccer fields

Top Cumulative Outdoor Facility Needs	Top Cumulative Indoor Facility Needs
1. Trails	1. Recreation center with programming and services
2. Access to nature areas	2. Indoor sports facilities
3. Baseball/softball fields	3. Indoor fitness
4. Multipurpose practice fields	
5. Publicly accessible pool	
6. Basketball courts	
7. Splash pad	
8. Improved playground equipment/ inclusive playgrounds	
9. Shaded picnic facilities, shelters, and pavilions	
10. Events pavilion and amphitheater	

PRIORITIZED ACTION PLAN

Prioritization

The recommended actions of this Plan have been prioritized based on the following criteria:

- Level of need based on community input
- Level of need based on the level of service
- Existing conditions evaluations
- Less complex actions that can create early wins

Time Frames

Actions have been organized into short-term (1-3 years), mid-term (4-7 years), and long-term (8-10+ years), time frames, with an indication of actions that will be ongoing. Some actions will be initiated and completed within their designated time frame, while others may be initiated during their designated time frame and then completed over time. Actions have been ranked according to priority, however, long-term actions should be reevaluated and further prioritized in subsequent Plan updates.

The priorities set forth in the Prioritized Action Plan on the following page are intended to guide staff and the City Council as they improve and operate the parks and recreation system for the next five to 10 years. This does not, however, preclude the City from initiating an action sooner than recommended if opportune circumstances arise.

Potential Cost Ranges

Order of magnitude potential cost ranges are provided where possible in the action plan. These planning level cost ranges were created in 2025, based on a current understanding of the industry. Ultimate costs will be dependent on detailed design and construction plans, industry trends, and timing of implementation. Considering current high levels of inflation, costs should be re-evaluated closer to budgeting and implementation phases. Final costs will be dependent on future planning decisions made by the City.

Figure 34. Prioritized Action Plan

Rank	#	Action	Initiation Time Frame (years)				Potential Cost Range
			Short-term (1-3)	Mid-term (4-7)	Long-term (8-10+)	On-going	
Goal 1: Proactively acquire parkland and open space acreage to provide physical access to all existing and future residents of Anna.							
1	1.1	Proactively pursue the acquisition of additional parkland acreage in the target areas.	◆			◆	TBD
2	1.2	Review the parkland dedication ordinance and associated fees and modify as needed.	◆			◆	Staff Hours
Goal 2: Enhance and diversify existing parks and develop new amenities to best meet the needs and desires of the community.							
1	2.16	Systematically address recreation amenity deficiencies.	◆			◆	TBD
2	2.12	Improve Slayter Creek Park.	◆			◆	$2,500,000-$3,500,000
3	2.2	Implement the Carol Park Development Plan.	◆				TBD
4	2.4	Implement the Hassie Lawrence Morgan Park Development Plan.	◆				TBD
5	2.3	Implement the Finley Park Concept Plan.	◆				TBD
6	2.10	Finalize design drawings for the improvement of Bryant Park.	◆			◆	TBD
7	2.14	Prepare a Geer Park Master Plan.	◆				$55,000-$75,000
8	2.8	Prepare a concept plan for further development of Sherley Heritage Park.		◆			$35,000-$60,000
9	2.15	Implement the Geer Park Master Plan.		◆			$2,500,000-$3,500,000
10	2.9	Implement the Sherley Heritage Park Concept Plan.			◆		$500,000 - $750,000
11	2.7	Improve Johnson Park.			◆	◆	$1,500,000 - $1,250,000
12	2.11	Improve Natural Springs Park.			◆	◆	$2,000,000 - $3,000,000

Rank	#	Action	Initiation Time Frame (years)				Potential Cost Range
			Short-term (1-3)	Mid-term (4-7)	Long-term (8-10+)	On-going	
13	2.5	Improve and develop Henry Clay "Yank" Washington Park.			◆	◆	TBD
14	2.1	Improve Baldwin Park.			◆	◆	$1,750,000 - $2,500,000
15	2.13	Improve Pecan Grove Park.			◆	◆	$500,000 - $750,000
16	2.6	Improve John Flavel Greer Park.			◆	◆	$500,000 - $750,000
Goal 3: Improve and expand the City's trail network to enhance connectivity between neighborhoods, parks, and destinations.							
1	3.1	Continue expanding the City's trail network.	◆			◆	$1,500,000-$2,500,000 Per Mile
2	3.2	Require all new and upgraded trail segments to meet the trail design standards adopted in 2021.	◆			◆	Staff Hours
3	3.5	Develop solutions where future trails cross major thoroughfares.	◆			◆	TBD
4	3.4	Incorporate shade, trees, and benches on all new trails.	◆			◆	$4,000-$6,000 per 1/4 mile
5	3.3	Leverage floodplain and utility easements for trail expansion.	◆			◆	TBD
Goal 4: Provide a diverse range of recreational opportunities for all ages, abilities, and interests.							
1	4.3	Develop new multipurpose practice fields to address space deficits and expand the capacity to host tournaments.	◆				$3,500,000-$4,500,000
2	4.4	Pursue opportunities to provide a recreation center in Anna.		◆		◆	TBD
3	4.1	Expand recreational programming for teenagers.	◆			◆	Staff Hours
4	4.2	Expand recreational programming for adults 50+.	◆			◆	Staff Hours

Rank	#	Action	Initiation Time Frame (years)				Potential Cost Range
			Short-term (1-3)	Mid-term (4-7)	Long-term (8-10+)	On-going	
5	4.6	Review the organization of youth sports programs and consider restructuring team formats to enhance continuity for both coaches and participants across seasons.	◆				Staff Hours
6	4.5	Identify and designate a site for a playground designed specifically for toddlers and young children.		◆			$500,000-$750,000
Goal 5: Ensure all parks are safe, welcoming, and well-maintained for Anna residents to enjoy comfortably.							
1	5.8	Evaluate opportunities for increased security in parks.	◆			◆	TBD
2	5.5	Continue to address ADA-accessibility issues on a prioritized basis.	◆			◆	TBD
3	5.3	Ensure that adequate funding and staffing accompany park system expansions.	◆			◆	TBD
4	5.2	Hire a grant writer to pursue parks funding.	◆				TBD
5	5.4	Develop a parks system management plan.	◆				Staff Hours
6	5.6	Ensure signage for park rules and regulations is consistent and clearly communicated across all parks.	◆			◆	Staff Hours
7	5.7	Increase shade in all parks and prioritize hard-top structure over fabric to reduce long-term maintenance.		◆		◆	$350,000-$500,000
8	5.2	Conduct a staffing assessment to determine needs for expanded headcount.	◆			◆	Staff Hours
9	5.9	Develop Park Design Guidelines.	◆				TBD

Rank	#	Action	Initiation Time Frame (years)				Potential Cost Range
			Short-term (1-3)	Mid-term (4-7)	Long-term (8-10+)	On-going	
Goal 6: Pursue partnerships and secure diverse funding sources to support park development, upgrades, and ongoing operations.							
1	6.1	Pursue a Parks and Recreation bond.	◆				Staff Hours
2	6.2	Pursue grant funding from diverse sources and strengthen internal grant capacity.	◆			◆	Staff Hours
3	6.5	Coordinate and/or partner with local organizations and entities to provide additional parks and recreation opportunities for the community.	◆			◆	Staff Hours
4	6.3	Evaluate opportunities for public-private partnerships to create a recreation center or community pool in Anna.	◆				Staff Hours
5	6.7	Maintain current parks inventory and GIS data to ensure accurate information is available for future plan updates.	◆			◆	Staff Hours
6	6.4	When warranted, establish joint maintenance agreements with athletic leagues.		◆		◆	TBD
7	6.6	Update the PROST Master Plan every five years.		◆		◆	$60,000 - $100,000

FUNDING SOURCES

General Fund

This source of funding is supported by ad valorem tax revenues, which is capped by the state and is generally the primary source of funds for maintenance and operation of the existing park system. It is important to include funding for ongoing maintenance and staff requirements for new trails, park improvements, and recreation facilities.

Bonds

Bonds are generally the most common source used by cities for the purchase of land and for providing development monies. Debt financing through the issuance of municipal bonds is one of the most common ways to fund park, recreation and open space projects. This type of funding is a strategy wherein a city issues a bond, receives an immediate cash payment to finance projects, and must repay the bond with interest over a set period of time ranging from a few years to several decades.

A general obligation bond, which must be approved by voters at an election, is amortized using ad valorem taxes and is used to fund capital projects that are not supported by a revenue source. These projects include water service, sanitary sewer service, and park acquisition and development. The availability of bonding for parks is often dependent upon the overall municipal needs financed by this source. Capital items such as purchase of land and physical improvements with a usable life expectancy of 15 to 20 years can be funded with general obligation bonds.

A revenue bond finances projects that produce enough revenue to retire their debt, such as golf courses, batting cages and enterprise-oriented park projects.

Developer Requirements

This involves requiring new residential development to provide a dedication of land for parks (or fee in lieu of land), park development fees, and trail rights-of-way or easements to offset the City's costs.

Texas Parks and Wildlife Department Outdoor Recreation Grants

The Texas Parks and Wildlife Department's Local Park Grant Program includes multiple programs that assist local governmental entities with the acquisition and/or development of public recreation areas and facilities. In general, these grants provide percentage matching grant funds to local units of government to acquire and develop parkland, renovate existing public recreation areas, or construct recreation centers, nature centers and other indoor recreation-related buildings. Current grant requirements can be found at https://tpwd.texas.gov/business/grants/recreation-grants/about-local-parks-grants.

Texas Parks and Wildlife Department Community Outdoor Outreach Program (CO-OP) Grants

The CO-OP grant helps to introduce underserved populations to the services, programs and sites of TPWD. This is not a land acquisition or construction grant; this is only for programs. Grants are awarded to non-profit organizations, schools, municipalities, counties, cities and other tax-exempt groups. Funds may be used for direct program costs for outdoor recreation or environmental education and conservation programs.

Texas Parks and Wildlife Department Recreational Trail Grants

TPWD administers the National Recreational Trail Grants in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles.

Private Donations

Financial assistance may come from individuals, organizations, or businesses interested in supporting the park system. Land dedication commonly occurs during development and can enhance the value of nearby residential areas, particularly neighborhoods with families and children. When land is acquired through this method, the City should be prepared to develop the park within a reasonable time frame and assume long-term maintenance responsibilities.

Private donations may also include funds, facilities, recreation equipment, public art, and in-kind services. Sponsorships from local and regional businesses for events or facilities should be encouraged. A Parks Improvement Trust Fund may be established to manage donations from service organizations, benevolent citizens, estates, and other sources, creating a permanent funding resource in which the principal is preserved and interest is used to support park development.

Partnerships with the School District and County

The City can investigate opportunities to share park facilities and their associated cost with both the local school district and county as they have many common goals. Additionally, assets and costs can be shared between the entities to help meet each of their specific needs. For example, the City may purchase land next to a future school site and a school district may install the facilities, such as a playground, which can be enjoyed by the entire community. As a result, the entire community benefits.

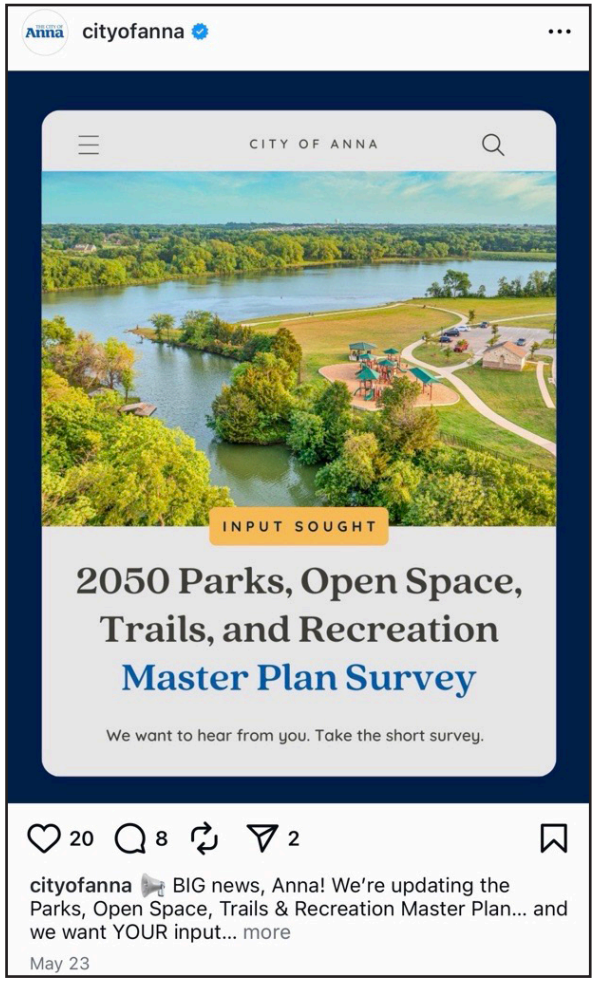

ANNA
201
NO
TOUCHING
CLIMBING
JUMPING
ON TRAIN



APPENDIX A

SUPPLEMENTAL INFORMATION

Engagement Advertisements - Instagram



Online Survey Instagram Advertisement: May 23, 2025



Open House Instagram Advertisement: September 2, 2025

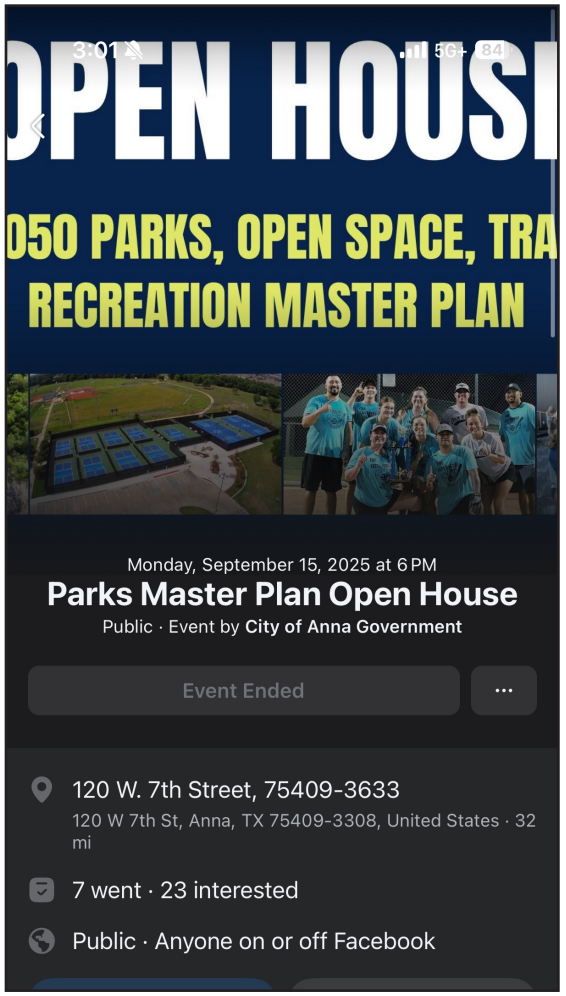
Engagement Advertisements - Facebook



Online Survey Facebook Advertisement: June 17, 2025

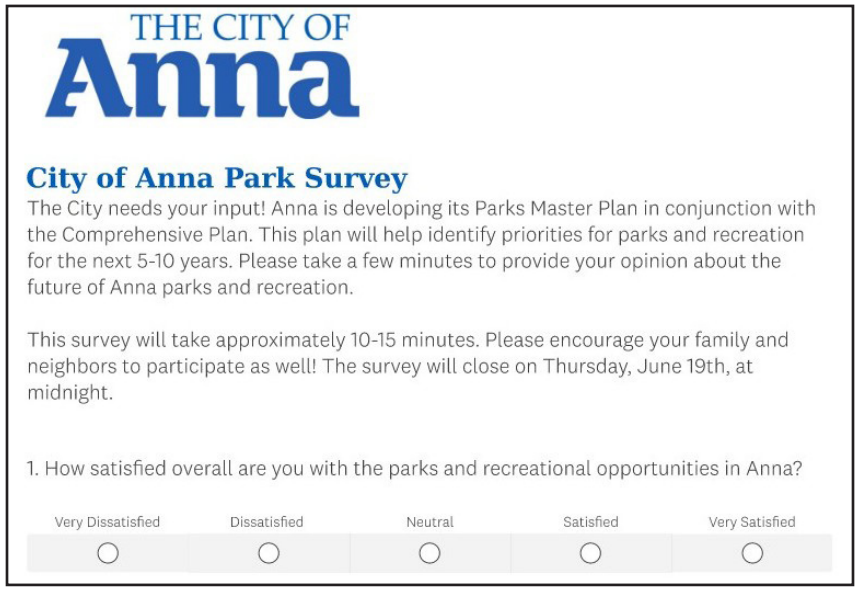


Online Survey Facebook Advertisement: June 18, 2025



Open House Facebook Advertisement: August 25, 2025

Public Survey



THE CITY OF
Anna

City of Anna Park Survey

The City needs your input! Anna is developing its Parks Master Plan in conjunction with the Comprehensive Plan. This plan will help identify priorities for parks and recreation for the next 5-10 years. Please take a few minutes to provide your opinion about the future of Anna parks and recreation.

This survey will take approximately 10-15 minutes. Please encourage your family and neighbors to participate as well! The survey will close on Thursday, June 19th, at midnight.

1. How satisfied overall are you with the parks and recreational opportunities in Anna?

Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied
○	○	○	○	○



2. How would you rate the City in the following categories?

	Severely lacking	Needs work	Could be better	Pretty good	Great!
The overall appearance of parks	○	○	○	○	○
The overall safety of parks	○	○	○	○	○
The overall maintenance of parks	○	○	○	○	○
Having parks conveniently located in all areas of the City	○	○	○	○	○
Having parks that are accessible/useable for all ages and all abilities	○	○	○	○	○
The variety of amenities offered in parks	○	○	○	○	○
The quality of amenities offered in parks (i.e. restrooms and picnic areas)	○	○	○	○	○
The quality of athletic amenities (i.e., fields and courts)	○	○	○	○	○
The amount of publicly accessible natural areas	○	○	○	○	○

3. How satisfied are you with recreational programming opportunities in Anna for people in the following age groups?

	Very dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied
Young children	◯	◯	◯	◯	◯
Children, ages 5-8	◯	◯	◯	◯	◯
Children, ages 9-13	◯	◯	◯	◯	◯
Teens, ages 14-18	◯	◯	◯	◯	◯
Young Adults, ages 19-30	◯	◯	◯	◯	◯
Adults, ages 30-50	◯	◯	◯	◯	◯
Adults, ages 50+	◯	◯	◯	◯	◯

4. On a scale of 1 to 5, do you feel that you have access to enough high-quality park space within a 10 minute walk of your home? (1 = Definitely not enough, 5 = Perfect amount)



5. In the past year, how often have you or your family participated in or utilized the following?

	Never or Rarely	Yearly	Monthly	Weekly	Multiple Times a Week
Visited a city park	◯	◯	◯	◯	◯
Visited a natural area	◯	◯	◯	◯	◯
Attended a community event in a park	◯	◯	◯	◯	◯
Participated in a youth athletic league	◯	◯	◯	◯	◯
Used a shelter or picnic pavilion in city parks	◯	◯	◯	◯	◯
Used a playground in city parks	◯	◯	◯	◯	◯
Used an athletic field/court at a city park	◯	◯	◯	◯	◯
Used the splash pad at Slayter Creek Park	◯	◯	◯	◯	◯
Used the skate park at Slayter Creek Park	◯	◯	◯	◯	◯
Used the dog park at Natural Springs Park	◯	◯	◯	◯	◯

6. How often do you visit each of the following parks/facilities?

	Never or Rarely	Yearly	Monthly	Weekly	Multiple Times a Week
Baldwin Park	○	○	○	○	○
Bryant Park	○	○	○	○	○
Geer Park	○	○	○	○	○
Henry Clay "Yank" Washington Park	○	○	○	○	○
Johnson Park	○	○	○	○	○
Natural Springs Park	○	○	○	○	○
Sherley Heritage Park	○	○	○	○	○
Slayter Creek Park	○	○	○	○	○

7. What keeps you from using the parks and recreation facilities in Anna more often? (Check all that apply)

- ☐ Don't have time or not interested
- ☐ There are no parks near me
- ☐ The parks and facilities don't meet my needs
- ☐ I do not feel safe in the parks
- ☐ Lack of maintenance
- ☐ I use parks or facilities in other cities instead
- ☐ Other (please specify)

8. What are you or your family's favorite recreational activities? (Check all that apply)

- ☐ Art & crafts classes
- ☐ Baseball, softball
- ☐ Basketball
- ☐ Bicycling
- ☐ Birding, wildlife watching
- ☐ BMX biking
- ☐ Boating (motor)
- ☐ Book reading/Board games
- ☐ Canoeing, kayaking, paddle boarding
- ☐ Concerts, music events
- ☐ Dance
- ☐ Disc golf, frisbee golf
- ☐ Exercising, at a private gym
- ☐ Exercising, group fitness classes
- ☐ Gardening
- ☐ Hiking or walking on nature trails
- ☐ Horseback riding
- ☐ Hunting
- ☐ Pickleball
- ☐ Picnicking
- ☐ Playing in a youth athletic league
- ☐ Playing in an adult athletic league
- ☐ Playing on playgrounds

- [ ] Playing on a splash pad
- [ ] Running, jogging or walking on paths
- [ ] Skateboarding
- [ ] Soccer
- [ ] Swimming competitively
- [ ] Swimming for leisure
- [ ] Tennis
- [ ] Volleyball (sand)
- [ ] Volleyball (indoor)
- [ ] Yoga
- [ ] Other (please specify)

9. If you or your family members participate in an athletic league, in which one(s) do you participate?

10. What mode of transportation do you use to get to the parks?

- ◯ Walk
- ◯ Bike
- ◯ Drive
- ◯ I don't visit the parks
- ◯ Other (please specify)

11. On a scale of 1 to 5, how likely would you be to walk or bike to a park or recreation facility, assuming it was close enough and had comfortable bike/pedestrian routes? (1= Not likely at all, 5 = Extremely likely)

0 3 5

12. How important is it for the following amenities to be provided in Anna parks and recreational facilities?

	Unwanted	Not Important	Neutral	Important	Very Important
Dog parks	◯	◯	◯	◯	◯
Indoor recreation opportunities	◯	◯	◯	◯	◯
Landscaping, general greenery	◯	◯	◯	◯	◯
Multipurpose fields	◯	◯	◯	◯	◯
Outdoor event space (e.g., amphitheater)	◯	◯	◯	◯	◯
Pavilions, multipurpose	◯	◯	◯	◯	◯
Picnic amenities, grills	◯	◯	◯	◯	◯
Playgrounds	◯	◯	◯	◯	◯
Playground, ADA accessible	◯	◯	◯	◯	◯
Sports courts/fields	◯	◯	◯	◯	◯
Quiet seating areas	◯	◯	◯	◯	◯
Walking paths, natural trails	◯	◯	◯	◯	◯
Walking paths, paved	◯	◯	◯	◯	◯
Water, splash pads	◯	◯	◯	◯	◯
Water, swimming pools	◯	◯	◯	◯	◯
Restrooms	◯	◯	◯	◯	◯
Shade trees	◯	◯	◯	◯	◯

13. Which age group do you think has the greatest need for recreational programming? Rank your answers from 1 to 6.

	1	2	3	4	5	6 (Greatest Need)
Young Children	◯	◯	◯	◯	◯	◯
Children, ages 5-8	◯	◯	◯	◯	◯	◯
Children, ages 9-12	◯	◯	◯	◯	◯	◯
Teens, ages 13-18	◯	◯	◯	◯	◯	◯
Young Adults, ages 19-30	◯	◯	◯	◯	◯	◯
Adults, ages 31-50	◯	◯	◯	◯	◯	◯
Adults, ages 50+	◯	◯	◯	◯	◯	◯

Comments

14. How important is it for the City to provide or support the following types of recreational opportunities?

	Unwanted	Not Important	Neutral	Important	Very Important
Youth Athletics	◯	◯	◯	◯	◯
Adult Athletics	◯	◯	◯	◯	◯
Children's Programming	◯	◯	◯	◯	◯
Adults, ages 50+ programming (e.g. dances, game nights)	◯	◯	◯	◯	◯
Arts Programs	◯	◯	◯	◯	◯
Nature Programs (e.g. guided nature walks)	◯	◯	◯	◯	◯
Health and Fitness Programs (e.g. Zumba, Yoga)	◯	◯	◯	◯	◯
Seasonal Programs (e.g., summer camps)	◯	◯	◯	◯	◯
Special events (e.g., annual festivals)	◯	◯	◯	◯	◯

Other (please specify)

15. How important do you consider each of the following potential actions the City could take?

	No Important at All	Not Important	Undecided	Important	Very Important
Renovate existing park amenities to improve condition, lighting and accessibility.	◯	◯	◯	◯	◯
Add new amenities to existing parks.	◯	◯	◯	◯	◯
Provide more athletic fields.	◯	◯	◯	◯	◯
Build an amphitheater/ outdoor event space.	◯	◯	◯	◯	◯
Build trails to connect neighborhoods, parks, schools and retail.	◯	◯	◯	◯	◯
Develop new parks.	◯	◯	◯	◯	◯
Support recreational programs for children and youth.	◯	◯	◯	◯	◯
Support recreational programs for adults.	◯	◯	◯	◯	◯
Support recreational programs for adults, ages 50+.	◯	◯	◯	◯	◯
Provide more special events and festivals.	◯	◯	◯	◯	◯

16. What is the biggest barrier preventing you from participating in programs? (Check all that apply)

- ☐ Scheduling Conflicts
- ☐ Cost of Participation
- ☐ Lack of Awareness
- ☐ Limited Program Variety
- ☐ Transportation/Accessibility
- ☐ Other (please specify)

17. What is the City's greatest parks and recreation asset?

18. What is the City's greatest parks and recreation challenge?

19. To meet the needs of Anna residents, the City may require additional funding for parks and recreation. How strongly would you support or oppose the following financing strategies?

	Strongly Oppose	Oppose	Undecided	Support	Strongly Support
Increase the city's budget for parks and recreation, even if that necessitates a proportional decrease in other areas of the city's budget.	○	○	○	○	○
Increase fees for those who use maintenance-intensive or specialized recreation facilities.	○	○	○	○	○
Increase fees for recreational programming.	○	○	○	○	○
Increase rental fees for park facilities.	○	○	○	○	○
Raise funds for new facilities through a bond initiative.	○	○	○	○	○

20. If you could improve **only one thing** about Anna's parks and recreation system, what would you improve?

21. Do you have any other thoughts or comments about the future of parks and recreational programming in Anna?

THE CITY OF
Anna

City of Anna Park Survey
Demographics

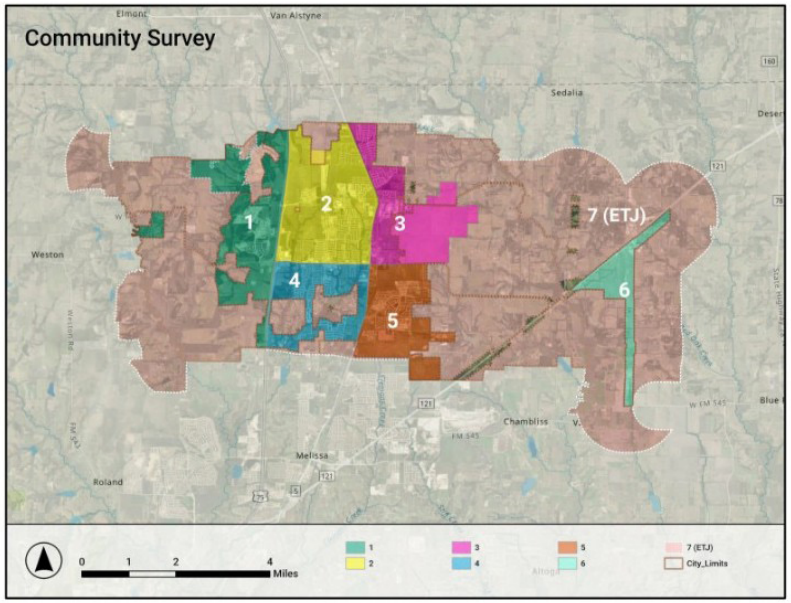
22. Are you a resident of Anna?

- ◯ Yes
- ◯ No, but I live within the ETJ
- ◯ No, but I live in Collin County
- ◯ No, I live elsewhere

23. How long have you lived in Anna?

- ◯ 3 years or less
- ◯ 4-7 years
- ◯ 8-10 years
- ◯ 11-20 years
- ◯ More than 20 years
- ◯ I do not live in Anna

Reference Map



24. Based on the map above, what part of Anna do you live in?

- ◯ Area 1
- ◯ Area 2
- ◯ Area 3
- ◯ Area 4
- ◯ Area 5
- ◯ Area 6
- ◯ Area 7 (ETJ)
- ◯ I do not live in Anna

25. What is your age?

- ◯ Under 14
- ◯ 14-17
- ◯ 18-24
- ◯ 25-34
- ◯ 35-44
- ◯ 45-54
- ◯ 55-64
- ◯ 65+

26. What is your race?

- ◯ American Indian or Alaska Native
- ◯ Asian or Asian American
- ◯ Black or African American
- ◯ Mix of races
- ◯ Native Hawaiian or other Pacific Islander
- ◯ Some other race
- ◯ White

27. Are you of Hispanic, Latino, or Spanish origin?

- ◯ Yes
- ◯ No

28. What best describes your current living situation?

- ◯ Own a home or condo
- ◯ Rent a home or apartment
- ◯ Live with family in their home
- ◯ Live in a mobile home, mobile tiny home, RV or similar
- ◯ Other (please specify)

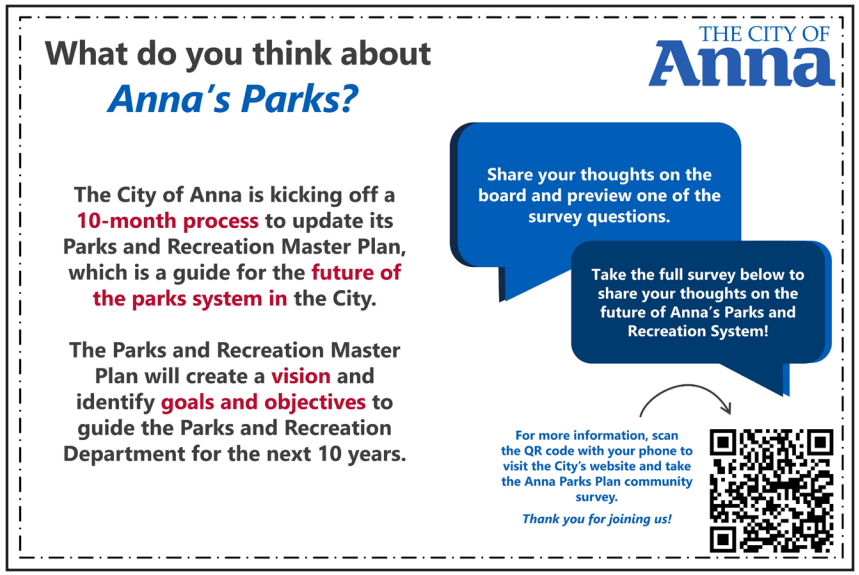
29. Are there children under the age of 18 in your home?

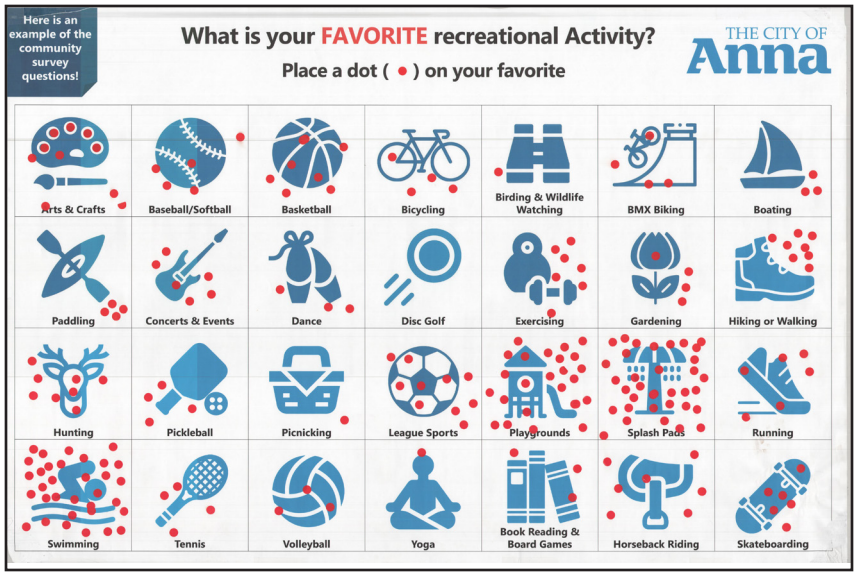
- ◯ No children
- ◯ Children under the age of 4
- ◯ Children ages 5-8
- ◯ Children ages 9-12
- ◯ Children ages 13-18

Thank you for participating in our survey and helping guide the future development of Anna's park system.

Community Engagement

Touch-A-Truck Event - May 17, 2025

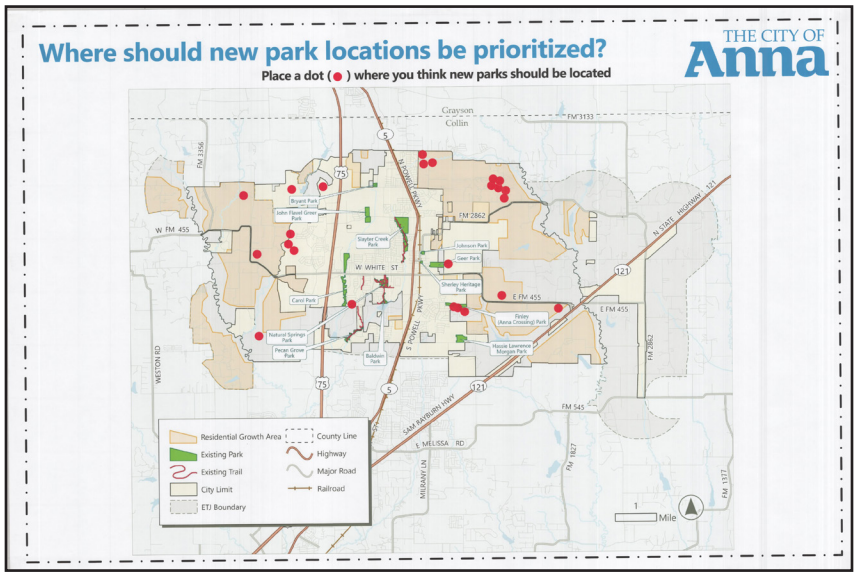




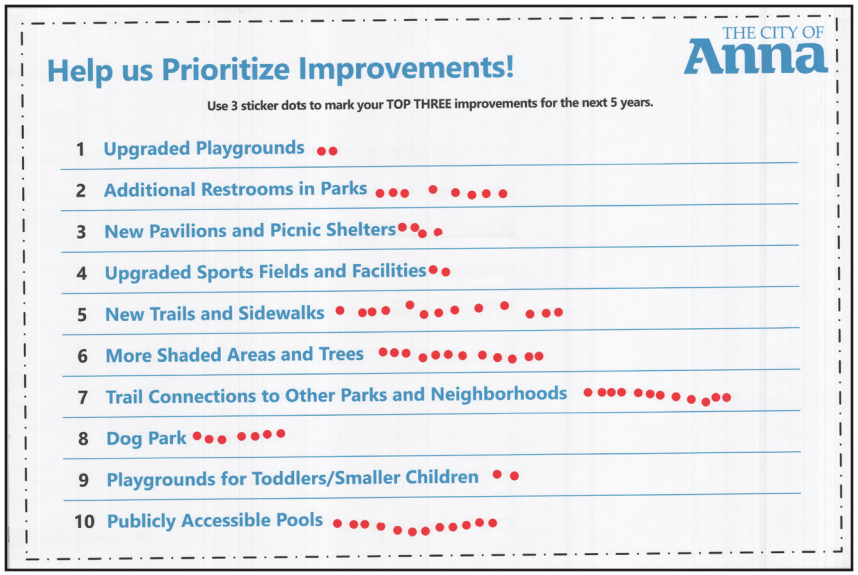
Community Engagement

Community Open House - September 15, 2025









Stakeholder Interviews

Developers & Schools Interview Questions - May 25, 2025

FREESE AND NICHOLS

Innovative approaches
Practical results
Outstanding service

Stakeholder Specific Questions:

Developers & Schools:

Developers

1. Are there regulatory or logistical challenges that make it harder to include trails, parks, or shared recreation spaces in new developments?
2. What are some successful examples where a development integrated parks or trails in a way that has added value for residents?
3. How has your experience been with Anna's parkland dedication process?
    a. Are there any changes or improvements you would suggest to make the parkland dedication process more efficient?
4. At the start of a project, how aware are you of the City's expectations or requirements related to parks and open space?

Schools

1. How often do students use Anna's parks for school-related activities?
    a. Are there any factors that make these visits easier or more difficult to organize?
2. Are there any park facilities or amenities that would better support physical education or after-school programs?
3. What kinds of partnerships between the City and schools have worked well in the past, or do you think should be explored going forward?
4. How well do current recreation offerings complement school-based programs? Are there any gaps or overlaps?
5. Are there any age groups where you feel parks and recreation programming could be improved?

3

Economic Development & Businesses Interview Questions - June 3, 2025

FREESE AND NICHOLS

Innovative approaches
Practical results
Outstanding service

Stakeholder Specific Questions:

Economic Development & Businesses:

1. What type of park amenities or programs do you believe could encourage more community activity near commercial areas?
2. Have you seen opportunities for business involvement in events or park-related initiatives?
3. From your perspective as a business owner, how do parks, trails, and open spaces impact customer activity or foot traffic in your area?
    a. Are there particular parks or events that seem to draw people near your business?
4. Would you like to see the trail system connect to trails in surrounding cities to bring in cyclists and pedestrians from out of town?
5. Are there areas in Anna where investment in parks or public spaces could help spark commercial activity?
6. If the City were to make one change to better connect parks and businesses, what would you suggest?

4

Residents Interview Questions - June 5, 2025



Stakeholder Specific Questions:

Residents:

1. How often do you or your family visit parks in Anna, and what motivates those visits?
2. What do you enjoy most about using Anna's parks, and what would you like to see improved?
3. Are there enough recreational opportunities for you and your family? What would you add or improve?
4. Do you feel safe or welcome in the parks near you? What would enhance your comfort and enjoyment?
5. What kind of experiences or amenities (e.g., events, programs, or features) would encourage you to use parks more often?
6. Are there parts of the city that you feel are underserved by parks or outdoor amenities? If so, what's missing?
7. Is there a specific group of residents (e.g., children, teenagers, people with disabilities, seniors) you think needs better access to parks or recreation?

5

Youth Sports Interview Questions - June 17, 2025



Stakeholder Specific Questions:

Youth Sports:

1. Do the current number, size, and locations of sports fields meet the needs of existing sports programs and teams?
2. How do Anna's sports facilities compare with those in neighboring cities where teams compete?
3. How do field conditions, lighting, and other amenities impact your ability to host practices, games, or tournaments?
4. What types of facility improvements or additions would allow your league or team to grow or offer a better experience?
5. Are there any sports or age groups for which you feel there are not enough opportunities or facilities right now?

2

City Council Interview Questions - June 24, 2025

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Innovative approaches
Practical results
Outstanding service

Council Questions:

1. What do you like and what would you improve about Anna's parks?
2. What are some of the common comments that you hear about the parks system from your constituents?
3. How do you think Anna's parks system compares to other cities in the area or other similar communities in Texas?
4. Think about the amount, size, location, and amenities in Anna's parks. Do you think the parks system sufficiently meets the needs of the community today?
5. Think about what you feel is missing or lacking from the parks. What are the three biggest park-related needs in Anna today (e.g., types of parks, specific amenities, maintenance)?
6. Think about recreational opportunities in Anna (e.g., athletics, festivals and events, arts and crafts). What do you like and what would you improve about the recreation opportunities in Anna today?
7. Think about what types of recreation you'd like to see offered in the future. What are the three biggest recreation-related needs that Anna should plan for? (e.g., teen recreation, programs for seniors, and walking trails)?
8. Think about what you want the Anna parks and recreation system to look and feel like in 20 years. Describe it in one sentence?
9. If you could only change **one thing** about the parks and recreation system, what would it be?



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Item No. 8.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 4/6/2026
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: