

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, March 1, 2021, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items.

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

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

4. **Location Map**

Consent Items

5. Consider/Discuss/Action to approve minutes of the February 1, 2021 Planning & Zoning Commission meeting.
6. Consider/Discuss/Action on a recommendation regarding the J.P. Harris Addition, Block A, Lot 3, Replat. Applicant: Lyle E. Wise.
7. Consider/Discuss/Action on a recommendation regarding the NTM Masonry Estates, Block A, Lot 1, Development Plat. Applicant: NTM Masonry Company, LLC.
8. Consider/Discuss/Action on a recommendation regarding the Covarrubias Addition, Block A, Lots 1- 4, Minor Plat. Applicant: Martin & Abigail Covarrubias.
9. Consider/Discuss/Action on a recommendation regarding the Fairchild Addition, Block A, Lot 1, Minor Plat. Applicant: Annamarie & Bradley Fairchild.
10. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Preliminary Plat. Applicant: One Anna Two LTD.
11. Consider/Discuss/Action on a recommendation regarding the Rosamond Sherley Elementary Addition, Block A, Lot 1, Preliminary Plat. Applicant: Anna Independent School District.

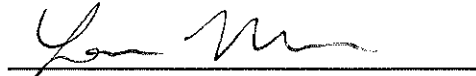
Items for Individual Consideration

12. Consider/Discuss/Action on a recommendation regarding the Buzz Center Addition, Block A, Lots 1 and 2, Final Plat And Site Plan. Applicant: Dr. Uma Chintapalli.

13. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek, Phases 2 and 3, Revised Preliminary Plat. Applicant: CADG Hurricane Creek, LLC.

Adjorn

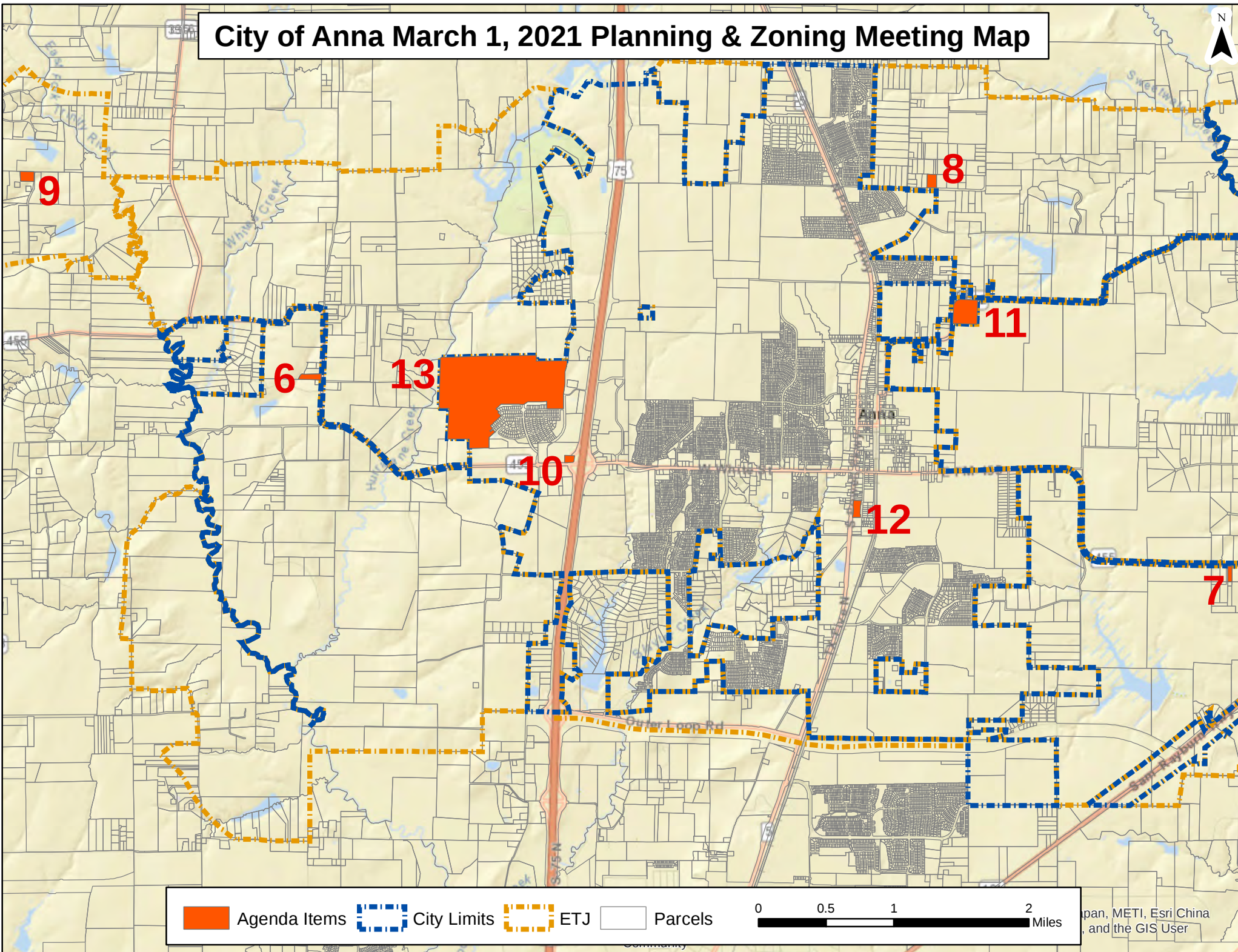
This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. February 26, 2021.



Lauren Mecke
Planning Manager

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

City of Anna March 1, 2021 Planning & Zoning Meeting Map



**MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 1, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on February 1, 2021 at 111 N. Powell Parkway, Anna City Hall, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:04 p.m.

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

2. Invocation and Pledge of Allegiance

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

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

There were no citizen comments.

4. Location Map

Consent Items

Consent items 7, 9, and 12 were removed from the Consent agenda.

A motion was made by Commissioner Barton seconded by Commissioner Grady to recommend approval of consent items 1 - 6, 8, 10, and 11. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the January 4, 2021 Planning and Zoning Commission meeting.

6. Consider/Discuss/Action on a recommendation regarding the Golden Estates, Block A, Lot 1, development plat. Applicant: David Surdukan, Surdukan Surveying.

7. Consider/Discuss/Action on a recommendation regarding the Ornelas Place, Block A, Lot 1, development plat. Applicant: David Surdukan, Surdukan Surveying.
Commissioner Henke asked for clarification about the driveway of the property due to it being a long, narrow lot.

Mr. Altobelli responded that due to its location within the extraterritorial jurisdiction, the city has limited authority for the driveway standards.

A motion was made by Commissioner Henke seconded by Commissioner Hayes to recommend approval of the development plat. The vote was unanimous.

8. Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lot 4, final plat. Applicant: Jonathan Kerby, Kimley-Horn & Associates.
9. Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lot 4, site plan. Applicant: Jonathan Kerby, Kimley-Horn & Associates.

Commissioner Barton quoted recommended standards for ADA parking spaces which states the parking space for a van should be on the left of the access aisle.

Commissioner Henke asked about the large size of the striped area and lack of landscaping on a portion of the property.

Mr. Altobelli stated that the site plan is in conformance of the landscaping requirements and in speaking with the applicant that area is intended to be a loading zone for the business.

A motion was made by Commissioner Barton seconded by Commissioner Thomas to recommend approval of the site plan with modification that the ADA van space be on the left side of the access aisle. The vote was unanimous.

10. Consider/Discuss/Action on a recommendation regarding the Willow Creek Addition, Phase 1B, Block G, Lot 2R, preliminary replat. Applicant: Jonathan Hake, Cross Engineering Consultants, Inc.
11. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, preliminary plat. Applicant: Anthony Loeffel, Kimley-Horn & Associates.
12. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1A, 1B, 2, & 3, preliminary plat. Applicant: Hayden Moses, Peloton Land Solutions.

Chairman Tutson wanted to ensure that the applicants were in track with the recommendations made by the Planning & Zoning Commission during the zoning request for this property, specifically in regard to the Hike & Bike trail and food truck park.

Mr. Altobelli stated that this preliminary plat is only showing the proposed easements and lot layout and does not get into the details such as the sidewalks. The next step in the development process, the engineering civil plan review which shows these details, will be reviewed and approved by staff. The final plat for single-family subdivisions as well as site plans and final plats for commercial and multiple-family developments will come back before the Commission.

A motion was made by Chairman Tutson seconded by Commissioner Hayes to recommend approval of the development plat. The vote was unanimous.

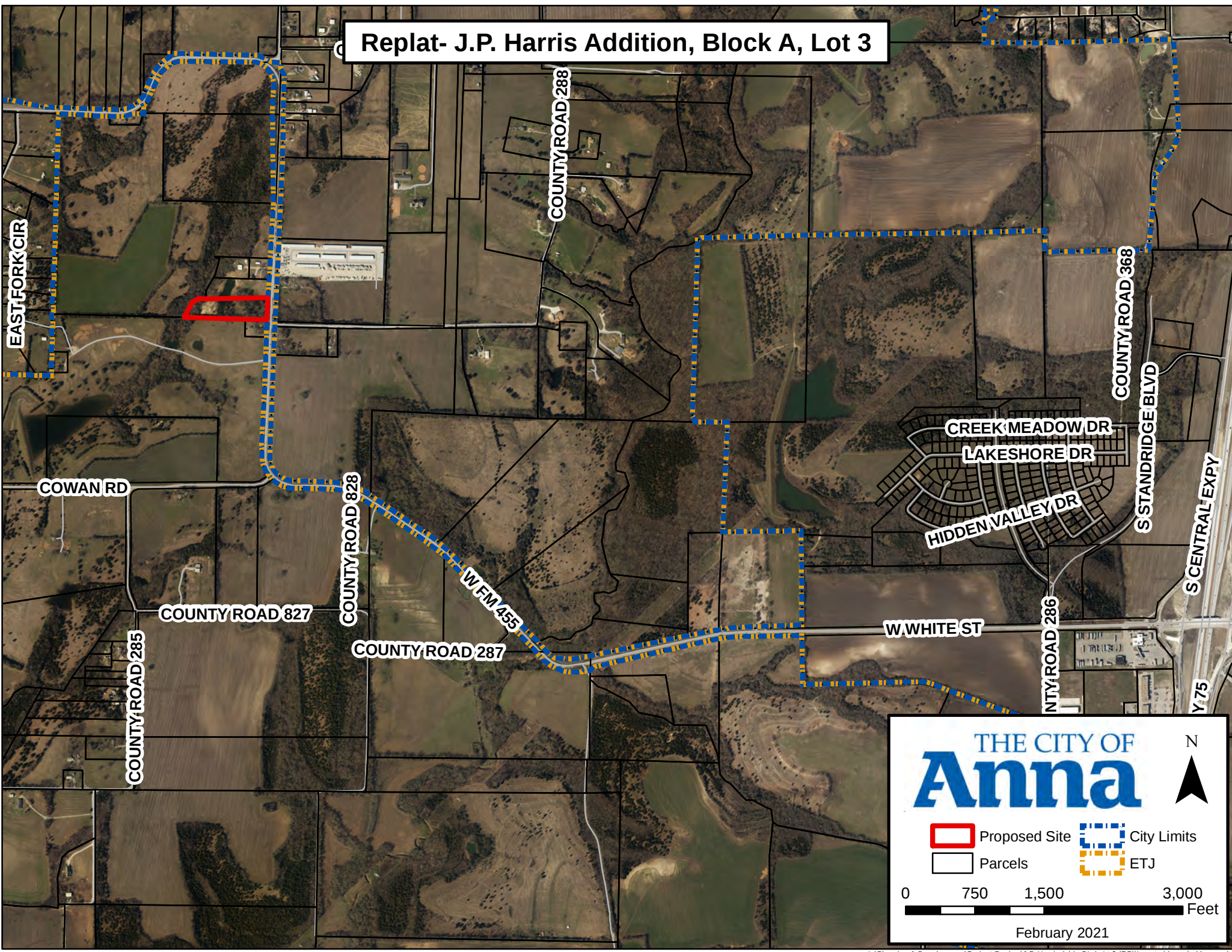
Adjourn

A motion was made by Commissioner Thomas seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:20 p.m.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:

Replat- J.P. Harris Addition, Block A, Lot 3



THE CITY OF

Anna

N

Proposed Site

City Limits

Parcels

ETJ

0 750 1,500 3,000 Feet

February 2021

CITY OF ANNA

Planning & Zoning Commission

March 1, 2021

Replat: J.P. Harris Addition, Block A, Lot 3

Applicant: Lyle E. Wise

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the J.P. Harris Addition, Block A, Lot 3, Replat.

SUMMARY:

One lot on 4.2± acres located on the west side of FM 455, 1,700± feet north of Cowan Road. Located within the extraterritorial jurisdiction (ETJ).

The purpose of the Replat is to legally plat a tract of land that was subdivided via metes and bounds.

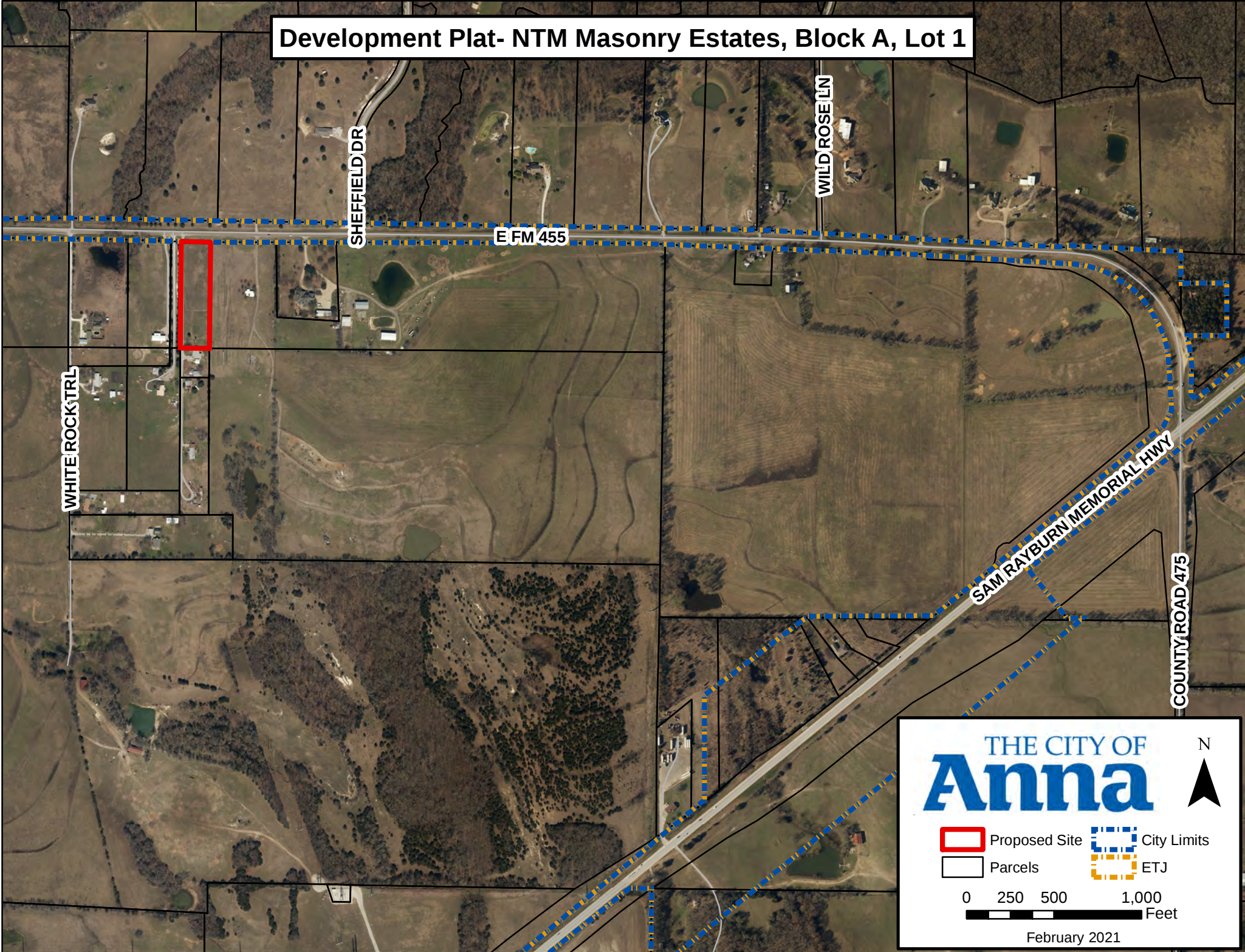
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

Development Plat- NTM Masonry Estates, Block A, Lot 1



THE CITY OF
Anna

N

Legend:
[Red Box] Proposed Site
[White Box] Parcels
[Blue Dashed Box] City Limits
[Orange Dashed Box] ETJ

Scale: 0 250 500 1,000 Feet

February 2021

CITY OF ANNA

Planning & Zoning Commission

March 1, 2021

Development Plat: NTM Masonry Estates, Block A, Lot 1

Applicant: NTM Masonry Company, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the NTM Masonry Estates Block A, Lot 1, Development Plat.

SUMMARY:

One single-family dwellings, detached, two accessory buildings, future home site, and carport on one lot on 3.0± acres located on the south side of FM 455, 800± feet west of Sheffield Drive. Located within the extraterritorial jurisdiction (ETJ).

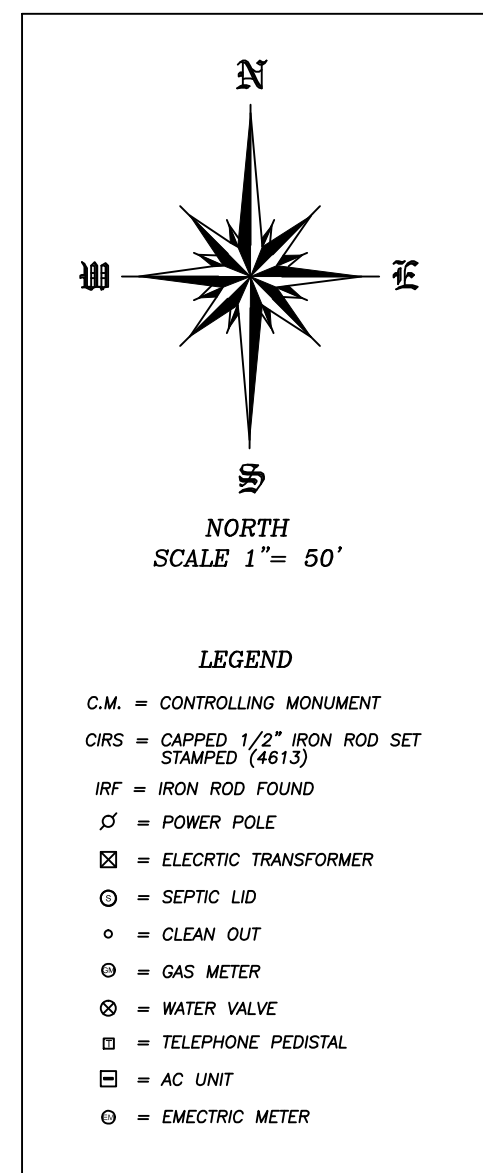
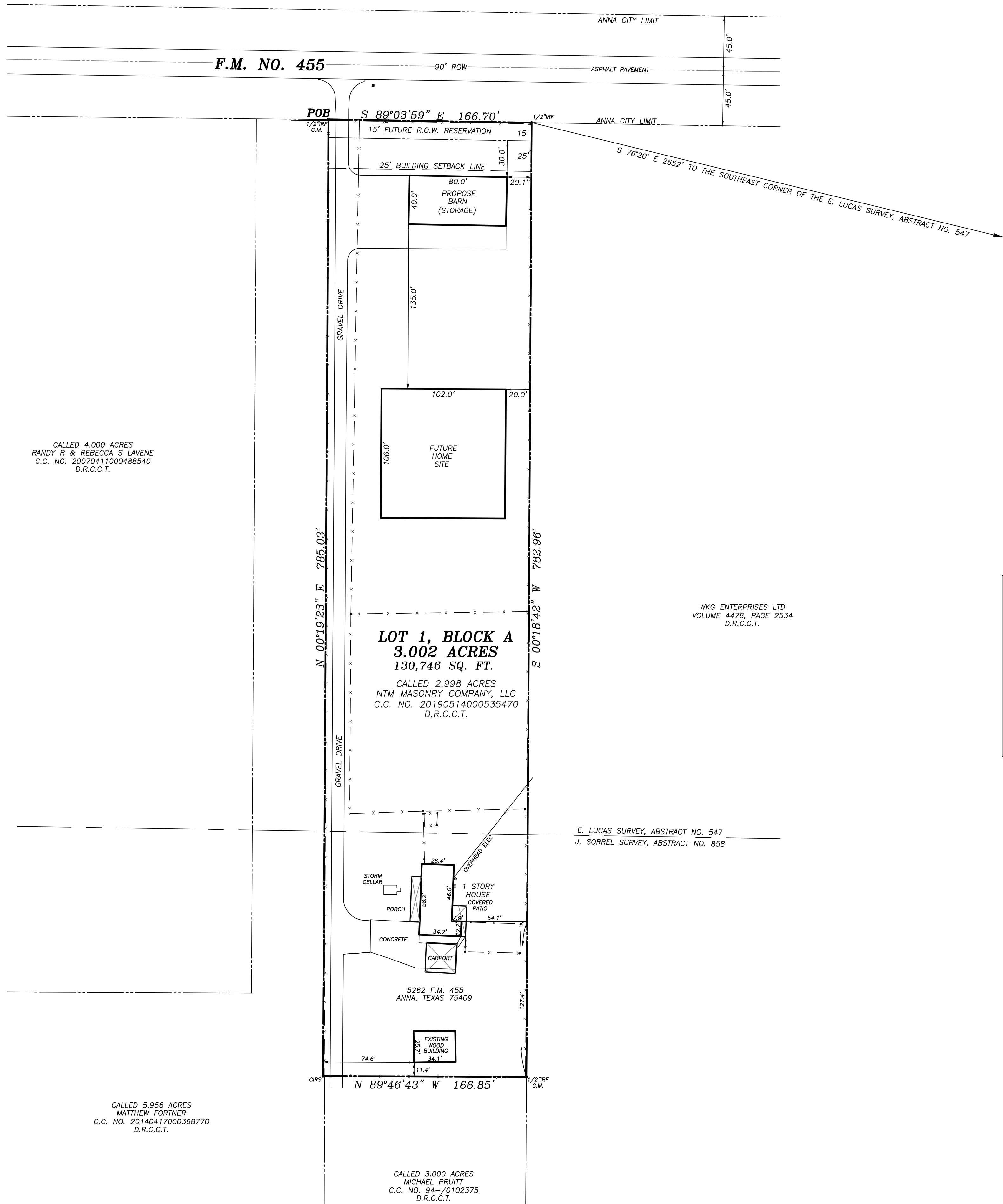
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



LEGAL DESCRIPTION

BEING a tract of land situated in the E. W. Lucas Survey, Abstract No. 547, and the James Sorrell Survey, Abstract No. 858, Collin County, Texas, and being all of a 2.998 acre tract of land conveyed to NTM Masonry Company, LLC as recorded in Instrument No. 20190514000535470 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of said 2.998 acres, and said iron rod being the northeast corner of a called 5.956 acre tract of land as conveyed to Matthew Fortner as recorded in Instrument No. 20140417000368770 of the Official Public Records of Collin County, Texas, and said corner also being in the south Right Of Way line F.M. 455;

THENCE S 89°03'59" E a distance of 166.70' to a 1/2" iron rod found for corner.

THENCE S 00°18'42" W a distance of 782.96' to a 1/2" iron rod found

THENCE N 89°46'43" W a distance of 166.85' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the east line of said 2.998 acre tract;

THENCE N 00°19'23" E a distance of 785.03' to the POINT OF BEGINNING and containing 130,746 Square Feet or 3.002 Acres of land.

FLOOD NOTE

Portions of this property fall within Zone X (unshaded) and Zone A (shaded without base elevation) according to the Flood Insurance Rate Maps, Panel No. 48085C0045J, Map Revision June 2, 2009, as published by the Federal Emergency Management Agency and shown graphically on the survey.

I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Development Plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision.

Registered Professional Land Surveyor
Registration No. 4613

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. Surdukan, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for Collin County

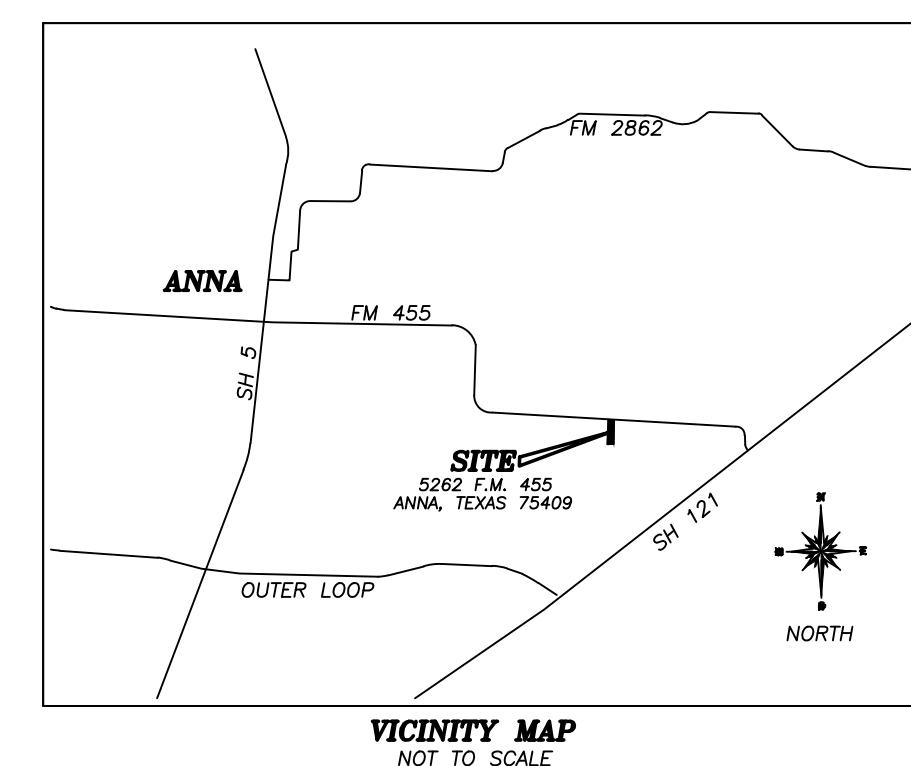
My Commission Expires:

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2021, by the City Council
of the City of Anna Texas.

(Mayor)

City Secretary



DEVELOPMENT PLAT
NTM MASONRY ESTATES
BLOCK A, LOT 1
BEING 3.002 ACRES OUT OF THE
E. W. LUCAS SURVEY
ABSTRACT NO. 547
JAMES SORRELL SURVEY
ABSTRACT NO. 858
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNER
NTM MASONRY COMPANY, LLC
5262 F.M. 455
ANNA, TEXAS 75409
(469) 601-5151

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

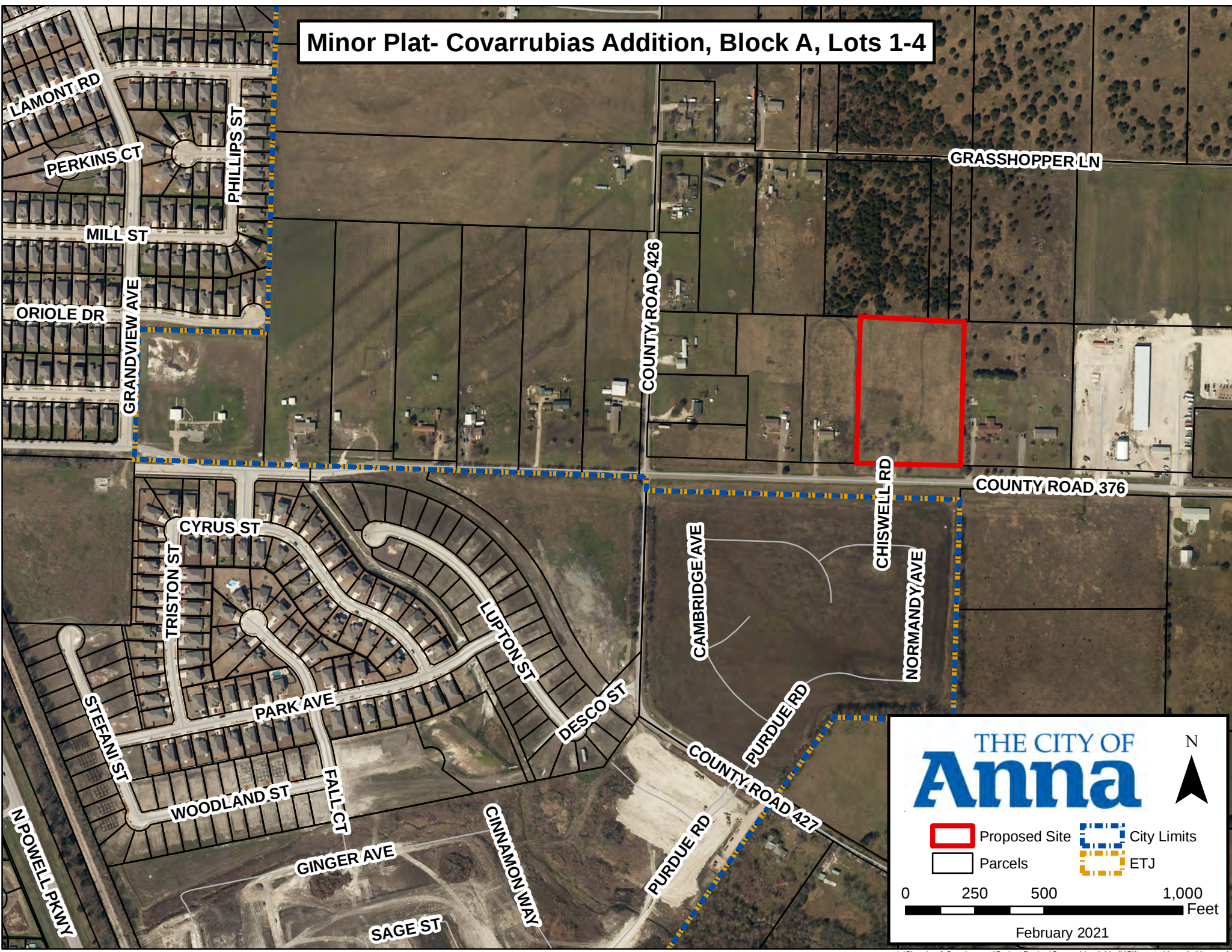
PROPERTY ID. 2790639

SCALE 1" = 50'

DATE: JANUARY 31, 2021

JOB No. 2021-04

Minor Plat- Covarrubias Addition, Block A, Lots 1-4



THE CITY OF
Anna

N

0 250 500 1,000 Feet

February 2021

L:\Planning & Development\Project Review\Covarrubias Addn (MP)\Locator\Agenda Map.mxd

CITY OF ANNA

Planning & Zoning Commission

March 1, 2021

Minor Plat: Covarrubias Addition, Block A, Lots 1-4

Applicant: Martin & Abigail Covarrubias

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Covarrubias Addition, Block A, Lot 1-4, Development Plat.

SUMMARY:

Four lots on 4.6± acre located on the north side of CR 376, 755± feet east of CR 426. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

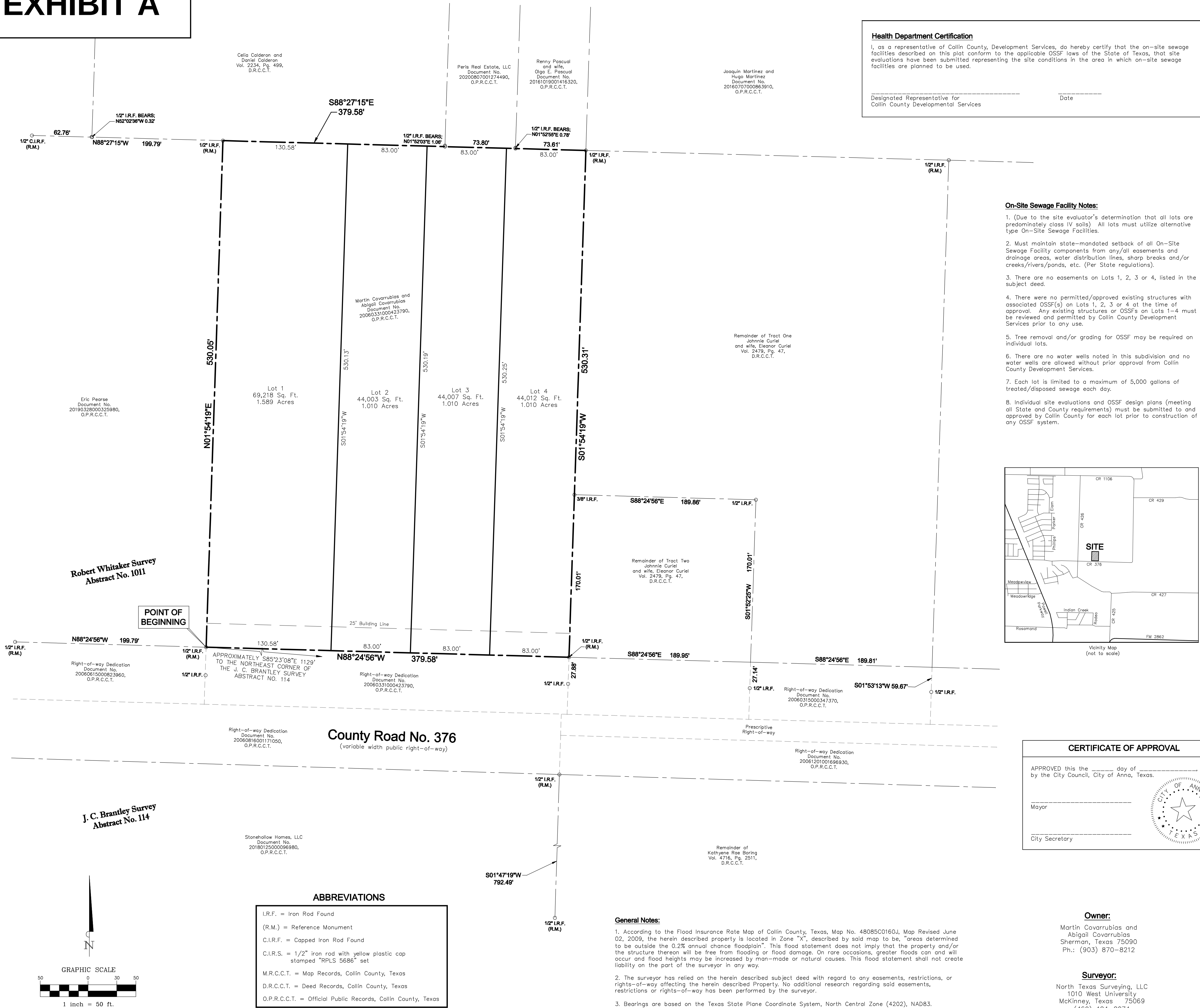
Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

EXHIBIT A



DATE: 12/29/2020 SCALE: 1" = 50' DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2020-0149

Minor Plat- Fairchild Addition, Block A, Lot 1

COUNTY ROAD 177

RIVERBEND

COUNTY ROAD 177

EDEN RDG

THE CITY OF

Anna

N



 Proposed Site

 City Limits

 Parcels

 ETJ

0 375 750 1,500



Feet

February 2021

CITY OF ANNA

Planning & Zoning Commission

March 1, 2021

Minor Plat: Fairchild Addition, Block A, Lot 1

Applicant: Annamarie & Bradley Fairchild

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Fairchild Addition, Block A, Lot 1, Minor Plat.

SUMMARY:

One lot on 4.8± acre located at the southeast corner of CR 217 and CR 177. Located within the extraterritorial jurisdiction (ETJ).

The purpose for the minor plat is to proposed easements, create lot and block boundaries, and dedicate street right-of-way necessary for the development of the lot.

RECOMMENDATION:

Recommended for approval subject to any new development adhering to the Collin County Floodplain Management Regulations.

ATTACHMENTS:

Locator

Exhibit

Preliminary Plat- One Anna Two Addition, Block B, Lots 3 & 4



THE CITY OF
Anna

N

0 200 400 800 Feet

Proposed Site
Parcels
City Limits
ETJ

Source: Esri, Maxar, GeoEye, Earthstar Geogra
and the GIS User Community

February 2021

CITY OF ANNA

Planning & Zoning Commission

March 1, 2021

Preliminary Plat: One Anna Two Addition, Block B, Lots 3 & 4

Applicant: One Anna Two LTD

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Preliminary Plat.

SUMMARY:

Automobile service station, retail, & restaurant on 2.3± acres and vacant lot on 34.3± acres located at the northwest corner of W. White Street (FM 455) and U.S. Highway 75 frontage Road. Zoned PD-846-2020.

The purpose for the preliminary plat is to propose easements necessary for the automobile service station, retail, & restaurant.

RECOMMENDATION:

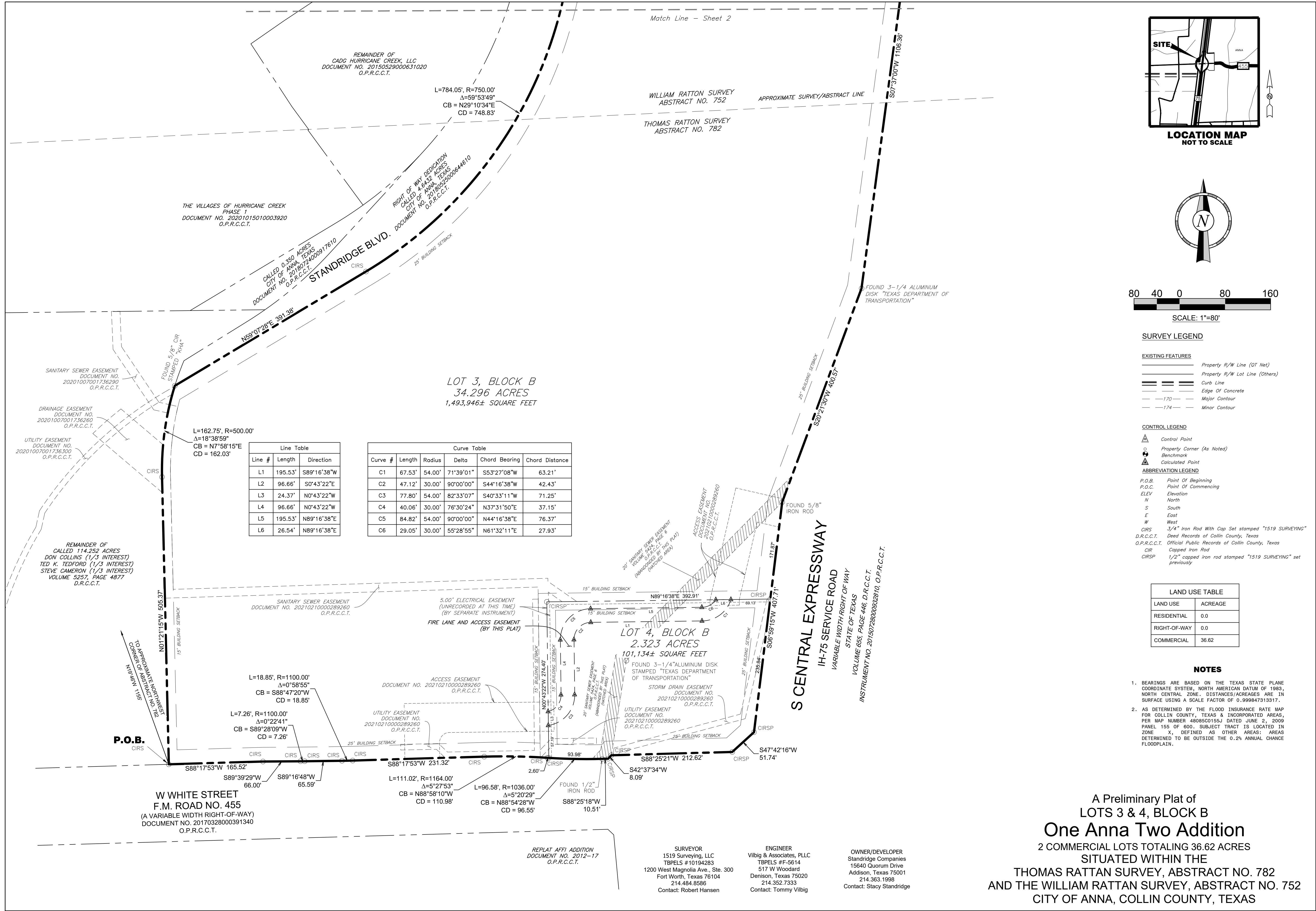
Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

EXHIBIT A
PAGE 1 OF 2



1519 SURVEYING & ENGINEERING
1519LLC.COM
TBPELS# 10194283 TBPE# F-17299 TBPELS# 10194351 TBPELS# 10194283

PROJECT NO.: 9173

PROTOTYPE:
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: RAH
REVIEWED BY: RAH

DATE OF PREPARATION: January, 2021

SHEET TITLE:
PLAT

SHEET NUMBER:
1 OF 2

EXHIBIT A
PAGE 2 OF 2

LEGAL DESCRIPTION

Being a 36.62 acre tract of land situated within the Thomas Rattton Survey, Abstract No. 782 and the William Rattton Survey, Abstract No. 752, City of Anna, Collin County, Texas, being a portion of a called 39.396 acre tract of land as described in the deed to the State of Texas recorded in Volume 655, Page 466 of the Deed Records of Collin County, Texas and being the remainder of a called 81.8447 acre tract of land as described in the deed to One Anna Two, LTD. (an undivided 87.2917% interest) recorded under Document No. 200702101000151600 of the Official Public Records of Collin County, Texas, and also being a portion of a called 81.8447 acre tract of land as described in the deed to One Anna Two, LTD. (an undivided 12.7083% interest) recorded under Document No. 200702101000151610 of said Official Public Records and being all of a 1.373 acre tract of land "Tract 1" and a 0.9489 acre tract of land "Tract 2" as described in the deed to QT SOUTH, LLC recorded under Document No. 20210210000289250 of said Official Public Records. said 36.62 acre tract of land surveyed under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor, No. 6439 (the Basis of Bearings being noted hereon) and more particularly described by metes and bounds as follow:

BEGINNING at a 3/4-inch capped iron rod stamped "1519 SURVEYING" set at the northwest corner of a called 0.555 acre tract of land as described in the street right-of-way deed to the City of Anna recorded under Instrument Number 20170328000391340 of said Official Public Records;

THENCE NORTH 01 degree 21 minutes 15 seconds WEST, 505.37 feet with the west line of said called 81.8447 acre tract of land and common with the east line of the remainder of a called 114.252 acre tract of land as described in the deed to Don Collins et al recorded in Volume 5257, Page 4877 of said Deed Records to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set at the beginning of a tangent curve;

THENCE northerly with the west line of said called

81.8447 acre tract of land and common with the east line of said called 114.252 acre tract of land and with said tangent curve, concave to the east, having a radius of 500.00 feet and a chord bearing and distance of NORTH 07 degrees 58 minutes 15 seconds EAST, 162.03 feet, an arc length of 162.75 feet to a 5/8-inch capped iron rod stamped "KHA" found at the southwest corner of a called 4.6432 acre tract of land as described in the right of way dedication to the City of Anna recorded under Document No. 20180525000644610 of said Official Public Records;

THENCE the following three (3) calls coincident with the east line of said called 4.6432 acre tract of land:

1. NORTH 59 degrees 07 minutes 28 seconds EAST, 391.38 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set at the beginning of a tangent curve;
2. northeasterly with said tangent curve, concave to the northwest, having a radius of 750.00 feet, and a chord bearing and distance of NORTH 29 degrees 10 minutes 34 seconds EAST, 748.83 feet, an arc length of 784.05 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set;
3. NORTH 00 degrees 46 minutes 21 seconds WEST, 403.79 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set;

THENCE NORTH 89 degrees 13 minutes 59 seconds EAST, 420.65 feet through the interior of said called 81.8447 acre tract of land to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set;

THENCE NORTH 89 degrees 07 minutes 38 seconds EAST, 237.60 feet through the interior of said called 81.8447 acre tract of land to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set on the west right of way line of IH-75, a variable width right of way, as described in the deed to the State of Texas recorded under Instrument No.

20150728000932810 of said Official Public Records, from which a 5/8-inch iron rod found at the southeast corner of said called 4.6432 acre tract of land bears NORTH 07 degrees 37 minutes 00 seconds EAST, 855.80 feet;

THENCE SOUTH 07 degrees 37 minutes 00 seconds WEST, 1,106.36 feet with the west right of way line of said IH-75 to a 3 1/4-inch aluminum cap stamped "Texas Department of Transportation";

THENCE SOUTH 20 degrees 21 minutes 30 seconds WEST, 400.57 feet to a 5/8-inch iron rod found;

THENCE SOUTH 06 degrees 59 minutes 15 seconds WEST, 407.71 feet through the interior of said called 39.396 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set;

THENCE SOUTH 47 degrees 42 minutes 16 seconds WEST, 51.74 feet through the interior of said called 39.396 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set;

THENCE SOUTH 88 degrees 25 minutes 21 seconds WEST, 212.62 feet through the interior of said called 39.396 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set;

THENCE SOUTH 42 degrees 37 minutes 34 seconds WEST, 8.09 feet to the northeast corner of said called 0.555 acre tract of land and being the north right of way line of F.M. Road No. 455, a variable width right of way;

THENCE westerly the following nine (9) calls coincident with the north right of way line of said F.M. Road No. 455:

1. SOUTH 88 degrees 25 minutes 18 seconds WEST, 10.51 feet to a 1/2-inch iron rod found at the beginning of a tangent curve;

CERTIFICATE OF APPROVAL

APPROVED on this _____ day of _____, 2021, by the City Council, City of Anna, Texas.

Mayor

City Secretary

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

RELEASED TO THE CITY OF ANNA FOR REVIEW
FEBRUARY 22, 2021

ROBERT A. HANSEN
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 6439

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT A. HANSEN, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ONE ANNA TWO, LTD. acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ONE ANNA TWO 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. 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.

BY: ONE ANNA TWO, LTD., a Texas limited partnership

BY: One Anna Two GP, Inc., a Texas corporation, its General Partner

BY: _____
Stacy O Standridge, President

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STACY O STANDRIDGE, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

BY: QT SOUTH, LLC

BY: _____
Joseph S. Faust, Vice President

STATE OF TEXAS
COUNTY OF _____

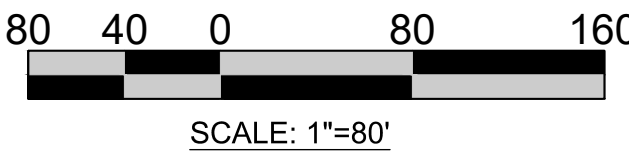
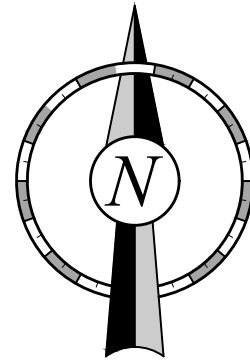
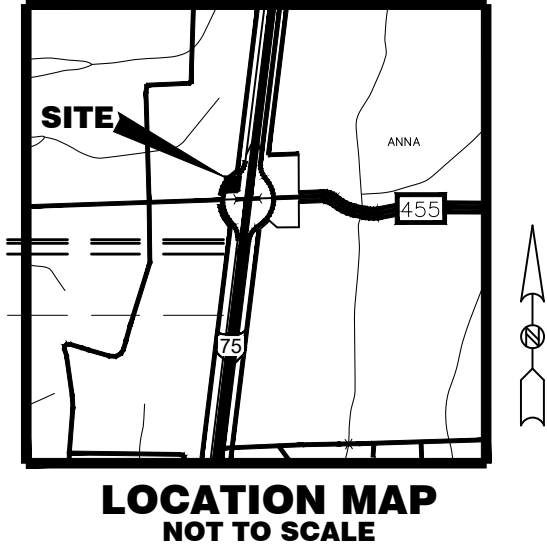
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOSEPH S. FAUST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____



SURVEY LEGEND

EXISTING FEATURES

_____ Property R/W Line (OT Net)
_____ Property R/W Lot Line (Others)
===== Curb Line
===== Edge Of Concrete
---170--- Major Contour
---174--- Minor Contour

CONTROL LEGEND

▲ Control Point
● Property Corner (As Noted)
○ Benchmark
▲ Calculated Point
ABBREVIATION LEGEND

P.O.B. Point Of Beginning
P.O.C. Point Of Commencing
ELEV Elevation
N North
S South
E East
W West
CIRS 3/4" Iron Rod With Cap Set stamped "1519 SURVEYING"
D.R.C.C.T. Deed Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas
CIR Capped Iron Rod
CIRSP 1/2" capped iron rod stamped "1519 SURVEYING" set previously

NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE. DISTANCES/ACREAGES ARE IN SURFACE USING A SCALE FACTOR OF 0.999847313317.
2. AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS & INCORPORATED AREAS, PER MAP NUMBER 480850155J DATED JUNE 2, 2009 PANEL 155 OF 600. SUBJECT TRACT IS LOCATED IN ZONE X₁ DEFINED AS OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. 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.

A Preliminary Plat of
LOTS 3 & 4, BLOCK B
One Anna Two Addition
2 COMMERCIAL LOTS TOTALING 36.62 ACRES
SITUATED WITHIN THE
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
AND THE WILLIAM RATTAN SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS

CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX 76710
CALL US AT 817-799-1100
1200 West Magnolia Ave., Ste. 300
Fort Worth, TX 76104
1519LLC.COM
TBP#S# 1035968 TBP#F 17999 TBP#S# 10194351 TBP#S# 10194283

PROJECT NO.:9173

OWNER/DEVELOPER
Standridge Companies
15640 Quorum Drive
Addison, Texas 75001
Contact: Stacy Standridge

ENGINEER
Villeg & Associates, PLLC
TBP#L #F-5914
1200 West Magnolia Ave., Ste. 300
Fort Worth, Texas 76104
214.552.7333
Contact: Tommy Villeg

SURVEYOR
1519 Surveying, LLC
TBP#L #F10194283
1200 West Magnolia Ave., Ste. 300
Fort Worth, Texas 76104
214.454.8586
Contact: Robert Hansen

PROTOTYPE:

DIVISION:

VERSION: 001

DESIGNED BY:

DRAWN BY: RAH

REVIEWED BY: RAH

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE OF PREPARATION: January, 2021

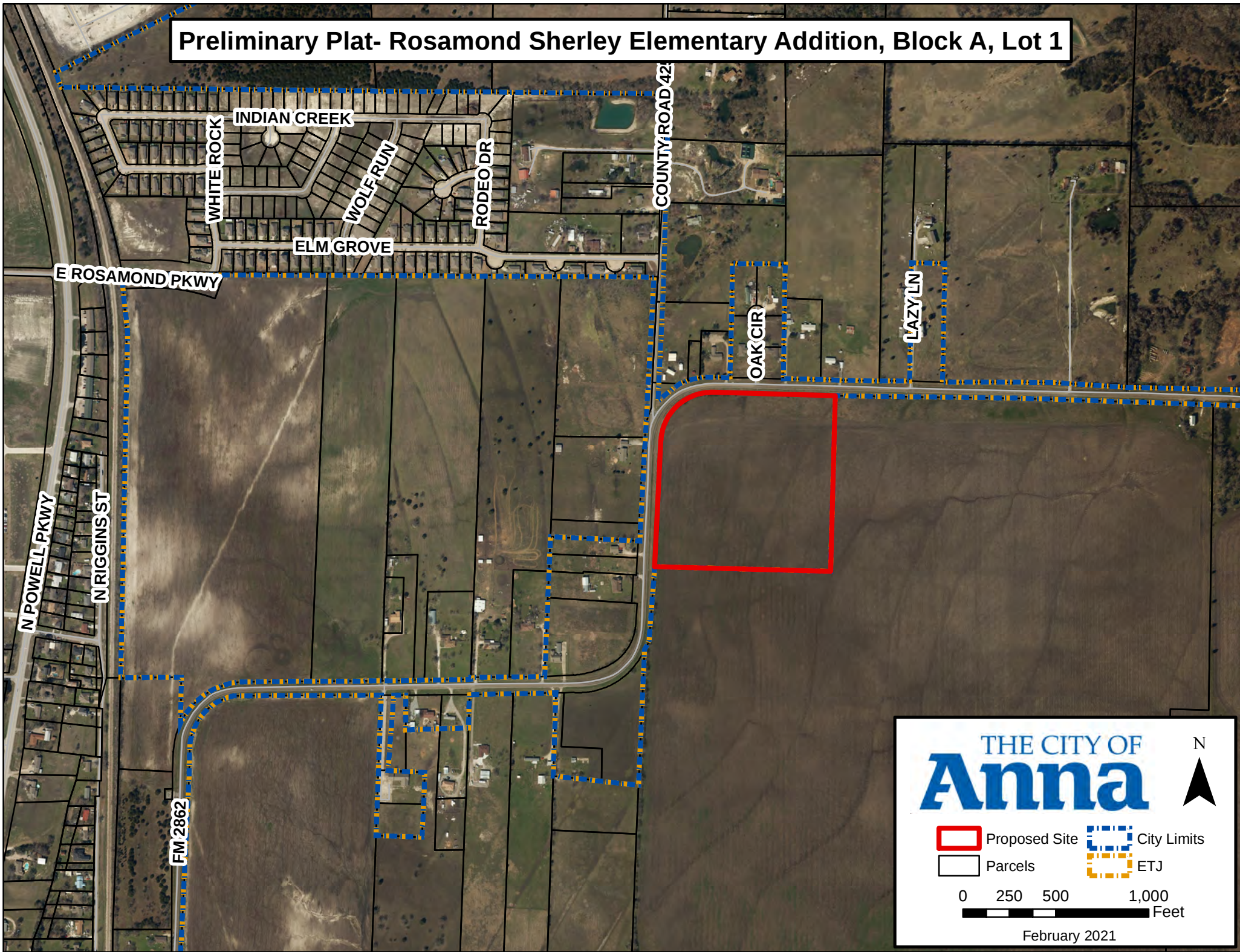
SHEET TITLE:

PLAT

SHEET NUMBER:

2 OF 2

Preliminary Plat- Rosamond Sherley Elementary Addition, Block A, Lot 1



CITY OF ANNA

Planning & Zoning Commission

March 1, 2021

Preliminary Plat: Rosamond Sherley Elementary Addition, Block A, Lot 1

Applicant: Anna Independent School District

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Rosamond Sherley Elementary Addition, Block A, Lot 1, Preliminary Plat.

SUMMARY:

Public elementary school on one lot on 19.1± acres located at the southeast corner of Lenard Avenue (FM 2862) and Rosemond Parkway (FM 2862). Zoned Agricultural.

The purpose for the preliminary plat is to propose right-of-way dedication and easements necessary for the public elementary school development.

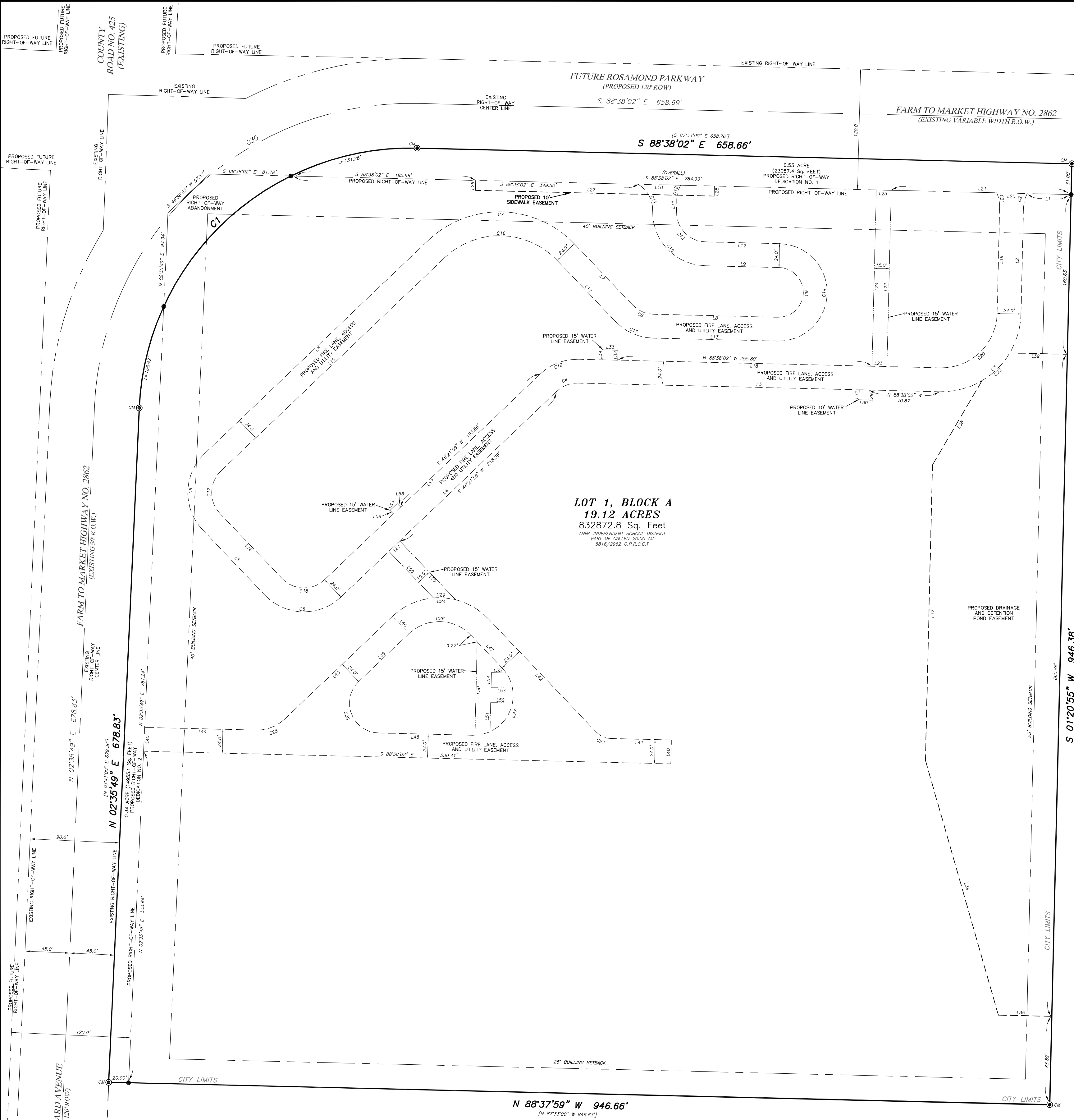
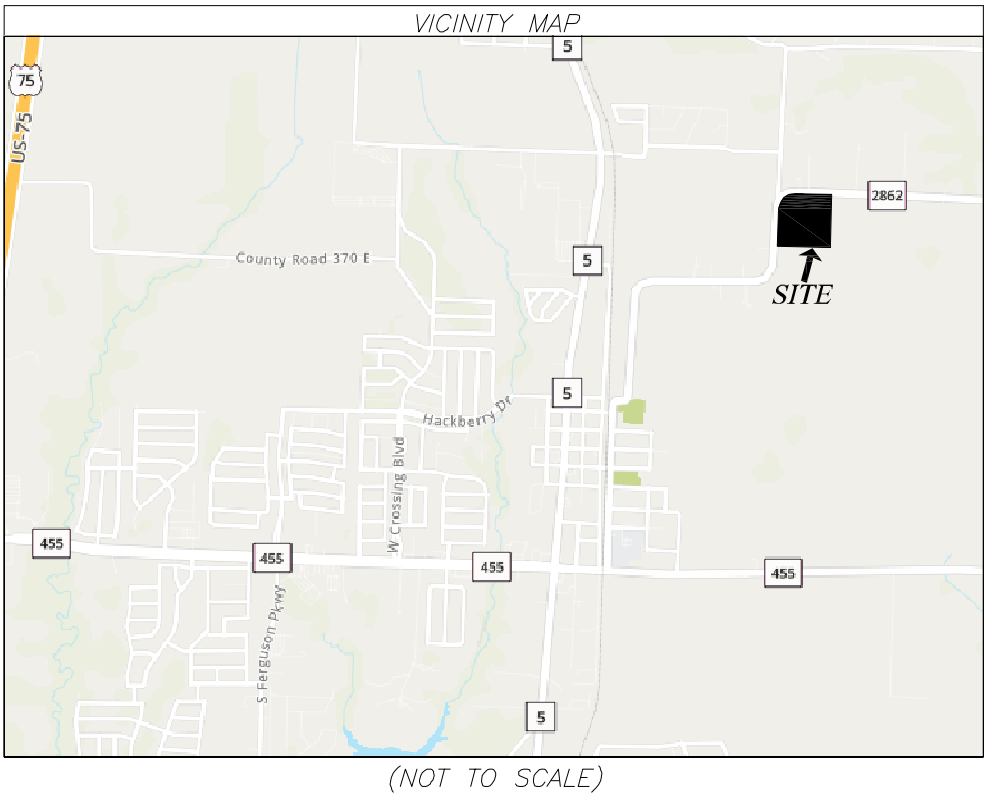
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



NO.	DELTA	RADIUS	CHORD B.	CHORD L.	ARC L.
C1	88°46'27"	273.37'	N 46°56'32" E 382.45'	423.56'	
C2	27°49'05"	30.00'	S 15°16'31" W 14.42'	14.57'	
C3	90°00'00"	80.00'	N 46°21'58" E 113.14'	125.66'	
C4	45°00'00"	30.00'	S 68°51'58" W 22.96'	23.56'	
C5	90°00'00"	54.00'	S 88°38'02" E 76.37'	84.82'	
C6	90°00'00"	54.00'	S 01°21'58" W 76.37'	84.82'	
C7	90°00'00"	104.00'	N 88°38'02" W 147.08'	163.36'	
C8	45°00'00"	30.00'	S 66°08'02" E 22.96'	23.56'	
C9	180°00'00"	25.00'	N 01°21'58" E 50.00'	78.54'	
C10	90°00'00"	54.00'	S 43°38'02" E 76.37'	84.82'	
C11	60°04'25"	30.00'	N 28°40'14" W 30.03'	31.45'	
C12	27°49'05"	30.00'	S 15°16'31" W 14.42'	14.57'	
C13	90°00'00"	30.00'	S 43°38'02" E 42.43'	47.12'	
C14	180°00'00"	49.00'	N 01°21'58" E 98.00'	153.94'	
C15	45°00'00"	54.00'	S 66°08'02" E 41.33'	42.41'	
C16	90°00'00"	80.00'	N 88°38'02" W 113.14'	125.66'	
C17	90°00'00"	30.00'	S 01°21'58" W 42.43'	47.12'	
C18	90°00'00"	30.00'	S 88°38'02" E 42.43'	47.12'	
C19	45°00'00"	54.00'	S 68°51'58" W 41.33'	42.41'	
C20	90°00'00"	56.00'	N 46°21'58" E 78.20'	87.98'	
C21	27°49'05"	30.00'	N 12°32'35" W 14.42'	14.57'	
C22	28°31'27"	80.00'	N 45°05'18" E 39.42'	39.83'	
C23	45°00'00"	20.00'	S 66°08'02" E 15.31'	15.71'	
C24	90°00'00"	68.00'	N 88°38'02" W 96.17'	106.81'	
C25	45°00'00"	40.00'	N 68°51'58" E 30.61'	31.42'	
C26	90°00'00"	44.00'	N 88°38'02" W 62.23'	69.12'	
C27	135°00'00"	40.00'	N 23°51'58" E 73.91'	94.25'	
C28	135°00'00"	30.00'	S 21°08'02" E 55.43'	70.69'	
C29	19°03'10"	68.00'	N 85°25'51" W 22.51'	22.61'	
C30	88°46'27"	318.35'	N 46°56'43" E 445.38'	493.26'	

SHERLEY PARTNERS, LTD.
REM. OF CALLED 123.45 AC.
TRACT NO. 1.1
4466/153 O.P.R.C.C.T.
(NO ZONING)
(UNPLATTED)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 88°38'02" W	44.08'	L32	N 01°21'58" E	10.00'
L2	N 01°21'58" E	107.30'	L33	S 88°38'02" E	15.00'
L3	S 88°38'02" E	363.78'	L34	N 01°21'58" E	10.00'
L4	S 46°21'58" W	299.76'	L35	N 88°39'05" W	53.77'
L5	N 43°38'02" W	91.00'	L36	N 15°58'31" W	266.42'
L6	S 46°21'58" W	311.00'	L37	N 01°22'01" E	297.13'
L7	N 43°38'02" W	84.98'	L38	N 30°26'35" E	98.33'
L8	S 88°38'02" E	125.01'	L39	S 88°39'05" E	57.94'
L9	S 88°38'02" E	74.50'	L40	N 01°21'58" E	24.00'
L10	S 88°38'02" E	42.50'	L41	N 88°38'02" W	61.32'
L11	S 01°21'58" W	12.30'	L42	N 43°38'02" W	158.03'
L12	S 88°38'02" E	74.50'	L43	S 46°21'58" W	149.75'
L13	S 88°38'02" E	125.01'	L44	N 88°38'02" W	112.35'
L14	N 43°38'02" W	84.98'	L45	S 02°35'49" W	24.01'
L15	S 46°21'58" W	311.00'	L46	S 43°38'02" E	24.00'
L16	N 43°38'02" W	91.00'	L47	S 43°38'02" E	45.75'
L17	S 46°21'58" W	299.76'	L48	S 88°38'02" E	94.50'
L18	S 88°38'02" E	363.78'	L49	S 46°21'58" W	69.89'
L19	N 01°21'58" E	107.30'	L50	N 01°21'58" E	94.00'
L20	S 88°38'02" E	30.93'	L51	N 01°21'58" E	29.22'
L21	N 88°38'02" W	161.05'	L52	S 88°38'02" E	21.94'
L22	S 01°21'58" W	177.30'	L53	S 88°38'02" E	21.65'
L23	N 88°38'02" W	15.00'	L54	N 01°21'58" E	15.04'
L24	N 01°21'58" E	177.30'	L55	S 88°38'02" E	15.04'
L25	S 88°38'02" E	15.00'	L56	N 43°38'02" W	5.00'
L26	S 01°21'58" W	10.00'	L57	N 46°21'58" E	10.00'
L27	S 88°38'02" E	240.00'	L58	N 43°38'02" W	5.00'
L28	S 01°21'58" W	10.00'	L59	S 43°38'02" E	81.53'
L29	S 01°21'58" W	10.00'	L60	N 43°38'02" W	64.75'
L30	N 88°38'02" W	10.00'	L61	N 46°21'58" E	15.00'
L31	N 01°21'58" E	10.00'			

NOTICE: Selling a portion of this addition by metes and bounds as a violation of City ordinance and State Law and is subject to lines and withholding of utilities and building permits.

NOTE: All easements are proposed by this plat.

NOTE: No trees on this lot.

NOTE: No structures on this lot.

NOTE: Current zoning is SF-E, (Single Family Residential - Large Lot).

NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPSZONE 4202.

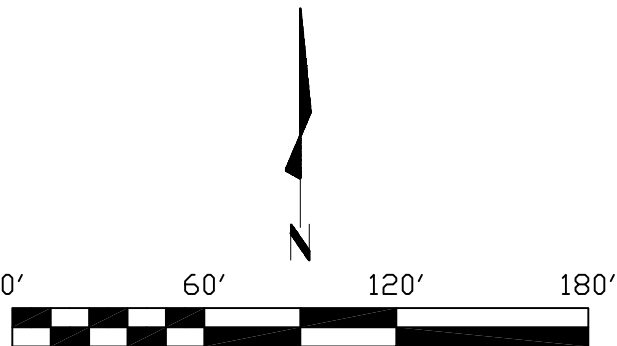
NOTE: All record calls are denoted in [] per document recorded in Vol. 5816, Pg. 2962, O.P.R.C.C.T., unless otherwise noted.

NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.

FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48085C0160U, dated June 2, 2009, published by the Federal Emergency Management Agency.

PARCEL	LAND USE DATA TABLE	GROSS AREA	NET AREA
LOT 1, BLOCK A		19.99 ACRES	19.12 ACRES
R.O.W. DEDICATION No.1		0.53 ACRES	0.53 ACRES
R.O.W. DEDICATION No.2		0.34 ACRES	0.34 ACRES
R.O.W. DEDICATION TOTAL		0.87 ACRES	0.87 ACRES

SHERLEY PARTNERS, LTD.
REM. OF CALLED 123.45 AC.
TRACT NO. 1.1
4466/153 O.P.R.C.C.T.
(NO ZONING)
(UNPLATTED)



BOUNDARY DESCRIPTION

ALL that certain 19.99 acre lot, tract or parcel of land situated in the Gwyn Morrison Survey, Abstract No. 559, Collin County, Texas, being all of a called 20.00 acre tract described in a gift deed from Sherley Partners, Ltd. to Anna Independent School District as recorded in Volume 5816, Page 2962, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), said 19.99 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod and red cap stamped "Beer 4117" found at the northeast corner of said 20.00 acre tract, a northwest corner of the remainder of a called 123.45 acre Tract No. 1.1 described in a deed to Sherley Partners, Ltd. as recorded in Volume 4466, Page 153, Deed Records, Collin County, Texas, (O.P.R.C.C.T.), and on the south right-of-way line of Farm to Market Highway No. 2862;

THENCE S 01°20'55" W along the east line of said 20.00 acre tract and a west line of said remainder of a called 123.45 acre Tract No. 1.1 a distance of 946.38 feet to a 1/2" iron rod and red cap stamped "Beer 4117" found at the southeast corner of said 20.00 acre tract, a northwest corner of said remainder of a called 123.45 acre Tract No. 1.1;

THENCE N 88°37'59" W along the south line of said 20.00 acre tract and a north line of said remainder of a called 123.45 acre Tract No. 1.1 a distance of 946.66 feet to a 1/2" iron rod and red cap stamped "Beer 4117" found at the southwest corner of said 20.00 acre tract, a northwest corner of said remainder of a called 123.45 acre tract, and on the east right-of-way line of said Highway;

THENCE along the common line between said 20.00 acre tract and said Highway the following:

N 02°35'49" E a distance of 678.83 feet to a 1/2" iron rod and red cap stamped "Beer 4117" found; Along a curve to the right having a central angle of 88°46'27", a radius of 273.37 feet, a chord bearing and distance of N 46°56'32" E, 382.45 feet, through an arc length of 423.56 feet, to a 1/2" iron rod and red cap stamped "Beer 4117" found; S 88°38'02" E a distance of 658.66 feet to the POINT OF BEGINNING and containing 19.99 acres of land or 870885.3 Sq. Feet, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That I, Stephen A. Hudson, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

Stephen A. Hudson, R.P.L.S. No. 4896

Date 02/23/2021

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Stephen A. Hudson, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 20____.

Notary Public for and in the State of Texas

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Anna Independent School District acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as ROSAMOND SHERLEY ELEMENTARY ADDITION, BLOCK A, LOT 1, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

STATE OF:

COUNTY OF

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for _____ County

My Commission Expires: _____

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

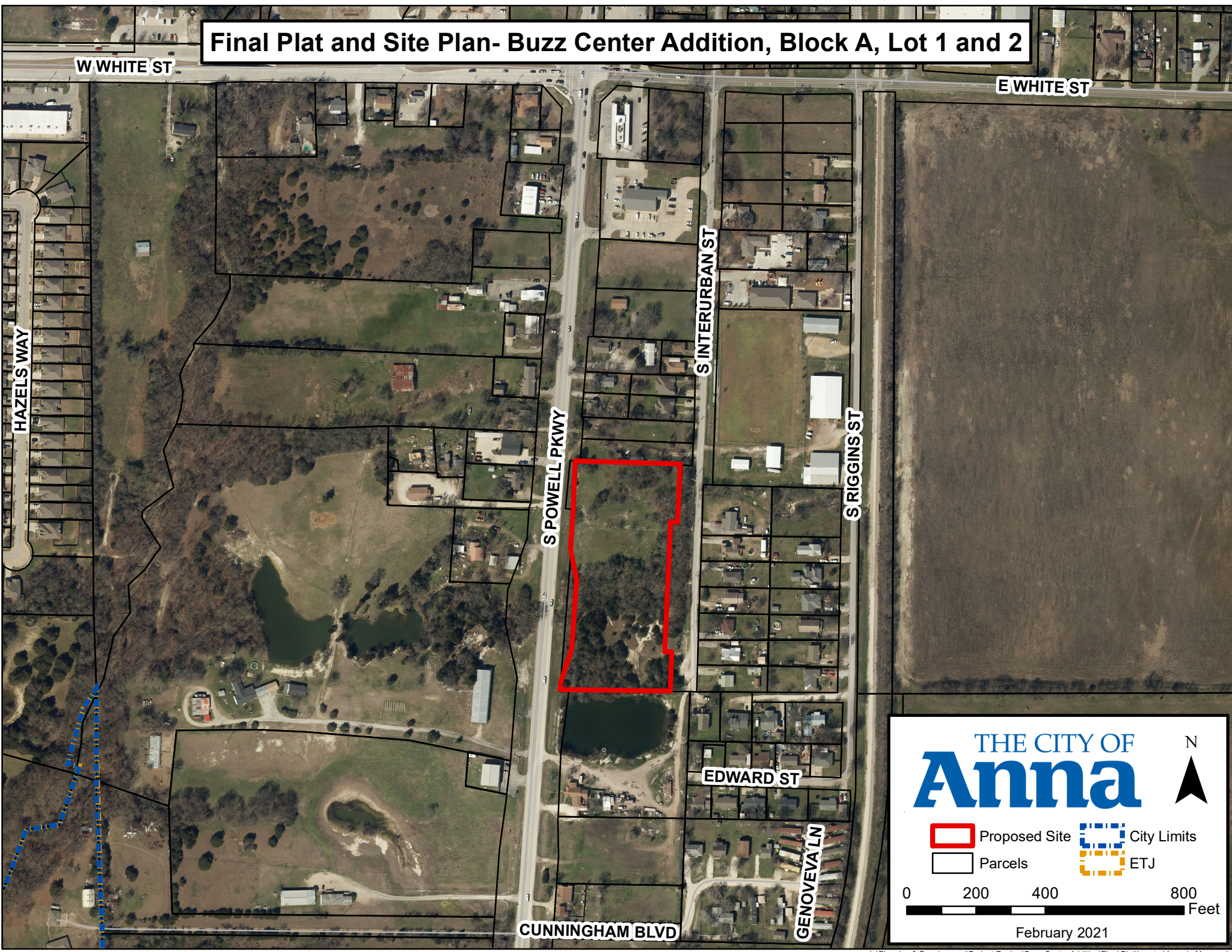
This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block A, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinafter defined, unless approved by the City Engineer. Provided, however, it is understood that 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.

PRELIMINARY PLAT OF
LOT 1, BLOCK A
ROSAMOND SHERLEY
ELEMENTARY ADDITION

BEING A PRELIMINARY SUBDIVISION PLAT OF A CALLED 20.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ANNA INDEPENDENT SCHOOL DISTRICT AS RECORDED IN VOLUME 5816, PAGE 2962, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SITUATED IN THE GWYN MORRISON SURVEY, ABSTRACT NO. 559, COLLIN COUNTY, TEXAS.

OWNER	LEGEND	PRELIMINARY PLAT	SCALE: 1"=60'
Anna Independent School District	CM Control Monument	DATE: 02/23/2021	
Dr. Bradley Duncan, Assistant Superintendent	● 1/2" Iron Rod w/Red Cap Stamped "Beer 4117" Found	SURVEYED BY: ZM	
501 S. Sherley Ave. Anna, TX 75409 972-924-1022	● 3/4" Iron Rod Set w/Pink Cap Stamped "EST"	SHEET 1 OF 1	
		TECHNICIAN: PD	
		JOB NO. 600981-PRE	
		REVISIONS:	

Final Plat and Site Plan- Buzz Center Addition, Block A, Lot 1 and 2



THE CITY OF

Anna

N



Proposed Site



Parcels



City Limits



ETJ

0 200 400 800 Feet

February 2021

CITY OF ANNA
PLANNING & ZONING COMMISSION

March 1, 2021

Final Plat & Site Plan: Buzz Center Addition, Block A, Lot 1 and 2

Applicant: Dr. Uma Chintapalli

AGENDA ITEM:

Consider/Discuss/Action on a request and recommendation regarding the Buzz Center Addition, Block A, Lot 1 and 2, Final Plat and Site Plan.

SUMMARY:

Retail and restaurant on one lot and vacant lot on 4.6± acres located on the east side of Powell Parkway (State Highway 5), 1080 feet south of W. White Street (FM 455). Zoned C-1 Restricted Commercial.

Section 212.009 of the Texas Local Government Code requires development plans and plats to be approved, approved with conditions, or disapproved within 30 days of filing. If the project is not ready for consideration, the applicant and/or project contact may request one 30-day extension from the city if the request is made in writing, and it is granted by the municipal authority or governing body.

The project contact for the subject property is requesting the 30-day extension as noted in the attached letter to continue to refine their submittals. While staff can inform applicants of their rights under the law, neither the Planning & Zoning Commission nor city staff requested or required the applicant to waive the approval deadline. The items must be placed on an agenda or withdrawn by the March 15, 2021, Planning & Zoning Commission special meeting. Staff recommends the Commission grant the applicant's request for a 30-day extension.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission grant the applicant's request for the 30-day extension of the final plat and site plan.

ATTACHMENTS:

Locator
Extension Request

**RECEIVED
FEBRUARY 23, 2021
PLANNING & DEVELOPMENT
CITY OF ANNA**



Kirkman Engineering, LLC
5200 State Highway 121
Colleyville, TX 76034
817.488.4960

February 23, 2021

Ross Altobelli
3223 N. Powell Parkway
Anna, TX 75409
972.924.2416

RE: Extension Request– Buzz Center Final Plat and Site Plan

Mr. Altobelli:

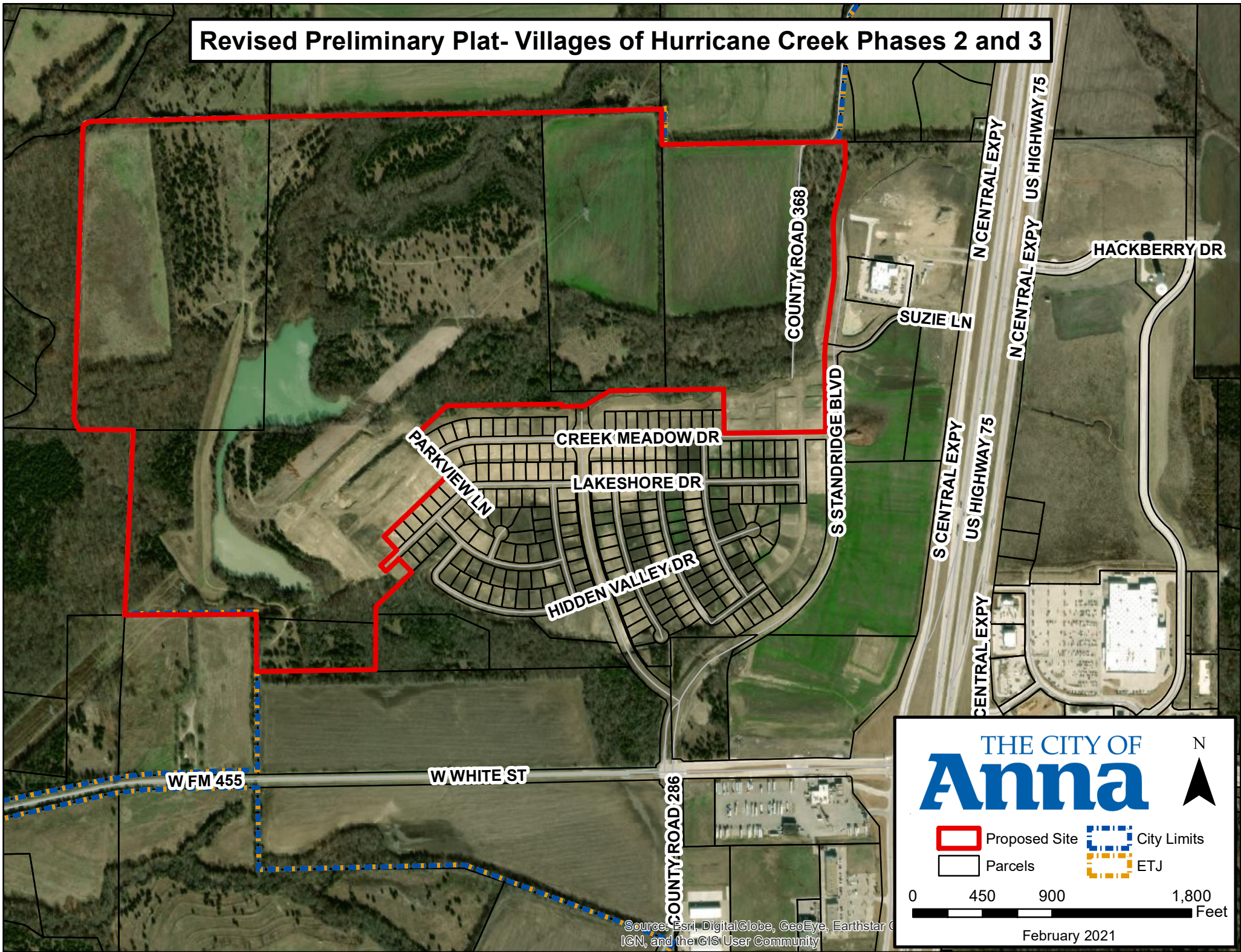
As the representative of the development on Lot 1 &2, Block A, Buzz Center Addition. I hereby request that these items be granted an extension for further review and consideration. If you have any questions please don't hesitate to call.

Sincerely,

Patrick Filson

Patrick Filson P.E.

Revised Preliminary Plat- Villages of Hurricane Creek Phases 2 and 3



Source: Esri, DigitalGlobe, GeoEye, Earthstar
IGN, and the GIS User Community

CITY OF ANNA
Planning & Zoning Commission
March 1, 2021

Revised Preliminary Plat: The Villages of Hurricane Creek
Applicant: CADG Hurricane Creek, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phases 2 and 3, Revised Preliminary Plat.

SUMMARY:

596 single-family residential lots, public school lot, civic center lot, parkland, and 21 common area lots on 270± acres located at the northwest corner of Standridge Boulevard and Suzie Lane. Zoned Planned Development-886-2020.

The purpose for this revised preliminary plan is to modify the lots to match the rezoning and revised concept plan from December 2020.

Section 212.009 of the Texas Local Government Code requires development plans and plats to be approved, approved with conditions, or disapproved within 30 days of filing. If the project is not ready for consideration, the applicant and/or project contact may request one 30-day extension from the city if the request is made in writing, and it is granted by the municipal authority or governing body.

The project contact for the subject property is requesting the 30-day extension as noted in the attached letter to continue to refine their submittals. While staff can inform applicants of their rights under the law, neither the Planning & Zoning Commission nor city staff requested or required the applicant to waive the approval deadline. The items must be placed on an agenda or withdrawn by the March 15, 2021, Planning & Zoning Commission special meeting. Staff recommends the Commission grant the applicant's request for a 30-day extension.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission grant the applicant's request for the 30-day extension of the final plat and site plan.

ATTACHMENTS:

Locator
Extension Request



**RECEIVED
FEBRUARY 24, 2021
PLANNING DEVELOPMENT
CITY OF ANNA**

FRISCO OFFICE
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469.213.1800
TBPLS 10194468

February 24, 2021

City of Anna, Texas
3223 N. Powell Parkway
Anna, TX 75409

Re: Villages of Hurricane Creek Preliminary Plat 30 Day Extension

On behalf of our Client, CDAG Hurricane Creek, LLC we would like to request a 30 day extension to Section 212.009 of the Texas Local Government Code for the above referenced project.

If you have any questions or need any additional information, please feel free to contact me at any time.

Sincerely,
Jay Reissig, P.E.

Project Manager
Peloton Land Solutions, Inc.