

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Tuesday, June 1, 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 June 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 May 3, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the Riley Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Jakob & Skyler Riley
7. Consider/Discuss/Action on a recommendation regarding the 2380 W FM 455 Addition, Block A, Lot 1, Development Plat. Applicant: TBS Property Co. 4 LLC
8. Consider/Discuss/Action on a recommendation regarding the West Crossing, Phase 10, Final Plat. Applicant: Bloomfield Homes LP.
9. Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Final Plat. Applicant: Anna 21, LLC.
10. Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Site Plan. Applicant: Anna 21, LLC.

Items for Individual Consideration

11. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for the Anna High School #1 Addition, Block 1, Lot 1, Replat. Applicant: Anna Independent School District.

B) Consider/Discuss/Action on a recommendation for the Anna High School #1 Addition, Block 1, Lot 1, Site Plan.

12. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the request to rezone 61.7± acres consisting of multiple tracts of land generally located on the south side of East White Street, 1,320± east of the Dallas Area Rapid Transit Railway from AG Agricultural District, SF-E Single-Family Residential – Large Lot, and SF-1 Single-Family Residential to Planned Development-Restricted Commercial (PD-C-1). Applicant: Jonic Investments LLC.
13. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 846-2020 in order to amend Development Standards associated with the multiple-family residence. Applicant: Anna Village Residential, LTD and Anna Village Commercial, LTD.

B) Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, Final Plat.

C) Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, Site Plan.
14. Consider/Discuss on a recommendation to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations pertaining to accessory building regulations.

Adjourn

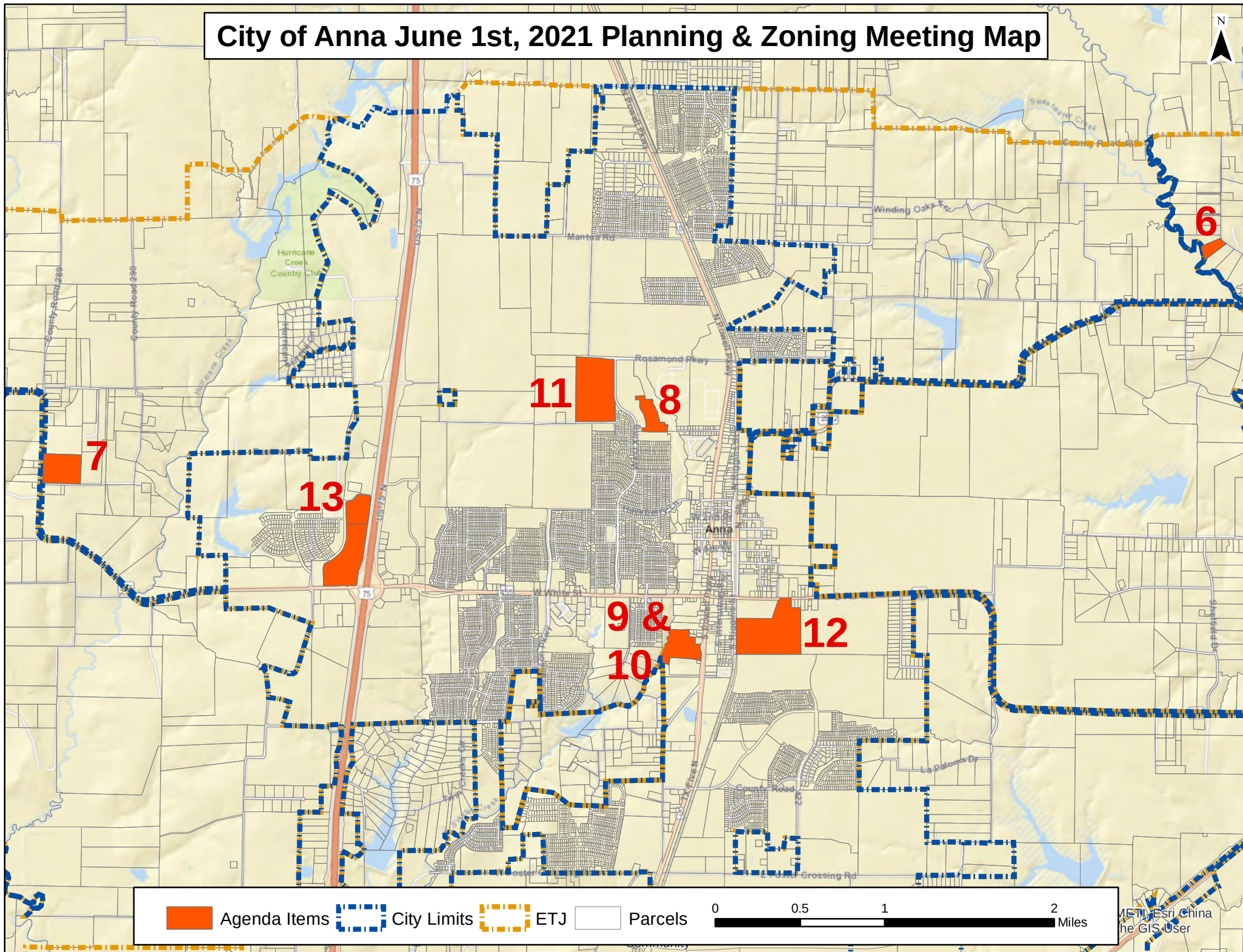
This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. May 28, 2021.



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 June 1st, 2021 Planning & Zoning Meeting Map



**MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on April 5, 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

The meeting was called to order at 7:03 pm.

Commissioners present were Chairman Alonzo Tutson, Latoya Grady, Donald Henke and Nick Rubits. Commissioners was absent Brent Thomas and Duane Hayes. Staff present was Ross Altobelli, Kevin Johnson, and Lauren Mecke. Councilmen present were Stan Carver.

2. Invocation and Pledge of Allegiance

Councilman Carver 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

A motion was made by Commissioner Grady, seconded by Commissioner Henke to recommend approval of consent items 5 through 10 and 12 through 16. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the April 5, 2021 Joint Planning & Zoning Commission, Economic Development Corporation, and Community Development Corporation meeting.

6. Consider/Discuss/Action to approve minutes of the April 1, 2021 Planning & Zoning Commission Meeting.

7. Consider/Discuss/Action on a recommendation regarding the R. D. Brown Addition, Block A, Lot 1, Development Plat. Applicant: Richard Brown Jr.

8. Consider/Discuss/Action on a recommendation regarding the Feagan Estates, Block A, Lot 1, Development Plat. Applicant: Carrie & Robert Feagan

9. Consider/Discuss/Action on a recommendation regarding the Godinez Estates, Block A, Lot 1, Development Plat. Applicant: Evaristo Godinez

10. Consider/Discuss/Action on a recommendation regarding the Janis Addition, Block A, Lot 1, Development Plat. Applicant: Jay & Irene Janis

11. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, Final Plat. Applicant: Anna Village Residential LTD

Mr. Altobelli informed the Commission that the applicant provided a request to table this item along with item 18. Staff requested it be considered concurrently with item 18.

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to table the final plat to the June 1, 2021 Planning & Zoning Commission meeting. The vote was unanimous.

12. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Final Plat. Applicant: One Anna Two LTD & QT South LLC
13. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Site Plan. Applicant: One Anna Two LTD & QT South LLC
14. Consider/Discuss/Action on a recommendation regarding the Shadowbend, Phase 1, Block G, Lot 1X, Site Plan. Applicant: LGI Homes – Texas LLC
15. Consider/Discuss/Action on a recommendation regarding the Sweet Cow Addition, Preliminary Plat. Applicant: Kenneth O'Neal & Kathyene Boring
16. Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Preliminary Plat. Applicant: Anna 21 LLC

Items for Individual Consideration

17. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for the Anna Crossing, Phase 4B, Block C, Lots 15R, 20R and 21R, Replat. Applicant: DR Horton – Texas LTD & ATC Hayslett Lot Venture LTD

Mr. Altobelli provided a brief presentation.

The Public Hearing was opens at 7:08 p.m.

Commissioner Henke asked about the purpose of the maintenance easement. Mr. Altobelli explained that the maintenance easement allows someone to access private property for the purpose of fixing a wall. City staff recommend to developers to dedicate retaining walls over 4 feet in height to be owned and maintained by a Homeowner's Association due to the cost associated with fixing them in the future is difficult for a typical homeowner.

The Public Hearing was closed at 7:11 p.m.

A motion was made by Commissioner Henke, seconded by Commissioner Rubits to recommend approval of the replat. The vote was unanimous.

18. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, Site Plan. Applicant: Anna Village Residential LTD

Mr. Altobelli provided a brief presentation. The applicant submitted a request to table in order to refine the site plan and final plat (item 11).

Commissioner Henke asked about the layout looking different from the concept plan. Mr. Altobelli stated that it is very familiar to the concept plan.

Commissioner Grady asked about the covered parking since it was a contentious topic at a previous meeting. Mr. Altobelli stated that staff is working with the City Attorney and the applicant to address the concern.

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to table the site plan to the June 1, 2021 Planning & Zoning Commission meeting. The vote was unanimous.

19. Consider/Discuss/Action on direction to staff.

Ms. Mecke and Mr. Altobelli provided a brief presentation to the Commission regarding conflicting information for attached accessory structures and confusion for the Anna Crossing (also known as Anna Town Square) Planned Development Zoning to seek the Commission's direction.

Commissioner Henke asked how many Ordinances there had been. Mr. Altobelli and Ms. Mecke stated that it started with one ordinance and that as land was added or a section modified, the ordinances were never consolidated.

Mr. Altobelli stated that staff is looking for direction to:

- 1) Modify the attached accessory structure regulations citywide; and
- 2) Consolidate all of the ordinances for the Anna Crossing Planned Development Zoning into one ordinance without modifications.

Chairman Tutson stated this has been modified many times over the years.

Mr. Altobelli clarified the process for modifications to the zoning requires a call for public hearing from either the Planning & Zoning Commission or City Council which is why staff is presenting to the Commission.

Commissioner Henke talked about his experience with other cities regarding attached and detached structures. Mr. Altobelli explained the City of Anna's regulations.

Officer Osborne, Anna PD, stated that she was contacted by her Lieutenant that a funnel cloud was heading in the direction of City Hall from Celina with nickel-sized hail.

A motion was made by Commissioner Henke, seconded by Commissioner Grady to call a public hearing for the two items. The vote was unanimous.

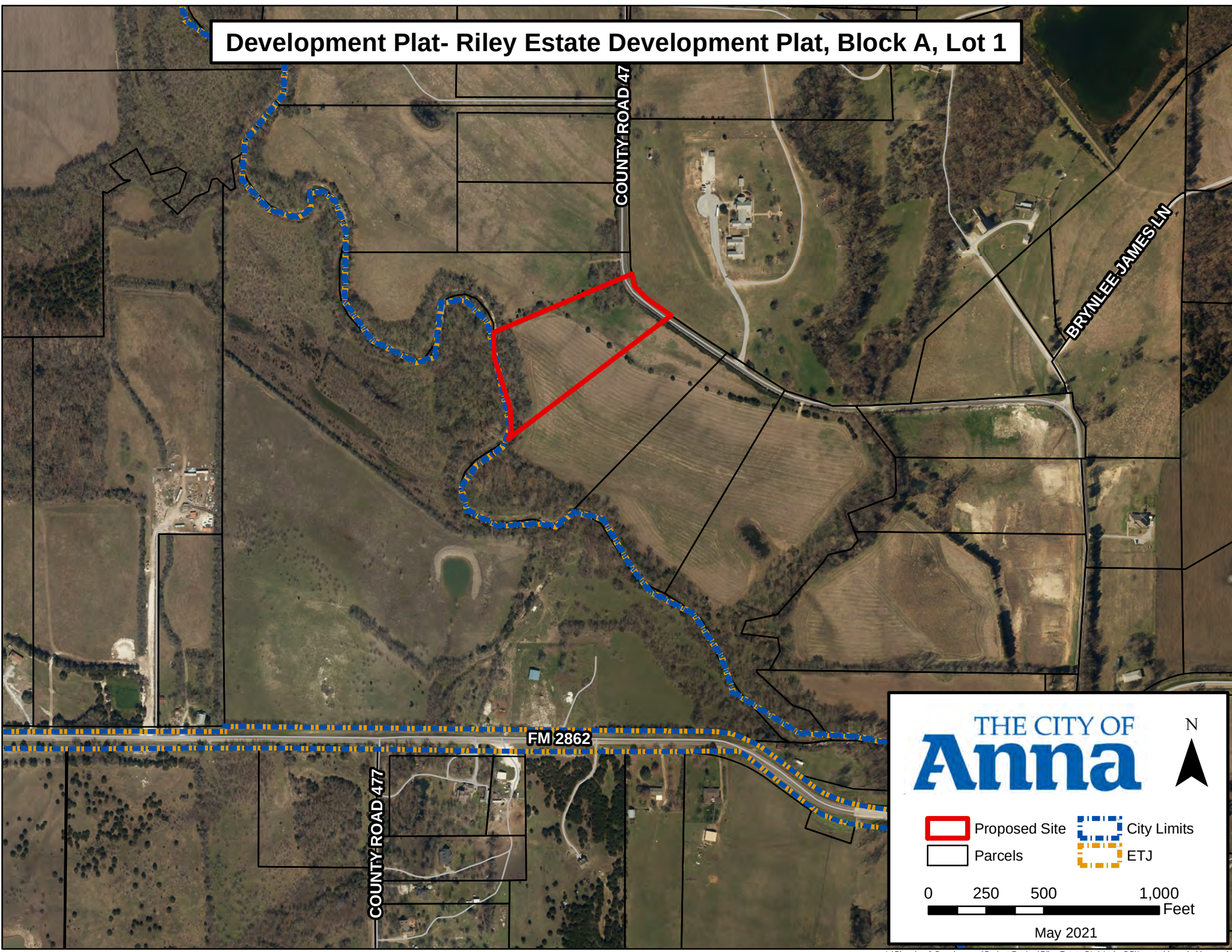
Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:27 pm.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST: _

Development Plat- Riley Estate Development Plat, Block A, Lot 1



THE CITY OF

Anna

N

Proposed Site

City Limits

Parcels

ETJ

0 250 500 1,000 Feet

May 2021

CITY OF ANNA

Planning & Zoning Commission

June 1, 2021

Development Plat: Riley Estate Development Plat, Block A, Lot 1

Applicant: Jakob & Skyler Riley

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the 2380 W FM 455 Addition, Block A, Lot 1, Development Plat.

SUMMARY:

Single-family dwelling, detached structure on one lot on 5.7± acres located on the west side of County Road 479, 3,218± feet south of County Road 429. Located within the extraterritorial jurisdiction (ETJ).

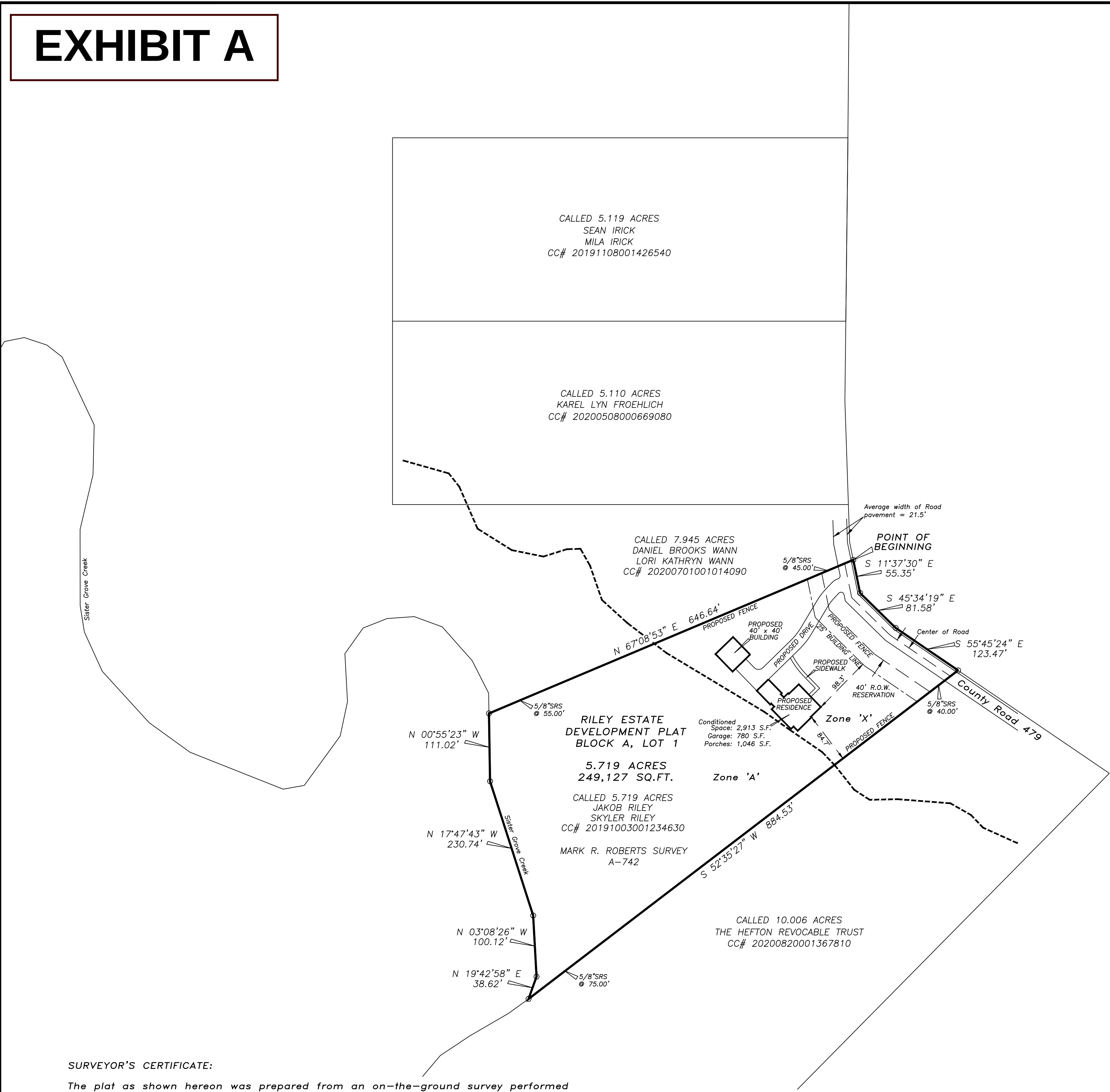
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

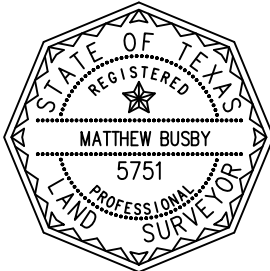
EXHIBIT A



SURVEYOR'S CERTIFICATE:

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of April, 2021; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

Development Plat
May 17, 2021



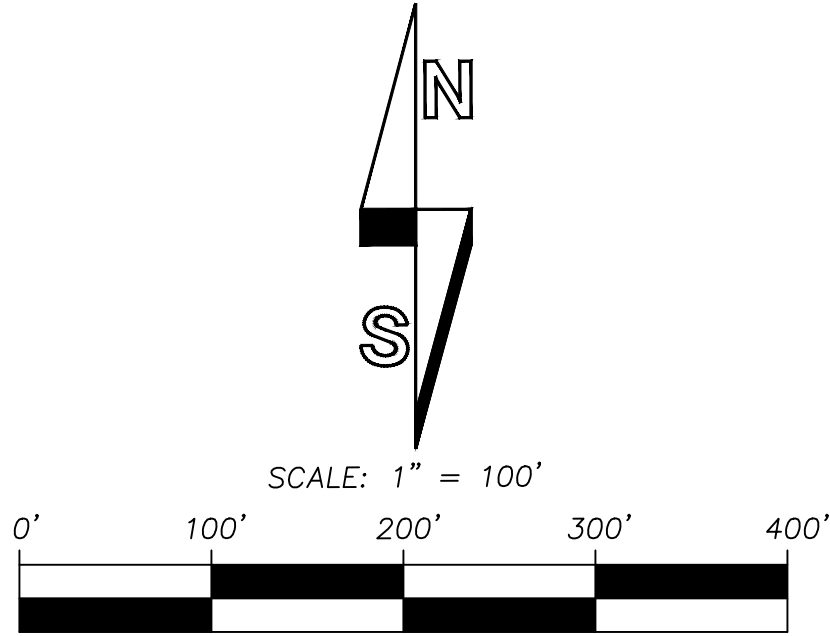
Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary



Notice: Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes and is subject to fines and withholdings of utilities and building certificates.

STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION

BEING all that tract of land in Collin County, Texas, out of the Mark R. Roberts Survey, A-742, and being all of that called 5.719 acres of land described in deed to Jakob Riley and Skyler Riley as recorded under CC# 20191003001234630 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at point on the East side of County Road No. 479, at the Northeast corner of said 5.719 acres, and at the Southeast corner of that called 7.945 acres of land described in deed to Daniel Brooks Wann and Lori Kathryn Wann as recorded under CC# 20200701001014090 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears South 67 degrees 08 minutes 53 seconds West, 45.00 feet for witness;

THENCE along the East line of said 135.609 acres and the East side of County Road No. 479 as follows:

South 11 degrees 37 minutes 30 seconds East, 55.35 feet;
South 45 degrees 34 minutes 19 seconds East, 81.58 feet;
South 55 degrees 45 minutes 24 seconds East, 123.47 feet to a point at the East corner of said 5.719 acres, from which a 5/8 inch steel rod set bears South 52 degrees 35 minutes 27 seconds West, 40.00 feet for witness;

THENCE South 52 degrees 35 minutes 27 seconds West, 884.53 feet to a point at the Southwest corner of said 5.719 acres, and in the center of Sister Grove Creek, from which a 5/8 inch steel rod set bears North 52 degrees 35 minutes 27 seconds East, 75.00 feet for witness;

THENCE along the center of said Sister Grove Creek as follows:

North 19 degrees 42 minutes 58 seconds East, 38.62 feet;
North 03 degrees 08 minutes 26 seconds West, 100.12 feet;
North 17 degrees 47 minutes 43 seconds West, 230.74 feet;
North 00 degrees 55 minutes 23 seconds West, 111.02 feet to a point at the Northwest corner of said 5.719 acres, and at the Southwest corner of said 7.945 acres, from which a 5/8 inch steel rod set bears North 67 degrees 08 minutes 53 seconds East, 55.00 feet for witness;

THENCE North 67 degrees 08 minutes 53 seconds East, 646.64 feet to the POINT OF BEGINNING, containing 5.719 acres of land.

FLOOD DEFINITIONS -----
F.I.R.M. 48085C0070J, dated June 2, 2009.

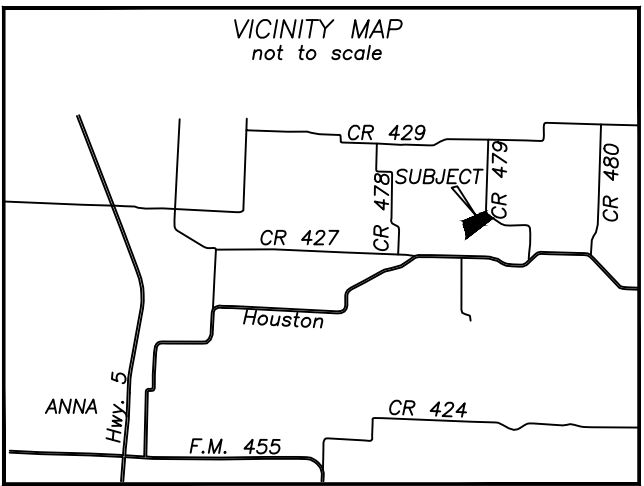
Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined."

Notes:

Easement to Grayson-Collin Electric, Vol. 1927, Pg. 603 - Blanket.

Note: Verify exact location of underground utilities prior to construction.
Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"
Note: Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.



LEGEND
SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

RILEY ESTATE
DEVELOPMENT PLAT
BLOCK A, LOT 1

5.719 ACRES
MARK R. ROBERTS SURVEY, A-742
COLLIN COUNTY, TEXAS

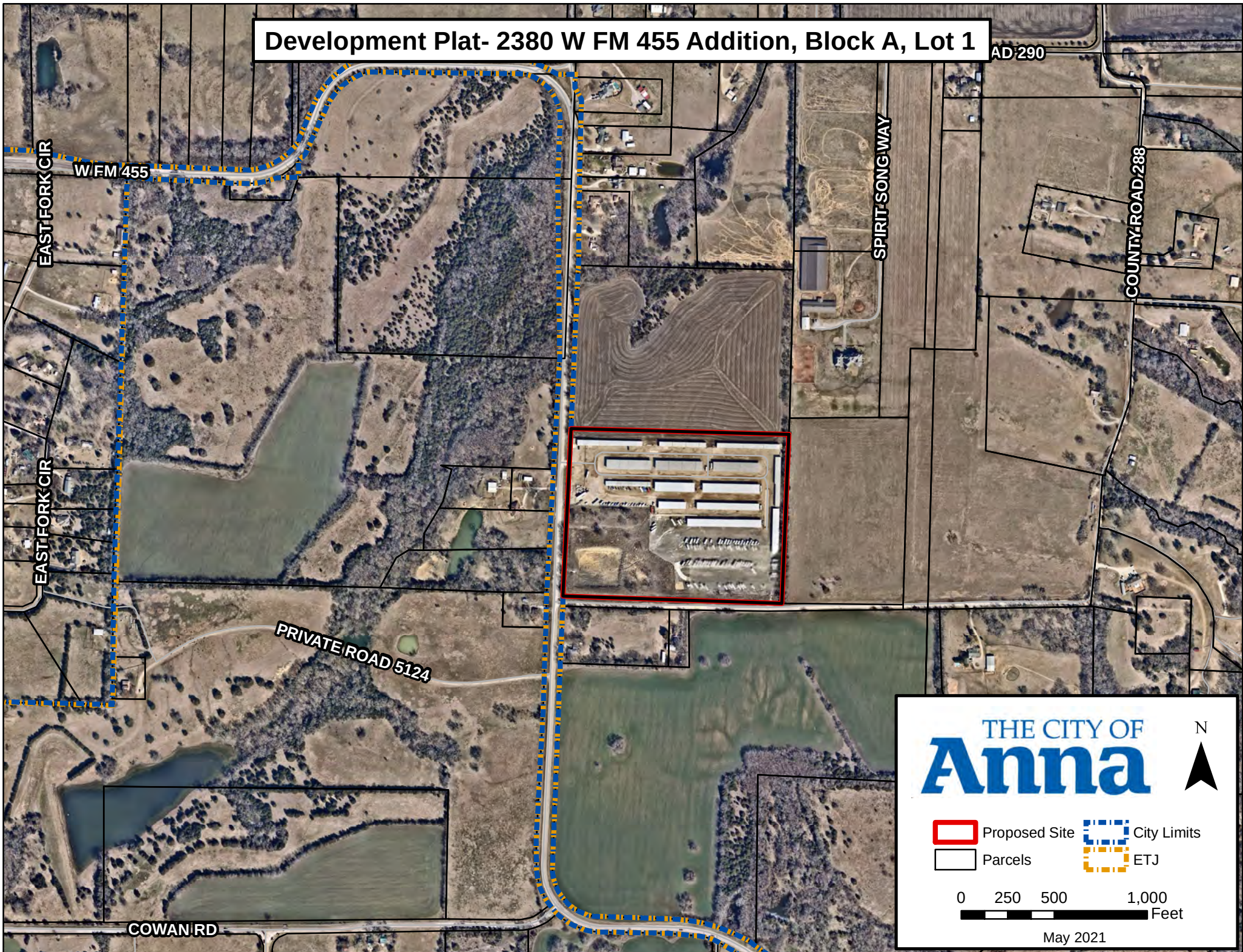
SURVEYOR:

Boundary Solutions
116 McKinney St.
Farmersville, TX
214-499-8472
Matthew Busby

OWNER:

Jakob & Skyler Riley
2925 Pecan Grove
Drive
Anna, TX 75409
918-857-0299

Development Plat- 2380 W FM 455 Addition, Block A, Lot 1



THE CITY OF
Anna

N



Proposed Site

Parcels

City Limits

ETJ

0 250 500 1,000
Feet

May 2021

CITY OF ANNA

Planning & Zoning Commission

June 1, 2021

Development Plat: 2380 W FM 455 Addition, Block A, Lot 1

Applicant: TBS Property Co. 4 LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the 2380 W FM 455 Addition, Block A, Lot 1, Development Plat.

SUMMARY:

Auto Storage on 2.3± acres located at the northeast corner of Farm-to-Market Road 455 and County Road 288. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

WHEREAS TBS Property Co. 4, LLC is the owner of a 24.496 acre tract situated in the Richard Phalen Survey, Abstract Number 694, Collin County, Texas, and being all of a that tract of land described in deed to TBS Property Co. 4 LLC, as recorded in Instrument Number 20210104000001610 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with cap "illegible" at the southwest corner of said TBS Property tract and the northwest corner of a tract of land described in a deed to Mary Sue Cowan, as recorded in Volume 626, Page 44 of the Deed Records of Collin County, Texas, and within County Road No. 288 and on the east right-of-way line of West F.M. Highway No. 455, (80 foot right-of-way);

THENCE North 02 degrees 16 minutes 26 seconds East, along the west line of said TBS Property tract and on the east right-of-way line of said West F.M. Highway No. 455, a distance of 273.98 feet to a 1/2 inch iron rod found with cap stamped "GLAS", for a corner;

THENCE North 02 degrees 47 minutes 26 seconds East, continuing along the west line of said TBS Property tract and on the east right-of-way line of said West F.M. Highway No. 455, a distance of 427.52 feet to a 1/2 inch iron rod found with cap stamped "GLAS", for a corner;

THENCE North 02 degrees 12 minutes 26 seconds East, continuing along the west line of said TBS Property tract and on the east right-of-way line of said West F.M. Highway No. 455, a distance of 207.33 feet to a 1/2 inch iron rod found with cap stamped "GLAS", at the northwest corner of said TBS Property tract and the southwest corner of a tract of land described in a deed to Sri Divya Muppala & Raj V. Kakarlapudi, trustee of the Sri Divya Muppala revocable trust, as recorded in Instrument No. 20150218000177610, O.P.R.C.C.T., for a corner;

THENCE South 88 degrees 41 minutes 35 seconds East, along the north line of said TBS Property tract and the south line of said Muppala & Kakarlapudi tract, a distance of 1,166.63 feet to a 1/2 inch iron rod found with cap stamped "GLAS", at the northeast corner of said TBS Property tract and the southeast corner of said Muppala & Kakarlapudi tract and on the west line of a tract of land described in a deed to Howard G. Schroeder and Helen L. Schroeder Living Trust, as recorded in Instrument No. 20010424000448900, O.P.R.C.C.T., for a corner;

THENCE South 01 degrees 32 minutes 01 seconds West, along the east line of said TBS Property tract and the west line of said Schroeder tract, a distance of 908.63 feet to a 1/2 inch iron rod found at the southeast corner of said TBS Property tract and the southwest corner of said Schroeder tract and on the north line of said Annaland LTD. as recorded in Instrument No. 20050601000716960, O.P.R.C.C.T. and within County Road No. 288, for a corner;

THENCE North 88 degrees 41 minutes 35 seconds West, along the south line of said TBS Property tract and on the north lines of said Annaland tract and the north line of a tract of land described in a deed to Mary C. Rollins, as recorded in Instrument No. 20090519000609560, O.P.R.C.C.T., and on the north line of said Cowan tract, and being within said County Road No. 288, a distance of 1,181.99 feet to the POINT OF BEGINNING AND CONTAINING 1,067,050 square feet or 24.496 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **TBS PROPERTY CO. 4, LLC** acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOT 1, BLOCK A 2380 W. F.M. 455 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.

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

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

BY: TBS PROPERTY CO. 4, LLC

Authorized Signature

Printed Name and Title

NOTARY BLOCK

STATE OF TEXAS §
COUNTY OF § COLLIN

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

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

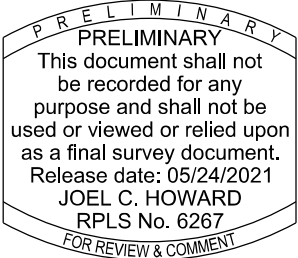
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Joel C. Howard, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Anna, Texas.

Dated this the _____ day of _____, 20_____.



NOTARY BLOCK

STATE OF TEXAS §
COUNTY OF § COLLIN

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

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

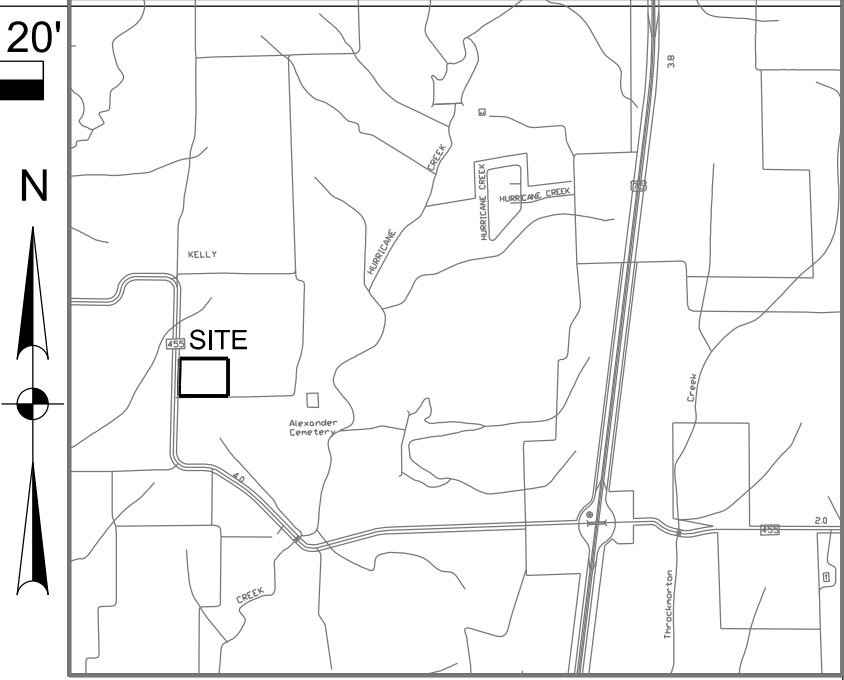
Notary Public, State of Texas

(OWNER)
MARY SUE COWAN
VOL. 626, PG. 44
D.R.C.C.T.

(OWNER)
SRI DIVYA MUPPALA & RAJ V. KAKARLAPUDI,
TRUSTEE OF THE SRI DIVYA MUPPALA
REVOCABLE TRUST
INST. NO. 20150218000177610
O.P.R.C.C.T.

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.

0' 30' 60' 120'
1" = 60'



VICINITY MAP
NOT TO SCALE

LEGEND

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
SQ.FT.	SQUARE FEET
VOL.	VOLUME
R.O.W.	RIGHT OF WAY
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
IRFC	IRON ROD FOUND WITH CAP
	EXISTING STRUCTURE
	PROPOSED STRUCTURE

SURVEYOR'S NOTES:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- The surveyor has relied upon that comitment for title insurance as prepared by First American Title Guaranty Company, GF Number 1005-32224-RTT, having an effective date of November 08, 2020 and an issued date of November 25, 2020, in the preparation of this plat.
- Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48085CO155J, dated June 02, 2009.
- The purpose of this plat is to create an addition to the city for development.

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

CITY SEAL

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=60' (972) 243-2409 PROJECT NUMBER: 2145
TBPLS FIRM NO. 10194205

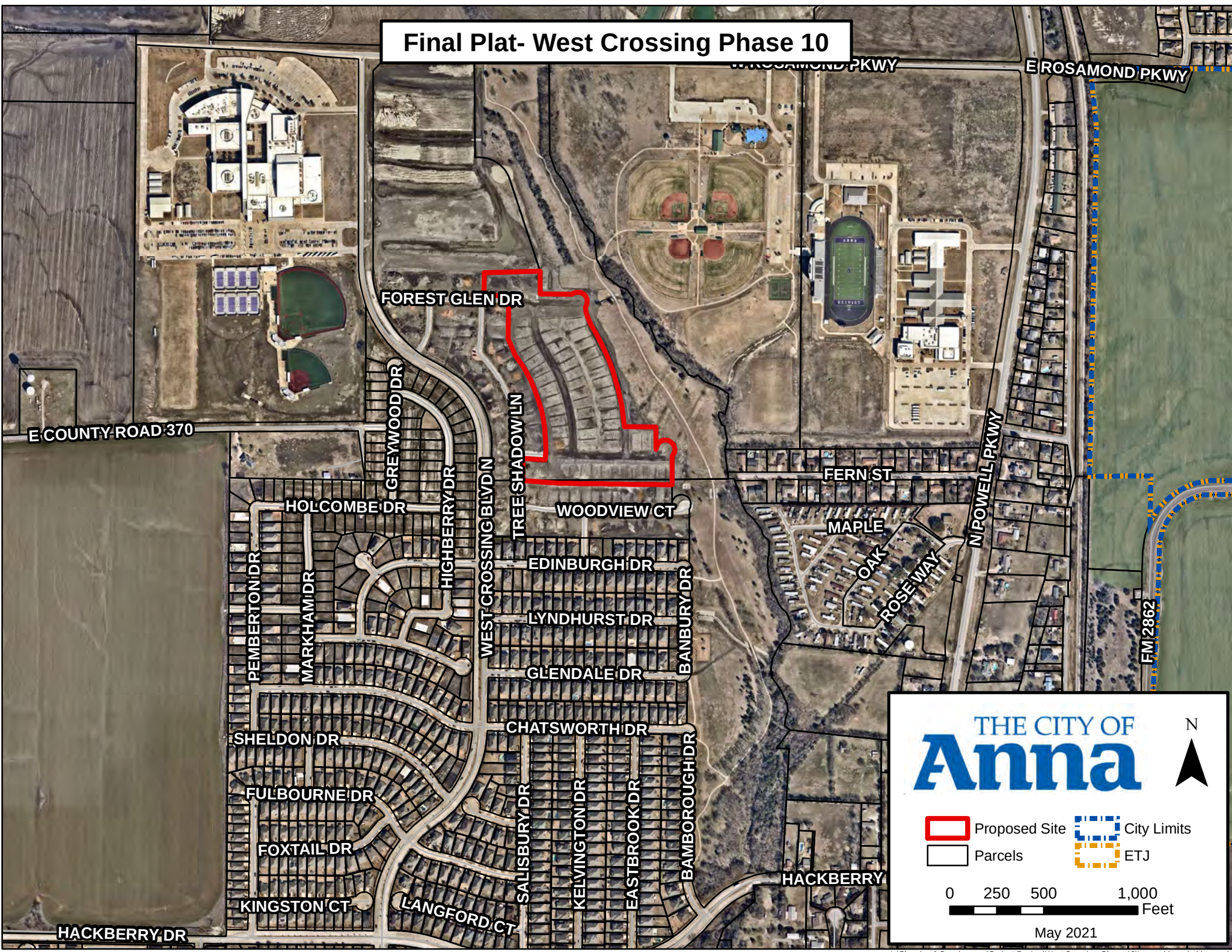
DATED: MAY 24, 2020 DRAWN BY: LEO

OWNER:
TBS PROPERTY CO. 4, LLC
8604 Turtle Creek Blvd Unit 25143
Dallas, TX 75225-4704

DEVELOPMENT PLAT

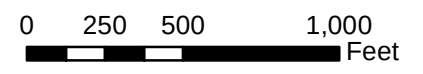
OF
LOT 1, BLOCK A
2380 W. F.M. 455
ADDITION
OF
24.496 ACRES
IN
RICHARD PHALEN SURVEY, ABSTRACT NO. 694
COLLIN COUNTY, TEXAS

Final Plat- West Crossing Phase 10



THE CITY OF
Anna

- Proposed Site
- City Limits
- Parcels
- ETJ



May 2021

CITY OF ANNA
Planning & Zoning Commission
June 1, 2021
Final Plat: West Crossing, Phase 10
Applicant: Bloomfield Homes LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the West Crossing, Phase 10 Final Plat.

SUMMARY:

65 single-family dwelling, detached lots on 13.5± acres located east of West Crossing Boulevard at the northwest and northeast corners of Berry Court and Lacebark Lane. Zoned: Planed Development 632-2013.

The purpose for the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the creation of the single-family development.

RECOMMENDATION:

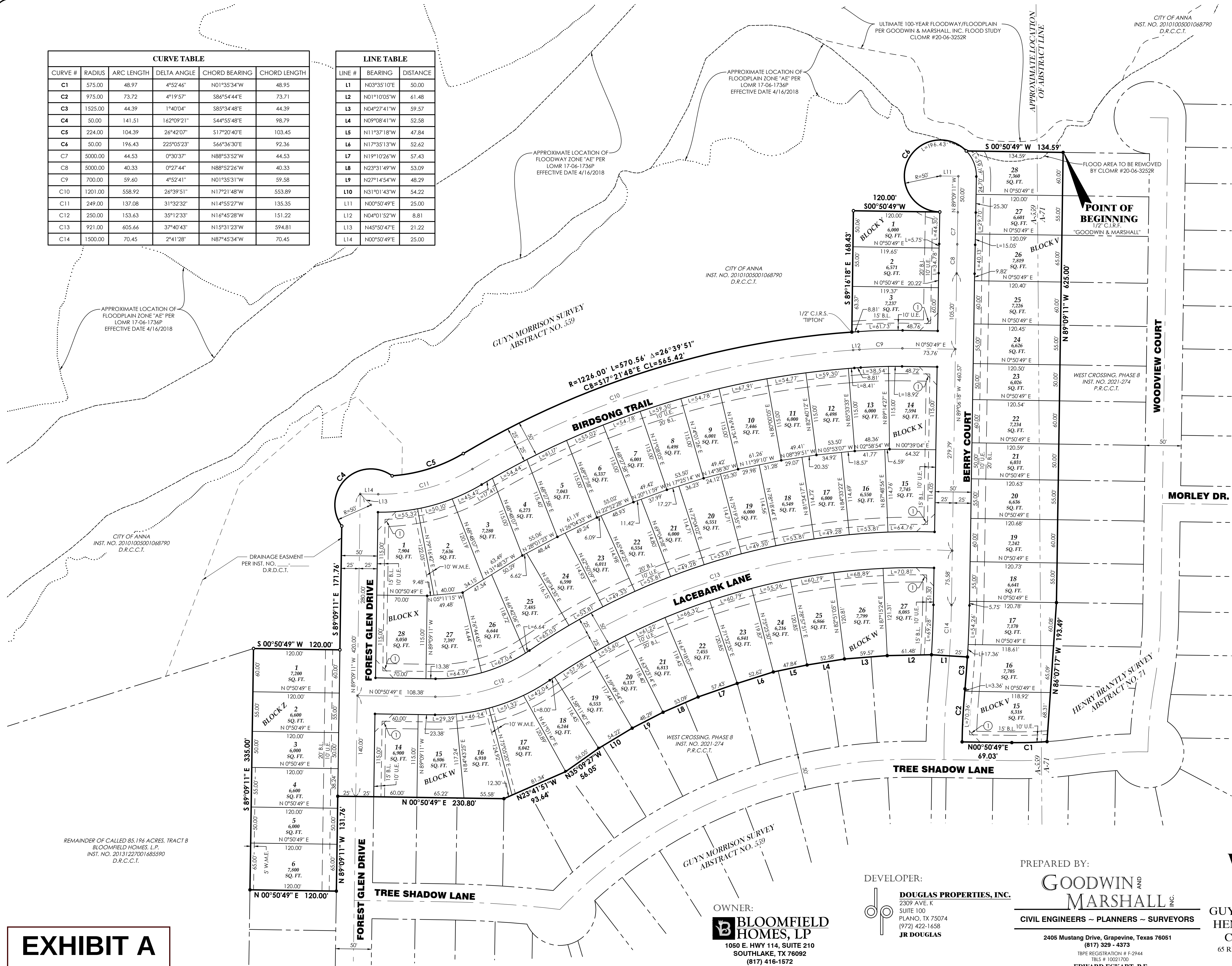
Recommend for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

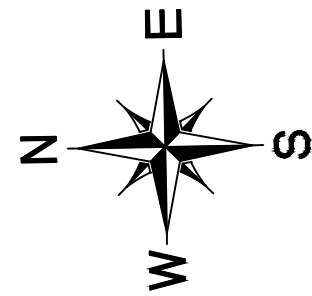
Locator
Exhibit

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	575.00	48.97	4°52'46"	N01°35'34"W
C2	975.00	73.72	4°19'57"	S86°54'44"E
C3	1525.00	44.39	1°40'04"	S85°34'48"E
C4	50.00	141.51	162°09'21"	S44°55'48"E
C5	224.00	104.39	26°42'07"	S17°20'40"E
C6	50.00	196.43	225°05'23"	S66°36'30"E
C7	5000.00	44.53	0°30'37"	N88°53'52"W
C8	5000.00	40.33	0°27'44"	N88°52'26"W
C9	700.00	59.60	4°52'41"	N01°35'31"W
C10	1201.00	558.92	26°39'51"	N17°21'48"W
C11	249.00	137.08	31°32'32"	N14°55'27"W
C12	250.00	153.63	35°12'33"	N16°45'28"W
C13	921.00	605.66	37°40'43"	N15°31'23"W
C14	1500.00	70.45	2°41'28"	N87°45'34"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N03°35'10"E	50.00
L2	N01°10'05"W	61.48
L3	N04°27'41"W	59.57
L4	N09°08'41"W	52.58
L5	N11°37'18"W	47.84
L6	N17°35'13"W	52.62
L7	N19°10'26"W	57.43
L8	N23°31'49"W	53.09
L9	N27°14'54"W	48.29
L10	N31°01'43"W	54.22
L11	N00°50'49"E	25.00
L12	N04°01'52"W	8.81
L13	N45°50'47"E	21.22
L14	N00°50'49"E	25.00



VICINITY MAP
N.T.S.



LEGEND	
•	1/2" C.I.R.F. STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
o	1/2" C.I.R.S. STAMPED "GOODWIN & MARSHALL"
①	25'x25' SIDEWALK, VISIBILITY, AND MAINTENANCE EASEMENT
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET
---	BOUNDARY LINE
- - -	ADJONER LINE
- . -	EASEMENT LINE
- - -	BUILDING LINE
.....	FLOODPLAIN LINE
- - -	FLOODWAY LINE
- - -	ULTIMATE FLOODWAY LINE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 5/26/2021 8:21 AM

FINAL PLAT
OF
WEST CROSSING, PHASE 10

BEING
13.514 ACRES
SITUATED IN THE

GUYN MORRISON SURVEY, ABSTRACT No. 559
HENRY BRANTLY SURVEY, ABSTRACT No. 71
CITY OF ANNA, COLLIN COUNTY, TEXAS

65 RESIDENTIAL LOTS - TRACT D (ORD. No. 632-2013 & ORD No. 133-2004)

Date: May 2021

PREPARED BY:

GOODWIN AND MARSHALL, INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051

(817) 329 - 4373

TBPE REGISTRATION # F-2944

TBLS # 10021700

EDWARD ECKART, P.E.

DEVELOPER:

DOUGLAS PROPERTIES, INC.
2309 AVE. K
SUITE 100
PLANO, TX 75074
(972) 422-1658
JR DOUGLAS

OWNER:
BLOOMFIELD HOMES, LP

1050 E. HWY 114, SUITE 210

SOUTH LAKE, TX 76092

(817) 416-1572

CLINT VINCENT

EXHIBIT A

OWNER'S CERTIFICATION

STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

WHEREAS, BLOOMFIELD HOMES, L.P., as owner of that certain lot, tract, or parcel of land, situated in a portion of the Henry Brantly Survey, Abstract No. 71, the Guyn Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being part of that certain called 85.196 acre tract described as Tract 8 in a deed from Dechornat Asset Trust to Bloomfield Homes, L.P. recorded in Instrument No. 20131227001 685590 of the Deed Records of Collin County, Texas (DRCC1), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod found, being in the East line of said 85.196 acre tract, and for the most southerly Northeast corner of West Crossing Phase 8 as recorded in Instrument No. 2021-274 of the Plat records of Collin County, Texas (PRCCT);

THENCE North 89 deg. 09 min. 11 sec. West, along the North line of said West Crossing Phase 8, a distance of 625.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred as 1/2" capped iron rod set;

THENCE North 86 deg. 07 min. 17 sec. West, along the North line of said West Crossing Phase 8, a distance of 193.49 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 575.00 feet, a central angle of 04 deg. 52 min. 46 sec., and being subtended by a chord which bears North 01 deg. 35 min. 34 sec. West - 48.95 feet;

THENCE departing the North line in a northerly direction along the East line of said West Crossing Phase 8 the following eight-teen (18) courses:

Continue in a northerly direction along said curve to the right, a distance of 48.97 feet to a 1/2" capped iron rod found;

North 00 deg. 50 min. 49 sec. East, tangent to said curve, a distance of 69.03 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 975.00 feet, a central angle of 04 deg. 19 min. 57 sec., and being subtended by a chord which bears South 86 deg. 44 min. 44 sec. East - 73.71 feet;

Continue in an easterly direction along said curve to the right, a distance of 73.72 feet to a 1/2" capped iron rod found for a Point of Curvature of a reverse circular curve to the left, having a radius of 1,525.00 feet, a central angle of 01 deg. 40 min. 4 sec., and being subtended by a chord which bears South 85 deg. 34 min. 48 sec. East - 44.39 feet;

Continue in an easterly direction along said curve to the left, a distance of 44.39 feet to a 1/2" capped iron rod found;

North 03 deg. 35 min. 10 sec. East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod found;

North 01 deg. 10 min. 05 sec. West, a distance of 61.48 feet to a 1/2" capped iron rod found;

North 04 deg. 27 min. 41 sec. West, a distance of 59.57 feet to a 1/2" capped iron rod found;

North 09 deg. 08 min. 41 sec. West, a distance of 52.58 feet to a 1/2" capped iron rod found;

North 11 deg. 37 min. 18 sec. West, a distance of 47.84 feet to a 1/2" capped iron rod found;

North 17 deg. 35 min. 13 sec. West, a distance of 52.62 feet to a 1/2" capped iron rod found;

North 19 deg. 10 min. 26 sec. West, a distance of 57.43 feet to a 1/2" capped iron rod found;

North 23 deg. 31 min. 49 sec. West, a distance of 53.09 feet to a 1/2" capped iron rod found;

North 27 deg. 14 min. 54 sec. West, a distance of 48.29 feet to a 1/2" capped iron rod found;

North 31 deg. 01 min. 43 sec. West, a distance of 54.22 feet to a 1/2" capped iron rod found;

North 35 deg. 09 min. 27 sec. West, a distance of 56.05 feet to a 1/2" capped iron rod found;

North 23 deg. 41 min. 51 sec. West, a distance of 93.64 feet to a 1/2" capped iron rod found;

North 00 deg. 50 min. 49 sec. East, a distance of 230.80 feet to a 1/2" capped iron rod found;

North 89 deg. 09 min. 11 sec. West, a distance of 131.76 feet to a 1/2" capped iron rod found;

North 00 deg. 50 min. 49 sec. East, a distance of 120.00 feet to a 1/2" capped iron rod found for the Northeast corner of said West Crossing Phase 8;

THENCE South 89 deg. 09 min. 11 sec. East, departing the East line of West Crossing Phase 8, a distance of 335.00 feet to a 1/2" capped iron rod set in the East line of said 85.196 acre tract;

THENCE in a southerly direction along the East line of said 85.196 acre tract the following nine (9) courses:

South 00 deg. 50 min. 49 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set;

South 89 deg. 09 min. 11 sec. East, a distance of 171.76 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 50.00 feet, a central angle of 162 deg. 09 min. 21 sec., and being subtended by a chord which bears South 44 deg. 55 min. 48 sec. East - 98.79 feet;

Continue in a southeasterly direction along said curve to the right, a distance of 141.51 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 224.00 feet, a central angle of 26 deg. 42 min. 07 sec., and being subtended by a chord which bears South 17 deg. 20 min. 40 sec. East - 103.45 feet;

Continue in a southerly direction along said curve to the left, a distance of 104.39 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 1,226.00 feet, a central angle of 26 deg. 39 min. 51 sec., and being subtended by a chord which bears South 17 deg. 21 min. 48 sec. East - 565.42 feet;

Continue in a southerly direction along said curve to the right, a distance of 570.56 feet to a 1/2" capped iron rod found stamped "TIPTON";

South 89 deg. 16 min. 18 sec. East, non-tangent to said curve, a distance of 168.43 feet to a 1/2" capped iron rod set;

South 00 deg. 50 min. 49 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 50.00 feet, a central angle of 225 deg. 05 min. 23 sec., and being subtended by a chord which bears South 66 deg. 36 min. 30 sec. East - 92.36 feet;

Continue in a southeasterly direction along said curve to the right, a distance of 196.43 feet to a 1/2" capped iron rod set;

South 00 deg. 50 min. 49 sec. West, non-tangent to said curve, a distance of 134.59 feet to the **POINT OF BEGINNING**, containing 588,689 square feet or 13.514 acres of land, more or less.

OWNER'S CERTIFICATION Cont...

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFIELD HOMES, L.P., acting herein by and through its duly authorized officer does hereby adopt this plat designating the herein above described property as WEST CROSSING PHASE 10 an addition to the city of Anna, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over or across the easement strips on side plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements, or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and any public utility company shall at all times have the right of ingress or egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

BLOOMFIELD HOMES, LP.,

a TEXAS LIMITED PARTNERSHIP

By: BLOOMFIELD PROPERTIES, INC.

a TEXAS CORPORATION, GENERAL PARTNER

By: _____

Donald J. Dykstra, President

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, President of Bloomfield Properties, Inc., the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE

THIS ____ DAY OF _____, 20__.

Notary public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, John Nicholas Rogers, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Anna, Texas.

Dated this the ____ day of _____, 20__.

John Nicholas Rogers, R.P.L.S. #6372
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, TX 76051
(817) 329-4373

STATE OF TEXAS)
) SS
COUNTY OF TARRANT)

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

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

Notary public, State of Texas

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 5/26/2021 8:21 AM

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
15	V	8318	0.191
16	V	7705	0.177
17	V	7170	0.165
18	V	6641	0.152
19	V	7242	0.166
20	V	6636	0.152
21	V	6031	0.138
22	V	7234	0.166
23	V	6026	0.138
24	V	6626	0.152
25	V	7226	0.166
26	V	7819	0.180
27	V	6601	0.152
28	V	7360	0.169

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
14	W	6900	0.158
15	W	6806	0.156
16	W	6910	0.159
17	W	8042	0.185
18	W	6244	0.143
19	W	6553	0.150
20	W	6137	0.141
21	W	6813	0.156
22	W	7455	0.171
23	W	6841	0.157
24	W	6216	0.143
25	W	6866	0.158
26	W	7799	0.179
27	W	8085	0.186

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	Z	7200	0.165
2	Z	6600	0.152
3	Z	6000	0.138
4	Z	6600	0.152
5	Z	6000	0.138
6	Z	7800	0.179

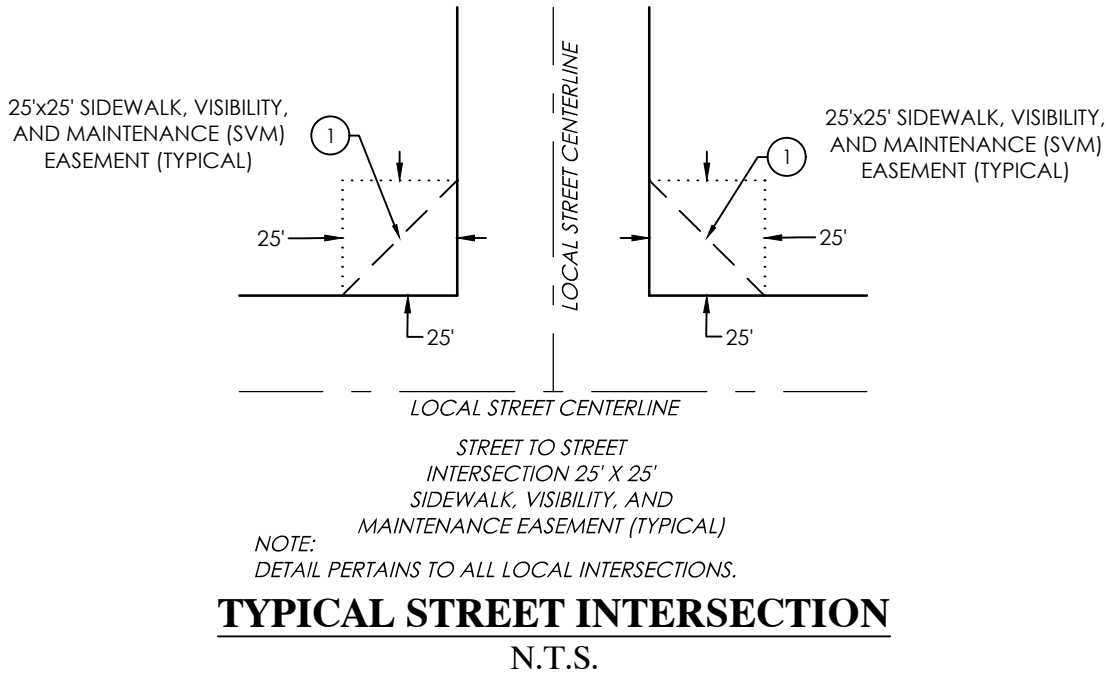
LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	X	7904	0.181
2	X	7636	0.175
3	X	7280	0.167
4	X	6273	0.144
5	X	7043	0.162
6	X	6337	0.145
7	X	6001	0.138
8	X	6498	0.149
9	X	6001	0.138
10	X	7446	0.171
11	X	6000	0.138
12	X	6498	0.149
13	X	6000	0.138
14	X	7594	0.174
15	X	7745	0.178
16	X	6550	0.150
17	X	6000	0.138
18	X	6549	0.150
19	X	6000	0.138
20	X	6551	0.150
21	X	6000	0.138
22	X	6554	0.150
23	X	6011	0.138
24	X	6590	0.151
25	X	7485	0.172
26	X	6644	0.153
27	X	7397	0.170
28	X	8050	0.185

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	Y	6000	0.138
2	Y	6571	0.151
3	Y	7237	0.166

AREA SUMMARY TABLE		
	SQ. FT.	ACRES
GROSS AREA	588,689	13.514
PUBLIC RIGHT-OF-WAY	143,741	3.300
NET AREA	444,948	10.215
AREA OF LOTS	444,948	10.215

NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.99985652. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "Goodwin & Marshall", unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Right-of-way will be owned by the city of Anna. Landscape improvements within the medians, open space lots and the U.L.S.W.E. will be maintained by the HOA.
- According to the Flood Insurance Rate Map (FIRM) panel 48085C0160J, effective June 2, 2009 and LOMR 17-06-1736P effective April 16, 2018, a portion of this plat is located in Flood Insurance Zone "AE".
- Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, and sidewalks may be required at time of building permit issuance via a parkway permit.
- The City of Anna is not responsible for the maintenance of the retaining walls so the H.O.A. will be responsible for the maintenance of the retaining walls over 4' in height.
- Utility, Landscape, & Screening Wall Easement to be maintained by Home Owners Association.



CERTIFICATE OF ACCEPTANCE BY THE ANNA CITY COUNCIL

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

Mayor, City of Anna, Texas

City Secretary, City of Anna, Texas

OWNER:

BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572
CLINT VINCENT

DEVELOPER:

DOUGLAS PROPERTIES, INC.
2309 AVE. K
SUITE 100
PLANO, TX 75074
(972) 422-1658
JR DOUGLAS

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBS # 10021700
EDWARD ECKART, P.E.

FINAL PLAT
OF
WEST CROSSING, PHASE 10
BEING
13.514 ACRES
SITUATED IN THE

GUYN MORRISON SURVEY, ABSTRACT No. 559
HENRY BRANTLY SURVEY, ABSTRACT No. 71
CITY OF ANNA, COLLIN COUNTY, TEXAS
65 RESIDENTIAL LOTS - TRACT D (ORD. No. 632-2013 & ORD No. 133-2004)
Date: May 2021

EXHIBIT A

CITY OF ANNA

Planning & Zoning Commission

June 1, 2021

Final Plat: Waterview, Block A, Lot 1

Applicant: Anna 21, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Final Plat.

SUMMARY:

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

The purpose of the final plat is to dedicate easements necessary for the multiple-family development.

RECOMMENDATION:

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

ATTACHMENTS:

Locator

Exhibit

Final Plat- Waterview, Block A, Lot 1



THE CITY OF
Anna

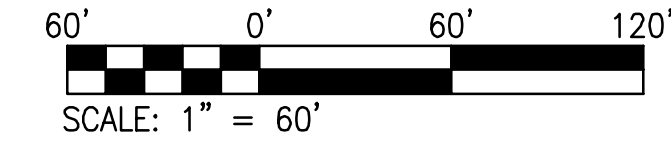
N

0 250 500 1,000 Feet

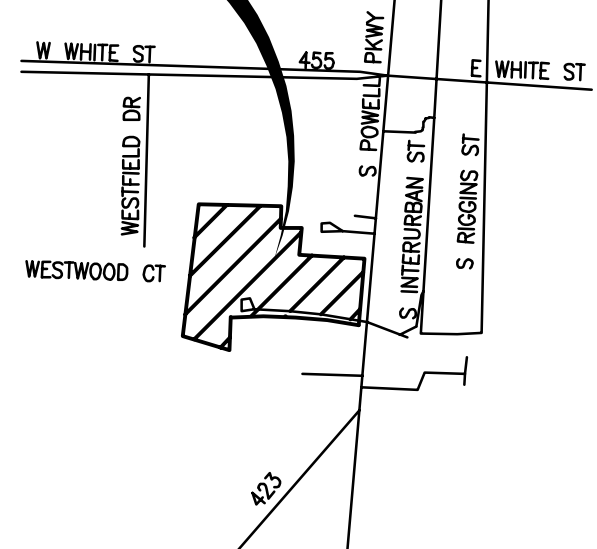
May 2021

Proposed Site
Parcels
City Limits
ETJ

USER: Michael Hodges TAB: PAGE 1
DATE: May 24, 2021 - 9:41:38 AM
DRAWING: S:\0085\Job2021\20-0085\Provident - Anna - Multifamily\CADD\Y-Mark\20-0085-ANNA_FINAL_PLAT.dwg



SITE



LOCATION MAP
NOT TO SCALE

LEGEND

●	5/8" IRON ROD WITH YELLOW CAP MARKED "COLE 10193871" SET
⊕	FOUND 60D NAIL
⊗	FOUND IRON ROD
⊕	FOUND CROSS
R.P.R.C.C.T.	REAL PROPERTY RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
CM	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
⊕	CENTERLINE
⊗	5/8" IRON ROD STAMPED "TXDOT ROW"
FFE	FINISHED FLOOR ELEVATION

CLIENT/DEVELOPER/OWNER:
PROVIDENT REALTY ADVISORS
10210 N. CENTRAL EXPRESSWAY SUITE 300
DALLAS, TEXAS 75203
PHONE: 972-385-4112

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON
HEREBY CERTIFIES THAT ALL INFORMATION CONTAINED ON THIS PAGE AND DISCLOSED
HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND
SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT
BEING PART OF THE PROJECT TO WHICH THIS PAGE REFERS.

WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

FINAL PLAT

+ DALLAS
cole
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm, F-10253 Corporate Land Surveying Firm, #10193871
Cole & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. in Arizona & Texas licenses referred to as "Cole"

PROJECT #PRPL 2021-0008

FINAL PLAT
WATERVIEW
LOT 1, BLOCK A

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

OWNER
PROVIDENT REALTY ADVISORS
JOHN HICKMAN
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75203
972-385-4112

ENGINEER & SURVEYOR
COLE DESIGN GROUP, INC.
DANIEL L. JACKSON
6175 MAIN ST, STE 367
FRISCO, TX 75034
972-624-6000

CALLLED 7.51 ACRES
JAMES BONNER OGLESBY AND SPOUSE
CINDY R. OGLESBY
VOLUME 3963, PAGE 362,
O.P.R.C.C.T.

CALLLED 7.82 ACRES
KIM THOMAS POOLE
AND RUTH ANN POOLE,
HUSBAND AND WIFE,
VOLUME 976, PAGE 120,
O.P.R.C.C.T.

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

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

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

ANNA 21, LLC
CALLLED 20.799 ACRES
DOCUMENT NO.
20191101001387120
O.P.R.C.C.T.

CALLLED 4.85 ACRES
CROSS POINT CHURCH ANNA
DOCUMENT NO.20200212000200140
O.P.R.C.C.T.

ROGER D. WANGLER AND WIFE
ASPASIA D. WANGLER
VOLUME 2801, PAGE 151
O.P.R.C.C.T.

FIRST APOSTOLIC CHURCH
DOCUMENT NO. 99-01326320
O.P.R.C.C.T.

FLOYD WAYNE MCBROOM, SR. (DECEASED)
AND WIFE EDNA MAY MCBROOM (LIFE ESTATE)
DOCUMENT NO. 92-0064922
O.P.R.C.C.T.

**LOT 1
BLOCK A**
20.799 ACRES
(906,004 sq. ft.)
MINIMUM FFE = 678.80

CALLLED 11.226 ACRES
ANNA VILLAGE, LLC
DOCUMENT NO. 20131016001427770
O.P.R.C.C.T.

CALLLED 0.3417 ACRES
U.S. AUTO
TRANSMISSIONS, INC.
VOLUME 5924,
PAGE 184
O.P.R.C.C.T.

EXHIBIT A

USER: Michael Hodges TAB: PAGE 2
DATE: May 24, 2021 -- 9:41:51 AM
DRAWING: S:\0085\Jobs\2020\20-0085_Provident -- Anna -- Multifamily\CADD\V-Work\V-20-0085_ANNA_FINAL_PLAT.dwg

EXHIBIT A

Easement Line Table			
Line #	Length	Direction	
L1	33.45	N42° 46' 33.82"E	
L2	15.00	S47° 13' 26.18"E	
L3	33.96	S42° 46' 33.82"W	
L4	29.63	S45° 06' 35.42"W	
L5	15.00	N45° 16' 45.88"W	
L6	40.87	N45° 06' 35.42"E	
L7	19.38	N32° 56' 19.81"E	
L8	15.00	N57° 03' 40.19"W	
L9	12.75	S32° 56' 19.81"W	
L10	33.52	N32° 56' 19.81"E	
L11	15.00	S57° 03' 40.19"E	
L12	38.53	S32° 56' 19.81"W	
L13	13.72	S84° 25' 43.56"W	
L14	15.00	S5° 34' 16.44"E	
L15	13.72	N84° 25' 43.56"E	
L16	30.80	S65° 16' 38.17"W	
L17	15.00	S24° 43' 21.83"E	
L18	30.80	N65° 16' 38.17"E	
L19	11.70	N40° 07' 45.40"E	
L20	15.00	N49° 52' 14.60"W	
L21	9.91	S40° 07' 45.40"W	
L22	9.07	S79° 01' 32.74"E	
L23	15.00	N10° 58' 27.26"E	
L24	14.69	N79° 01' 32.74"W	
L25	11.53	S56° 56' 34.28"W	
L26	15.00	S33° 03' 25.72"E	
L27	19.41	N56° 56' 34.28"E	
L28	8.18	S29° 26' 33.34"W	
L29	15.00	S60° 33' 26.66"E	
L30	12.71	N29° 26' 33.34"E	
L31	15.21	N10° 43' 39.82"E	

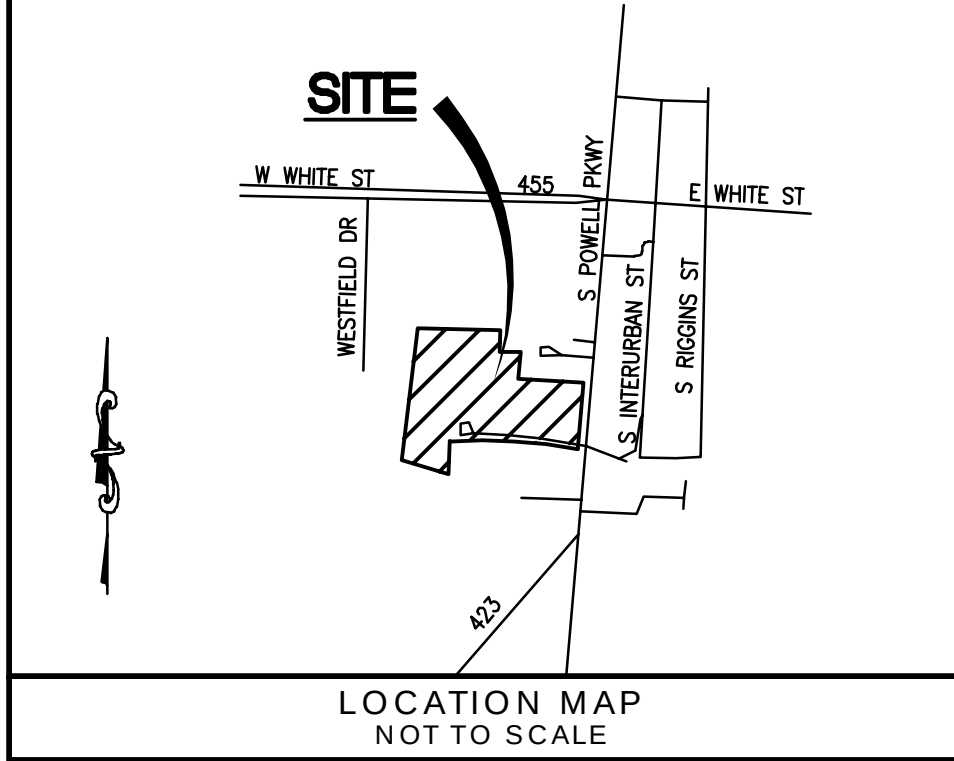
Easement Line Table			
Line #	Length	Direction	
L32	15.00	N79° 16' 20.18"W	
L33	15.21	S10° 43' 39.82"W	
L34	5.86	N4° 52' 25.62"E	
L35	15.00	S85° 07' 34.38"E	
L36	14.89	S4° 52' 25.62"W	
L37	11.18	N4° 53' 27.82"E	
L38	15.00	S85° 06' 32.18"E	
L39	11.18	S4° 53' 27.82"W	
L40	11.19	N2° 01' 22.82"E	
L41	15.00	S87° 58' 37.18"E	
L42	11.19	S2° 01' 22.82"W	
L43	15.69	N79° 08' 10.24"W	
L44	15.00	N10° 51' 49.76"E	
L45	15.93	S79° 08' 10.24"E	
L46	73.24	N4° 53' 27.82"E	
L47	15.00	N85° 06' 32.18"W	
L48	70.92	S4° 53' 27.82"W	
L49	157.92	S5° 48' 19.82"W	
L50	24.00	S84° 11' 40.18"E	
L51	157.92	N5° 48' 19.82"E	
L52	80.31	N30° 26' 09.92"W	
L54	23.52	N87° 53' 21.18"W	
L56	97.01	N10° 54' 17.09"E	
L58	11.37	N0° 27' 41.82"E	
L60	146.73	S87° 46' 33.82"W	
L62	65.45	S10° 54' 17.09"W	
L65	75.95	S45° 06' 35.42"W	
L68	49.22	S45° 06' 35.42"W	
L70	28.46	N44° 58' 05.49"W	
L71	26.00	S45° 01' 54.51"W	
L72	39.73	S44° 58' 05.49"E	

Easement Line Table			
Line #	Length	Direction	
L74	59.66	S0° 00' 00.00"E	
L75	26.00	N90° 00' 00.00"E	
L76	89.09	N0° 00' 00.00"E	
L78	73.72	N45° 06' 35.42"E	
L81	100.24	N45° 06' 35.42"E	
L83	83.59	S5° 34' 16.44"E	
L85	91.10	S47° 57' 00.17"E	
L86	58.13	S40° 31' 58.62"E	
L88	104.35	N59° 33' 50.08"E	
L90	68.79	S33° 03' 25.72"E	
L93	72.27	S16° 31' 59.46"W	
L95	16.88	S73° 00' 00.00"W	
L97	75.42	S17° 00' 00.00"E	
L99	21.75	S4° 10' 50.81"W	
L101	52.96	N85° 06' 32.18"W	
L104	72.65	N85° 06' 32.18"W	
L106	114.65	N17° 00' 00.02"W	
L107	55.29	S72° 59' 59.98"W	
L108	40.67	S89° 58' 58.76"W	
L109	61.81	S72° 59' 59.98"W	
L110	47.70	S17° 00' 00.02"E	
L112	9.43	N87° 58' 37.18"W	
L113	34.16	S89° 43' 23.82"W	
L115	7.04	N11° 22' 06.70"W	
L117	40.82	S78° 37' 53.36"W	
L121	144.02	N89° 43' 23.82"E	
L122	155.28	S87° 58' 37.18"E	
L123	153.68	S85° 06' 32.18"E	
L126	52.42	S85° 06' 32.18"E	
L129	160.92	S79° 16' 20.18"E	
L130	122.28	S78° 49' 17.18"E	

Easement Line Table			
Line #	Length	Direction	
L131	26.20	N4° 10' 50.82"E	
L132	119.19	N78° 49' 17.18"W	
L133	126.49	N79° 16' 20.18"W	
L135	15.13	N4° 10' 50.81"E	
L137	75.43	N17° 00' 00.00"W	
L139	16.91	N72° 59' 03.49"E	
L141	69.81	N16° 31' 59.46"E	
L143	71.13	S60° 33' 26.66"E	
L145	53.75	S85° 42' 02.43"E	
L146	27.16	N12° 31' 21.18"W	
L147	45.89	N85° 42' 02.43"W	
L149	75.81	N60° 33' 26.66"W	
L152	72.93	N33° 03' 25.72"W	
L156	93.65	N30° 26' 09.92"W	
L158	56.11	N87° 53' 21.18"W	
L160	131.40	S10° 54' 17.09"W	
L162	29.75	S40° 31' 58.62"E	
L164	99.88	N59° 33' 50.08"E	
L166	23.48	S47° 57' 00.17"E	
L168	239.35	N10° 54' 17.09"E	
L170	11.37	N0° 27' 41.82"E	
L172	147.21	S87° 46' 33.82"W	
L174	65.34	S10° 54' 17.09"W	
L177	61.07	S5° 34' 16.44"E	
L178	22.52	S5° 34' 16.44"E	
L180	268.45	N22° 19' 14.40"E	
L181	97.63	S0° 07' 16.60"E	
L182	213.51	S78° 07' 27.94"W	
L183	256.99	N22° 19' 14.40"E	
L184	62.23	S78° 07' 27.94"W	
L185	93.92	N0° 07' 16.60"W	

Easement Line Table			
Line #	Length	Direction	
L186	303.41	N78° 07' 27.94"E	
L187	64.88	S77° 50' 33.69"E	
L188	82.33	N42° 02' 59.76"E	
L189	86.25	S77° 50' 33.69"E	
L190	81.30	N42° 02' 59.76"E	
L191	34.63	S8° 45' 25.32"W	
L192	68.56	S73° 55' 57.06"W	
L193	25.05	S8° 45' 25.32"W	
L194	59.21	S73° 55' 57.06"W	
L195	36.18	S10° 53' 51.27"W	
L196	14.96	S78° 15' 03.81"E	
L197	15.01	S11° 38' 11.30"W	
L198	14.76	N78° 21' 48.70"W	
L199	185.12	S10° 53' 51.27"W	
L200	9.10	S78° 21' 48.70"E	
L201	15.00	S11° 38' 11.30"W	
L202	8.91	N78° 21' 48.70"W	
L203	3.70	S10° 53' 51.27"W	
L204	274.24	N10° 53' 51.27"E	
L205	33.87	N81° 13' 36.27"W	
L206	34.30	S80° 35' 49.30"W	
L207	39.57	S52° 08' 26.45"W	
L208	22.47	S27° 45' 37.02"W	
L209	78.48	N85° 00' 02.79"W	
L210	8.22	N90° 00' 00.00"W	
L211	20.71	N87° 44' 16.80"W	
L212	31.39	N75° 21' 10.16"W	
L213	56.28	S79° 08' 38.72"W	
L214	41.42	N47° 08' 10.74"W	
L215	0.64	N22° 53' 33.36"W	
L216	16.68	N67° 06' 26.64"E	

Easement Line Table			
Line #	Length	Direction	
L217	19.40	S77° 50' 33.69"E	
L218	15.00	N12° 09' 26.31"E	
L219	24.14	N77° 50' 33.69"W	
L220	21.42	S67° 06' 26.64"W	
L221	101.61	N22° 53' 33.36"W	
L222	31.23	N33° 00' 08.14"W	
L223	35.31	N50° 14' 26.50"W	
L224	88.48	S47° 59' 35.55"W	
L225	205.94	S15° 28' 12.19"E	
L226	81.05	S10° 42' 45.15"E	
L227	51.35	S89° 32' 05.40"E	
L228	28.72	S84° 11' 33.40"E	
L229	51.29	N69° 04' 07.48"E	
L230	54.28	N68° 18' 05.92"E	
L231	23.36	S72° 39' 50.87"E	
L232	75.56	S81° 14' 34.68"E	
L233	105.67	N66° 28' 24.63"E	
L234	41.33	S87° 20' 17.58"E	
L235	32.90	N66° 02' 55.14"E	
L236	21.69	N48° 07' 14.50"E	
L237	25.71	N14° 14' 52.36"E	
L238	16.32	N15° 02' 16.84"W	
L239	7.00	N16° 31' 59.46"E	
L240	61.92	N35° 31' 33.56"W	
L241	13.84	N46° 46' 42.62"W	
L242	13.25	N4° 12' 53.85"E	
L243	15.00	S85° 47' 06.15"E	
L244	14.90	S4° 12' 53.85"W	
L245	13.51	S8° 30' 22.67"W	
L246	15.00	S81° 29' 37.33"E	
L247	14.09	N8° 30' 22.67"E	



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	58.30	56.00	59.65	S35° 37' 41"W	55.70
C2	21.76	32.00	38.96	N25° 17' 00"E	21.34
C3	21.38	15.00	81.67	N85° 35' 52"E	19.62
C7	56.15	56.00	57.45	N59° 09' 46"W	53.83
C8	51.73	30.00	98.79	N38° 29' 32"W	45.55
C9	10.21	56.00	10.44	N5° 40' 59"E	10.19
C10	90.59	56.00	92.69	N45° 52' 53"W	81.03
C11	75.57	55.76	77.65	S49° 38' 35"W	69.92
C12	39.35	56.00	40.26	S9° 13' 38"E	38.55
C13	38.99	30.00	74.47	S7° 52' 31"W	36.30
C14	39.41	30.00	75.27	S83° 11' 57"W	36.64
C15	74.01	56.00	75.72	S82° 58' 18"W	68.74
C16	47.08	30.00	89.92	N89° 55' 45"W	42.40
C17	58.86	75.00	44.97	S22° 29' 03"E	57.36
C18	15.75	20.00	45.11	N22° 33' 18"E	15.34
C19	39.65	30.00	75.72	N82° 58' 17"E	36.83
C20	73.77	56.00	75.48	N83° 05' 36"E	68.55
C21	67.71	30.00	129.32	S70° 13' 51"E	54.23
C22	41.42	56.00	42.38	S26° 45' 38"E	40.48
C23	78.10	56.00	79.90	S80° 29' 04"E	71.92
C24	45.75	30.00	78.38	S7° 44' 48"E	44.48
C25	43.12	30.00	82.35	S8° 06' 59"W	39.50
C26	30.87	54.00	32.76	S32° 54' 43"W	30.45

STATE OF TEXAS §
COUNTY OF COLLIN §

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHERN 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
 288, PAGE 151, O.P.R.C. NO. 00064924, THE SOUTHLINE OF A CALLED 4.85 ACRES TRACT OF LAND DESCRIBED IN DEED TO
 CROSS POINT CHURCH ANNO, RECORDED IN DOCUMENT NO. 2020021200020140, O.P.R.C.T.I.;
 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 APOSTOLICAL
 CHURCH RECORDED IN DOCUMENT NO. 00064924, O.P.R.C. NO. 00064924;
 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 APOSTOLICAL CHURCH TRACTS, A DISTANCE OF 98.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE
 SOUTHWEST CORNER OF SAID FIRST APOSTOLICAL 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 APOSTOLICAL CHURCH TRACT TWO, A DISTANCE OF 194.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST
 CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FLOYD WANGLER SR. (DECEASED) AND EDNA MAY MCGROOM (LIFE
 ESTATE) RECORDED IN DOCUMENT NO. 00064924, O.P.R.C. NO. 00064924, THE ELL CORNER OF SAID ANNA 21 TRACT;
 THENCE SOUTH 04 DEGREES 10 MINUTES 33 SECONDS WEST, WITH THE WEST LINE OF SAID MCGROOM 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 MCGROOM
 TRACT AND ELL CORNER OF SAID ANNA 21 TRACT;
 THENCE SOUTH 87 DEGREES 34 MINUTES 33 SECONDS EAST, WITH THE SOUTH LINE OF SAID MCGROOM TRACT AND NORTH LINE OF
 SAID ANNA 21 TRACT, A DISTANCE OF 174.00 FEET TO A 5/8 INCH IRON ROD STAMPED "XDOT ROD FOUND FOR THE SOUTHWEST
 CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES MCGROOM AND WIFE EDNA MCGROOM, THE WESTERN RIGHT-OF-WAY
 (R.O.W.) LINE OF STATE HIGHWAY NO. 5 ALSO KNOWN AS POWELL PARKWAY (A CALLED WAMPAW WITH R.O.W.);
 CONTINUING 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:

THENCE SOUTH 04 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 234.66 FEET TO A 5/8" INCH IRON ROD STAMPED "XDOT ROW" FOUND FOR THE EASTERLY SOUTHEAST CORNER OF SAID ANNA 21 TRACT AND NORTHEAST CORNER OF A CALLED 03417 ACRE TRACT OF LAND DESCRIBED IN DEED TO U.S. AUTO TRANSMISSIONS, INC. RECORDED IN VOLUME 5924, PAGE 184, O.P.R.C.T.;

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.T.;

THENCE SOUTH 89 DEGREES 43 MINUTES 24 SECONDS WEST, A DISTANCE OF 234.38 FEET TO A 5/8 INCH IRON ROD FOUND FOR
EAST 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 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 SLAYER 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.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 SLAYER CREEK, A DISTANCE OF 80.32 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 SLAYER CREEK, PASSING THE SOUTHEASTMOST CORNER OF A CALLED 8.4 ACRES TRACT OF LAND DESCRIBED IN DEED TO HARLOW LAND CO., LTD. RECORDED IN VOLUME 4617, PAGE 2824, O.P.R.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 140.77 FEET TO A POINT FOR CORNER;

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	63.89 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 05 MINUTES	33 SECONDS EAST, A DISTANCE OF	100.68 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;

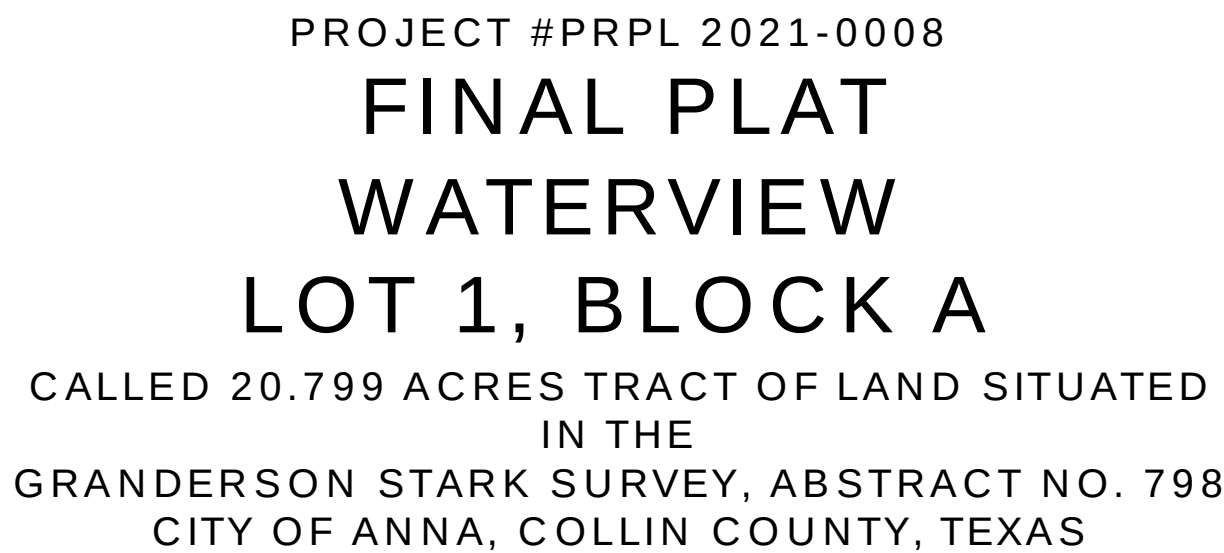
THENCE SOUTH 88 DEGREES 12 MINUTES 53 SECONDS EAST, DEPARTING THE CENTERLINE OF SAID SLAYTER CREEK AND WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 277.61 FEET TO A NAIL FOUND FOR CORNER;

THENCE 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.

THAT OFFICERS, DOES HEREBY ADVICE THIS PLAT DESIGNATING THE HERENAFORE DESCRIBED PROPERTY AS WATER LOT 1, BLOCK A, AN AREA OF THE CITY OF ANNA, TEXAS, AND DOES HEREBY DECLARE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS LOCATED THEREON. THE STREETS AND ALLEYS ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND THE 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 DEDICATED STREETS AND ALLEYS. THE CITY OF ANNA, TEXAS, DOES HEREBY AGREE TO MAINTAIN AND KEEP OPEN THE DEDICATED STREETS AND ALLEYS OF THIS PLAT. 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 COMPANIES SHALL MAINTAIN AND KEEP OPEN THE DEDICATED STREETS AND ALLEYS OF THIS PLAT. THE CITY OF ANNA AND PUBLIC UTILITY COMPANIES, 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, MAINTAINING, REPAIRING, IMPROVING OR PARTS OF THE SAME. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL NOT BE REQUIRED TO OBTAIN ANY PERMITS OR APPROVALS FROM ANY OTHER RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS PLAN 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 CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE DETENTION EASEMENTS 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 SAILBOAT LIFT, 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. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DETENTION EASEMENT UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY, CONSTRUCT, MAINTAIN, REPAIR, OR IMPROVE ANY DRAINAGE DETENTION EASEMENT. THE CITY SHALL NOT BE RESPONSIBLE. THE 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 NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DETENTION EASEMENT. THE CITY SHALL NOT BE RESPONSIBLE 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 TYPE OR NATURE, INCLUDING BUT NOT LIMITED TO, NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

CITY SECRETARY



DRAWN BY		MDH
CHECKED BY		TDW/DLJ
DRAWING SCALE		
1" = 60'		
DATE		05/24/2021
Job Number		
20-0085		
Sheet Number		
3 of 3		

Site Plan- Waterview, Block A, Lot 1



THE CITY OF
Anna

N

Proposed Site
Parcels

City Limits
ETJ

0 250 500 1,000 Feet

May 2021

CITY OF ANNA

Planning & Zoning Commission

June 1, 2021

Site Plan: Waterview, Block A, Lot 1

Applicant: Anna 21, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Site Plan.

SUMMARY:

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

The purpose of the site plan is to show improvements for the multiple-family development.

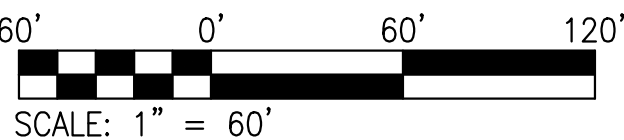
RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit

SHEET C4.2



SHEET C4.4

EXISTING 100 YEAR FLOOD PLAIN PER CARDINAL STRATEGIES (REFER TO HYDRAULIC STUDY)

CALLLED 7.51 ACRES JAMES BONNER OGLESBY AND SPOUSE CINDY R. OGLESBY VOLUME 3963, PAGE 362, O.P.R.C.C.T.

EXISTING 30' WIDE DRAINAGE EASEMENT

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

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

EXISTING 15' WIDE SANITARY SEWER EASEMENT

EXISTING 15' WIDE WATER EASEMENT

EXISTING 100 YEAR FLOOD PLAIN PER FEMA PANEL MAP NUMBER 48085C0160J

EXISTING 100 YEAR FLOOD PLAIN PER FEMA PANEL MAP NUMBER 48085C0160J

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EXISTING 100 YEAR FLOOD PLAIN PER FEMA PANEL MAP NUMBER 48085C0160J

EXISTING 100 YEAR FLOOD PLAIN PER FEMA PANEL MAP NUMBER 48085C0160J

SHEET C4.1

CALLLED 4.85 ACRES CROSS POINT CHURCH ANNA DOCUMENT NO. 2020021200200140 O.P.R.C.C.T.

PROPOSED 26' WIDE FIRE, ACCESS AND UTILITY EASEMENT

INTERMITTENT STREAM

EXISTING 15' SANITARY SEWER EASEMENT

PROPOSED 15' WATER EASEMENT (TYP.)

PROPOSED 15' WIDE SANITARY SEWER EASEMENT

NEW 6' PRIVACY FENCE

PROPOSED 15' WATER EASEMENT (TYP.)

PROPOSED 15' WATER EASEMENT (TYP.)

PROPOSED 15' WATER EASEMENT (TYP.)

PROPOSED 15' WATER EASEMENT (TYP.)

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PROPOSED 15' WATER EASEMENT (TYP.)

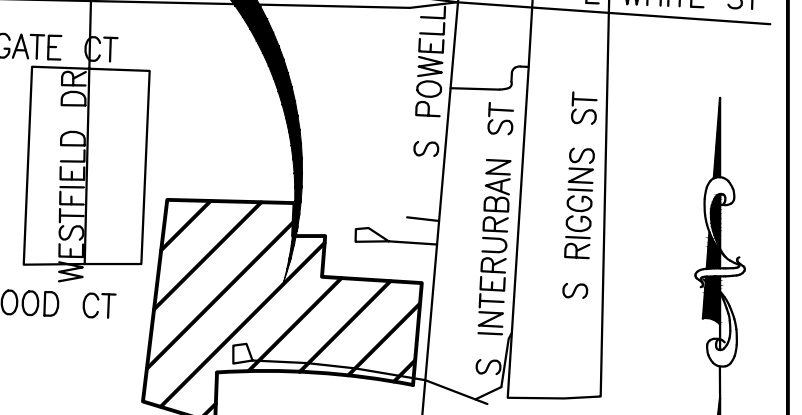
PROPOSED 15' WATER EASEMENT (TYP.)

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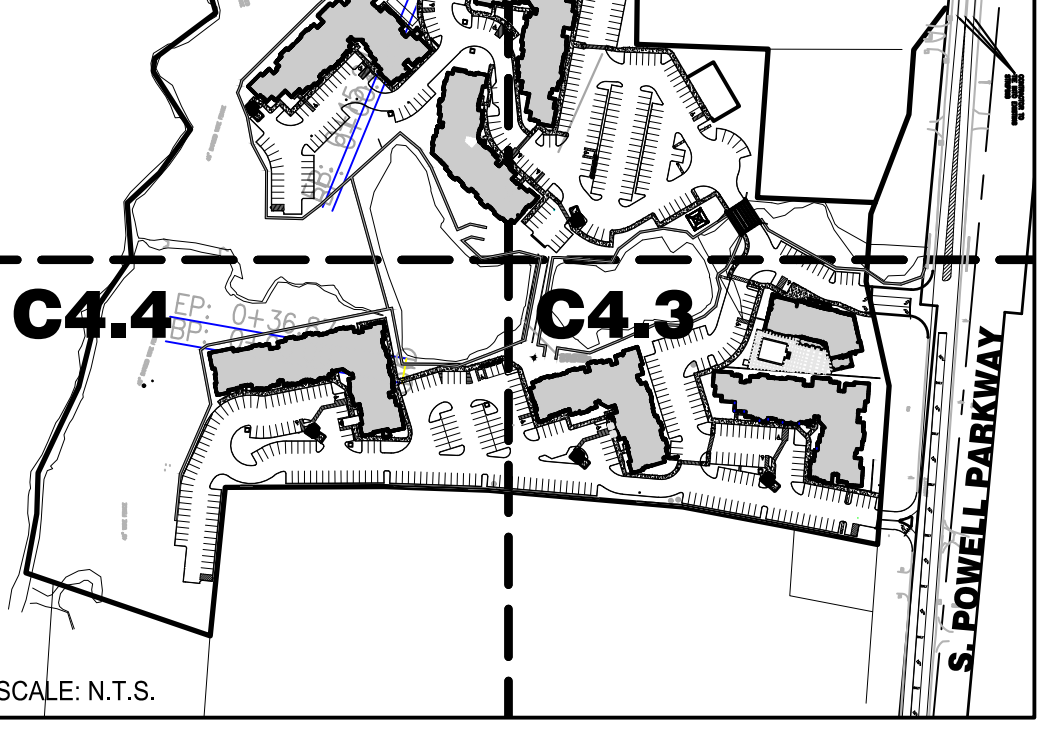
SITE



LOCATION MAP NOT TO SCALE

C4.2

C4.1



SCALE: N.T.S.

LEGEND

- EXISTING PAVEMENT
- ADATAS ACCESSIBLE ROUTE
- CONCRETE SIDEWALK
- FIRE LANE / MEDIUM DUTY PAVEMENT
- ASPHALT APPROACH PAVEMENT
- STANDARD DUTY PAVEMENT
- PROPOSED BUILDING
- PROPOSED ADATAS RAMP
- PARKING SPACES PER ROW
- UNIT TYPE
- UNIT NUMBER

SITE PLAN NOTES

- ALL BUILDINGS ARE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
- ALL DIMENSIONS ARE F-F UNLESS OTHERWISE SPECIFIED.
- ALL 90 DEGREE PARKING STALLS ARE 9'X18' WITH A 2' OVERHANG UNLESS OTHERWISE SPECIFIED.
- TANDEM PARKING STALL ARE 8'X22'
- ADATAS ACCESSIBLE ROUTES SHALL BE PROVIDED FROM ACCESSIBLE PARKING TO ALL COMMON AREAS OF AMENITY.
- SANITATION CONTAINER SCREENING WALL WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- LIGHTING FOR SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH ARTICLE 4.06 OF THE CITY OF ANNA CODE OF ORDINANCES.
- ALL MAN-GATES ARE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERNAL DRIVES ARE PRIVATE.
- THE SITE IS WITHIN THE THOR - THOROUGHFARE OVERLAY DISTRICT AND SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND GUIDELINES.
- FROM ORTHOMETRIC INFORMATION PROVIDED BY F.E.M.A., A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A REGULATORY FLOODWAY ZONE WITH BASE FLOOD ELEVATIONS DETERMINED. A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CITY OF ANNA AND INCORPORATED AREAS, PANEL MAP NUMBER 48085C0160J, BEARING AN EFFECTIVE DATE JUNE 2, 2009.

EXHIBIT A

GENERAL SITE DATA

ITEM	LOT TOTAL
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE) (1.75 SPACES/UNIT + 0.25 VISITOR SPACE/UNIT = 2.0 SPACES/UNIT)	2.0 / 1 BD + 2.0 / 2 BD + 2.0 / 3 BD + 2.0 / 4 BD
REQUIRED PARKING	600
PROVIDED PARKING	609
50% CARPORTS (REQUIRED)	304.5 (REQ) 305 (PROVIDED)
ACCESSIBLE PARKING REQUIRED	13
ACCESSIBLE PARKING PROVIDED	16
EV PARKING REQUIRED	8
EV PARKING PROVIDED (STANDARD)	6
EV PARKING PROVIDED (COMPLIANT)	2
EV PARKING PROVIDED (TOTAL)	8

ITEM	LOT TOTAL
GENERAL SITE DATA	
ZONING	MF-2
LAND USE	ORDINANCE #908-2021
LOT AREA	20.799 ACRES
BUILDING	
A1	4 53'-8" 74,112
A2	3 43'-0" 55,584
A3	4 53'-8" 74,112
B	4 53'-0" 61,556
C	4 53'-9" 65,548
D	4 54'-6" 79,690
C.H.	1 31'-4" ---
TOTAL BUILDING AREA	356,200
LOT COVERAGE	43.98%

ITEM	LOT TOTAL
MULTIFAMILY UNITS	
# OF 1 BEDROOMS / MINIMUM UNIT SIZE	30 / 730
# OF 2 BEDROOMS / MINIMUM UNIT SIZE	109 / 924
# OF 3 BEDROOMS / MINIMUM UNIT SIZE	121 / 1,213
# OF 4 BEDROOMS / MINIMUM UNIT SIZE	40 / 1,347
TOTAL UNIT COUNT	300

SITE PLAN
CITY PROJECT NO. SP 2021-0009

WATERVIEW APARTMENTS
20.799 ACRES
LOT 1, BLOCK A
GRANDSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE 00/00/00

OWNER
PROVIDENT REALTY ADVISORS
JOHN HICKMAN
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75203
972-385-4112

LANDSCAPE ARCHITECT
COLE DESIGN GROUP, INC.
JEREMY DON ROACH
POWER HOUSE AT UNION STATION,
401 S. 16TH STREET, SUITE 200,
ST. LOUIS, MO 63103
314-984-9887

ENGINEER
COLE DESIGN GROUP, INC.
JAMES T. ROTH P.E.
6175 MAIN ST, STE 367
FRISCO, TX 75034
972-624-6000

SURVEYOR
COLE DESIGN GROUP, INC.
DANIEL L. JACKSON
6175 MAIN ST, STE 367
FRISCO, TX 75034
972-624-6000

PROVIDENT REALTY ADVISORS
10210 N CENTRAL EXPRESSWAY
SUITE 300 DALLAS, TEXAS 75231
PHONE: (972) 385-4112

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WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

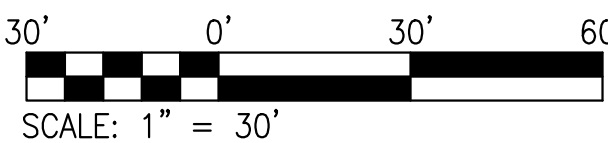
OVERALL SITE PLAN

COLE
DESIGN GROUP, INC.
6175 Main Street
Suite 367
Frisco, TX 75034
www.coledesign.com

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers and Land Surveyors
Registered Professional Engineer E-1033 Corporate Land Surveying Firm #1019871
COLE DESIGN GROUP, INC. is an Equal Opportunity Employer. All qualified persons will be considered for employment without regard to race, color, sex, religion, age, national origin, or ancestry.

DESIGN/CALC BY: MAB/LLW/CMK
DRAWN BY: MAB/LLW/CMK
CHECKED BY: KAK/EJM/SHS
DRAWING SCALE: AS SHOWN
DATE: 05/24/2021
JOB NUMBER: 20-0085-00B
SHEET NUMBER: C4.0

USER: Eliph.Molloy TAB: C4.0 OVERALL SITE PLAN
DATE: May 24, 2021 - 10:16:09 AM
DRAWING: S:\JOBS\Job2020\20-0085 - Anna - Multifamily\CADD\C-Plan\PlatSheets\O_LPLAN_SITE_20-0085.dwg
PROJECT: Anna - Multifamily



	EXISTING PAVEMENT
	= ADA/TAS ACCESSIBLE ROUTE
	= CONCRETE SIDEWALK
	= FIRE LANE / MEDIUM DUTY PAVEMENT
	= ASPHALT APPROACH PAVEMENT
	= STANDARD DUTY PAVEMENT
	= PROPOSED BUILDING
	= PROPOSED ADA/TAS RAMP
	= PARKING SPACES PER ROW
A	= UNIT TYPE
101	= UNIT NUMBER

1. ALL RADII ARE FROM BACK OF CURB UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO BUILDING ARE TO FINISHED FACE OF BRICK OR EXTERIOR SURFACE.
3. F-F INDICATES DIMENSIONS FROM FACE TO FACE OF CURB WHERE NOTED.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND/OR ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
5. DIMENSIONS FROM BUILDING TO PROPERTY LINE ARE PERPENDICULAR.
6. CONTRACTOR SHALL CROSSCHECK ARCHITECTURAL FOOTPRINTS PRIOR TO STAKING FOR CONSTRUCTION PAD.

DESCRIPTION
SITE BENCHMARK 100:
5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 7175620.603
E: 2563216.154
ELEV: 695.50

SITE BENCHMARK 101:
5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 71776033.554
E: 2563282.585
ELEV: 692.09

EXHIBIT A

SITE PLAN
CITY PROJECT NO. SP 2021-0009

WATERVIEW APARTMENTS
20.799 ACRES
LOT 1, BLOCK A
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE 00/00/00

<u>OWNER</u>	<u>LANDSCAPE ARCHITECT</u>
PROVIDENT REALTY ADVISORS	COLE DESIGN GROUP, INC.
JOHN HICKMAN	JEREMY DON ROACH
10210 N. CENTRAL EXPRESSWAY,	POWER HOUSE AT UNION STATION,
SUITE 300	401 S. 18TH STREET, SUITE 200,
DALLAS, TX 75203	ST. LOUIS, MO 63103
972-385-4112	314-984-9887

<u>ENGINEER</u>	<u>SURVEYOR</u>
COLE DESIGN GROUP, INC.	COLE DESIGN GROUP, INC.
JAMES T. ROTH P.E.	DANIEL L. JACKSON
6175 MAIN ST, STE 367	6175 MAIN ST, STE 367
FRISCO, TX 75034	FRISCO, TX 75034
972-624-6000	972-624-6000

DEVELOPER/OWNER:

PROVIDENT REALTY ADVISORS
110210 N CENTRAL EXPRESSWAY
SUITE 300 DALLAS, TEXAS 75231
PHONE: (972) 385-4112

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DATE: 05/24/2021

For

INTERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

NW SITE PLAN

+ DALLAS

colle®

+ DALLAS

Fricko Square
6175 Main Street
Suite 367 • F3004
Dallas, TX 75204
972.264.6000 tel
972.264.6000 fax
www.collec.com

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm F-10253 Corporate Land Surveying Firm, H1019371

DESIGN/CALC BY
MAB/LLW/CMK

DATE: 01/01/2018 CHECKED BY: MAB/LLW/CMK

DRAWING SCALE

DRAWING SCALE AS SHOWN

DATE _____

05/24/2021

JOB NUMBER

20 0085 00E

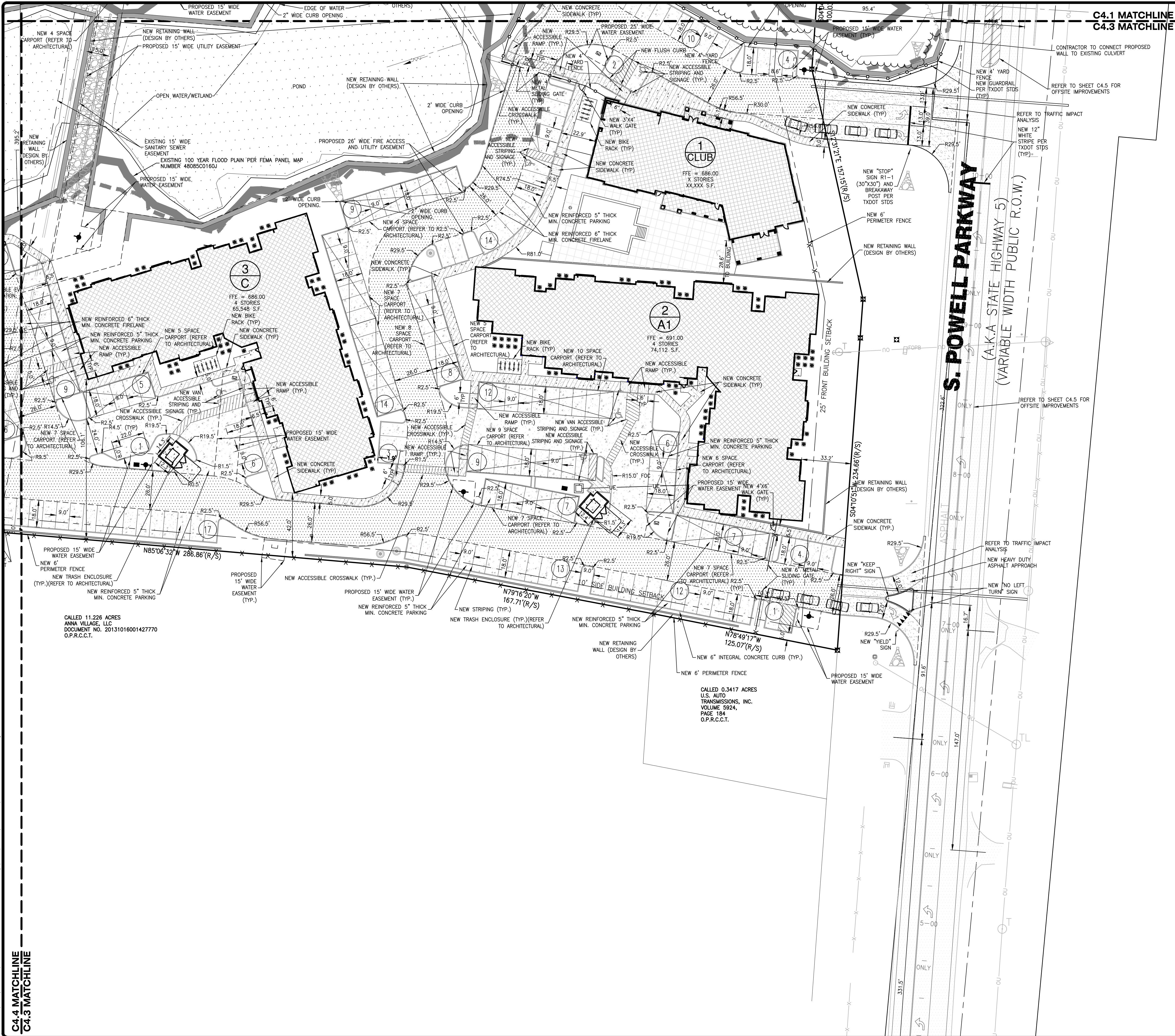
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SHEET NUMBER

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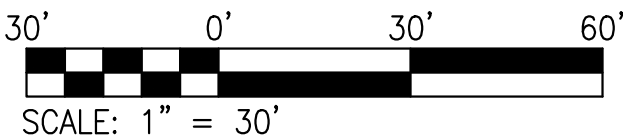
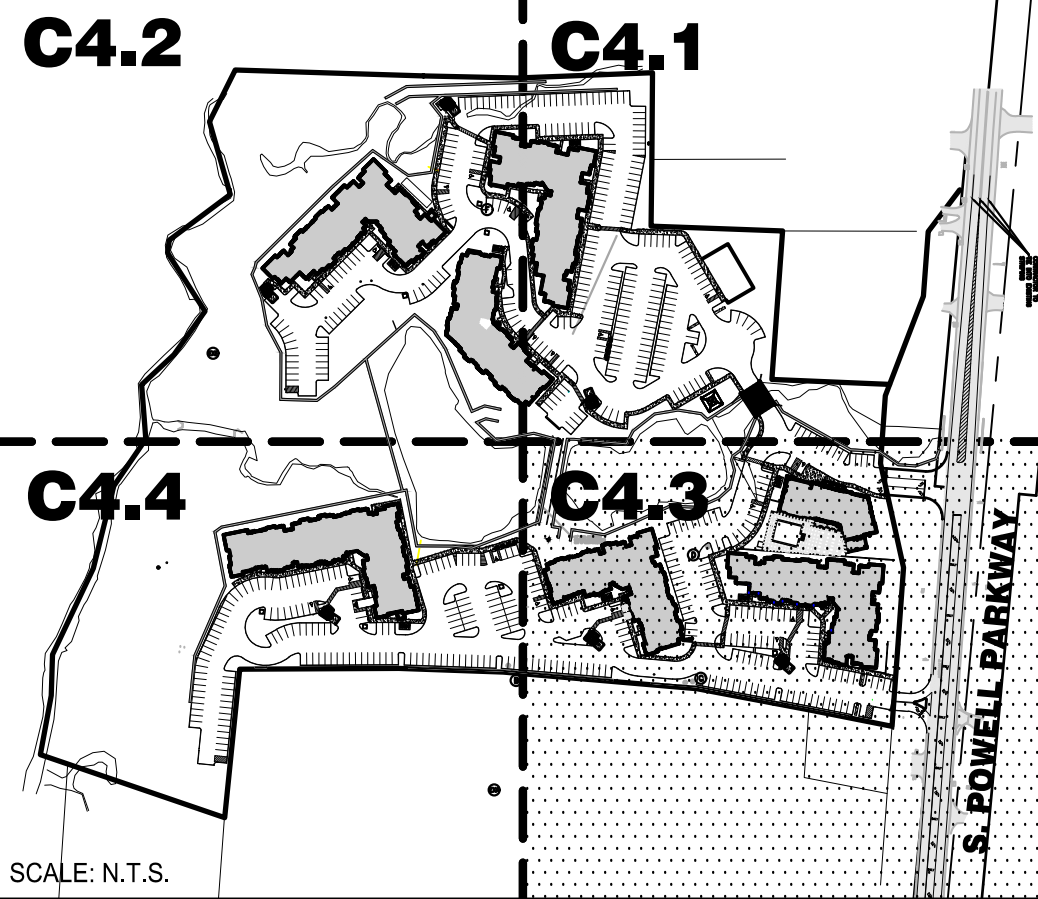
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01.2



CALLED 11.226 ACRES
ANNA VILLAGE, LLC
DOCUMENT NO. 20131016001427770
O.P.R.C.C.T.

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



LEGEND

- EXISTING PAVEMENT
- ADA/TAS ACCESSIBLE ROUTE
- CONCRETE SIDEWALK
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- PROPOSED ADA/TAS RAMP
- (X) = PARKING SPACES PER ROW
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DIMENSION CONTROL NOTES

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DEVELOPER/OWNER:

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SUITE 300 DALLAS, TEXAS 75231
PHONE: (972) 385-4112

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WATERVIEW APARTMENTS
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ANNA, TEXAS 75409

SE SITE PLAN

+ DALLAS
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www.coleco.com

COLE
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Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm, F-1023 Corporate Land Surveying Firm, #1015871
and a member of the American Professional Engineering Council, Inc. (A.P.E.C.)

DESIGN/CALC BY
MAB/LLW/CMK

DRAWN BY
MAB/LLW/CMK

CHECKED BY
KAK/EJM/SHS

DRAWING SCALE
AS SHOWN

DATE
05/24/2021

JOB NUMBER
20-0085-00B

SHEET NUMBER

C4.3

C4.2 MATCHLINE
C4.4 MATCHLINE

EXISTING 100 YEAR FLOOD PLAIN PER CARDINAL STRATEGIES
(REFER TO HYDRAULIC STUDY)

CALLLED 7.51 ACRES
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CINDY R. OGLESBY
VOLUME 3963, PAGE 362,
O.P.R.C.C.T.

ANNA 21, LLC
CALLED 20.799 ACRES
DOCUMENT NO. 20191101001387126
O.P.R.C.C.T.
LOT 1 BLOCK A
20.799 ACRES
(906,004 sq. ft.)
MINIMUM FFE = 678.80

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

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

USER: Eliph Molloy TAB: C4.4 SW SITE PLAN
DATE: May 24, 2021 - 10:19:28 AM
DRAWING: S:\0085\00850020\20-0085-00085.dwg

C4.2

C4.1

C4.4

C4.3

SCALE: N.T.S.

30' 0' 30' 60'
SCALE: 1" = 30'

LEGEND

- EXISTING PAVEMENT
- = ADA/AS ACCESSIBLE ROUTE
- = CONCRETE SIDEWALK
- = FIRE LANE / MEDIUM DUTY PAVEMENT
- = ASPHALT APPROACH PAVEMENT
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DIMENSION CONTROL NOTES

- ALL RADII ARE FROM BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS TO BUILDING ARE TO FINISHED FACE OF BRICK OR EXTERIOR SURFACE.
- F-F INDICATES DIMENSIONS FROM FACE TO FACE OF CURB WHERE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND/OR ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- DIMENSIONS FROM BUILDING TO PROPERTY LINE ARE PERPENDICULAR.
- CONTRACTOR SHALL CROSSCHECK ARCHITECTURAL FOOTPRINTS PRIOR TO STAKING FOR CONSTRUCTION PAD.

SITE BENCHMARK INFORMATION

DESCRIPTION

SITE BENCHMARK 100:
5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 7175620.603
E: 2563216.154
ELEV: 695.50

SITE BENCHMARK 101:
5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 71776033.554
E: 2563282.585
ELEV: 692.09

EXHIBIT A

SITE PLAN

CITY PROJECT NO. SP 2021-0009

WATERVIEW APARTMENTS

20.799 ACRES
LOT 1, BLOCK A
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE 00/00/00

OWNER
PROVIDENT REALTY ADVISORS
JOHN HICKMAN
10210 N. CENTRAL EXPRESSWAY,
SUITE 300
DALLAS, TX 75203
972-385-4112

ENGINEER
COLE DESIGN GROUP, INC.
JAMES T. ROTH P.E.
6175 MAIN ST., STE 367
FRISCO, TX 75034
972-624-6000

LANDSCAPE ARCHITECT
COLE DESIGN GROUP, INC.
JEREMY DON ROACH
POWER HOUSE AT UNION STATION,
401 S. 16TH STREET, SUITE 200,
ST. LOUIS, MO 63103
314-984-9887

SURVEYOR
COLE DESIGN GROUP, INC.
DANIEL L. JACKSON
6175 MAIN ST., STE 367
FRISCO, TX 75034
972-624-6000

DEVELOPER:

PROVIDENT REALTY ADVISORS
10210 N CENTRAL EXPRESSWAY
SUITE 300 DALLAS, TEXAS 75231
PHONE: (972) 385-4112

This document is released for
preliminary review only
under the authority of
James T. Roth
P.E. # 133695
on 5/24/2021.
It is not to be used for bidding,
construction or permitting
purposes.

DATE: 05/24/2021

WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

SW SITE PLAN

+ DALLAS
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
www.colec.com

COLE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm, F-1033 Corporate Land Surveying Firm, #1015871
and a member of the American Institute of Professional Surveyors, Inc. (AIPSI)

DESIGN/CALC BY
MAB/LLW/CMK
DRAWN BY
MAB/LLW/CMK
CHECKED BY
KAK/EJM/SHS
DRAWING SCALE
AS SHOWN
DATE
05/24/2021
JOB NUMBER
20-0085-00B
SHEET NUMBER

C4.4

Replat- Anna High School #1 Addition, Block 1, Lot 1



WEST CROSSING BLVD N

FOREST GLEN DR

E COUNTY ROAD 370

GREYWOOD DR

HOLCOMBE DR

PEMBERTON DR

MARKHAM DR

HIGHBERRY DR

FARINGDON DR

SHELDON DR

TREE SHADOW LN

WOODVIEW CT

EDINBURGH DR

LYNDHURST DR

GLENDAL DR

CHATSWORTH DR

BANBURY DR

LANGD

W ROSAMOND PKWY

FERN ST

MAPLE

N POWELL PKWY

N RIGGINS ST

THE CITY OF
Anna

N



Proposed Site



Parcels



City Limits

ETJ

0 250 500 1,000 Feet

May 2021

CITY OF ANNA

Planning & Zoning Commission

June 1, 2021

Replat: Anna High School #1 Addition, Block 1, Lot 1

Applicant: Anna Independent School District

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna High School #1 Addition, Block 1, Lot 1, Replat.

SUMMARY:

Public school on 54.1± acres located at the southwest corner of Rosamond Parkway and West Crossing Boulevard. Zoned SF-E.

The purpose of the replat is to dedicate easements necessary for a building addition.

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- Anna High School #1 Addition, Block 1, Lot 1



THE CITY OF
Anna

N

Proposed Site
City Limits
Parcels
ETJ

0 250 500 1,000 Feet

May 2021

CITY OF ANNA

Planning & Zoning Commission

June 1, 2021

Site Plan: Anna High School #1 Addition, Block 1, Lot 1

Applicant: Anna Independent School District

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna High School #1 Addition, Block 1, Lot 1, Site Plan.

SUMMARY:

Public school on 54.1± acres located at the southwest corner of Rosamond Parkway and West Crossing Boulevard. Zoned SF-E.

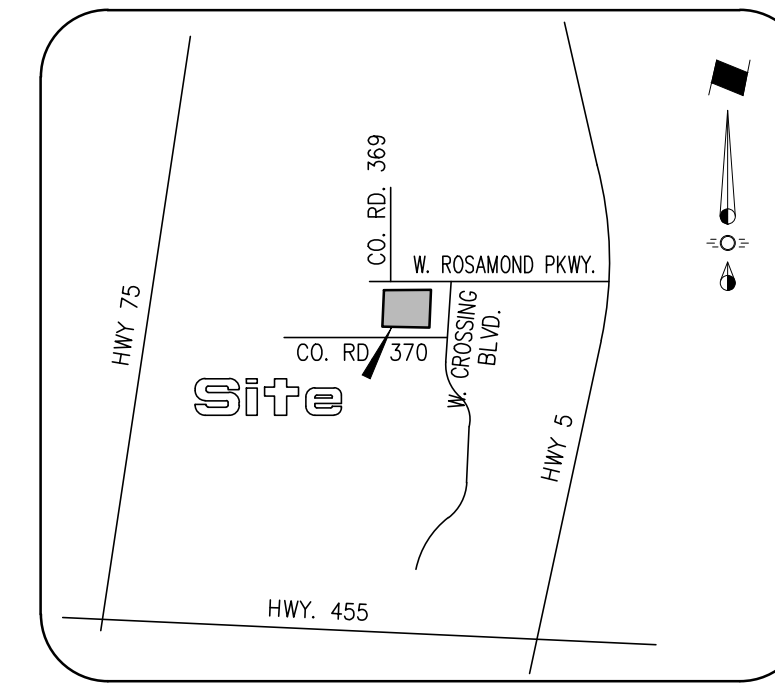
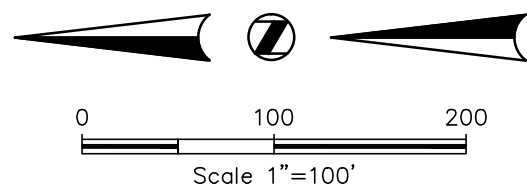
The purpose of the site plan is to show improvements for a building addition.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



Vicinity Map
N.T.S.

SITE DATA SUMMARY — HIGH SCHOOL

Zoning	SF-E
Proposed Use	High School
Lot Area	54,152 Ac (2,358,861 sf)
Existing Building Area	304,291 Sq. Ft.
Proposed Building Area	61,380 Sq. Ft.
Building Area	365,671 Sq. Ft. (Total)
Building Height:	2-Story (48'-1/2")
Lot Coverage	Tallest Building Element (48'-1/2") 15.5%
Parking Ratio	8 Spaces/Per Classroom
Required Parking	500 Spaces
Existing Provided Parking	707 Spaces (11 Spaces Removed)
Provided Parking	696 Spaces
Accessible Parking Required	14 Spaces
Existing Accessible Parking Provided	23 Spaces
Accessible Parking Provided	25 Spaces (2 HC Spaces Added)
Required Internal Landscape Area (8 Square Feet Per Parking Space)	5584 S.F.
Total Interior Landscape Area Provided	6980 S.F.
Total Site Landscape Area	1,350,142 S.F.

Note: Handicap parking is provided in accordance with ADA standards.

Note:
No Appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.

According to Flood Insurance Rate Map (FIRM) Map No. 48085C0155J, dated 6-2-2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

LEGEND

	24' Fire Lane, Access, Utility Easement
	Exist. Fire Hydrant
	Prop. Fire Hydrant
	Water Meter
	Water Valve
	Water Tee
	Water Bend
	Grease Trap
	Manhole
	Cleanout
	Storm Sewer Area Drain
	Property Line
	Existing Contour
	Barrier Free Ramp
	BFR

REVISED SITE PLAN ANNA HIGH SCHOOL #1 ADDITION

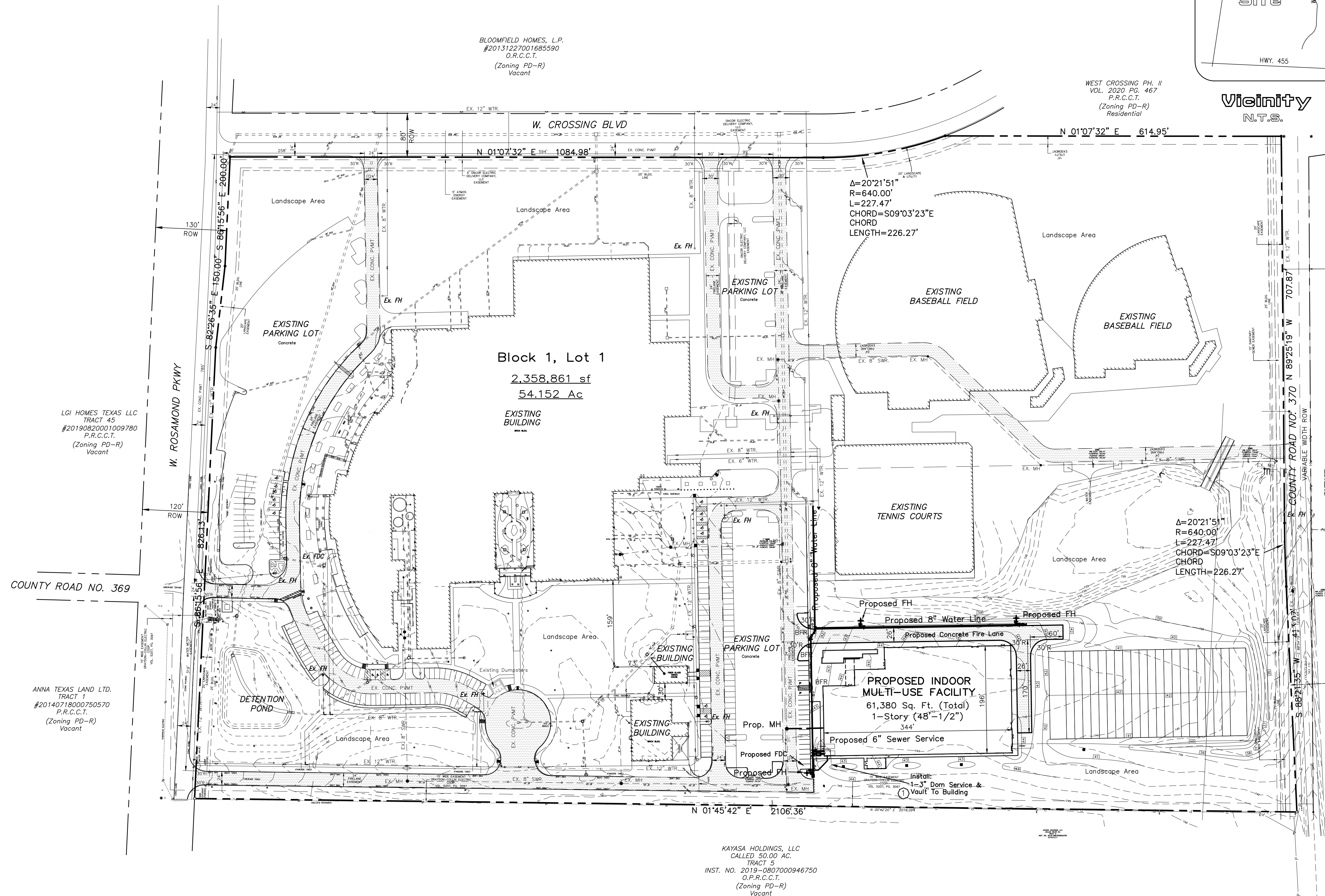
Block 1, Lot 1
54.152 Acres Situated In The
MARTIN MOORE SURVEY ~ ABST. 649
ANNA, COLLIN COUNTY, TEXAS

Owner
Anna Independent School District
Brad Duncan
Assistant Superintendent of District Operations
501 South Sherley Avenue
Anna, Texas 75409
Telephone 972 924-1000

Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
EST Surveying, Inc.
Attn: Stephen A. Hudson R.P.L.S.
Firm No. 10024400
101 Bill Bradford Road, Su. 13
Sulphur Springs, Texas 75482
Telephone 903 438-2400
May 20, 2021

Project No. SP2021-xxxx



Water Meter & Sewer Schedule				
I.D.	Type	Size	No.	Sewer
①	Domestic	3"	1	6"

EXHIBIT A

The Purpose Of This Revised Site Plan:
To add a Indoor Multi-Use Facility

Rezoning- Alpha Athletic Complex, Block A, Lot 1



CITY OF ANNA

PLANNING & ZONING COMMISSION

June 1, 2021

Public Hearing: Zoning – Alpha Sports Complex

Applicant: Jonic Investments LLC

DESCRIPTION:

Request to rezone 61.7± acres consisting of multiple tracts of land generally located on the south side of East White Street, 1,320± east of the Dallas Area Rapid Transit Railway from AG Agricultural District, SF-E Single-Family Residential – Large Lot, and SF-1 Single-Family Residential to Planned Development-Restricted Commercial (PD-C-1).

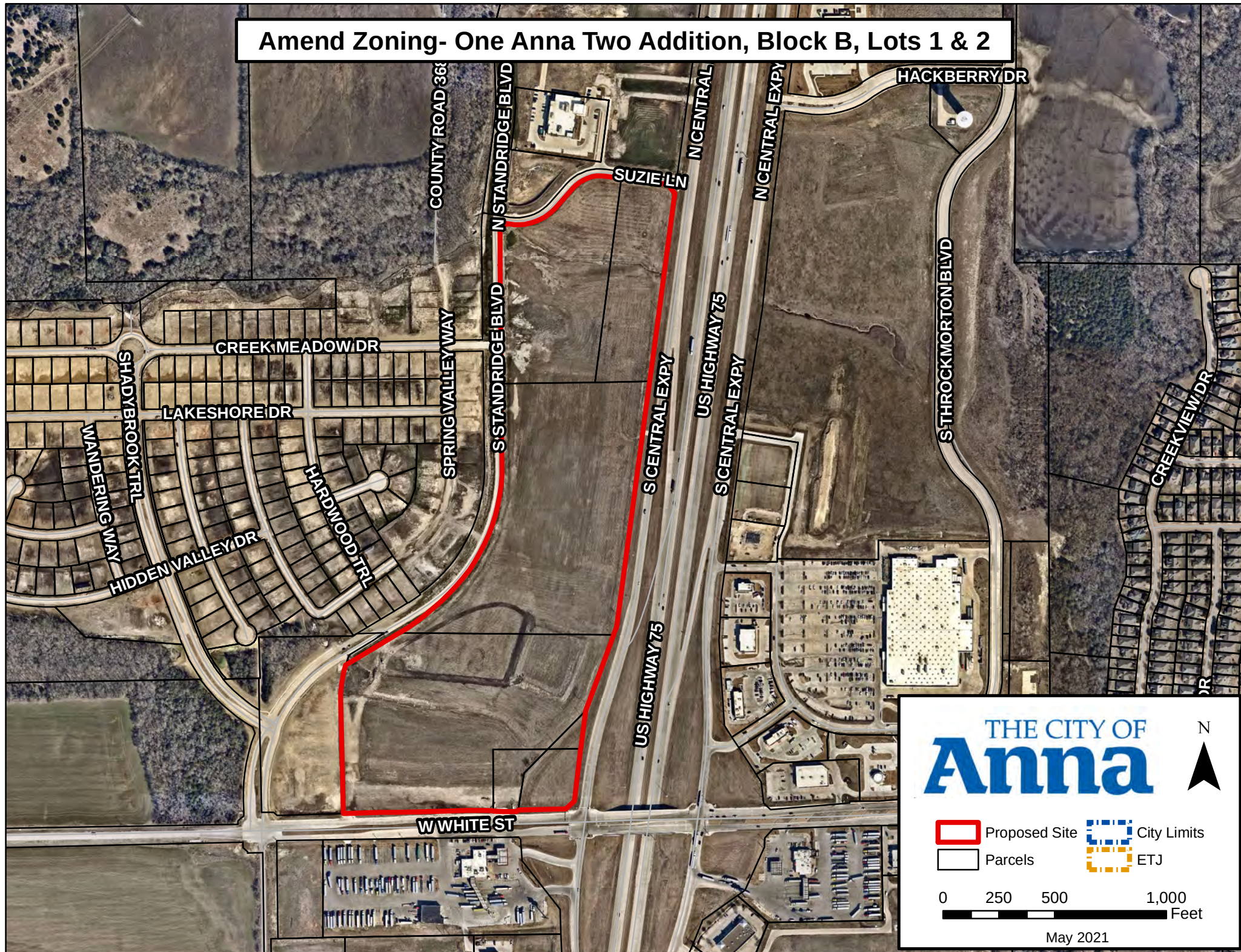
REMARKS:

The City of Anna provided written notice of the public hearing to all owners of property located within 200 feet of the property proposed to be changed. Upon review of the applicant's 2nd plan submittal, it was determined that the land area associated with the zoning request had increased from 61.7 acres to 64.6 acres. Therefore, after confirmation with the City Attorney, the original notice is a nullity due to the increase in the proposed use area.

RECOMMENDATION:

Staff recommends the public hearing be tabled, without discussion, until the Tuesday, July 6, 2021 Planning & Zoning Commission meeting in order for the city to re-notice the public hearing.

Amend Zoning- One Anna Two Addition, Block B, Lots 1 & 2



CITY OF ANNA
PLANNING & ZONING COMMISSION

June 1, 2021

Public Hearing: Amend Ordinance No. 846-2020

Applicant: Anna Village Residential, LTD and Anna Village Commercial, LTD

DESCRIPTION:

Requests to amend Ordinance No. 846-2020 in order to amend Development Standards associated with the multiple-family residence on 9.1± acres located at the southeast corner of future Standridge Boulevard and future Suzie Lane.

REMARKS:

The applicant is requesting to amend the existing multiple-family residence development standards to include:

- a. Remove the restriction prohibiting balconies, stoops, or patios on an exposed façade of a multifamily building directly facing U.S. Highway 75.
- b. Reduce the amount of required covered parking to 40%.
- c. Allow minimum parking space dimension of 9' x 18' where a 2' overhang is provided (minimum 20'). Dual head in parking spaces are required to be a minimum of 20 feet in length.
- d. Allowing car bumper overhangs within the 10-foot landscape buffer.

ISSUES:

Expressway corridors adverse impact to Residential Uses

Due to noise and health impacts, residential development is generally not appropriate adjacent to or within close proximity of expressway corridors. As part of the 2020 zoning amendment to allow multiple-family residences within the Planned Development, appropriate standards were established to protect future neighbors from the negative effects of U.S. Highway 75 to include architectural design limitations for units directly facing the highway. Those design limitations include a minimum residential setback from

the highway (475 feet), requiring commercial buildings/development between the highway and multi-family residence building, and prohibiting exterior balconies, stoops, or patios on any exposed façade of a multifamily building directly facing U.S. Highway 75.

To increase the building aesthetics the applicant is requesting to remove the balconies, stoops, or patios restriction.

Staff would not have been supportive of residential uses on the subject property without the considerations/limitations presented and included as part of the initial zoning amendment.

Covered Parking

Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires that 75% of the required parking be covered. The applicant is proposing to reduce the covered parking to 40%.

City Council has reduced the amount of required covered parking associated with the following multiple-family residence zoning requests:

- a. Waterview – 50% covered parking (2021)
 - Percentage is based on required parking
- b. Palladium – 61% covered parking
 - The 75% covered parking requirement was based on number of units allowed – not the amount of required parking required.
 - Maximum 180 units allowed.
 - Minimum 135 covered parking spaces required.

Staff recommends the Council maintain consistency if they consider reducing the amount of covered parking. Either allow for a reduction based on percentage of required parking or apply the 75% covered parking requirement on the number of units proposed.

Based on the proposed Site Plan below are how those percentages and numbers would calculate:

- a. Total Required Parking Spaces = 222 spaces
 - **75% of required parking = 166 covered parking spaces**
 - **50% = 111 covered parking spaces**
 - **40% = 89 covered parking spaces**
- b. Total Number of Units = 120
 - **75% of total number of units = 90 covered parking spaces**

Parking space dimension

Sec. 9.04.004 (Definitions) of the Zoning Ordinance defines a parking space as a permanently surfaced area not less than 180 square feet (measured approximately nine feet by 20 feet) either within a structure or in the open, not on public right-of-way, exclusive of driveways or access drives, for the parking of one vehicle.

Additionally, Sec. 9.06.006 (Minimum Landscaping requirement) states that within parking lots landscape areas are to be protected by a monolithic curb or wheel stop and remain free of trash, litter, and car bumper overhangs.

However, within the City of Anna Design Standards under Section 2.18 (Off-Street Parking) the minimum dimension for off street parking for ninety-degree parking allows for a parking space of not less than 9 feet in width and 18 feet in length (9' x 18') with 2 feet of overhang between curb and sidewalk or property line (20-foot minimum). Dual head in parking spaces are required to be a minimum of 20 feet in length.

Conflicts between ordinances and/or design standards is a continuing battle for staff. The intent of a 180 square foot parking space is to ensure that a minimum unobstructed area of 9' x 20' is maintained. The intent of this regulation is met with the design standard requirement that allows for 9' x 18' parking space with a 2-foot overhang which maintains 20 feet of unobstructed area.

Overhang landscape areas & sidewalks

Under Section 9.06.006 (Minimum landscaping requirement) under subsection (b)(2) it states that all landscape areas shall be protected by a monolithic curb or wheel stops and remain free of trash, litter, and car bumper overhang.

The applicant is requesting the ability to construct 9' x 18' parking spaces along the perimeter of the property and allow for a 2-foot overhang within the required 10' landscape setback/buffer. Additionally, 9' x 18' parking spaces would be allowed adjacent to sidewalks where a 2-foot overhang can be accommodated while still meeting minimum American with Disabilities Act (ADA) requirements.

Staff is in support of the reduced parking space and overhang allowance associated with this project. When staff brings forward the next round of ordinance amendments conflicts associated with the minimum parking space dimensions and overhang allowances will be addressed.

SUMMARY:

The applicant is requesting to amend Ordinance No. 846-2020 in order to amend Development Standards associated with the multiple-family residence on 9.1± acres located at the southeast corner of future Standridge Boulevard and future Suzie Lane.

The allowance of a 2-foot overhang associated with 9' x 18' parking spaces reduces the amount of impervious surface associated with development. The minimal encroachment

of a 2-foot overhang in the 10-foot landscape buffer will not have a negative impact on the required plantings within these areas. Additionally, allowing a 2-foot overhang over interior sidewalks will not have an adverse impact to pedestrian circulation due to the site meeting minimum ADA requirements.

The applicant is requesting to reduce the amount of required covered parking from 75% to 40%. There have been two instances in which covered parking has been reduced. Staff recommends the city maintain consistency when considering amendments to zoning requirements. Therefore, staff recommends the percentage of required covered parking be reduced to no less than 50%.

Noise and air pollution impact public health. The allowance of balconies on all units that directly face U.S. Highway 75 will only increase these negative factors therefore staff is not in support of the amendment as proposed by the applicant. However, staff is amenable to allowing on corner units to increase the aesthetic appeal of the multi-family residence building.

For these reasons, staff is in support of the zoning amendments request, as noted in the recommendation below.

RECOMMENDATION:

Recommended approval of amendments to the Development Standards within Ordinance No. 846-2020 as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

3. Development Standards.

[...]

vi. Multiple-Family Residence Location:

[...]

C. No exterior balconies, stoops, or patios shall be permitted on an exposed facade of a multifamily building directly facing U.S. Highway 75 other than corner units.

vii. Standards and Area Regulations (Multiple-Family Residence): Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the “MF-2”, Multiple-Family Residential District – High Density, except as otherwise provided herein.

[...]

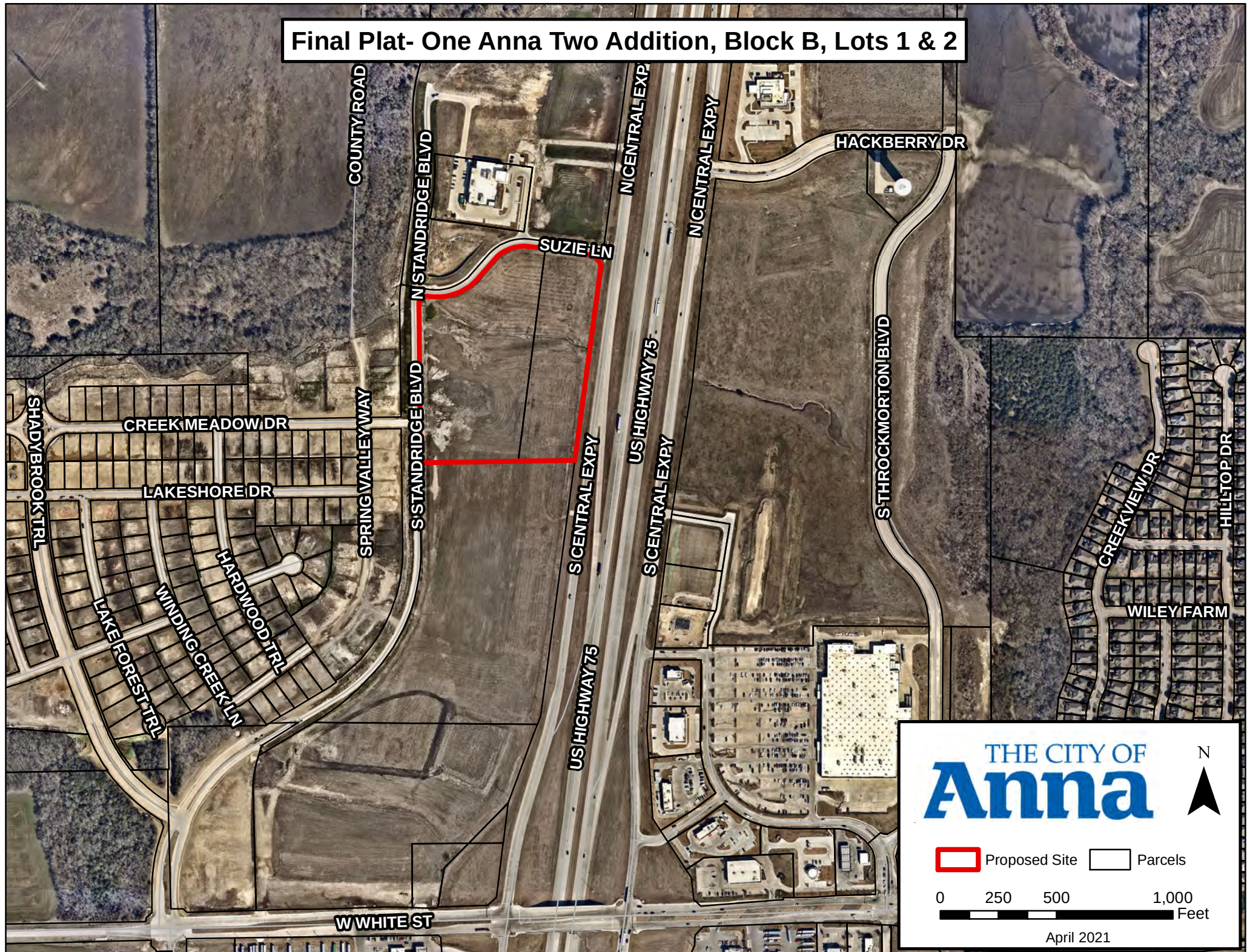
- F. Parking: 1 space / Studio & 1 bedroom units
 2 spaces / 2 & 3 bedroom units
 50% of required parking must be covered

- G. Minimum dimension for off street parking for ninety-degree parking shall be not less than 9 feet in width and 18 feet in length with 2 feet of overhang (20-feet minimum). Dual head in parking spaces are required to be a minimum of 20 feet in length.

- H. Car bumper overhang is allowed within required landscape buffers

[...]

Final Plat- One Anna Two Addition, Block B, Lots 1 & 2



CITY OF ANNA

Planning & Zoning Commission

June 1, 2021

Final Plat: One Anna Two Addition, Block B, Lots 1 & 2

Applicant: Anna Village Residential, LTD and Anna Village Commercial, LTD

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, Final Plat.

SUMMARY:

Multiple-family residence and commercial on two lots on 13.8± acres located at the southwest corner of U.S. Highway 75 and W Country Road 370 (Suzie Lane). Zoned: Planned Development 846-2020.

The purpose of the final plat is to dedicate easements necessary for the multiple-family development on lot 2.

RECOMMENDATION:

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

ATTACHMENTS:

Locator

Exhibit

EXHIBIT A

FLOOD STATEMENT

According to flood map 48085C0155J, effective June 2, 2009 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

ACCESS EASEMENT

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

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

FIRE LANE EASEMENT

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments therein where properly placed, under my personal supervision, in accordance with the subdivision regulations of Grayson County, Texas.

CERTIFICATE OF APPROVAL

APPROVED ON THIS THE _____ DAY OF _____, 2021, BY THE CITY COUNCIL, CITY OF ANNA, TEXAS.

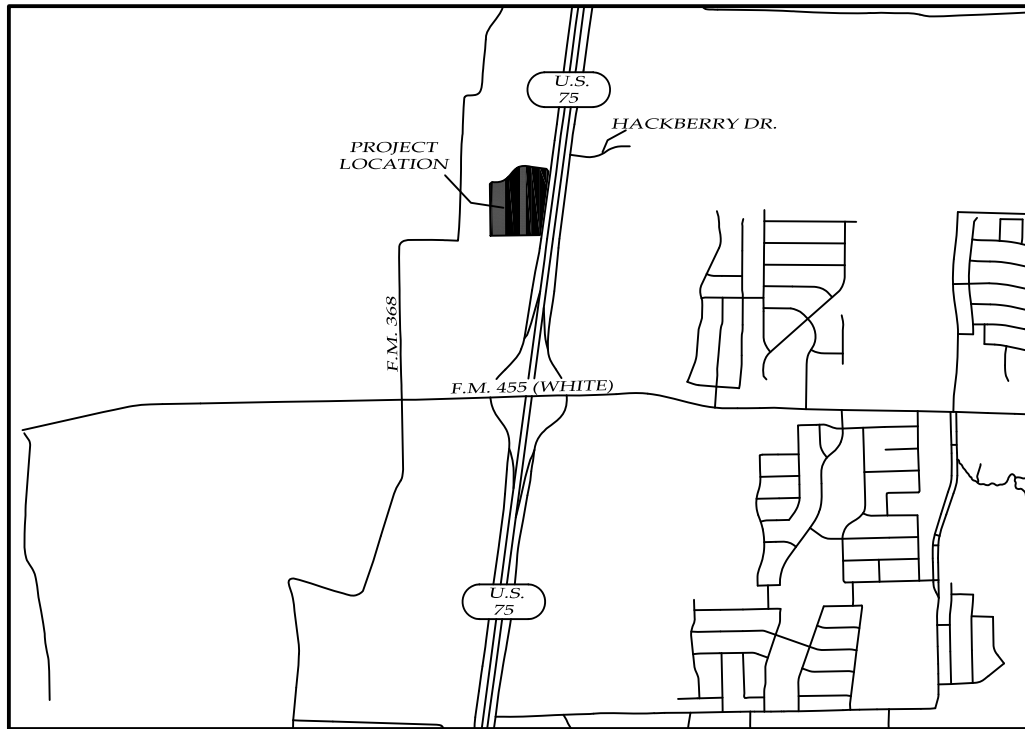
MAYOR

CITY SECRETARY

GENERAL NOTES

- ALL SET PROPERTY CORNER ARE 1/2" STEEL RODS WITH YELLOW PLASTIC CAP STAMPED RPLS 4709.
- BASIS OF BEARINGS GRID NORTH, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE

LOCATION MAP



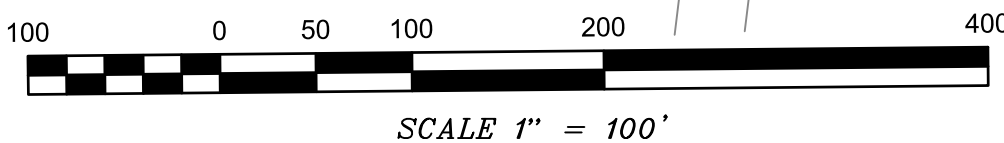
(NOT TO SCALE)

CURVE	RADIUS	CHORD	BEARING	CHORD
C1	30.00	42.73	S 48°25'50" W	39.21
C2	30.00	47.12	N 45°46'01" W	42.43
C3	30.00	22.26	N 20°29'52" E	21.76
C4	30.00	40.08	N 20°30'08" E	39.14
C5	30.00	47.12	N 44°51'13" E	42.43
C6	30.00	44.54	N 45°46'01" W	42.00
C7	30.00	17.92	N 24°55'09" E	17.46
C8	30.00	41.39	N 63°58'19" E	39.52
C9	30.00	50.88	S 40°58'19" E	45.00
C10	56.00	89.97	S 45°46'01" W	79.20
C11	56.00	87.36	N 45°46'01" W	79.20
C12	56.00	42.96	N 21°15'34" E	41.91
C13	30.00	44.54	N 45°46'01" W	42.00
C14	30.00	24.08	S 69°44'53" E	23.44
C15	30.00	40.08	N 20°30'08" E	39.14
C16	56.00	27.58	N 21°43'47" E	27.21
C17	30.00	40.08	N 20°30'08" E	39.14
C18	30.00	12.68	N 51°19'59" W	12.58
C19	30.00	41.39	S 63°58'19" E	39.52
C20	30.00	17.91	S 22°09'24" E	17.65
C21	125.00	119.48	N 69°33'43" W	114.76
C22	30.00	1.00	S 83°20'15" E	1.00
C23	30.00	45.12	S 83°20'15" E	41.91
C24	30.00	32.01	S 57°48'15" W	31.29
C25	30.00	46.62	N 45°46'01" W	42.00
C26	30.00	17.57	N 25°03'15" E	17.24
C27	30.00	40.08	N 20°30'08" E	39.14
C28	30.00	47.12	N 44°51'13" E	42.43
C29	30.00	41.39	N 63°58'19" E	39.52
C30	30.00	17.92	N 24°55'09" E	17.46
C31	30.00	41.39	N 63°58'19" E	39.52
C32	30.00	40.08	N 20°30'08" E	39.14
C33	30.00	50.88	S 40°58'19" E	45.00
C34	56.00	89.97	S 45°46'01" W	79.20
C35	56.00	87.36	N 45°46'01" W	79.20
C36	56.00	42.96	N 21°15'34" E	41.91
C37	30.00	44.54	N 45°46'01" W	42.00
C38	30.00	24.08	S 69°44'53" E	23.44
C39	30.00	40.08	N 20°30'08" E	39.14
C40	30.00	26.49	N 63°59'40" E	25.83

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°15'12" E	139.95	L61	S 89°15'15" W	29.48
L2	N 00°46'01" W	239.57	L62	S 09°58'56" W	10.00
L3	N 89°15'12" E	139.95	L63	S 89°15'15" W	29.48
L4	N 00°46'01" W	239.57	L64	S 09°58'56" W	10.00
L5	N 41°30'14" E	205.08	L65	S 09°58'56" W	231.82
L6	S 07°47'00" W	679.26	L66	S 89°15'15" W	10.00
L7	S 07°47'00" W	679.26	L67	S 89°15'15" W	11.73
L8	S 89°15'12" E	225.07	L68	S 09°58'56" W	44.64
L9	N 00°46'01" W	236.65	L69	S 89°15'15" W	29.48
L10	N 00°46'01" W	14.18	L70	N 00°46'01" W	9.38
L11	N 89°15'12" E	139.95	L71	S 89°15'15" W	29.48
L12	N 00°46'01" W	239.57	L72	S 09°58'56" W	10.00
L13	N 89°15'12" E	22.95	L73	S 89°15'15" W	48.09
L14	N 00°46'01" W	239.57	L74	S 09°58'56" W	10.00
L15	N 41°30'14" E	205.08	L75	N 00°46'01" W	183.72
L16	S 07°47'00" W	679.26	L76	S 09°58'56" W	182.77
L17	S 07°47'00" W	679.26	L77	S 89°15'15" W	18.56
L18	S 89°15'12" E	225.07	L78	S 89°15'15" W	18.56
L19	N 00°46'01" W	236.65	L79	S 09°58'56" W	41.67
L20	S 07°47'00" W	679.26	L80	S 09°58'56" W	19.53
L21	S 07°47'00" W	679.26	L81	S 89°15'15" W	12.58
L22	N 82°23'00" E	12.22	L82	N 07°36'56" E	20.72
L23	N 07°36'56" E	10.00	L83	N 07°36'56" E	35.13
L24	S 82°23'04" E	10.82	L84	N 07°36'56" E	14.64
L25	S 89°15'12" E	6.68	L85	N 07°36'56" E	14.64
L26	N 00°46'01" W	9.38	L86	N 07°36'56" E	18.40
L27	S 89°15'12" E	225.07	L87	N 07°36'56" E	41.67
L28	S 00°44'50" E	9.30	L88	N 07°36'56" E	11.95
L29	N 00°46'01" W	9.38	L89	N 07°36'56" E	20.72
L30	N 00°46'01" W	9.38	L90	N 07°36'56" E	20.72
L31	S 89°15'12" E	10.00	L91	N 07°36'56" E	204.22
L32	S 89°15'12" E	10.00	L92	N 07°36'56" E	204.22
L33	S 89°15'12" E	168.14	L93	N 07°36'56" E	181.57
L34	N 00°46'01" W	10.00	L94	N 07°36'56" E	46.68
L35	S 89°15'12" E	10.00	L95	N 07°36'56" E	209.88
L36	S 89°15'12" E	10.00	L96	N 07°36'56" E	18.56
L37	N 00°46'01" W	11.40	L97	N 23°19'52" W	15.00
L38	N 00°46'01" W	26.94	L98	N 07°36'56" E	47.98
L39	N 00°46'01" W	26.94	L99	N 07°36'56" E	47.98
L40	N 00°46'01" W	96.00	L100	S 52°22'53" W	45.11
L41	N 00°46'01" W	96.00	L101	S 52°22'53" W	45.11
L42	N 89°15'12" E	10.00	L102	S 52°22'53" W	15.00
L43	N 89°15'12" E	10.00	L103	S 52°22'53" W	15.00
L44	S 89°15'12" E	9.85	L104	S 07°36'56" E	26.00
L45	N 00°46'01" W	10.00	L105	S 07°36'56" E	26.00
L46	N 07°40'05" E	106.84	L106	S 07°36'56" E	38.00
L47	S 82°23'04" E	13.77	L107	S 07°36'56" E	38.00
L48	N 07°40'05" E	10.00	L108	S 07°36'56" E	30.00
L49	N 07°40'05" E	10.00	L109	S 07°36'56" E	10.50
L50	S 82°23'04" E	14.74	L110	S 07°36'56" E	10.50
L51	S 82°23'04" E	14.74	L111	S 07°36'56" E	10.50
L52	S 07°47'00" W	70.04	L112	S 07°36'56" E	10.50
L53	S 07°47'00" W	70.04	L113	S 07°36'56" E	10.50
L54	S 07°47'00" W	70.04	L114	S 07°36'56" E	10.50
L55	S 07°47'00" W	70.04	L115	S 07°36'56" E	10.50
L56	S 07°47'00" W	70.04	L116	S 07°36'56" E	10.50
L57	S 07°47'00" W	70.04	L117	S 07°36'56" E	10.50
L58	S 07°47'00" W	70.04	L118	S 07°36'56" E	10.50
L59	S 07°47'00" W	70.04	L119	S 07°36'56" E	10.50
L60	S 07°47'00" W	70.04	L120	S 07°36'56" E	10.50

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- UTILITY ACCESS MAINTENANCE
- POINT-OF-COMMENCEMENT
- POINT-OF-BEGINNING
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- FIRELANE



LEGAL DESCRIPTION

Situated in the County of Collin, State of Texas, being a part of the W. S. Rattan Survey, Abstract No. 752, and being a part of the same tract of land described as 81.8447 acres conveyed to One Anna Two, Ltd. by deed recorded in Instrument Number 20070201000151610, Land Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said 81.8447 acre tract also being in the former West Right-of-Way of U. S. Highway Number 75;
Thence South 89°04'10" West a distance of 62.91 feet to a found Aluminum Cap Monument in the current Right-of-Way of U. S. Highway Number 75 as conveyed to the State of Texas in Instrument Number 2010072800032810, Land Records, Collin County, Texas;
Thence South 7°37'00" West a distance of 1228.75 feet to the True Point of Beginning;
Thence South 07°37'00" West, a distance of 855.78 feet to a set 1/2" steel rod;
Thence South 89°07'38" West, a distance of 237.60 feet to a set 1/2" steel rod;
Thence South 89°13'59" West, a distance of 420.60 feet to a set 1/2" steel rod;
Thence North 00°46'01" West, a distance of 672.45 feet to a set 1/2" steel rod;
Thence with a curve to the right having a radius of 620.03 feet, (chord bears North 00°08'05" East, 19.51 feet) an arc length of 19.51 feet to a set 1/2" steel rod;
Thence North 50°48'21" East, a distance of 39.85 feet to a set 1/2" steel rod;
Thence South 80°48'39" East, a distance of 12.54 feet to a set 1/2" steel rod;
Thence with a curve to the left having a radius of 230.00 feet, (chord bears North 70°20'47" East, 221.91 feet) an arc length of 231.56 feet to a set 1/2" steel rod;
Thence North 41°30'14" East, a distance of 110.79 feet to a set 1/2" steel rod;
Thence with a curve to the right having a radius of 170.00 feet, (chord bears North 69°33'37" East, 158.82 feet) an arc length of 166.49 feet to a set 1/2" steel rod;
Thence South 82°23'00" East, a distance of 281.75 feet to a set 1/2" steel rod;
Thence South 37°23'00" East, a distance of 42.43 feet to the Point of Beginning and containing 13.849 acres (603,257 sq. ft.) of land;

FINAL PLAT OF ONE ANNA TWO ADDITION LOT 1 AND 2, BLOCK B ANNA, COLLIN COUNTY, TEXAS BEING PART OF THE W.S. RATTAN SURVEY CONTAINING 13.849 GROSS ACRES.

SURVEYOR

DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

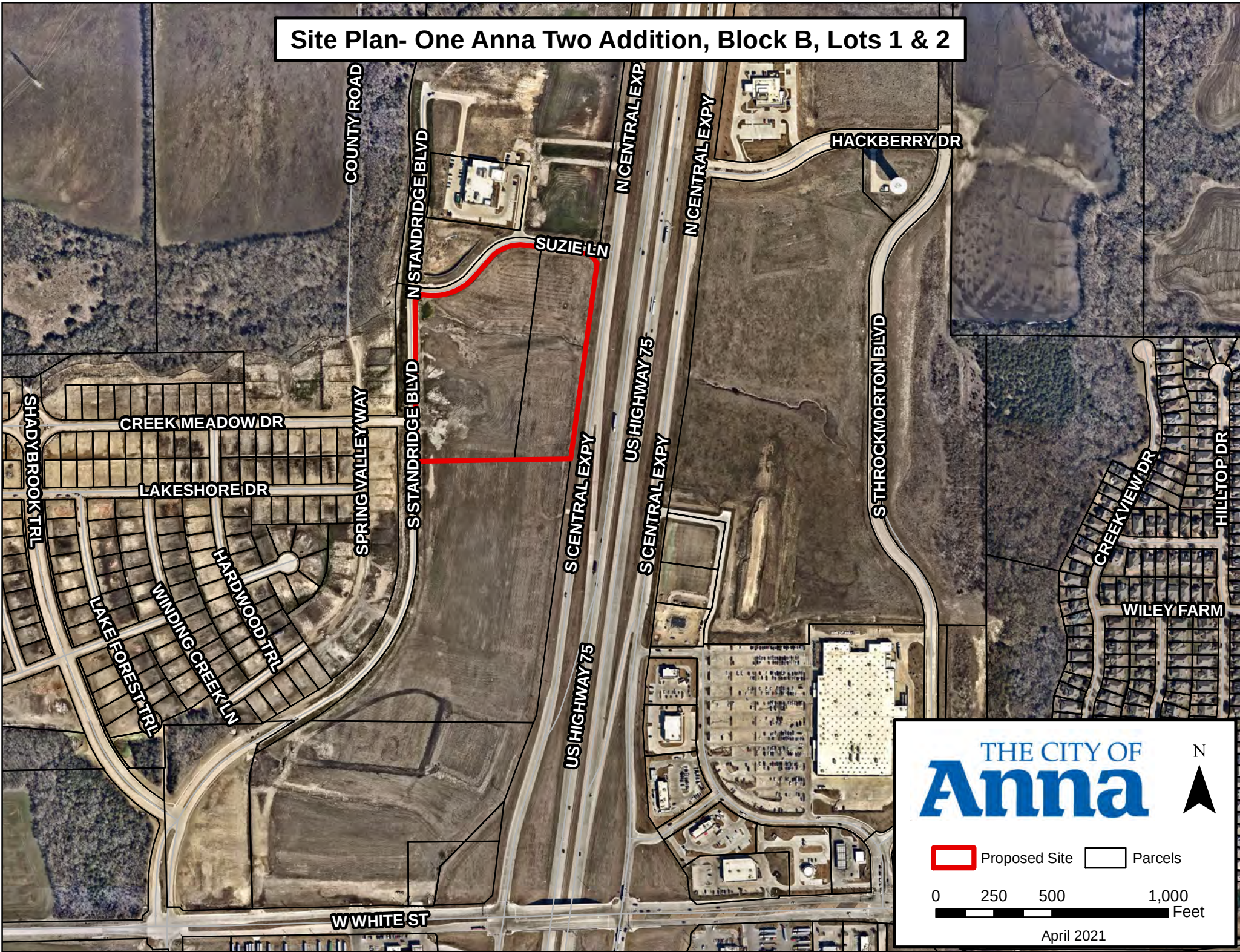
ENGINEER

KIMLEY HORN
400 N. OKLAHOMA DR. SUITE 105
CELINA, TEXAS 75009
TEL: 469-501-2200

OWNERS/DEVELOPER

ANNA VILLAGE RESIDENTIAL, LTD
ANNA VILLAGE COMMERCIAL, LTD
5712 COLLEYVILLE BOULEVARD,
SUITE 200
COLLEYVILLE, TEXAS 76034
TEL: 817-339-1100
CONTACT: NATHAN MCCARTNEY

Site Plan- One Anna Two Addition, Block B, Lots 1 & 2



CITY OF ANNA

Planning & Zoning Commission

June 1, 2021

Site Plan: One Anna Two Addition, Block B, Lots 1 & 2

Applicant: Anna Village Residential, LTD and Anna Village Commercial, LTD

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, Site Plan.

SUMMARY:

Multiple-family residence and commercial on two lots on 13.8± acres located at the southwest corner of U.S. Highway 75 and W Country Road 370 (Suzie Lane). Zoned: Planned Development 846-2020.

The purpose of the site plan is to show improvements for the multiple-family development on lot 2.

RECOMMENDATION:

Recommended for approval subject to approval of the associated zoning case.

ATTACHMENTS:

Locator

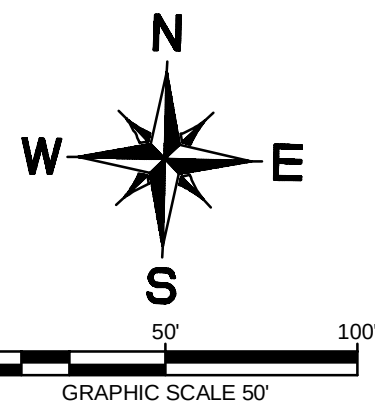
Exhibit

49.0591 AC
 CADG HURRICANE
 CREEK LLC
 INSTRUMENT NO.
 20070201000151610
 L.R.C.C.T.

CALLED 23.914 ACRES
 ANNA INVESTMENTS, LLC
 INST NO.
 20180522000777080
 O.P.R.C.C.T.

PROPOSED 4 STORY
 BUILDING HEIGHT: 45'
 ZONED: (PD-C) ORD. 846-2020
 LAND USE:
 MULTIFAMILY RESIDENTIAL
 TOTAL UNITS: 321
 GROSS SF: ±113,807 SF
 TOTAL SF: ±455,228 SF

REM. OF 81.8447 AC.
 ONE ANNA TWO LTD.
 INSTRUMENT NO.
 20070201000151610
 L.R.C.C.T.



VICINITY MAP
 SCALE: 1" = 1,000'

Site Data Summary Table

Item	Lot 2*
Zoning (from zoning map)	PD-C #846-2020
Land Use (from Zoning Ordinance)	MULTI-FAMILY
Lot Area (square feet & acres)	391,398 SF / 8.99 AC
Building Footprint Area (square feet)	113,807 SF
Total Building Area (square feet)	455,228 SF
Building Height (# stories)	4
Building Height (feet - distance to tallest building element)	45'
Lot Coverage (percent - x.xx%)	29.08
# of studios / Minimum square feet	20
# of 1 bedrooms / Minimum unit size	184
# of 2 bedrooms / Minimum unit size	113
# of 3 bedrooms / Minimum unit size	0
Total Unit Count	317
Parking Ratio (from Zoning Ordinance)	SEE PARKING NOTE
Required Parking (# spaces)	430
Provided Parking (# spaces)	478
Accessible Parking Required (# spaces)	9
Accessible Parking Provided (# spaces)	10
Required internal landscape area (square feet - 8 square feet per parking space)	3,664 SF
Additional interior landscape area provided (square feet)	
Total Landscape Area (square feet)	124,857 SF

OPEN SPACE CALCULATION
 124,857 SF / 391,398 = 0.319 = 31.9%

LEGEND

PROPOSED MEDIUM DUTY FIRE LANE PROPOSED BUILDING BARRIER FREE RAMP (BFR) ACCESSIBLE PARKING SYMBOL NUMBER OF PARKING SPACES WATER METER (AND VAULT) FIRE HYDRANT FIRE DEPARTMENT CONNECTION WYE INLET JUNCTION BOX MANHOLE EXISTING PROPOSED FIRELANE, ACCESS, & UTILITY EASEMENT	SANITARY SEWER MANHOLE TRANSFORMER PAD CURB INLET GRATE INLET JUNCTION BOX OR WYE INLET HEADWALL TYPICAL SANITARY SEWER EASEMENT WATER EASEMENT DRAINAGE EASEMENT FIRE LANE EASEMENT SIDEWALK BARRIER FREE RAMP CURB INLET GRATE INLET DROP INLET LANDSCAPE AREA
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FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48085C01551, effective June 2, 2009 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL PROPOSED RADII ARE 3' UNLESS NOTED OTHERWISE.
- ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 30'.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- ALL 18-FOOT DEEP PARKING STALLS SHALL PROVIDE A 2-FOOT PARKING OVERHANG OFFSET PER THE ORDINANCE.
- HANDICAP MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
- PROPOSED FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH ANNA REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 30'.
- PROPOSED FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH ANNA REQUIREMENTS AND WILL BE LOCATED IN A 10x10' WATER EASEMENT.
- ALL PROPOSED PAVING SHALL BE CONCRETE IN ACCORDANCE WITH THE CITY OF ANNA REQUIREMENTS.
- ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ANNA REQUIREMENTS.
- ALL DOMESTIC WATER SERVICES SHALL BE 2" UNLESS OTHERWISE NOTED.

PARKING NOTE

- PARKING REQUIREMENTS:
- 1 PARKING SPACE PER STUDIO
 - 1 PARKING SPACE PER 1 BEDROOM
 - 2 PARKING SPACE PER 2 BEDROOM

WATER METER SCHEDULE

ID.	TYPE	SIZE	NO.
1	DOMESTIC	4" TURBINE	1
2	IRRIGATION	2"	1

SITE PLAN

ONE ANNA TWO ADDITION

LOT 1 & 2, BLOCK B
 13.85 GROSS ACRES

ANNA, TEXAS

BEING A PART OF THE W.S. RATTAN SURVEY, ABSTRACT NO. 752

Surveyor: Underwood Drafting & Surveying, INC. Tel: (903) 465-2151 Contact: Douglas Underwood	OWNER/DEVELOPER: Anna Village Residential, LTD & Anna Village Commercial, LTD 5712 Colleyville Boulevard, Suite 200 Colleyville, TX 76034 Tel: (817) 399-1100 Contact: Nathan McCartney	ENGINEER: Kimley»Horn 400 N. Oklahoma Dr., Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: Anthony Loeffel, P.E.
DESIGNED: JSR	DRAWN: AML	CHECKED: AML
SCALE: AS SHOWN	DATE: APRIL 2021	KH PROJECT NO.: 063248500

CITY OF ANNA
PLANNING & ZONING COMMISSION

June 1, 2021

Agenda Item: Direction & Discussion

DESCRIPTION:

Consider/Discuss regarding an amendment to Article 9.04 (Zoning Ordinance) for accessory buildings and rear yard setback regulations.

REMARKS:

One of the Planning & Zoning Commission's duties is to hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulations. Changes to the zoning regulations may only be amended by ordinance which requires a public hearing before the Planning & Zoning Commission and City Council.

The city has been approached by a neighbor whose building permit for an attached pergola and arbor was denied due to the structure extending into the rear yard setback. Several property owners of the Anna Crossing Planned Development have reached out to the city to amend the rear yard setbacks.

ISSUES:

Attached accessory structures within the rear yard setback

Within Article 9.04 Zoning Ordinance, there is conflicting direction for attached accessory structures in relation to the rear yard setback. Staff believes it is in the best interest of the community to amend the regulations for attached accessory structures without modifying the rear yard setback.

Amending the rear yard setbacks

Staff received 22 response letters from property owners of the Anna Crossing Subdivision asking to amend the rear yard setback. The rear yard setback within this planned development is 20 feet. This is already 5 feet less than the currently adopted rear yard setbacks (25 feet) for non-planned development residential zoning districts. Anna Crossing is still actively constructing new homes and platting new phases.

Staff believes by amending the accessory building regulations, this will allow property owners through-out the entire city to customize their homes and not just the property owners within this one area of the city.

SUMMARY:

The requested amendments to the Zoning Ordinance will improve staff efficiency, clarify the City's development regulations and standards, and reduce costs to neighbors, developers, and property owners.

RECOMMENDATION:

Due to the public notice not being published by the newspaper, the Planning & Zoning Commission may not take action at this meeting but can discuss and provide staff with direction on the proposed changes as follows: (additions are indicated in green, underlined text; deletions are indicated in red, strikethrough text).

Sec. 9.04.004 Definitions

Accessory building or use means a building or use which:

- (1) Is subordinate to and serves a principal building or principal use;
- (2) Is subordinate in area, extent, or purpose to the principal building or principal use served ~~and is not physically connected to the principal building;~~
- (3) Contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served; and
- (4) Is located on the same building lot as the principal use served. ~~If connected to the principal building, a structure becomes part of the principal building.~~

Building means any structure built for the support, shelter, or enclosure of persons, chattels, or movable property of any kind. When such structure is divided into separate parts by one or more unpierced walls extending from the ground up, each part is deemed a separate building, except as regards minimum side yards.

Main building means a building in which is conducted the principal use of the lot on which it is situated.

Rear yard. The required rear yard is an open space unoccupied and unobstructed except for accessory uses extending across the rear of a lot from one side lot line to the other side lot line, the depth of which is dependent upon the zoning district in which the lot is located.

Sec. 9.04.034 Supplementary district regulations

(a) Accessory buildings. The following regulations shall govern the location, size, and use of any accessory buildings:

- (1) No accessory building shall be erected in any required yard area as stipulated in this article, except as allowed in the following subsections.
- (2) ~~No accessory building shall be erected within 10 feet of any other building, except:~~ detached Detached residential garages may not be located within less than five feet of the main dwelling, ~~and the provisions of subsection (5) below are met.~~
- (3) No detached residential garage or carport shall be erected or placed closer to any street or alley right-of-way line than the minimum yard requirements (building setback line) governing the district in which such garage or carport is located.
- (4) No detached residential garage or carport shall be erected or placed within eight feet from any side lot line.

(5) Residential accessory buildings and sheds housing domestic lawn and garden equipment and all other household effects may be detached or attached to the main building but shall not encroach in any required front yard and may not occupy more than 30% of the rear yard.

(6) No accessory building shall be used for dwelling purposes other than by domestic employees employed on the premises, as provided in the applicable zoning district.

(7) No accessory building shall be higher than the main building and in no case be in excess of 18 feet in height.

(8) No accessory building shall be erected or placed within five feet of any side or rear lot line and shall not encroach upon any easement.

Appendix 3. Descriptions/Definitions of Uses

3.7 Accessory uses

3.7.1 Accessory building or use: An accessory building or use is one which: (i) is subordinate to and serves a principal building or principal use; and (ii) is subordinate in area, extent, or purpose to the principal building or principal use served ~~and is not physically connected to the principal building (if connected to the principal building, a structure becomes part of the principal building)~~; and (iii) contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served; and (iv) is located on the same building lot as the principal use served.

