

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, August 2, 2021, at the Anna City Hall located at 111 N. Powell Parkway, to consider the following items:

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planning Manager (LMECKE@annatexas.gov) by August 2, 2021, no later than 4:00 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 July 6, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek – North, Revised Preliminary Plat. Applicant: MM Anna 325, LLC.
7. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lots 3R & 4, Preliminary Replat. Applicant: Dr. Richard Jelsma.

Items for Individual Consideration

8. Consider/Discuss/Action on a request to reduce the minimum 20-foot landscape buffer requirement and on a recommendation regarding the Willow Creek Addition, Phase 1B, Block G, Lot 1, Site Plan. Applicant: Marcus Property Company, LLC.
9. Consider/Discuss/Action on a request to reduce the minimum 20-foot landscape buffer requirement and on a recommendation regarding the Hometown Liquor Addition, Block A, Lot 1, Site Plan. Applicant: Hometown Liquor.
10. Consider/Discuss/Action on a recommendation regarding the Quail Creek Run Place, Phase 2, Preliminary Replat. Applicant: Lan Qi.
11. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 323-2007 and rezone 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster

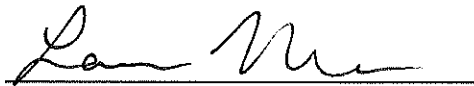
Crossing (CR 421) **from** Planned Development-Single-Family Residence (SF-60)/Restricted Commercial (C-1) with modified development standards **to** Planned Development-Single-Family Residence (SF-60)/Townhome District (SF-TH)/Multiple-Family Residential – High Density (MF-2)/Restricted Commercial (C-2)/Light Industrial District (I-1) with modified standards. Applicant: Harland Properties, Inc.

B) Consider/Discuss/Action on a recommendation regarding a new concept plan for a portion of the Anna Ranch Planned Development, Concept Plan.

12. Consider/Discuss on a recommendation to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations pertaining to new single-family residential districts.

Adjourn

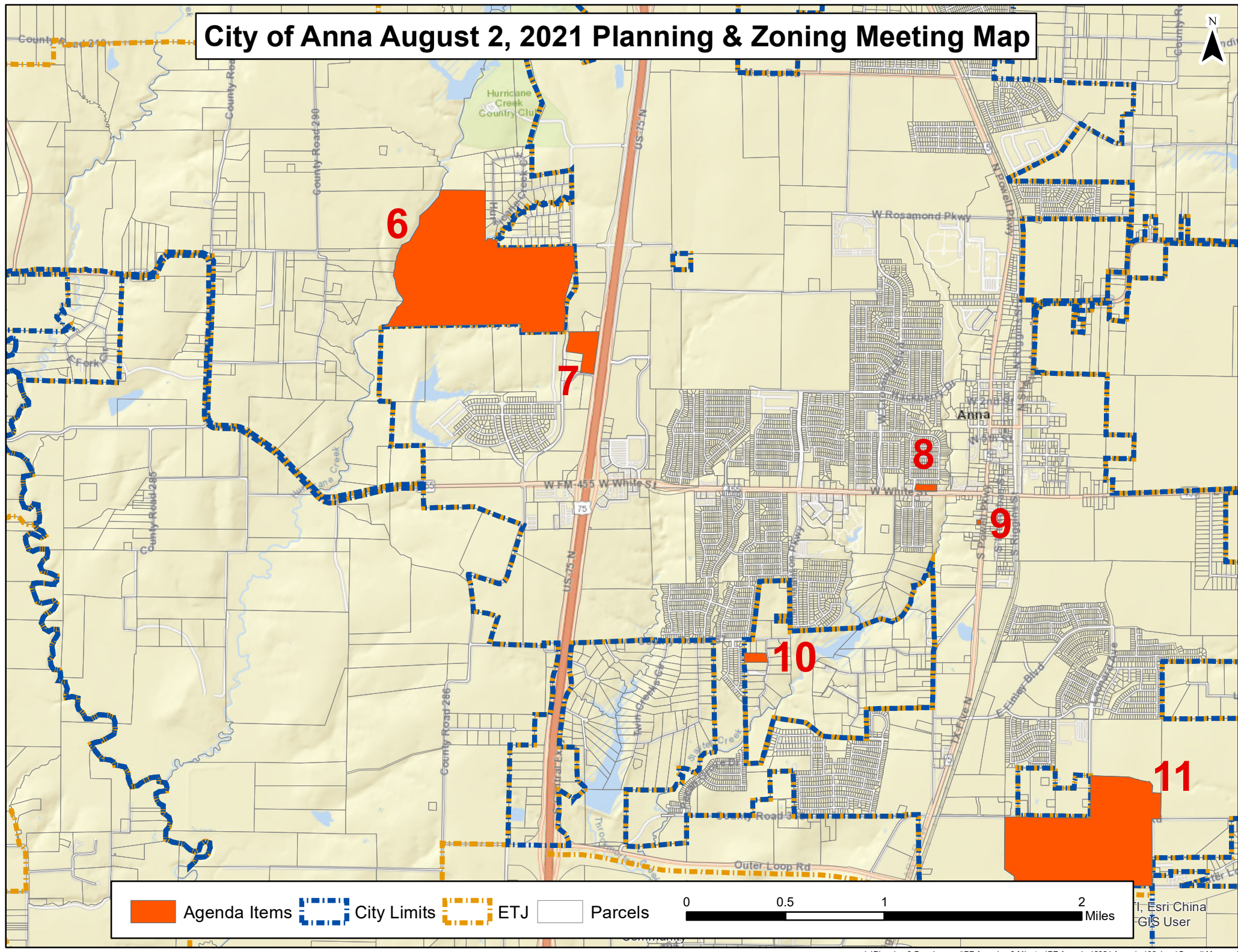
This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. July 30, 2021.



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 August 2, 2021 Planning & Zoning Meeting Map



Agenda Items



City Limits



ETJ



Parcels

0

0.5

1

2

Miles



Esri China
GIS User

MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2021

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on July 6, 2021, at the City Hall located at 111 N Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:04 pm.

Commissioners present were Chairman Alonzo Tutson, Latoya Grady, Brent Thomas, Donald Henke, and Paul Wenzel. Commissioners were absent Dennis Ogan and Nick Rubits. Staff present was Ross Altobelli and Lauren Mecke. Councilmen present were Stan Carver.

2. Invocation and Pledge of Allegiance

Commissioner Thomas 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.

Chairman Tutson welcomed everyone to the meeting and reminded speakers to state their name and address for the record.

Jennifer Richardson, 3027 Crossing Dr, spoke on behalf of the residents of Urban Crossing have concerns about development surrounding their neighborhood and how it affects their neighborhood especially the zoning (Ord. 860-2020) for multifamily on the Sherley Commercial.

Councilman Carver asked Ms. Richardson to comment on the value of the property. Ms. Richardson stated that Urban Crossing is the only gated community within the city limits & the residents of Urban Crossing have made significant investment in the city. She believes that apartments would not be the highest and best use along the highway. She also asked where the city is planning for larger lots.

Steve Sweeney, 3111 Urban Way, stated that the Urban Crossing neighborhood does not impede progress but wants to preserve the privacy the residents. Ms. Mecke asked that comments regarding Item 13A wait until the public hearing.

4. Location Map

A motion was made by Commissioner Thomas, seconded by Commissioner Grady to go out of order from the agenda to move item 13 before the consent agenda due to the number of people in attendance for the item.

Consent Items

Following Item 13A, Chairman Tutson stated he would continue the meeting while Mr. Altobelli stepped out to answer additional questions from the Urban Crossing neighbors. Mr. Altobelli stepped out at 8:13 p.m.

Commissioner Henke asked what the maximum block length is. Ms. Mecke stated 1,200 feet.

A motion was made by Commissioner Thomas, seconded by Commissioner Henke to recommend approval of consent items 5 through 9. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the June 1, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the Luscombe Estates, Block A, Lot 1, Development Plat. Applicant: James Jr & Robyn Luscombe
7. Consider/Discuss/Action on a recommendation regarding the West Crossing, Phase 12, Final Plat. Applicant: Bloomfield Homes LP
8. Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 8, Final Plat. Applicant: Anna Town Center No 7/LNRD LLC
9. Consider/Discuss/Action on a recommendation regarding the Meadow Vista, Phase 1B, Preliminary Plat. Applicant: Bloomfield Homes LP

Items for Individual Consideration

10. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for the East Fork Estates, Lot 8R1 & 8R2, Replat. Applicant: Damon & Tosha Douglas

Ms. Mecke gave a brief presentation.

Public Hearing opened at 8:17 p.m.

Commissioner Henke asked if it was located in the ETJ. Ms. Mecke stated it is located within the city limits and the applicant is dedicating right-of-way.

Mr. Altobelli returned at 8:18 p.m.

The Public Hearing was closed at 8:18 p.m.

Commissioner Henke asked if there was notification. Ms. Mecke explained that residential replats require notification similar to zoning except only within the original subdivision.

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

11. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the request to rezone 64.9± 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

Mr. Altobelli gave a brief presentation. The applicant is requesting to withdraw.

A motion was made by Commissioner Thomas, seconded by Commissioner Wenzel to recommend approval of the withdraw. Commissioner Henke abstained for a conflict of interest. The vote was in favor 4-0-1.

Commissioner Grady asked if it would take longer.

Jeff & Sylvia Chandler asked about clarification of the project to make sure that the zoning is clear about what it going on the property. Mr. Altobelli responded.

Councilman Carver asked about concept plans along with zoning. Mr. Altobelli stated that a concept plan is required with Planned Developments.

12. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to zone 39.7± acres to Single-Family Residential (SF-72). Located at the southwest intersection of CR 427 and CR 425 (Future Leonard Ave). Applicant: Tex Properties Group LLC

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 8:29 p.m.

Commissioner Henke asked if road improvements would be required. Ms. Mecke responded that right-of-way dedication is required and that the applicant will be required to construct or pay a fee. Mr. Altobelli added additional information.

Velma Balderas, 12393 CR 425, stated that she has concerns over the project and how it would affect her cattle due to her experience with the adjacent neighborhood.

Mr. Altobelli responded.

The Public Hearing was closed at 8:38 p.m.

Commissioner Henke asked about the property to the west. Mr. Altobelli stated that staff recommended the applicant work with that property owner.

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

13. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to establish zoning on 289.8± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd) to Planned Development Mixed-Use (PD-MU). The planned development district will include the following zoning districts with modified development standards Single-Family Residence-84 (SF-84), Single-Family Residence-72 (SF-72), Single-Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Townhome District (SF-TH) in conformance with Res. No. 2020-06-733 (Subdivision Improvement Agreement). Applicant: MM Anna 325 LLC.

Mr. Altobelli gave a brief presentation.

The Public Hearing was opened at 7:30 p.m.

Steve Sweeney, 3111 Urban Way, stated that he is concerned about the drainage from this project because of existing issues in Urban Crossing. He also asked if sound studies occurred for the new road.

Mr. Altobelli stated that city regulations prohibit the Villages of Hurricane Creek – North from draining onto Urban Crossing lots. He introduced the project representative Marc Paquette, Peloton Land Solutions. Both Mr. Paquette and Mr. Altobelli stated that the extension of Rosamond Parkway has been planned as part of the Master Thoroughfare Plan. Mr. Altobelli stated typically a residential property that backs to a throughfare, the developer is required to provide a screening wall. The developer (Centurion American) would not be responsible for a screening wall for Urban Crossing and Mr. Altobelli recommended the Urban Crossing neighbors speak with the City Manager regarding any screening wall.

Commissioner Thomas asked that we enforce the three-minute rule to keep the meeting orderly.

Jennifer Richardson, 3027 Crossing Dr, respectfully asked that the item be tabled since neighbors did not understand the process. Mr. Altobelli and Ms. Mecke explained the annexation and zoning process as it relates to this project's existing subdivision improvement agreement. She stated that they have no concerns with the single-family but does have concerns with the quadplexes and duplexes.

The following Urban Crossing residents also spoke about concerns:

- Chris Schlicht, 3021 Crossing Drive – Asked about Standridge Blvd.
- Tom Longmire, 3032 Crossing Drive – Asked if there would be a Public Improvement District, if taxpayers would be paying for the infrastructure, and if there is enough water for this development. Also asked if land was being taken from the HOA and wanted to be on record that the developer should be the one to give up land and not the HOA.
- Sheri Beckham, 3103 Crossing Drive – Asked about traffic and construction vehicle circulation.
- Kylee Kelly, 3006 Urban Way – Asked if the quadplexes would be subsidized housing.

The Public Hearing was closed at 8:08 p.m.

Commissioner Henke asked if the zoning could include a sound wall for the Urban Crossing

A motion was made by Commissioner Grady, seconded by Commissioner Thomas to recommend approval of the zoning with the added stipulation for a sound wall for Urban Crossing. The vote was unanimous.

B) Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek – North, Concept Plan.

A motion was made by Commissioner Grady, seconded by Commissioner Thomas to recommend approval of the concept plan. The vote was unanimous.

14. Consider/Discuss/Action on a recommendation regarding the Victoria Falls, Block A, Lots 1R & 5, Unified Development Zone and Signage Coordination Plan.

Ms. Mecke gave a brief presentation.

Commissioner Grady stated that it makes sense.

Commissioner Henke asked if the sign is large enough.

Councilman Carver asked the applicant a question. David Cox stated that they wanted to get a sign on 455 (W White Street) to make it easier to identify.

A motion was made by Commissioner Henke, seconded by Commissioner Grady to recommend approval of the unified development zone and signage coordination plan. The vote was unanimous.

15. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations pertaining to accessory building regulations.

Commissioner Henke stated he noticed the changes from the previous meeting and he is happy with the proposed text amendments.

The Public Hearing was opened at 8:45.

Ms. Mecke stated that the changes will apply city-wide. Chairman Tutson thanked staff for working during the “growing pains” as the city evolves.

The Public Hearing was closed at 8:46.

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

16. Discussion & Direction: Creation of new Single-Family Residence Districts.

Mr. Altobelli gave a brief presentation on proposed zoning districts for larger lots. Mr. Altobelli and the Commission discussed various scenarios and how this aligns with the Council strategic plan.

A motion was made by Commissioner Thomas, seconded by Commissioner Grady to call a public hearing for new single-family zoning districts as well as two general Zoning Ordinance updates. The vote was unanimous.

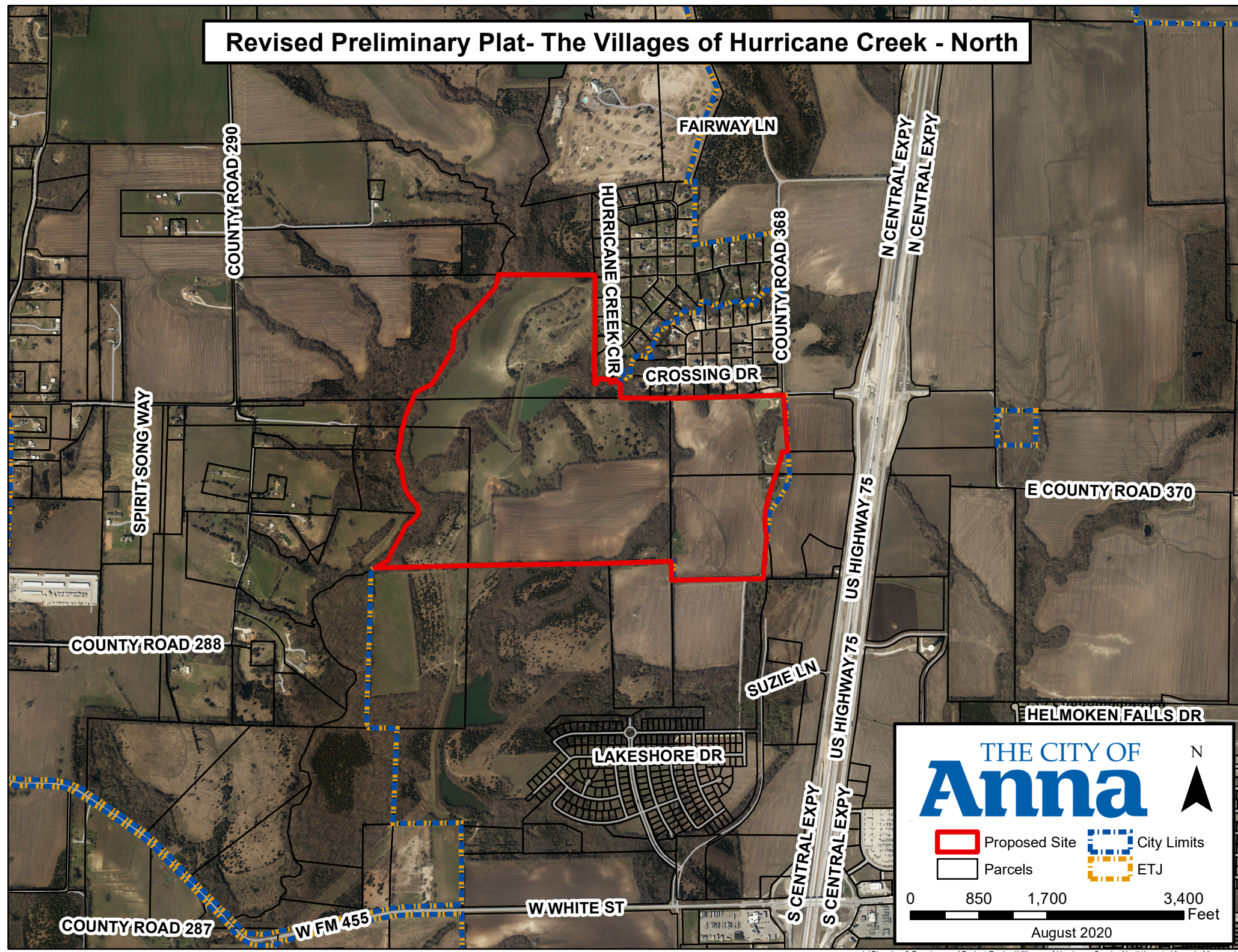
Adjourn

A motion was made by Commissioner Tutson, seconded by Commissioner Henke to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:01 pm.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:

Revised Preliminary Plat- The Villages of Hurricane Creek - North



THE CITY OF
Anna

Legend:

- Proposed Site
- City Limits
- Parcels
- ETJ

0 850 1,700 3,400 Feet

August 2020

N

CITY OF ANNA
Planning & Zoning Commission
August 2, 2021

Revised Preliminary Plat: Villages of Hurricane Creek – North

Applicant: MM Anna 325, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek – North, Revised Preliminary Plat.

SUMMARY:

699 single-family detached lots, 184 single-family attached lots, one senior living lot, 29 open space lots and one remainder tract on 292± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd).

The purpose of the revised preliminary plat is to modify the road layout, correct street names, and clarify phasing.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

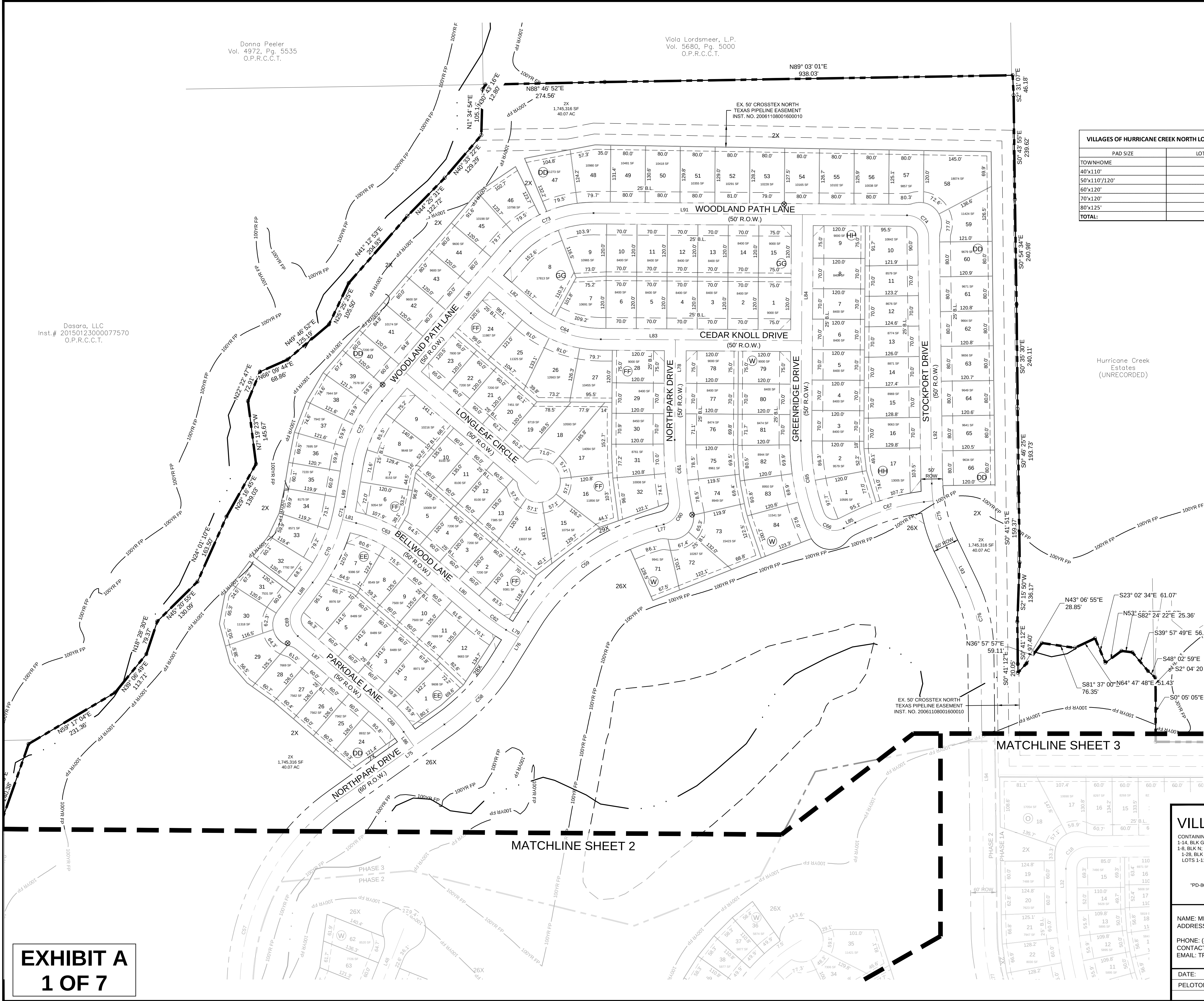
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User: JRG

EXHIBIT A
1 OF 7

Dasara, LLC
Inst. # 20150123000077570
O.P.R.C.C.T.

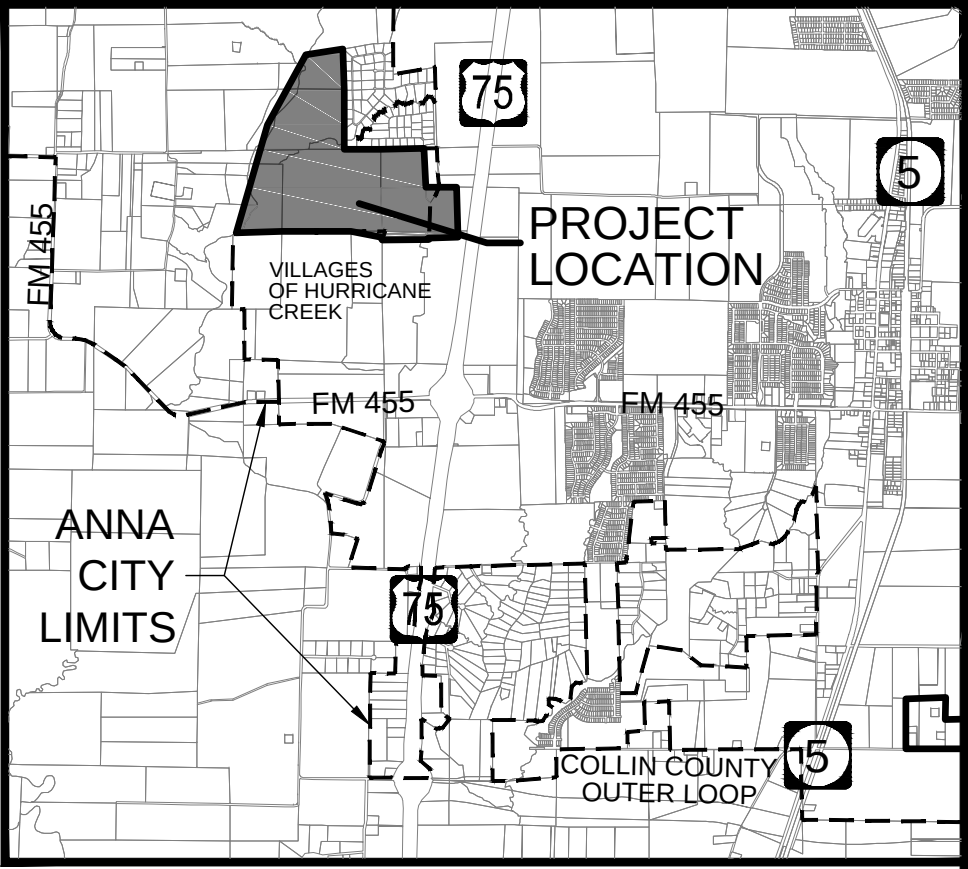
Donna Peeler
Vol. 4972, Pg. 5535
O.P.R.C.C.T.

Viola Lordsmeer, L.P.
Vol. 5680, Pg. 5000
O.P.R.C.C.T.



VILLAGES OF HURRICANE CREEK NORTH LOT TABULATION	
PAD SIZE	LOT COUNT
TOWNHOME	184
40'x110'	141
50'x110'/120'	344
60'x120'	133
70'x120'	55
80'x125'	26
TOTAL:	883

Hurricane Creek
Estates
(UNRECORDED)



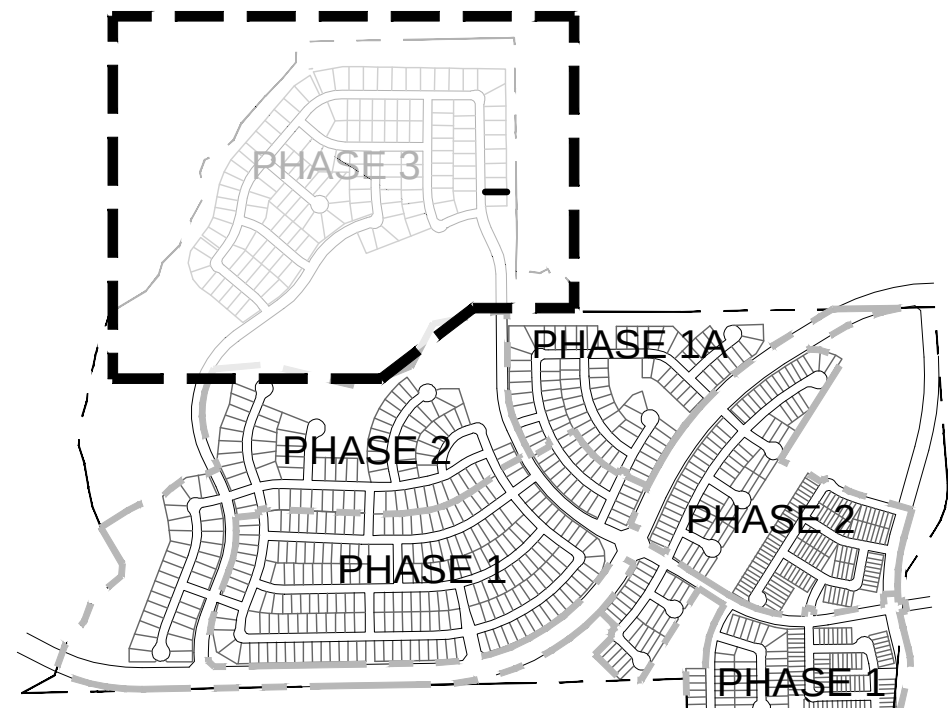
0 100' 200'
SCALE: 1" = 100'

LEGEND

---	PROPERTY LINE
- - -	PHASE BOUNDARY LINE
---	100' YR FLOODPLAIN BOUNDARY
---	5' PRIVATE WALL
---	MAINTENANCE EASEMENT
⊗	PROPOSED LOCATION OF MAIL KIOSKS
□	EXISTING ELECTRICAL TOWERS

NOTES:

- NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48085C0155J, DATED JUNE 2, 2009.
- ALL CORNER CLIPS TO BE 10'x10', EXCEPT ALONG PRAIRIE RIDGE BOULEVARD AND COUNTY ROAD 506 WHERE THEY WILL BE 25'x25'.
- ALL CURB RADII AT INTERSECTIONS TO BE 25', EXCEPT ALONG PRAIRIE RIDGE BOULEVARD WHERE THEY WILL BE 50'.
- ALL REAR YARD BUILDING LINE SETBACKS ARE 10' UNLESS OTHERWISE NOTED.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



KEY MAP
N.T.S.

MATCHLINE SHEET 3

MATCHLINE SHEET 2

A REVISED PRELIMINARY PLAT FOR VILLAGES OF HURRICANE CREEK, NORTH

CONTAINING LOTS 1-8, BLK A; LOTS 1-15, BLK B; LOTS 1-21, BLK C; LOTS 1-63, BLK D; LOTS 1-7, BLK E; LOTS 1-30, BLK F; LOTS 1-14, BLK G; LOTS 1-14, BLK H; LOTS 1-24, BLK I; LOTS 1-30, BLK J; LOTS 1-27, BLK K; LOTS 1-53, BLK L; LOTS 1-19, BLK M; LOTS 1-8, BLK N; LOTS 1-23, BLK O; LOTS 1-23, BLK P; LOTS 1-28, BLK Q; LOTS 1-12, BLK R; LOTS 1-17, BLK S; LOTS 1-23, BLK T; LOTS 1-28, BLK U; LOTS 1-26, BLK V; LOTS 1-84, BLK W; LOTS 1-19, BLK X; LOTS 1-12, BLK Y; LOTS 1-24, BLK Z; LOTS 1-27, BLK AA; LOTS 1-28, BLK BB; LOTS 1-7, BLK CC; LOTS 1-66, BLK DD; LOTS 1-12, BLK EE; LOTS 1-32, BLK FF; LOTS 1-15, BLK GG; LOTS 1-17, BLK HH; LOTS 1-16, BLK II; LOTS 1-16, BLK JJ; 29 OPEN SPACE LOTS.
FOR A TOTAL OF 883 RESIDENTIAL LOTS AND 29 OPEN SPACE LOTS.

291.45 ACRES ZONED "SIA RES. NO. 2020-06-733" &
"PD-860-2020" SITUATED IN THE J. KINCADE SURVEY, ABST. NO. 509; J. BOYLE SURVEY ABST. NO. 105; J. ROBERTS SURVEY, ABST. NO. 760; J. ELLET SURVEY, ABST. NO. 298; W. RATTAN SURVEY, ABST. NO. 752
ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
NAME: MM ANNA 325, LLC
ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200
CONTACT: TREVOR KOLLINGER
EMAIL: TREVOR@CENTURIONAMERICA.COM

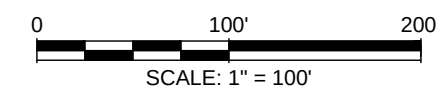
PLANNER / ENGINEER / SURVEYOR
PELOTON
LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 PRISCO STREET, SUITE 400, PRISCO, TEXAS 75053
PRISCO OFFICE PHONE: (469) 213-8800

DATE: JULY 2021
PELOTON PROJECT #: CEN18001

DESIGNED: BAW
DRAWN: JRG
REVIEWER: JWR

SHEET
1 OF 7

VILLAGES OF HURRICANE CREEK, NORTH - PRELIMINARY PLAT



	PROPERTY LINE
	PHASE BOUNDARY LINE
	100' YR FLOODPLAIN BOUNDARY
	5' PRIVATE WALL MAINTENANCE EASEMENT
	PROPOSED LOCATION OF MAIL KIOSKS
	EXISTING ELECTRICAL TOWERS

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N.T.S.

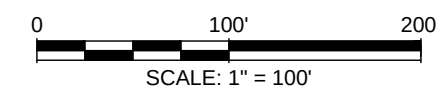
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ANNA, COLLIN COUNTY, TEXAS

<u>OWNER / DEVELOPER</u> NAME: MM ANNA 325, LLC ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300 FARMERS BRANCH, TEXAS 75234 PHONE: (469) 892-7200 CONTACT: TREVOR KOLLINGER EMAIL: TREVOR@CENTURIONAMERICA.COM	<u>PLANNER / ENGINEER / SURVEYOR</u>  TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
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		11000 FRISCO STREET, SOUTH BEND, INDIANA 46708-1503 FRISCO OFFICE PHONE: (469) 213-1800	
DATE:	JULY 2021	DESIGNED: BAW	SHEET
PELOTON PROJECT #:	CEN18001	DRAWN: JRG	2 OF 7
		REVIEWER: JWR	



	PROPERTY LINE
	PHASE BOUNDARY LINE
	100' YR FLOODPLAIN BOUNDARY
	5' PRIVATE WALL
	MAINTENANCE EASEMENT
	PROPOSED LOCATION OF MAIL KIOSKS
	EXISTING ELECTRICAL TOWERS

-
- The map illustrates the layout of the proposed development, divided into five phases. Phase 1 is located at the bottom center, Phase 2 is above it, Phase 3 is at the top left, Phase 1A is at the top right, and Phase 2 is at the bottom right. A north arrow is located in the top right corner, and a scale bar is in the bottom right corner.

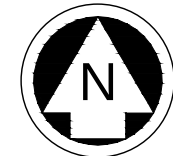
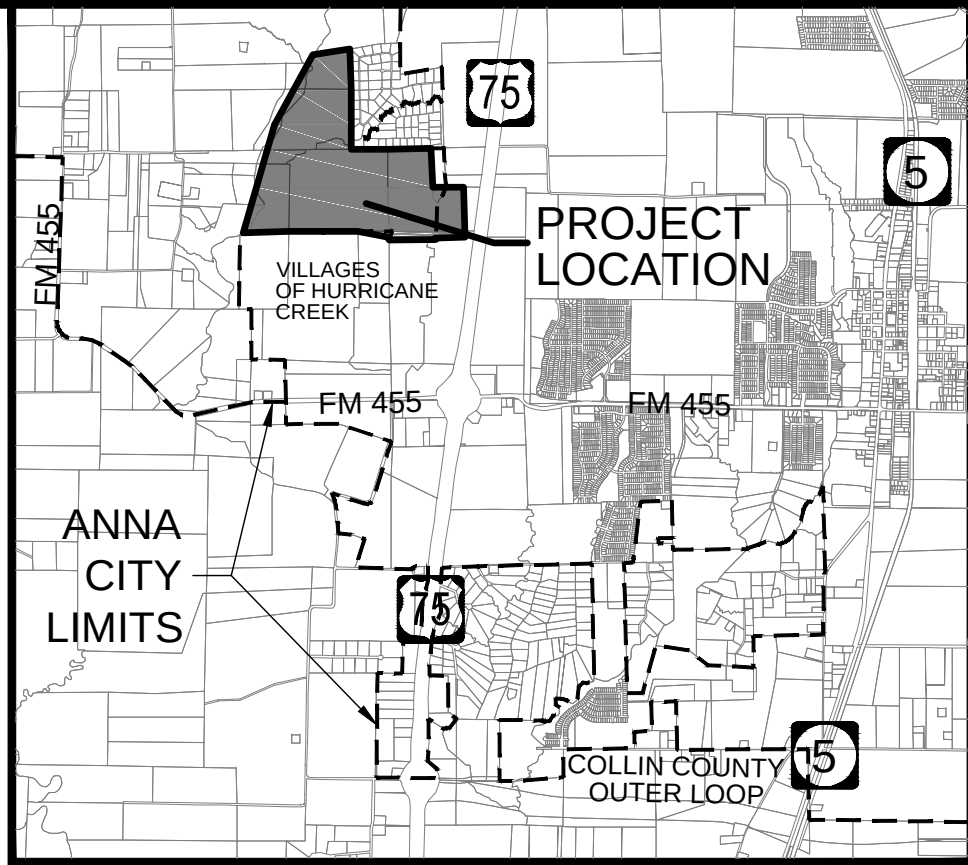
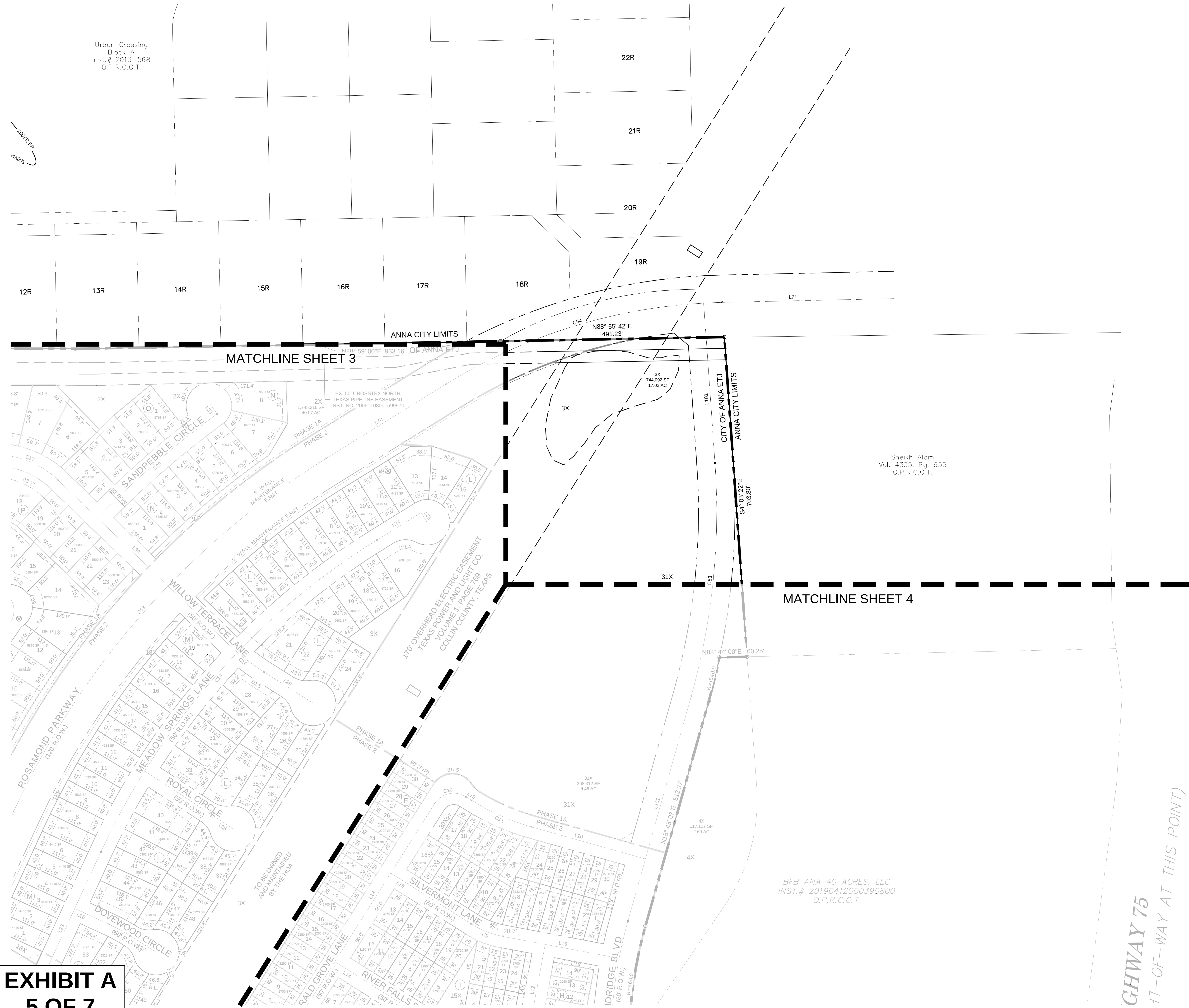
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		FRISCO OFFICE PHONE: (469) 213-1800	
DATE:	JULY 2021	DESIGNED:	BAW
PELTON PROJECT #:	CEN18001	DRAWN:	JRG
		REVIEWER:	JWR
		4 OF 7	

VILLAGES OF HURRICANE CREEK, NORTH - PRELIMINARY PLAT

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EXHIBIT A
5 OF 7



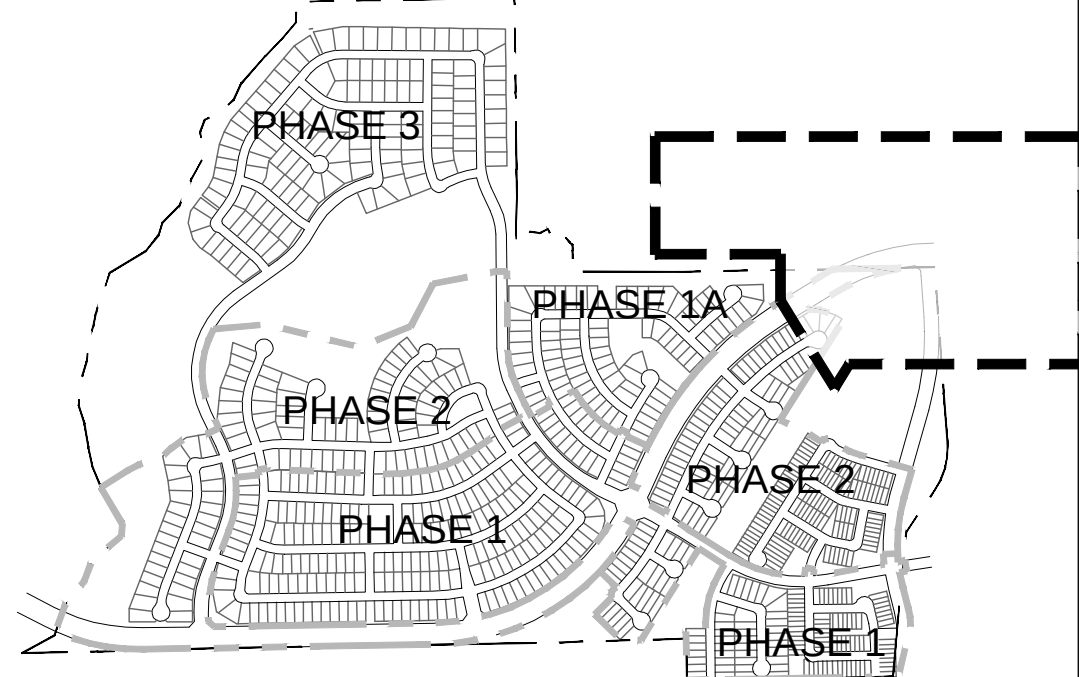
0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- PHASE BOUNDARY LINE
- 100' YR FLOODPLAIN BOUNDARY
- 5' PRIVATE WALL
- MAINTENANCE EASEMENT
- PROPOSED LOCATION OF MAIL KIOSKS
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KEY MAP
N.T.S.

A REVISED PRELIMINARY PLAT FOR
VILLAGES OF HURRICANE CREEK, NORTH

CONTAINING LOTS 1-8, BLK A; LOTS 1-15, BLK B; LOTS 1-21, BLK C; LOTS 1-63, BLK D; LOTS 1-7, BLK E; LOTS 1-30, BLK F; LOTS 1-14, BLK G; LOTS 1-14, BLK H; LOTS 1-21, BLK I; LOTS 1-30, BLK J; LOTS 1-30, BLK K; LOTS 1-30, BLK L; LOTS 1-30, BLK M; LOTS 1-30, BLK N; LOTS 1-23, BLK O; LOTS 1-23, BLK P; LOTS 1-28, BLK Q; LOTS 1-12, BLK R; LOTS 1-17, BLK S; LOTS 1-23, BLK T; LOTS 1-28, BLK U; LOTS 1-26, BLK V; LOTS 1-84, BLK W; LOTS 1-19, BLK X; LOTS 1-22, BLK Y; LOTS 1-24, BLK Z; LOTS 1-27, BLK AA; LOTS 1-28, BLK BB; LOTS 1-7, BLK CC; LOTS 1-66, BLK DD; LOTS 1-12, BLK EE; LOTS 1-32, BLK FF; LOTS 1-15, BLK GG; LOTS 1-17, BLK HH; LOTS 1-35, BLK II; LOTS 1-16, BLK JJ; 29 X-LOTS.

FOR A TOTAL OF 883 RESIDENTIAL LOTS AND 29 OPEN SPACE LOTS.
291.45 ACRES ZONED "SIA RES. NO. 2020-06-733" &
"PD-860-2020" SITUATED IN THE J. KINCADE SURVEY, ABST. NO. 509; J. BOYLE SURVEY ABST. NO. 105; J. ROBERTS SURVEY, ABST. NO. 760; J. ELLET SURVEY, ABST. NO. 298; W. RATTAN SURVEY, ABST. NO. 752
ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
NAME: MM ANNA 325, LLC
ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200
CONTACT: TREVOR KOLLINGER
EMAIL: TREVOR@CENTURIONAMERICA.COM

PLANNER / ENGINEER / SURVEYOR
PELOTON
LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 PRISCO STREET, SUITE 400, PRISCO, TEXAS 75053
PRISCO OFFICE PHONE: (469) 213-8800

DATE:	JULY 2021	DESIGNED:	BAW	SHEET
PELOTON PROJECT #:	CEN18001	DRAWN:	JRG	5 OF 7
		REVIEWER:	JWR	

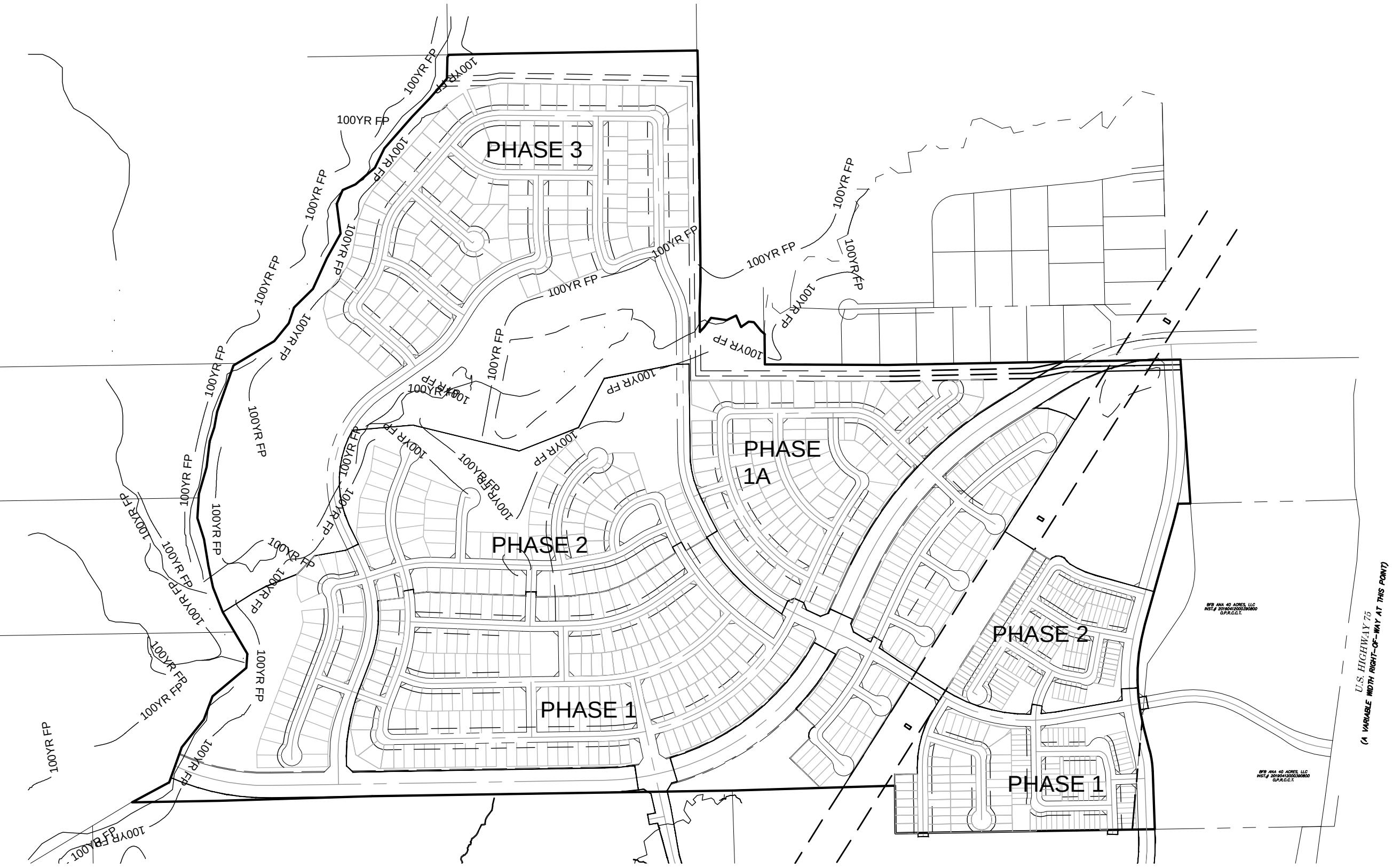
VILLAGES OF HURRICANE CREEK, NORTH - PRELIMINARY PLAT

Drawing: J:\PROJECTS\180000_Villages_205_Acres\Main\Doc\Entirement\Preliminary\PHASE1\PHASE1.CPLAT
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Created by: JRG/2023/07/10

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	011° 46' 42"	200.00'	20.63'	41.11'	41.04'	S07° 51' 25"E
C2	076° 57' 26"	50.00'	39.74'	67.16'	62.22'	S52° 13' 29"E
C3	090° 13' 06"	50.00'	50.19'	78.73'	70.85'	S45° 48' 45"E
C4	029° 03' 08"	350.00'	90.69'	177.47'	175.57'	S13° 49' 22"W
C5	071° 50' 55"	50.00'	36.23'	62.70'	58.67'	S36° 37' 39"E
C6	032° 59' 01"	500.00'	148.03'	287.84'	283.88'	N15° 47' 19"E
C7	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N55° 39' 14"E
C8	021° 37' 35"	200.00'	38.20'	75.49'	75.04'	S68° 31' 59"E
C9	021° 37' 35"	200.00'	38.20'	75.49'	75.04'	S68° 31' 59"E
C10	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N77° 16' 49"E
C11	016° 33' 42"	500.00'	72.77'	144.53'	144.03'	S66° 00' 02"E
C12	088° 06' 13"	50.00'	48.37'	76.88'	69.53'	N01° 05' 51"W
C13	018° 11' 22"	1461.00'	233.88'	463.82'	461.87'	N33° 51' 35"E
C14	033° 26' 11"	1589.00'	477.27'	927.30'	914.19'	N41° 28' 59"E
C15	007° 30' 55"	400.00'	26.27'	52.47'	52.43'	S61° 28' 39"E
C16	011° 41' 22"	500.00'	51.18'	102.01'	101.83'	S51° 52' 30"E
C17	044° 35' 27"	200.00'	82.01'	155.65'	151.75'	S68° 19' 32"E
C18	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S44° 22' 45"W
C19	063° 10' 33"	760.00'	467.33'	837.99'	796.18'	S32° 12' 32"E
C20	009° 55' 04"	2015.00'	174.83'	348.79'	348.38'	N48° 55' 43"E
C21	010° 37' 12"	2015.00'	187.28'	373.48'	372.95'	N30° 04' 29"E
C22	060° 31' 32"	500.00'	291.74'	528.18'	503.97'	S30° 53' 01"E
C23	005° 49' 56"	500.00'	25.47'	50.90'	50.87'	N69° 56' 29"E
C24	035° 15' 13"	700.00'	222.41'	430.70'	423.94'	N71° 27' 52"E
C25	003° 08' 34"	2000.00'	54.86'	109.70'	109.69'	S89° 20' 14"E
C26	091° 26' 22"	200.00'	205.09'	319.18'	286.37'	N26° 40' 25"E
C27	089° 38' 35"	50.00'	49.69'	78.23'	70.49'	S62° 47' 06"E
C28	005° 07' 19"	1175.00'	52.56'	105.04'	105.01'	S20° 31' 29"E
C29	013° 00' 12"	1175.00'	133.91'	266.67'	266.09'	S29° 35' 14"E
C30	012° 44' 22"	1175.00'	131.17'	261.26'	260.72'	S42° 27' 31"E

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C31	005° 03' 22"	1423.79'	62.86'	125.64'	125.60'	S51° 53' 32"E
C32	013° 07' 19"	1035.05'	119.04'	237.05'	236.53'	N31° 14' 33"E
C33	051° 17' 17"	1035.00'	496.87'	926.47'	895.85'	N63° 26' 51"E
C34	093° 04' 40"	50.00'	52.76'	81.23'	72.58'	S44° 22' 11"E
C35	018° 57' 51"	400.00'	66.81'	132.40'	131.79'	S11° 39' 04"W
C36	041° 20' 51"	785.00'	296.22'	566.50'	554.28'	S00° 27' 34"W
C37	041° 54' 22"	400.00'	153.17'	292.56'	286.08'	S00° 44' 20"W
C38	008° 57' 47"	300.00'	23.51'	46.93'	46.88'	N06° 42' 56"E
C39	072° 54' 02"	400.00'	295.45'	508.94'	475.30'	S23° 52' 28"W
C40	002° 12' 27"	1000.00'	19.27'	38.53'	38.53'	S11° 28' 20"E
C41	048° 00' 38"	825.00'	367.40'	691.30'	671.25'	N65° 05' 10"E
C42	022° 02' 31"	300.00'	58.43'	115.41'	114.70'	S79° 53' 15"E
C43	010° 12' 13"	400.00'	35.71'	71.23'	71.14'	N61° 48' 45"E
C44	023° 00' 32"	400.00'	81.41'	160.63'	159.56'	N68° 12' 55"E
C45	012° 00' 51"	700.00'	73.66'	146.78'	146.51'	N85° 43' 37"E
C46	020° 10' 45"	500.00'	88.97'	176.10'	175.19'	N82° 08' 40"E
C47	009° 03' 17"	850.00'	67.30'	134.33'	134.19'	N76° 34' 56"E
C48	094° 13' 05"	50.00'	53.82'	82.22'	73.26'	N34° 00' 02"E
C49	034° 14' 31"	410.00'	126.30'	245.03'	241.40'	N04° 00' 45"E
C50	022° 02' 31"	400.00'	77.90'	153.88'	152.93'	N10° 06' 45"E
C51	024° 54' 28"	1100.00'	242.94'	478.20'	474.44'	S78° 27' 17"E
C52	064° 19' 35"	1250.00'	786.05'	1403.39'	1330.83'	N56° 55' 41"E
C53	033° 26' 11"	1800.00'	540.65'	1050.43'	1035.59'	N41° 28' 59"E
C54	030° 32' 17"	1200.00'	327.59'	639.59'	632.04'	N73° 28' 13"E
C55	022° 02' 31"	700.00'	136.33'	269.29'	267.64'	N10° 06' 45"E
C56	046° 36' 00"	600.00'	258.40'	487.99'	474.65'	N02° 10' 00"W
C57	080° 03' 04"	530.00'	445.13'	740.49'	681.72'	N14° 33' 32"E
C58	022° 45' 23"	500.00'	100.62'	198.59'	197.28'	N43° 12' 23"E
C59	043° 08' 52"	500.00'	197.70'	376.54'	367.70'	N53° 24' 08"E
C60	084° 35' 44"	50.00'	45.49'	73.82'	67.30'	N32° 40' 42"E

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C61	010° 01' 45"	790.00'	69.32'	138.28'	138.11'	N04° 36' 17"W
C62	008° 44' 00"	500.00'	38.18'	76.21'	76.14'	S53° 48' 18"E
C63	026° 37' 30"	300.00'	70.99'	139.41'	138.16'	S62° 45' 03"E
C64	040° 09' 07"	250.00'	91.37'	175.20'	171.63'	S69° 30' 51"E
C65	020° 14' 15"	500.00'	89.23'	176.60'	175.69'	S09° 42' 32"E
C66	096° 22' 46"	50.00'	55.90'	84.11'	74.54'	S68° 01' 02"E
C67	018° 57' 56"	500.00'	83.52'	165.51'	164.75'	N73° 16' 33"E
C68	014° 01' 22"	300.00'	36.90'	73.42'	73.24'	N42° 25' 37"W
C69	086° 26' 04"	50.00'	46.98'	75.43'	68.48'	N06° 13' 15"W
C70	023° 03' 35"	400.00'	81.60'	160.99'	159.90'	N25° 27' 59"E
C71	004° 18' 19"	400.00'	15.04'	30.06'	30.05'	N11° 47' 03"E
C72	030° 55' 49"	300.00'	83.00'	161.95'	159.99'	N25° 05' 48"E
C73	049° 50' 53"	250.00'	116.17'	217.50'	210.71'	N65° 29' 09"E
C74	088° 51' 33"	50.00'	49.01'	77.54'	70.00'	S45° 09' 38"E
C75	025° 02' 36"	350.00'	77.73'	152.98'	151.77'	S13° 15' 09"E
C76	025° 06' 16"	345.00'	76.81'	151.16'	149.96'	S13° 13' 20"E
C77	024° 37' 53"	540.00'	117.89'	232.14'	230.36'	S12° 59' 08"E
C78	039° 56' 02"	1000.00'	363.32'	696.98'	682.96'	S45° 16' 05"E
C79	007° 30' 55"	2000.00'	131.36'	262.34'	262.15'	S61° 28' 39"E
C80	042° 06' 46"	800.00'	308.00'	588.01'	574.86'	S78° 46' 34"E
C81	039° 56' 48"	500.00'	181.72'	348.60'	341.58'	S79° 51' 33"E
C82	022° 30' 53"	500.00'	99.52'	196.48'	195.22'	S71° 08' 35"E
C83	019° 46' 28"	1500.00'	261.45'	517.70'	515.13'	N05° 49' 52"E
C84	030° 06' 13"	1000.00'	268.92'	525.41'	519.39'	N00° 40' 00"E
C85	012° 21' 25"	425.00'	46.01'	91.66'	91.48'	N08° 12' 24"W



VICINITY MAP
1"=500'

LINE TABLE		
LINE	LENGTH	BEARING
L1	263.90'	S01° 58' 04"E
L2	43.42'	S13° 44' 46"E
L3	299.61'	N89° 17' 48"E
L4	165.00'	N88° 01' 56"E
L5	316.22'	N89° 04' 42"E
L6	370.69'	S00° 42' 12"E
L7	82.41'	S28° 20' 56"W
L8	291.43'	S00° 42' 11"E
L9	237.51'	S72° 33' 07"E
L10	318.26'	N00° 42' 12"W
L11	76.28'	N32° 16' 49"E
L12	184.32'	N10° 39' 14"E
L13	77.07'	S79° 20' 46"E
L14	264.81'	S57° 43' 11"E
L15	259.04'	S79° 20' 46"E
L16	209.17'	S57° 43' 11"E
L17	25.00'	N57° 43' 11"W
L18	706.19'	N32° 16' 49"E
L19	14.70'	S57° 43' 11"E
L20	259.56'	S74° 16' 53"E
L21	169.02'	N57° 43' 11"W
L22	160.97'	N45° 08' 58"W
L23	220.34'	N24° 45' 54"E
L24	114.60'	N58° 12' 04"E
L25	25.00'	S31° 47' 56"E
L26	83.25'	S65° 14' 06"E
L27	67.49'	S57° 43' 11"E
L28	231.08'	S56° 51' 47"E
L29	126.53'	S57° 43' 11"E
L30	516.45'	S46° 01' 49"E

LINE TABLE		
LINE	LENGTH	BEARING
L31	581.03'	N89° 22' 45"E
L32	77.62'	S00° 37' 15"E
L33	25.00'	N36° 06' 45"W
L35	311.60'	N24° 45' 54"E
L36	120.63'	S00° 37' 15"E
L37	15.77'	S61° 08' 47"E
L38	106.37'	N72° 51' 27"E
L39	27.59'	N67° 01' 31"E
L40	380.89'	N53° 50' 16"E
L41	163.50'	N89° 05' 29"E
L42	548.20'	S87° 45' 57"E
L43	24.80'	N72° 23' 36"E
L44	141.11'	S54° 26' 05"E
L45	1029.17'	N89° 05' 29"E
L46	151.23'	S21° 08' 00"W
L47	69.88'	S20° 12' 51"E
L48	186.94'	N21° 41' 31"E
L49	25.00'	S78° 48' 10"E
L50	53.28'	N11° 11' 50"E
L51	224.19'	N02° 14' 03"E
L52	50.99'	S12° 34' 33"E
L53	297.99'	N01° 44' 03"E
L54	270.00'	S00° 54' 31"E
L55	65.85'	N41° 04' 51"E
L56	801.15'	N89° 05' 29"E
L57	58.11'	S68° 52' 00"E
L58	270.00'	N00° 54' 31"W
L59	575.88'	S12° 15' 52"E
L60	82.14'	N66° 54' 52"E
L61	61.19'	N56° 42' 39"E

LINE TABLE		
LINE	LENGTH	BEARING
L62	134.82'	N79° 43' 11"E
L63	525.82'	S88° 15' 57"E
L64	163.72'	N72° 03' 17"E
L65	412.07'	N21° 08' 00"E
L66	20.20'	S00° 54' 31"E
L67	375.19'	S70° 08' 13"E
L68	1632.23'	N89° 05' 29"E
L69	313.11'	N24° 45' 54"E
L70	309.02'	N58° 12' 04"E
L71	378.11'	N88° 44' 21"E
L72	138.75'	N00° 54' 31"W
L73	220.60'	N21° 08' 00"E
L74	190.50'	N25° 28' 00"W
L75	303.53'	N54° 35' 04"E
L76	108.63'	N31° 49' 42"E
L77	17.23'	N74° 58' 34"E
L78	230.00'	N00° 24' 36"E
L79	33.09'	S58° 10' 18"E
L80	211.15'	S49° 26' 18"E
L81	32.35'	S76° 03' 48"E
L82	128.92'	S49° 26' 18"E
L83	461.56'	S89° 35' 24"E
L84	520.00'	S00° 24' 36"W
L85	29.51'	N25° 47' 35"E
L86	40.41'	N35° 24' 56"W
L87	255.39'	N49° 26' 18"W
L88	69.03'	N36° 59' 47"E
L89	100.19'	N09° 37' 53"E
L90	126.53'	N40° 33' 42"E
L91	720.85'	S89° 35' 24"E

LINE TABLE		
LINE	LENGTH	BEARING
L92	567.28'	S00° 43' 51"E
L93	100.37'	S25° 46' 27"E
L94	639.08'	S00° 40' 12"E
L95	112.41'	S25° 18' 05"E
L96	159.92'	S65° 14' 06"E
L97	346.89'	S57° 43' 11"E
L98	588.88'	N80° 10' 03"E
L99	246.07'	S59° 53' 09"E
L100	28.26'	S82° 24' 02"E
L101	352.15'	N04° 03' 22"W
L102	512.37'	N15° 43' 07"E
L103	120.29'	N14° 23' 07"W
L104	283.64'	N02° 01' 42"W

EXHIBIT A
6 OF 7

A PRELIMINARY PLAT FOR
VILLAGES OF HURRICANE CREEK, NORTH

Drawing: J:\SOURCE\N8000_Sheriff_205_Ac\Master_Documents\Primary\PLACENTIBO00 C-PLAT
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EXHIBIT A

7 OF 7

DESCRIPTION OF 288.918 ACRES:

BEING that certain tract of land situated in the J. Kincaide Survey, Abstract Number 509, the J. Boyle Survey, Abstract Number 105, the J. Roberts Survey, Abstract Number 760, the J. Ellet Survey, Abstract Number 296, and the W. Rattan Survey, Abstract Number 752, Collin County, Texas, being all of that land described in deed to MM Anna 325, LLC Tract 1 recorded in Instrument Number 20190411000386110 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 for the most southerly line of said MM Anna 325, LLC Tract 1 and being in the north line of that tract of land described in deed to CADG Hurricane Creek, LLC Tract 2 recorded in Instrument Number 201505290000631020 of said O.P.R.C.C.T.;

THENCE N 00° 42' 12" W, 232.26 feet to a 1/2 inch iron rod found;

THENCE S 88° 18' 50" W, 793.96 feet to a 3/8 inch iron rod found for the south line of said MM Anna 325, LLC Tract 1 and being in the northeast corner said CADG Hurricane Creek LLC (Tract 1) ;

THENCE along the common line between said MM Anna 325, LLC Tract 1 and said CADG Hurricane Creek LLC (Tract 1) the following bearings and distances:

S 89° 05' 29" W, 1757.67 feet to a 5/8 inch iron rod found;

S 88° 18' 31" W, 742.84 feet to a 1/2 inch iron rod found;

S 88° 59' 33" W, 427.28 feet to a 1/2 inch iron rod stamped , GEER found;

THENCE departing said CADG Hurricane Creek, LLC Tract 1 along the common line between said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Blue Spruce L.P. recorded in Instrument Number 19940826000793830 of the O.P.R.C.C.T. the following bearings and distances:

N 61° 49' 20" E, 205.61 feet;

N 19° 24' 17" E, 181.73 feet;

N 38° 49' 43" E, 172.63 feet;

N 20° 25' 25" E, 121.13 feet;

N 49° 53' 58" E, 215.37 feet;

N 04° 32' 42" E, 69.40 feet;

THENCE N 30° 41' 24" W, 236.43 feet departing said Blue Spruce L.P. tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Kimberly Powell recorded in Volume 5820 Page 2130 of the O.P.R.C.C.T.;

THENCE continuing along said MM Anna 325, LLC Tract 1 and said Kimberly Powell tract the following bearings and distances:

N 21° 14' 27" W, 129.45 feet;

N 11° 58' 09" W, 106.75 feet;

N 09° 26' 49" W, 132.42 feet;

N 17° 32' 12" W, 108.70 feet;

THENCE N 03° 35' 21" E, 118.10 feet departing said Kimberly Powell tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Harrison and Janet Smith recorded in Instrument Number 19920612000392310 of the O.P.R.C.C.T.;

THENCE continuing along said MM Anna 325, LLC Tract 1 and said Kimberly Powell tract the following bearings and distances:

N 16° 24' 37" E, 135.67 feet;

N 06° 20' 57" E, 127.72 feet;

N 18° 30' 44" E, 70.24 feet;

N 10° 53' 53" E, 77.78 feet;

N 19° 15' 05" E, 240.38 feet;

THENCE departing said Harrison and Janet Smith tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Dasara, LLC recorded in Instrument Number 20150123000077570 of the O.P.R.C.C.T. the following bearings and distances:

N 59° 17' 04" E, 231.36 feet;

N 39° 06' 49" E, 113.71 feet;

N 18° 28' 30" E, 79.37 feet;

N 45° 20' 55" E, 130.09 feet;

N 24° 01' 10" E, 163.50 feet;

N 29° 16' 45" E, 139.03 feet;

N 07° 19' 23" W, 145.67 feet;

N 22° 22' 47" E, 72.91 feet;

N 66° 09' 44" E, 68.86 feet;

N 49° 46' 52" E, 125.19 feet;

N 25° 25' 25" E, 105.50 feet;

N 41° 12' 53" E, 204.93 feet;

N 44° 25' 31" E, 122.72 feet;

N 40° 33' 22" E, 129.29 feet;

N 01° 34' 54" E, 105.14 feet;

THENCE N 30° 43' 16" E, 12.80 feet departing said Dasara, LLC tract across the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Donna Peeler recorded in Volume 4972 Page 5535 of the O.P.R.C.C.T.;

THENCE departing said Donna Peeler tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Viola Lordsmeer, L.P. recorded in Volume 5680 Page 5000 of the O.P.R.C.C.T. the following bearings and distances:

N 88° 46' 52" E, 274.56 feet to a 1/2 inch iron rod stamped , GEER found;

N 89° 03' 01" E, 938.03 feet to a 1/2 inch iron rod stamped , GEER found;

THENCE departing said Viola Lordsmeer, L.P. tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Hurricane Creek Estates (Unrecorded) the following bearings and distances:

S 02° 31' 07" E, 46.18 feet to a 1/2 inch iron rod found;

S 00° 43' 55" E, 239.62 feet to a 1/2 inch iron rod found;

S 00° 54' 34" E, 240.98 feet to a 5/8 inch iron rod found;

S 00° 35' 30" E, 240.11 feet to a 1/2 inch iron rod stamped , GEER found;

CONTINUING

CONTINUED

S 00° 46' 25" E, 193.73 feet to a 1/2 inch iron rod stamped , GEER found;

S 00° 41' 51" E, 159.37 feet to a 1/2 inch iron stamped , GEER found;

S 02° 15' 50" W, 136.17 feet;

S 00° 41' 12" E, 97.40 feet;

S 00° 41' 12" E, 20.05 feet;

N 43° 06' 55" E, 28.85 feet;

N 36° 57' 57" E, 59.11 feet;

S 81° 37' 00" E, 76.35 feet;

N 64° 47' 48" E, 51.43 feet;

S 23° 02' 34" E, 61.07 feet;

N 53° 19' 07" E, 45.87 feet;

S 82° 24' 22" E, 25.36 feet;

S 39° 57' 49" E, 56.11 feet;

S 48° 02' 59" E, 22.02 feet;

THENCE departing said Hurricane Creek Estates tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Urban Crossing Block A tract recorded in Instrument Number 2013-568 of the Plat Records, Collin County, Texas (P.R.C.C.T.) the following bearings and distances:

S 02° 04' 20" E, 28.82 feet to a 1/2 inch iron rod stamped , G.M. GEER found;

S 00° 05' 05" E, 119.18 feet to a 1/2 inch iron rod stamped , G.M. GEER found;

S 89° 47' 13" E, 602.59 feet to a 1/2 inch iron rod found;

N 88° 59' 00" E, 933.16 feet to a 1/2 inch iron rod stamped , CORWIN found;

N 88° 55' 42" E, 491.23 feet;

THENCE S 04° 03' 22" E, 703.80 feet departing said Urban Crossing Block B tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Sheikh Alam tract recorded in Volume 4335 Page 955 of the O.P.R.C.C.T. to a 5/8 inch iron rod stamped , PELOTON found;

THENCE departing said Sheikh Alam tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to BFB Ana 40 Acres, LLC tract recorded in Instrument Number 20190412000390800 of the O.P.R.C.C.T. the following bearings and distances:

S 88° 44' 00" W, 60.25 feet for the beginning of a curve to the right;

With said curve to the right, having an arc distance of 99.55 feet, through a central angle of 03° 42' 13", having a radius of 1,540.00 feet, and the long chord which bears S 13° 52' 00" W, 99.53 feet;

S 15° 43' 07" W, 512.37 feet for the beginning of a curve to the left;

With said curve to the left, having an arc distance of 473.61 feet, through a central angle of 28° 16' 00", having a radius of 960.00 feet, and the long chord which bears S 01° 35' 07" W, 468.82 feet;

THENCE S 05° 15' 18" W, 533.77 feet to the most southerly southeast corner of said MM Anna 325, LLC Tract 1 and the northeast corner of said CADG Hurricane Creek, LLC Tract 2 to an iron rod found;

THENCE S 89° 04' 42" W, 1,154.08 feet to the POINT OF BEGINNING and containing 288.918 acres or 12,585,251 square feet more or less.

TO MM ANNA 325, LLC, A TEXAS LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

I, CHARLES STEPHEN RAMSEY, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN AUGUST 2020, AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

CHARLES STEPHEN RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6718

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG HURRICANE CREEK, LLC, BEING THE SOLE OWNER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE, DESCRIBED REAL PROPERTY AS THE VILLAGES OF HURRICANE CREEK NORTH, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS AND WE DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS SHOWN THEREON. THE STREETS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANNA'S USE THEREOF. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

BY: MM ANNA 325, LLC

BY: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

A PRELIMINARY PLAT FOR

VILLAGES OF HURRICANE CREEK, NORTH

CONTAINING LOTS 1-8, BLK A; LOTS 1-15, BLK B; LOTS 1-21, BLK C; LOTS 1-63, BLK D; LOTS 1-7, BLK E; LOTS 1-30, BLK F; LOTS 1-14, BLK G; LOTS 1-14, BLK H; LOTS 1-24, BLK I; LOTS 1-30, BLK J; LOTS 1-27, BLK K; LOTS 1-53, BLK L; LOTS 1-19, BLK M; LOTS 1-8, BLK N; LOTS 1-23, BLK O; LOTS 1-23, BLK P; LOTS 1-28, BLK Q; LOTS 1-12, BLK R; LOTS 1-17, BLK S; LOTS 1-23, BLK T; LOTS 1-28, BLK U; LOTS 1-26, BLK V; LOTS 1-84, BLK W; LOTS 1-19, BLK X; LOTS 1-22, BLK Y; LOTS 1-24, BLK Z; LOTS 1-27, BLK AA; LOTS 1-11, BLK BB; LOTS 1-7, BLK CC; LOTS 1-66, BLK DD; LOTS 1-12, BLK EE; LOTS 1-32, BLK FF; LOTS 1-15, BLK GG; LOTS 1-17, BLK HH; LOTS 1-38, BLK I; LOTS 1-16, BLK JJ; 29 X LOTS.

FOR A TOTAL OF 883 RESIDENTIAL LOTS AND 29 OPEN SPACE LOTS.

291.45 ACRES ZONED "SIA RES. NO. 2020-06-733" &
"PD-860-2020" SITUATED IN THE J. KINCAIDE SURVEY, ABST. NO. 509; J. BOYLE SURVEY ABST. NO. 105; J. ROBERTS SURVEY, ABST. NO. 760; J. ELLET SURVEY, ABST. NO. 296; W. RATTAN SURVEY, ABST. NO. 752

ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

NAME: MM ANNA 325, LLC
ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200
CONTACT: TREVOR KOLLINGER
EMAIL: TREVOR@CENTURIONAMERICA.COM

PLANNER / ENGINEER / SURVEYOR



PELOTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 PRISCO STREET, SUITE 400, PRISCO, TEXAS 75033
PRISCO OFFICE PHONE: (469) 213-8800

DATE: JULY 2021

DESIGNED: BAW

SHEET

PELOTON PROJECT #: CEN18001

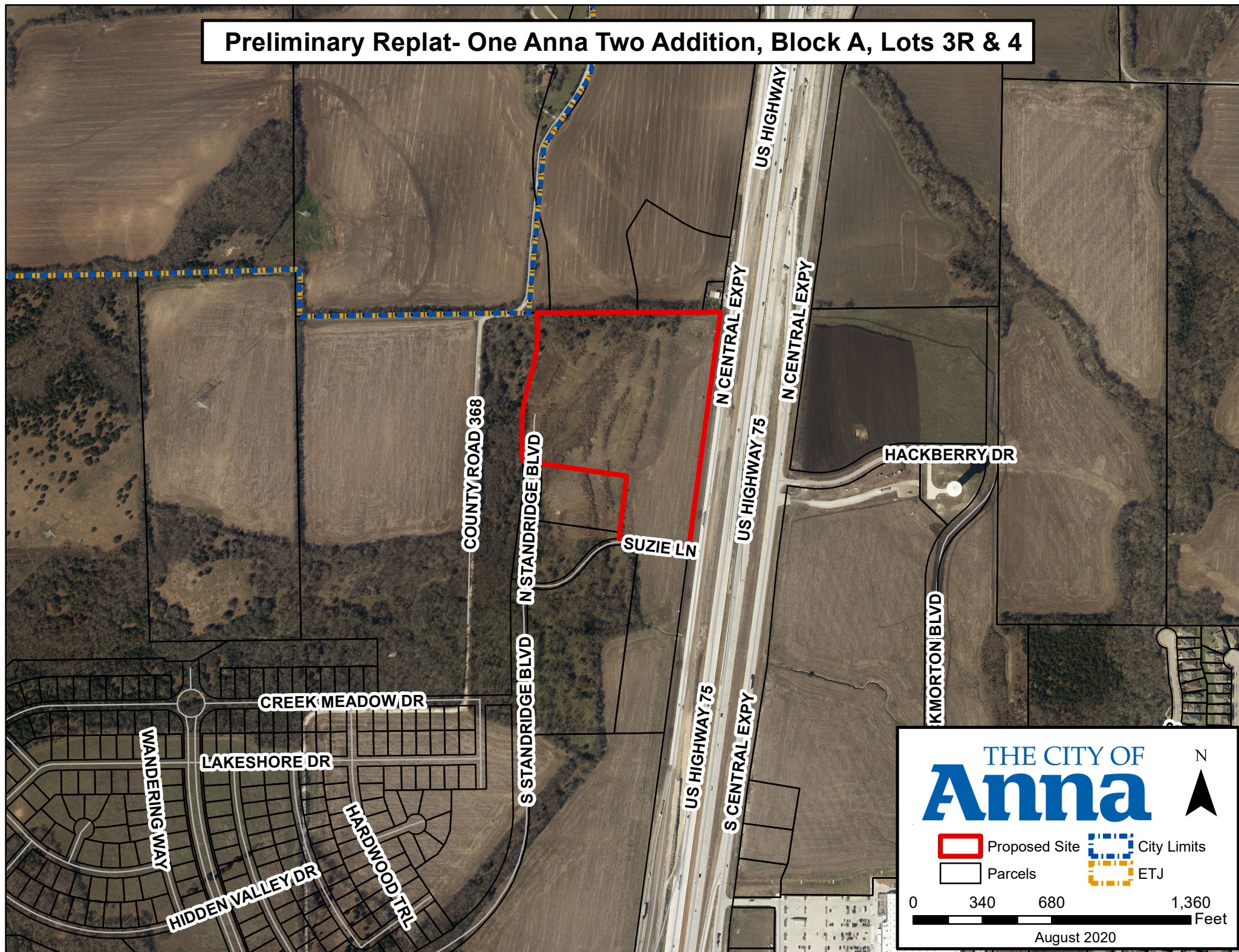
DRAWN: JRG

7 OF 7

REVIEWER: JWR

VILLAGES OF HURRICANE CREEK, NORTH - PRELIMINARY PLAT

Preliminary Replat- One Anna Two Addition, Block A, Lots 3R & 4



THE CITY OF
Anna

N

0 340 680 1,360 Feet

August 2020

Proposed Site

Parcels

City Limits

ETJ

CITY OF ANNA
Planning & Zoning Commission
August 2, 2021

Preliminary Replat: One Anna Two Addition, Block A, Lots 3R & 4

Applicant: Dr. Richard Jelsma

AGENDA ITEM:

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

SUMMARY:

Medical Office and vacant lot on two lots on 14.7± acres located on the northwest corner of Suzie Lane and S Central Expressway. Zoned: Planned Development-Restricted Commercial (Ord. No. 846-2020).

The purpose of the preliminary replat is to subdivide an existing vacant lot into two lots and proposed easements necessary for the development of a medical office building on Lot 3R.

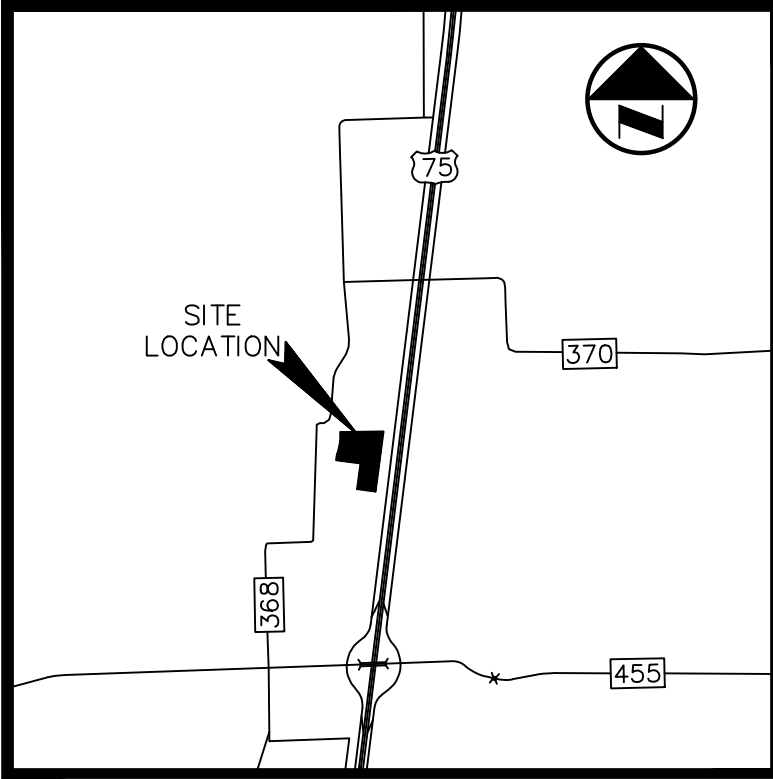
RECOMMENDATION:

Recommended for approval as submitted.

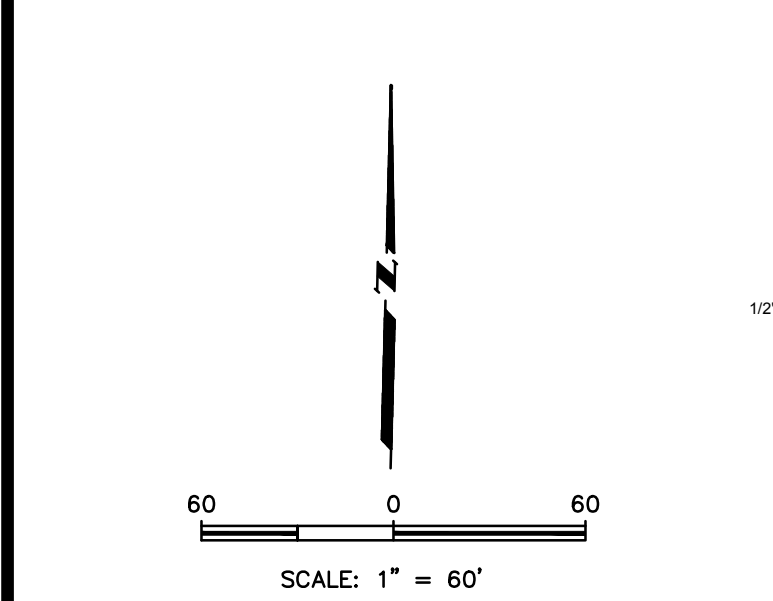
ATTACHMENTS:

Locator

Exhibit



LOCATION MAP
NTS

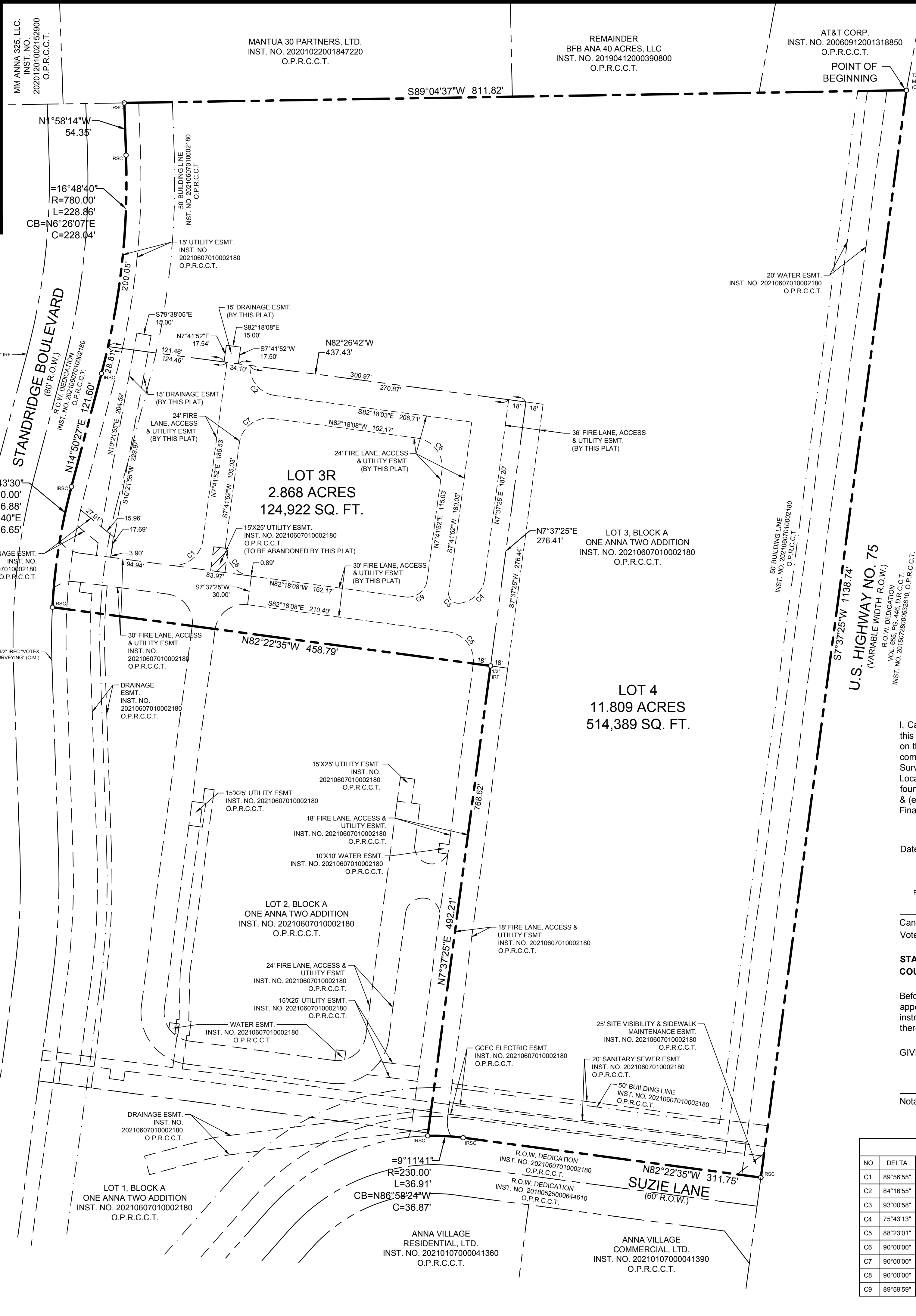


NOTES:

1. The basis of bearings for this survey is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
2. The purpose of this plat is to subdivide Lot 3 into two lots (Lots 3R & 4).
3. Notice: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

LEGEND

(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
D.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
ESMT.	EASEMENT
IRF	IRON ROD FOUND
IRSC	1/2\"/>



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS ANNA INVESTMENTS, LLC is the owner of those tracts of land situated in the W.S. Rattan Survey, Abstract No. 752, City of Anna, Collin County, Texas, and being all of Lot 3, Block A of One Anna Two Addition, an addition to the City of Anna, Collin County, Texas according to the plat thereof recorded in Instrument No. 20210607010002180, Official Public Records, Collin County, Texas; same being a portion of that tract of land conveyed to Anna Investments, LLC by deed recorded in Instrument No. 2018062200077080, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a TxDot concrete monument found for corner in the west right-of-way line of U.S. Highway No. 75 (a variable width right-of-way) at the northeast corner of said Lot 3;

THENCE S 07° 37' 25" W, with said west right-of-way line, a distance of 1138.74 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner at the intersection of said west right-of-way line with the north right-of-way line of Suzie Lane (a 60-foot wide right-of-way) and the southeast corner of said Lot 3;

THENCE with said north right-of-way line of Suzie Lane, the following courses and distances:

N 82° 22' 35" W, a distance of 311.75 feet to an 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner at the beginning of a non-tangent curve to the left;

In a southwesterly direction with said curve to the left, having a central angle of 09° 11' 41", a radius of 230.00 feet, a chord that bears N 86° 58' 24" W, a distance of 36.87 feet, and an arc length of 36.91 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the most southerly southwest corner of said Lot 3;

THENCE with said north right-of-way line of Suzie Lane, the following courses and distances:

N 82° 22' 35" W, a distance of 311.75 feet to an 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner at the beginning of a non-tangent curve to the left;

In a southwesterly direction with said curve to the left, having a central angle of 09° 11' 41", a radius of 230.00 feet, a chord that bears N 86° 58' 24" W, a distance of 36.87 feet, and an arc length of 36.91 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the most southerly southwest corner of said Lot 3;

THENCE S 07° 37' 25" E, departing said north right-of-way line of Suzie Lane and with the east line of Lot 2, Block A of said One Anna Two Addition, a distance of 492.21 feet to a 1/2-inch iron rod found for corner;

THENCE N 82° 22' 35" W, with the north line of said Lot 2, a distance of 458.79 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the east right-of-way line of Standridge Boulevard (an 80-foot wide right-of-way) at the most westerly southwest corner of said Lot 3 and the northwest corner of said Lot 2; said point being the beginning of a non-tangent curve to the right;

THENCE with said east right-of-way line of Standridge Boulevard, the following courses and distances:

In a northeasterly direction with said curve to the right, having a central angle of 11° 43' 30", a radius of 620.00 feet, a chord that bears N 08° 58' 40" E, a distance of 126.65 feet, and an arc length of 126.88 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the end of said curve;

N 14° 50' 27" E, a distance of 121.60 feet to the beginning of a tangent curve to the left;

In a northeasterly direction with said curve to the left, having a central angle of 16° 48' 40", a radius of 780.00 feet, a chord that bears N 06° 26' 07" E, a distance of 228.04 feet and an arc length of 228.86 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the end of said curve;

N 01° 58' 14" W, a distance of 54.35 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the northwest corner of said Lot 3;

THENCE N 89° 04' 37" E a distance of 811.82 feet to the **POINT OF BEGINNING** and containing 639,311 square feet or 14.677 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2021.

PRELIMINARY
RELEASED 7/21/2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	89°56'55"	30.00'	47.10'	N52°40'20"E 42.41'
C2	84°16'55"	30.00'	44.12'	S39°08'42"E 40.25'
C3	93°00'58"	10.23'	16.61'	S49°31'07"E 14.84'
C4	75°43'13"	30.00'	39.65'	N45°29'01"E 36.82'
C5	88°23'01"	30.00'	46.28'	N38°06'38"W 41.82'
C6	90°00'00"	30.00'	47.12'	N37°18'08"W 42.43'
C7	90°00'00"	30.00'	47.12'	S52°41'52"W 42.43'
C8	90°00'00"	30.00'	47.12'	S37°18'08"E 42.43'
C9	89°59'59"	20.00'	31.42'	N52°41'52"E 28.28'

OWNER
ANNA INVESTMENTS, LLC
204 MEDICAL DRIVE, SUITE 100
SHERMAN, TEXAS 75092

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ANNA INVESTMENTS, LLC**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **ONE ANNA TWO ADDITION, BLOCK A, LOTS 3R & 4**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, any streets and alleys shown thereon. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its 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.

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

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

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

WITNESS my hand this the _____ day of _____, 2021.

ANNA INVESTMENTS, LLC

Dr. Richard Jelsma, Manager

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Dr. Richard Jelsma, 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 purpose and consideration therein and in the capacity therein stated.

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

Notary Public, State of Texas
My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

PRELIMINARY REPLAT
ONE ANNA TWO ADDITION
LOTS 3R & 4, BLOCK A
BEING A REPLAT OF
ALL OF LOT 3, BLOCK A, ONE ANNA TWO ADDITION
RECORDED IN
INSTRUMENT NO.20210607010002180
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
14.677 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; condy@votexsurveying.com
PROJECT NO. 2021-028

Site Plan- Willow Creek Addition, Phase 1B, Block G, Lot 1



THE CITY OF
Anna

N

0 135 270 540 Feet

August 2020

Proposed Site
Parcels
City Limits
ETJ

CITY OF ANNA

Planning & Zoning Commission

August 2, 2021

Site Plan: Willow Creek Addition, Phase 1B, Block G, Lot 1R

Applicant: Marcus Property Company, LLC

AGENDA ITEM:

Consider/Discuss/Action on a request to reduce the minimum 20-foot landscape buffer requirement and on a recommendation regarding the Willow Creek Addition, Phase 1B, Block G, Lot 1R, Site Plan.

SUMMARY:

Shopping Center on one lot on 2.2± acres located at the northeast corner of W. White Street and Willow Creek Drive. Zoned Planned Development-Restricted Commercial (Ord. No. 12-2003).

The applicant is requesting to reduce the minimum 20-foot landscape buffer requirement adjacent to the right-of-way. Sec. 9.06.007 (Setbacks) of Article 9.06 (Landscape Regulations) states that nonresidential and multiple-family parcels shall provide for a minimum 20-foot landscape buffer when adjacent to the right-of-way of any major throughfare. However, if unique circumstances existing which prevent strict adherence with the requirement the city council has the authority to consider granting a variance during the site plan approval process by reducing the buffer requirement to a minimum of 10 feet.

Unusual circumstances include but are not limited to: insufficient lot depth or size of the existing lot, existing structures and drives, and floodplain and existing trees to be preserved. A variance may be granted if:

- (1) Unique circumstances exist on the property that make application of these requirements unduly burdensome on the applicant;
- (2) The variance will have no adverse impact on current or future development;
- (3) The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any on the surrounding land uses; and

- (4) The variance will have no adverse impact on the public health, safety and general welfare.

Due to the narrowness of the commercial property and to maintain similar development form with the property to the east the applicant is requesting to reduce the required landscape buffer to 10-feet. The zoning requires a minimum 50-foot building setback along W. White Street and a 25-foot building setback and 10' landscape buffer along the rear property line due to the residential adjacency. If the applicant was to provide for the 20-foot landscape buffer along the frontage the parking stalls facing W. White Street would need to be removed and the proposed buildings would need to be reduced in half in order for the property to meet the minimum parking requirements while still meeting building setback and landscape buffer requirements.

RECOMMENDATION:

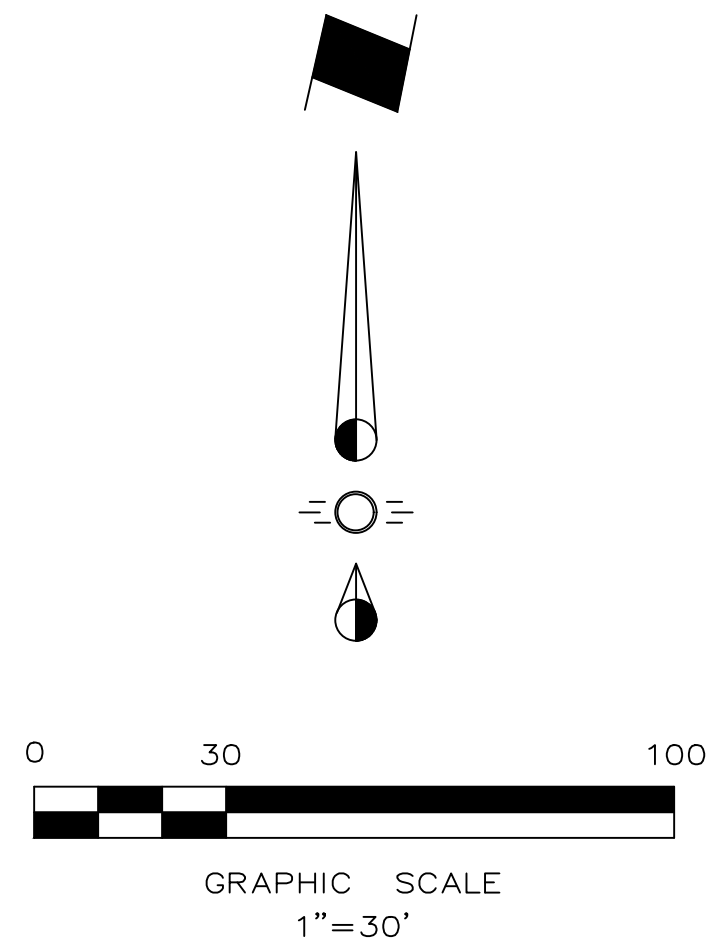
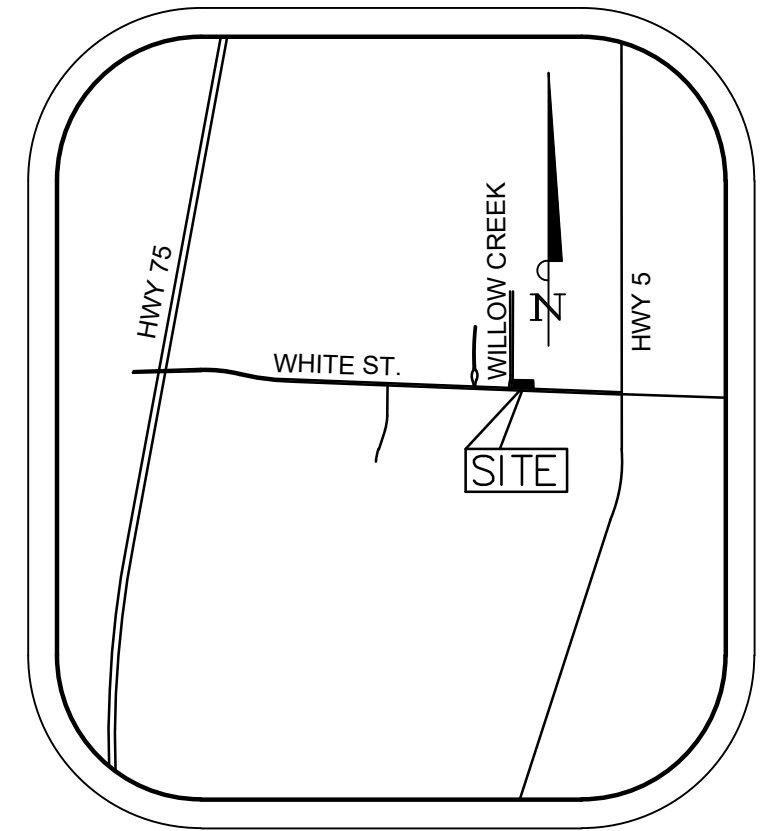
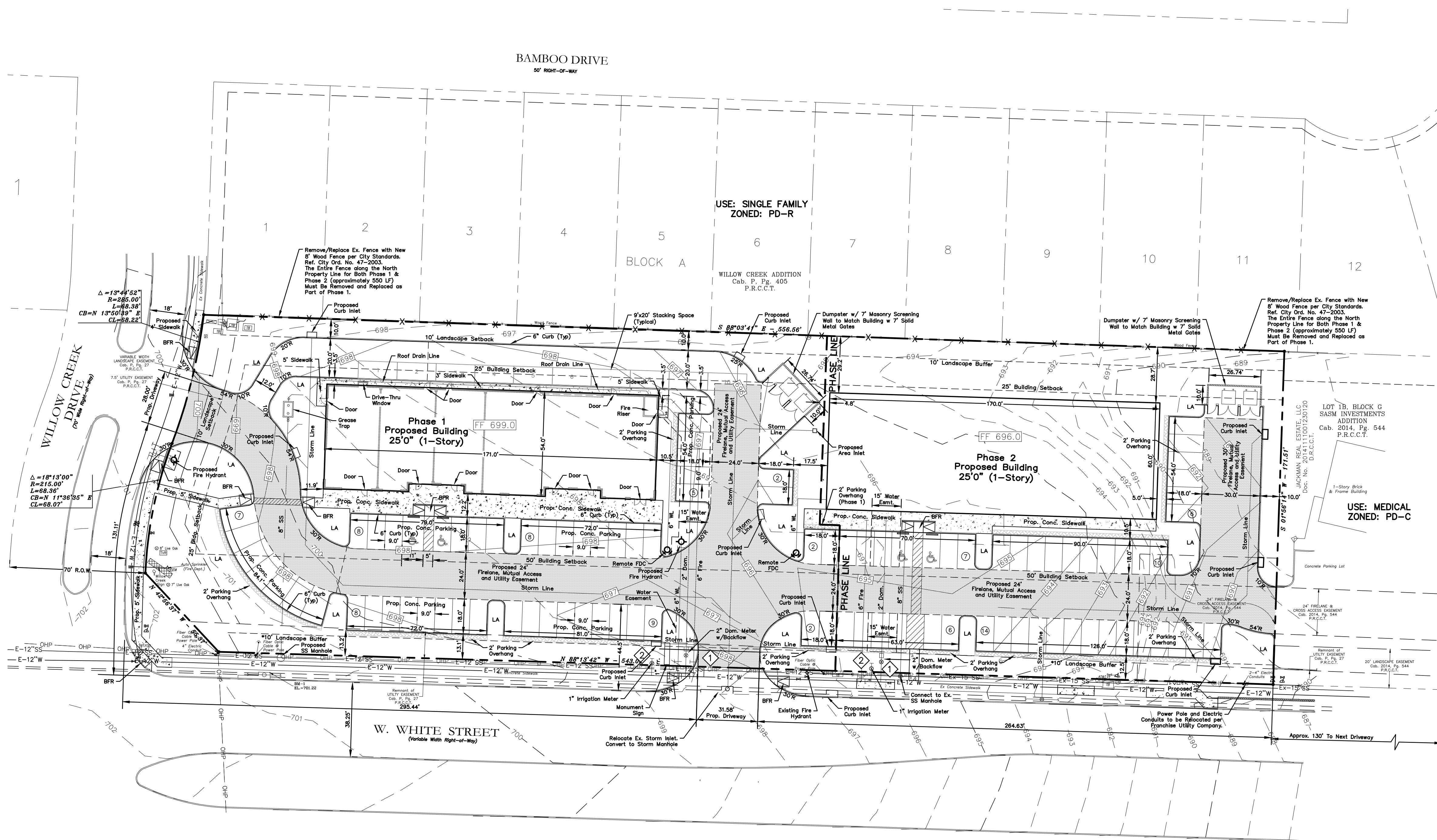
Recommended for approval subject to:

1. City Council granting a reduced landscape buffer of 10 feet due to:
 - a. The existing development to the immediate east, narrowness of the lot, and increased building setbacks are unique circumstances.
 - b. The reduction not having an adverse impact on current or future development
 - c. The variance is in keeping with the spirit of the zoning regulation and will not have an impact on surrounding land uses.
 - d. The variance will not have an adverse impact on the public health, safety and general welfare.
2. Additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Contour
 - Existing Contour
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp
 - LA Landscape Area

SYNOPSIS

Address:	628 W. White Street Anna, Texas 75409
Zoning:	PD-C-1 (Ord. No. 47-2003) & THOR Overlay District
Proposed Use:	Retail, Alcoholic Beverage Store, Restaurant, Medical
Lot Area:	2.249 Acres (97,966 sf)
Building Areas:	Phase 1 Building 8,900 sf Phase 2 Building 10,200 sf
Lot Coverage:	19.50%
Floor Area Ratio:	0.20 : 1
Building Height:	Phase 1 25'-0" (1-Story) Phase 2 25'-0" (1-Story)
Phase 1 Building Required Parking:	Restaurant-Take Out (1,500 sf) 3 spaces per 1,000 = 5 Spcs. Alcoholic Beverage Store (1,345 sf) 4 spaces per 1,000 = 6 Spcs. Retail (1,345 sf) 4 spaces per 1,000 = 6 Spcs. Medical (4,710 sf) 5 spaces per 1,000 = 24 Spcs.
Phase 2 Building Required Parking:	Retail (10,200 sf) 4 spaces per 1,000 = 41 Spcs.

Phase 1 Parking Required Total:	(41 Parking Spaces)
Parking Provided Total:	(51 Parking Spaces) 2 Handicap Spcs.
Phase 2 Parking Required Total:	(41 Parking Spaces)
Parking Provided Total:	(43 Parking Spaces) 2 Handicap Spcs.
Overall Parking Required Total:	(82 Parking Spaces)
Overall Parking Provided Total:	(94 Parking Spaces) 4 Handicap Spcs.

NOTE: LIGHTING WILL COMPLY WITH THE CITY OF ANNA ZONING ORDINANCES.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

WATER METER CHART			
No.	Meter Type	Size	Quantity
1	Domestic Meter	2"	2
2	Irrigation Meter	1"	2

*A VARIANCE IS BEING REQUESTED TO REDUCE THE LANDSCAPE BUFFER ALONG WHITE STREET FROM 20' TO 10'

NO MENU OR ORDER BOARD IS PROPOSED AS PART OF THE DRIVE-THRU OPERATIONS.

Landscape Area	
Required Internal LS Area (8 SF/Space):	
Phase 1 (52 spaces)	= 416 SF
Phase 2 (42 spaces)	= 336 SF
Additional Internal LS Area Provided:	
Phase 1	= 16,831 SF
Phase 2	= 11,423 SF
Total Landscape Area:	
Phase 1	= 17,247 SF
Phase 2	= 11,759 SF

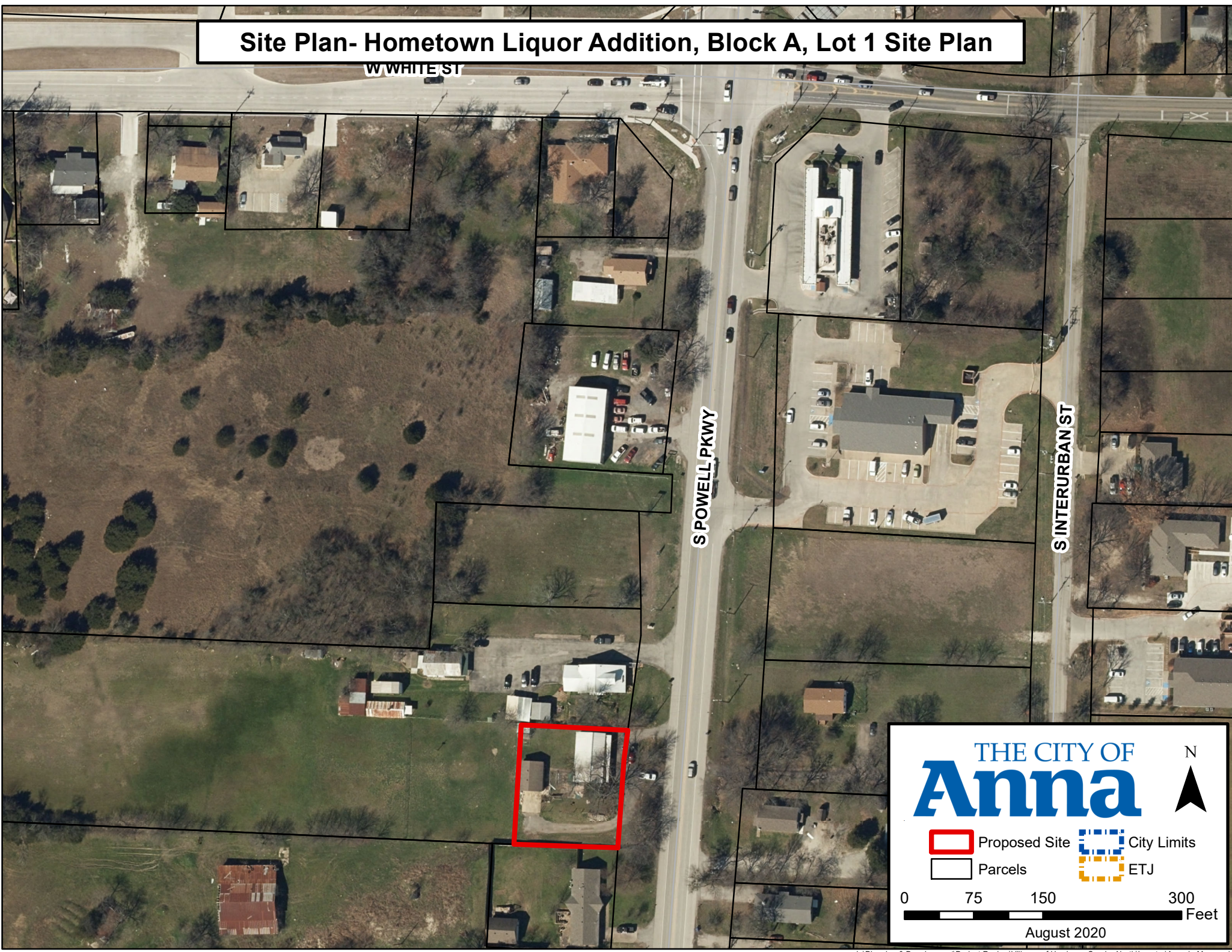
NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

PREPARED DATE: 7/27/2021

<table><tr><th>Issue Dates:</th><th>Revisions:</th><th>Date:</th></tr><tr><td>1</td><td>1</td><td></td></tr><tr><td>2</td><td>2</td><td></td></tr><tr><td>3</td><td>3</td><td></td></tr><tr><td>4</td><td>4</td><td></td></tr><tr><td>5</td><td>5</td><td></td></tr><tr><td>6</td><td>6</td><td></td></tr></table>	Issue Dates:	Revisions:	Date:	1	1		2	2		3	3		4	4		5	5		6	6		<table><tr><th colspan="3">CROSS ENGINEERING CONSULTANTS</th></tr><tr><td>1720 W. Virginia Street McKinney, Texas 75069 972.562.4409</td><td>McKinney, Texas 75069 Texas P.E. Firm No. F-5935</td><td></td></tr><tr><td>Drawn By:</td><td>Checked By:</td><td>Scale:</td></tr><tr><td>C.E.C.I.</td><td>C.E.C.I.</td><td>1"=30'</td></tr></table>	CROSS ENGINEERING CONSULTANTS			1720 W. Virginia Street McKinney, Texas 75069 972.562.4409	McKinney, Texas 75069 Texas P.E. Firm No. F-5935		Drawn By:	Checked By:	Scale:	C.E.C.I.	C.E.C.I.	1"=30'	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF T. ZACHARY GRIMES, P.E. NO. 122013 ON 7/27/21. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.	<table><tr><th colspan="2">SITE PLAN</th></tr><tr><td colspan="2">WILLOW CREEK RETAIL CENTER</td></tr><tr><td colspan="2">WILLOW CREEK ADDITION PHASE 1B, BLOCK G, LOT 1R 2.249 ACRES JOHN C. FARRIS SURVEY, ABSTR. NO. 331 CITY OF ANNA, COLLIN COUNTY, TEXAS</td></tr></table>	SITE PLAN		WILLOW CREEK RETAIL CENTER		WILLOW CREEK ADDITION PHASE 1B, BLOCK G, LOT 1R 2.249 ACRES JOHN C. FARRIS SURVEY, ABSTR. NO. 331 CITY OF ANNA, COLLIN COUNTY, TEXAS		<table><tr><td>Sheet No.</td></tr><tr><td>SP</td></tr><tr><td>Project No.</td></tr><tr><td>17002</td></tr></table>	Sheet No.	SP	Project No.	17002
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1	1																																														
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17002																																															

ANNA RETAIL CENTER

Site Plan- Hometown Liquor Addition, Block A, Lot 1 Site Plan



THE CITY OF

Anna

N

Proposed Site

Parcels

City Limits

ETJ

0 75 150 300 Feet

August 2020

CITY OF ANNA

Planning & Zoning Commission

August 2, 2021

Site Plan: Hometown Liquor Addition, Block A, Lot 1

Applicant: Hometown Liquor

AGENDA ITEM:

Consider/Discuss/Action on a request to reduce the minimum 20-foot landscape buffer requirement and on a recommendation regarding the Hometown Liquor Addition, Block A, Lot 1, Site Plan.

SUMMARY:

Food and beverage store on 0.3± located on the west side of S. Powell Parkway, 682± feet south of W White Street. Zoned: General Commercial.

The applicant is requesting to reduce the minimum 20-foot landscape buffer requirement adjacent to the right-of-way. Sec. 9.06.007 (Setbacks) of Article 9.06 (Landscape Regulations) states that nonresidential and multiple-family parcels shall provide for a minimum 20-foot landscape buffer when adjacent to the right-of-way of any major throughfare. However, if unique circumstances existing which prevent strict adherence with the requirement the city council has the authority to consider granting a variance during the site plan approval process by reducing the buffer requirement to a minimum of 10 feet.

Unusual circumstances include but are not limited to: insufficient lot depth or size of the existing lot, existing structures and drives, and floodplain and existing trees to be preserved. A variance may be granted if:

- (1) Unique circumstances exist on the property that make application of these requirements unduly burdensome on the applicant;
- (2) The variance will have no adverse impact on current or future development;
- (3) The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any on the surrounding land uses; and
- (4) The variance will have no adverse impact on the public health, safety and general welfare.

Due to the narrowness of the commercial property, the applicant is requesting to reduce the required landscape buffer to 13-feet. The Thoroughfare Overlay Zoning District requires a minimum 50-foot building setback along S. Powell Parkway. The Texas Department of Transportation (TXDOT) right-of-way (R.O.W.) acquisition has shifted the property line approximately 30 feet to the west reducing the lot width considerably and making development of the property difficult.

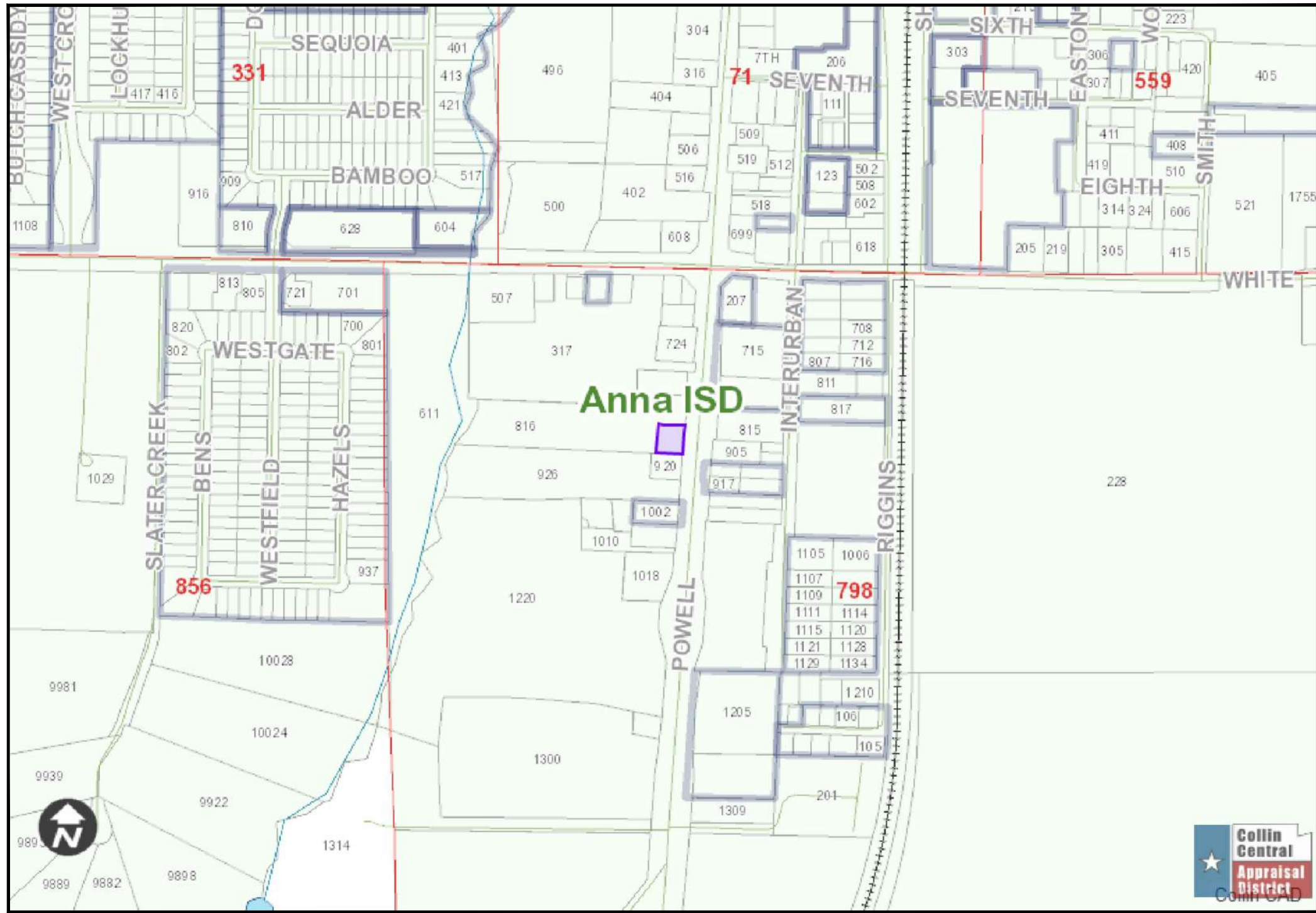
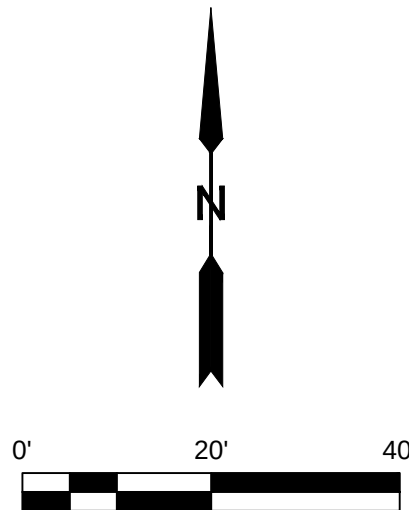
RECOMMENDATION:

Recommended for approval subject to:

1. City Council granting a reduced landscape buffer of 13 feet due to:
 - a. The existing narrow lot depth has been further impacted by the loss of land area by the TXDOT R.O.W. acquisition are unique circumstances.
 - b. The reduction not having an adverse impact on current or future development
 - c. The variance is in keeping with the spirit of the zoning regulation and will not have an impact on surrounding land uses.
 - d. The variance will not have an adverse impact on the public health, safety and general welfare.
2. Additions and/or alterations to the engineering plans as required by the Public Works Department.

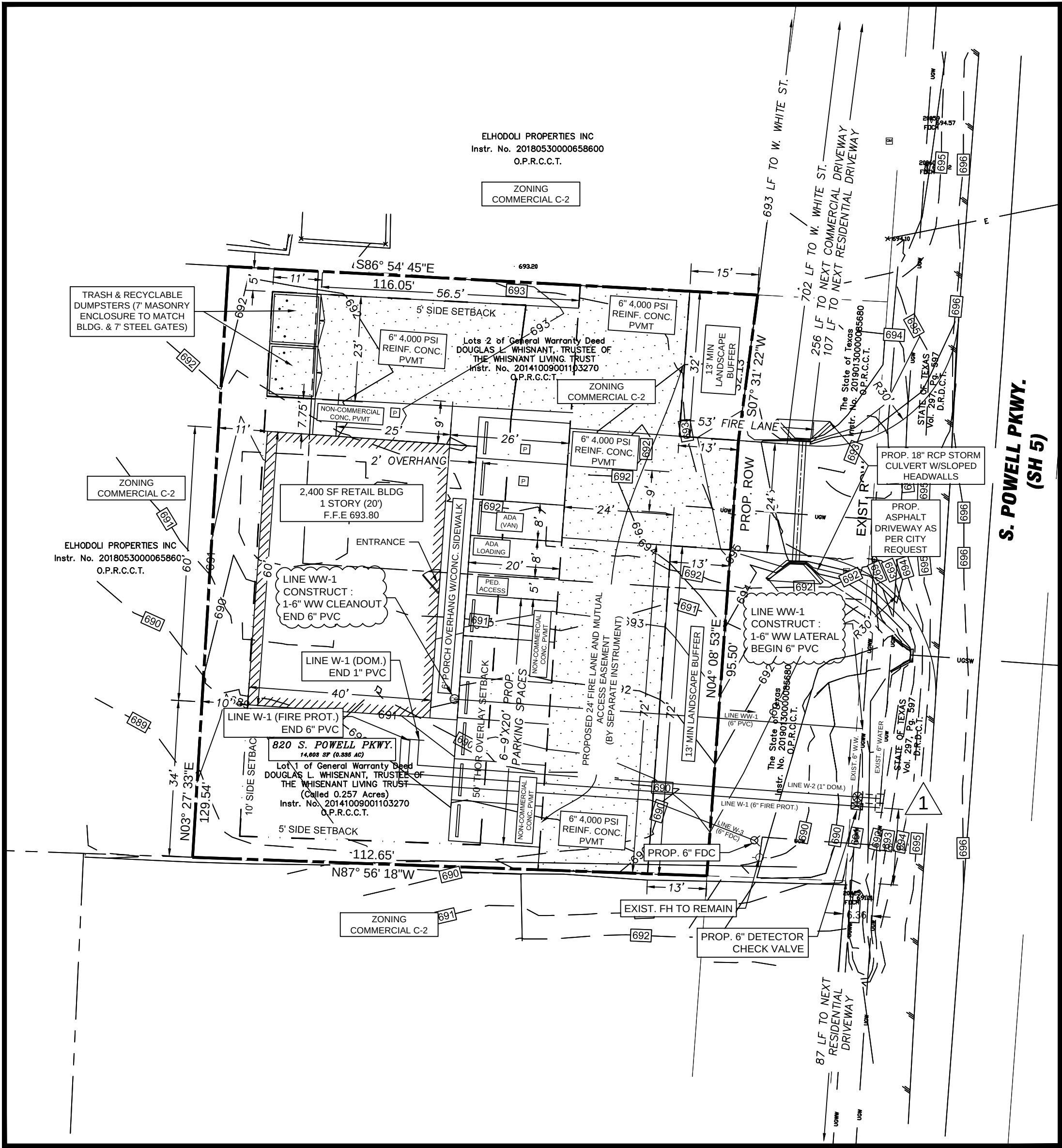
ATTACHMENTS:

Locator
Exhibit



VICINITY MAP
(NOT TO SCALE)

SITE DATA SUMMARY TABLE			
GENERAL SITE DATA			
ZONING	C-2 and THOR Overlay		
LAND USE	Retail Store		
LOT AREA	14,603 SF		
	0.34 AC		
BUILDING FOOTPRINT	2,400	SF	
TOTAL BUILDING AREA	9,998	SF	
BUILDING HEIGHT	1	# STORIES	
LOT COVERAGE	68	%	
PARKING			
PARKING RATIO	4 PER 1000	SF BLDG.	
REQUIRED PARKING	10	SPACES	
PROVIDED PARKING	10	SPACES	
ACCESSIBLE PARKING REQUIRED	1	SPACES	
ACCESSIBLE PARKING PROVIDED	1	SPACES	
LANDSCAPE AREA			
REQUIRED INTERNAL			
LANDSCAPE AREA	80	SF	
ADDITIONAL INTERIOR			
LANDSCAPE AREA PROVIDED	4592	SF	
TOTAL LANDSCAPE AREA	4672	SF	



LEGEND

PROP. 6" FIRE LANE PVMT. (6", 4,000 PSI REINF. CONC. W/LIME STAB. SUBGRADE)

P

PROP. PARKING STALL (5", 4,000 PSI REINF. CONC. W/COMPACTED SUBGRADE)

123

EXISTING CONTOUR

123

PROP. CONTOUR

ID	TYPE	SIZE	COUNT
1	DOMESTIC	1"	1

EXHIBIT A

REQUESTING A VARIANCE TO ALLOW
REDUCTION OF THE 20' LANDSCAPE
BUFFER TO A MINIMUM OF 13'

PROPERTY OWNER CONTACT INFORMATION
OWNER: DOUG WHISENANT
ADDRESS: 1421 BLANTON PLACE
SHERMAN, TX 75092-5313

INTERIM
REVIEW
DOCUMENTS
NOT INTENDED FOR RECORD,
PERMIT OR CONSTRUCTION
PURPOSES
WM, CURTIS BOLDEN, P.E.
DALLAS, TEXAS 75206
DATE: 07/23/2021

ARS

Engineers, Inc.

5910 N. Central Expressway, Suite 1000
Dallas, Texas 75206
(214) 739-3152 Fax (214) 739-3169

HOMETOWN LIQUOR
CITY OF ANNA, COLLIN COUNTY, TEXAS

DRAWN: WCB

DATE: 07/23/2021

APPROVED: WCB

SCALE: 1"=20'

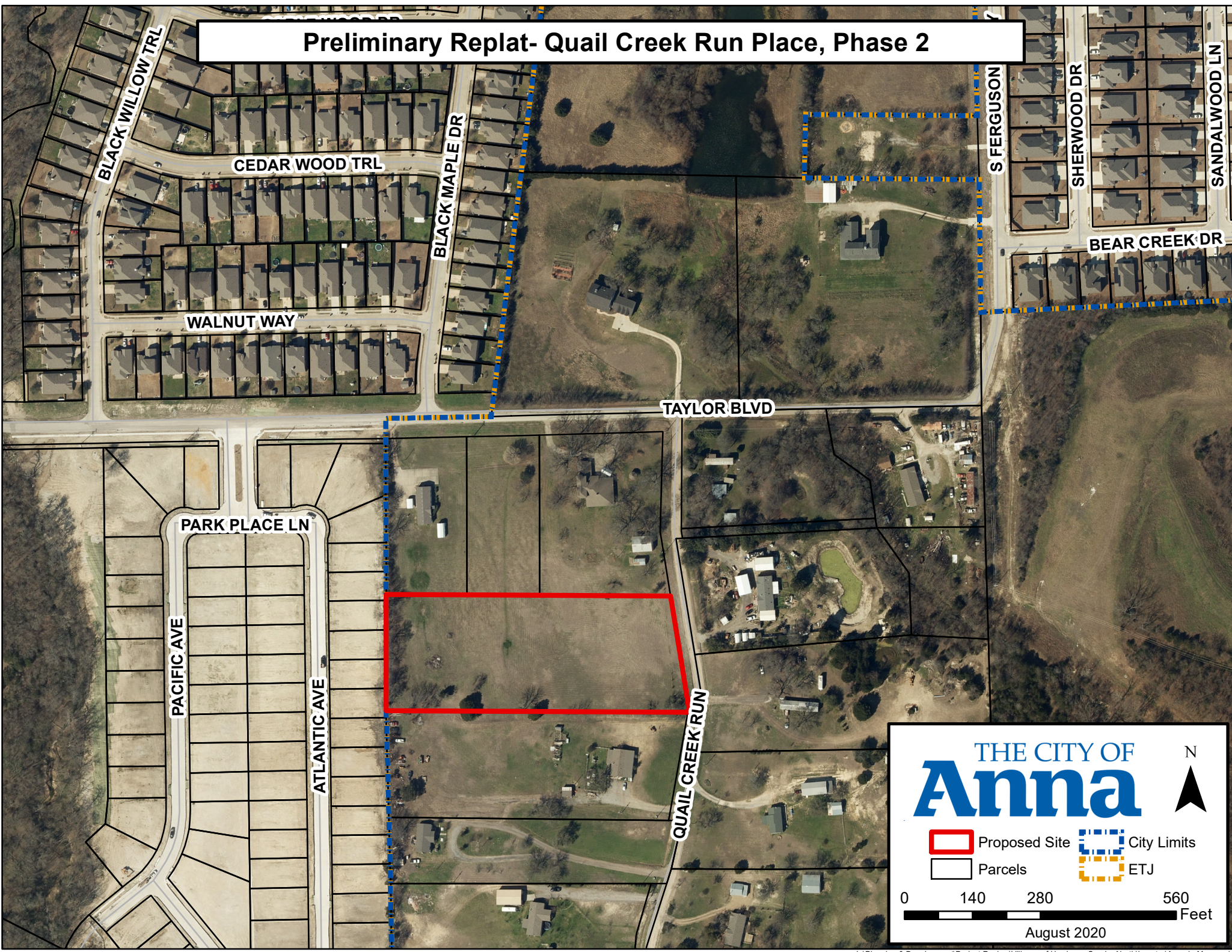
PROJECT NO. 21-022

SITE PLAN
HOMETOWN LIQUOR ADDITION
SHEET 1, TRACT 83
LOTS 1 AND 2
GRANDISON STARK SURVEY, ABSTRACT NO. 789
CITY OF ANNA, COLLIN COUNTY, TEXAS
14,603 SQUARE FEET (0.335 ACRES)

SITE PLAN

SHEET
SP-1

Preliminary Replat- Quail Creek Run Place, Phase 2



THE CITY OF

Anna

N

Proposed Site

City Limits

Parcels

ETJ

0 140 280 560 Feet

August 2020

CITY OF ANNA
Planning & Zoning Commission
August 2, 2021

Preliminary Replat: Quail Creek Run Place, Phase 2

Applicant: Lan Qi

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Quail Creek Run Place, Phase 2, Preliminary Replat.

SUMMARY:

15 single-family detached lots on 3± acres, located on the west side of Quail Creek Run, 380± feet south of Taylor Boulevard. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the preliminary replat is to subdivide an existing vacant lot into 15 lots and proposed easements necessary for a residential subdivision.

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

The project contact for the subject property is requesting the 30-day extension as noted in the attached letter to continue to refine their submittal. While staff can inform applicants of their rights under the law, neither the Planning & Zoning Commission nor city staff requested or required the applicant to waive the approval deadline. The items must be placed on an agenda or withdrawn by the September 7, 2021, Planning & Zoning Commission. Staff recommends the Commission grant the applicant's request for a 30-day extension.

RECOMMENDATION:

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

ATTACHMENTS:

Locator

Extension Request



Civil Urban Associates, Inc.

MBE/DBE/HUB Certified

(972) 253-2900 (Office)/(469) 226-5965 (cell)

Received 7/29/2020
City of Anna

9401 LBJ Frwy, Suite #305, Dallas, Texas 75243

Email: mmi.engineers@CUAinc.com

Website: www.cuainc.com

July 28, 2021

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

Ref: Request for 30 day extension for application of replat of Quail Creek Run Place, Block A, Lot4, an addition to the City of Anna, Collin County, Texas.

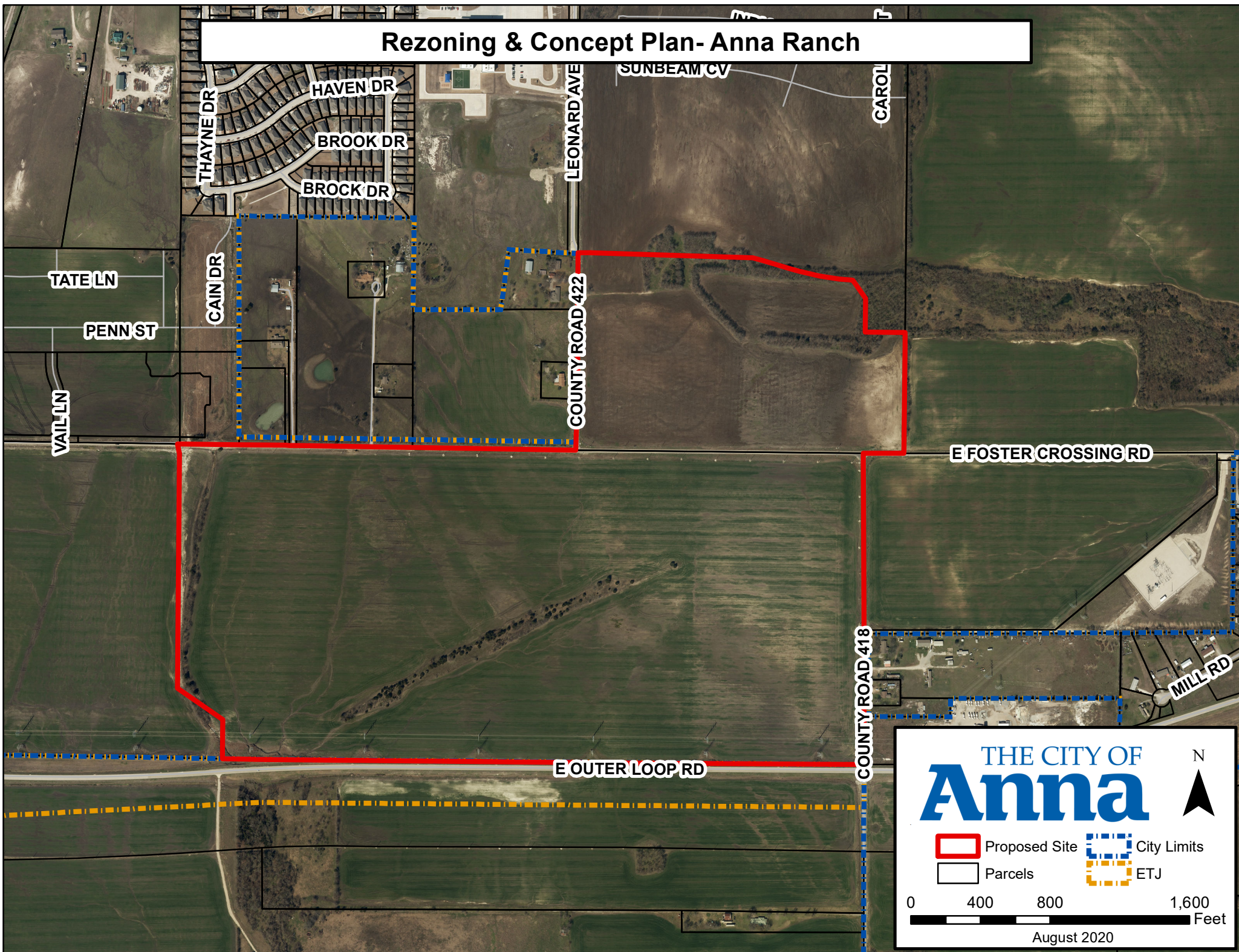
On behalf of Owner LAN QI of this property, we would like to request a 30-day extension to section 212.009 of the Texas Local Government Code for the above reference project.

If you have any questions or additional information needed, please let me know.

Sincerely

Md Mozharul Islam, P.E.
Civil Urban Associates, Inc.
9401 LBJ FRWY #305
Dallas, Texas 75243
469-226-5965

Rezoning & Concept Plan- Anna Ranch



CITY OF ANNA

Planning & Zoning Commission

August 2, 2021

Zoning & Concept Plan: Anna Ranch

Applicant: Harland Properties, Inc.

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 323-2007 and rezone 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster Crossing (CR 421) from Planned Development-Single-Family Residence (SF-60)/Restricted Commercial (C-1) with modified development standards to Planned Development-Single-Family Residence (SF-60)/Townhome District (SF-TH)/Multiple-Family Residential – High Density (MF-2)/Restricted Commercial (C-2)/Light Industrial District (I-1) with modified standards.

REMARKS:

A Planned Development (PD) is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions, which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

The subject property is currently undeveloped. A concept plan, Anna Ranch, accompanies this request as Exhibit B.

The applicant is requesting to rezone 205 acres out of an existing 737.3 acre Planned Development (Ord. No 323-2007). The existing zoning allows for SF-60, SF-72, and C-1 zoning with modified development standards. The proposed zoning includes a mixture of industrial zoning, commercial zoning, and residential zoning. The residential zoning districts include the following district types:

- Multiple-Family Residential – High Density (MF-2): A maximum of 31.8± acres
- Townhome District (SF-TH): Maximum of 123 lots (11± acres)

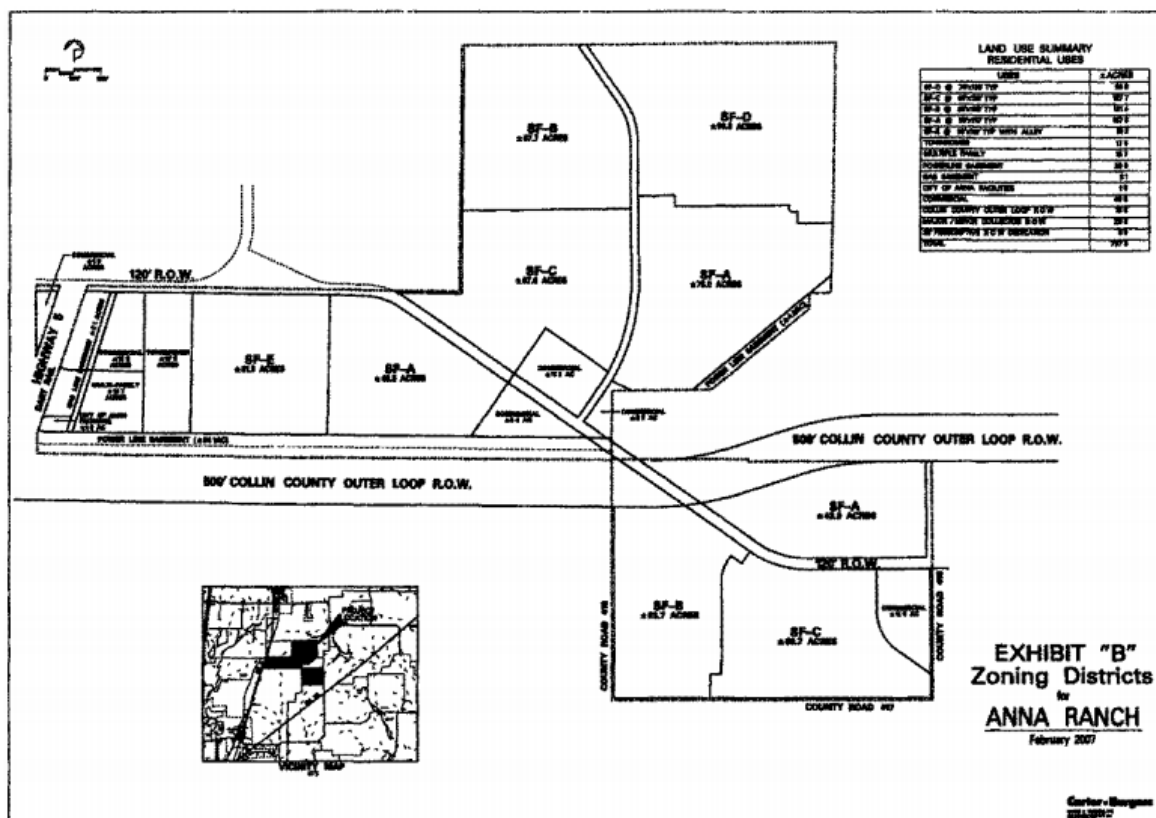
- Single-Family Residence District (SF-60): 176 lots

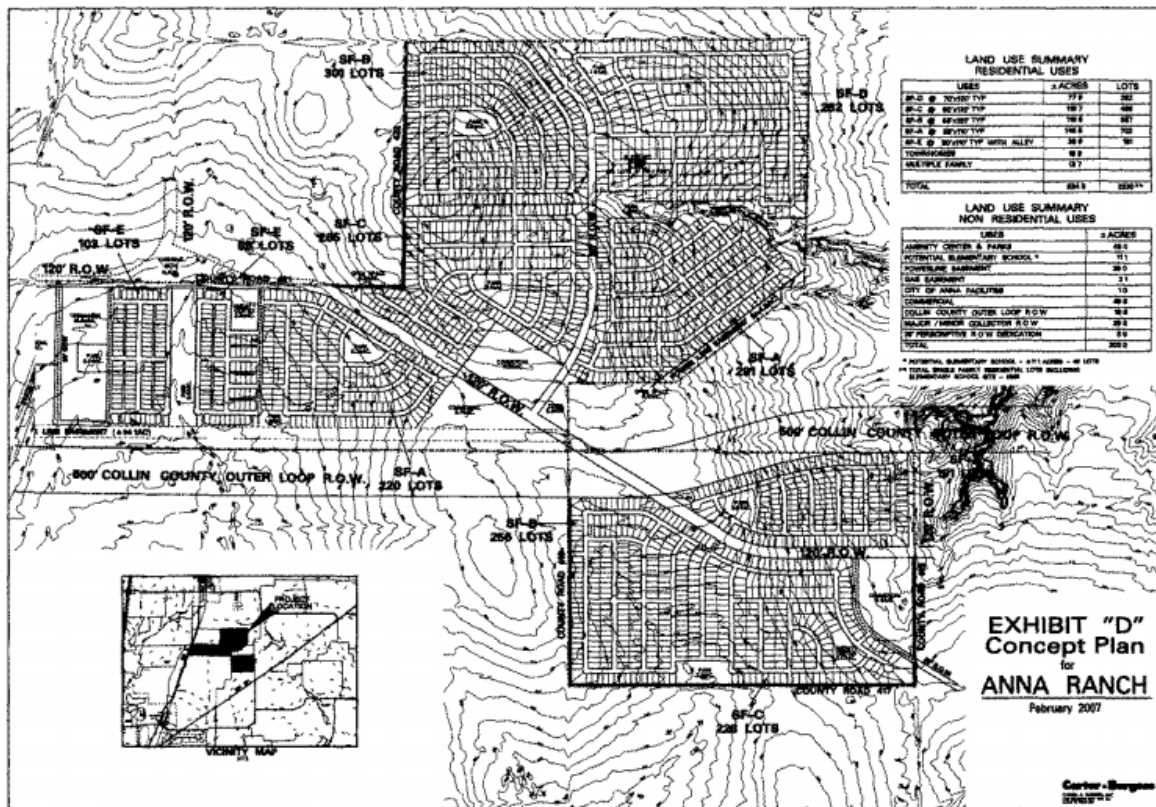
The zoning request proposes a development pattern that aligns with the Master Thoroughfare Plan and provides for a land use transition for development as it moves north of the Collin County Outer loop that is superior to the existing zoning.

History

The current zoning as adopted by Ordinance No. 323-2007 included 737± acres north and south of Collin County Outer Loop. In 2017, an 86± acre tract originally zoned for multiple-family and single-family attached residences was purchased and rezoned by the Anna Economic Development Corporation for the Anna Business Park. Recently, the Final Plat Anna Ranch, Phase 1A, containing 106 residential (6,600+ SF) lots was approved December 8, 2020 and the public improvements are currently under construction.

The images below, labeled Exhibit B Zoning Districts and Exhibit D Concept Plan, illustrate a road layout that does not align with the current road alignments (Leonard Avenue and Foster Crossing).





Surrounding Land Uses and Zoning

North	Single-Family lots in the ETJ north of Foster Crossing (CR 421) and Single-Family Residential (SF-60) zoning (Anna Ranch, Phase 1; Ord. No. 323-2007)
East	Vacant land zoned Planned Development-Single-Family Residential (SF-60) (Ord. No. 323-2007), and on the west side of CR 418 are single-family lots and a concrete batch plant in the ETJ and Light Industrial District (I-1) with Specific Use Permit for permanent concrete batch plant (Ord. No. 843-2020)
South	Collin County Outer Loop
West	Vacant land zoned Planned Development (Anna Business Park, Ord. No. 743-2017)

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

a. Principle 3: Beautiful Community

- i. Design standards and development agreements that promote beautiful and "enduring" buildings and commercial areas

- ii. Preserved some natural areas/open space through the community
- b. Principle 5: Great Housing Opportunities
 - i. Diverse housing choices for all family generations
- c. Principle 7: Fun Community for all
 - ii. Connected trails linking Neighbors to parks and other community destinations

City of Anna Goals for 2026

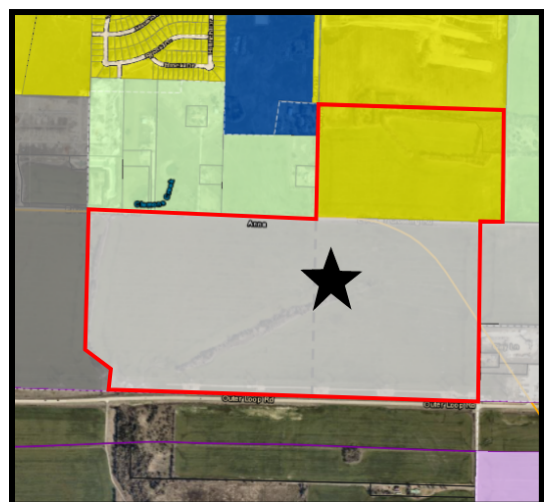
- a. Growing Anna Economy
 - i. Expand the commercial tax base
- b. Sustainable Anna Community Through Planned, Managed Growth
 - i. Manage residential growth
 - ii. Have a diverse range of housing choices available in Anna
- c. Convenient Mobility
 - i. Pedestrian-friendly neighborhoods and school routes with safe crosswalks
 - ii. Travel options: north-south and east-west

Future Land Use Plan

The Future Land Use Plan designates this property as Suburban Living (yellow) and Employment Mix (light grey).

Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than business campuses. This type of development may support a variety



of occupations, including offices, research and development facilities, medical clinics and business incubators. These uses are typically located with access to arterial thoroughfares, and street frontage of the businesses are appealing and have an increased level of aesthetics and landscaping.

SUMMARY:

Request to amend Ordinance No. 323-2007 and rezone 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster Crossing (CR 421) from Planned Development-Single-Family Residence (SF-60)/Restricted Commercial (C-1) with modified development standards to Planned Development-Single-Family Residence (SF-60)/Townhome District (SF-TH)/Multiple-Family Residential – High Density (MF-2)/Restricted Commercial (C-2)/Light Industrial District (I-1) with modified standards.

The proposed zoning and concept plan are in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Comprehensive Plan. The proposal includes the following:

- Standards that enhance the perimeters of the single-family residential developments when adjacent to major thoroughfares.
- Identify areas to be preserved and used for community open space.
- Allows for a development that proposes a diverse range of housing choices
- Provides for enhanced sidewalks and sidewalk connections
- Increases the amount of Industrial zoned land within the city

For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

Standards and Area Regulations: 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 C-2 General Commercial District (C-2), MF-2 Multiple-Family Residential - High Density (MF-2), SF-60 Single-Family Residence District (SF-60), SF-TH Townhome District (SF-TH), and the Planning and Development Regulations except as otherwise specified herein.

a. I-1 Light Industrial District:

1. Maximum land area: 86.0± acres in general conformance with the location as shown on the approved concept plan

b. C-2 General Commercial District:

1. Maximum land area: 19.4± acres in general conformance with the location as shown on the approved concept plan

c. MF-2 Multiple-Family Residential - High Density

1. Maximum land area: 31.8± acres in general conformance with the location as shown on the approved concept plan.
2. Landscape Buffer: A 60-foot-wide vegetative buffer shall be provided on the north side of the district where adjacent to a single-family residential district. Trees with a 3" minimum caliber shall be planted staggered at 25-foot centers. The 60-foot vegetative buffer shall count as the required "60-foot setback from the adjacent property line for buildings in excess of one story in height".

b. SF-TH Townhome District

1. Minimum lot size: 2,125 square feet
2. Lot area (feet): 2,125 per unit
3. Minimum lot depth: 85 feet
4. Maximum number of lots: 123 lots
5. Front entry off-street parking shall be permitted for SF-TH development

c. Additional Residential Standards: The following items shall be implemented as part of the Single Family Residential and Multiple-Family Residential land area;

1. Park land and public/private facility dedication/construction: In an effort to meet a portion of the required park land dedication requirement; dedication of two tracts of land, as shown on the approved Concept Plan, for the purpose of Neighborhood Parks subject to review by the city's parks advisory board and approval by the City Council prior to Preliminary Plat approval. Said dedication shall be credited toward the overall dedication requirement of one acre per 50 proposed dwelling units.

2. Amenity Center(s)/Pocket Parks:

- A. Two private amenity center facilities shall be provided within the proposed single-family communities. The proposed location and amenities shall be in general conformance with the approved Concept Plan to include but not limited to land area, pools, bathroom facilities, guest parking, and associated improvements.
- B. Within the SF-60 single-family residential development a 0.7± acre pocket park.

3. Landscape setbacks/buffer:

- A. For all single-family zoned properties (SF-60 and SF-TH), a minimum 30-foot-wide common area lot shall be required adjacent to all sides of Major Collectors (greater than 60-foot ROW). The common area lots are to be owned and maintained by the homeowners' associated
- B. 15-foot-wide common area lots shall be required adjacent to the north/south ROW that traverses the SF-60 single-family residential development as shown on the approved Concept Plan. The common area shall be planted with one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. The common area lots are to be owned and maintained by the homeowners' associated

4. Fencing:

- A. Rear and/or side yards of single-family residential lots adjacent to the 30-foot common area lot along Leonard Avenue and CR 421 (future Foster Crossing Road) shall have fencing consisting of an 8-foot-tall cedar fence of uniform design with masonry columns at no less than 50-foot intervals. The fence shall be owned and maintained by the single-family development HOA.
- B. Common area lots adjacent to the 30-foot common area lot shall have ornamental metal fence, such as wrought iron or tubular steel, with masonry columns at no less than 50-foot intervals. The fence shall be owned and maintained by the single-family development HOA.

- C. Wood fencing of a uniform design shall be constructed along the side lot lines of homes adjacent to the 15-foot wide common area lots located adjacent to the north/south ROW that traverses through the SF-60 single-family residential development as shown on the approved Concept Plan. The fence shall be owned and maintained by the single-family development HOA.
- D. Wood fencing of a uniform design shall be constructed along the side lot lines of home located along the Leonard Avenue entrance into the SF-60 single-family residential development as shown on the approved Concept Plan. The fence shall be owned and maintained by the single-family development HOA.
- E. Ornamental metal fences, such as wrought iron or tubular steel shall be constructed along the rear and/or side yard of any residential lot abutting and/or adjacent to open space/common area lot not referenced above. The fencing shall be owned and maintained by the single-family development HOA.
- F. All other fencing constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

5. Sidewalks:

- A. Construction of an 8-foot hike and bike trail along the entire frontage of Leonard Avenue and County Road 421 (future Foster Crossing).
- B. Construction of a 6-foot-wide sidewalks traversing north/south through the SF-60 single family residential zoned property as shown on the approved Concept Plan.
- C. The City of Anna will be responsible for maintain only those portions of the hike and bike trail or sidewalks that are located within or within close proximity to the ROW.

ZONING DESCRIPTION
205.450 ACRES

BEING A 205.450 ACRE TRACT OF LAND SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798 AND THE DAVID E.W. BABB SURVEY ABSTRACT NO. 33, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 360.545 ACRE TRACT OF LAND, CONVEYED TO HARLAN PROPERTIES, INC. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20121228001650300 OFFICIAL PUBLIC RECORDS, COLLIN, TEXAS, SAID 205.450 ACRE TRACT, WITH BEARING BASIS BEING THE MONUMNETED NORTH LINE OF SAID 360.545 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF A 69.551 ACRE TRACT OF LAND CONVEYED TO GEHAN HOMES, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20201012001765080, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE EAST LINE OF SAID 360.545 ACRE TRACT;

THENCE, ALONG THE EAST LINE OF SAID 360.545 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 711.12 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 89 DEGREES 52 MINUTES 49 SECONDS WEST, A DISTANCE OF 233.51 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 57 SECONDS EAST, A DISTANCE OF 1038.95 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 10 MINUTES 54 SECONDS EAST, A DISTANCE OF 742.74 FEET TO A "X" CUT IN CONCRETE FOUND FOR CORNER ON THE NORTH LINE OF THE COLLIN COUNTY TOLL ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE SOUTH LINE OF SAID 360.545 ACRE TRACT AND THE NORTH LINE OF SAID COLLIN COUNTY TOLL ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 28 MINUTES 57 SECONDS WEST, A DISTANCE OF 1380.35 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 89 DEGREES 39 MINUTES 07 SECONDS WEST, A DISTANCE OF 2076.95 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 89 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 224.40 FEET TO A POINT FOR THE SOUTHEAST CORNER OF AN 85.571 ACRE TRACT OF LAND CONVEYED BY DEED TO ANNA ECONOMIC DEVELOPMENT CORPORATION RECORDED IN COUNTY CLERK'S FILE NO. 2017013000004800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 360.545 ACRE TRACT AND ALONG THE EAST LINE OF SAID 85.571 ACRES, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 224.40 FEET TO A POINT FOR CORNER;

NORTH 55 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 316.51 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF 1346.23 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 33 MINUTES 53 SECONDS WEST, A DISTANCE OF 61.85 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 85.271 ACRE TRACT AND BEING ON THE NORTH LINE OF SAID 360.545 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 11 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE OF SAID 360.545 ACRE TRACT, A DISTANCE OF 346.26 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 89 DEGREES 01 MINUTES 26 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE OF SAID 360.545 ACRE TRACT, A DISTANCE OF 1933.03 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 360.545 ACRE TRACT, A DISTANCE OF 811.24 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 330.28 FEET TO AN "X" CUT IN CONCRETE FOR THE SOUTHWEST CORNER OF AFORESAID 69.511 ACRE TRACT;

THENCE, OVER AND ACROSS SAID 360.545 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 69.511 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR CORNER;

SOUTH 88 DEGREES 37 MINUTES 13 SECONDS EAST, A DISTANCE OF 931.67 FEET TO A POINT FOR CORNER;

SOUTH 75 DEGREES 21 MINUTES 13 SECONDS EAST, A DISTANCE OF 60.15 FEET TO A POINT FOR CORNER;

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 162.66 FEET TO A POINT FOR CORNER;

SOUTH 74 DEGREES 06 MINUTES 47 SECONDS EAST, A DISTANCE OF 57.51 FEET TO A POINT FOR CORNER;

SOUTH 76 DEGREES 06 MINUTES 42 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 11 MINUTES 56 SECONDS EAST, A DISTANCE OF 58.46 FEET TO
A POINT FOR CORNER;

SOUTH 80 DEGREES 17 MINUTES 09 SECONDS EAST, A DISTANCE OF 58.46 FEET TO
A POINT FOR CORNER;

SOUTH 82 DEGREES 22 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.46 FEET TO
A POINT FOR CORNER;

SOUTH 84 DEGREES 12 MINUTES 16 SECONDS EAST, A DISTANCE OF 58.47 FEET TO
A POINT FOR CORNER;

SOUTH 85 DEGREES 49 MINUTES 43 SECONDS EAST, A DISTANCE OF 18.21 FEET TO
A POINT FOR CORNER;

SOUTH 35 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCE OF 127.76 FEET TO
A POINT FOR CORNER;

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 192.93 FEET
TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR
CORNER;

SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 230.49 FEET
THE **POINT OF BEGINNING** AND CONTAINING 205.450 ACRES LAND, MORE OR
LESS.

Michael J. Baitup

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Registered Professional Land Surveyor
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6060 North Central Expressway, Suite 400
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469-484-0778

July 6, 2021



TBPLS Firm No. 10194465

CITY OF ANNA
PLANNING & ZONING COMMISSION

August 2, 2021

Agenda Item: Text Amendments

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding an amendment to Article 9.04 (Zoning Ordinance) to create new residential zoning district and associated area regulations.

REMARKS:

On July 6, 2021, Planning staff presented a Discussion & Direction item to the Planning & Zoning Commission seeking guidance in creating new residential zoning districts in order to address one of the City Councils Top Priority items under Goal 2 (Sustainable Anna Community Through Planned Managed Growth).

- ***Executive/Large Homes on Large Lots Development Strategy: Outcomes, Report Direction and City Actions.***

The objective of this action item is to increase executive/large homes on large lot developments with amenities which will lead to diversifying the range of housing choices and lot size available in the City of Anna.

At this meeting the Commission expressed support for the new residential zoning districts and area regulations and called the public hearing.

ISSUES:

Development Form

To better understand existing development patterns within the City of Anna staff mapped lot area data of all existing platted residential lots. Based on this data over 72% of all residential lots platted (9,513 lots) within the City limits are less than 8,000 square feet.

- Up to 5,999 square feet = 14%
- 6,000 – 6,999 square feet = 29.2%
- 7,000 – 7,999 square feet = 29.4%

Residential Lot Area Requirements

The City of Anna currently has 7 single-family residential districts. The lot sizes of these range from 4,500 square feet to 1 acre (43,560 square feet) however there are no districts with minimum lot size requirements between 8,400 and 43,560.

Market basket research

Staff reviewed and compared the City of Anna's Residential Zoning District Area Regulations against other cities within Collin County (Exhibit A) that are facing similar residential development pressures. Staff also included two larger cities that have successfully navigated the pressures of residential development. Specific areas analyzed were minimum lot size, width, depth, setbacks, lot coverage, and building size requirements. Below is a complete list of the cities reviewed.

- Princeton
- Prosper
- Melissa
- Wylie
- Sachse
- Celina (Form Base Code)
- Frisco
- Plano

Based on simple comparison the City of Anna's adopted residential district area regulations allow for the densest form of development of any of the communities identified include Plano and Frisco.

New Residential District

To increase the variety of lot sizes staff is requesting the Commission consider the adoption of four (4) new residential zoning districts. These districts would generally be located east of the State Highway 5 and west of U.S. Highway 75. Below is a table identifying the area regulations of each.

Lot Size (Square feet)	Min. Lot Width	Min. Lot Depth	*Front Bldg. Setback	Min. Side Yard	Rear Yard	Lot Coverage	Min. Bldg. Size
20,000	100'	150'	30'	10'	30'	35%	2,500
14,500	90'	135'	30'	9'	25'	35%	2,200
12,000	80'	130'	30'	8'	25'	40%	2,200
10,500	80'	120'	25'	8'	25'	40%	2,200
<i>* Attached or detached garages shall not face any street. If facing street, the garage face shall be setback a minimum of 40' from the front property boundary.</i>							

Minimum lot width

Each of the new residential districts will require a minimum lot width of 80' or greater. The lot width increase will allow for the necessary area to construct a variety type of J swing garage style homes (garages that do not face the R.O.W.). This design feature is known to reduce the amount of congestion on neighborhood streets due to the ability of driveways to accommodate a minimum of 4 vehicles not including two enclosed garage spaces. Additionally, some J swing designs create greater separation between residential homes enhancing privacy which also creates additional on-street parking in-front of the residence to accommodate visitors.

If a housing product is proposed that do not incorporate a J swing design the minimum setback from the face of the garage to the front lot line shall be 40 feet. This increased setback will provide the necessary length to accommodate 4 vehicles not including the two enclosed garage spaces.

SUMMARY:

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 proposed amendments to the Zoning Ordinance will specifically address the number 1 Objective under Goal #2 Sustainable Anna Community Through Planned Managed Growth of the Strategic Plan: ***Increase executive/large homes on large lot developments with amenities.***

RECOMMENDATION:

Recommended for approval as follows: (additions are indicated in green, underlined text; deletions are indicated in red, strikethrough text).

Sec. 9.04.004 Definitions

District means a portion of the territory of the city within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this article. The term "residential district" means any SF-E, SF-20, SF-14.5, SF-12.0, SF-10.5, SF-1, SF-84, SF-72, SF-60, SF-2, SF-Z, SF-TH, MH, [TF,] or MF district; the term "commercial district" means any C-1, NC, C-2, C-3, or O-1 district.

Sec. 9.04.005 General provisions

(a) Establishment of districts. For the purpose of this article, the city is hereby divided into districts as follows:

AG	Agricultural District
SF-E	Single-Family Residential - Large Lot
<u>SF-20.5</u>	<u>Single-Family Residential District - 20.</u>
<u>SF-14.5</u>	<u>Single-Family Residential District - 14.5</u>

<u>SF-12.0</u>	<u>Single-Family Residential District - 12.0</u>
<u>SF-10.5</u>	<u>Single-Family Residential District - 10.5</u>
SF-1	Single-Family Residential
SF-84	Single-Family Residential District - 84
SF-72	Single-Family Residential District - 72
SF-60	Single-Family Residential District - 60
SF-Z	Single-Family Residential District - Zero Lot Line Homes
SF-TH	Single-Family Residential District - Townhomes
MH-1	Manufactured Home District
MH-2	Manufactured Home Park District
TF	Two-Family Residential
MF-1	Multiple-Family Residential - Low Density
MF-2	Multiple-Family Residential - High Density
C-1	Restricted Commercial
C-2	General Commercial
NC	Neighborhood Convenience District
CBRD	Central Business Redevelopment District
C-3	Planned Center District
O-1	Office District
I-1	Light Industrial District
I-2	Heavy Industrial District
PD	Planned Development District
THOR	Thoroughfare Overlay District
F-B	Food and Beverage Overlay District

Sec. 9.04.009A SF-20.0 Single-Family Residence District

(a) General purpose and description. The SF-20.0 Single-Family Residential District is designed to accommodate a wider single-family residential development lot design on roughly 1/2 acre lots. The district can be appropriately located in proximity to agricultural and single-family residential uses.

(b) Permitted uses. A building or premises in a SF-20.0 district shall be used only for the purposes as listed in appendix 2 of this article.

(c) Permitted specific uses. The following specific uses shall be permitted in a SF-20.0 district, when granted in accordance with section 9.04.036 of this article:

(1) Public, parochial, and private schools and colleges offering courses of general instruction and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(2) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a substantial structure.

(3) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this article for dwellings and have a landscaped or masonry barrier on all sides. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(4) Public and quasi-public buildings for cultural use.

(5) Country clubs as defined herein.

(6) Uses as listed in appendix 2 of this article.

(d) Height and area regulations. See appendix 1 (area, setback, height, and coverage regulations).

(e) Parking regulations. Two enclosed spaces behind the front yard line for single-family dwelling units and HUD-code manufactured homes. Other off-street parking regulations are set forth in section 9.04.037.

(f) Permitted accessory uses.

(1) Home occupations.

(2) Private garages and parking areas.

(3) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests.

(g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

Sec. 9.04.009B SF-14.5 Single-Family Residence District

(a) General purpose and description. The SF-14.5 Single-Family Residential District is designed to accommodate a wider single-family residential development design on roughly 1/3 acre lots. The district can be appropriately located in proximity to agricultural and single-family residential uses.

(b) Permitted uses. A building or premises in a SF-14.5 district shall be used only for the purposes as listed in appendix 2 of this article.

(c) Permitted specific uses. The following specific uses shall be permitted in a SF-14.5 district, when granted in accordance with section 9.04.036 of this article:

(1) Public, parochial, and private schools and colleges offering courses of general instruction and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(2) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a substantial structure.

(3) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this article for dwellings and have a landscaped or masonry barrier on all sides. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(4) Public and quasi-public buildings for cultural use.

(5) Country clubs as defined herein.

(6) Uses as listed in appendix 2 of this article.

(d) Height and area regulations. See appendix 1 (area, setback, height, and coverage regulations).

(e) Parking regulations. Two enclosed spaces behind the front yard line for single-family dwelling units and HUD-code manufactured homes. Other off-street parking regulations are set forth in section 9.04.037.

(f) Permitted accessory uses.

(1) Home occupations.

(2) Private garages and parking areas.

(3) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests.

(g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

Sec. 9.04.009C SF-12.0 Single-Family Residence District

(a) General purpose and description. The SF-12.0 Single-Family Residential District is designed to accommodate single-family residential development on roughly 1/4 acre lots. The district can be appropriately located in proximity to agricultural and single-family residential uses.

(b) Permitted uses. A building or premises in a SF-20.0 district shall be used only for the purposes as listed in appendix 2 of this article.

(c) Permitted specific uses. The following specific uses shall be permitted in a SF-20.0 district, when granted in accordance with section 9.04.036 of this article:

(1) Public, parochial, and private schools and colleges offering courses of general instruction and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(2) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a substantial structure.

(3) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this article for dwellings and have a landscaped or masonry barrier on all sides. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(4) Public and quasi-public buildings for cultural use.

(5) Country clubs as defined herein.

(6) Uses as listed in appendix 2 of this article.

(d) Height and area regulations. See appendix 1 (area, setback, height, and coverage regulations).

(e) Parking regulations. Two enclosed spaces behind the front yard line for single-family dwelling units and HUD-code manufactured homes. Other off-street parking regulations are set forth in section 9.04.037.

(f) Permitted accessory uses.

(1) Home occupations.

(2) Private garages and parking areas.

(3) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests.

(g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

Sec. 9.04.009D SF-10.0 Single-Family Residence District

(a) General purpose and description. The SF-10.0 Single-Family Residential District is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located in proximity to agricultural and single-family residential uses.

(b) Permitted uses. A building or premises in a SF-10.0 district shall be used only for the purposes as listed in appendix 2 of this article.

(c) Permitted specific uses. The following specific uses shall be permitted in a SF-10.0 district, when granted in accordance with section 9.04.036 of this article:

(1) Public, parochial, and private schools and colleges offering courses of general instruction and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(2) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a substantial structure.

(3) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this article for dwellings and have a landscaped or masonry barrier on all sides. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(4) Public and quasi-public buildings for cultural use.

(5) Country clubs as defined herein.

(6) Uses as listed in appendix 2 of this article.

(d) Height and area regulations. See appendix 1 (area, setback, height, and coverage regulations).

(e) Parking regulations. Two enclosed spaces behind the front yard line for single-family dwelling units and HUD-code manufactured homes. Other off-street parking regulations are set forth in section 9.04.037.

(f) Permitted accessory uses.

(1) Home occupations.

(2) Private garages and parking areas.

(3) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests.

(g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

Sec. 9.04.033 Special uses

(c) Radio, television, and microwave towers.

(4) Specific requirements for towers located in residential districts (SF-E, SF-20.0, SF-14.5, SF-12.0, SF10.5, SF-84, SF-72, SF-1, SF-60, SF-2, TF, SF-Z, SF-TH, MF-1, MF-2, MH-1 and MH-2) and the CBD:

(l) Sale of alcoholic beverages.

(3) The sale of liquor and the sale of beer is prohibited in any residential area within the city's corporate limits. Subject only to the exception in subsection (l)(11) of this section, the term "residential area" includes locations that are within any of the following zoning districts or areas:

(A) ~~SF-E—Single-Family Residential—Large Lot;~~ SF-E, SF-20.0, SF-14.5, SF-12.0, SF10.5, SF-84, SF-72, SF-1, SF-60, SF-2, TF, SF-Z, SF-TH, MF-1, MF-2, MH-1 and MH-2

~~(B)—SF-1—Single-Family Residential;~~

~~(C)—SF-84—Single-Family Residential;~~

~~(D)—SF-72—Single-Family Residential;~~

~~(E)—SF-60—Single-Family;~~

~~(F)—SF-Z—Single-Family Zero Lot Line;~~

~~(G)—SF-TH—Single-Family Townhome;~~

~~(H)—MH-1—Manufactured Home District;~~

~~(I)—MH-2—Manufactured Home Park District;~~

~~(J)—TF Duplex—Two-Family Residential;~~

~~(K)—MF-1—Multiple-Family Residential—Medium Density;~~

~~(L)—MF-2—Multiple-Family Residential—High Density;~~

~~(M)~~ (B) PD - Any residential part of a Planned Development District; or

~~(N)~~ (C) Any tract, lot or subdivision upon which is located any of the "residential uses" list in appendix 3 of this article, as amended.

Sec. 9.04.037 Parking space regulations

(b) Residential off-street parking.

(2) Definitions and restrictions

(K) Within the SF-20.0, SF-14.5, SF-12.0, and SF-10.5 Residential Zoning Districts attached and/or detached garages shall not face any street. If facing street, the garage face shall be setback a minimum of 40' from the front property boundary.

Sec. 9.06.006 Minimum landscaping requirements

(d) Single-family and duplex lots and subdivisions.

(2) Requirements for single-family residential and duplex lots. Three-inch caliper trees selected from the large tree list in this article shall be planted on all single-family residential, duplex, and town home lots. At least one of the trees must be placed in the front yard of the lot. The following minimum standards apply:

Single-family residential - large lot (SF-E)	4 trees
<u>Single-family residential - 20.5 (SF-20.5)</u>	<u>4 trees</u>
<u>Single-family residential - 14.5 (SF-14.5)</u>	<u>4 trees</u>
<u>Single-family residential - 12.0 (SF-12.0)</u>	<u>4 trees</u>
<u>Single-family residential - 10.5 (SF-10.5)</u>	<u>3 trees</u>
Single-family residential - 84 (SF-84)	3 trees
Single-family residential - 72 (SF-72)	3 trees
Single-family residential - 1 (SF-1)	2 trees
Single-family residential - 60 (SF-60)	2 trees
Single-family residential - zero lot line (SF-Z)	2 trees
Single-family residential- town home (SF-TH)	1 tree
Two-family (TF)	2 trees

APPENDIX 1. ZONING DISTRICT AREA REGULATIONS

APPENDIX 1. ZONING DISTRICT AREA REGULATIONS

	AG	SF-E	<u>SF-20.0</u>	<u>SF-14.5</u>	<u>SF-12.0</u>	<u>SF-10.5</u>	SF-84	SF-72	SF-1	SF-60	SF-2	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2
Maximum height (feet)	35	35	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	35	35	35	35	35	35	35	35	35	35	45	45
Side yard, interior (feet)	15	15	<u>10 (e)</u>	<u>9 (e)</u>	<u>8 (e)</u>	<u>8 (e)</u>	10	(c)	(c)	(c)	(c)	(a)	(b)	(c)	10	10	10	10
Side yard, corner lot, street side (feet)	25	25	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	15	15	15	15	15	15	15	15	15	15	25	25
Rear yard (feet) (d)	25	25	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	25	25	25	25	25	25	25	25	25	25	25	25
Front yard (feet)	35	25	<u>30</u>	<u>30</u>	<u>30</u>	<u>25</u>	25	25	25	25	25	20	20	25	25	25	25	25
Lot area (feet)	43,560	43,560	<u>20,000</u>	<u>14,500</u>	<u>12,000</u>	<u>10,500</u>	8,400	7,200	7,200	6,000	6,000	4,500	2,700 per unit	7,200	6,000	5,000	6,000	5,000
Min. lot width (feet)	75	75	<u>100</u>	<u>90</u>	<u>80</u>	<u>80</u>	70	60	60	50	50	40	25	60	50	50	50	50
Min. lot depth (feet)	120	120	<u>150</u>	<u>135</u>	<u>130</u>	<u>120</u>	120	120	120	120	120	100	160	120	120	120	120	120
Max. lot coverage (%)	40%	40%	<u>35%</u>	<u>35%</u>	<u>40%</u>	<u>40%</u>	35%	40%	40%	45%	45%	50%	60%	50%	60%	50%	40%	50%
Building size (square feet)	2400	2400	<u>2500</u>	<u>2200</u>	<u>2200</u>	<u>2200</u>	2000	1800	1800	1600	1600	1200	900	1200	None	None	None	None
Masonry* (%)	80%	80%	<u>80%</u>	<u>80%</u>	<u>80%</u>	<u>80%</u>	80%	80%	0%	80%	80%	80%	80%	80%	80%	80%	90%	90%

* Brick or rock veneer; see also [section 9.04.034\(e\)\(6\)](#).

(a) Zero one side with 10 feet separation between buildings.

(b) 14 feet between ends of buildings.

(c) 5 feet or 10% of the lot width, whichever is greater.

(d) The required rear yard shall be open and unobstructed to the sky from a point 30 inches above the average elevation of the graded rear yard, except for accessory buildings as permitted herein. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four feet. Balconies shall not project into the required rear yard.

(e) The required side yard or 10% of the lot width, whichever is greater

AG	Agricultural District
SF-E	Single-Family Residential Estate
<u>SF-20.0</u>	<u>Single-Family Residential 20,000 square feet min. lot size</u>
<u>SF-14.5</u>	<u>Single-Family Residential 14,500 square feet min. lot size</u>
<u>SF-12.0</u>	<u>Single-Family Residential 12,000 square feet min. lot size</u>
<u>SF10.5</u>	<u>Single-Family Residential 10,500 square feet min. lot size</u>
SF-84	Single-Family Residential 8,400 square feet min. lot size
SF-72	Single-Family Residential 7,200 square feet min. lot size
SF-1	Single-Family Residential 7,200 square feet min. lot size
SF-60	Single-Family Residential 6,000 square feet min. lot size
SF-Z	Single-Family Residential Zero Lot line
SF-TH	Single-Family Residential Townhouse
MH-1	Manufactured Home District
MH-2	Manufactured Home Park District
MF-1	Multiple-Family Residential - Low Density
MF-2	Multiple-Family Residential - High Density

Exhibit A

City	Residential Zoning Districts	Lot Size	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Max. Lot Coverage	Min. Building Size
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Anna

SF-Z	4,500	40'	100'	20'	0/10'	25'	50%	1,200				
SF-60	6,000	50'	120'	25'	5'		45%	1,600				
SF-2							7,200	60'	10'	40%	1,800	
SF-1	8,400	70'								15'	35%	2,000
SF-72											40%	2,400
SF-84	43,560	75'										
SF-E / AG												

Princeton

SF-Z	4,500	40'	90'	20'	0/10'	20'	55%	1,200
SF-2	6,000	55'	100'	25'	7.5'		40%	1,800
SF-1	7,500	60'	100'		10'			2,000
SF-SE (small estate)	12,000	90'	100'		35'	15'	25'	35%
SF-E (estate)	1 acre (43,560)	100'	200'	30'			35%	2,400
Agriculture	2 acres (87,120)	200'	400'				10%	1,200

Exhibit A

City	Residential Zoning Districts	Lot Size	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Max. Lot Coverage	Min. Building Size
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Prosper

Downtown	6,000	50	120	25		10	55%
SF-10	10,000	80	125			25	45%
SF-12.5	12,500	80	135	30			
SF-15	15,000	100	135	35			
SF-17.5	17,500	100	150				
SF-22	22,000	120	170	40			
Estate	1 acre (43,560)	150	200				
Agriculture	2 acres (87,120)	200	200			20	20%

Melissa

SF-3	7,800	60	100	20	5	20	50%	1,800
SF-2	10,000	75	115	25	7.5			2,250
SF-1	20,000	110	140	30	10	25	40%	2,500
Agriculture	2 acres (87,120)	150	200	50			15%	1,100

Wylie

SF-10	10,000	75'	100'	25'	10'	25'	45%	2,400
SF-20	20,000	100'	150'	30'	15'	30'		2,600
Estate	1 acre (43,560)	100'	200'	50'	20'	50'		1,900
Agriculture	2 acres (87,120)	200'	300'					3,000

Exhibit A

City	Residential Zoning Districts	Lot Size	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Max. Lot Coverage	Min. Building Size
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Sachse

R-10	10,000	70' at Bldg Line / 40' at R.O.W.	N/A	90'	10% of the lot width	25' or 20% of the lot depth (whichever is smaller)	35%
R-12	12,000	80' at Bldg Line / 50' at R.O.W.		40' / 50' max			
R-15	15,000	100' at Bldg Line / 50' at R.O.W.		30' / 40' max			
R-39	39,000	130' at Bldg Line / 100' at R.O.W.		25' / 40' max			

Frisco

SF-7	7,000	60'	100'	25'	7'	20'	45%	800
SF-8.5	8,500	70'	100'		7'			
SF-10	10,000	80'	100'	30'	10'	25'	40%	
SF-12	12,500	90'	120'	20'	15'		30%	
SF-16	16,000	90'	140'	40'	15'		20%	
RE	1 acre (43,560)	150'	200'		15'		N/A	
Agriculture	2 acres (87,120)	150'	250'		20'		N/A	

Exhibit A

City	Residential Zoning Districts	Lot Size	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Max. Lot Coverage	Min. Building Size
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Plano

SF-6	6,000	55'	100'	25'	6'	10'	45%	800
SF-7	7,000	65'	100'	30'	6.5			
SF-9	9,000	75'	100'	30'	7.5			
SF-20	20,000	100'	150'	35'	10'		25% plus 10% for	
Estate	1 acre (43,560)	150'	250'	50'	25'		20% plus 10% for	
Agriculture	85,000	150'	150'	40'	15'		accessory	

Celina

Form Base Code	Maximum Overall Density = 3.5 units/acre (12,446 sq.ft.)	35' at building line.		40' total (front & rear - minimum 10')	5'	see "front"		1,200
	Min. 3 lot sizes (small, medium, large) - min. 15% large and max. 50% small	A min. of 10' in width variation is required between lot sizes						