

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, March 15, 2021, at the Anna ISD Board Room located at 201 E. 7th Street, 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 15, 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/Discussion/Action on a recommendation regarding the Villages of Hurricane Creek, Phases 1B, 2 and 3, Revised Preliminary Plat. Applicant: CADG Hurricane Creek, LLC
6. Consider/Discuss/Action on a recommendation regarding the Buzz Center Addition, Block A, Lot 1 and 2, final plat. Applicant: Dr. Uma Chintapalli.
7. Consider/Discuss/Action on a recommendation regarding the Buzz Center Addition, Block A, Lot 1 and 2, site plan. Applicant: Dr. Uma Chintapalli.

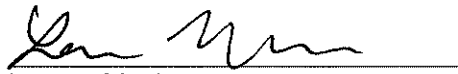
Items for Individual Consideration

8. Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the request to amend Ordinance No. 2002-34, referred to as Planned Development No. 08-2002 (PD # 08-2002) and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit. Applicant: City of Anna
9. Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the request to zone 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72). The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition. Applicant: Kenneth O'Neal and Kathyene Boring

10. A) Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the request to amend Planned Development-843-2020. Applicant: Anna 21, LLC.
- B) Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Revised Concept Plan. Applicant: Anna 21, LLC.

Adjorn

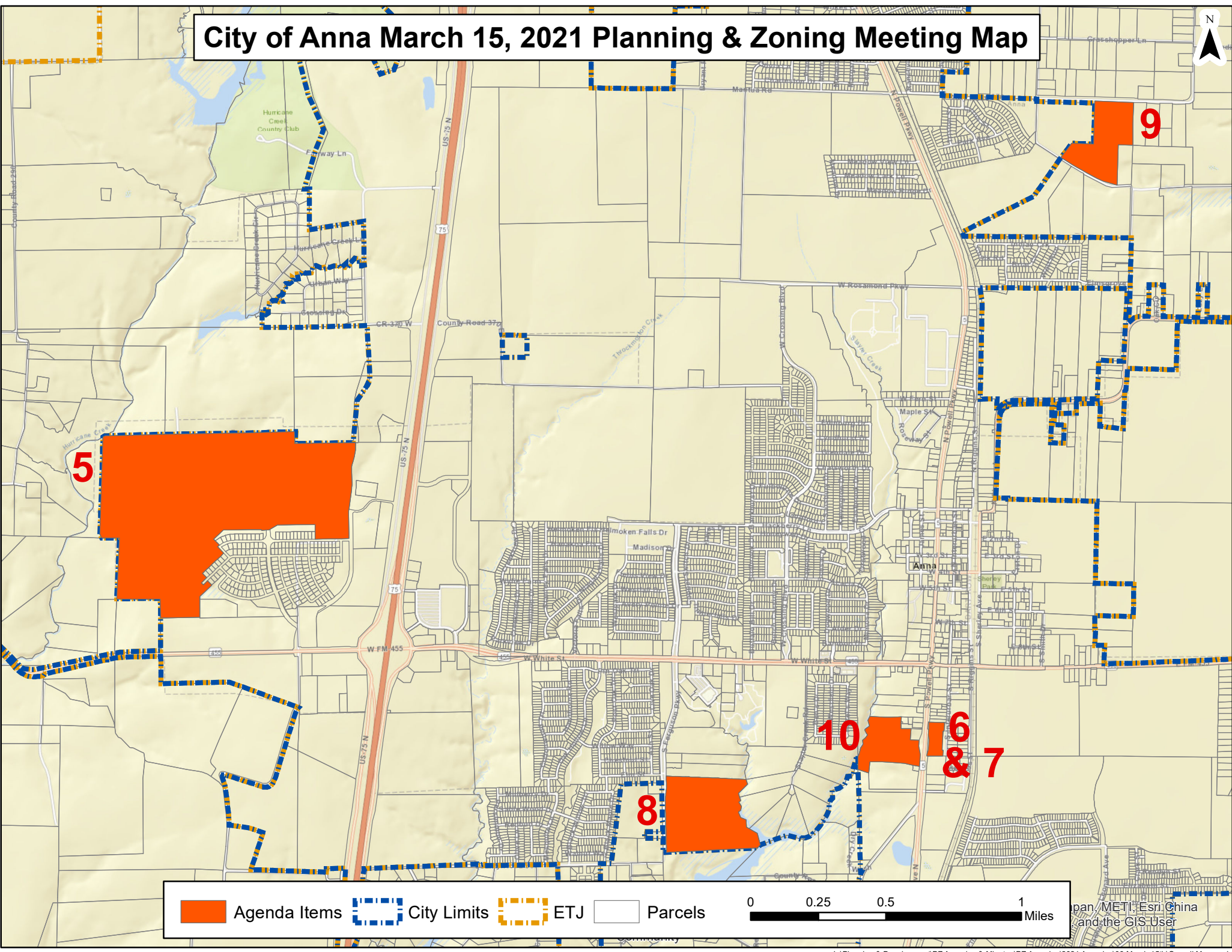
This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. March 12, 2021.



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 15, 2021 Planning & Zoning Meeting Map



Agenda Items



City Limits



ETJ



Parcels

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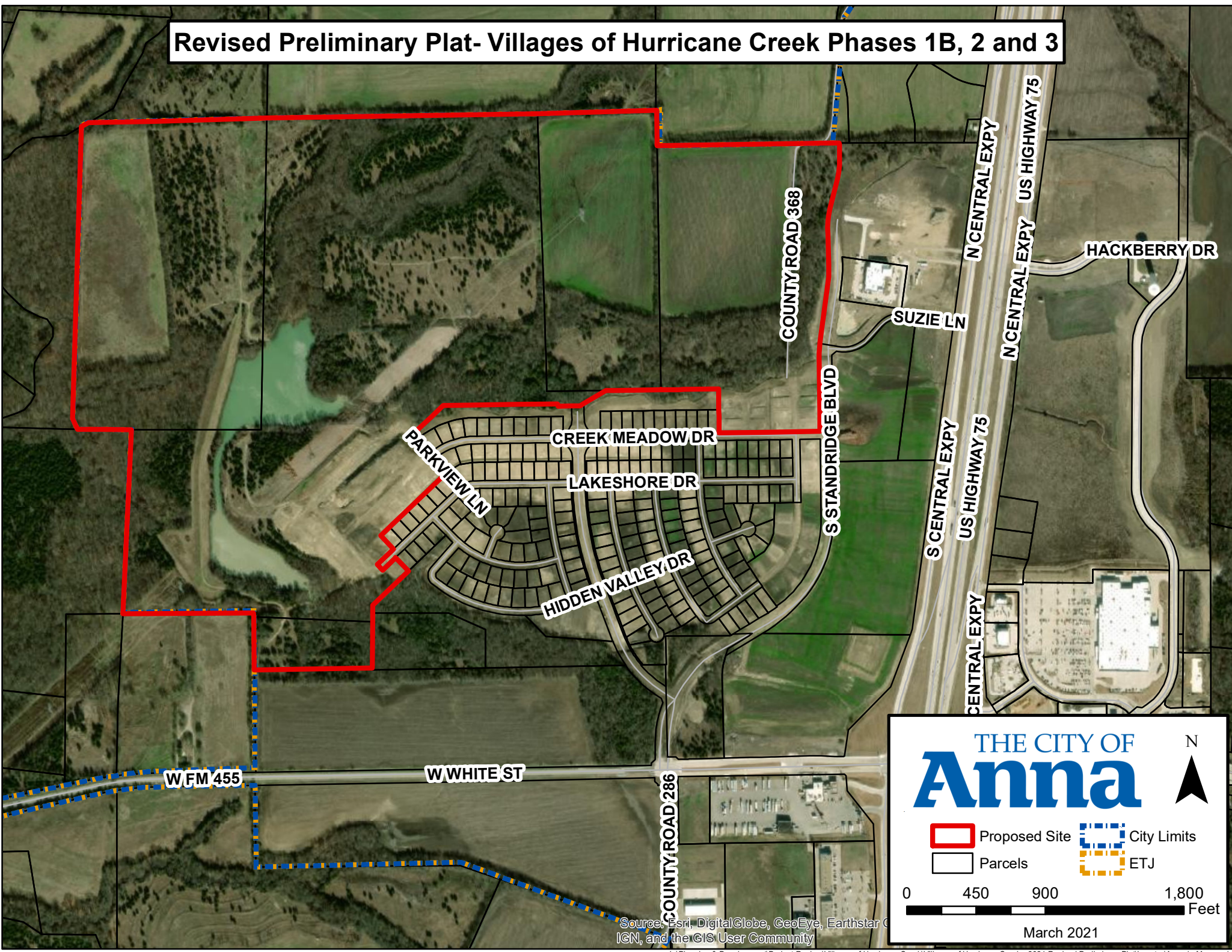
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1

Miles

Mapan/METI/Esri/China
and the GIS User

Revised Preliminary Plat- Villages of Hurricane Creek Phases 1B, 2 and 3



CITY OF ANNA
Planning & Zoning Commission
March 15, 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, one public school, 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.

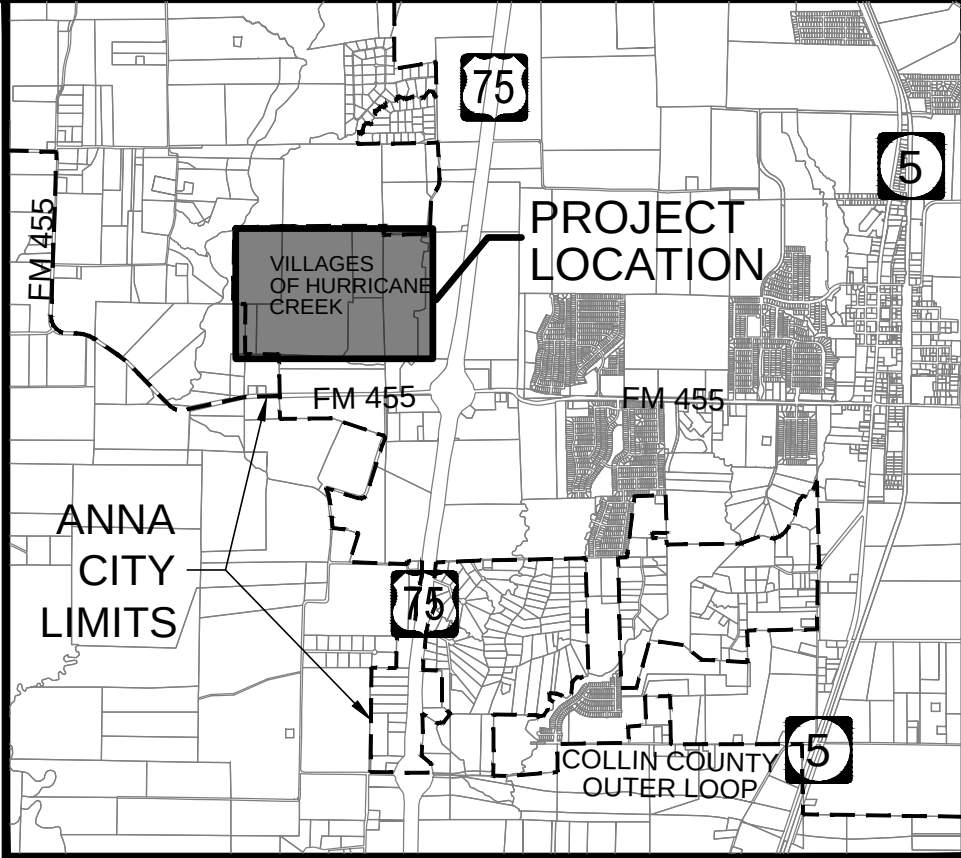
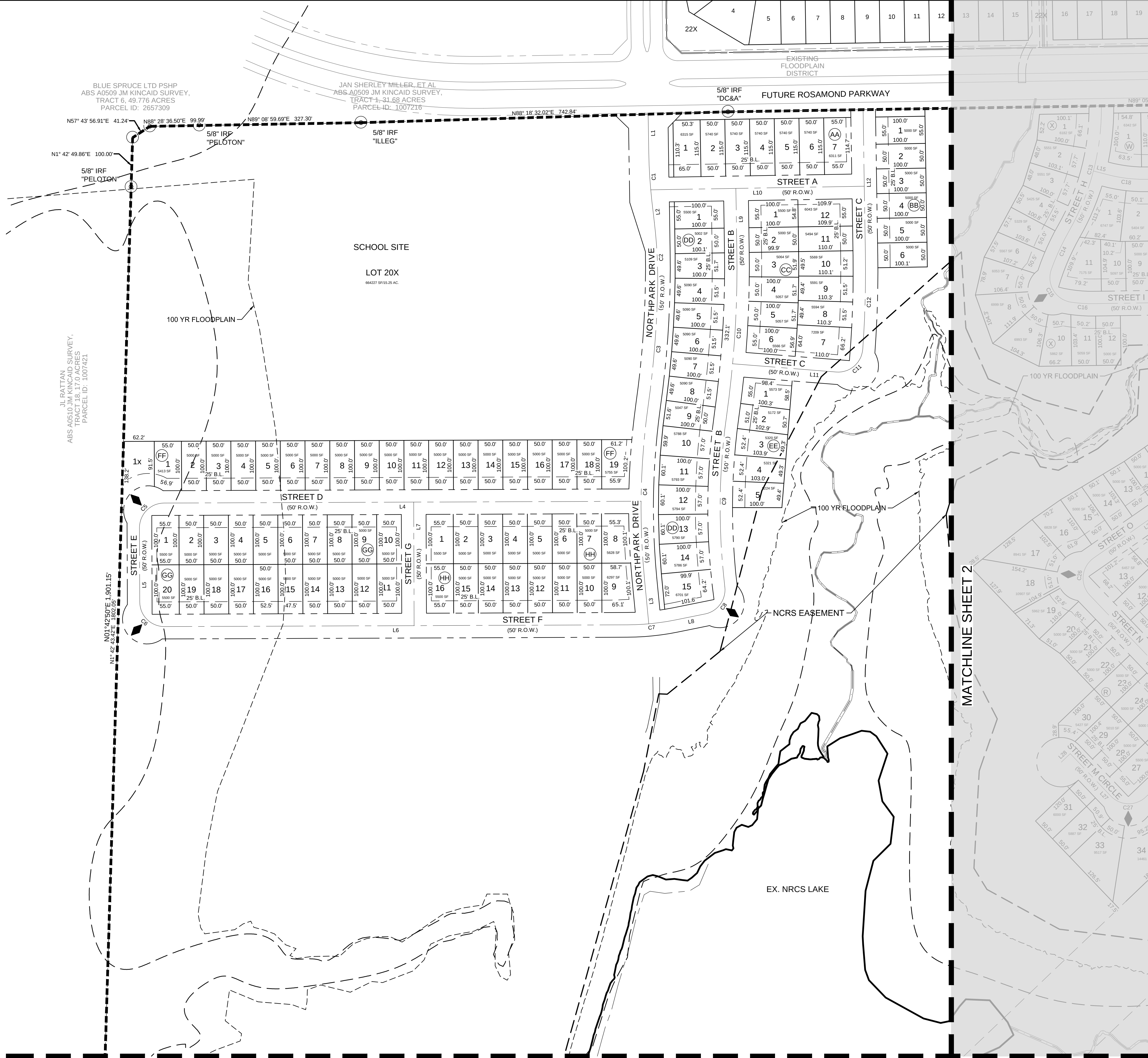
The purpose for this revised preliminary plan is to add a public school lot, relocation of the fire station lot, and additional lots meeting the recent rezoning (Ord. No. 886-2020).

RECOMMENDATION:

Recommend for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

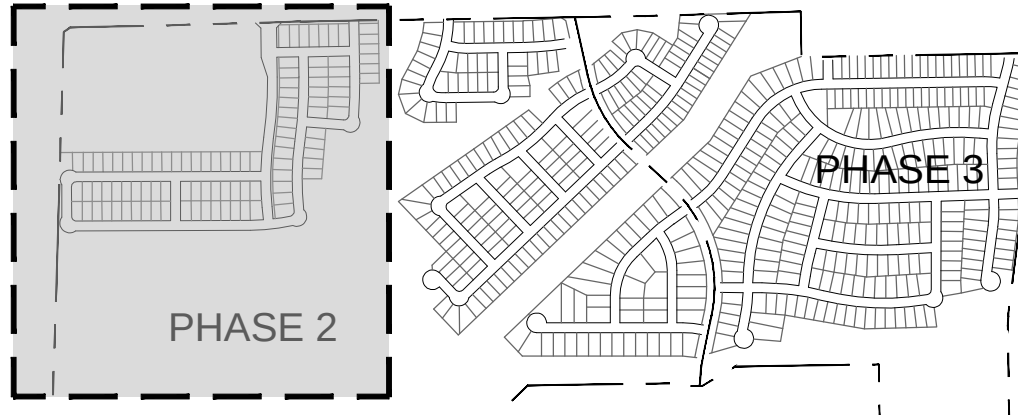


0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- PHASE BOUNDARY LINE
- 100' YR FLOODPLAIN BOUNDARY
- 5' PRIVATE WALL
- MAINTENANCE EASEMENT
- EXISTING ELECTRICAL TOWERS

- NOTES:
- NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 - A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48085C01553, DATED JUNE 2, 2009.
 - ALL CORNER CLIPS TO BE 10"x10", EXCEPT ALONG ROSAMOND PARKWAY AND SHADYBROOK TRAIL WHERE THEY WILL BE 25"x25".
 - ALL REAR YARD BUILDING LINE SETBACKS ARE 10' UNLESS OTHERWISE NOTED.
 - RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



KEY MAP
N.T.S.

A PRELIMINARY PLAT FOR
VILLAGES OF HURRICANE CREEK

CONTAINING LOTS 1-18, BLK A; LOTS 1-21, BLK B; LOTS 1-36, BLK C; LOTS 1-12, BLK D; LOTS 1-37, BLK E; LOTS 1-32, BLK F; LOTS 1-18, BLK G; LOTS 1-20, BLK H; LOTS 1-22, BLK J; LOTS 1-50, BLK K; LOTS 1-8, BLK L; LOTS 1-8, BLK M; LOTS 1-30, BLK N; LOTS 1-20, BLK O; LOTS 1-13, BLK P; LOTS 1-16, BLK Q; LOTS 1-55 BLK R; LOTS 1-5, BLK S; LOTS 1-10, BLK T; LOTS 1-11, BLK U; LOTS 1-13, BLK V; LOTS 1-11, BLK W; LOTS 1-12, BLK X; LOTS 1-11, BLK Y; LOTS 1-7, BLK Z; LOTS 1-7, BLK AA; LOTS 1-8, BLK BB; LOTS 1-12, BLK CC; LOTS 1-15, BLK DD; LOTS 1-5, BLK EE; LOTS 1-19, BLK FF; LOTS 1-20, BLK GG; LOTS 1-16, BLK HH

270.56 ACRES
CURRENT ZONING: "AG", " PD 55-2003" & " PD 2001-18"
PROPOSED ZONING: "PD RESIDENTIAL"
ANNA, COLLIN COUNTY, TEXAS

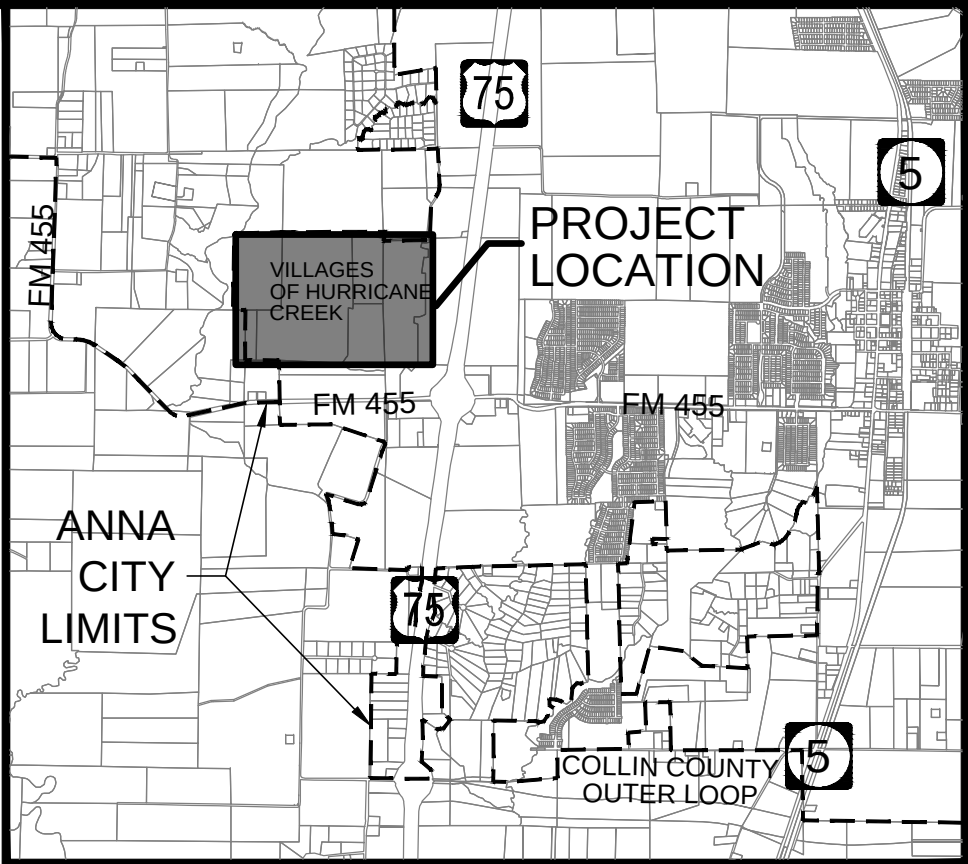
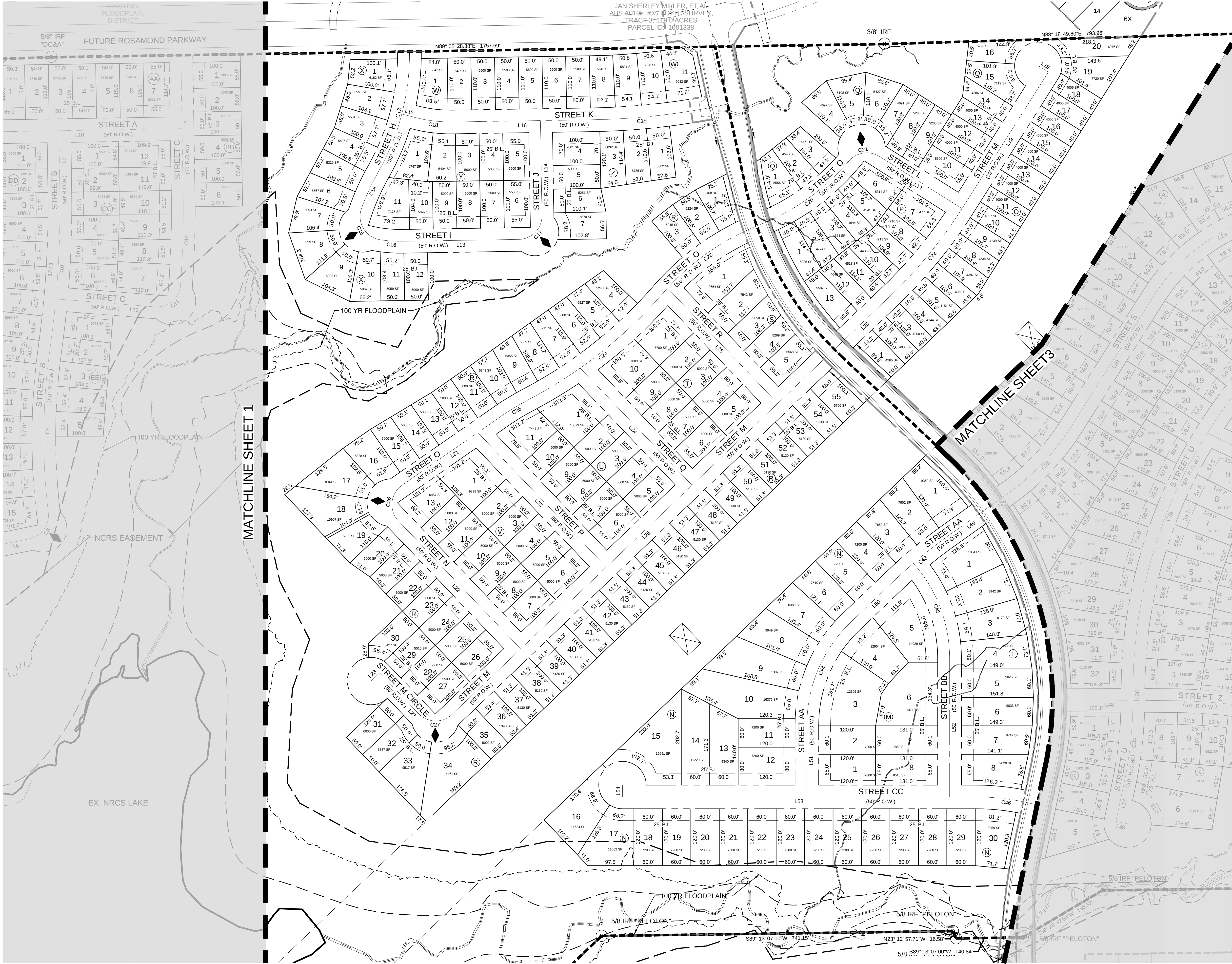
OWNER / DEVELOPER
NAME: CADG HURRICANE CREEK, LLC
ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200
CONTACT: TREVOR KOLLINGER
EMAIL: TREVOR@CENTURIONAMERICA.COM

PLANNER / ENGINEER / SURVEYOR
PELOTON
LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 233-1800

DATE: JANUARY 2021
PELOTON PROJECT #: CEN13023

DESIGNED: JDR
DRAWN: JDR
REVIEWER: JWVR

SHEET
1 OF 5



SCALE 1" = 100'

LEGEND

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FOR A TOTAL OF 596 RESIDENTIAL LOTS AND XX OPEN SPACE LOTS.
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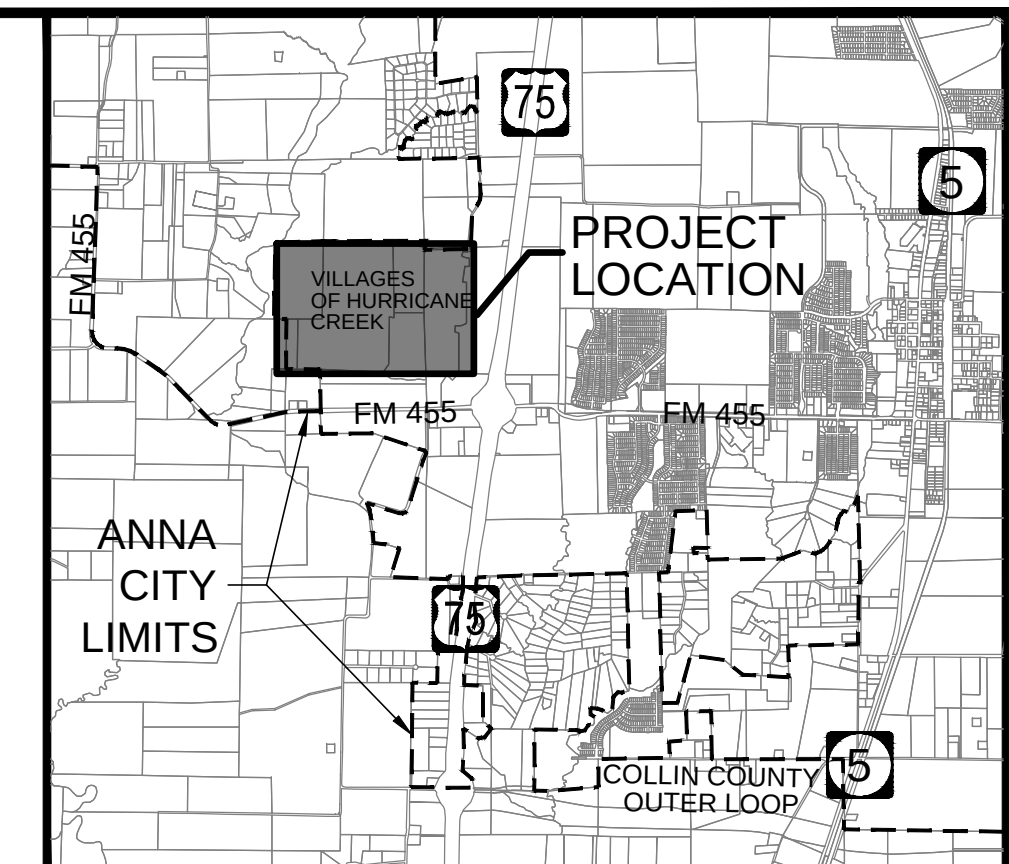
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DRAWN: JDR
REVIEWER: JWVR

SHEET
2 OF 5

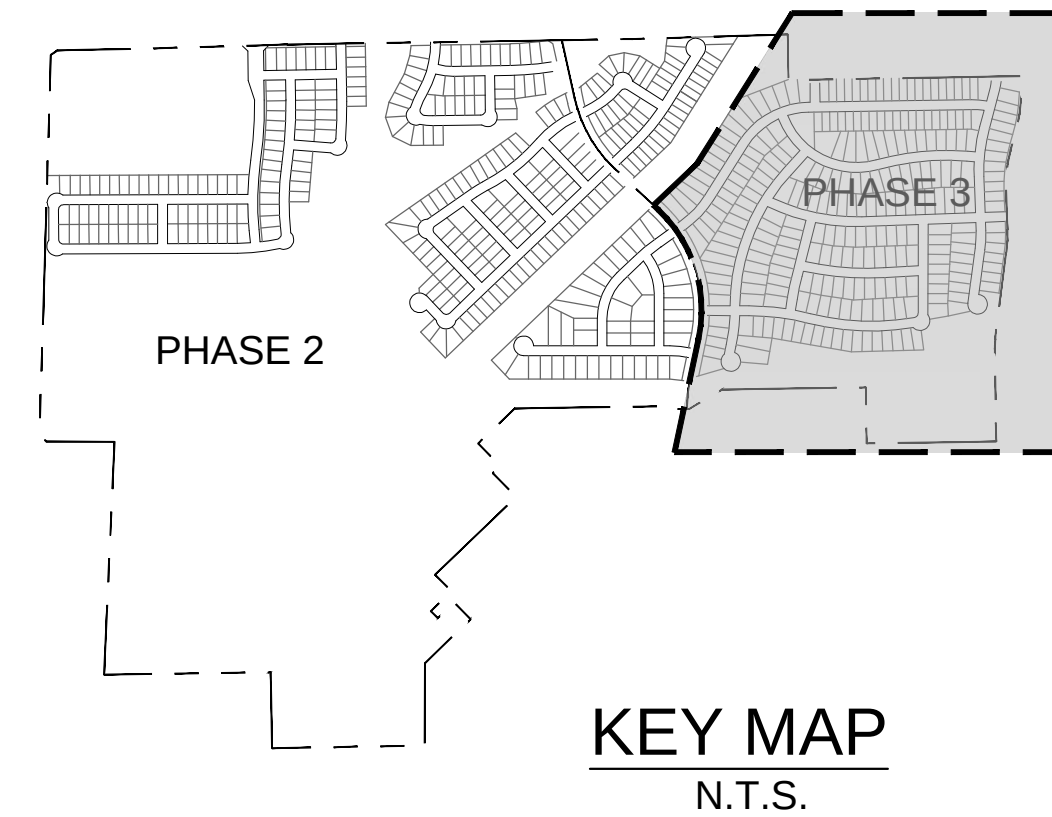


LEGEND

- | | |
|--|---|
|  | PROPERTY LINE |
|  | PHASE BOUNDARY LINE |
|  100YR FP | 100' YR FLOODPLAIN BOUNDARY |
|  | 5' PRIVATE WALL
MAINTENANCE EASEMENT |
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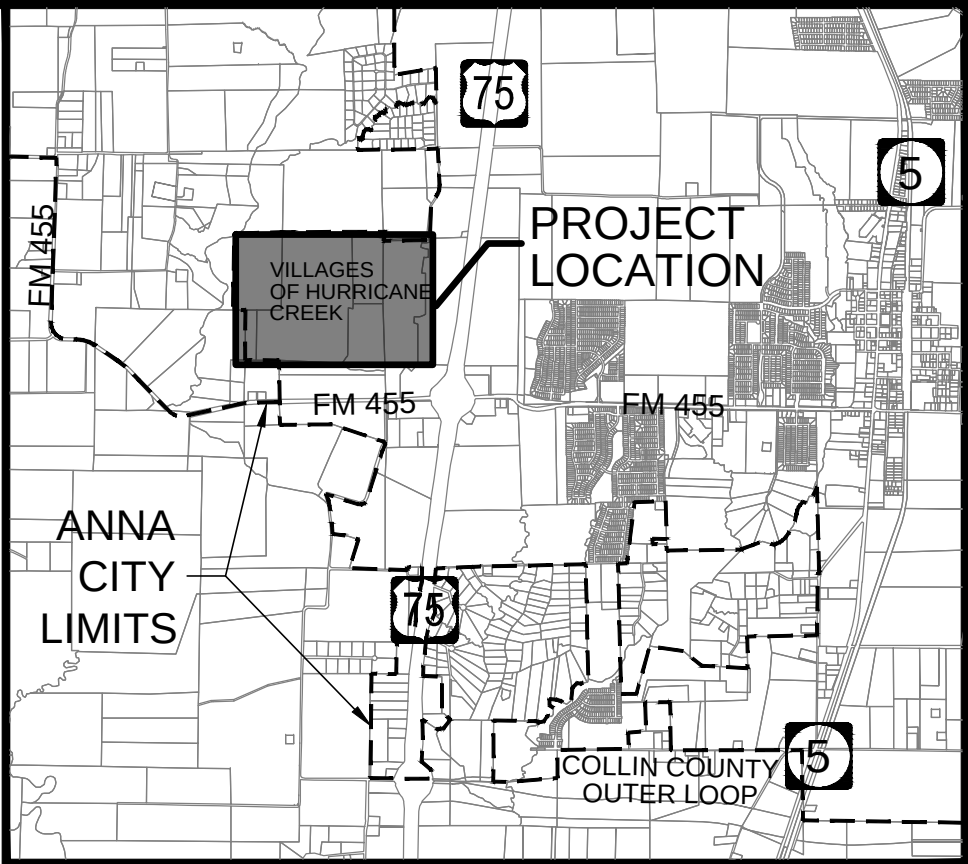
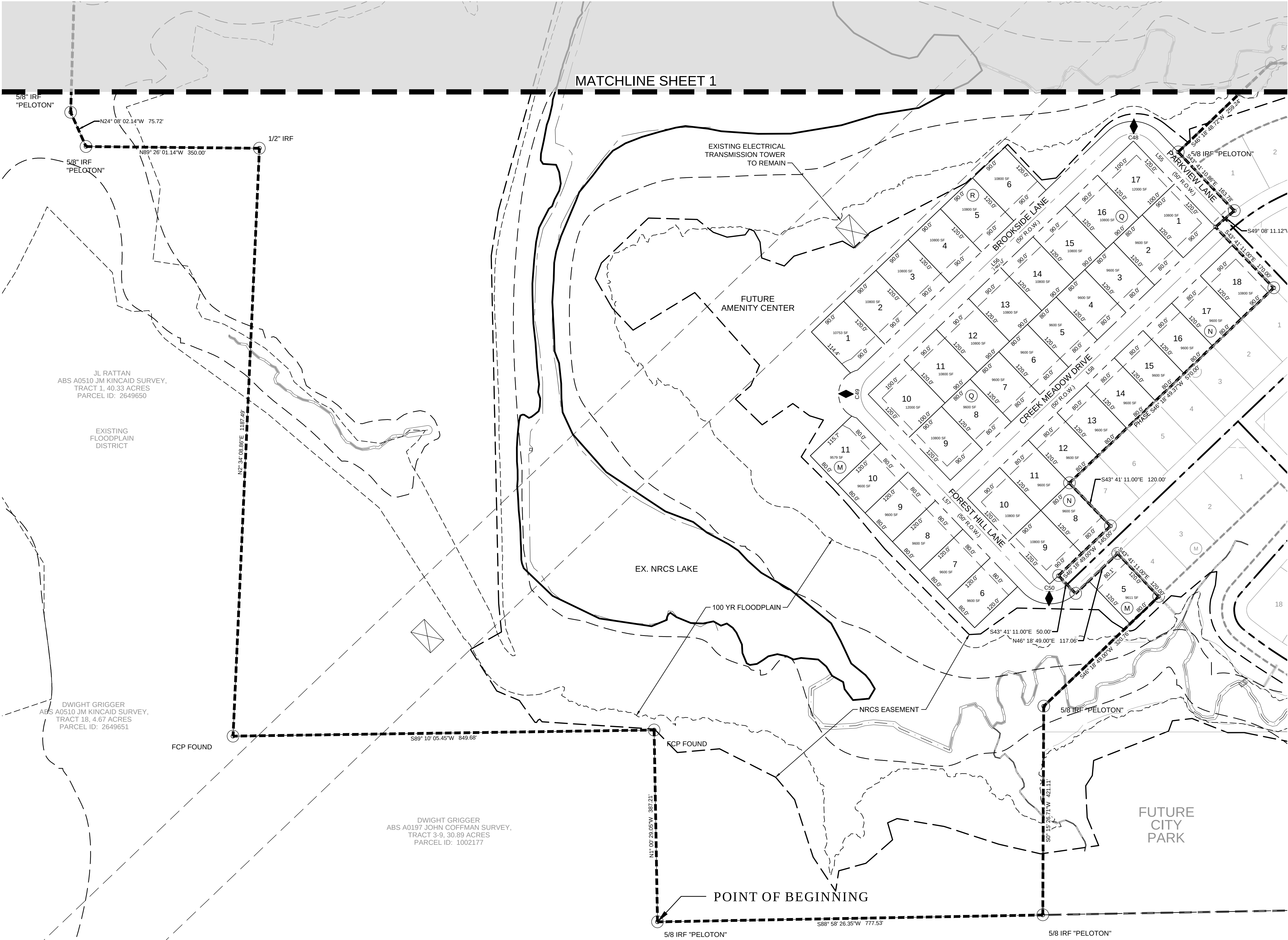
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DATE:	JANUARY 2021
PELTON PROJECT #:	CEN13023

DESIGNED: JDR	SHEET 3 OF 5
DRAWN: JDR	
REVIEWER: JWR	

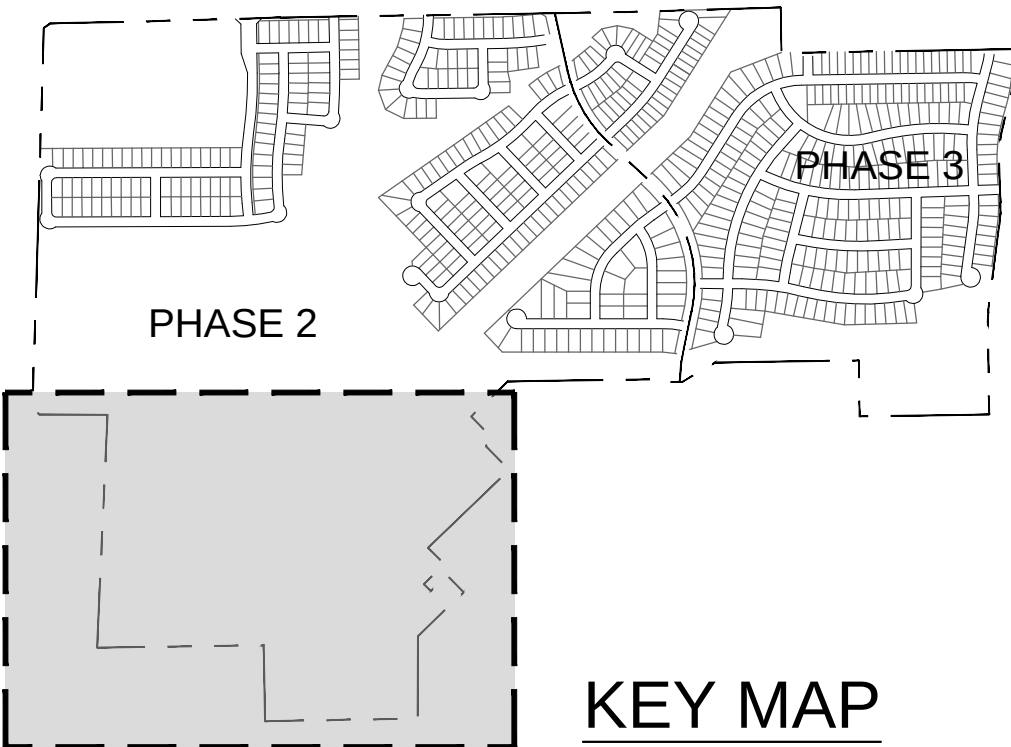


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DRAWN: JDR

REVIEWER: JWR

SHEET

4 OF 5

LINE TABLE		
LINE	LENGTH	BEARING
L1	77.84'	S00° 54' 31"E
L2	41.56'	S06° 39' 53"E
L3	90.88'	S05° 30' 30"E
L4	965.11'	S89° 47' 01"W
L5	150.00'	S00° 12' 59"E
L6	936.15'	N89° 47' 01"E
L7	250.00'	S00° 12' 59"E
L8	62.45'	N78° 35' 27"E
L9	125.12'	S00° 54' 31"E
L10	432.16'	N89° 02' 26"E
L11	210.17'	N85° 28' 02"W
L12	294.46'	S00° 54' 31"E
L13	243.95'	N89° 05' 29"E
L14	200.00'	N00° 54' 31"W
L15	28.53'	S75° 25' 50"E
L16	292.54'	N89° 05' 29"E
L17	206.01'	S57° 43' 11"E
L18	25.00'	N57° 43' 09"W
L19	335.92'	N32° 16' 49"E
L20	162.05'	N46° 18' 49"E
L21	255.86'	S55° 10' 31"W
L22	373.17'	S43° 41' 11"E
L23	392.59'	S43° 41' 11"E
L24	341.77'	S43° 41' 11"E
L25	336.63'	S43° 41' 11"E
L26	1115.11'	S46° 18' 49"W
L27	119.00'	N43° 41' 11"W
L28	25.00'	S46° 18' 49"W
L29	45.52'	N54° 31' 21"E
L30	323.60'	N32° 16' 49"E
L31	829.68'	N89° 04' 42"E
L32	141.66'	S00° 42' 12"E
L33	26.44'	S21° 13' 13"E
L34	61.90'	S85° 20' 36"E
L35	149.85'	S42° 15' 01"W
L36	24.55'	S00° 03' 45"E
L37	80.26'	S12° 02' 17"W
L38	25.00'	S77° 57' 43"E
L39	206.82'	S14° 50' 37"W
L40	275.69'	S02° 00' 44"E
L41	281.88'	S07° 35' 29"W
L42	25.00'	S82° 24' 31"E
L43	738.22'	N87° 59' 16"E
L44	306.67'	N14° 11' 14"E
L45	82.09'	N09° 29' 13"E
L46	200.73'	N86° 42' 32"E
L47	475.94'	N00° 09' 39"E
L48	241.75'	S89° 41' 29"E
L49	113.97'	S54° 31' 21"W
L50	130.56'	S46° 18' 49"W
L51	151.95'	S00° 00' 00"E
L52	292.82'	N00° 00' 00"E
L53	745.00'	N90° 00' 00"W
L54	25.00'	N00° 00' 02"W
L55	216.23'	N43° 41' 11"W
L56	690.00'	S46° 18' 49"W
L57	480.00'	N43° 41' 11"W
L58	765.00'	N46° 18' 49"E
L59	187.55'	N00° 49' 08"W
L60	12.08'	N90° 00' 00"W

DESCRIPTION:

BEING that certain tract of land situated in the Joseph Boyle Survey, Abstract Number 105, the John Coffman Survey, Abstract Number 197, the J.M. Kincade Survey, Abstract Number 509, the J.W. Mitchell Survey, Abstract Number 565, and the W. Rattan Survey, Abstract Number 752, Collin County, Texas, and being a portion of those tracts of land referred to as Tract 1 and Tract 2 in deed to CADG Hurricane Creek LLC recorded in Instrument Number 20150529000631020 of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "PELTON" found for the most southerly southwest corner of said CADG Tract 1, being the northwest corner of a tract of land described by deed to WBK Partners LTD. recorded in Volume 4292, Page 27 and being in the east line of a tract of land described by deed to Sunlit Holdings LLC recorded in Instrument Number 20180925001201240 referred to as Tract 2 of said (O.P.R.C.C.T.);

THENCE N 01° 00' 29" W, 387.21 feet with the common line between said CADG Tract 1 and said Sunlit Holdings to a fence corner post;

THENCE S 89° 10' 05" W, 849.68 feet continuing with said common line to a fence corner post being the northwest corner of said Sunlit Holdings and the southeast corner of that tract of land described by deed to J. L. Rattan Estate recorded in Volume 343, Page 327 of said (O.P.R.C.C.T.);

THENCE with the common line between said CADG Tract 1 and said J.L. Sunlit Rattan Estate Tract the following bearings and distances:

N 02° 34' 09" E, 1,187.49 feet to a 1/2 inch iron rod found;

N 89° 26' 01" W, 350.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 24° 08' 02" W, 75.72 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

THENCE N 01° 42' 50" E, 1,801.15 feet passing a 5/8 inch iron rod with cap stamped with "Peloton" found and continuing in all a total distance of 1,901.15 feet to the approximate center of Hurricane Creek, being the northeast corner of said J.L. Sunlit Rattan Estate Tract and being the most southerly southeast corner of that tract of land described by deed to Blue Spruce LTD Partnership recorded in Instrument Number 19940826000793630 of said (O.P.R.C.C.T.);

THENCE N 56° 39' 59" E, 41.71 feet following the center of said Hurricane Creek to the southeast corner of said Blue Spruce Tract and the southwest corner of that tract of land described by deed to MM Anna 325 LLC recorded in Instrument Number 20190411000386110 of said (O.P.R.C.C.T.);

THENCE with the common line between said CADG Tract 1 and said MM Anna 325 Tract the following bearings and distances:

N 88° 59' 33" E, passing at a distance of 100 feet a 5/8 inch iron rod with cap stamped "PELTON" found continuing for a total distance of 427.30 feet to a 1/2 inch iron rod with cap stamped "LLEG" found;

N 88° 18' 31" E, 742.84 feet to a 5/8 inch iron rod with cap stamped "PELTON" found;

N 89° 05' 29" E, 1,757.67 feet to a 3/8 inch iron rod found for the northeast corner of said CADG Tract 1 and the northwest corner of said CADG Tract 2;

N 88° 18' 50" E, 793.96 feet continuing with the common line to a 1/2 inch iron rod found;

S 00° 42' 12" E, 232.26 feet to a 1/2 iron rod found;

THENCE N 89° 04' 42" E, 1,184.38 feet to a 1/2 inch iron rod found for the northeast corner of said CADG Tract 2 and the northwest corner of that tract of land described by deed to Anna Investments LLC recorded in Instrument Number 20180622000777080 of said (O.P.R.C.C.T.);

THENCE with the common line between said CADG Tract and said Anna Investments Tract the following bearings and distances:

S 02° 05' 39" E, 55.77 feet to a 1/2 inch iron rod found and being the beginning of a curve to the right;

With said curve to the right, having an arc distance of 205.60 feet, through a central angle of 16° 49' 44", having a radius of 700.00 feet, the long chords which bears

S 06° 27' 08" W, 204.87 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found;

S 14° 47' 37" W, 121.39 feet to a 1/2 inch iron rod found and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 205.59 feet, through a central angle of 16° 49' 39", having a radius of 700.00 feet, the long chord which bears

S 06° 28' 09" W, 204.85 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found;

S 02° 00' 44.4" E, 201.29 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 116.43 feet, through a central angle of 09° 31' 48", having a radius of 699.99 feet, the long chord which bears

S 02° 49' 59" W, 116.30 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found for the northwest corner of a tract of land to One Anna Two recorded in Instrument Number 20070201000151610 of said (O.P.R.C.C.T.);

THENCE with the common line of said CADG Tract 2 and said One Anna Two Tract the following bearings and distances:

S 07° 36' 10" W, 394.08 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 101.69 feet, through a central angle of 08° 19' 18", having a radius of 700.15 feet, the long chord which bears

S 03° 23' 47" W, 101.60 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found;

S 00° 46' 53" E, 471.72 feet to a 5/8 inch iron rod with cap stamped "PELTON" found;

THENCE departing said common line over and across said CADG Tract 2 the following bearings and distances:

S 89° 13' 07" W, 660.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 00° 46' 53" W, 284.46 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 89° 13' 07" W, 731.48 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 59° 28' 33" W, passing at a distance of 15.47 feet the tract line for Tract 2 to said CAGD Tract 1 continuing in total a distance of 195.37 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

THENCE continuing over and across said CADG Tract 1 the following bearings and distances:

S 89° 13' 07" W, 140.84 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 23° 12' 58" W, 16.58 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 89° 13' 07" W, 741.15 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 259.24 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 163.78 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 49° 15' 56" W, 47.89 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 42° 57' 17" E, 170.01 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 570.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 145.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 46° 18' 49" E, 117.06 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 320.76 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

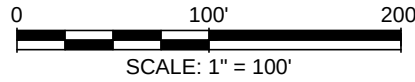
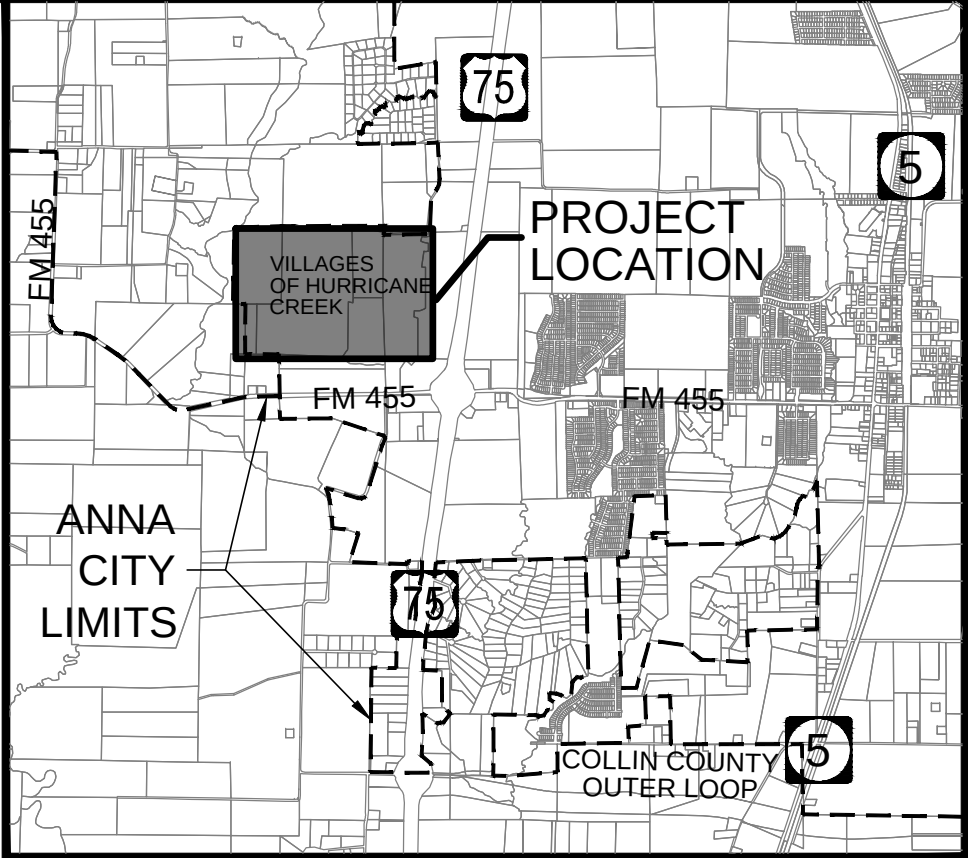
S 00° 15' 27" W, 421.11 feet to a 5/8 inch iron rod stamped "PELTON" found for the north line of said WBK Partners Tract and the south line of said CADG tract;

THENCE S 88° 58' 26" W, 777.53 feet to the Point of Beginning and containing 11,785,601 square feet or 270.560 acres of land more or less.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	005° 45' 22"	1000.00'	50.27'	100.46'	100.42'	S03° 47' 12"E
C2	008° 08' 37"	1000.00'	71.19'	142.13'	142.01'	S02° 35' 34"E
C3	006° 31' 29"	2000.00'	114.00'	227.76'	227.63'	S04° 44' 29"W
C4	013° 30' 44"	1500.00'	177.70'	353.75'	352.93'	S01° 14' 52"W
C5	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S44° 47' 01"W
C6	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S45° 12' 59"E
C7	011° 11' 34"	500.00'	48.99'	97.67'	97.52'	N84° 11' 14"E
C8	084° 49' 31"	50.00'	45.68'	74.02'	67.45'	S35° 34' 45"W
C9	014° 50' 14"	1340.00'	174.48'	347.01'	346.04'	S00° 35' 07"W
C10	008° 54' 45"	2160.00'	168.33'	335.99'	335.65'	S03° 32' 51"W
C11	090° 02' 56"	50.00'	50.35'	78.89'	70.96'	S49° 19' 59"W
C12	005° 02' 32"	2160.00'	95.11'	190.09'	190.03'	S01° 36' 45"W
C13	030° 20' 17"	500.00'	135.56'	264.75'	261.67'	S14° 28' 53"W
C14	009° 46' 31"	500.00'	42.76'	85.31'	85.20'	S24° 45' 46"W
C15	101° 38' 06"	50.00'	61.34'	88.69'	77.51'	S30° 56' 33"E
C16	009° 08' 55"	300.00'	24.00'	47.90'	47.85'	S86° 20' 04"E
C17	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N44° 05' 29"E
C18	015° 28' 41"	300.00'	40.77'	81.04'	80.80'	S83° 10' 11"E

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C19	008° 15' 49"	1460.05'	105.47'	210.58'	210.40'	N84° 57' 34"E
C20	028° 55' 57"	475.00'	122.54'	239.86'	237.32'	N54° 50' 43"E
C21	081° 54' 05"	50.00'	43.39'	71.47'	65.54'	N81° 19' 47"E
C22	014° 02' 00"	1000.00'	123.08'	244.93'	244.32'	N39° 17' 49"E
C23	026° 50' 07"	525.00'	125.24'	245.89'	243.65'	S54° 20' 40"W
C24	021° 25' 01"	975.00'	184.38'	364.45'	362.33'	S51° 38' 07"W
C25	007° 10' 06"	525.00'	32.88'	65.68'	65.64'	S58° 45' 34"W
C26	098° 51' 42"	50.00'	58.40'	86.27'	75.96'	S05° 44' 40"W
C27	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N88° 41' 11"W
C28	022° 14' 32"	500.00'	98.29'	194.10'	192.88'	N43° 24' 05"E
C29	056° 47' 53"	400.00'	216.27'	396.52'	380.49'	N60° 40' 45"E
C30	013° 58' 59"	400.00'	49.05'	97.62'	97.38'	S83° 55' 49"E
C31	084° 11' 44"	400.00'	361.40'	587.80'	536.32'	S63° 19' 04"E
C32	020° 04' 21"	1325.00'	234.50'	464.19'	461.82'	N84° 37' 14"E
C33	041° 56' 31"	1025.00'	392.86'	750.32'	733.68'	S21° 16' 46"W
C34	011° 43' 48"	869.99'	89.37'	178.11'	177.80'	S06° 10' 24"W
C35	016° 51' 22"	850.00'	125.94'	250.06'	249.16'	S06° 24' 56"W
C36	010° 12' 03"	524.01'	46.77'	93.29'	93.17'	S02° 50' 22"W

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C37	029° 10' 04"	1000.00'	260.18'	509.07'	503.60'	S77° 25' 42"E
C38	004° 42' 01"	1475.00'	60.54'	121.00'	120.97'	N11° 50' 13"E
C39	016° 29' 57"	1500.00'	217.48'	431.95'	430.46'	S85° 02' 29"E
C40	080° 05' 36"	50.00'	42.02'	69.89'	64.34'	N40° 12' 27"E
C41	023° 49' 15"	1300.00'	274.20'	540.48'	536.59'	S87° 50' 08"E
C42	013° 45' 59"	1300.00'	156.93'	312.35'	311.60'	S82° 48' 30"E
C43	008° 01' 46"	1000.94'	70.25'	140.27'	140.16'	S50° 19' 49"W
C44	046° 18' 49"	300.00'	128.31'	242.50'	235.95'	S23° 09' 25"W
C45	041° 50' 27"	300.00'	114.68'	219.08'	214.24'	N20° 55' 13"W
C46	015° 00' 48"	500.00'	65.89'	131.02'	130.64'	N82° 29' 36"W
C47	011° 23' 22"	200.00'	19.94'	39.76'	39.69'	S09° 08' 56"W
C48	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N88° 41' 11"W
C49	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S01° 18' 49"W
C50	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N88° 41' 11"W



LEGEND

- PROPERTY LINE
- PHASE BOUNDARY LINE
- 100' YR FLOODPLAIN BOUNDARY
- 5' PRIVATE WALL
- MAINTENANCE EASEMENT
- EXISTING ELECTRICAL TOWERS

- NOTES:
- NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 - A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48085C01553, DATED JUNE 2, 2009.
 - ALL CORNER CLIPS TO BE 10'x10', EXCEPT ALONG ROSAMOND PARKWAY AND SHADYBROOK TRAIL WHERE THEY WILL BE 25'x25'.
 - ALL REAR YARD BUILDING LINE SETBACKS ARE 10' UNLESS OTHERWISE NOTED.
 - RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

A PRELIMINARY PLAT FOR

VILLAGES OF HURRICANE CREEK

CONTAINING LOTS 1-18, BLK A; LOTS 1-21, BLK B; LOTS 1-36, BLK C; LOTS 1-12, BLK D; LOTS 1-37, BLK E; LOTS 1-32, BLK F; LOTS 1-18, BLK G; LOTS 1-20, BLK H; LOTS 1-22, BLK J; LOTS 1-50, BLK K; LOTS 1-8, BLK L; LOTS 1-8, BLK M; LOTS 1-30, BLK N; LOTS 1-20, BLK O; LOTS 1-13, BLK P; LOTS 1-16, BLK Q; LOTS 1-55 BLK R; LOTS 1-5, BLK S; LOTS 1-10, BLK T; LOTS 1-11, BLK U; LOTS 1-13, BLK V; LOTS 1-11, BLK W; LOTS 1-12, BLK X; LOTS 1-11, BLK Y; LOTS 1-7, BLK Z; LOTS 1-7, BLK AA; LOTS 1-6, BLK BB; LOTS 1-12, BLK CC; LOTS 1-15, BLK DD; LOTS 1-5, BLK EE; LOTS 1-19, BLK FF; LOTS 1-20, BLK GG; LOTS 1-16, BLK HH

FOR A TOTAL OF 596 RESIDENTIAL LOTS AND XX OPEN SPACE LOTS.

270.56 ACRES

CURRENT ZONING: "AG", " PD 55-2003" & "PD 2001-18"

PROPOSED ZONING: "PD RESIDENTIAL"

ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

NAME: CADG HURRICANE CREEK, LLC
ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200
CONTACT: TREVOR KOLLINGER
EMAIL: TREVOR@CENTURIONAMERICA.COM

PLANNER / ENGINEER / SURVEYOR



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 233-1800

DATE: JANUARY 2021

PELTON PROJECT #: CEN13023

DESIGNED: JDR

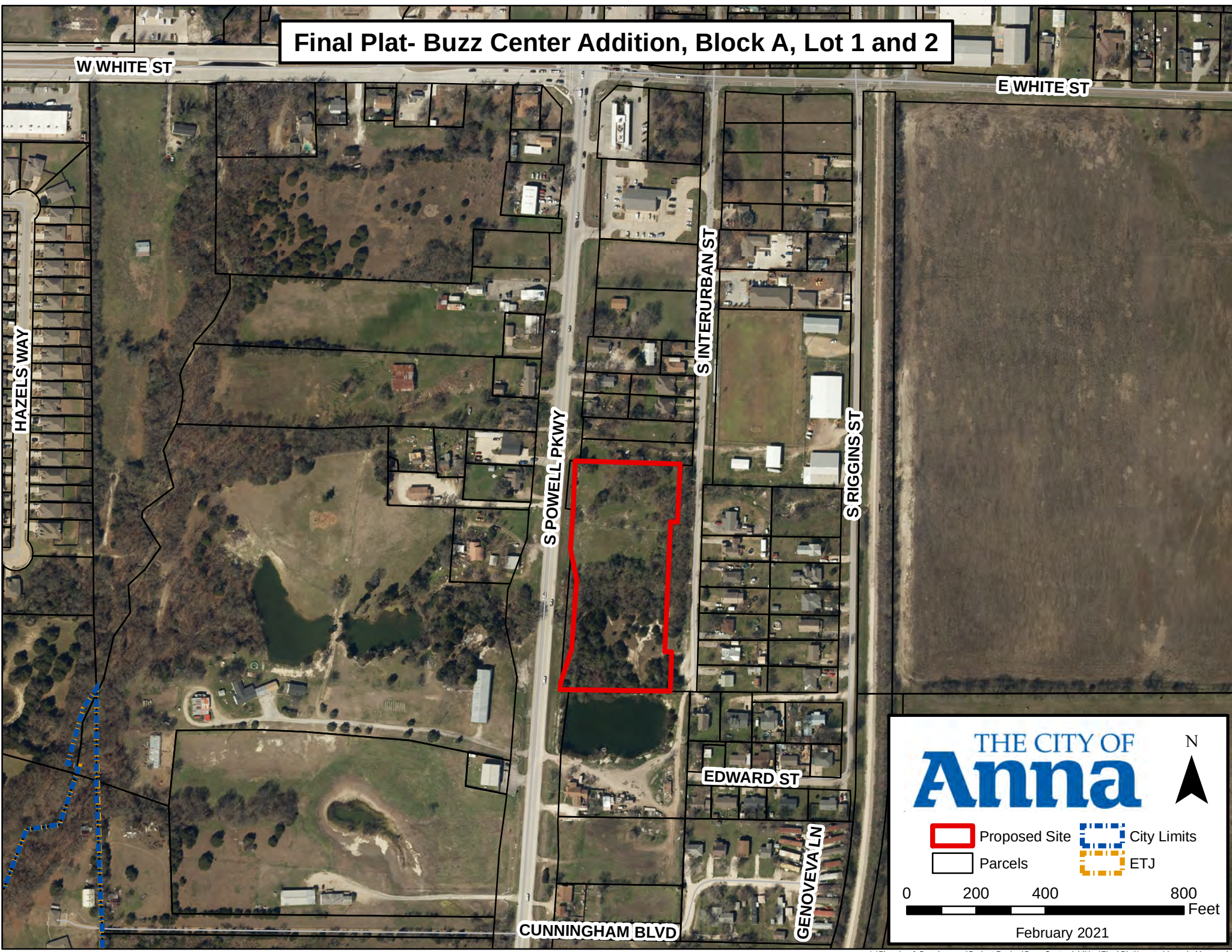
DRAWN: JDR

REVIEWER: JWR

SHEET

5 OF 5

Final Plat- 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 15, 2021

Final Plat: 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.

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.

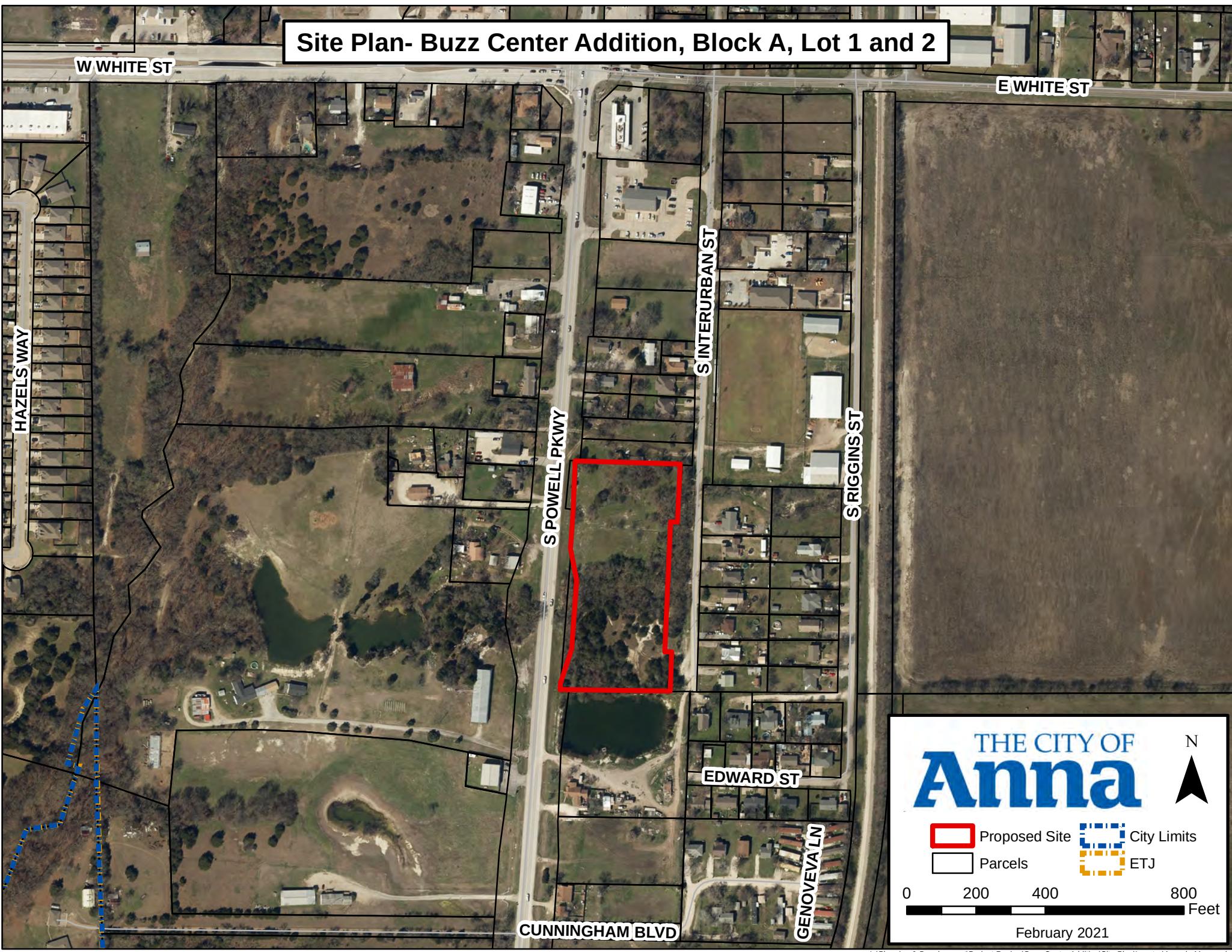
RECOMMENDATION:

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit

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



CITY OF ANNA
PLANNING & ZONING COMMISSION
March 15, 2021

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, Site Plan.

SUMMARY:

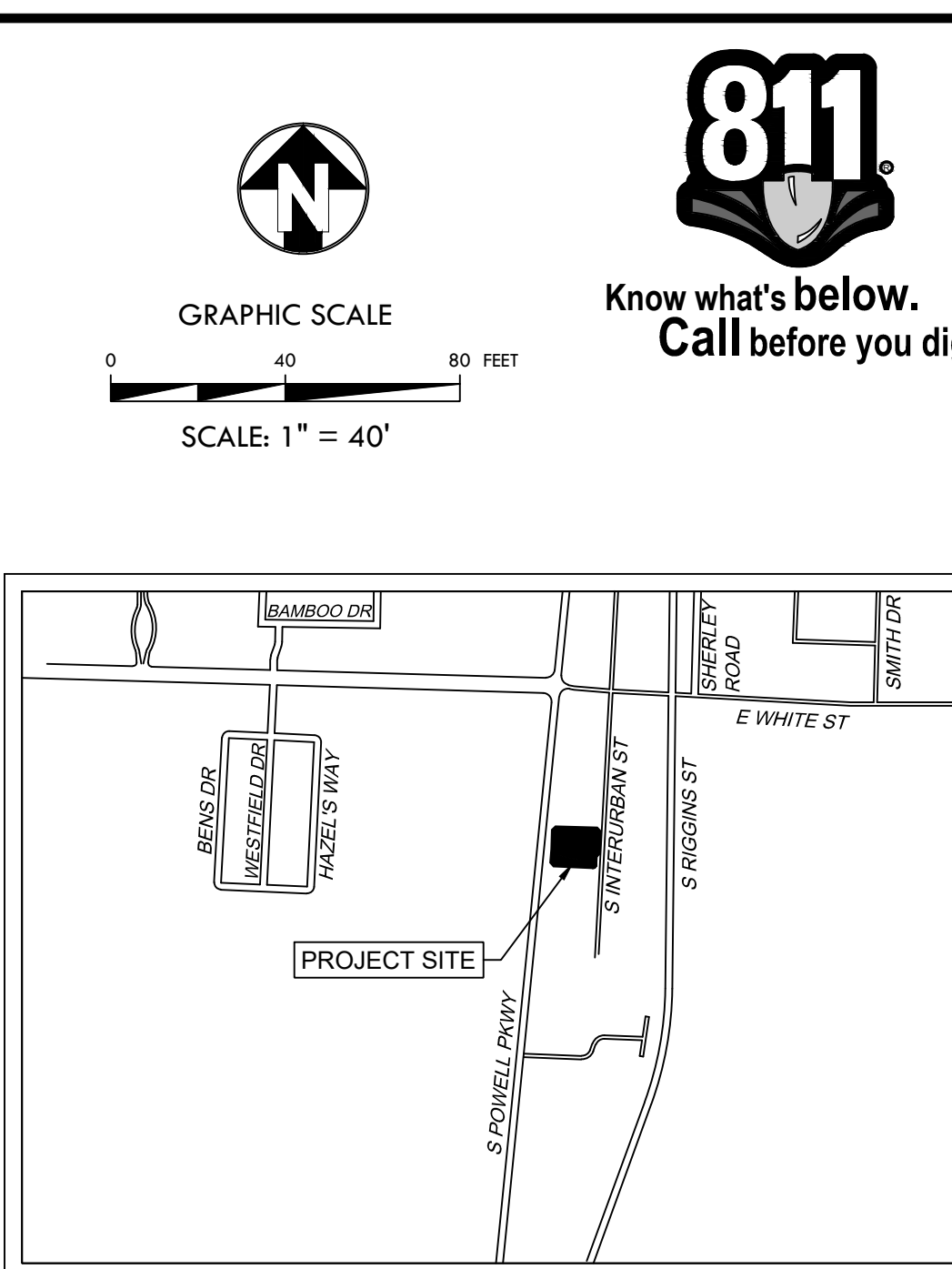
Retail and restaurant on one lot and vacant lot on 4.6± acres located on the east side of Powell Parkway (State Highway 5), 1080 feet south of W. White Street (FM 455). Zoned C-1 Restricted Commercial.

RECOMMENDATION:

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit



KE SITE PLAN KEY	
①	PROP. METER (DOMESTIC)
②	PROP. DCDC (FIRE SERVICE)
③	PROP. METER (IRRIGATION)

EXHIBIT A



811
Know what's below.
Call before you dig.

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN MAG NAIL WITH ORANGE SHINER SET AT THE NORTHEAST RIGHT OF WAY OF SOUTH INTERURBAN STREET, BEING LOCATED APPROXIMATELY 1,000 FEET SOUTH FROM THE SOUTHEAST INTERSECTION OF WHITE STREET AND SOUTH INTERURBAN STREET, AND BEING APPROXIMATELY 20 FEET EAST FROM 1300 AND 65/65 CENTERLINE CONCRETE ROAD CONNECTING INTO SOUTH INTERURBAN STREET NEAR THE NORTHEAST CORNER OF THE SITE.

ELEVATION = 697.37' (NAVD' 88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET IN THE NORTH LINE OF A CONCRETE ROAD, BEING LOCATED APPROXIMATELY 1,000 FEET SOUTH OF THE CENTERLINE INTERSECTION OF WHITE STREET AND SOUTH POWELL PARKWAY, AND BEING APPROXIMATELY 26 FEET NORTH OF THE FIBER OPTIC MARKER NEAR THE NORTHWEST CORNER OF THE SITE.

ELEVATION = 697.02' (NAVD' 88)

LEGEND

PROPOSED SIGN	
FIRE LANE STRIPING	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY MANHOLE	
PROPOSED CURB INLET	
PROPOSED GRATE INLET	
ACCESSIBLE ROUTE	
PARKING COUNT	
PROPOSED RETAINING WALL	
PROPOSED FDC	
PROPERTY BOUNDARY	
FIRE LANE	

LOT 1, BLOCK A	
EXISTING ZONING	C-1
LOT AREA (SF) / (ACRES)	72,711 / 1.669
TOTAL BUILDING AREA (SF)	13,830
DOCTOR'S OFFICE (SF)	2,000
RESTAURANT (SF)	1,900
RETAIL (SF)	10,985
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	19.1% / 0.191:1

LOT 1, BLOCK A	
RETAIL PARKING REQUIREMENT	4 SPACE PER 1000 SF
RESTAURANT PARKING REQUIREMENT	10 SPACE PER 1000 SF
PORTION OF BUILDING DOCTOR'S OFFICE	15.5% / 2,000 SF
PORTION OF BUILDING RETAIL	69.7% / 10,985 SF
PORTION OF BUILDING RESTAURANT	14.8% / 1,900 SF
DOCTOR'S OFFICE PARKING SPACES REQUIRED	10 SPACES
RETAIL PARKING SPACES REQUIRED	44 SPACES
RESTAURANT PARKING SPACES REQUIRED	19 SPACES
TOTAL PARKING SPACES REQUIRED	79 SPACES
TOTAL PARKING SPACES PROVIDED	79 SPACES
REQUIRED ADA PARKING	4 SPACES (1 VAN)
PROVIDED ADA PARKING	4 SPACES (1 VAN)

LOT 2, BLOCK A	
EXISTING ZONING	C-1
LOT AREA (SF) / (ACRES)	115,750 / 2.657
PROPOSED LAND USE	VACANT

SITE PLAN
CITY PROJECT NO. SP20021-0002

BUZZ CENTER ADDITION
4.567 ACRES
LOT 1 & 2, BLOCK A
GRANDERSON STARK SURVEY
(ABS. NO. 798)
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE: 3/5/2021

OWNER/APPLICANT
SWACCHA, LLC
4613 MEADOW RIDGE DR.
PLANO, TEXAS 75093
PH:(214)616-3784
CONTACT: DR. UMA CHINTAPALLI

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TEXAS 76233
PH: (972)800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
PH: 817-488-4960
CONTACT: PATRICK FILSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:

SWACCHA, LLC

4613 MEADOW RIDGE DR.
PLANO, TEXAS 75093
(214)616-3764

ANNA BUZZ CENTER
LOT 1, BLOCK A
CITY OF ANNA
COLLIN COUNTY, TEXAS

[illegible]

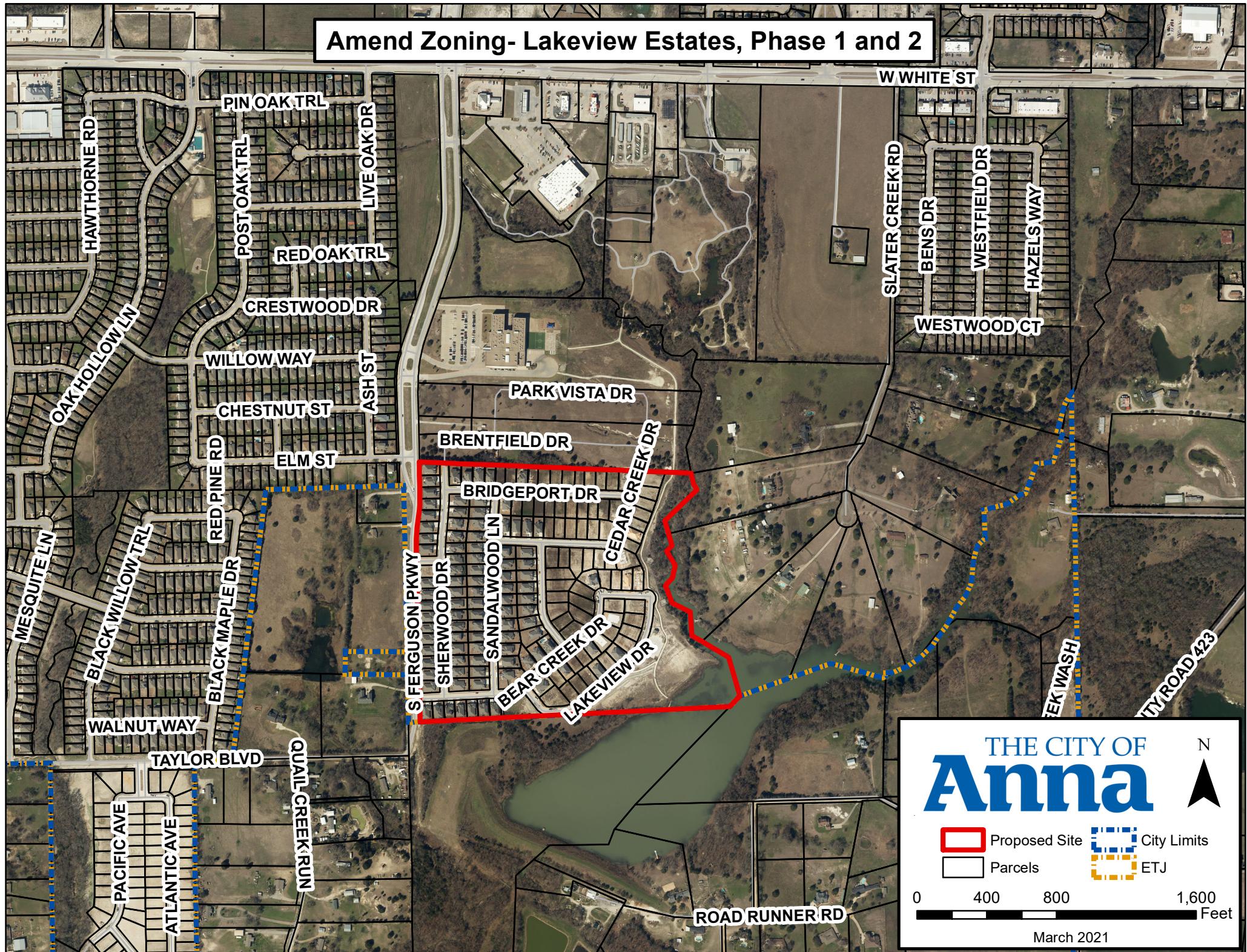
JOB NUMBER:	HIT19001
ISSUE DATE:	3/5/2021

SITE PLAN

SHEET:

C3.0

Amend Zoning- Lakeview Estates, Phase 1 and 2



CITY OF ANNA
PLANNING & ZONING COMMISSION

March 15, 2021

Public Hearing: Amend Zoning – Lakeview Estates, Phases 1 and 2

DESCRIPTION:

Request to amend Ordinance No. 2002-34, referred to as Planned Development No. 08-2002 (PD # 08-2002) and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit.

REMARKS:

A resident of Lakeview Estates approached City staff requesting guidance on operating a child-care facility (registered family home) out of her residence in Lakeview Estates, Phase 2.

Registered family home: A child-care facility that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school siblings of the other children given care, but the total number of children, including the caretaker's own, does not exceed 12 at any given time.

A Registered family home is currently allowed by Specific Use Permit in the SF-E, SF1, MH-1, MF-1, MF-2, C-1, & C-2 zoning districts.

The zoning for the property is PD #08-2002 and was established in October 2002 (Ord. 34-2002). The permitted uses in the Planned Development are the same as those permitted in the "R-1 - Single Family Residential" zoning district. The R-1 Single Family Residential zoning district allowed for home and professional occupations however within the 1986 Zoning Ordinance (ordinance in effect in 2002) a child day care center was specifically identified as a prohibited use under Home Occupations.

On September 20, 2003 the City of Anna adopted a new Zoning Ordinance (Ord. 116-2003) and the R-1 - Single Family Residential zoning district was not retained as a zoning classification. The land use, definition, and schedule of uses allowances for Registered family home were established as part of the 2003 Ordinance adoption and have not been modified to date.

Licensing and minimum standards¹ of childcare providers are through the Texas Health and Human Services Commission. Physical space requirements include 30 square feet of indoor space per child and 80 square feet of outdoor activity space for each child using the outdoor area at one time. Most backyards in Lakeview Estates exceed 960 square feet, which would be the minimum required space for the maximum number of children (12).

Brief research of other cities in Collin County found that a registered family home/in-home day care is allowed by right as a home occupation in single-family zoning districts. Many cities have additional standards in place similar to Subsection 9.04.033 (Special Uses) within the City of Anna Zoning Ordinance.

	Allen	Celina	Frisco	Melissa	Murphy	Plano	Prosper	Wylie
Permitted by right	X	X	X	X	X	X*	X	X
Permitted by SUP								

*Plano limits the number of children to 8 regardless of state regulations

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2035

- a. Principle 1: Community of Families
 - i. Sense of Community – neighbors taking pride in and contributing to our Anna community
- b. Principle 6: Dynamic Business Community
 - i. Ability of neighbors to work in Anna.

City of Anna Goals for 2025

- a. Growing Anna Economy
 - i. Provide more jobs for neighbors.

Future Land Use Plan – The Future Land Use Plan designates this property as Single-Family. This category is only generally defined within the current Comprehensive Plan.

¹ For more information on the minimum standards, please visit:
<https://hhs.texas.gov/sites/default/files/documents/doing-business-with-hhs/provider-portal/protective-services/ccl/min-standards/chapter-747-homes.pdf>

Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit. Multi-family housing structures include those which were originally designed to house two or more family units, such as duplexes, apartment houses, and group quarters.



SUMMARY:

Request to amend Ordinance No. 2002-34, referred to as Planned Development No. 08-2002 (PD # 08-2002) and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit.

RECOMMENDATION:

If City Council believes that the use should be allowed by specific use permit staff recommends including stipulations requiring the applicant to submit a certificate of occupancy application with the City of Anna Building Department along with a copy of the approved childcare home registration from the Texas Health and Human Services Commission.

Additionally, staff recommends calling a future public hearing to amend the City of Anna zoning ordinance as this public hearing pertains only to the Planned Development zoning for Lakeview Estates, Phases 1 and 2.

CITY OF ANNA, TEXAS

ORDINANCE NO. 2002-34

AN ORDINANCE OF THE CITY OF ANNA, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF ANNA TO PROVIDE FOR REZONING OF CERTAIN PROPERTY; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the owner of the property described in Exhibit A attached hereto has requested a certain zoning for said property; and

WHEREAS, the City Council of the City of Anna has given the requisite notices and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council of the City of Anna has concluded that the Zoning Ordinance of the City of Anna should be amended as follows:

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

Section 1. The Comprehensive Zoning Ordinance of the City of Anna, Texas, is amended by zoning the tract described in Exhibit A, attached hereto and made an integral part of this Ordinance, as Planned Development No. 08-2002 (PD # 08-2002). The Planned Development shall include the following elements:

Permitted Uses:

The permitted uses in the Planned Development will be the same as those permitted in the "R-1 – Single Family Residential" zoning district.

Density:

Overall density of the residential zoned portion of the tract shall have an overall density of not more than 3.9 units per acre on the gross acreage of the total tract.

Setbacks:

Minimum front yard – 25 feet; however, covered porches and bay windows may encroach up to five (5) feet into the required setback.

Minimum side yard – 5 feet; however, 15 feet shall be required on a corner lot adjacent to a side street.

Minimum rear yard – 15 feet.

**Typical Lot Dimensions:

<i>Zoning</i>	<i>Width</i>	<i>Depth</i>	<i>House Size</i>	<i>*% Masonry</i>	<i>% of Tract</i>
PD - 6,000 s.f.	50'	100'	1,400 s.f.	70%	45%
PD - 6,000 s.f.	54'	100'	1,400 s.f.	70%	11%
PD - 6,000 s.f.	55'	100'	1,400 s.f.	70%	17%
PD - 7,200 s.f.	60'	100'	1,400 s.f.	70%	27%

**Masonry percentages are calculated as a percentage of the surface excluding windows and doors, and second story or other architectural offsets.*

***Widths and depths may vary for cul-de-sac lots and 10% of the lots where there is a necessity for variation due to dimensional constraints.*

Maximum Height:

Except as provided below, the maximum building height for any residential structure shall be two and one-half (2 ½) stories or thirty-five (35) feet, whichever is greater (excluding chimneys and vent stacks, cupolas, entry features, skylights, and other architectural features not intended for occupancy or storage). Notwithstanding the foregoing, however, all residential structures located on a lot with a rear yard abutting a street identified on the City of Anna Thoroughfare Plan as a collector or thoroughfare shall be limited to a maximum height of one story.

Maximum Lot Coverage:

Maximum lot coverage will be fifty five percent (55%). "Coverage" means the percentage of lot area covered by a roof or other structure (including accessory structures); however, roof eaves and other ordinary building projections are excluded.

Off-Street Parking

A minimum of two (2) enclosed off-street parking spaces will be provided for each dwelling unit (which spaces must be located on the same lot as the dwelling unit).

Masonry Requirements:

"Masonry" means brick, stone, pre-cast stone, or any other similar veneer material, but excluding cement fiber materials, attached to an outside wall.

Garages:

Garages may be front facing and there is no requirement for "swing" driveways.

Sidewalks:

Sidewalks will be installed along the street frontage of all residential lots prior to the issuance of a final certificate of occupancy for each house constructed thereon. A sidewalk will also be installed along the CR 367 perimeter of the tract prior to the acceptance of the infrastructure improvements for the first phase of residential development on the tract.

Perimeter Fencing

Fences located along the outside perimeter of the subdivision, if constructed of wood, shall be treated with a preservative to extend the life of and enhance the appearance of the fence. The maintenance of such perimeter fences shall be the responsibility of a private homeowner association. A fence or landscaped berm will be constructed along the CR 367 perimeter of the tract. The City shall have discretion regarding the choice of fence or berm, including choice of construction materials, with City approval required prior to final plat approval.

Section 2. All provisions of the City of Anna Zoning Ordinance not in conflict with the provisions of this Ordinance shall pertain to the property described in Exhibit "A".

Section 3. The official Zoning Map of the City of Anna shall be amended to reflect the change in zoning described herein.

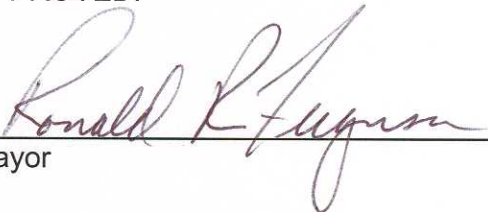
Section 4. All ordinances of the City of Anna in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

Section 5. This Ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED on this the 22nd day of October, 2003, by the following vote of the City Council of the City of Anna, Texas,

AYES _____
NAYS _____
ABSTENTIONS _____

APPROVED:



Mayor

ATTEST:



City Secretary



Administrator



EXHIBIT A
LEGAL DESCRIPTION

BEING a tract of land in the Joseph Schluter Survey, Abstract No. 856 in Collin County, Texas and being a tract of land described in a deed to Solid Ground L.P., recored in Special Warranty Deed 99-0151451 of the Land Records of Collin County, Texas, being more particularly described as follows;

BEGINNING at an iron pin set in County Road 367, pin is the Southwest corner of a 10.27 acre tract of land described in a deed to Roy L. Andrews, recorded in 97-0036265 of the Land Records of Collin County, Texas.

THENCE S 86°35'00" E leaving said County Road 367 and along said south line of a 10.27 acre tract a distance of 1655.00 feet to the centerline of a Creek;

THENCE with the centerline of said creek as follows:

S 75°46'35" E a distance of 80.00 feet to a point for corner;
S 12°11'08" E a distance of 58.13 feet to a point for corner;
S 26°39'57" E a distance of 41.76 feet to a point for corner;
S 46°39'25" W a distance of 254.91 feet to a point for corner;
S 15°31'54" E a distance of 142.76 feet to a point for corner;
S 46°18'57" W a distance of 44.40 feet to a point for corner;
S 30°23'29" E a distance of 96.04 feet to a point for corner;
S 13°36'03" W a distance of 74.14 feet to a point for corner;
S 42°40'17" W a distance of 58.66 feet to a point for corner;
S 20°05'22" E a distance of 111.46 feet to a point for corner;
S 64°30'24" E a distance of 115.93 feet to a point for corner;
S 03°04'34" E a distance of 136.15 feet to a point for corner;
S 58°57'58" E a distance of 145.00 feet to a point for corner;
S 22°47'00" W a distance of 289.80 feet to a point for corner;

THENCE west leaving said creek centerline and proceding along the south line of the Solid Ground L.P. tract a distance of 1735.00 feet to the centerline of said County Road 367 to a point for corner;

THENCE North along said centerline of County Road 367 a distance of 1386.11 feet to the Place of Beginning containing 2,252,718 square feet or 51.7153 Acres of land.

THE CITY OF Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request**Comments:**

I DO NOT SUPPORT THIS
ANNA HAS MANY SCHOOL PLUS THIS WILL CREATE
TRAFFIC IN NEIGHBOURHOOD. BIG NO

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

ANIL DHUDSHIA
Name (Please Print)

Anil
Signature

2328 HARRISBURG LN, PLANO TX 75025
Address

3-1-21
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek

From: Frances La Rue
Sent: Thursday, March 4, 2021 8:51 AM
To: Lauren Mecke
Subject: Zoning response - Lakeview estates

I do not oppose the zoning change to allow registered family home. I believe this will be a great benefit to our community and neighbors.

Thank you,
Frances La Rue

Sent from my iPhone



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

We do not need additional traffic to this neighborhood. It only has 2 entrance/exits, the increased traffic would pose dangerous for our children playing in the neighborhood.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Alexandria J. Hardy
Name (Please Print)


Signature

1316 Lakeview Dr.
Address

3/3/2021
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

See attached.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Irene Proce

Name (Please Print)

Signature

1601 Sandalwood Ln. Anna, TX 75409

Address

3/8/2021

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek

OPPOSED TO REQUEST

Irene M. Proce

1601 Sandalwood Lane, Anna Texas, 75409

March 8, 2020

As for the request to amend Ordinance 2002-34 (Planned Development #08-2002) to provide for a special use permit, **should be denied**.

As defined by the City of Anna Zoning Code 3.2.31 a registered family home is defined as follows:

Registered family home: A child-care facility that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school siblings of the other children given care, but the total number of children, including the caretaker's own, does not exceed 12 at any given time. (Also see "Child-care center.")

Changing this planned development (Lakeview Estates; Phases 1 & 2) to provide for this special exception, would be a detriment to the property values in this neighborhood as well as the quality of life that I sought when I purchased my property in Lakewood Estates.

Let me be clear, I have no problem with those who watch children for the friends, neighbors, and family, as this is often out of necessity and can be a good experience for these children, however this stated volume is clearly a business venture never intended to be an allowable activity in this subdivision, and even if it is run well, it will have an effect on our chosen quality of life for reasons I will state, as well as our property values resulting in conditions which would make our neighborhood less desirable to future home buyers.

Lakewood Estates is a deed restricted community that is desirous for its lot sizes, architectural diversity and articulation, quality housing, unique floorplans, availability of 3-car garages, park amenities and access to trails, and quiet, serene, low traffic environment, all of which are qualities which defines it as one of Anna's premier and highly desired neighborhoods. It is the reason all of our neighbors have chosen this community over others in Anna, specifically for our homes. Many of the homes are well over 3,000 square feet and it is common to be in the \$400,000 and higher price range, all being well above the average home in Anna, valued at \$230,000 for existing and \$300,000 for new construction.

When I purchased my home, I did so in knowing that this was a quiet low traffic residential neighborhood. As I researched the zoning, the deed restrictions, and the surrounding properties to ensure that the quality of housing and amenities that I wanted, were conducive to the quality of life I sought, as did my neighbors. To allow this level of home business is certainly outside of the conditions to which my neighbors and I have, who have done our due diligence, invested our hard earned money, and faithfully pay our taxes to support our city leaders and our community interests for all, and this we would not ever have reasonably expected to ever happen. This is certainly contrary to the environment and conditions that was sold to us by Bloomfield Homes (the

developer and builder of Lakeview Estates) and as such is disheartening to believe that such an action could without recourse be executed. In effect such an action is an inverse condemnation of our properties whereby the action proposed to be taken will damage or diminish the value of our properties.

Furthermore, the potential for this business to evolve into a nuisance are easily foreseeable and evident, with additional traffic, traffic prior to allowable working hours, early morning traffic for drop-off, daily noise, and parking concerns (which many of our already neighborhoods experience) are all a dire concern, especially with the many multi-vehicle families, with larger homes, with larger families, parking is of great concern to all of us. Even a well-intentioned attempt at this application provides traffic outside of the normal working hours, something you restrict for outside activities but not inside activities by the current city code.

Additionally, real estate appraisers would routinely discount the sales price of homes in proximity of such a home-based businesses as a deterrent to sale to a new purchaser as much a 10% or more. Such an impact to our home values is significant enough to present a grave concern for all tax paying property owners in this or any neighborhood. Noisy neighbors can devalue your property as much as 10%.

Next, this action affects the entire subdivision yet does not limit the amount of these that can exist. That would lead to the question of how many of these can be implemented in our neighborhood without such restriction, further diminishing our quality of life. And if passed what other intrusive uses would be included since this is a lessening of the powers of the planned development requirements.

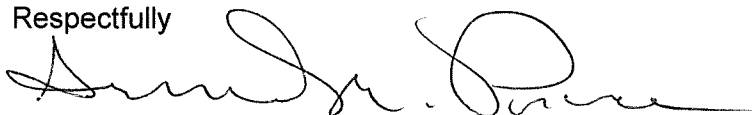
Before the Planning & Zoning Commission and the City Council votes on this item, I would challenge them to ask themselves the following questions:

- "After spending hundreds of thousands of dollars to be in a neighborhood with zoning already in place that does not allow this type activity, would you want a business to open up next to your home?"
- And if changing this planned development conditions allow for this or other home business applications, "How many similar allowances will be provided for under this action?"
- And in making your decision, "Shouldn't you do what is in the best interest of the entire community and not just the interest of the one?"

Had I known this was a possible outcome I would have sought ownership in a different location.

Please consider these points before making a decision that will impact our properties.

Respectfully



Irene Proce,
Homeowner Lakewood Estates
1601 Sandalwood Lane
Anna, Texas 75409
ireneproce@gmail.com



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Michael Windham
Name (Please Print)

[Signature]
Signature

1304 Lakeview Dr
Address

3-6-21
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Sharon Van Liew
Name (Please Print)

Sharon Van Liew
Signature

1521 Taylor Blvd
Address

3-2-2021
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

We do NOT support these type of zoning changes within our Lakeview Estates zone.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

MICHAEL ABOHOSH
Name (Please Print)

Michael Abosh
Signature

1623 Cherry Hill Drive ANNA, TEXAS 75409
Address

February 28, 2021
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Aaron Wilbanks

Name (Please Print)

A. Wilbanks

Signature

1610 Sherwood Dr

Address

03/01/2021

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Paula J. Powell
Name (Please Print)

Paula J. Powell
Signature

1409 Danube Ln
Address
Pheno, TX 75075

March 1, 2021
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

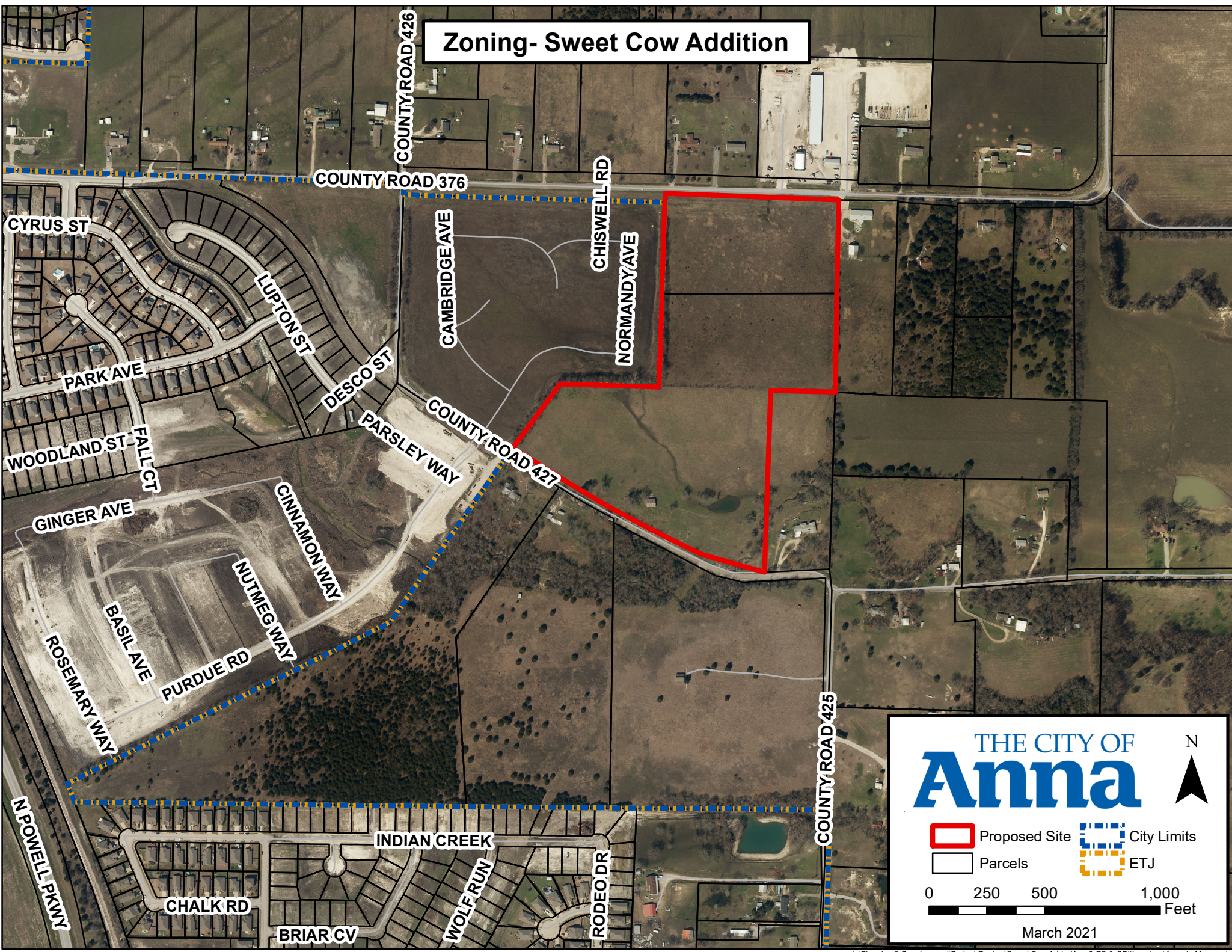
Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek

Zoning- Sweet Cow Addition



THE CITY OF
Anna

N

0 250 500 1,000 Feet

March 2021

Proposed Site
Parcels
City Limits
ETJ

CITY OF ANNA
PLANNING & ZONING COMMISSION

March 15, 2021

Public Hearing: Amend Zoning – Lakeview Estates, Phases 1 and 2

DESCRIPTION:

Request to amend Ordinance No. 2002-34, referred to as Planned Development No. 08-2002 (PD # 08-2002) and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit.

REMARKS:

A resident of Lakeview Estates approached City staff requesting guidance on operating a child-care facility (registered family home) out of her residence in Lakeview Estates, Phase 2.

Registered family home: A child-care facility that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school siblings of the other children given care, but the total number of children, including the caretaker's own, does not exceed 12 at any given time.

A Registered family home is currently allowed by Specific Use Permit in the SF-E, SF1, MH-1, MF-1, MF-2, C-1, & C-2 zoning districts.

The zoning for the property is PD #08-2002 and was established in October 2002 (Ord. 34-2002). The permitted uses in the Planned Development are the same as those permitted in the "R-1 - Single Family Residential" zoning district. The R-1 Single Family Residential zoning district allowed for home and professional occupations however within the 1986 Zoning Ordinance (ordinance in effect in 2002) a child day care center was specifically identified as a prohibited use under Home Occupations.

On September 20, 2003 the City of Anna adopted a new Zoning Ordinance (Ord. 116-2003) and the R-1 - Single Family Residential zoning district was not retained as a zoning classification. The land use, definition, and schedule of uses allowances for Registered family home were established as part of the 2003 Ordinance adoption and have not been modified to date.

Licensing and minimum standards¹ of childcare providers are through the Texas Health and Human Services Commission. Physical space requirements include 30 square feet of indoor space per child and 80 square feet of outdoor activity space for each child using the outdoor area at one time. Most backyards in Lakeview Estates exceed 960 square feet, which would be the minimum required space for the maximum number of children (12).

Brief research of other cities in Collin County found that a registered family home/in-home day care is allowed by right as a home occupation in single-family zoning districts. Many cities have additional standards in place similar to Subsection 9.04.033 (Special Uses) within the City of Anna Zoning Ordinance.

	Allen	Celina	Frisco	Melissa	Murphy	Plano	Prosper	Wylie
Permitted by right	X	X	X	X	X	X*	X	X
Permitted by SUP								

*Plano limits the number of children to 8 regardless of state regulations

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2035

- a. Principle 1: Community of Families
 - i. Sense of Community – neighbors taking pride in and contributing to our Anna community
- b. Principle 6: Dynamic Business Community
 - i. Ability of neighbors to work in Anna.

City of Anna Goals for 2025

- a. Growing Anna Economy
 - i. Provide more jobs for neighbors.

Future Land Use Plan – The Future Land Use Plan designates this property as Single-Family. This category is only generally defined within the current Comprehensive Plan.

¹ For more information on the minimum standards, please visit:
<https://hhs.texas.gov/sites/default/files/documents/doing-business-with-hhs/provider-portal/protective-services/ccl/min-standards/chapter-747-homes.pdf>

Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit. Multi-family housing structures include those which were originally designed to house two or more family units, such as duplexes, apartment houses, and group quarters.



SUMMARY:

Request to amend Ordinance No. 2002-34, referred to as Planned Development No. 08-2002 (PD # 08-2002) and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit.

RECOMMENDATION:

If City council believes that the use should be allowed by specific use permit staff recommends including stipulations requiring the applicant to submit a certificate of occupancy application with the City of Anna Building Department along with a copy of the approved childcare home registration from the Texas Health and Human Services Commission.

Additionally, staff recommends calling a future public hearing to amend the City of Anna zoning ordinance as this public hearing pertains only to the Planned Development zoning for Lakeview Estates, Phases 1 and 2.

Being a tract of land, situated in the J. C. Brantley Survey, Abstract No. 114, in Collin County, Texas, and being all of that tract of land, described by deed to Kenneth W. O'Neal, as recorded in Volume 2874, Page 62, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being the remainder of that tract of land, described by deed to Kathyene Rae Boring, as recorded in Volume 4716, Page 2511, D.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the westerly line of said Boring tract, same being the northeasterly corner of a tract of land, described by deed to Stonehollow Homes, LLC, as recorded under Document No. 20180125000096980, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T), said corner being in the southerly monumented line of County Road No. 376;

THENCE South 88°16'23" East, along the southerly monumented line of County Road No. 376, same being over and across said Boring tract, a distance of 754.53' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the northeasterly corner of the herein described tract, same being in the easterly line of said Boring tract, from which a 1/2" iron rod found bears, North 01°38'20" East, a distance of 40.50';

THENCE South 01°38'20" West, along the easterly line of said Boring and O'Neal tracts, a distance of 792.00' to a point for corner, being the northeasterly corner of a tract of land, described by deed to James Elrod, as recorded under Document No. 20190422000426450, O.P.R.C.C.T., from which a 1/2" iron rod found bears, North 88°22'37" West, a distance of 0.48';

THENCE North 88°22'37" West, along the northerly line of said Elrod tract, a distance of 280.63' to a 1/2" iron rod found for the northwesterly corner of said Elrod tract;

THENCE South 01°37'02" West, along the westerly line of said Elrod tract, a distance of 787.78' to a 1/2" iron rod found for the southwest corner of said Elrod tract, same being in the northerly monumented line of County Road No. 427;

THENCE along the northerly and northeasterly monumented line of said County Road No. 427, the following 5 (five) courses and distances:

South 87°17'00" West, a distance of 76.14' to a capped iron rod set for an angle point;

North 76°57'00" West, a distance of 109.39' to a capped iron rod set for an angle point;

North 62°49'0" West, a distance of 542.20' to a 1/2" iron rod found for an angle point;

North 60°38'00" West, a distance of 116.00' to a 1/2" iron rod found for corner;

North 58°38'00" West, a distance of 375.81' to a capped iron rod set for the most westerly corner of the herein described tract, same being in the most southerly southeast line of the aforementioned Stonehollow Homes, LLC tract, from which a 1/2" iron rod found bears, South 36°02'39" East, a distance of 20.36';

THENCE along the common line between said Stonehollow Homes, LLC, O'Neal and Boring tracts, the following 3 (three) courses and distances:

North 36°02'39" East, a distance of 350.43' to a 1/2" iron rod found for corner;

South 89°37'25" East, a distance of 427.20' to a 1/2" iron rod found for corner;

North 01°47'19" East, passing the southwesterly corner of said Boring tract, at a distance of 337.54', and continuing in all, a total distance of 792.49' to the POINT OF BEGINNING and containing 27.806 acres of land, more or less.

Metes and Bounds Description: (27.806 Acres)

Being a tract of land, situated in the J. C. Brantley Survey, Abstract No. 114, in Collin County, Texas, and being all of that tract of land, described by deed to Kenneth W. O'Neal, as recorded in Volume 2874, Page 62, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being the remainder of that tract of land, described by deed to Kathyene Rae Boring, as recorded in Volume 4716, Page 2511, D.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the westerly line of said Boring tract, same being the northeasterly corner of a tract of land, described by deed to Stonehollow Homes, LLC, as recorded under Document No. 20180125000096980, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said corner being in the southerly monumented line of County Road No. 376;

THENCE South 88°16'23" East, along the southerly monumented line of County Road No. 376, same being over and across said Boring tract, a distance of 754.53' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the northeasterly corner of the herein described tract, same being in the easterly line of said Boring tract, from which a 1/2" iron rod found bears, North 01°38'20" East, a distance of 40.50';

THENCE South 01°38'20" West, along the easterly line of said Boring and O'Neal tracts, a distance of 792.00' to a point for corner, being the northeasterly corner of a tract of land, described by deed to James Elrod, as recorded under Document No. 20190422000426450, O.P.R.C.C.T., from which a 1/2" iron rod found bears, North 88°22'37" West, a distance of 0.48';

THENCE North 88°22'37" West, along the northerly line of said Elrod tract, a distance of 280.63' to a 1/2" iron rod found for the northwesterly corner of said Elrod tract;

THENCE South 01°37'02" West, along the westerly line of said Elrod tract, a distance of 787.78' to a 1/2" iron rod found for the southwesterly corner of said Elrod tract, same being in the northerly monumented line of County Road No. 427;

THENCE along the northerly and northeasterly monumented line of said County Road No. 427, the following 5 (five) courses and distances:

South 87°17'00" West, a distance of 76.14' to a capped iron rod set for an angle point;

North 76°57'00" West, a distance of 109.39' to a capped iron rod set for an angle point;

North 62°49'0" West, a distance of 542.20' to a 1/2" iron rod found for an angle point;

North 60°38'00" West, a distance of 116.00' to a 1/2" iron rod found for corner;

North 58°38'00" West, a distance of 375.81' to a capped iron rod set for the most westerly corner of the herein described tract, some being in the most southerly southeast line of the aforementioned Stonehollow Homes, LLC tract, from which a 1/2" iron rod found bears, South 36°02'39" East, a distance of 20.36';

THENCE along the common line between said Stonehollow Homes, LLC, O'Neal and Boring tracts, the following 3 (three) courses and distances:

North 36°02'39" East, a distance of 350.43' to a 1/2" iron rod found for corner;

South 89°37'25" East, a distance of 427.20' to a 1/2" iron rod found for corner;

North 01°47'19" East, passing the southwesterly corner of said Boring tract, at a distance of 337.54', and continuing in all, a total distance of 792.49' to the **POINT OF BEGINNING** and containing 1,211,221 square feet or 27.806 acres of land, more or less.



Schedule B Items:

10(f). Easement to CrossTex North Texas Pipeline, L.P., as recorded under Document No. 20090311000277610, O.P.R.C.C.T., applies to and affects Tract 2, as shown.

10(g). Easement to Collin County, as recorded under Document No. 20060710000946020, O.P.R.C.C.T., applies to and affects Tract 1, as shown.

10(h). Easement to CrossTex North Texas Pipeline, L.P., as recorded under Document No. 20060929001405290, O.P.R.C.C.T., applies to and affects Tract 2, as shown.

10(j). Unrecorded easement shown in deed to Bill Sportsman, as recorded in Volume 724, Page 779, D.R.C.C.T., appears to affect the herein described property to effect the herein described property of record, and the survey described in said deed (by I. N. Griffin) was not provided to the surveyor.

General Notes:

1. The surveyor has relied on the herein described by subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

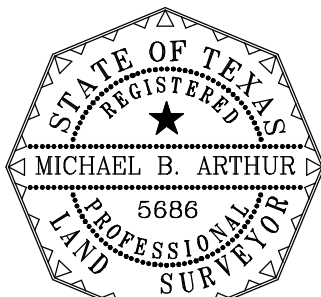
2. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

3. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 480B5C0160U, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure 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 in any way.

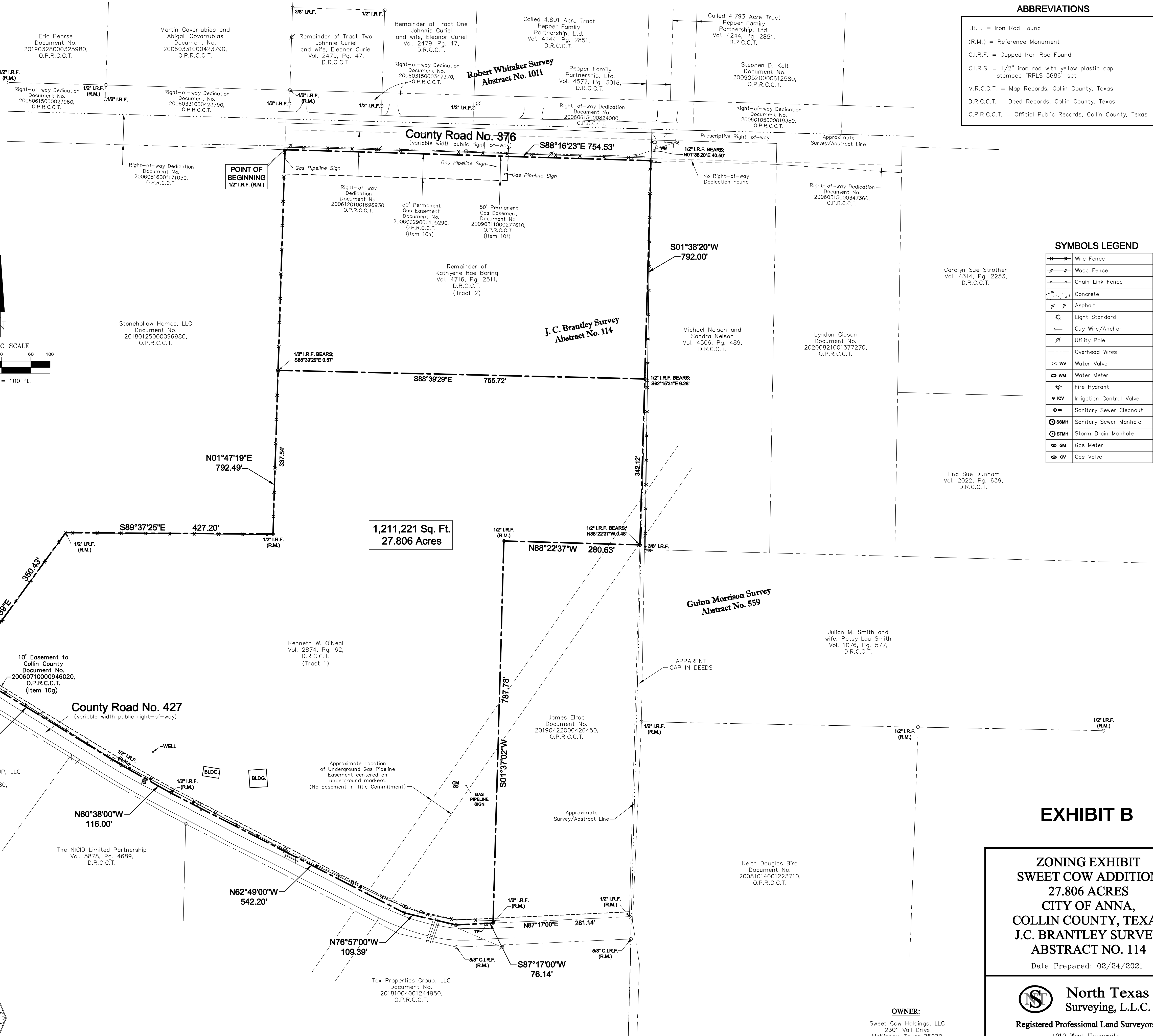
Surveyor's Certification:

TTO: Fidelity National Title Insurance Company (G.F. No. 1901552001112, Effective Date: December 29, 2020) and Sweet Cow Holdings, LLC;

I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plot hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.



DATE: 01/11/2021 SCALE: 1" = 100' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2020-0158



ABBREVIATIONS

I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

SYMBOLS LEGEND

✕	Wire Fence
—	Wood Fence
—	Chain Link Fence
—	Concrete
—	Asphalt
☆	Light Standard
—	Guy Wire/Anchor
⊗	Utility Pole
—	Overhead Wires
—	Water Valve
⊗	Water Meter
⊗	Fire Hydrant
⊗	Irrigation Control Valve
⊗	Sanitary Sewer Cleanout
⊗	Sanitary Sewer Manhole
⊗	Storm Drain Manhole
⊗	Gas Meter
⊗	Gas Valve

EXHIBIT B

ZONING EXHIBIT
SWEET COW ADDITION
27.806 ACRES
CITY OF ANNA,
COLLIN COUNTY, TEXAS
J.C. BRANTLEY SURVEY
ABSTRACT NO. 114

Date Prepared: 02/24/2021

**North Texas
Surveying, L.L.C.**

Registered Professional Land Surveyors
1010 West University
McKinney, Texas 75070
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com
Firm Registration No. 10074200

OWNER:

Sweet Cow Holdings, LLC
2301 Vail Drive
McKinney, Texas 75070
Phone: (480) 353-7544
Contact: Craig/Mari Calhoun



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

KATHYENE RAE BORING
Name (Please Print)

Kathylene Rae Boring
Signature

1605 CHANCELLOR LANE, MCKINNEY, TX 75072
Address

3-3-21
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Kenneth W. O'Neal

Name (Please Print)

Signature

Kenneth W. O'Neal

2700 North Brook Dr. #N159

Address

2-4-2021

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

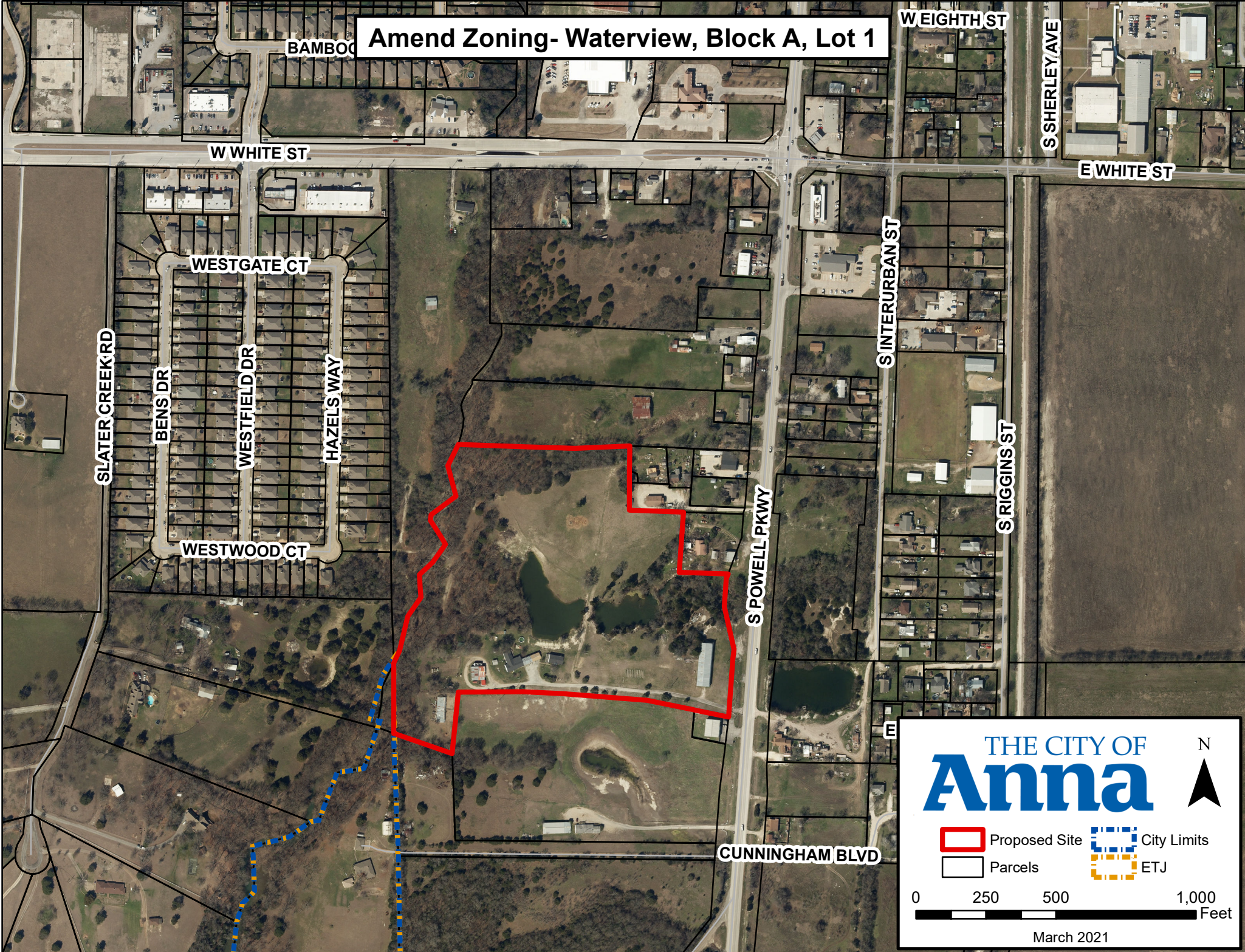
Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek

Amend Zoning- Waterview, Block A, Lot 1



THE CITY OF

Anna

N

Proposed Site

City Limits

Parcels

ETJ

0 250 500 1,000 Feet

March 2021

CITY OF ANNA
PLANNING & ZONING COMMISSION

March 15, 2020

Public Hearing: Amend Zoning – Waterview, Block A, Lot 1

Applicant: Anna 21, LLC

DESCRIPTION:

Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the request to amend Planned Development-843-2020 (Waterview Addition, Block A, Lot 1).

REMARKS:

The applicant is requesting to amend Planned Development-843-2020 in order to modify an existing stipulation that limits building height to 3-stories and modify parking requirements for multiple-family dwellings.

A revised concept plan, Waterview, Block A, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning

North	Existing single-family residence zoned C-2 General Commercial District and a church, rectory, place of worship and vacant land zoned SF-1 Single-Family Residential District.
East	Across State Highway 5, a vacant tract zoned C-1 Restricted Commercial.
South	Existing major auto repair zoned residential SF-E and a single-family residence zoned PD-631-2013, PD-692-2015, and SF-E
West	Vacant tract zoned SF-E Single-Family Residential District – Large Lot.

Proposed Planned Development Stipulations

Design Standards – Planned Development-843-2020 currently permits a maximum height of 3 stories/45 feet. The language in the proposed stipulations increases the building construction height to 4-story, maintains the maximum height of 45 feet, and defines that maximum height as being measured by the top plate.

Parking – Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance require a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the parking is required to be covered. The applicant is proposing to reduce the required parking to 1.75 spaces per dwelling and reduce the covered parking to 15%.

The requested PD language is as follows (additions are indicated in underlined text; deletions are indicated in strikethrough text):

Restrictions:

The permitted uses and standards shall be in conformance with the MF-2 zoning district unless otherwise specified herein.

1. Maximum Height: 4-story 3-story / 45 feet as measured from the grade to the top plate of walls.
2. Maximum Number of Units: 325
3. Minimum Parking: 1.75 per dwelling unit plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
4. Covered Parking: 15% of required parking must be covered

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2034

- a. Principle 3: Beautiful Community
 - i. Preserve natural areas/open space
- b. Principle 5: Great Housing Opportunities
 - i. Diverse housing choices for all family generations: small lots, townhomes, estate homes, “ranchette”, apartments, mixed-use development.
 - ii. Safe, well-design, well-maintained multi-family rental housing.

City of Anna Goals for 2024

- a. Sustainable Anna Community Through Planned, Managed Growth
 - i. Having new buildings and homes that are attractive and using the appropriate building materials and meeting City’s architectural standards.
 - ii. Having a range of housing choice available in Anna.

ISSUES:

Existing Development Agreement

Amending the zoning does not affect the development agreement in place in regards to the building materials.

PD Stipulations

The existing zoning allows for multiple-family dwellings with a maximum height of 3-story/45 feet. The applicant's request to allow a 4-story building and maintain the maximum height of 45 feet which will allow the development to preserve significant natural features of the site. Additionally the applicant is requesting to define how the height of the building is measured.

The applicant is also requesting a reduction of the minimum number of required parking spaces and percentage of covered parking spaces.

SUMMARY:

Request to amend Planned Development-843-2020 in order to allow for 4-stories and amended parking regulations.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the MF-2 Multiple-Family Residential - High Density zoning district, unless otherwise specified herein:

1. Maximum Height: 4 story / 45 feet as measured to the top plate of walls.
2. Maximum Number of Units: 325
3. Minimum Parking: 1.75 per dwelling unit plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
4. Covered Parking: 15% of required parking must be covered

EXHIBIT A

CALLED 8.4 ACRES
 HARLOW LAND CO., LTD.
 VOLUME 4617, PAGE 2624
 O.P.R.C.C.T.

11.195 ACRES
JOE A GREER, JR.
AND WIFE
GERALDINE GREER
VOLUME 976,
PAGE 120,
O.P.R.C.C.T.

CALLED 2.47 ACRES
 JOE A GREER, JR. AND WIFE
 GERALDINE GREER
 VOLUME 1145, PAGE 6,
 O.P.R.C.C.T.

CALLED 11.226 ACRES
 ANNA VILLAGE, LLC
 DOCUMENT NO. 2013101600142777
 O.P.R.C.C.T.

CALLED 0.3417 ACR
 U.S. AUTO
 TRANSMISSIONS, IN
 VOLUME 5924,
 PAGE 184
 O.P.R.C.C.T.

WATERVIEW

ANNA, TEXAS

PROVIDENT REALTY ADVISORS

WATERVIEW
LOT 1, BLOCK
CONCEPT PLA

BEING A 20.799 ACRE TRACT OF
LAND LOCATED IN THE G STAR
SURVEY, A-798
SITUATED IN CITY OF ANNA
COLLIN COUNTY, TEXAS



HEDK
ARCHITECTS

4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

ARCHITECT:
HEDK ARCHITECTS
ATTN: ERIK EARNSHAW
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422

OWNER/DEVELOPER:
PROVIDENT REALTY ADVISORS, INC.
ATTN: JOHN HICKMAN
10210 N. CENTRAL EXPY, STE 300
DALLAS, TX 75231
V-972-385-4100

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DATE

SHEET NUMBER

03-08-2021

PROJECT

20254

A1-01

CONCEPT SITE PLAN

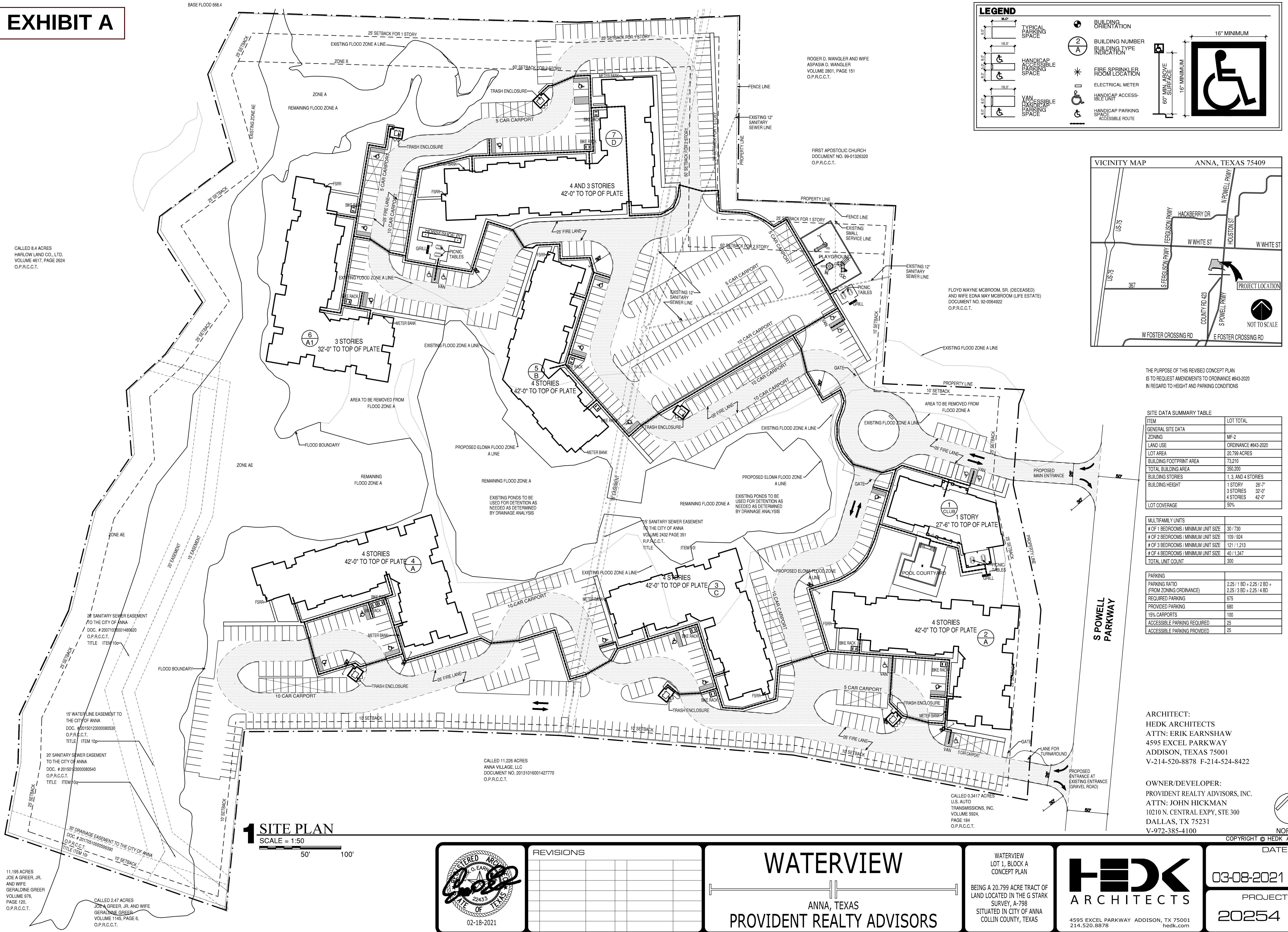


EXHIBIT B

**PROPERTY DESCRIPTION
CALLED 20.799 ACRES TRACT OF LAND SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS**

1220 S. POWELL PARKWAY ANNA, TEXAS 75409

BEING A CALLED 20.799 ACRES TRACT OF LAND SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798 IN THE CITY OF ANNA IN COLLIN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO ANNA 21, LLC, RECORDED IN DOCUMENT NO. 20191101001387120, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING MORE PARTICULARLY DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER OF SAID ANNA 21 TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROGER D. WANGLER AND WIFE ASPASIA D. WANGLER RECORDED IN VOLUME 2801, PAGE 151, O.P.R.C.C.T. AND BEING IN THE SOUTH LINE OF A CALLED 4.85 ACRES TRACT OF LAND DESCRIBED IN DEED TO CROSS POINT CHURCH ANNA, RECORDED IN DOCUMENT NO. 20200212000200140, O.P.R.C.C.T.;

THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, WITH THE EAST LINE OF SAID ANNA 21 TRACT AND WEST LINE OF SAID WANGLER TRACT, A DISTANCE OF 127.88' FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WANGLER TRACT AND NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO IN DEED TO FIRST APOSTOLIC CHURCH, RECORDED IN VOLUME 4531, PAGE 810, O.P.R.C.C.T.;

THENCE SOUTH 00 DEGREES 42 MINUTES 33 SECONDS WEST, CONTINUING WITH THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WEST LINE OF SAID FIRST APOSTOLIC CHURCH TRACTS, A DISTANCE OF 98.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID FIRST APOSTOLIC CHURCH TRACT TWO AND ELL CORNER OF SAID ANNA 21 TRACT;

THENCE SOUTH 87 DEGREES 53 MINUTES 21 SECONDS EAST, WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID FIRST APOSTOLIC CHURCH TRACT TWO, A DISTANCE OF 194.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FLOYD WAYNE MCBROOM, SR. (DECEASED) AND EDNA MAY MCBROOM (LIFE ESTATE) RECORDED IN DOCUMENT NO. 92-0064922, O.P.R.C.C.T. AND ELL CORNER OF SAID ANNA 21 TRACT;

THENCE SOUTH 04 DEGREES 10 MINUTES 33 SECONDS WEST, WITH THE WEST LINE OF SAID MCBROOM TRACT AND EAST LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 219.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MCBROOM TRACT AND ELL CORNER OF SAID ANNA 21 TRACT;

THENCE SOUTH 87 DEGREES 34 MINUTES 33 SECONDS EAST, WITH THE SOUTH LINE OF SAID MCBROOM TRACT AND NORTH LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 174.00 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR THE SOUTHEAST CORNER OF SAID MCBROOM TRACT AND ANGLE CORNER OF SAID ANNA 21 TRACT AND BEING IN THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 5 ALSO KNOWN AS POWELL PARKWAY (A CALLED VARIABLE WIDTH R.O.W.);

THENCE WITH THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WESTERLY LINE OF SAID STATE HIGHWAY NO. 5 A.K.A. POWELL PARKWAY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 21 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 17.96 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;

SOUTH 04 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.03 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;

SOUTH 12 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 157.15 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;

THENCE SOUTH 04 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 234.66 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR THE EASTERLY SOUTHEAST CORNER OF SAID ANNA 21 TRACT AND NORTHEAST CORNER OF A CALLED 0.3417 ACRE TRACT OF LAND DESCRIBED IN DEED TO U.S. AUTO TRANSMISSIONS, INC. RECORDED IN VOLUME 5924, PAGE 184, O.P.R.C.C.T.;

THENCE NORTH 78 DEGREES 49 MINUTES 17 SECONDS WEST, DEPARTING THE WESTERLY LINE OF SAID STATE HIGHWAY NO. 5 A.K.A. POWELL ROAD, AND WITH THE SOUTH LINE OF SAID ANNA 21 TRACT AND NORTH LINE OF SAID U.S. AUTO TRANSMISSIONS TRACT, A DISTANCE OF 125.07 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID U.S. AUTO TRANSMISSIONS TRACT AND NORTHERLY NORTHEAST CORNER OF A CALLED 11.226 ACRES TRACT OF LAND DESCRIBED IN DEED TO ANNA VILLAGE, LLC RECORDED IN DOCUMENT NO. 20131016001427770, O.P.R.C.C.T.;

THENCE WITH THE SOUTHERLY LINE OF SAID ANNA 21 TRACT AND NORTHERLY LINE OF SAID ANNA VILLAGE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 79 DEGREES 16 MINUTES 20 SECONDS WEST, A DISTANCE OF 167.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

NORTH 85 DEGREES 06 MINUTES 32 SECONDS WEST, A DISTANCE OF 286.86 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

NORTH 87 DEGREES 58 MINUTES 37 SECONDS WEST, A DISTANCE OF 154.22 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 43 MINUTES 24 SECONDS WEST, A DISTANCE OF 234.38 FEET TO A 5/8 INCH IRON ROD FOUND FOR ELL CORNER OF SAID ANNA 21 TRACT AND NORTHWEST CORNER OF SAID ANNA VILLAGE TRACT;

THENCE SOUTH 05 DEGREES 48 MINUTES 20 SECONDS WEST, WITH THE WEST LINE OF SAID ANNA VILLAGE TRACT AND EAST LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 220.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF A CALLED 2.47 ACRES TRACT OF LAND DESCRIBED IN DEED TO JOE A. GREER, JR. AND WIFE GERALDINE GREER RECORDED IN VOLUME 1145, PAGE 6, O.P.R.C.C.T.;

THENCE NORTH 71 DEGREES 05 MINUTES 48 SECONDS WEST, WITH THE NORTH LINE OF SAID GREER TRACT (1145/6) AND SOUTH LINE OF SAID ANNA 21 TRACT, PASSING THE NORTHWEST CORNER OF SAID GREER TRACT (1145/6) AND NORTHEAST CORNER OF A CALLED 11.195 ACRES TRACT DESCRIBED IN DEED TO JOE A. GREER, JR. AND WIFE GERALDINE GREER RECORDED IN VOLUME 976, PAGE 120,

O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 287.17 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID GREER TRACT IN THE CENTERLINE OF SLAYTER CREEK AND BEING IN THE EASTERLY LINE OF A CALLED 7.82 ACRES TRACT OF LAND DESCRIBED IN DEED TO KIM THOMAS POOLE AND RUTH ANN POOLE, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 20090917001159430, O.P.R.C.C.T.;

THENCE NORTH 10 DEGREES 25 MINUTES 28 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID POOLE TRACT, AND ALONG SAID CENTERLINE OF SLAYTER CREEK PASSING THE NORTHEASTERLY CORNER OF SAID POOLE TRACT AND SOUTHEASTERLY CORNER OF A CALLED 7.511 ACRES TRACT OF LAND DESCRIBED IN DEED TO JAMES BONNER OGLESBY AND SPOUSE, CINDY R. OGLESBY RECORDED IN VOLUME 3963, PAGE 362, O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 88.52 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 41 MINUTES 33 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID OGLESBY TRACT AND ALONG SAID CENTERLINE OF SLAYTER CREEK, A DISTANCE OF 60.32 FEET TO A POINT FOR CORNER;

THENCE NORTH 25 DEGREES 22 MINUTES 08 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID OGLESBY TRACT AND ALONG SAID CENTERLINE OF SLAYTER CREEK, PASSING THE SOUTHERNMOST CORNER OF A CALLED 8.4 ACRES TRACT OF LAND DESCRIBED IN DEED TO HARLOW LAND CO., LTD. RECORDED IN VOLUME 4617, PAGE 2624, O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 140.77 FEET TO A POINT FOR CORNER;

THENCE ALONG THE WESTERLY LINE OF SAID HARLOW LAND CO., LTD. TRACT, THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WITH THE CENTERLINE OF SAID SLAYTER CREEK THE FOLLOWING COURSES AND DISTANCES:

NORTH 13 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 125.21 FEET TO A POINT FOR CORNER;

NORTH 34 DEGREES 24 MINUTES 28 SECONDS EAST, A DISTANCE OF 83.89 FEET TO A POINT FOR CORNER;

NORTH 04 DEGREES 29 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.29 FEET TO A POINT FOR CORNER;

NORTH 47 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 65.17 FEET TO A POINT FOR CORNER;

NORTH 35 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 78.59 FEET TO A POINT FOR CORNER;

NORTH 32 DEGREES 38 MINUTES 41 SECONDS WEST, A DISTANCE OF 102.28 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 36 MINUTES 04 SECONDS EAST, A DISTANCE OF 19.12 FEET TO A POINT FOR CORNER;

NORTH 53 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 112.26 FEET TO A POINT FOR CORNER;

NORTH 15 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 111.68 FEET TO A POINT FOR CORNER;

THENCE NORTH 26 DEGREES 34 MINUTES 20 SECONDS EAST, A DISTANCE OF 85.07 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT;

THENCE SOUTH 88 DEGREES 12 MINUTES 53 SECONDS EAST, DEPARTING THE CENTERLINE OF SAID SLAYTER CREEK AND WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 277.61 FEET TO A NAIL FOUND FOR CORNER;

THENCE SOUTH 88 DEGREES 44 MINUTES 58 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 139.19 FEET TO A NAIL FOUND FOR CORNER;

THENCE NORTH 87 DEGREES 46 MINUTES 34 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 198.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN RECITED, 20.799 ACRES, (906,034 SQ. FT.) MORE OR LESS.



DANIEL L. JACKSON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5577
EMAIL: LJACKSON@COLETX.COM
COLE DESIGN GROUP, INC.
BRANCH REGISTRATION NUMBER 10193871
PROJECT NO. 20-0085



Reason for Zoning Change

The purchaser is requesting amendments to Ordinance #843-2020 in regard to height and parking conditions.

The permitted uses and standards shall be in accordance with the MF-2 Multiple-Family Residential - High Density zoning district, unless otherwise specified herein:

- a. Maximum Height: 4 story ~~3-story~~/ 45 feet as measured to the top plate of walls
- b. Maximum Number of Units: 325
- c. Minimum Parking: 1.75 per dwelling unit plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
- d. Covered Parking: 15% of required parking must be covered

The project will meet the conditions specified in the Development Agreement dated December 10, 2019.

The attached site plan reflects the known conditions and will be updated for staff review prior to PNZ. There are site investigations underway this week to document sanitary improvements and what they currently serve. The line appears to be a public line but was not shown on the survey, title, or city records.

CITY OF ANNA
Planning & Zoning Commission
March 15, 2021

Revised Concept Plan: Waterview, Block A, Lot 1
Applicant: Anna 21, LLC

AGENDA ITEM:

Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the request to amend Planned Development-843-2020 (Waterview Addition, Block A, Lot 1).

SUMMARY:

Multifamily residence on 20.8± acres located on the west side of State Highway 5, 1,420± feet south of W. White Street. Zoned Planned Development-843-2020.

The purpose for this revised concept plan is to modify the layout associated with amending Planned Development-843-2020.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the zoning request.

ATTACHMENTS:

Locator
Exhibit